



CITY OF CAMPBELL
Community Development Department

October 29, 2020

NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

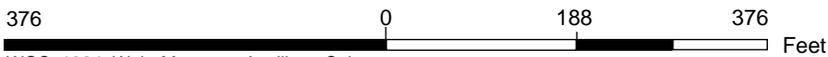
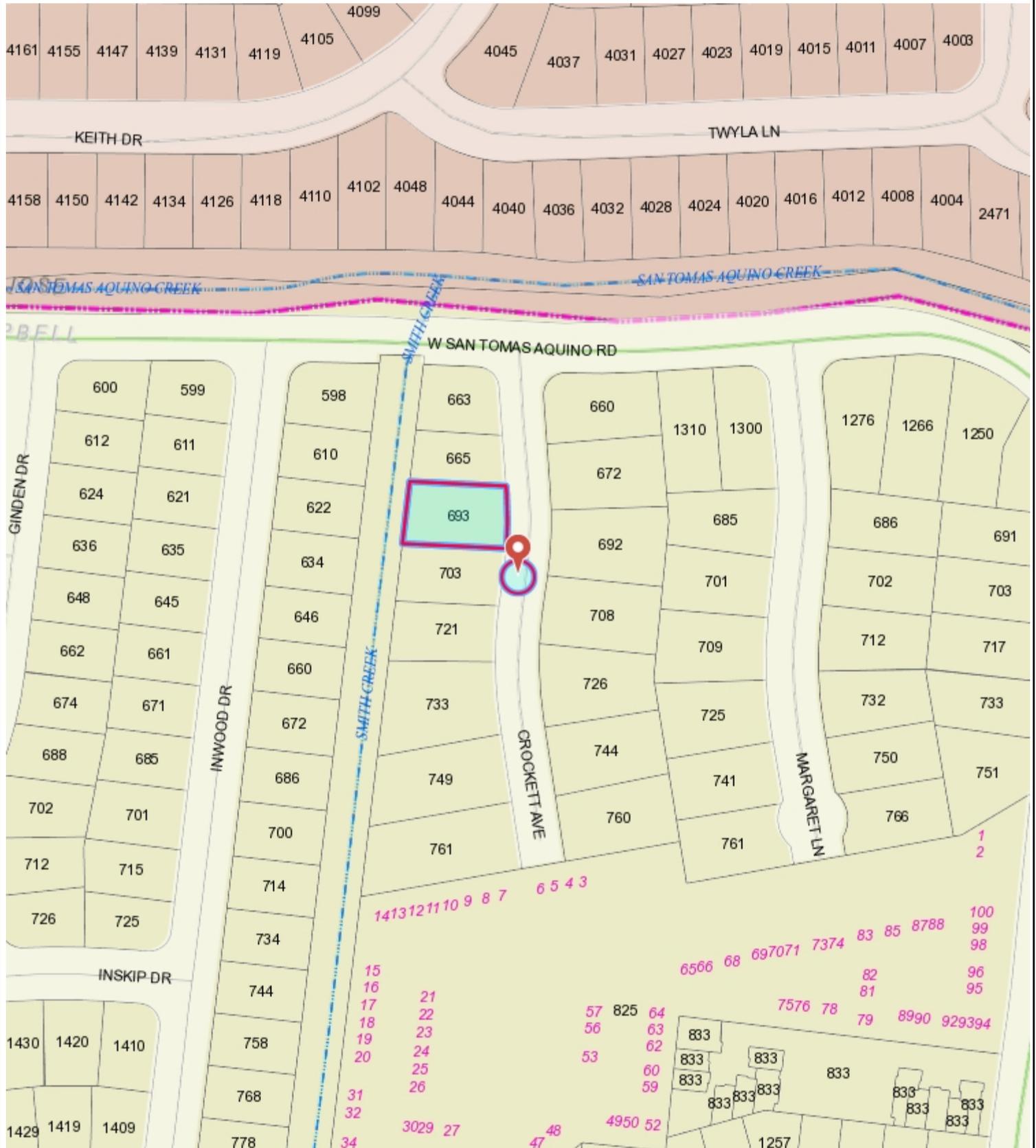
File No.: PLN-2020-105
Applicant: Kyle Chan
Project Address: 693 Crockett Ave
Property Owner: Fon-Chen Lee
Zoning District: R-1-6 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s): San Tomas Area Community Coalition
Project Description: New approximately 3,434 sq. ft. two-story single-family home.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on October 29, 2020 and ends on November 9, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 9, 2020**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazh@campbellca.gov.



Location Map - 693 Crockett Ave



WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1:2,257

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.

693 CROCKETT AVENUE

CAMPBELL, CA 95008

NEW RESIDENCE

PERMIT SUBMISSION SET:

kc
kylechan
 ARCHITECT
 5205 PROSPECT ROAD
 SUITE 105-105,
 SAN JOSE, CA 95002
 650-244-3711
 www.kylechan.com
 kyle@kylechan.com

PLANNING SET
 8.11.2020

Sheet Revisions:
 PLAN CHECK COMMENTS
 10.12.2020



CABALLERO RESIDENCE
 NEW RESIDENCES
 693 CROCKETT AVE,
 CAMPBELL, CA 95008

PROJECT TEAM

OWNER
 FORN-CHEE LEE
 10935 MIRAMONTE ROAD
 CUPERTINO, CA 95014
 408-891-8103 (MOBILE)
 408-950-3527 (HOME)
 FLEE10935@YAHOO.COM

LANDSCAPE ARCHITECT
 T.B.D.

TITLE - 24 ENERGY CONSULTANT
 CAROLINE ENERGY CALCULATIONS
 PO BOX 4738
 SAN LUIS OBISPO, CA 93403
 PH:805-994-9948
 t10a24ey@yahoo.com

STRUCTURAL ENGINEER
 T.B.D.

ARCHITECT
 KYLE CHAN, ARCHITECT
 5205 PROSPECT ROAD, #105-120
 SAN JOSE, CA 95002
 PH: 408-780-8030
 CELL: 650-244-3711
 kyle@kylechan.com

SURVIVOR / CIVIL ENGINEER
 WEC & ASSOCIATES
 2625 MIDDLEFIELD RD #558
 PALO ALTO, CA 94306
 650.823.6466 PH
 650.881.0257 FAX
 CONTACT: ED WU
 ed@wecang.com

GENERAL CONTRACTOR
 T.B.D.



ZONING INFORMATION

PER **CAMPBELL MUNICIPAL CODE:**
CHAPTER 21.08

ZONING DISTRICT: R-1-G

SETBACKS	WALL HT.	REQUIRED	PROPOSED
FRONT OF STRUCTURE	DWELLING	20'	22'-6 1/4"
GARAGE		25'	25'-3/4"
LEFT SIDE (1ST FLR.)	0 FT	5' OR 1/2 HT (8.0')	0'-0" 3/8"
LEFT SIDE (2ND FLR.)	0 FT	5' OR 1/2 HT (8.0')	0'-0" 3/8"
RIGHT SIDE (1ST FLR.)	0 FT	5' OR 1/2 HT (8.0')	0'-0" 3/8"
RIGHT SIDE (2ND FLR.)	0 FT	5' OR 1/2 HT (8.0')	0'-0" 3/8"
REAR SIDE	0 FT	10'	10'-0"

BUILDING HEIGHT (NATURAL FINISH): 20'-0"

	PERCENT
1ST FLOOR HABITABLE (F.H.)	1733.5 SF / 50.0%
2ND FLOOR HABITABLE (F.H.)	1238.6 SF / 37.9%
GARAGE (G.)	468.5 SF / 13.7%
DECK PATIO PORCH & PATIO AREAS	0 SF / 0.0%
TOTAL AREA (F2 + U)	3,424.4 SF / 100%

LOT SIZE: 7,649 SF
 F.A.R.: 44.8% (3,334.5 SF)
 BUILDING COVERAGE: 28.8% (2,201 SF)
 TOTAL PORCH AREA: 203.2 SF
 LOT COVERAGE: 31.4% (2,404.2 SF)
 (FLOOR + PORCH)

BEDROOMS: 5
 # BATHROOMS: 3

SEE LANDSCAPE DRAWINGS FOR DETAILS

LANDSCAPE COVERAGE: 1,533 SF
 PAVING COVERAGE: 407 SF
 IMPERVIOUS PAVING: 352 SF (CONCRETE OR STONE)
 PERVIOUS PAVING: 141 SF (GRAVEL)

	AREA
FRONT YARD PAVING	759 SF
WATER FEATURES	0 SF
LINE LANDSCAPING	533 SF
OTHER LANDSCAPING	141 SF
TOTAL	1,333 SF

PROJECT INFORMATION

PROJECT DESCRIPTION:
 1. CONSTRUCT A NEW 2-STORY SINGLE FAMILY HOUSE WITH ATTACHED GARAGE. EXISTING HOUSES ALREADY REMOVED IN 2007 DEMOLITION PERMIT #'S BLD2007-00843 (691 CROCKETT AVE)

APN: 403-09-098

CONSTRUCTION TYPE: V-B

OCCUPANCY: R-3 / U

BUILDING CODES:
 2019 CBC (BASED ON 2018 IBC)
 2019 CRC (BASED ON 2018 IRC)
 2019 CC (BASED ON 2017 NEC)
 2019 CMC (BASED ON 2018 UMC)
 2019 CPC (BASED ON 2018 UPC)
 2019 CALIFORNIA ENERGY CODE
 2019 CFC (BASED ON 2018 IFC)
 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
 CITY MUNICIPAL CODE
 STATE AND FEDERAL CODES, LAWS & REGULATIONS

FIRE SPRINKLER:
 A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS
 FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.

DRAWING INDEX

A0.1	PROJECT INFO / COLOR FRONT ELEVATION
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C.0	GRADING & DRAINAGE / EROSION CONTROL PLAN
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ARCHITECTURAL	
A0.4	SITE PHOTOS
A0.5	SITE PLAN / FLOOR AREA CALCULATION
A2.1	PROPOSED FLOOR PLAN
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A3.1	PROPOSED ELEVATIONS
A3.2	PROPOSED ELEVATIONS / STREETSCAPE
A3.0	EXTERIOR DETAILS / SECTIONS
LANDSCAPE	
L01	LANDSCAPE PLAN
L02	PLANTING & TREE PROTECTION PLAN
L03	IRRIGATION PLAN
L04	PLANT PALETTE

PROGRESS SET
 NOT FOR CONSTRUCTION

COVER SHEET /
 COLOR FRONT
 ELEVATION

A0.1

PROJECT NUMBER: 1024
 693 CROCKETT AVE

GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH PERMIT PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE UTILITIES NOT IDENTIFIED BY THE ENGINEER OR PERMITS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444 PRIOR TO EXCAVATION.

2. THE SITE SHALL BE FINISHED TO PROVIDE A MINIMUM OF SIX (6) PERCENT (6%) GRADE ADJACENT TO HOUSE (HARDSCAPE) FROM THE BUILDING PERIMETER AND ADJACENT PROPERTY LINES. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.

3. UNLESS SHOWN OTHERWISE ON THE PLAN, THE HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.

4. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY/COUNTY HOLDS AN INTEREST.

5. ANY SIDEWALK AND CURB & GUTTER ARE REMOVED OR DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED PER THE CURRENT PUBLIC WORKS ENGINEERING STANDARDS.

6. ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

7. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE COMMENCING OF THE EXCAVATION MUST BE REDESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS-ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD.

2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES - FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST-MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.

3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SHEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.

5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO THE RAINY SEASON OF ANY YEAR. GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.

6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.

7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.

8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.

9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 1/4" FRACTURED STONE AGGREGATE (BLANK) WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE WIDTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.

10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.

11. BORROWED AREAS AND TEMPORARY STOOPLES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES.

GENERAL NOTES

2

EARTHWORK QUANTITIES:	
CUT(OUTSIDE BLDG FOOTPRINT)	5 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	80 C.Y.
FILL	10 C.Y.
BALANCE	75 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL ESTIMATE

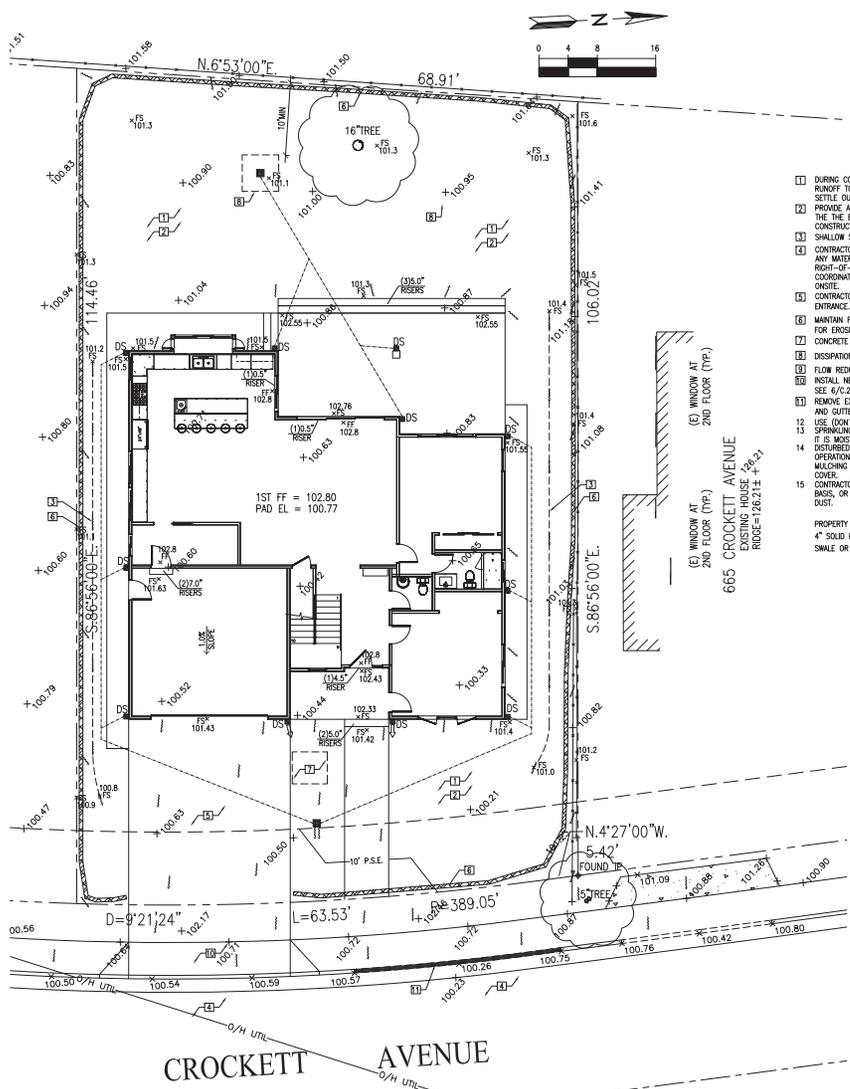
3

ABBREVIATION	4
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST IRON PIPE
CL	CENTER LINE
CONC	CONCRETE
CS	CRAWL SPACE ELEV.
DD	DECK DRAIN
DIP	DUCT IRON PIPE
DS	DOWNSPOUT
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADING
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEV.
FD	FRENCH DRAIN
FF	FINISH FLOOR ELEVATION
FF	FINISHED GROUND ELEV.
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FP	FINISHED PAVEMENT
FS	FINISH SURFACE ELEV
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAZ METER
GR	GRATE ELEVATION
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
LF	LINEAR FEET
(N)	NEW
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RM	RM ELEVATION
S	SLOPE
SD	STORM DRAIN LINE
SODD	STORM DRAIN CLEANOUT
SODM	STORM DRAIN FORCED MAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SS	SANITARY SEWER
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
W	DOMESTIC WATER LINE
WM	WATER METER

SS	SANITARY SEWER	SL	STREET LIGHT
E	ELECTRIC	BR	IRRIGATION
TV	TV/CABLE TV	X	FENCE
FS	FIRE SERVICE	JT	JOINT TRENCH
W	DOMESTIC WATER SERVICE	O/H	OVERHEAD WIRES
T	TELEPHONE	+101.52	(E) SPOT ELEVATION
G	NATURAL GAS	+101.1	(N) SPOT ELEVATION
FM	FORCE MAIN		
DS	SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG.		
	DOWNSPOUT		

LEGEND

5



- 11 DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE.
 - 12 PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PASSED GRADING ACTIVITIES.
 - 13 SHALLOW SHALE, SEE 5/C/2.
 - 14 CONTRACTOR SHALL NOT STACK, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. CONSTRUCTION PHASING SHALL BE COORDINATE TO KEEP MATERIALS AND EQUIPMENT OFFSITE.
 - 15 CONTRACTOR TO MAINTAIN STABILIZED CONSTRUCTION ENTRANCE, SEE 1/C/2.
 - 16 MAINTAIN FIBER ROLL AT AROUND THE ENTIRE SITE FOR EROSION CONTROL, SEE 3/C/2.
 - 17 CONCRETE WASHOUT AREA, SEE 2/C/2.
 - 18 DISPERSION FIELD, 5'x5', OR-101.1, SEE 4/C/2.
 - 19 FLOW REDUCTION BOX, OR-100.9, SEE 8/C/2.
 - 20 INSTALL NEW DRIVEWAY PER CITY STANDARD DETAIL, SEE 6/C/2.
 - 21 REMOVE EXISTING DRIVEWAY AND INSTALL NEW CURB AND GUTTER PER CITY STANDARD, SEE 7/C/2.
 - 22 USE (DON'T OVERUSE) WATER FOR DUST CONTROL. SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOST BEFORE GRADING ACTIVITIES.
 - 23 DISTURBED SOIL NOT INCLUDED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND COVER.
 - 24 CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL DUST.
- PROPERTY LINE: ————
 4" SOLID PVC SOI LINE: ————
 SMALL OR GRADE BREAK: - - - - -

NEW RESIDENCE

693 CROCKETT AVE
 CAMPBELL, CA 95008
 APN: 403-09-098



2625 MIDDLEFIELD RD #688
 PALO ALTO, CA 94306
 TEL: (650) 823-6466
 FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: JUNE 07, 2020

SCALE:

DRAWN: J

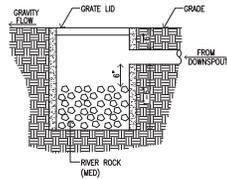
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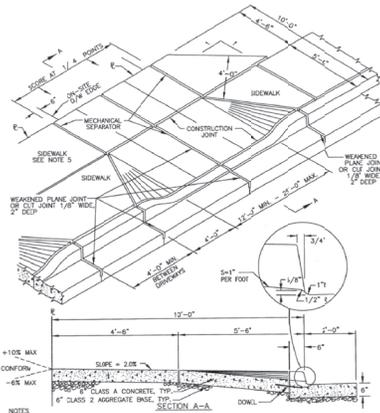
GRADING AND DRAINAGE EROSION CONTROL & UTILITY PLAN

SHEET NO.

C.1



FLOW REDUCTION BOX SCALE: N.T.S. 8



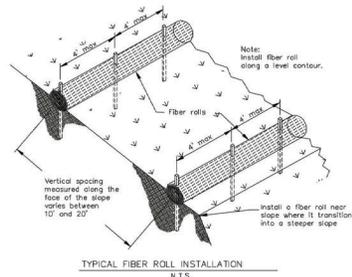
NOTES:
 1. WHEN THE DRIVEWAY IS NOT POURED AT THE SAME TIME AS THE CURB AND GUTTER, 1 1/2" OF NO. 4 REBAR AT 4" INTERVALS SHALL BE INSTALLED AS SHOWN (REBARS TO BE BENT DOWN AND COVERED UNTIL USED).
 2. SCORE MARKS SHALL NOT EXCEED 4'-0" O.C., AND USE MECHANICAL SEPARATOR AT EVERY OTHER SCORE MARK.
 3. DRIVEWAY APPROACHES EXCEPT SINGLE FAMILY SHALL HAVE A 6"x12"x1/2" WELDED WIRE FABRIC 2" ABOVE BOTTOM OF CONCRETE.
 4. AT LOCATIONS WHERE NEW SIDEWALK ENDS AND MEETS AN EXISTING SIDEWALK, THE NEW SIDEWALK SHALL TRANSFER TO MEET THE EXISTING SIDEWALK AS DETERMINED BY THE CITY ENGINEER.



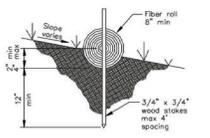
CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV. DATE BY	1	06/13	MR
DRAWN BY:	DATE:			
CHECKED BY:	DATE:			
APPROVED BY:	DATE:			

Residential Driveway Detail (Attached Sidewalk)
 ID-15
 SCALE: N.T.S.
 DETAIL NO. 6

DRIVEWAY DETAIL 6

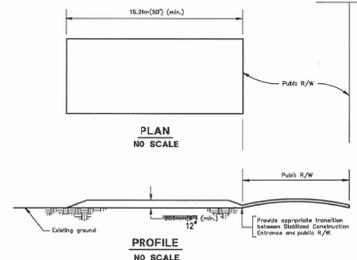


TYPICAL FIBER ROLL INSTALLATION N.T.S.



ENRICHMENT DETAIL N.T.S.

FIBER ROLL DETAIL 3



PLAN NO SCALE
 PROFILE NO SCALE

SPECIFICATION FOR TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
DESIGN AND CONSTRUCTION SPECIFICATIONS
 1. The material for construction of the pod shall be 15.2m(50') wide x 3' to 6"
 2. The thickness of the pod shall not be less than 12"
 3. The width of the pod shall not be less than the full width of all points of ingress or egress.
 4. The length of the pod shall be as required, but not less than 12m(40').
 5. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic low cleaning with additional stone as conditions demand, and repair any/ or removal of any measures used to trap sediment. All sediment spilled, tracked, washed or tracked onto public rights-of-way shall be removed immediately.
 6. When necessary, wheel shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with treated stone that drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sand traps, gravel, board or other approved methods.

Units are in metric
 Non-metric units in brackets

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: JUNE 07, 2020

SCALE:

DRAWN: J

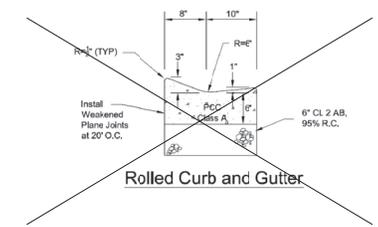
JOB: 09028

SHEET TITLE:

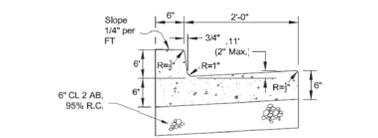
DETAILS

SHEET NO.

C.2



Rolled Curb and Gutter



Vertical Curb and Gutter

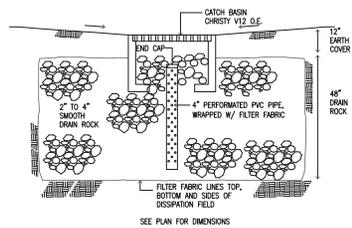
NTS



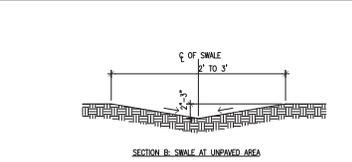
CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV. DATE BY			
DRAWN BY:	DATE:			
CHECKED BY:	DATE:			
APPROVED BY:	DATE:			

Curb & Gutter Details
 D-20
 SCALE: N.T.S.
 DETAIL NO. 7

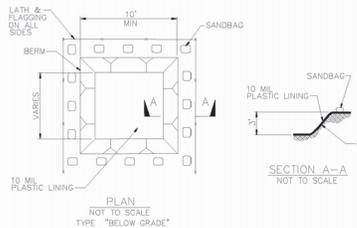
CURB & CUTTER DETAIL 7



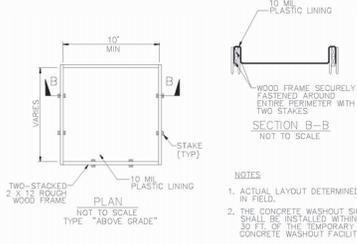
DISSIPATION FIELD SCALE: N.T.S. 4



SECTION AT SWALE SCALE: N.T.S. 5



PLAN NOT TO SCALE TYPE "BELOW GRADE"



PLAN NOT TO SCALE TYPE "ABOVE GRADE"

NOTES
 1. ACTUAL LAYOUT DETERMINED IN FIELD.
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 50' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT AREA 2



SOUTH VIEW



SOUTH-WEST VIEW



NORTH-WEST VIEW



NORTH VIEW



SOUTH-EAST VIEW

733 CROCKETT PROJECT SITE (703, 703 CROCKETT) 665 CROCKETT



NORTH-EAST VIEW

733 CROCKETT PROJECT SITE (703, 693 CROCKETT) 665 CROCKETT



733 CROCKETT AVE (LEFT HOUSE FROM PROJECT)



761 CROCKETT AVE



744 CROCKETT AVE



692 CROCKETT AVE



660 CROCKETT AVE



665 CROCKETT AVE (RIGHT HOUSE FROM PROJECT)



760 CROCKETT AVE



726 CROCKETT AVE



672 CROCKETT AVE



749 CROCKETT AVE



708 CROCKETT AVE



663 CROCKETT AVE



kylechan
ARCHITECT
5205 PROSPECT ROAD
SUITE 100-120
SAN JOSE, CA 95129
650-244-3111
www.kylechan.com
kyle@kylechan.com

PLANNING SET
8.11.2020

Sheet Revisions:
PLAN CHECK COMMENTS
10.12.2020

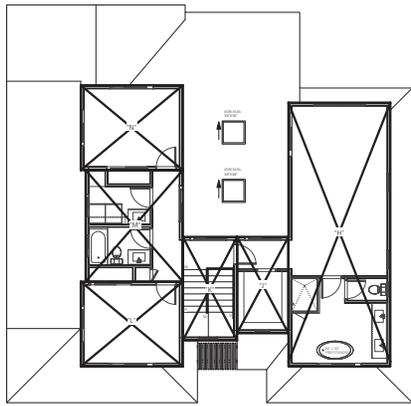
CABALLERO RESIDENCE
NEW RESIDENCES
693 CROCKETT AVE,
CAMPBELL, CA 95008

PROGRESS SET
NOT FOR CONSTRUCTION

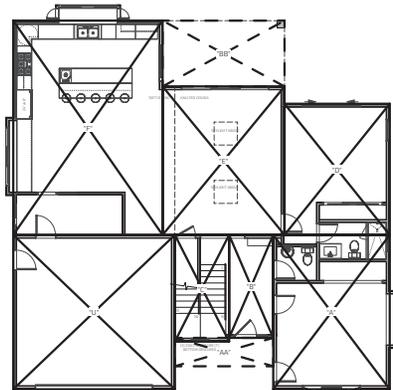
SITE PHOTOS

A0.4

PROJECT NUMBER: 1924
693 CROCKETT AVE



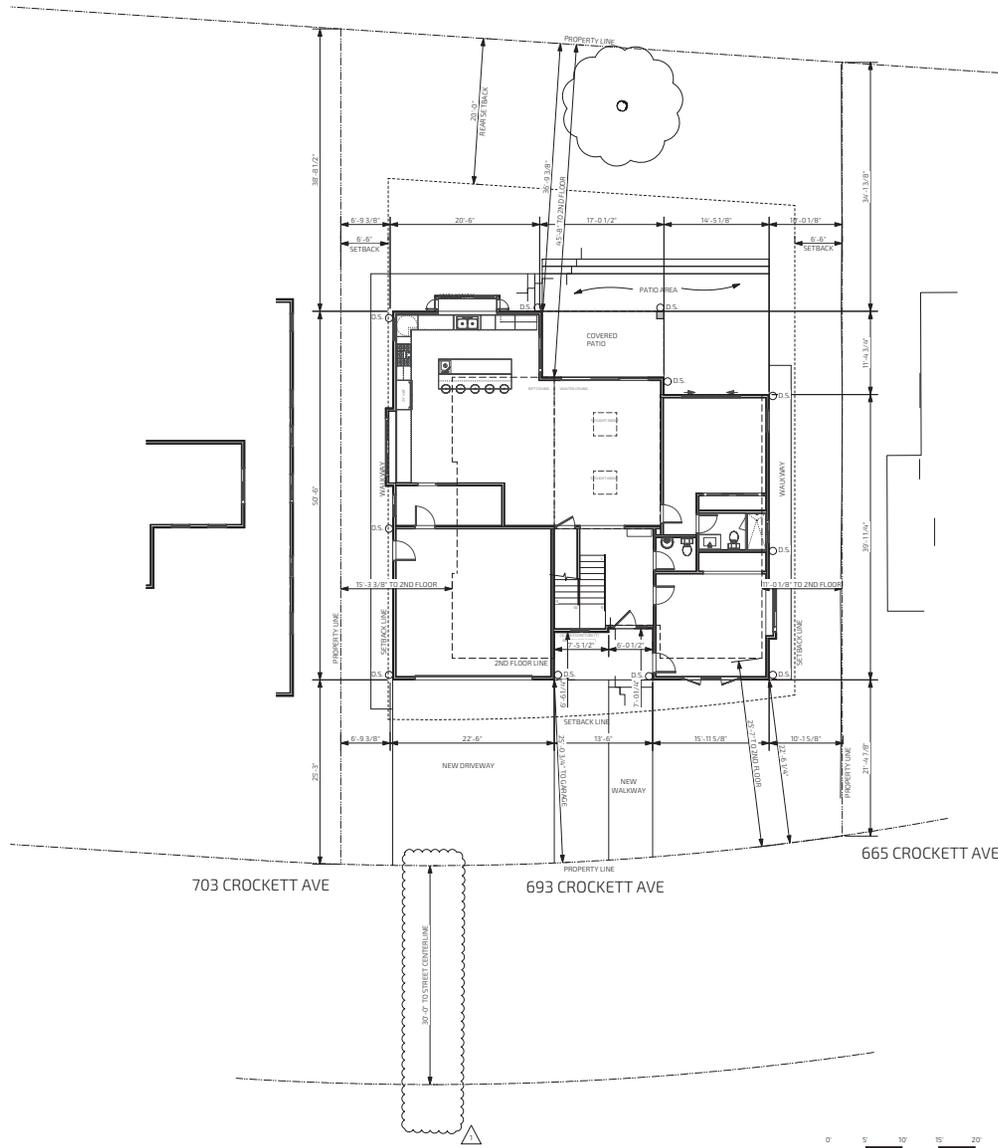
2ND FLOOR PLAN



1ST FLOOR PLAN

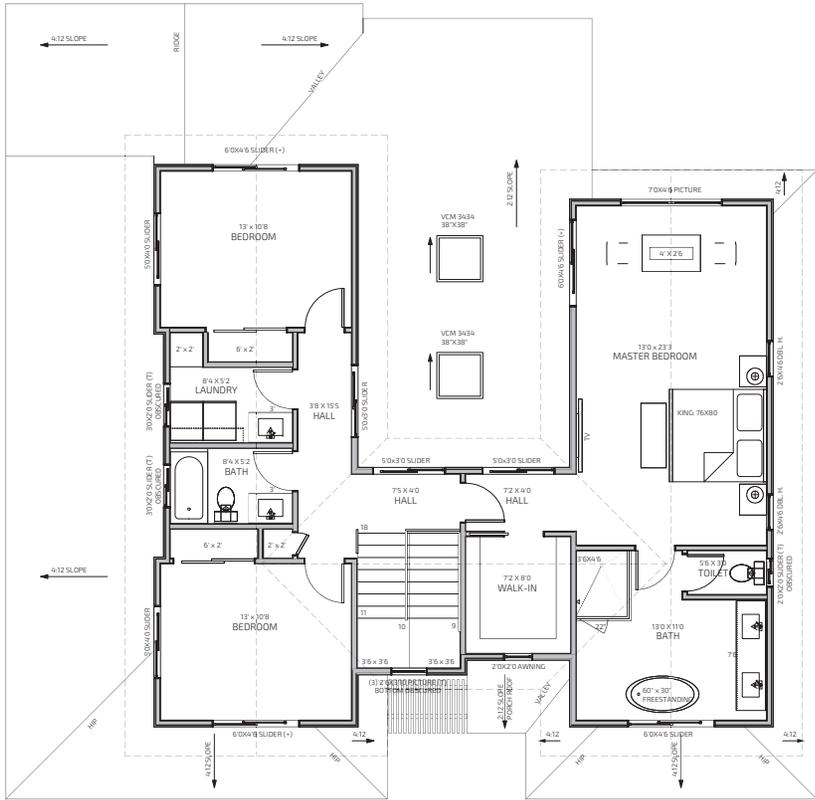
FLOOR AREA CALCULATION LABEL	DIMENSIONS	AREA
1ST FLOOR		
A	15'11.6" X 2'11.3"	337.7 SF
B	8.5" X 14'1.5"	48.5 SF
C	7'5.5" X 14'7.5"	109.1 SF
D	14'5.1" X 17'11.5"	259.1 SF
E	10'8.3" X 20'4"	239.5 SF
F	20'8" X 29'4.2"	607.8 SF
2ND FLOOR		
H	13'11.6" X 36'7"	504.9 SF
J	7.5" X 13'2.5"	93.0 SF
K	7'5.5" X 16'2.5"	156.0 SF
L	14" X 17'7.5"	162.8 SF
M	8'4" X 15'5.5"	202.8 SF
N	14" X 17'7.5"	162.8 SF
CONDITIONED AREA		
1ST FLOOR (A-F)		1,732.5 SF
2ND FLOOR (H-N)		1,233.4 SF
TOTAL		2,965.9 SF
GARAGE		
U	22'11.8" X 21'7"	468.5 SF
TOTAL BUILDING		3,434.4 SF
FLOOR AREA RATIO		
LOT SIZE		7,649 SF
F.A.R.		44.8%
PORCHES		
AA	13'6" X 3'0"	52.6 SF
BB	16'8.4" X 9'2"	150.6 SF
LOT COVERAGE		
+ 1ST FLOOR + GARAGE + PORCHES		= 1,732.5 + 468.5 + 52.6 + 150.6
		= 2,404.2 SF
LOT COVERAGE		31.1%

AREA CALCULATION 3
SCALE 1/8" = 1'-0"



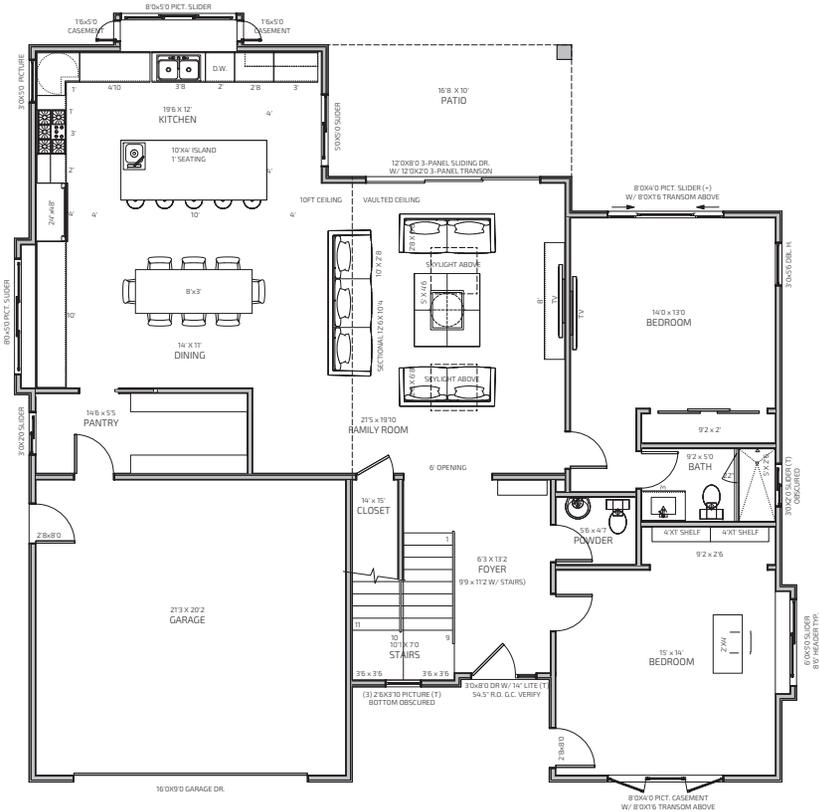
PROPOSED SITE PLAN 1
SCALE 1/8" = 1'-0"

PROGRESS SET
NOT FOR CONSTRUCTION



SEE A31 FOR ROOF SCHEDULE

SECOND FLOOR PROPOSED PLAN 2
SCALE 1/4" = 1'-0"



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



Kylachan
ARCHITECTS
5205 PROSPECT ROAD
SUITE 150-20
SAN JOSE, CA 95129
650-244-3111
www.kylachan.com
kylachan@kylachan.com

PLANNING SET
8.11.2020

Sheet Revisions:
PLAN CHECK COMMENTS
10.12.2020

CABALLERO RESIDENCE
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693 CROCKETT AVE,
CAMPBELL, CA 95008

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FIRST /
SECOND FLOOR
PROPOSED
PLAN

A2.1

PROJECT NUMBER: 1924
693 CROCKETT AVE



kylechan
 ARCHITECT
 5205 PROSPECT ROAD
 SUITE 100-100
 SAN JOSE, CA 95129
 408-244-3111
 www.kylechan.com
 kyle@kylechan.com

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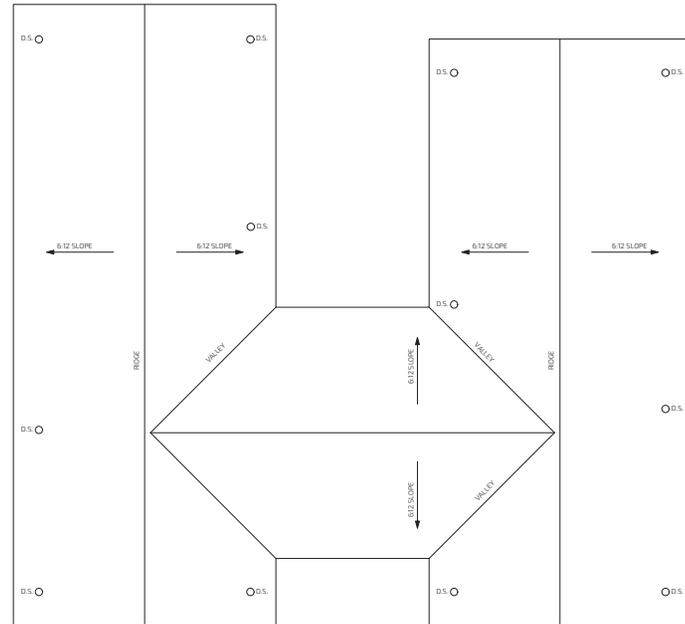
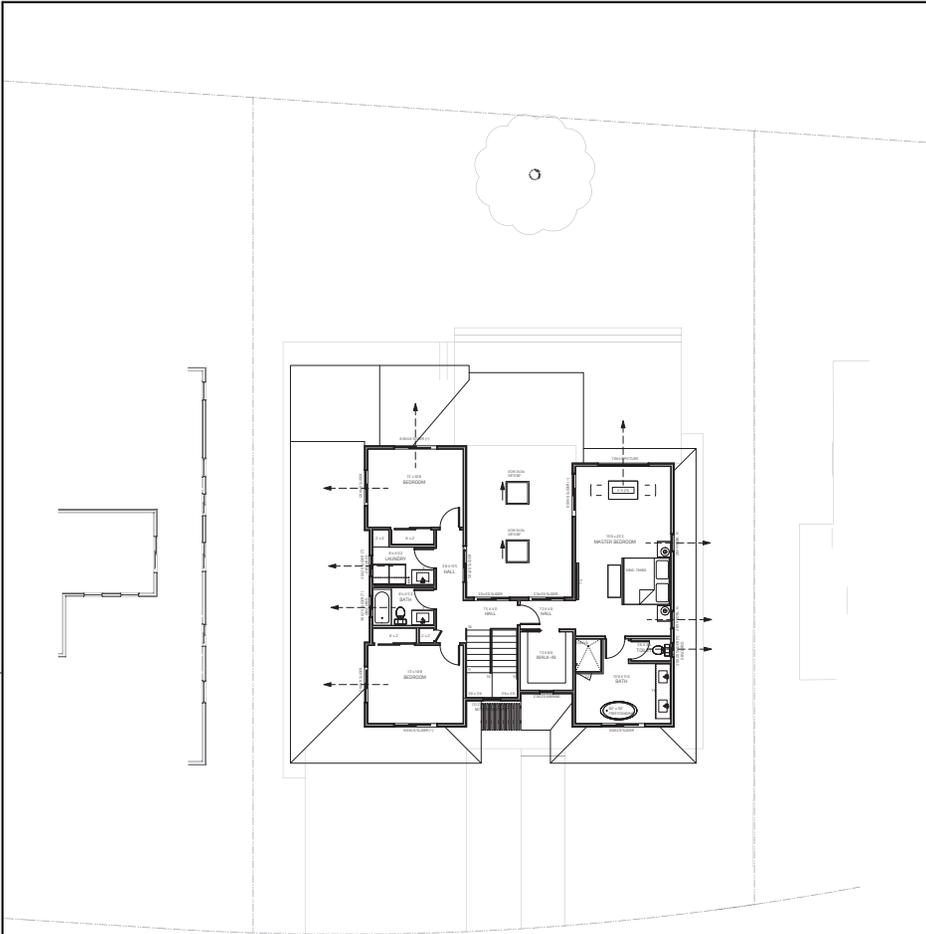
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 CAMPBELL, CA 95008

PROGRESS SET
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PROPOSED
 ROOF PLAN

A2.2

PROJECT NUMBER: 1924
 693 CROCKETT AVE





PROPOSED RIGHT (NORTH) ELEVATION 2
SCALE 1/4" = 1'-0"



PROPOSED FRONT (EAST) ELEVATION 1
SCALE 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SYMBOL	MATERIAL	MFR./DEALER	MODEL #/ DESCRIPTION/ LOCATION	COLOR
(N)	CONC. LANDING W/ FLAG STONE OVERLAY	-	SEE LANDSCAPE DRAWINGS	-
(S1)	STONE OVERLAY / OR STAMP CONCRETE	-	(N) CONC. LANDING W/ FLAG STONE OVERLAY: SEE LANDSCAPE DRAWINGS	-
(S2)	CLAD STONE VENEER PANEL	ELDORADO STONE OR SIM.	TUNDRA BRICK VENEER: CHALK DUST COLOR. FINISH: TYPICAL STONE TO MATCH TO BOTH SIDES OF WALL. TYPICAL. K.C. ESR-1215	WARM WHITE
(R1)	ASPHALT ROOF SHINGLES	CERTAINTED	NEW ASPHALT ROOF SHINGLE PER CBS 8505.2. ROOF TO BE CLASS 'A' OR BETTER. CERTAINTED PRESIDENTIAL SERIES OR SIM.	SHADOW GRAY
(R2)	ROLL ROOFING OR BUILT-UP ROOF	-	CRICKET ROOFING PER CBS 8905.5 & 905.8. ROOF TO BE CLASS 'A' OR BETTER.	LIGHT GRAY
(G1)	GUTTER	-	ALUM.-LOW PROFILE	GRAPHITE
(CP1)	CEMENT PLASTER	-	EXTERIOR SMOOTH HARD STEEL TOWEL FINISH (ACRPLUS STUCCO FIN. SIMILAR)	MATCH (P1)
(P1)	EXTERIOR PAINT	BENJAMIN MOORE	EXTERIOR COLOR SEATTLE MIST	BEIGE
(P2)	TRIM PAINT	-	-	GRAPHITE
(W)	WINDOW	-	WINDOW SASH AND TRIM FINISH (SEE A2.1 SPEC FOR FINISH MATERIALS)	GRAPHITE

kc
kylechan
ARCHITECT
5025 PROSPECT ROAD
SUITE 105-100
SAN JOSE, CA 95129
408-244-3111
www.kylechan.com
kyle@kylechan.com

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10.12.2020

CABALLERO RESIDENCE
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693 CROCKETT AVE,
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PROPOSED
ELEVATIONS

A3.1
PROJECT NUMBER: 7924
693 CROCKETT AVE



kylechan
ARCHITECT
5205 PROSPECT ROAD
SUITE 100-100
SAN JOSE, CA 95128
855-244-3111
www.kylechan.com
kyle@kylechan.com

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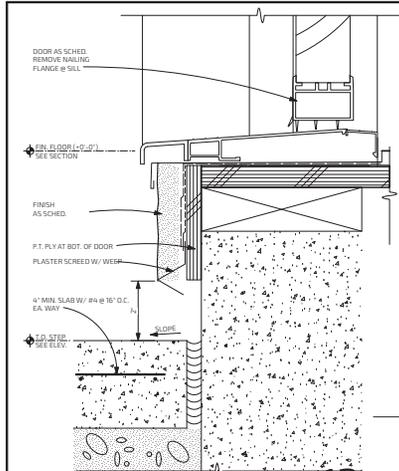
CABALLERO RESIDENCE
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693 CROCKETT AVE,
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PROGRESS SET
NOT FOR CONSTRUCTION

EXTERIOR
DETAILS /
SECTIONS

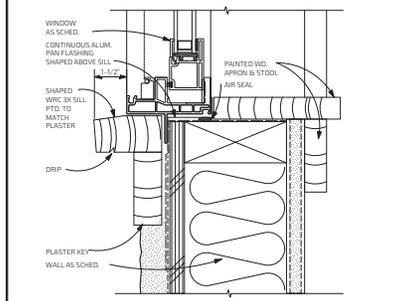
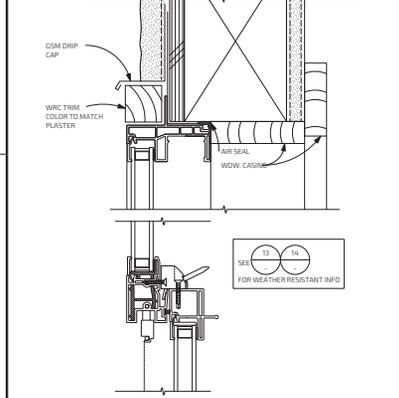
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PROJECT NUMBER: 1924
693 CROCKETT AVE

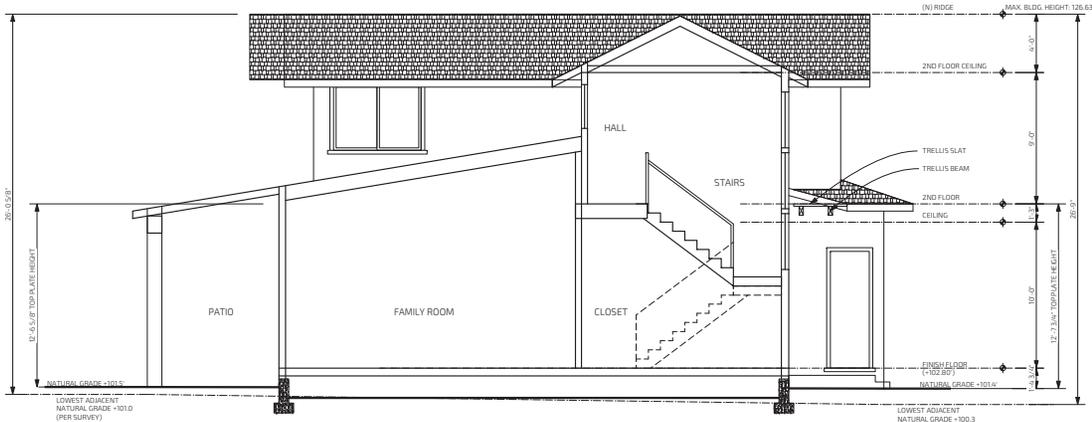
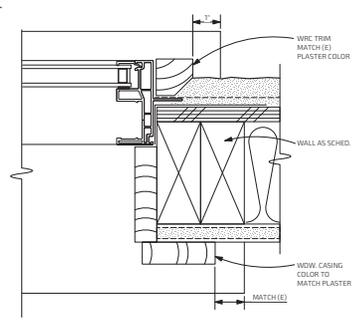


TYP. WDW. JAMB DETAIL @ CEMENT PLASTER FINISH 9
SCALE 6" = 1'-0"

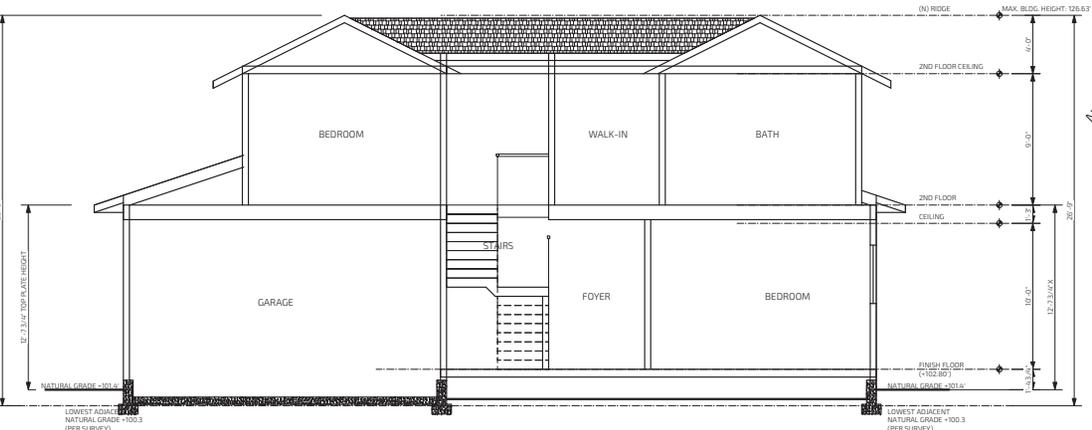
SLIDING DOOR SILL (SWING DR SIM.) 12
SCALE 6" = 1'-0"



TYPICAL WDW. SILL, MEETING RAIL & HEAD DETAILS @ CEM. PLASTER FINISH (DR HEAD SIM.) 10
SCALE 6" = 1'-0"



SECTION 2
SCALE 1/4" = 1'-0"



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



LANDSCAPE DESIGN NOTES:

1. REFER TO SURVEY MAP FOR ACTUAL LOCATION OF EXISTING TREE.
2. REFER TO GRADING AND DRAINAGE PLANS FOR ACTUAL TOPOGRAPHICAL ELEVATIONS OF BUILDING PAD, EXISTING AND FINISHED GRADE AND DRAINAGE PATH OR FACILITIES.
3. SOME ADJUSTMENTS/MODIFICATIONS MAY BE REQUIRED DUE TO CONSIDERATION OF ACTUAL FIELD CONDITIONS. PLANTING AND IRRIGATION LOCATIONS AND QUANTITIES ARE BEST ESTIMATES. CONTRACTOR SHALL VERIFY THESE DURING CONSTRUCTION.
4. DRIVEWAY AND WALKWAYS SHALL BE CONCRETE. FRONT ENTRY WALKWAY SHALL BE CONCRETE WITH DECORATIVE STONE SURFACE ON PORCH.
5. EACH HYDROZONE SHALL HAVE PLANT MATERIALS WITH SIMILAR WATER USE, WITH THE EXCEPTION OF HYDROZONES WITH PLANTS OF MIXED WATER USE.
6. PLANTS SHALL BE SELECTED AND PLANTED APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO THE CLIMATIC, GEOLOGIC AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE.
7. REFER TO PLANTING AND TREE PROTECTION PLAN FOR PLANTING NEW PLANTS AND PROTECTING EXISTING TREES.
8. REFER TO IRRIGATION PLAN FOR LANDSCAPE IRRIGATION SYSTEM.
9. HEDGES DRAWN IN FRONT YARD WILL NOT BE INCLUDED IN LANDSCAPE INSTALLATION.

HYDROZONE	SQ. FT	WATER NEEDS	DESCRIPTION	EXPOSURE	METHOD
1	77	LOW	RIGHT FRONT YARD TREE	SUN	DRIP
2	450	LOW	SHRUBS, GRASSES	SUN	DRIP
3	189	LOW	SHRUBS, GRASSES	SUN	DRIP
4	165	LOW	BACK TREES	SUN	DRIP

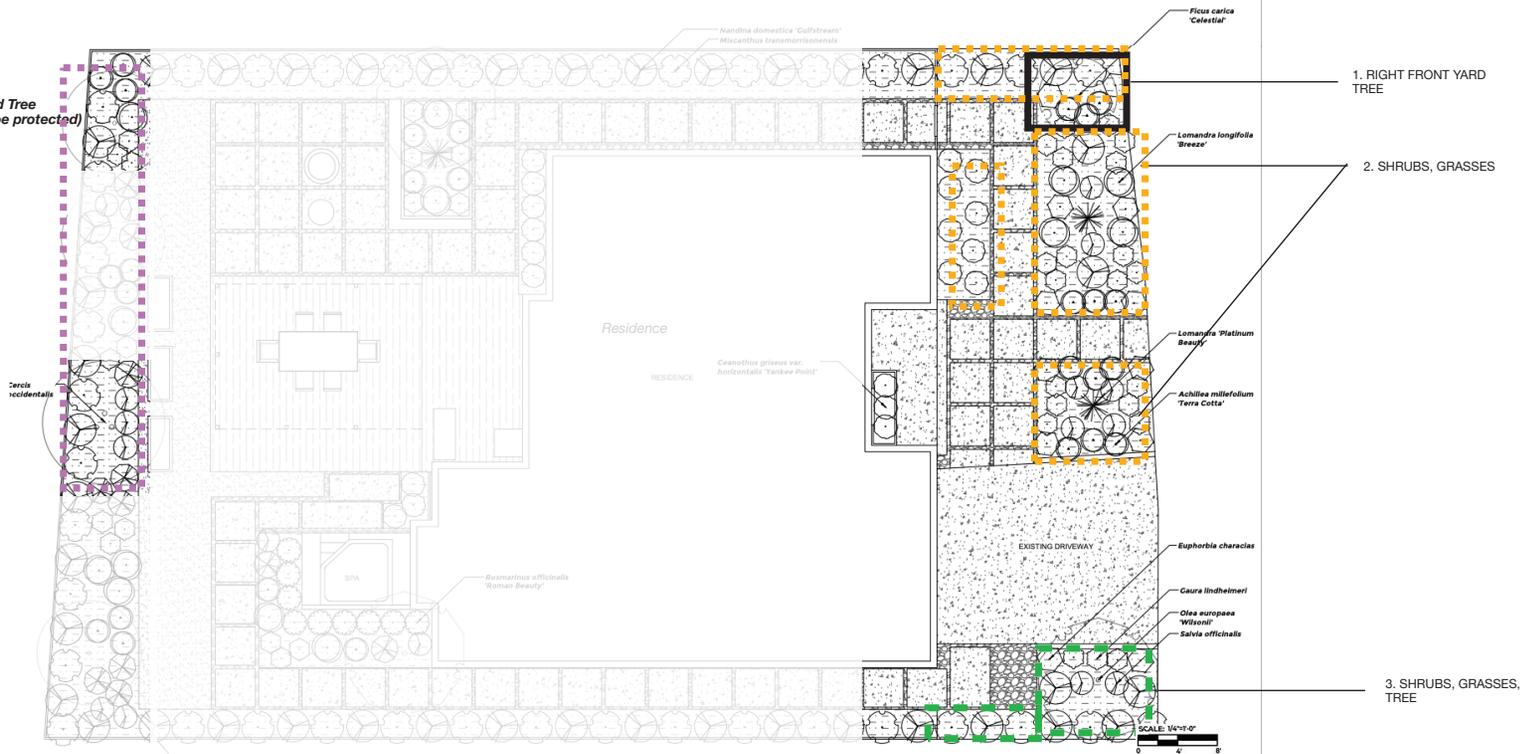
IMPERVIOUS SURFACES COVERAGE

FRONT SETBACK COVERAGE	SQ. FT
FRONT YARD SETBACK	1533
50% MAXIMUM PAVING	766.5
DRIVEWAY	407
WALKWAY, FRONT ENTRY	88
WALKWAY, FRONT YARD	264
TOTAL PROPOSED PAVING	759

SIDE & BACK YARD COVERAGE	SQ. FT
WALKWAY, LEFT SIDE YARD	387
WALKWAY, RIGHT SIDE YARD	256
PATIO	256
TOTAL PROPOSED SIDE & BACK YARD PAVING	899
TOTAL PROPOSED PAVING OF COMPLETE LOT	1658

4. BACK TREES

Existing Redwood Tree
(will remain and be protected)



Project
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893 Crockett Avenue
Campbell, CA 95008

Revision: 2.0 Planning Review
9 OCTOBER 2020

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Landscape Plan

L.01

PLANT LIST (FRONT)						
PLANT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE	QTY	WUCOLS	COMMENTS
1	CELESTE FIG TREE	FICUS CARICA "CELESTIAL"	24" BOX	1	MED	
2	BREEZE DWARF MAT RUSH	LOMANDRA LONGIFOLIA "BREEZE"	1 GAL.	4	LOW	
3	PLATINUM BEAUTY LOMANDRA	LOMANDRA "PLATINUM BEAUTY"	1 GAL.	2	LOW	
4	TERRA COTTA YARROW	ACHILLEA MILLEFOLIUM "TERRA COTTA"	1 GAL.	12	LOW	
5	MEDITERRANEAN SPURGE	EUPHORBIA CHARACIAS	1 GAL.	12	LOW	
6	GAURA	GAURA LINDHEIMERI	1 GAL.	21	LOW	
7	FRUITLESS OLIVE	OLEA EUROPAEA "WILSONII"	24" BOX	1	LOW	
8	COMMON SAGE	SALVIA OFFICINALIS	1 GAL.	6	LOW	
9	CARMEL CREEPER	CEANOTHUS GRISEUS VAR. HORIZONTALIS "YANKEE POINT"	1 GAL.	11	LOW	
10	DWARF HEAVENLY BAMBOO	NANDINA DOMESTICA "GULFSTREAM"	5 GAL.	3	LOW	
11	EVERGREEN EULALIA	MISCANTHUS TRANSMORRISONENSIS	1 GAL.	5	LOW	
12	WESTERN REDBUD	CERDIS OCCIDENTALIS	24" BOX	1	LOW	
13	REDWOOD	EXACT SPECIES UNKNOWN	EXISTING	1	LOW	EXISTING PROTECTED TREE (SEE BELOW)

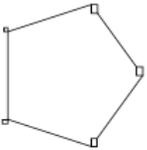
Soil Preparation, Mulch and Amendments

- (A) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
- (B) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
- (C) For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
- (D) A minimum three inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated.
- (E) Stabilizing mulching products shall be used on slopes that meet current engineering standards.
- (F) The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
- (G) Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.

EXISTING TREE

One 10 feet canopy approximately 25 ft height Redwood Tree (Not drawn, located in backyard away from construction area) - Protected Species - In fair condition To Be Preserved.

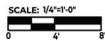
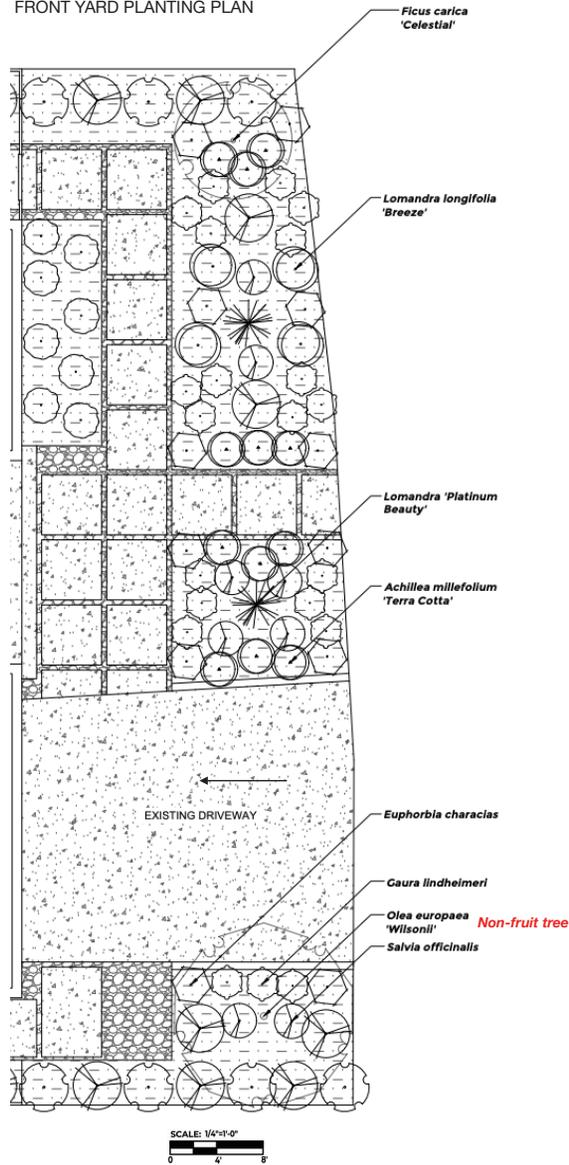
Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with City of Campbell Standards for Tree Protection During Construction.



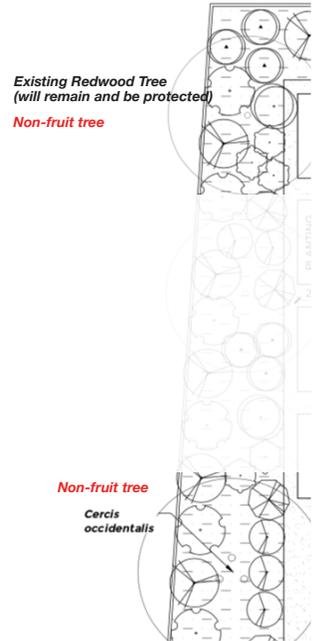
TREE PROTECTION

Fence shall be a minimum of six feet in height and shall be set securely in place. Fence shall be chain link without slats to allow visibility to the trunk for inspection and safety. There shall be no storage of any kind prior to or at such time after the protective fence is installed. The fence may be adjusted as necessary to accommodate work approved within the dripline in accordance with instructions directed by a qualified arborist.

FRONT YARD PLANTING PLAN



BACK YARD PLANTING PLAN



Planting & Tree Protection Plan

L.02

Project
Caballero Lee Family Residence
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Revision: 2.0 Planning Review
9 OCTOBER 2020

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WATER EFFICIENT LANDSCAPE WORKSHEET (Title 23, Appendix B)

Reference Evapotranspiration (ETo): 42.9

HYDRO ZONE	PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ FT) (A)	ETAF X AREA (B)	ESTIMATED TOTAL WATER USE (ETWU)
1	RIGHT FRONT YARD TREE	0.4	DRIP	0.81	0.37	77	28	758
2	SHRUBS, GRASSES	0.3	DRIP	0.81	0.37	450	167	4429
3	SHRUBS, GRASSES, TREE	0.3	DRIP	0.81	0.37	189	70	1860
4	BACK TREES	0.3	DRIP	0.81	0.37	165	61	1624
							0	0
TOTALS						881	326	8671

IRRIGATION NOTES:

- REFER TO CIVIL PLANS FOR WATER METER LOCATION AND SIZE.
- AUTOMATIC IRRIGATION SYSTEM IS REQUIRED TO HAVE THE FOLLOWING
 - AUTOMATIC, SMART CONTROLLER
 - RAIN SENSOR
 - PRESSURE REGULATING DEVICE
 - MANUAL SHUT-OFF VALVE
 - BACKFLOW PREVENTION DEVICE
 - MASTER SHUT-OFF VALVE
- WATER PRESSURE AND FLOW RATE SHALL BE MEASURED AT THE POINT OF CONNECTION AT THE SYSTEM DESIGN OR INSTALLATION STAGE
- IRRIGATION SYSTEMS IS DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, ETC.
- THE IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED TO MEET THE IRRIGATION EFFICIENCY CRITERIA AS DESCRIBED IN SECTION 492.4 REGARDING MAXIMUM APPLIED WATER ALLOWANCE.
- IRRIGATION SYSTEM MUST ADHERE TO UNIFIED PLUMBING CODE AND CITY OF CAMPBELL STANDARDS. SPECIFICATIONS FOR IRRIGATION SYSTEMS SHALL ENSURE THAT ALL REQUIREMENTS OF THE ADOPTED UNIFIED PLUMBING CODE ARE MET. PLAN DETAILS SHALL BE ACCORDING TO THE UTILITIES STANDARDS AND THE DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND SPECIFICATIONS.

IRRIGATION SYSTEM INSPECTIONS:

THE IRRIGATION SYSTEM SHOULD BE INSPECTED AFTER EACH MOWING FOR TURF AREAS AND BI-MONTHLY IN OTHER AREAS FOR THE LIFE OF THE SYSTEM. THIS INSPECTION CONSIST OF OPERATING THE VALVES AND OBSERVING THE PERFORMANCE OF EACH IRRIGATION ZONE.

IRRIGATION SYSTEM MAINTENANCE:

THE IRRIGATION SYSTEM SHOULD BE KEPT CLEAN AND PROPERLY ADJUSTED. DAMAGED EQUIPMENT SHOULD BE REPAI PROMPTLY WITH IDENTICAL EQUIPMENT TO MAINTAIN THE ORIGINAL DESIGN INTEGRITY.

IRRIGATION DESIGN PLAN WATER EFFICIENCY STATEMENT:

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

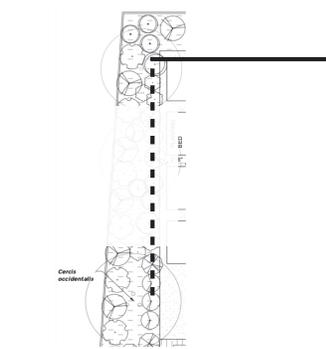
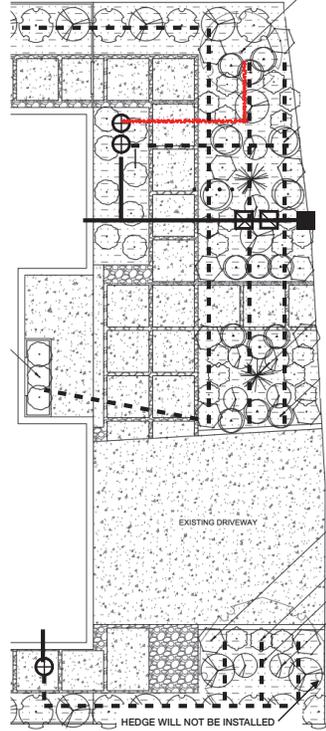
IRRIGATION SYSTEM LEGEND

-  Water Meter (House Main)
-  Backflow Prevention & Pressure Regulation Devices - Senninger PRLV and FEBCO 825Y or CA Approved Equal
-  Irrigation Shutoff Valve - Gate or Ball Valve
-  Remote Control Valve - 3 Zones, Rainbird DVF or Equal
-  Irrigation Mainline, Schedule 40 PVC Pipe - 12 inch Cover
-  Hydrozone 1- Tree, 1/2 inch Drip Irrigation Distribution Tubing with at least 4 x 2 GPH Drip Heads at Each Plant - 3 inch Cover
-  Hydrozone 2, 3, 4 - Shrubs and Grasses and Tree, 1/2 inch Drip Irrigation Distribution Tubing with 2 x 1 GPH Drip Heads at Each Plant - 3 inch Cover

Special Landscape Area on Property: None

ETAF Calculations

TOTAL ETAF X AREA (B)	326	
TOTAL AREA (A)	881	
AVERAGE ETAF (A/B)	0.37	Average ETAF must be 0.55 or lower



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Irrigation Plan

L.03



CELESTE FIG TREE



BREEZE DWARF MAT RUSH



PLATINUM BEAUTY LOMANDRA



TERRA COTTA YARROW



MEDITERRANEAN SPURGE



GAURA



FRUITLESS OLIVE



COMMON SAGE



CARMEL CREEPER



EVERGREEN EULALIA



DWARF HEAVENLY BAMBOO



WESTERN REDBUD

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Plant Pallet

L.04