



**CITY OF CAMPBELL**  
Community Development Department

March 30, 2022

**NOTICE OF ADMINISTRATIVE ACTION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

**Project Address:** 868 Sweetbriar Ave.  
**Zoning | Area Plan:** R-1-8 | CVNP  
**Neighborhood Association(s):** Campbell Village Neighborhood Assoc.  
**File No.:** PLN-2021-219  
**APN:** 412-41-006  
**Applicant:** Chad Ngo  
**Property Owner:** Chad Ngo  
**Application Type:** Administrative Site and Architectural Review Permit  
**Project Description:** New 2-story 4,370 square-foot single-family dwelling.



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 March 30, 2022 and ends on April 11, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 PM on **April 11, 2022**. 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.

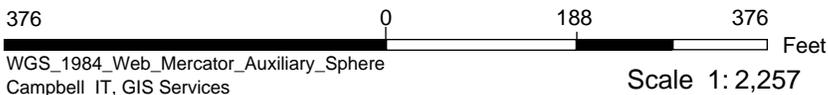
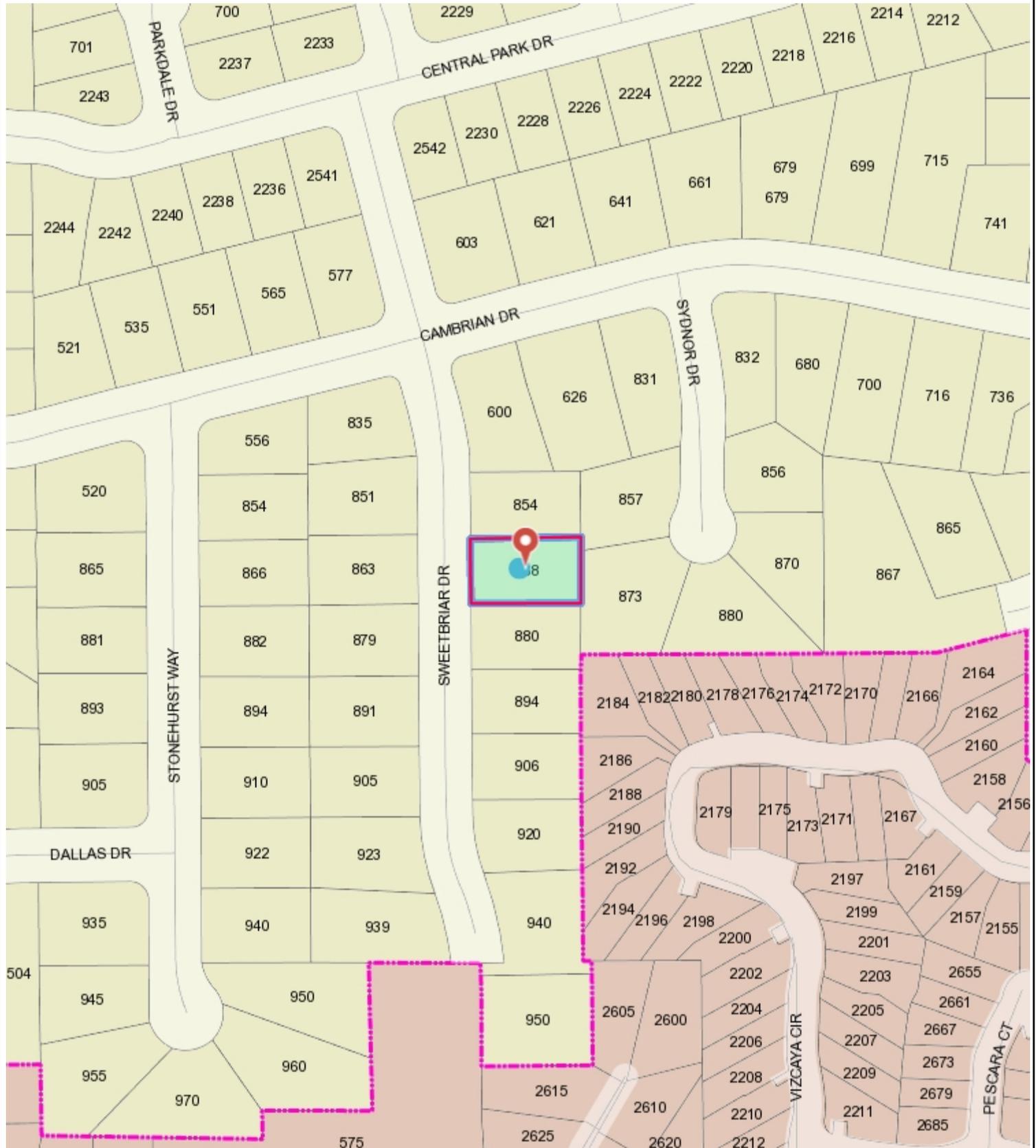
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's website by scanning the QR code, below.

Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at [danielf@campbellca.gov](mailto:danielf@campbellca.gov).





# Location Map 868 Sweetbriar Dr.



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.

# NGO RESIDENCE 868 SWEETBRIAR CAMPBELL, CA

BUILDING DEPARTMENT AND FIRE DEPARTMENT  
COMMENTS WILL BE ADDRESSED  
AT THE CONSTRUCTION DRAWINGS PHASE

- A1.0 PROJECT DATA
- C0 GRADING AND DRAINAGE COVER
- C1 GRADING AND DRAINAGE
- C3 CONSTRUCTION DETAILS
- C4 EROSION CONTROL
- C5 BEST MANAGEMENT PRACTICES
- A1.1 SITE PLAN (PROPOSED & EXISTING)
- A1.2 LANDSCAPE PLAN
- A2.0 EXISTING & DEMOLITION FLOOR PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.1 SITE PICTURES
- A4.2 FLOOR AREA CALCULATIONS / BUILDING COLORS
- A4.3 PRIVACY PLAN / SITE SECTION

OWNER:  
CHAD NGO  
868 SWEETBRIAR  
CAMPBELL, CA  
(408) 396-8549

PROJECT SCOPE: PROPOSED 2 STORY NEW DWELLING USING PORTION OF THE  
EXISTING ONE STORY HOUSE WITH AN ATTACHED JUNIOR ADU  
AND ATTACHED 2 CARS GARAGE

HOUSE DESIGN AND STYLE TO COMPLY WITH CAMPBELL DESIGN GUIDELINE  
AND COMPATIBLE WITH THE NEW HOUSES IN THE NEIGHBORHOOD.

NO PROTECTED TREES ARE PROPOSED FOR REMOVAL

APN 412-41-006

NET LOT SIZE: 9,375 SQ. FT.

ZONING: R1-6

MAX. FAR ALLOWED 45% = 4,218 SQ. FT.

ALLOWED ATTACHED ADU = 500 SQ. FT.

TOTAL ALLOWED: 4,718 SQ. FT.

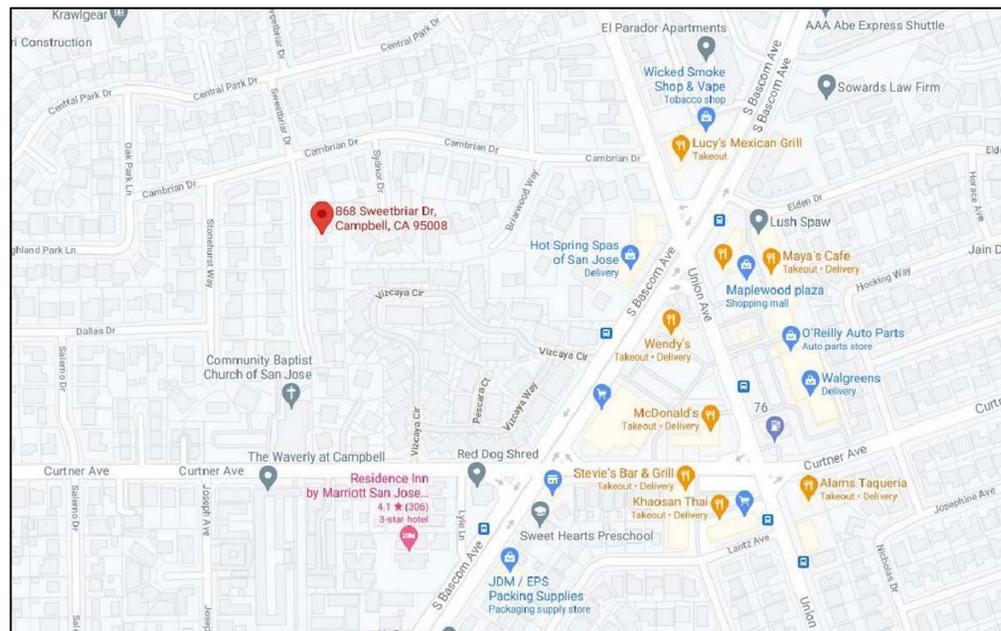
PROPOSED: 3,870 SQ. FT. (PLUS 500 S.F. ATTACHED ADU )

| SQUARE FOOTAGE SUMMARY                   |               |
|--|---------------|
|  | SQ. FT.       |
| PROPOSED FIRST FLOOR LIVING AREA         | 1,865 SQ. FT. |
| PROPOSED SECOND FLOOR LIVING AREA        | 1,485 SQ. FT. |
| ATTACHED GARAGE                          | 520 SQ. FT.   |
| PROPOSED NEW HOUSE (FAR)                 | 3,870 SQ. FT. |
| ATTACHED JUNIOR ADU                      | 500 SQ. FT.   |
| PROPOSED HOUSE INCLUDING ADU             | 4,370 SQ. FT. |
| COVERED PORCH & PATIO                    | 35 SQ. FT.    |
| EXISTING HOUSE & GARAGE TO BE DEMOLISHED | 2,590 SQ. FT. |

| DEVELOPMENT DATA   |               |               |                 |          |         |
|--------------------|---------------|---------------|-----------------|----------|---------|
|                    | SQUARE FEET   |               | PERCENT OF SITE |          |         |
|                    | EXISTING      | PROPOSED      | EXISTING        | PROPOSED | ALLOWED |
| BUILDING COVERAGE  | 2,590 SQ. FT. | 2,925 SQ. FT. | 27.5 %          | 31.0 %   | 40 %    |
| LANDSCAPE COVERAGE | 5,785 SQ. FT. | 5,500 SQ. FT. | 61.7 %          | 58.7 %   |         |
| PAVING COVERAGE    | 1,000 SQ. FT. | 950 SQ. FT.   | 10.6 %          | 10.2 %   |         |

NEW IMPERVIOUS AREA: 3,875 SQ. FT. 41.3 %  
NEW PERVIOUS AREA: 5,500 SQ. FT. 58.7 %

### SHEETS INDEX



VICINITY MAP

| REVISIONS | BY |
|-----------|----|
|           |    |
|           |    |
|           |    |
|           |    |
|           |    |



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



PROJECT DATA

NGO RESIDENCE  
868 SWEETBRIAR  
CAMPBELL, CA

DATE: 11-23-2021  
SCALE:  
DRAWN: CB  
JOB NO:

A2  
**A1.0**  
OF SHEETS

COPY RIGHT NOTICE - USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATION REMAINS WITH CHESTER BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

**GRADING & DRAINAGE NOTES:**

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PRIVATE, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
8. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
9. FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
10. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.  
REPORT DATE:  
REPORT NUMBER:  
SOILS ENGINEERING COMPANY:  
CONTACT INFORMATION:
11. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
12. PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
13. ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

**BENCH MARK**

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE NORTH WESTERLY CORNER OF LOT AS SHOWN:  
PROJECT BENCHMARK 211.36' (NAVD88 DATUM)

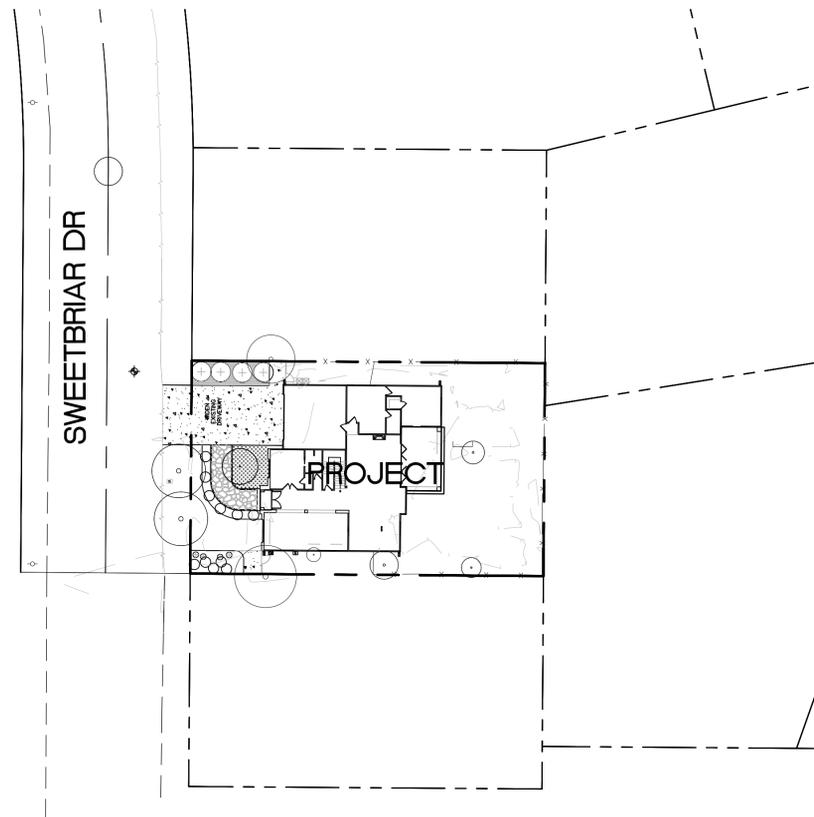
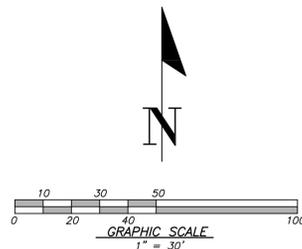
**ABBREVIATIONS**

|  |                                      |
|--|--------------------------------------|
| AC = ASPHALT CONCRETE                  | LP = LOW POINT                       |
| AD = AREA DRAIN                        | PAD = PAD ELEVATION                  |
| AG = ADJACENT GRADE AT FOUNDATION      | PCC = PORTLAND CEMENT CONCRETE       |
| BC = BEGIN CURVE                       | PL = PROPERTY LINE                   |
| BS = BOTTOM OF STAIR                   | PV = PAVEMENT GRADE                  |
| BU = BUBBLE UP                         | PVC = POLYVINYL CHLORIDE PIPE        |
| BVC = BEGIN VERTICAL CURVE             | PVI = POINT OF VERTICAL INTERSECTION |
| BRW = BOTTOM OF RETAINED GRADE AT WALL | RCP = REINFORCED CONCRETE PIPE       |
| CB = CATCH BASIN                       | ROW = RIGHT OF WAY                   |
| CL = CENTERLINE                        | S=004> SLOPE                         |
| CO = CLEANOUT                          | SD = STORM DRAIN                     |
| DS = DOWNSPOUT WITH SPLASH BOX         | SSMH = STORM DRAIN MANHOLE           |
| EC = END CURVE                         | SG = SUBGRADE ELEVATION              |
| ELEV. = ELEVATION                      | SS = SANITARY SEWER                  |
| EVC = END VERTICAL CURVE               | SSMH = SANITARY SEWER MANHOLE        |
| EX. = EXISTING                         | STA = STATION                        |
| F/C = FACE OF CURB                     | TC = TOP OF CURB                     |
| FF = FINISHED FLOOR ELEVATION          | TF = TOP OF FENCE                    |
| FH = FIRE HYDRANT                      | TRW = TOP OF RETAINED GRADE AT WALL  |
| FL = FLOW LINE                         | TS = TOP OF STAIR                    |
| GB = GRADE BREAK                       | TW = TOP OF WALL                     |
| GF = GARAGE FINISH FLOOR               | VCP = VITRIFIED CLAY PIPE            |
| HP = HIGH POINT                        | WM = WATER METER                     |
| HC = HANDICAP UNIT                     | WV = WATER VALVE                     |
| INV = INVERT                           |                                      |

# GRADING AND DRAINAGE PLAN

868 SWEETBRIAR DRIVE  
CAMPBELL CA, 95008

APN: 412-41-006



**LOCATION MAP**

**LEGEND**

| DESCRIPTION                   | SYMBOL |
|-------------------------------|--------|
| BOUNDARY LINE                 | ---    |
| LOT LINE                      | ---    |
| EASEMENT LINE                 | ---    |
| SIDEWALK                      | ---    |
| WOOD FENCE                    | X X    |
| CHAIN LINK FENCE              | ---    |
| RETAINING WALL                | ---    |
| DRIVEWAY DRAIN INLET          | ---    |
| AREA DRAIN                    | ---    |
| DROP INLET                    | ---    |
| MONUMENT                      | ---    |
| FIRE HYDRANT                  | ---    |
| ELECTRICIAN                   | ---    |
| WATER METER                   | ---    |
| AC UNIT                       | ---    |
| SANITARY SEWER LATERAL        | ---    |
| STORM DRAIN                   | SD     |
| SANITARY SEWER                | SS     |
| STREET LIGHT CONDUITS         | SL     |
| WATER                         | W      |
| JOINT TRENCH                  | JT     |
| HOUSE SERVICE                 | SVC    |
| SLOPE ARROW                   | ---    |
| EXISTING CONTOUR              | 100    |
| PROPOSED CONTOUR              | 100    |
| OVERLAND RELEASE              | ---    |
| DIRECTION OF SURFACE DRAINAGE | ---    |
| S/S SLOPE AWAY FROM BUILDING  | >>     |
| GAS LINE                      | ---    |
| OVERHEAD ELECTRICAL LINE      | OE     |
| UNDERGROUND ELECTRICAL LINE   | UE     |
| DOWNSPOUTS W/SPLASH BOX       | ---    |
| TREE TO BE REMOVED            | X      |
| ADJACENT GRADE                | AG     |
| AGGREGATE BASE (AB)           | ---    |
| ASPHALT PAVEMENT (AC)         | ---    |

**SHEET INDEX**

|                                       |    |
|---------------------------------------|----|
| COVER SHEET                           | C0 |
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| CONSTRUCTION DETAILS                  | C2 |
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| BEST MANAGEMENT PRACTICES (BMP SHEET) | C4 |

| NO. | DATE | CITY | BY | REVISIONS |
|-----|------|------|----|-----------|
|     |      |      |    |           |
|     |      |      |    |           |
|     |      |      |    |           |

REG. LICENSED PROFESSIONAL ENGINEER  
PORFIRIO OSCAR OSUNA  
No. 70829  
Exp. 6-30-23  
CIVIL  
STATE OF CALIFORNIA

P. Oscar Osuna  
PORFIRIO OSCAR OSUNA  
RCE 70829 EXP. 6-30-23

**OSUNA ENGINEERING INC.**  
Planning | Surveying | Civil Engineering  
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
8920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381  
SAN JOSE, CA 95119 Info@osunaengineering.com

GRADING & DRAINAGE PLAN  
COVER SHEET  
868 SWEETBRIAR DR  
CAMPBELL, CALIFORNIA  
Project No.: 2250 | Designed: 0.0 | Checked: 0.0 | Date: 11/19/21

**ABBREVIATIONS**

- AC = ASPHALT CONCRETE
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**LEGEND**

| DESCRIPTION                   | SYMBOL  |
|-------------------------------|---------|
| BOUNDARY LINE                 | ---     |
| LOT LINE                      | ---     |
| EASEMENT LINE                 | ---     |
| SIDEWALK                      | ---     |
| WOOD FENCE                    | X X X X |
| CHAIN LINK FENCE              | X X X X |
| RETAINING WALL                | ---     |
| DRIVEWAY DRAIN INLET          | ---     |
| AREA DRAIN                    | ---     |
| DROP INLET                    | ---     |
| MONUMENT                      | ---     |
| FIRE HYDRANT                  | ---     |
| ELECTROD                      | ---     |
| WATER METER                   | ---     |
| AC UNIT                       | ---     |
| SANITARY SEWER LATERAL        | ---     |
| STORM DRAIN                   | ---     |
| SANITARY SEWER                | ---     |
| STREET LIGHT CONDUITS         | ---     |
| WATER                         | ---     |
| JOINT TRENCH                  | ---     |
| HOUSE SERVICE                 | ---     |
| SLOPE ARROW                   | ---     |
| EXISTING CONTOUR              | ---     |
| PROPOSED CONTOUR              | ---     |
| OVERLAND RELEASE              | ---     |
| DIRECTION OF SURFACE DRAINAGE | ---     |
| SEE SLOPE AWAY FROM BUILDING  | ---     |
| GAS LINE                      | ---     |
| OVERHEAD ELECTRICAL LINE      | ---     |
| UNDERGROUND ELECTRICAL LINE   | ---     |
| DOWNSPOUTS W/SPLASH BOX       | ---     |
| TREE TO BE REMOVED            | X       |
| ADJACENT GRADE                | AG      |

**AREA DATA**

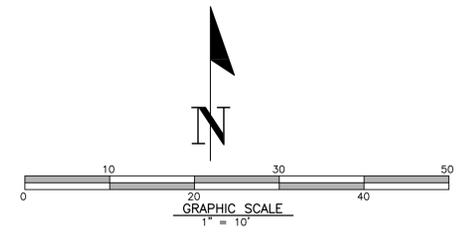
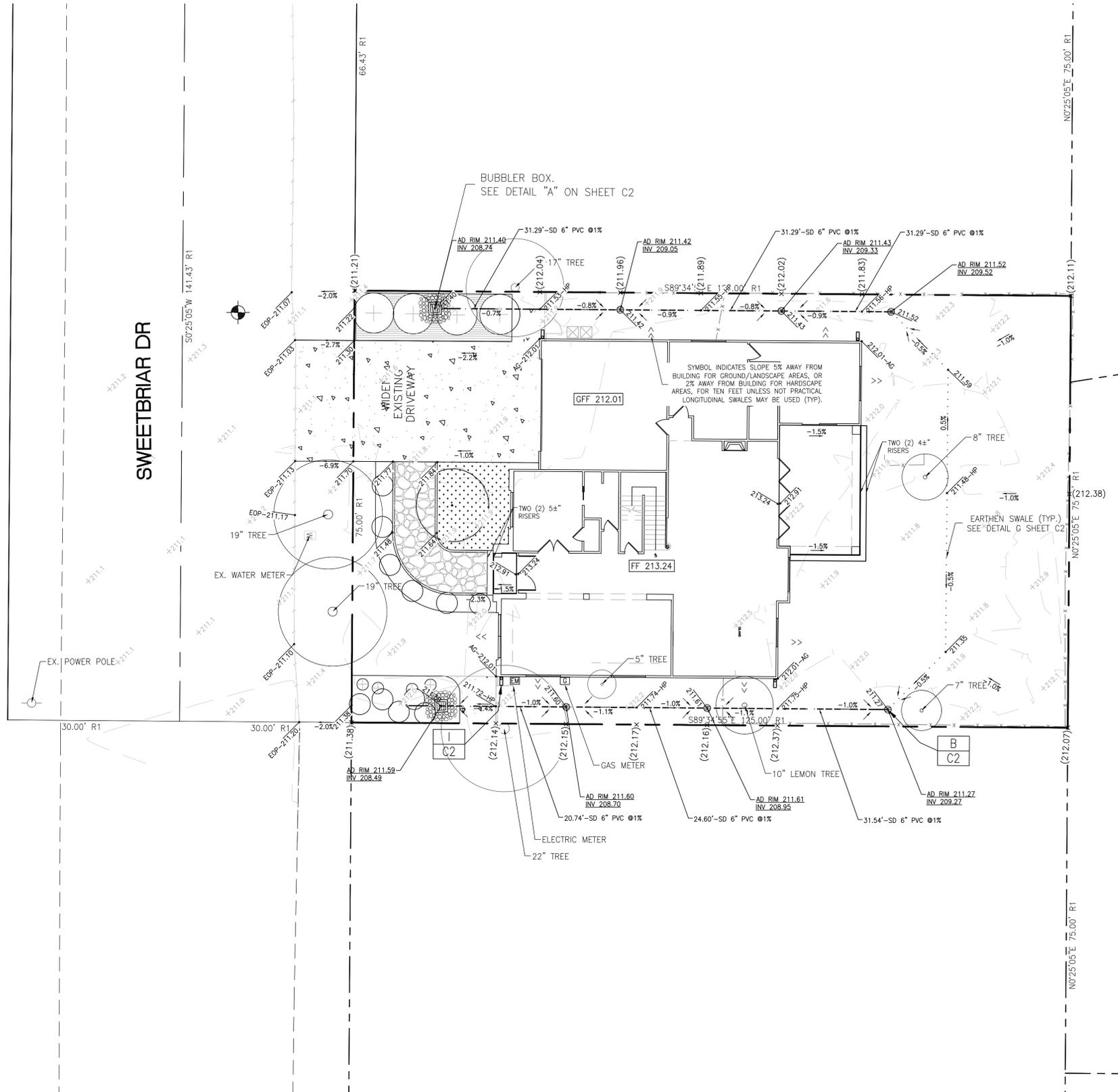
a. Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable):

|   |              |              |
|---|--------------|--------------|
| b. Total area of site:                        | 0.2152 acres | 9,375 sq. ft |
| c. Total area of site that will be disturbed: | 0.2152 acres | 9,375 sq. ft |

**COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:**

| d. IMPERVIOUS AREAS - IA   | Pre-Project Existing IA sq. ft. | Existing IA Retained As-Is <sup>1</sup> sq. ft. | Existing IA Replaced with IA <sup>2</sup> sq. ft. | New IA Created <sup>2</sup> sq. ft. | Total Post Project IA sq. ft. |
|--|---------------------------------|---|---|-------------------------------------|-------------------------------|
| <b>Site Totals</b>   |                                 |   |   |                                     |                               |
| Total IA   | d.1<br>5,086                    | d.2<br>0  | d.3<br>5,086                                      | d.4<br>-708                         | d.5 (d.2+d.3+d.4)<br>4,378    |
| Total New and Replaced IA  |                                 |   | d.6 (d.3+d.4)<br>4,378                            |                                     |                               |
| <b>Public Street Totals</b>  |                                 |   |   |                                     |                               |
| Total Public Streets IA <sup>3</sup>                                 | d.8<br>0                        | d.9<br>0  | d.10<br>0   | d.11<br>0                           | d.12 (d.9+d.10+d.11)<br>0     |
| Total New and Replaced Public Streets IA                             |                                 |   | d.13 (d.10+d.11)<br>0                             |                                     |                               |
| Total Site and Public Streets IA                                     | d.14 (d.1+d.8)<br>5,086         |   |   |                                     | d.15 (d.5+d.12)<br>4,378      |
| Percent Replacement of IA in Redevelopment Projects (d.3+d.1) x 100: |                                 |   |   |                                     | d.16<br>100%                  |

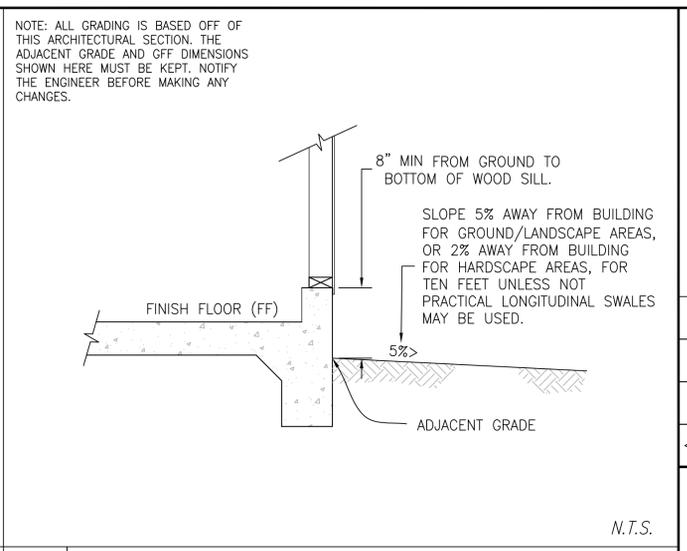
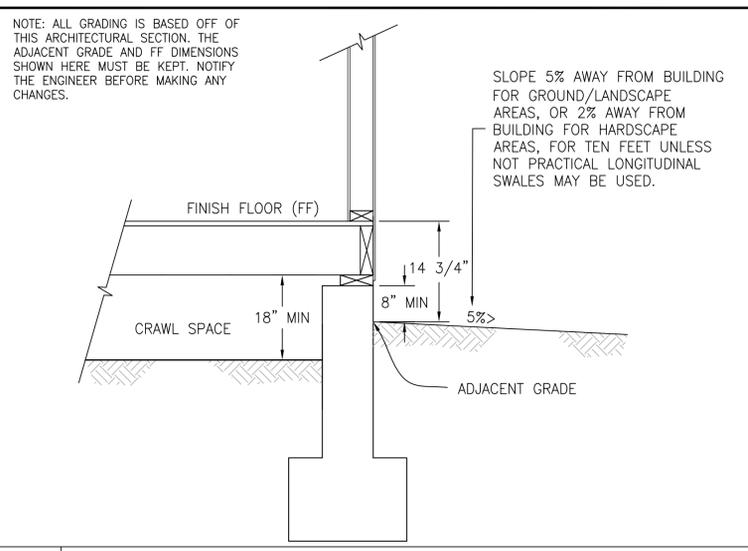
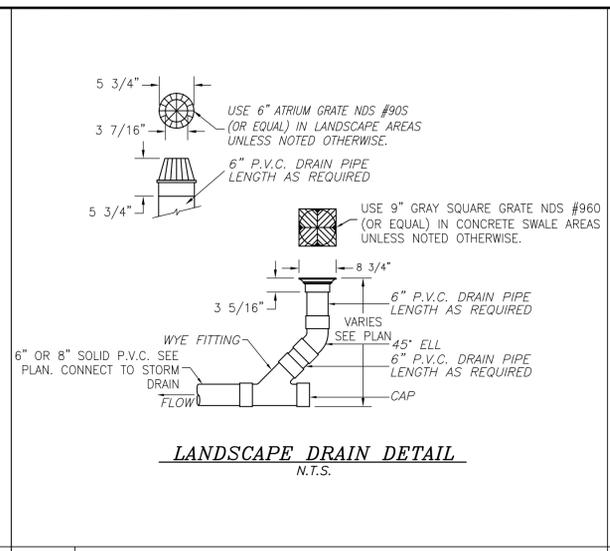
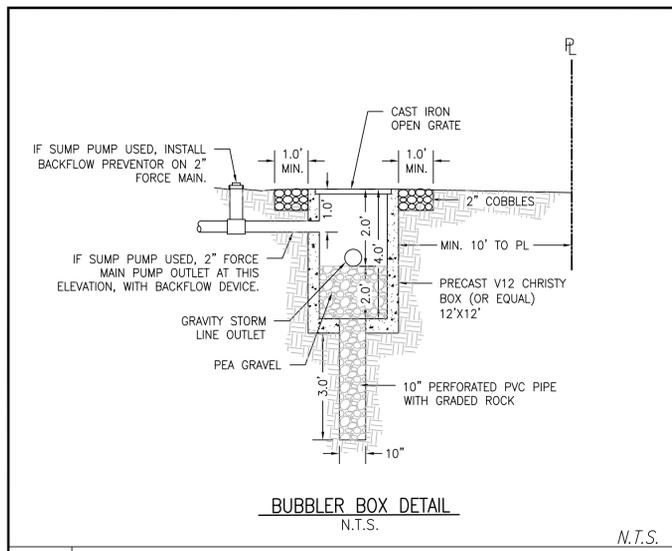
| e. PERVIOUS AREAS - PA  | Pre-Project Existing PA sq. ft. | Total Post Project PA sq. ft. |
|-------------------------|---------------------------------|-------------------------------|
| Total PA <sup>4</sup>   | e.1<br>4,289                    | e.2<br>4,997                  |
| f. Total Area (IA + PA) | f.1 (d.14+e.1)<br>9,375         | f.2 (d.15+e.2)<br>9,375       |



CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS AGREEMENT SHALL BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF ALL WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

| <p><b>OSUNA ENGINEERING INC.</b><br/>Planning   Surveying   Civil Engineering</p> <p>CONSULTING CIVIL ENGINEERS &amp; LAND SURVEYORS<br/>6920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381<br/>SAN JOSE, CA 95119 Info@osunaengineering.com</p> | <p><b>GRADING &amp; DRAINAGE PLAN</b></p> <p><b>868 SWEETBRIAR DR</b></p> <p>CAMPBELL, CALIFORNIA<br/>Project No.: 2250   Design: J.O   Check: O.C   Date: 11/19/21</p>  |     |      |           |      |           |  |  |  |  |  |
|---|--|-----|------|-----------|------|-----------|--|--|--|--|--|
| <p><b>SHEET C1</b></p> <p>OF 5 SHEETS</p>   | <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CITY</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | DATE | BY        | CITY | REVISIONS |  |  |  |  |  |
| NO.   | DATE   | BY  | CITY | REVISIONS |      |           |  |  |  |  |  |
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CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS AGREEMENT SHALL BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



A BUBBLER BOX DETAIL

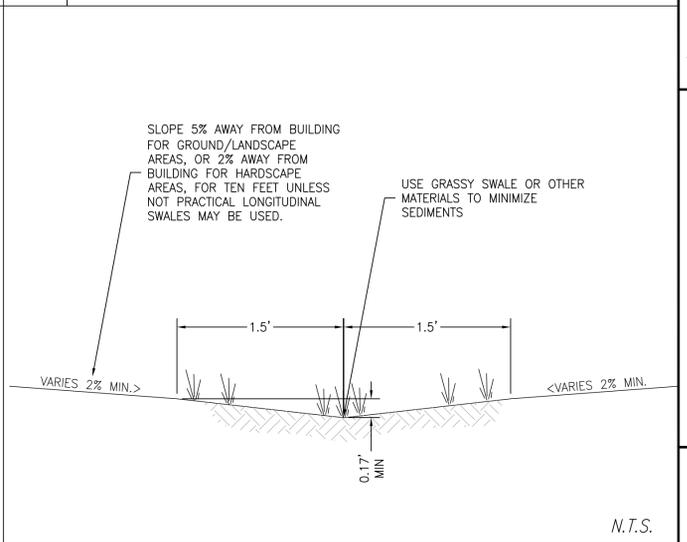
B AREA DRAIN DETAIL

C TYPICAL FOUNDATION/FF/GROUND SECTION

D TYPICAL FOUNDATION/GFF/GROUND SECTION

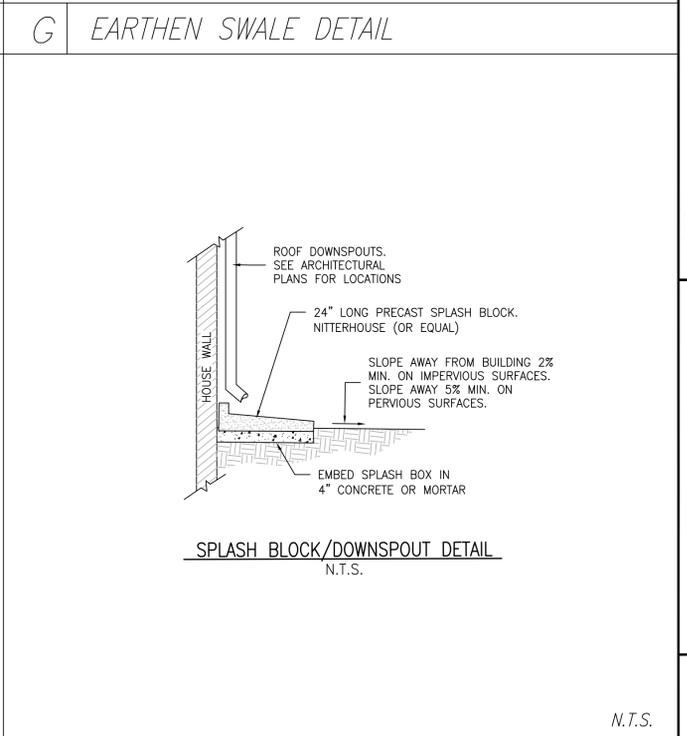
E NOT USED

F NOT USED



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I NOT USED



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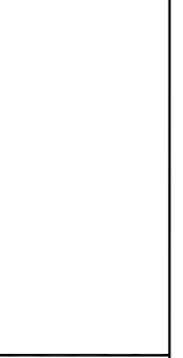
I NOT USED

I SPLASH BLOCK/DOWNSPOUT DETAIL

| NO. | REVISIONS | DATE | BY | CITY |
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**Porfirio Oscar Osuna**  
PORFIRIO OSCAR OSUNA  
RCE 70829 EXP. 6-30-23



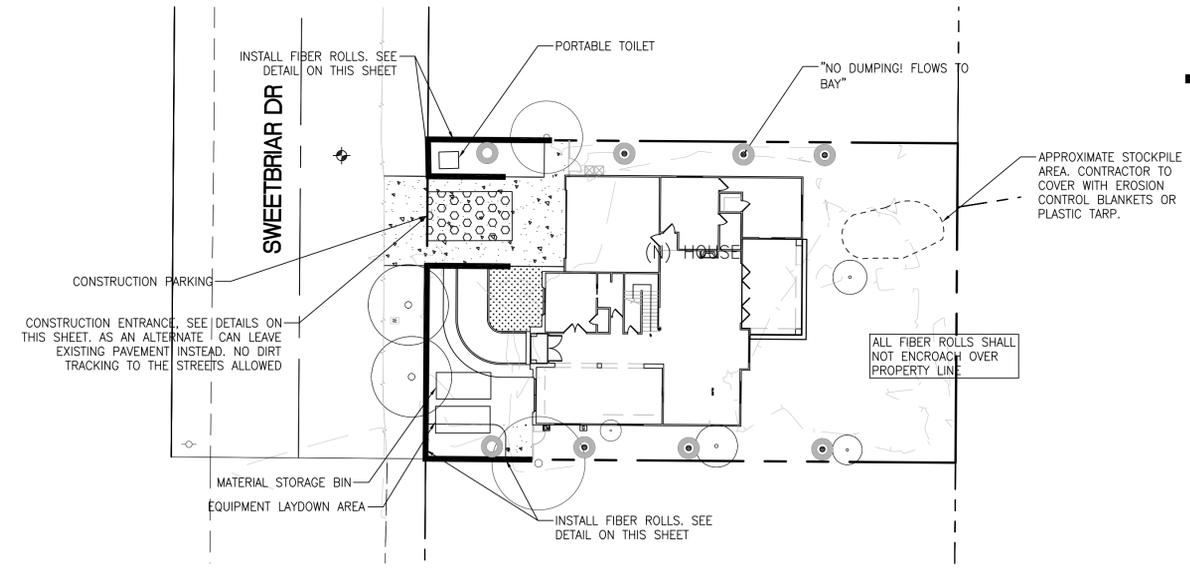
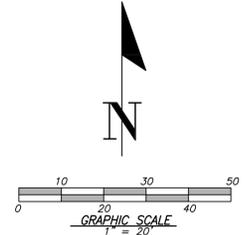
**OSUNA ENGINEERING INC.**  
Planning | Surveying | Civil Engineering

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
8920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381  
SAN JOSE, CA 95119 info@osunaengineering.com

GRADING & DRAINAGE PLAN  
CONSTRUCTION DETAILS  
868 SWEETBRIAR DR  
CAMPBELL, CALIFORNIA  
Project No.: 2250 Design: J.O. Check: 0.0 Date: 11/19/21

SHEET  
**C2**  
OF 5 SHEETS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY CONSENTS OF THE CITY OF SAN JOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY CONSENTS OF THE CITY OF SAN JOSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR OBTAINING THE NECESSARY CONSENTS OF THE CITY OF SAN JOSE.



**NOTES:**  
 1. PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.  
 2. ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.

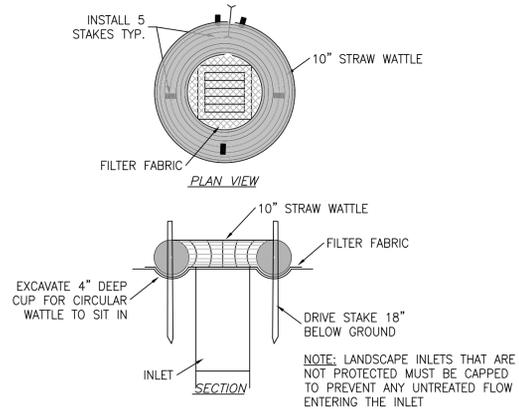
**LEGEND**

| PROPOSED             | DESCRIPTION  |
|----------------------|--|
| ---                  | SITE BOUNDARY  |
| [Pattern of circles] | STABILIZED CONSTRUCTION ENTRANCE<br>2"-3" ROCK (MIN) |
| —                    | FIBER ROLL   |
| ○                    | INLET PROTECTION                                     |

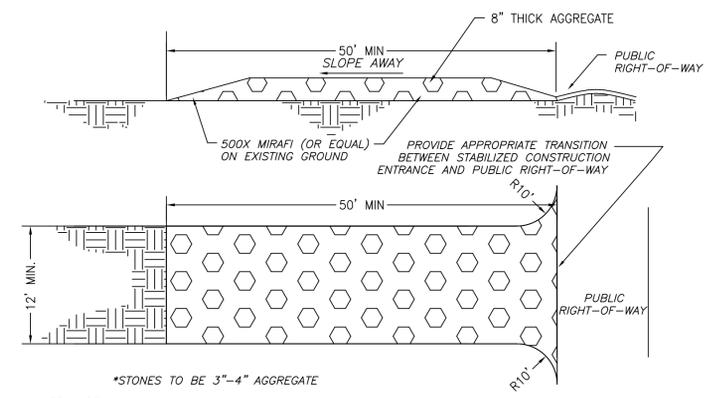
- MAINTENANCE NOTES**
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
  - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
  - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
  - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
  - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
  - RILLS AND GULLIES MUST BE REPAIRED.

- EROSION & SEDIMENT CONTROL NOTES**
- NOT USED
  - 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.
  - 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, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
  - THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
  - ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
  - IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
  - 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.
  - CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAI D 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 DEPTH 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.
  - INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
  - BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
  - NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
  - ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

- SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES**
- SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
  - THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
  - CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
  - CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
  - INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
  - THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

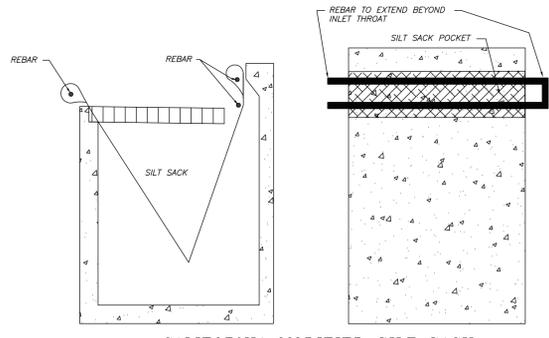


**ALTERNATE FIBER ROLL INLET PROTECTION**  
 MAY BE USED IN LANDSCAPE AREA DRAINS  
 N.T.S.

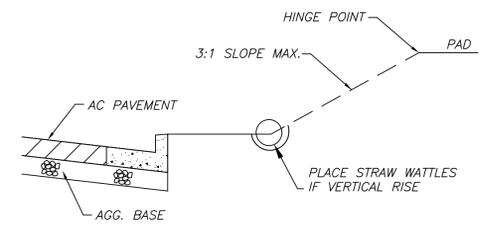


**MAINTENANCE:**  
 THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.  
 ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.  
 WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

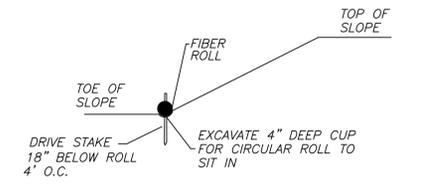
**STABILIZED CONSTRUCTION ENTRANCE**  
 N.T.S.



**CALIFORNIA MODIFIED SILT SACK**  
 REED & GRAHAM, INC. (OR EQUAL)  
 BEFORE & AFTER STREETS ARE PAVED  
 N.T.S.



**FRONT YARD SLOPE DETAIL**  
 AFTER STREET ARE PAVED  
 N.T.S.



**FIBER ROLL INSTALLATION DETAIL**  
 N.T.S.

| NO. | REVISIONS | DATE | CITY | BY |
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**Porfirio Oscar Osuna**  
 PORFIRIO OSCAR OSUNA  
 RCE 70829 EXP. 6-30-23

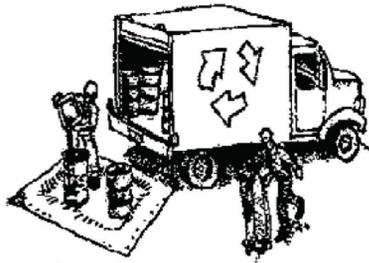
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 6920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381  
 SAN JOSE, CA 95119 info@osunaengineering.com

**GRADING & DRAINAGE PLAN**  
**EROSION CONTROL**  
**868 SWEETBRIAR DR**  
 CAMPBELL, CALIFORNIA  
 Project No.: 2250 | Designed: J.O | Checked: J.O | Date: 11/19/21

# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



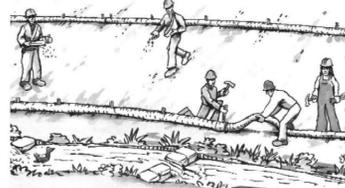
### Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering



### Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



### Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

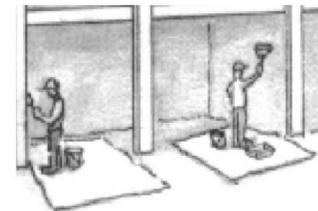
### Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

## Painting & Paint Removal

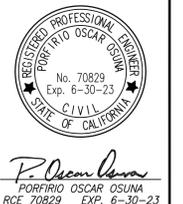


### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

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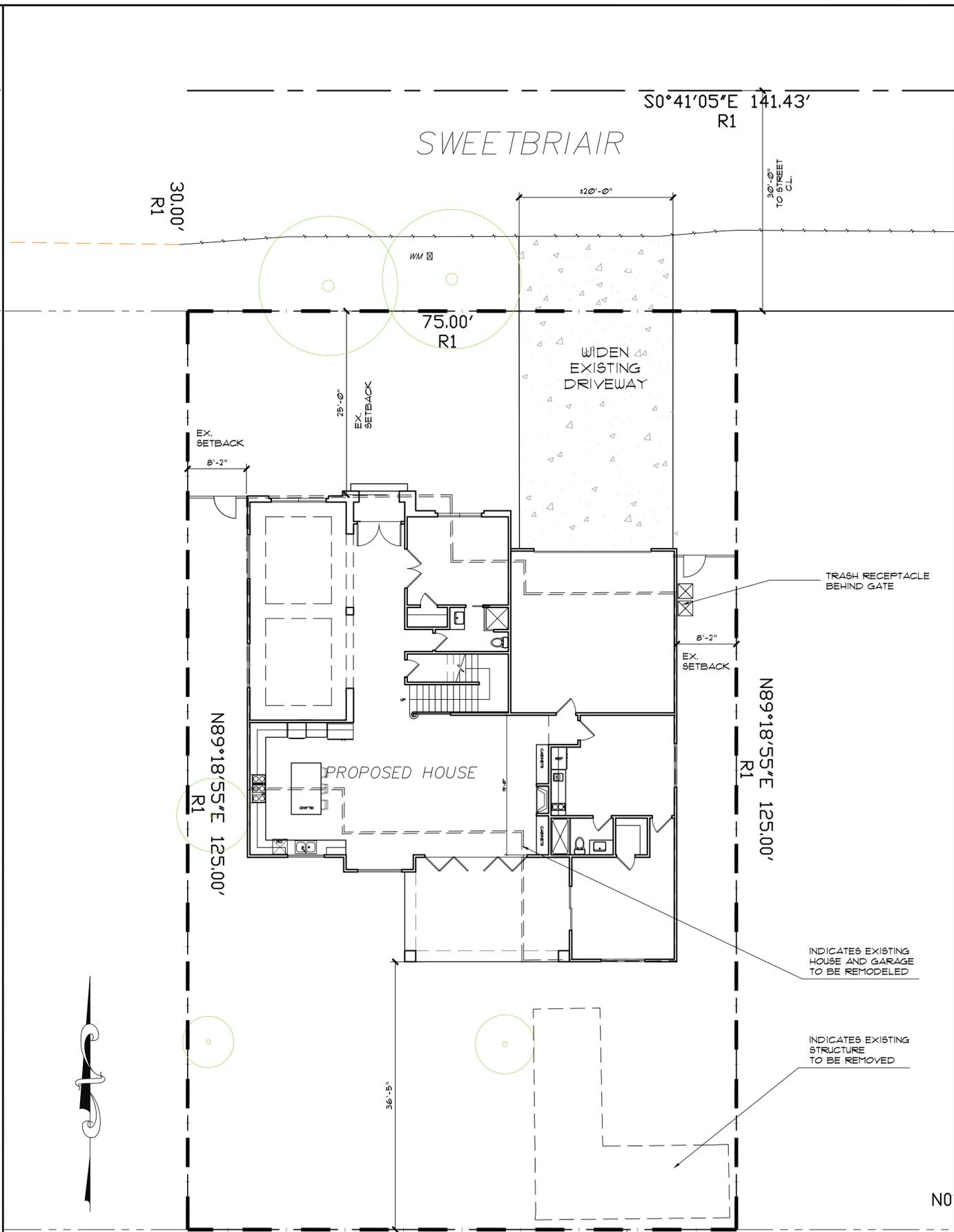
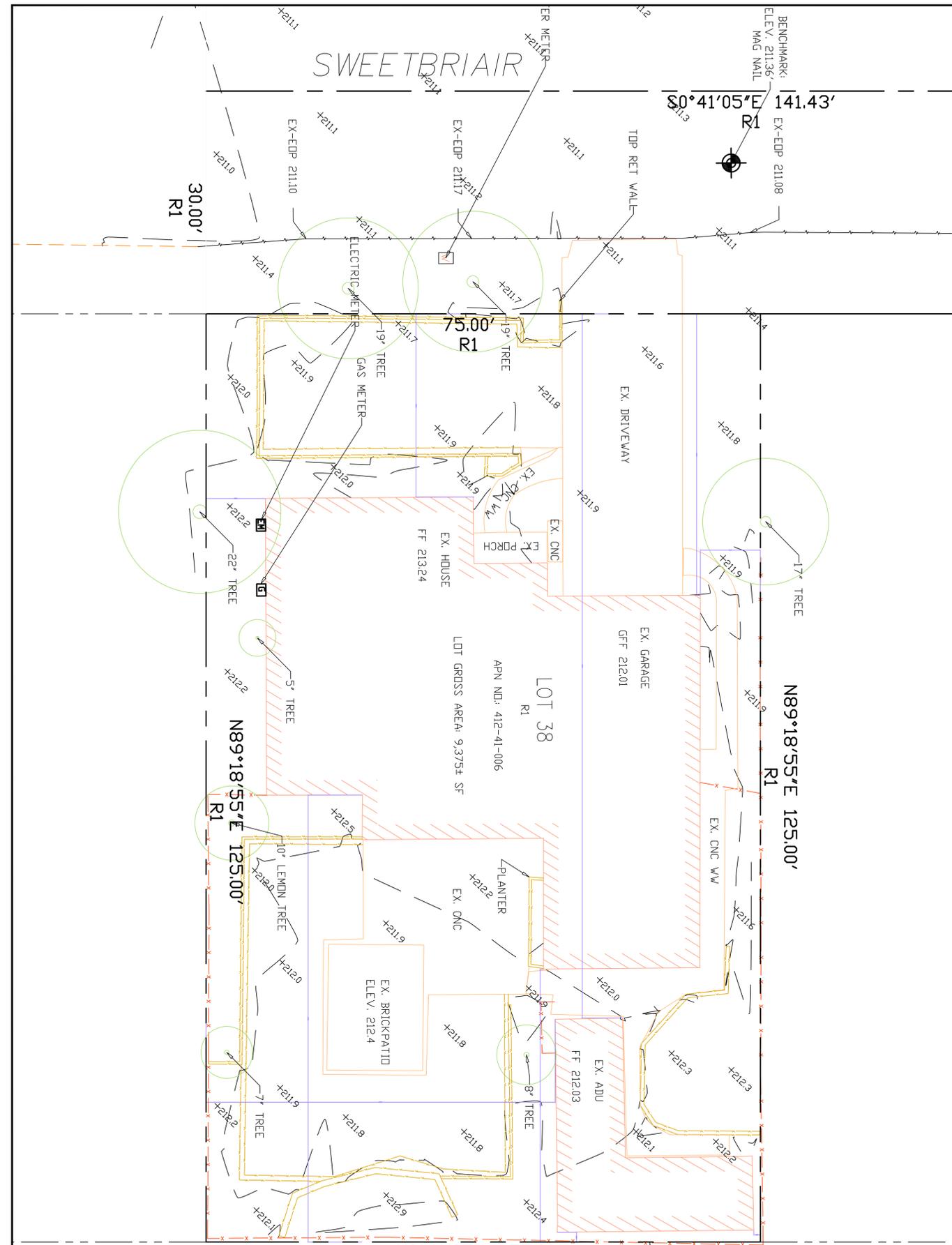


*Porfirio Oscar Osuna*  
PORFIRIO OSCAR OSUNA  
RCE 70829 EXP. 6-30-23

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SAN JOSE, CA 95119 info@osunaengineering.com

GRADING & DRAINAGE PLAN  
BMP SHEET  
868 SWEETBRIAR DR  
CAMPBELL, CALIFORNIA  
Project No.: 2250 Design: J.O. Check: O.O. Date: 11/19/21

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**



EXISTING / DEMOLITION SITE PLAN

1/8"=1'-0"

SITE PLAN

1/8"=1'-0"

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

**SITE PLAN**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/8"=1'-0"  
 DRAWN: CB  
 JOB NO: -

**A1.1**  
 OF SHEETS

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

**PRELIMINARY LANDSCAPE PLAN**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/8" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

**A1.2**  
 OF SHEETS

**PLANT LEGEND**

| SYM.                 | SIZE   | BOTANICAL NAME                   | COMMON NAME      | NOTES       |
|----------------------|--------|----------------------------------|------------------|-------------|
| <b>SHRUBS</b>        |        |                                  |                  |             |
| ⊕                    | 5 GA.  | AGAPANTHUS 'TINKERBELL'          | LILY-OF-THE-NILE |             |
| ○                    | 5 GA.  | ESCALLONIA FRADESII              | ESCALLONIA       |             |
| ⊕                    | 5 GA.  | PITTOSPORUM TENUIFOLIUM          | N.C.N.           |             |
| ⊕                    | 10 GA. | MYRICA CALIFORNICA               | COMMON MYRTLE    |             |
| <b>GROUND COVERS</b> |        |                                  |                  |             |
|                      |        | WOOD BARKS                       |                  |             |
|                      |        | LAWN                             |                  |             |
|                      |        | PERMEABLE Paver Walkways / Patio |                  |             |
| <b>TREES</b>         |        |                                  |                  |             |
| ○                    | 15 GA. | PRUNUS CERASIFERA                | FLOWERING PUM    | MULTI-TRUNK |

**NOTES:**

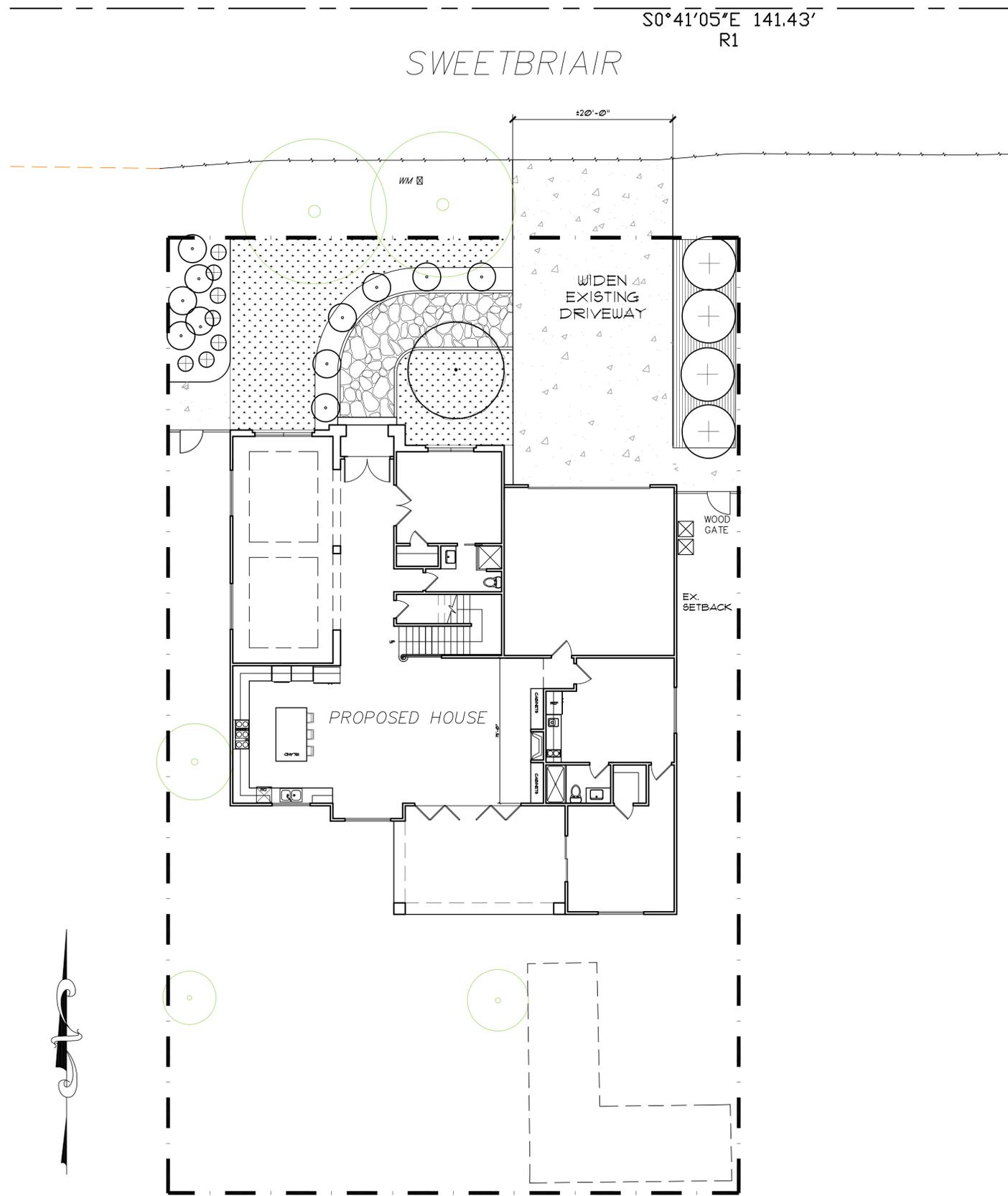
1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2 % MIN.)
2. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
3. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
4. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
5. SOD LAWN SHALL BE DWARF FESCUE BLEND.
6. PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE
7. PROVIDE WATER - EFFICIENT LANDSCAPE
8. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1800.221.2600

NO TREES WILL BE REMOVED OR AFFECTED BY THIS PROJECT

**FRONT YARD LANDSCAPE ANALYSIS:**

FRONT YARD AREA: 1,300 SQ. FT.  
 FRONT YARD LANDSCAPE ARE: 135 SQ. FT. = 56%  
 FRONT YARD HARDSCAPE AREA: 565 SQ. FT. = 44%

LANDSCAPE HAVE TO COMPLY WITH WATER EFFICIENT LANDSCAPE ORDINANCE "WELO"

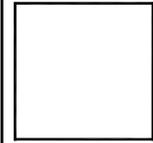


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**Architecture**  
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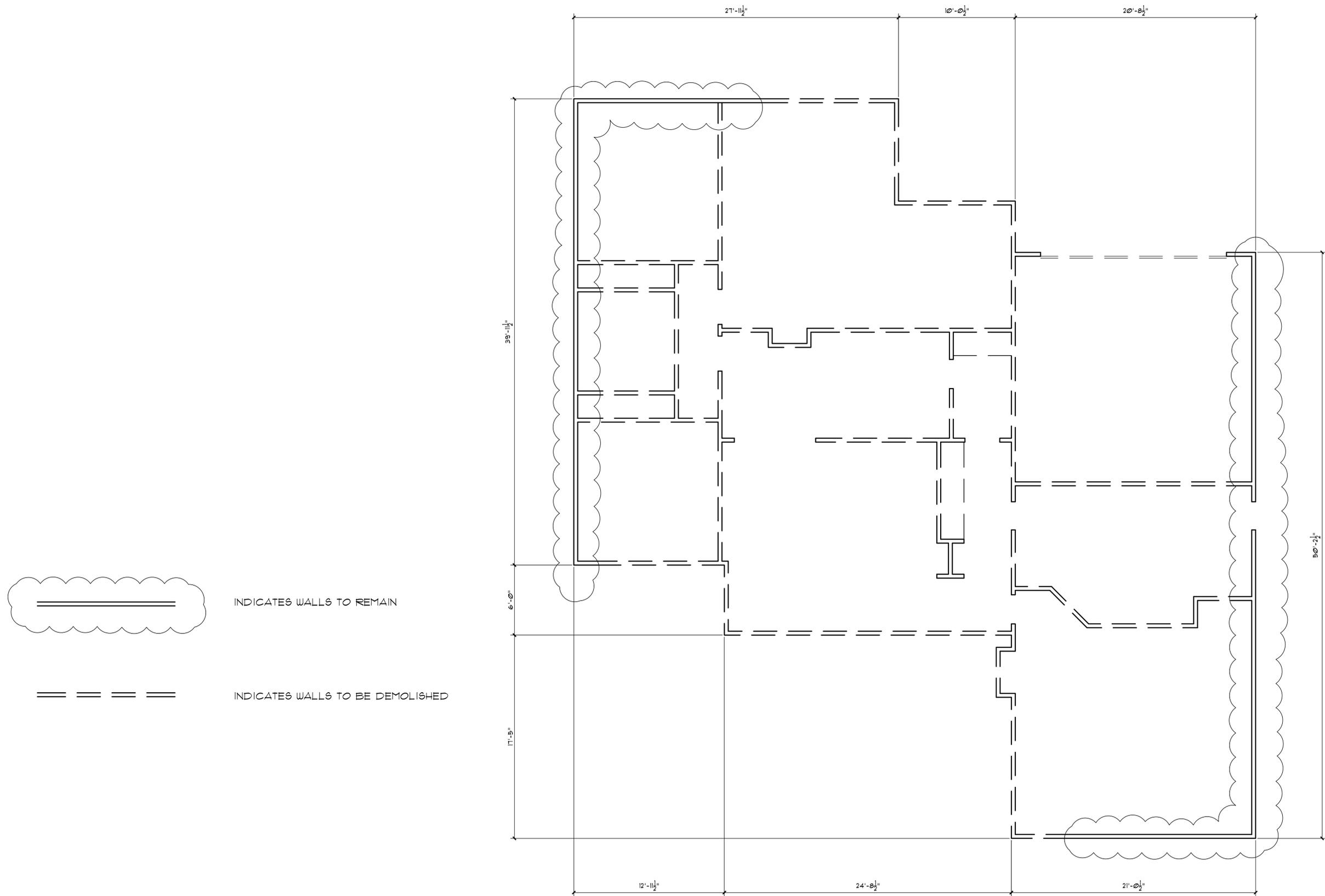
**EXISTING / DEMOLITION  
 FLOOR PLAN**

**NGO RESIDENCE  
 868 SWEETBRIAR  
 CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

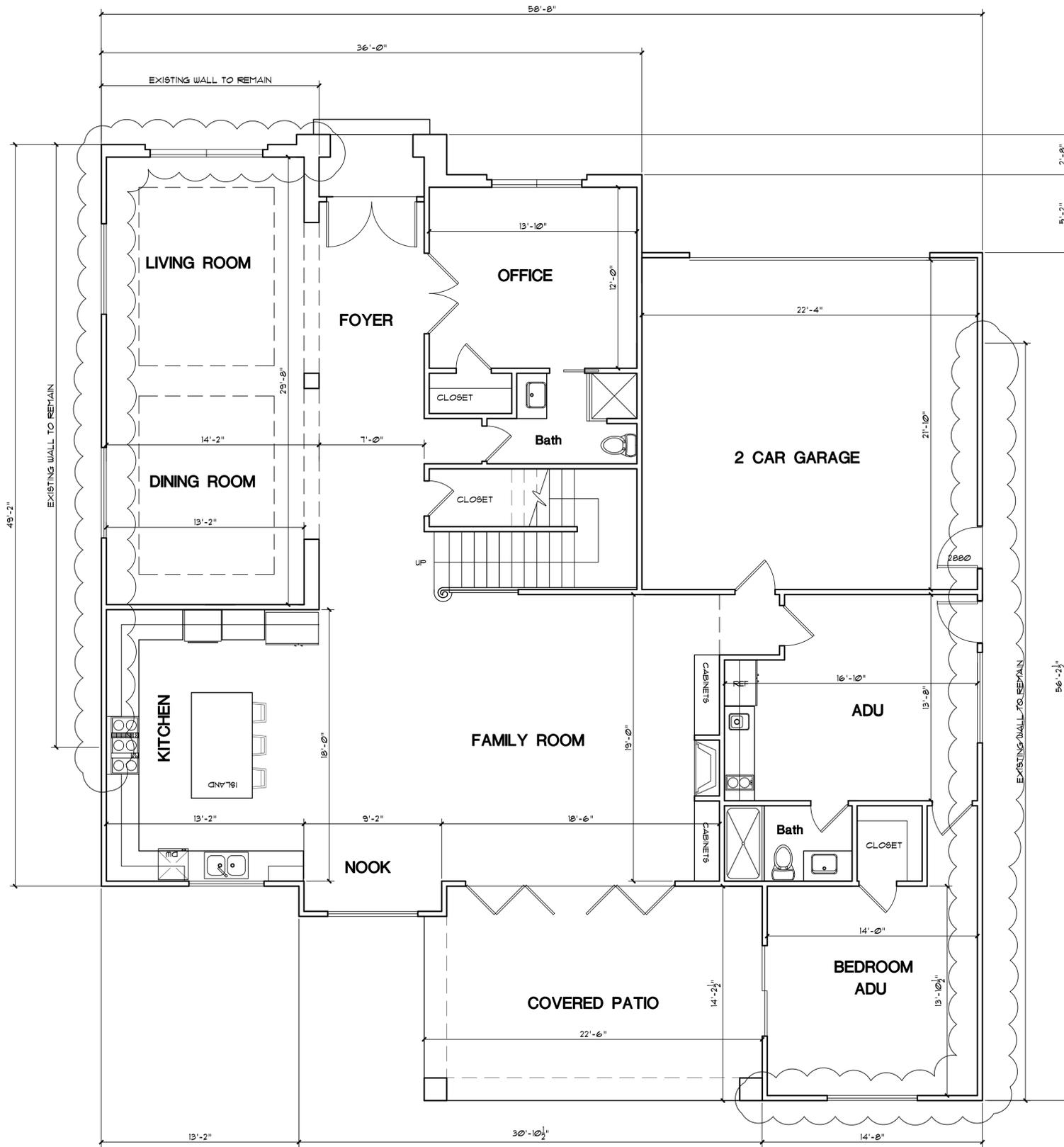
**A2.0**  
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**EXISTING / DEMOLITION FLOOR PLAN**

1/4" = 1'-0"



FIRST FLOOR: 1,870 S.F.  
 GARAGE: 520 S.F.  
 JR. ADU: 500 S.F.

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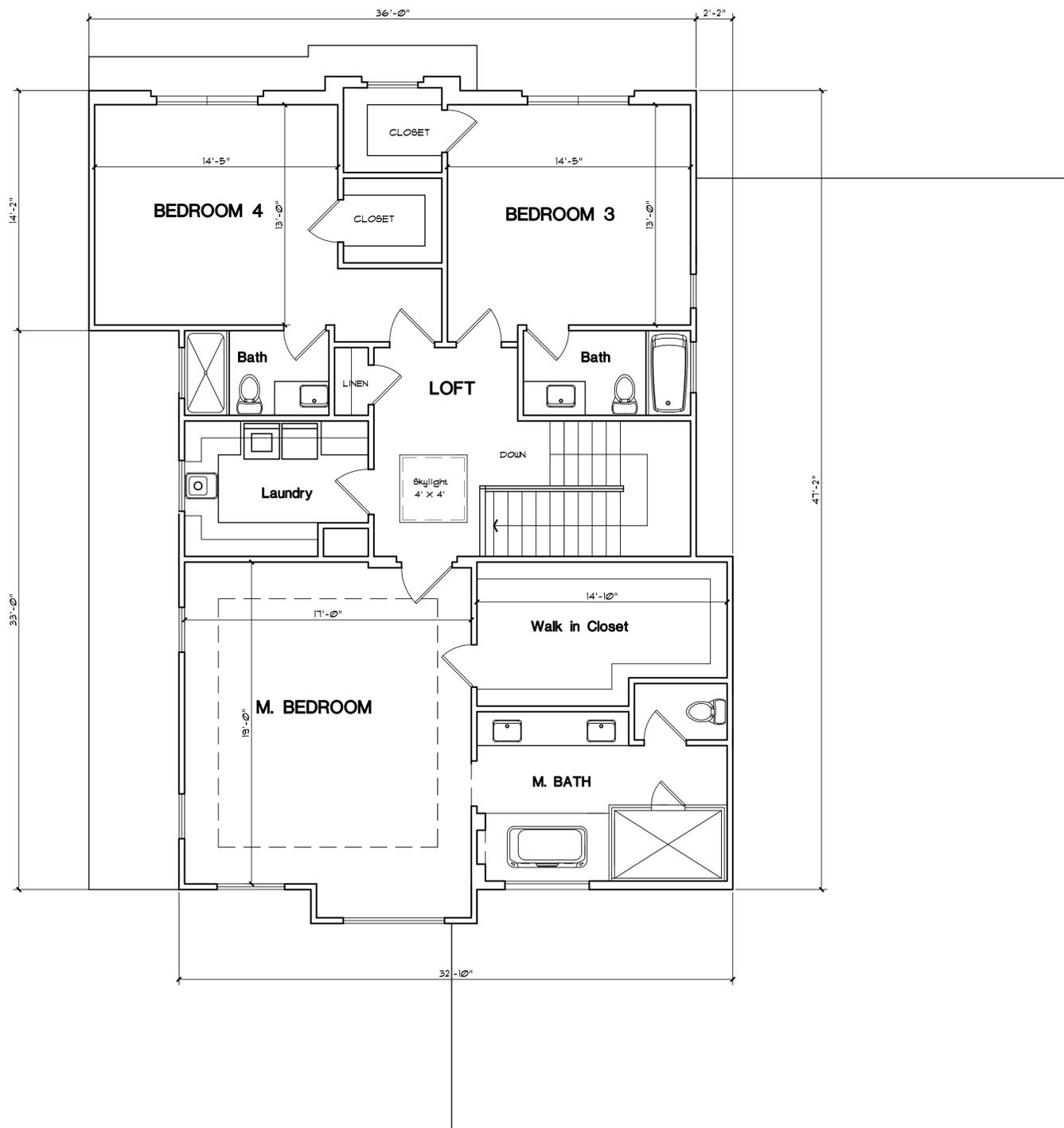
FIRST FLOOR PLAN

NGO RESIDENCE  
 868 SWEETBRIAR  
 CAMPBELL, CA

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CB  
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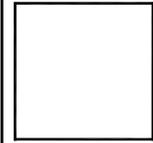


SECOND FLOOR: 1,495 S.F.

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**SECOND FLOOR PLAN**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

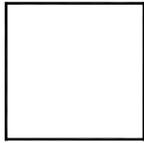
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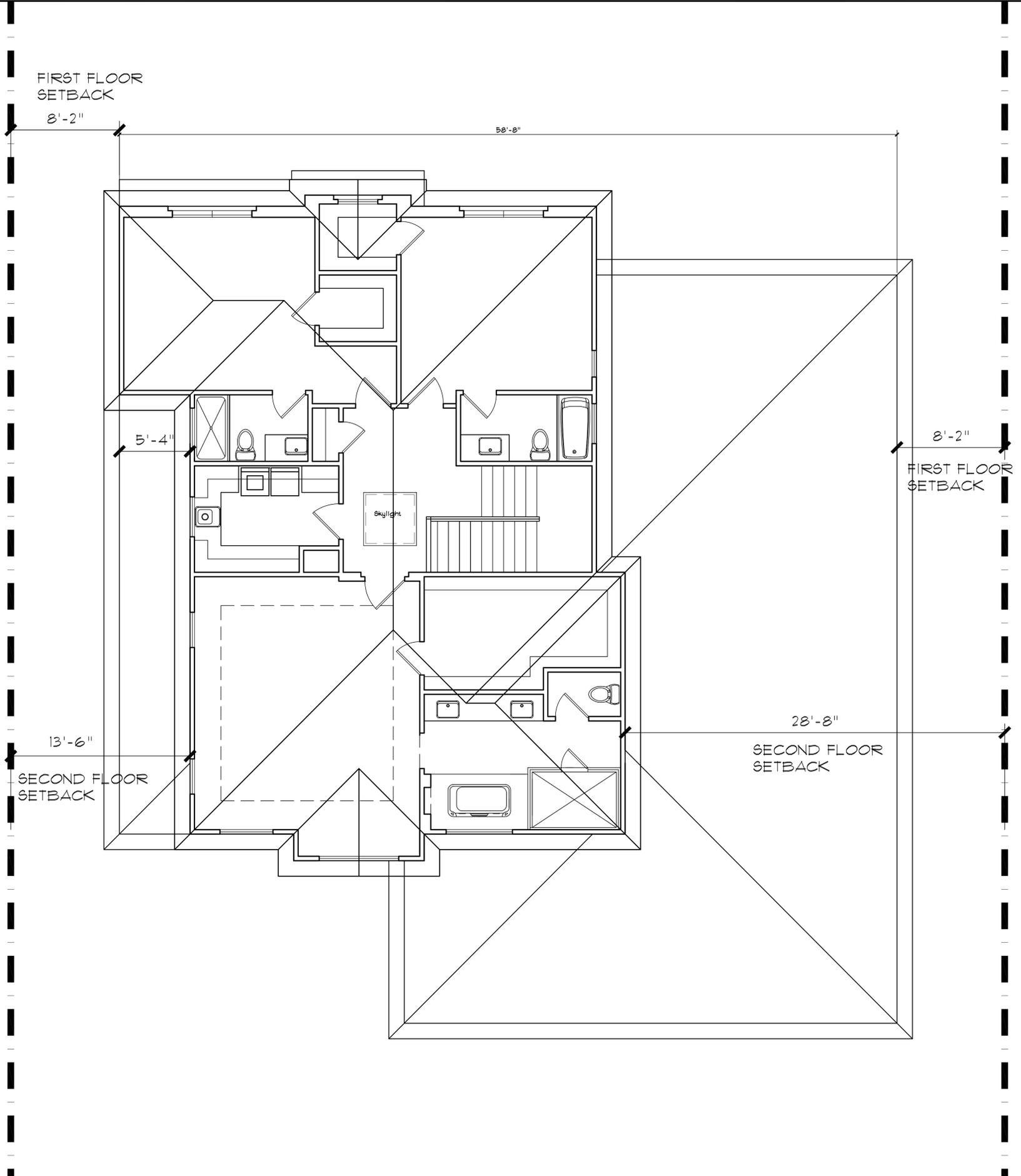
**ROOF PLAN**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

**A2.3**  
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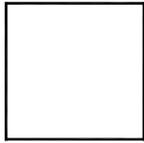
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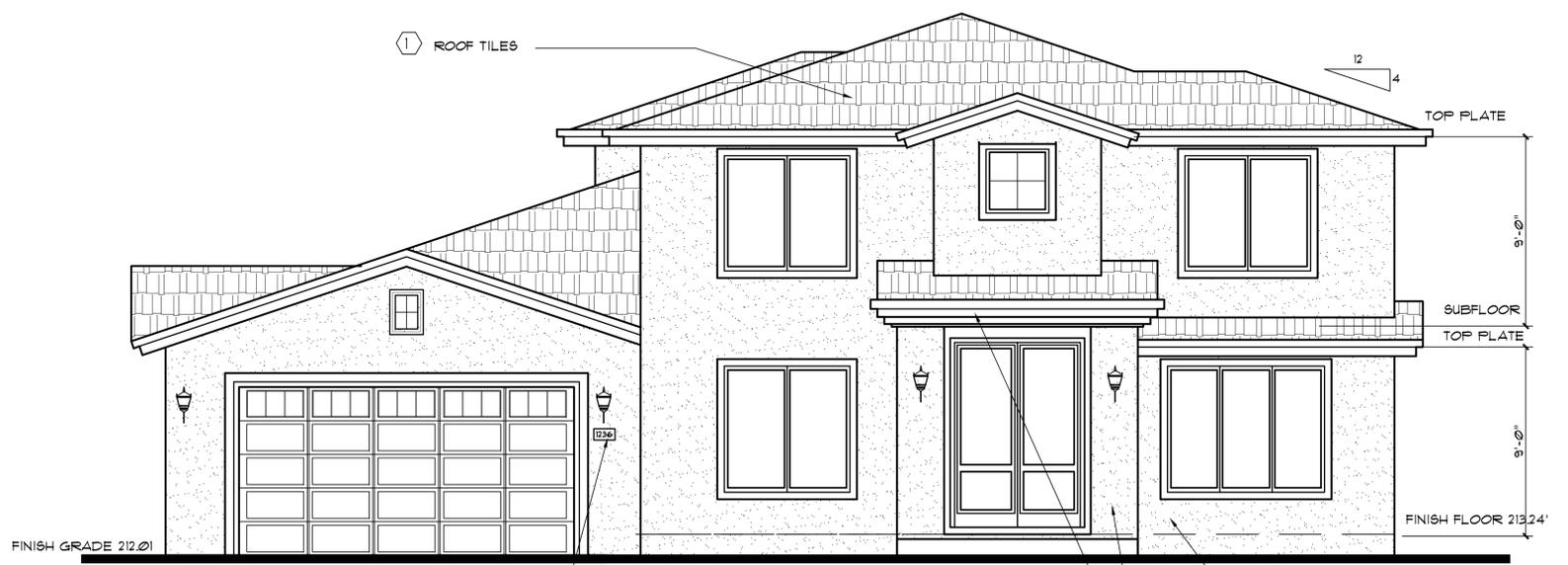


**EXTERIOR ELEVATIONS**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

**A3.1**  
 OF SHEETS



**FRONT ELEVATION**



**REAR ELEVATION**

**EXTERIOR FINISHES:**

**ROOFING:**

1 199 CHARCOAL RANGE GOLDEN EAGLE PROFILE BY "EAGLE ROOFING"

**BUILDING COLORS BY: SHERWIN WILLIAMS**

2 MAIN COLOR: KM21 BONE

3 SECOND COLOR : KM4943 SUBWAY

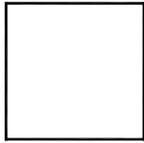
4 GARAGE DOOR COLOR : KM4943 SUBWAY

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**EXTERIOR ELEVATIONS**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
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 DRAWN: CB  
 JOB NO: -

**A3.2**  
 OF SHEETS



**LEFT SIDE ELEVATION**

- EXTERIOR FINISHES:**
- ROOFING:**
- ① 199 CHARCOAL RANGE GOLDEN EAGLE PROFILE BY "EAGLE ROOFING"
- BUILDING COLORS BY: SHERWIN WILLIAMS**
- ② MAIN COLOR: KM21 BONE
  - ③ SECOND COLOR : KM4343 SUBWAY
  - ④ GARAGE DOOR COLOR : KM4343 SUBWAY



**RIGHT SIDE ELEVATION**

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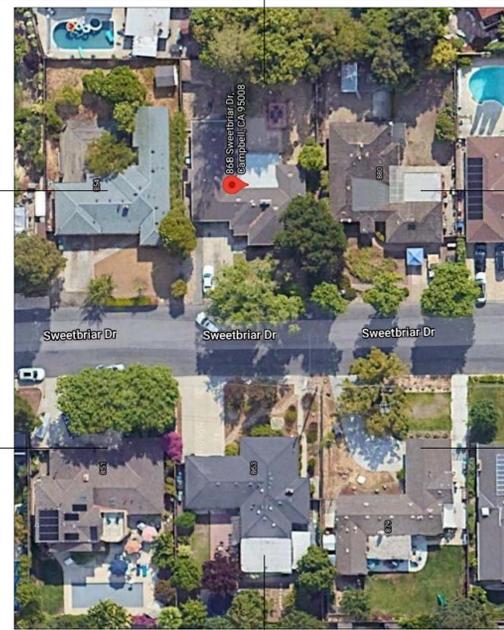
854 SWEETBRIAR



868 SWEETBRIAR



880 SWEETBRIAR



863 SWEETBRIAR

851 SWEETBRIAR

879 SWEETBRIAR



SITE PICTURES

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SITE PICTURES

NGO RESIDENCE  
868 SWEETBRIAR  
CAMPBELL, CA

DATE: 11-23-2021

SCALE:

DRAWN  
CB

JOB NO  
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A4.1

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**SQUARE FOOTAGE:**

- A 58.6' X 42' = 2,461 SF.
- B 14.6' X 14.25' = 208 SF.
- C 9.8' X 2' = 20 SF.
- D 14.5' X 4.8' = 70 SF.
- E 7' X 3.8' = 27 SF.
- F 14.5' X 6.8' = 99 SF.

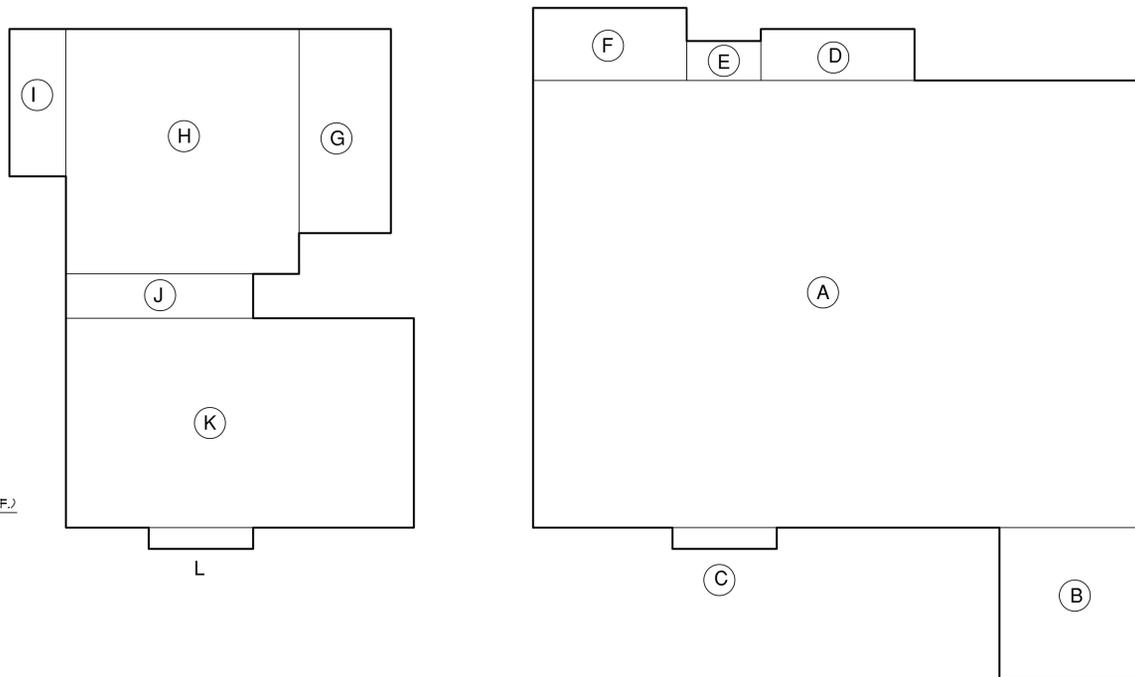
FIRST FLOOR : 2,885 SQ. FT.

- G 8.6' X 19.2' = 166 SF.
- H 22' X 23' = 507 SF.
- I 5.3' X 13.8' = 74 SF.
- J 17.6' X 4.2' = 75 SF.
- K 32.8' X 19.6' = 643 SF.
- L 9.8' X 2' = 20 SF.

SECOND FLOOR : 1,485 SF.

TOTAL PROPOSED FLOOR AREA = 4,370 SF.

ALLOWED FAR 45% = 4,718 SF. (+ 500 SF. ADU = 4,870 SF.)



**FLOOR AREA CALCULATIONS**

1/8"=1'-0"

**BUILDING COLORS**  
**FLOOR AREA CALCULATIONS**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: NOTED  
 DRAWN: CB  
 JOB NO: -

A2  
**A4.2**

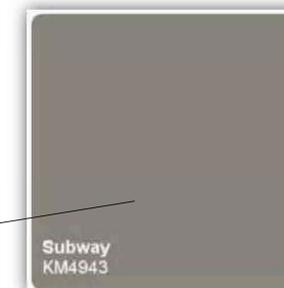
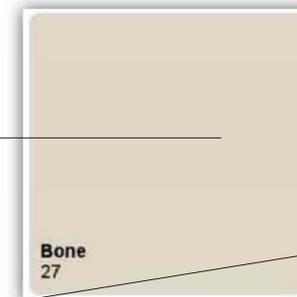
OF SHEETS

**MATERIAL BOARD**

Building Colors by Kelly Moore

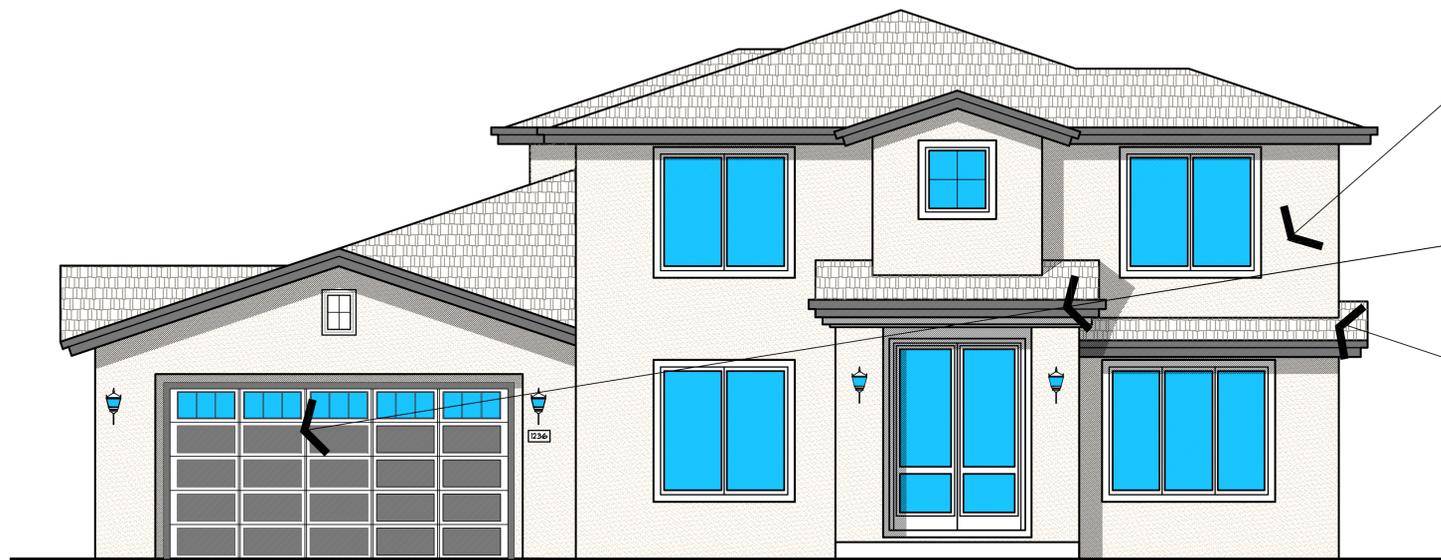
Main Body Color:  
 KM27 Bone

Trim Color & Garage Door Color:  
 KM4943 Subway



Flat Tiles Roof by: Eagle Roofing

199 Charcoal range Golden eagle profil

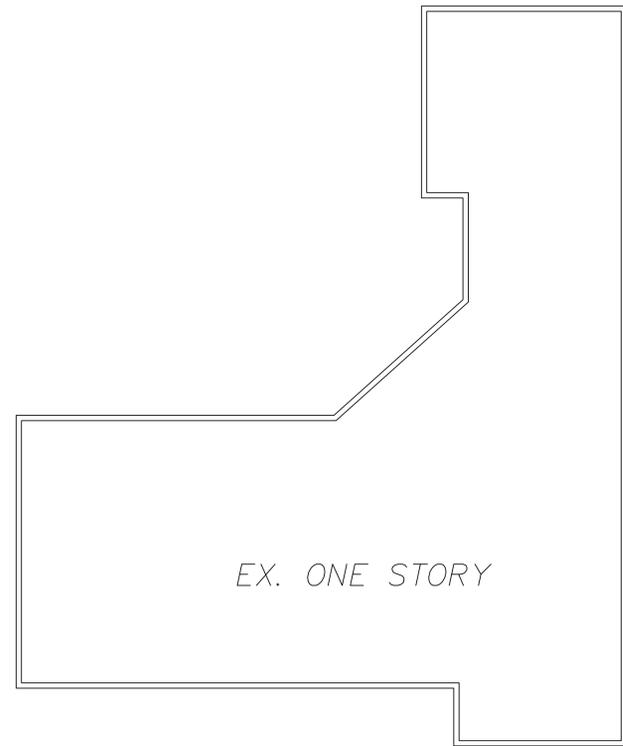


**FRONT ELEVATION**

**BUILDING ELEVATION COLORS**

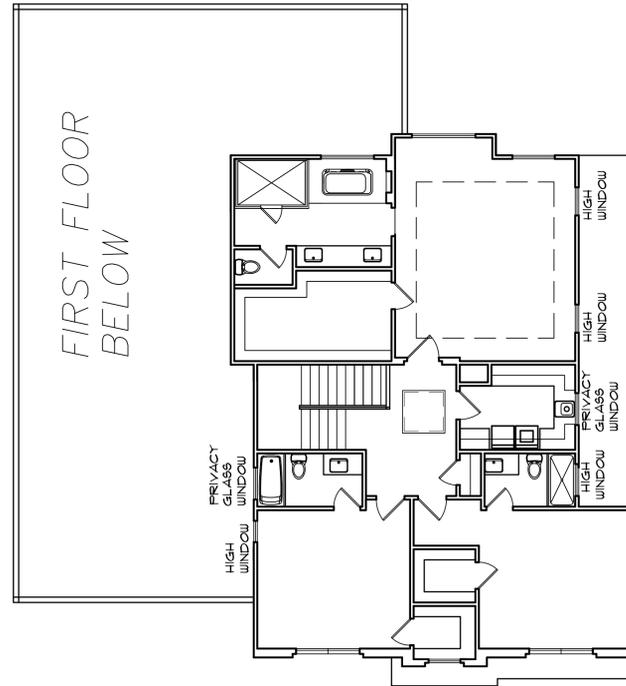
1/4"=1'-0"

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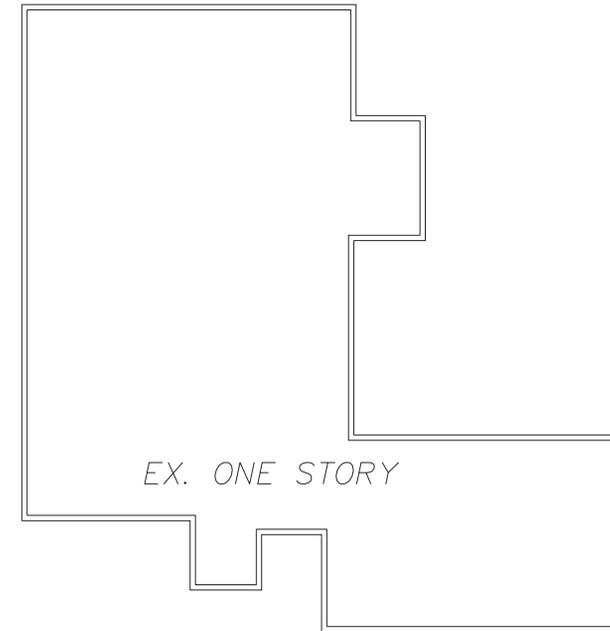
854 SWEETBRIAR

EX. ONE STORY



686 SWEETBRIAR

FIRST FLOOR  
BELOW

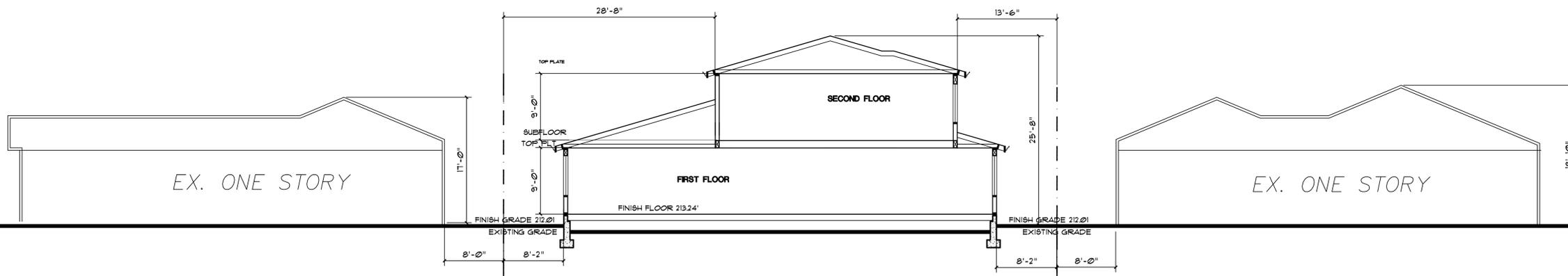


880 SWEETBRIAR

EX. ONE STORY

PRIVACY PLAN

1/8"=1'-0"



854 SWEETBRIAR

686 SWEETBRIAR

880 SWEETBRIAR

Proposed TWO STORY

SITE SECTION

1/8"=1'-0"

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PRIVACY PLAN  
SITE SECTION

NGO RESIDENCE  
868 SWEETBRIAR  
CAMPBELL, CA

DATE: 11-23-2021  
SCALE: 1/8"=1'-0"  
DRAWN: CB  
JOB NO: -

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**A4.3**

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