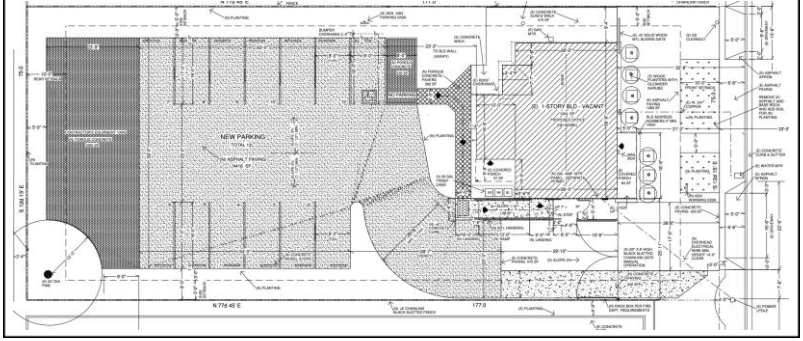
Location of Proposed Project



City of Campbell
70 North First Street
Campbell, CA 95008 –1423

Project Image



Courtesy Notice

Dear Campbell Resident, **May 6, 2026**

The City of Campbell Planning Division has received an application for a proposed project near you.

To learn more, scan the QR code below to view the project plans or contact the Project Planner listed. You will receive another notice before the City makes a decision on the project.

PROJECT INFO

Project Address: 1063 Dell Avenue
Zoning | Area Plan: LI | N/A
Neighborhood Association(s): N/A
Council District: 1
File No.: PLN-2026-58
APN: 424-39-006
Applicant: Jim Morelan
Property Owner: Kevin Ditto
Application Type: Conditional Use Permit

PROJECT DESCRIPTION

To allow the establishment of a contractor's equipment yard for a landscape contractor (Flora Terra Landscape Maintenance), including continued use of a converted residential structure previously used for a cat and dog daycare facility, with related site, parking, and landscaping improvements.

CONTACT

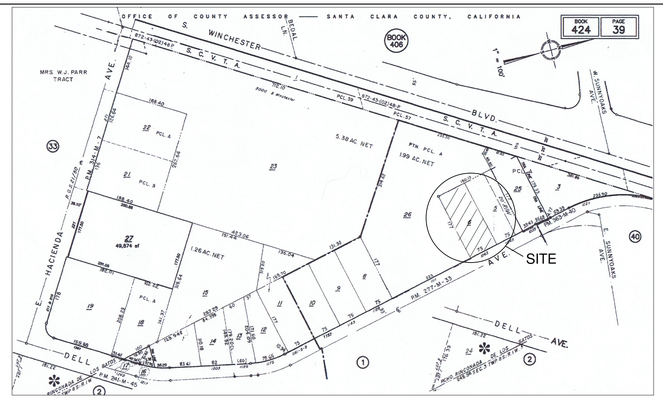
Project Planner: Daniel Fama, Senior Planner
danielf@campbellca.gov
(408) 866-2193

No decision is being made at this time. This notice is provided as a courtesy only. Before a decision is reached, you will receive a formal notice with another opportunity to submit public comments. For project status, contact the Project Planner.

City of Campbell , Planning Division
planning@campbellca.gov | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.

**Asistencia en Español (408) 866-2140 pida traduccion en Español



APN 424-38-006 PM 277-M-33

ASSESSOR'S PARCEL MAP

N

PROJECT DATA

APPLICANT:	CITY II ENTERPRISES DBA: FLORA TERRA LANDSCAPE MAINTENANCE 1702 MERIDIAN AVENUE STE L SAN JOSE, CA 95125 EUGENE EBERTOWSKI JR. 0: 408-275-1200 gebertowski@floraterra.com CLB 543720 C-27 EXP.08/03/27
OWNER:	KELLY DITTO 1618 E. LAKE DRIVE FORT LAUDERDALE, FL 33316

ASSESSOR'S PARCEL NO.	424-39-006
PARCEL MAP -RECORD OF SURVEY:	PM 277-M-33
ZONING:	LI LIGHT INDUSTRIAL
ZONING OVERLAYS:	NONE
HOUSING OPPORTUNITY SITE:	NO
HISTORIC PROPERTY:	NO
FORM BASED ZONE:	
OPEN SUB-ZONE:	NO
GROUND FLOOR REQ:	NO
WALKABLE OVERLAY	NO
FEMA FLOOD ZONE:	X / 0239
PREVIOUS USE:	DOG BOARDING FACILITY
PROPOSED USE - OCCUPANCY	B - OFFICE
	CONTRACTOR'S EQUIPMENT YARD
BUILDING SETBACKS:	
FRONT:	10'
REAR:	10'
SIDE INTERIOR:	5'
FLOOR AREA RATIO (FAR)	0.09
TYPE CONSTRUCTION	V-B (NO CHANGE)
BUILT	1951
NO. STORIES:	0.09
FIRE SPRINKLERS:	NO
EXISTING USE - OCCUPANCY	VACANT
LOT AREA	13,274 SF
BUILDING AREA - EXISITNG:	1,224 SF (NO CHANGE)
PARKING REQUIRED:	
1 / 225 SF OFFICE	1224 / 225 = 6
PARKING PROPOSED	
STANDARD: SPACE:	12
ADA SPACE(VAN)	1
	13 > 6 OK

LOT IMPERVIOUS COVERAGE

ITEM:	EXISTING:	PROPOSED:	TOTAL:	
1. PUBLIC CONC DRIVEWAY:	98 SF	-0-	98 SF	
2. PUBLIC CONC SIDEWALK	-0-	-0-	-0-	
3. CONC WALKS / PAVING	928 SF	340 SF	1,268 SF	
4. ASPHALT PAVING	1,200 SF	4,416 SF	5,616 SF	
5. BUILDING:	1,224 SF	-0-	1,224 SF	
6. COVERED PORCHES:	141 SF	-0-	141 SF	*
7..ACCESSORY STRUCT	-0-	-0-	-0-	
8. ADA RAMP & LANDING	-0-	138 SF	138 SF	
TOTAL:	3,591 SF	4,894 SF **	8,485 SF	

* DEDUCTED 242 SF MTL COVERED ROOF TO BE REMOVED

** DOES NOT INCLUDE PERVIOUS CONCRETE. PAVERS OR PERVIOUS CONCRETE PAVING

***

NEW IMPERVIOUS COVERAGE DOES NOT EXCEED 5,000 SF (OK)

LANDSCAPING COVERAGE

REQUIRED 8% OF LOT AREA: .08 X 13,275 SF = 1,062 SF

EXISTING & PROPOSED COVERAGE:

1. EXISTING IMPERVIOUS COVERAGE:	3,591 SF
2. PROPOSED IMPERVIOUS COVERAGE:	4,894 SF
3. PROPOSED PERVIOUS CONCRETE: PAVING:	1,265 SF
4. PROPOSED PERVIOUS CONC: ADA UNLOADING:	135 SF
5. PROPOSED PERVIOUS CONCRETE PAVERS:	260 SF
TOTAL:	10,145 SF

LANDSCAPE AREA PROPOSED:

1. SITE AREA	13,275 SF
2. LOT COVERAGE:	-10,145 SF
TOTAL:	3,130 SF

3,130 SF / 13,275 SF = 23.5 % > 8% (OK)



1063 DELL AVENUE
CAMPBELL, CA 95008

N

VICINITY MAP

SCOPE OF WORK

CONDITIONAL USE PERMIT APPLICATION FOR:

USE & BUILDING / SITE:
CHANGE OF USE FROM EXISTING DOG KENNEL TO CONTRACTOR'S EQUIPMENT YARD, INCLUDING USE OF EXISTING BUILDING (NO CHANGES) FOR OFFICE, SITE IMPROVEMENTS TO INCLUDE NEW PAVED PARKING LOT, PERIMETER FENCING AND LANDSCAPING

GRADING:
NO GRADING REQUIRED EXCEPT FOR NEW PAVED PARKING LOT. NEW IMPERVIOUSI COVERAGE COVERAGE TO BE LIMITED TO 5,000 SF MAXIMUM.

UTILITIES:
NO CHANGE TO EXISTING ELECTRICAL, GAS, WATER OR SANITARY SEWER REQUIRED.

EASEMENTS:
NO EASEMENT ARE LOCATED ON THE PROPERTY.

PROJECT DIRECTORY

ARCHITECT
MORELAN ASSOCIATES, INC.
1101 S. WINCHESTER BLVD STE. G-181
SAN JOSE, CA 95128
CONTACT: JIM MORELAN, AIA
CELL: 408-464-4436
jim@morelan.net

OWNER
KELLY DITTO
1618 E. LAKE DRIVE
FORT LAUDERDALE, FL 33316
TEL: 954-224-6565
kelleyditto@gmail.com

JURISDICTION
CITY OF CAMPBELL
BUILDING DIVISION
70 NORTH FIRST STREET
CAMPBELL, CA 95008
TEL: 408-866-2120

APPLICANT - BUILDER
EUGENE EBERTOWSKI JR.
9600 RUTH LANE
MORGAN HILL, CA 95037
TEL: 408-313-9695
gebertowski@floraterra.com

DRAWING INDEX

A0.0 COVER SHEET
A0.1 SITE PHOTOGRAPHS
A0.2 ACCESSIBILITY DETAILS
A1.0 EXISTING SITE PLAN
A1.1 PROPOSED SITE PLAN
A2.0 EXISTING FLOOR PLAN
A2.1 PROPOSED FLOOR PLAN
A3.0 EXISTING EXTERIOR ELEVATIONS
A3.1 PROPOSED EXTERIOR ELEVATIONS

JURISDICTION APPROVALS

REVISIONS	DATE

The plans, ideas, arrangements and designs indicated or represented by these drawings are owned by, and are the property of the Architect and were developed solely for use on this project and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from JIM D. MORELAN, A.I.A. ARCHITECT

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ARCHITECTURE CONSTRUCTION
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jim@morelan.net

LICENSED ARCHITECT
JIM D. MORELAN
No. C-5471
Ren 12/31/27
STATE OF CALIFORNIA

COVER SHEET

CONDITIONAL USE PERMIT APPLICATION FOR
FLORA TERRA LANDSCAPE MAINTENANCE
1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A0.0

FIRE DEPARTMENT
SANTA CLARA COUNTY
14700 Winchester Blvd., Los Gatos, CA. 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org

Internationally Accredited Agency

STANDARD DETAILS & SPECIFICATIONS	Spec No A-1
	Rev. Date 06/01/09
SUBJECT: Fire Department Apparatus Access	Eff. Date 01/23/97
	Approved By
	Page 1 of 5

SCOPE

Applicable to Fire Department apparatus access roadways serving commercial buildings and three or more single-family dwellings. Note that the specifications contained in this Standard apply only to properties located within the service area of the Santa Clara County Fire Department.

DEFINITIONS

Roadway: A vehicular access roadway greater than or equal to 20 feet in width.

Driveway: A vehicular access roadway less than 20 feet in width and serving no more than two, single-family dwellings.

Temporary Access Roadway: A temporary vehicular access road or driveway that is provided until such time that the permanent road or driveway is installed.

REQUIREMENTS

ROAD DESIGN

1. **Minimum clear width:** The minimum clear width of fire department access roads shall be 20 feet. Modifications to the design or width of a fire access road, or additional access road(s) may be required when the fire code official determines that access to the site or a portion thereof may become compromised due to emergency operations or nearby natural or manmade hazards (flood prone areas, railway crossings, bridge failures, hazardous material-related incidents, etc.)

   The width of secondary access roads may be reduced to less than 20 feet provided turnouts are installed adjacent to the roadway every 500 feet with a minimum dimension of 10 feet wide and 40 feet long or as otherwise determined by the fire code official.

2. **Access and loading:** Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road (including bridges and culverts) with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34050 kg) or as otherwise determined by the fire code official.

PAGE 1

3. **Minimum clear height:** Vertical clearance over required vehicular access roads and driveways shall be 13'6".

4. **Grade:** Maximum grade shall not exceed 15% (6.75 degrees).

5. **Turn Radius (circulating):** The minimum outside turning radius is 42 feet for required access roadways. Greater radius up to 60 feet may be required where the Fire Department determines that Ladder Truck access is required. Circulating refers to travel along a roadway without dead ends.

6. **Turning Radius (Cul-de-sacs):** The minimum outside turning radius is 36 feet. Use of cul-de-sacs is not acceptable where it is determined by the Fire Department that Ladder Truck access is required, unless greater turning radius is provided.

7. **Turnarounds:** Turnarounds are required for all dead end roadways with a length in excess of 150 feet. The turnaround details shown in this document are intended to provide a general design concept only. Modifications or variations of these designs may be approved by the Fire Department on a case-by-case basis. All turnaround designs submitted for Fire Department review shall meet all previously stated requirements. These details are applicable when a 36-foot minimum turning radius for dead ends is specified. These details are not applicable where turning radius greater than 36 feet is specified or when a circulating radius is specified.

8. **Dead ends:** Dead-end fire apparatus access roads in excess of 150 feet (45720 mm) shall be provided with width and turnaround provisions as determined by the fire code official.

9. **Parking:** When parking is permitted on streets, in both residential/commercial applications, it shall conform to the following:
   - parking is permitted both sides of the street with street widths of 36 feet or more
   - parking is permitted on one side of the street with street widths of 28 – 35 feet
   - no parking is permitted when street widths are less than 28 feet

   NOTE: Rolled curbs can be part of the curb/sidewalk and used to increase the roadway width with approval from the fire code official. Additional requirements may apply for buildings 30 feet in height or greater. See requirements under **AERIAL FIRE APPARTUS ACCESS ROADS.**

10. **Access to a hydrant:** Fire hydrants located on a public or private street, or on-site, shall have an unobstructed clearance of not less than 30 feet (15 feet either side of hydrant), in accordance with California vehicle code 22514. Marking shall be per California vehicle code 22500.1

11. **Traffic calming:** Traffic calming devices and the design thereof shall be approved by the fire code official prior to installation.

PAGE 2

12. **Alternate paving material:** Alternative paving materials such as 'Grass Crete', turf block or similar type material may be used for emergency vehicle access (EVA) under certain conditions. The submittal shall include the design criteria based upon the imposed load of fire apparatus as identified in item 2, Access and Loading. The EVA shall:
    - Be marked. The lane at the curb delineated with lights, bollards, paint, contrasting material, etc.
    - Be structurally sound to preclude movement or disbanding with soil movement.
    - Be field tested by the contractor in the presence of the fire code official Testing may include driving the EVA by a weight verified vehicle. Prior to final approval, the engineer of record (civil or soils engineer) shall certify the installation.

FIRE APPARATUS ROADWAY SIGNS

Where required by the Fire Code Official, fire apparatus access roads shall be designated and marked as a fire lane as set forth in Section 22500.1 of the California Vehicle Code. The designation shall be indicated (1) by a sign posted immediately adjacent to, and visible from, the designated place clearly stating in letters not less than one inch in height that the place is a fire lane, (2) by outlining or painting the place in red and, in contrasting color, marking the place with the words "FIRE LANE", which are clearly visible from a vehicle, or (3) by a red curb or red paint on the edge of the roadway upon which is clearly marked the words "FIRE LANE'.

NUMBER OF ACCESS ROADS REQUIRED

Commercial and Industrial Developments

1. **Buildings exceeding three stories or 30 feet in height.** Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have a least two means of fire apparatus access for each structure.

2. **Buildings exceeding 62,000 square feet in area.** Buildings or facilities having a gross building area of more than 62,000 square feet (5760 mm) shall be provided with two separate and approved fire apparatus access roads.

   Exception: Projects having a gross building area of up to 124,000 square feet (11520 mm) that have a single approved fire apparatus access road when all buildings are equipped throughout with approved automatic sprinkler systems.

Multi-Family Residential Developments (R-1 & R-2 occupancies)

1. Multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

PAGE 3

One-or-Two Family Residential Developments

1. Developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads and shall meet the requirements listed under; separation of access roads.

   Exception: When approved by the fire code official, where there are more than 30 dwellings units on a single public or private fire apparatus road and all dwellings units are equipped throughout with an approved automatic sprinkler system in accordance with California Fire Code Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

REQUIREMENTS FOR SECONDARY ACCESS ROADS

1. **Separation of access roads.** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses (from centerline to centerline).

2. **Connection to other roads:** Where a secondary access roadway connects to a public or private street there shall be either; no curb, a rolled curb or a driveway cut as approved by the fire code official.

3. **Easements:** Only lands owned or in control of the property owner, held in common with adjacent properties or publicly owned may be used for secondary access. Secondary access roadways shall not be located in easements through private property unless specifically approved by the fire code official. When easements are required for secondary access roadways, they shall be recorded as Emergency Vehicle Ingress Egress Easements (E.V.I.E.E) granted to the Fire Department.

4. **Marking and Identification:** When necessary, signs or other approved notices shall be posted at secondary access roadways to prevent obstruction by parked vehicles. Such signs or notices shall be in accordance with Fire Department Standards.

5. **Maintenance:** Secondary access roadways shall be maintained at all times by the property owner. The roadway surface gates/locks and vertical and horizontal clearances shall be maintained in serviceable condition. Maintenance of secondary access roadways on commonly held lands shall be clearly stated in the Covenant, Conditions, and Restrictions (CC&R) or Landscape Maintenance

PAGE 4

agreements of the development project. The CC&Rs shall mandate that the owners association shall retain professional management to oversee maintenance responsibilities.

AERIAL FIRE APPARATUS ACCESS ROADS

1. **Where required:** Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway.

2. **Width:** Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height.

3. **Proximity to building:** At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572) and a maximum of 30 feet (9144mm) from the building, and shall be positioned parallel to one entire side of the building, as approved by the fire code official.

TEMPORARY ACCESS ROADS

1. When approved by the Chief, a temporary access road may be installed for fire department access to buildings under construction until such time that the permanent road or driveway is in place. A written request along with detailed plans for the temporary access road shall be submitted to the fire department for review and approval prior to installation. The plan submittal shall also include timelines for use of the temporary roadway and acknowledgment that the integrity of the roadway will be maintained at all times.
2. The width and turn radius dimensions of a temporary access road shall be the same as for the required permanent roadway. As a minimum, the roadway shall consist of a compacted sub base and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95%. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary.
3. Engineering certification of the temporary roadway construction shall be documented and submitted to the Fire Department prior to or at the time of the acceptance inspection of the roadway.

Standard Details & Specifications A-1/DM: dh/12.02.09

PAGE 5

FIRE DEPARTMENT REQUIREMENTS

(SEE CALIFORNIA 2025 FIRE CODE FOR FULL REQUIREMENTS)

A. BUILDINGS & FACILITIES

503.1`.1: APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY / BUILDING OR PORTIONS OF A BUILDING, CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH REQUIREMENT OF THIS SECTION AND SHALL EXTEND 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE ETERIOR WALLS OF THE FIRST STORY OF THE BUILDINGS, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING.

B. ADDRESS IDENTIFICATION

505.1: NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH ADDRESS IDENTIFICATION AND SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICAITNS CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMBERS SHALL BE ARABIC OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARCTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH MINIMUM STROKE WIDTH OF 1/2".

DRAWING LEGEND

- EXISTING WALL
- EXISTING WALL TO BE REMOVED
- (N) WALL
- SLIDING DOOR
- POCKET DOOR
- SWINGING DOOR 3080 = 36" W X 96" HIGH
- WINDOW — SL = SLIDING, DH = DOUBLE-HUNG, C = CASEMENT, F = FIXED
- (SD) SMOKE DETECTOR ALARM
- (CO) CARBON MONIXIDE DETECTOR ALARM
- ENTRANCE
- 2 / A9 — VIEW DIRECTION, SECTION NUMBER, SHEET WHERE OCCURS
- 1 / A9 — DETAIL NUMBER, SHEET WHERE OCCURS
- ALIGN
- NORTH ARROW
- 1 GENERAL NOTE
- [1] DRAWING KEY NOTE
- (E) EXISTING ITEM
- (N) NEW ITEM
- (R) REMODELED ITEM



① VIEW FRONT FROM DELL AVENUE



② VIEW LEFT SIDE

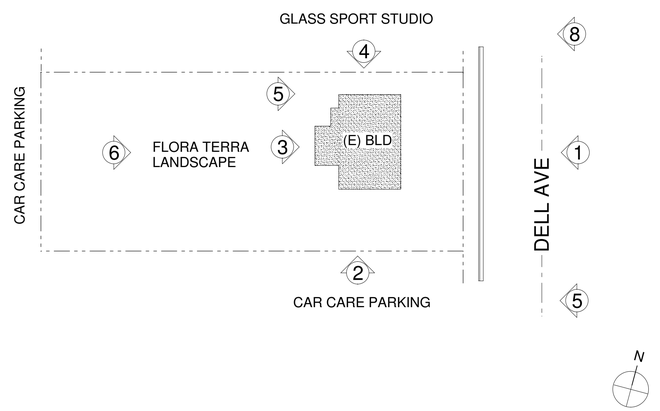


PHOTO KEY MAP



② VIEW REAR



③ VIEW RIGHT SIDE



⑤ VIEW DELL AVE. LEFT ADJACENT PROPERTY CARE CALRE PARKING ENTRANCE



⑥ VIEW REAR EXISTING CARPORT



⑦ VIEW REAR YARD



⑧ VIEW DELL AVE.RIGHT T ADJACENT PROPERTY GLASS SPORT STUDIO

REVISIONS	DATE

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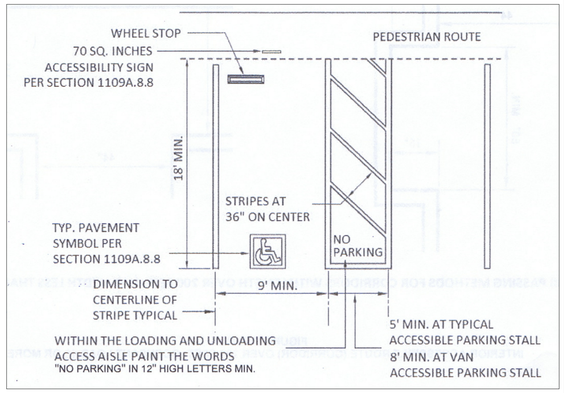
MORELAN ASSOCIATES, INC.
ARCHITECTURE CONSTRUCTION
JIM D. MORELAN, A.I.A. - ARCHITECT. C-5471
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STATE OF CALIFORNIA

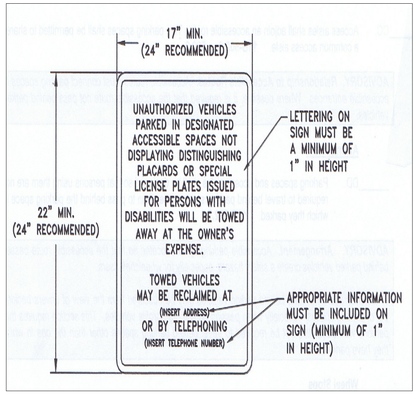
SITE PHOTOGRAPHS

CONDITIONAL USE PERMIT APPLICATION FOR
FLORA TERRA LANDSCAPE MAINTENANCE
1063 DELL AVENUE - CAMPBELL, CA 95008

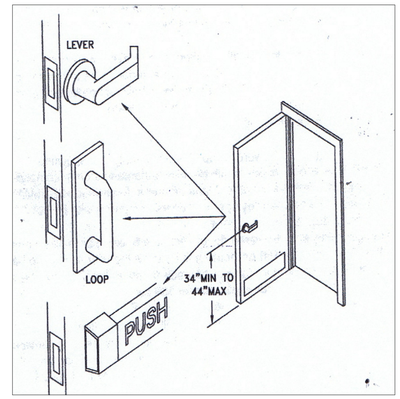
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SCALE	AS NOTED
JOB NO.	2026.01
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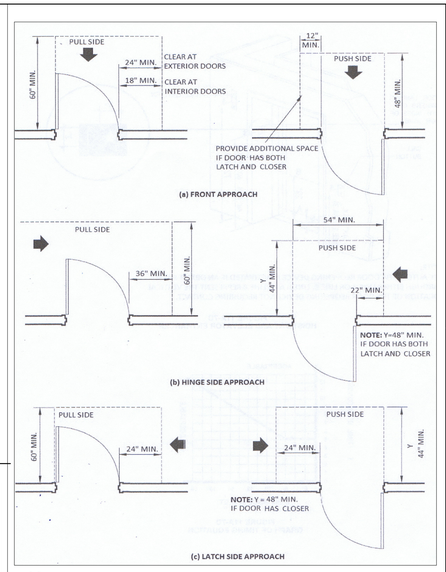
1 ACCESSIBLE PARKING SPACE



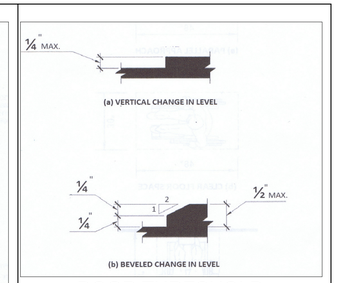
2 PARKING LOT ENTRY WARNING SIGN



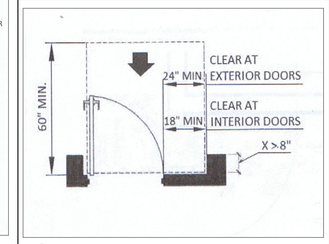
3 DOOR HARWARE



4 DOOR CLEARANCES



5 DOOR THRESHOLD CHANGE IN LEVEL

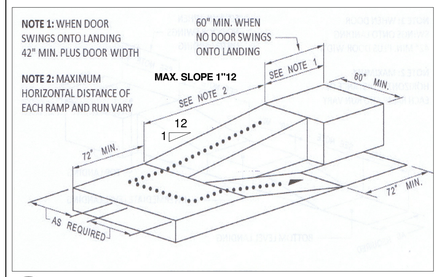


6 DOOR CLEARANCES

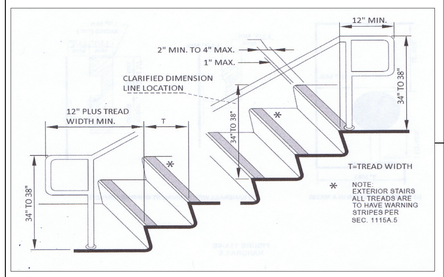
TABLE 11B-208.2
PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

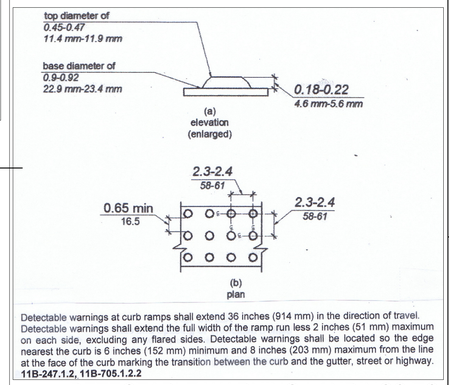
7 REQUIRED ACCESSIBLE PARKING SPACES



8 RAMP & LANDING DIMENSIONS



9 STAIRS & RAILINGS

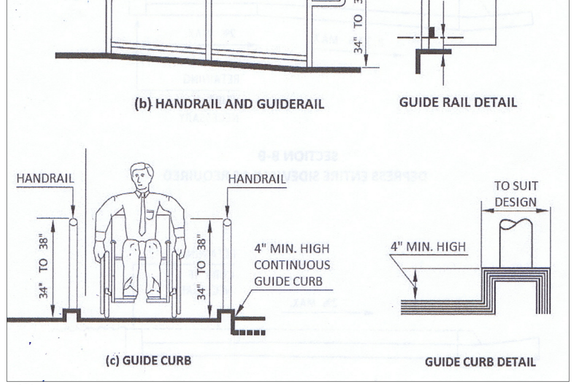


Detectable warnings at curb ramps shall extend 36 inches (914 mm) in the direction of travel. Detectable warnings shall extend the full width of the ramp run less 2 inches (51 mm) maximum on each side, excluding any flared sides. Detectable warnings shall be located so the edge nearest the curb is 6 inches (152 mm) minimum and 8 inches (203 mm) maximum from the line at the face of the curb marking the transition between the curb and the gutter, street or highway. **11B-247.1.2, 11B-705.1.2.2**

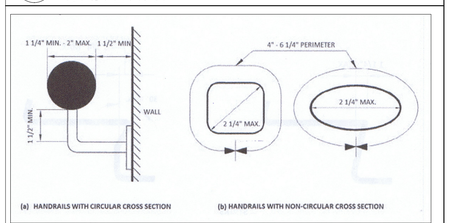
10 DETECTABLE WARNING LANDINGS TO DRIVEWAY



11 ACCESSIBLE DOOR SIGN



12 RAMP HANDRAIL & GUIDE RAIL



13 HANDRAIL SIZING & SHAPES

JURISDICTION APPROVALS

REVISIONS	DATE

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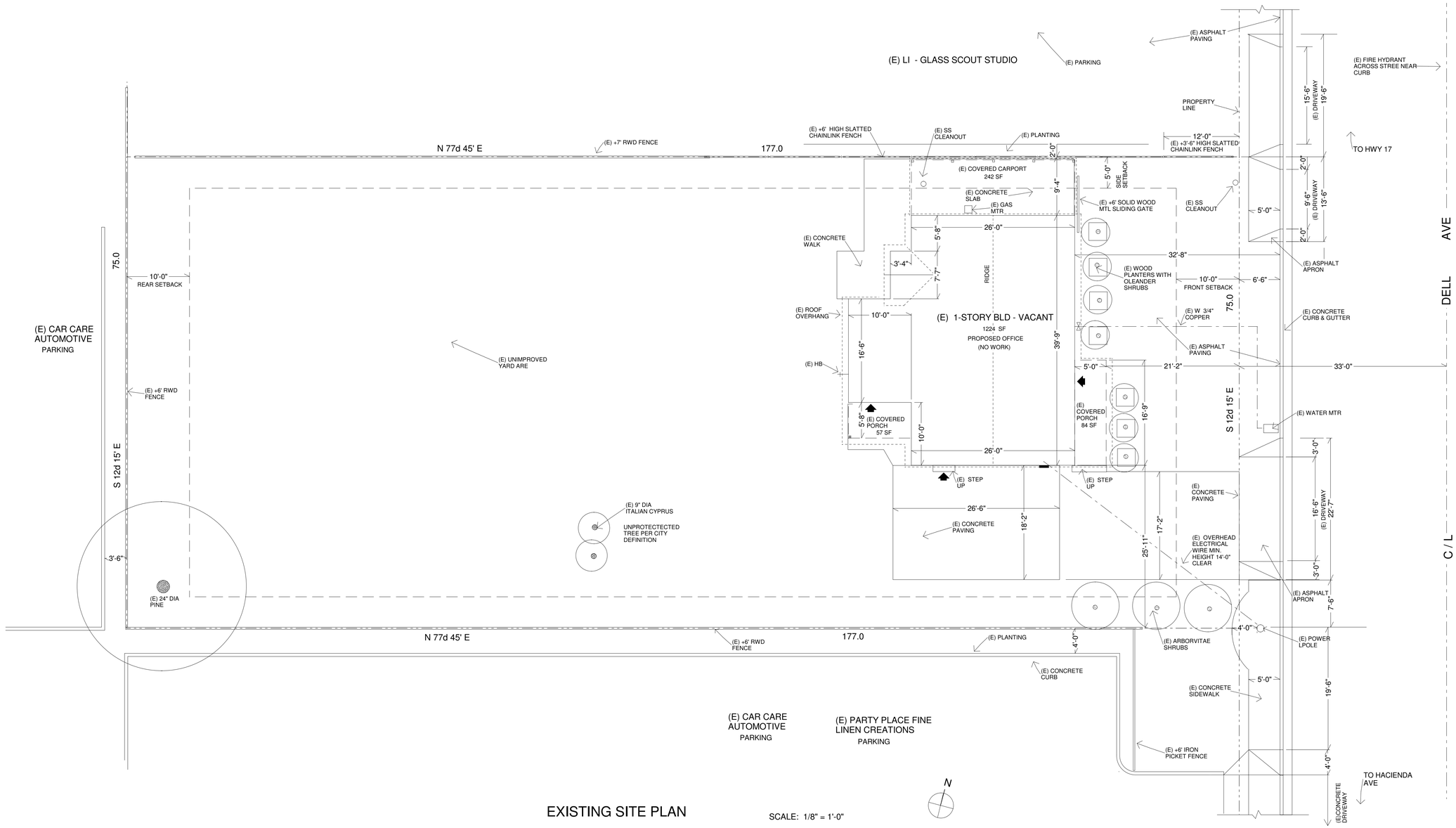
MORELAN ASSOCIATES, INC.
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LICENSED ARCHITECT
JIM D. MORELAN
No. C-5471
Ren 12/31/27
STATE OF CALIFORNIA

ACCESIBILITY DETAILS

CONDITIONAL USE PERMIT APPLICATION FOR
FLORA TERRA LANDSCAPE MAINTENANCE
1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A0.2



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

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LICENSED ARCHITECT JIM D. MORELAN No. C-5471 Ren 12/31/27 STATE OF CALIFORNIA

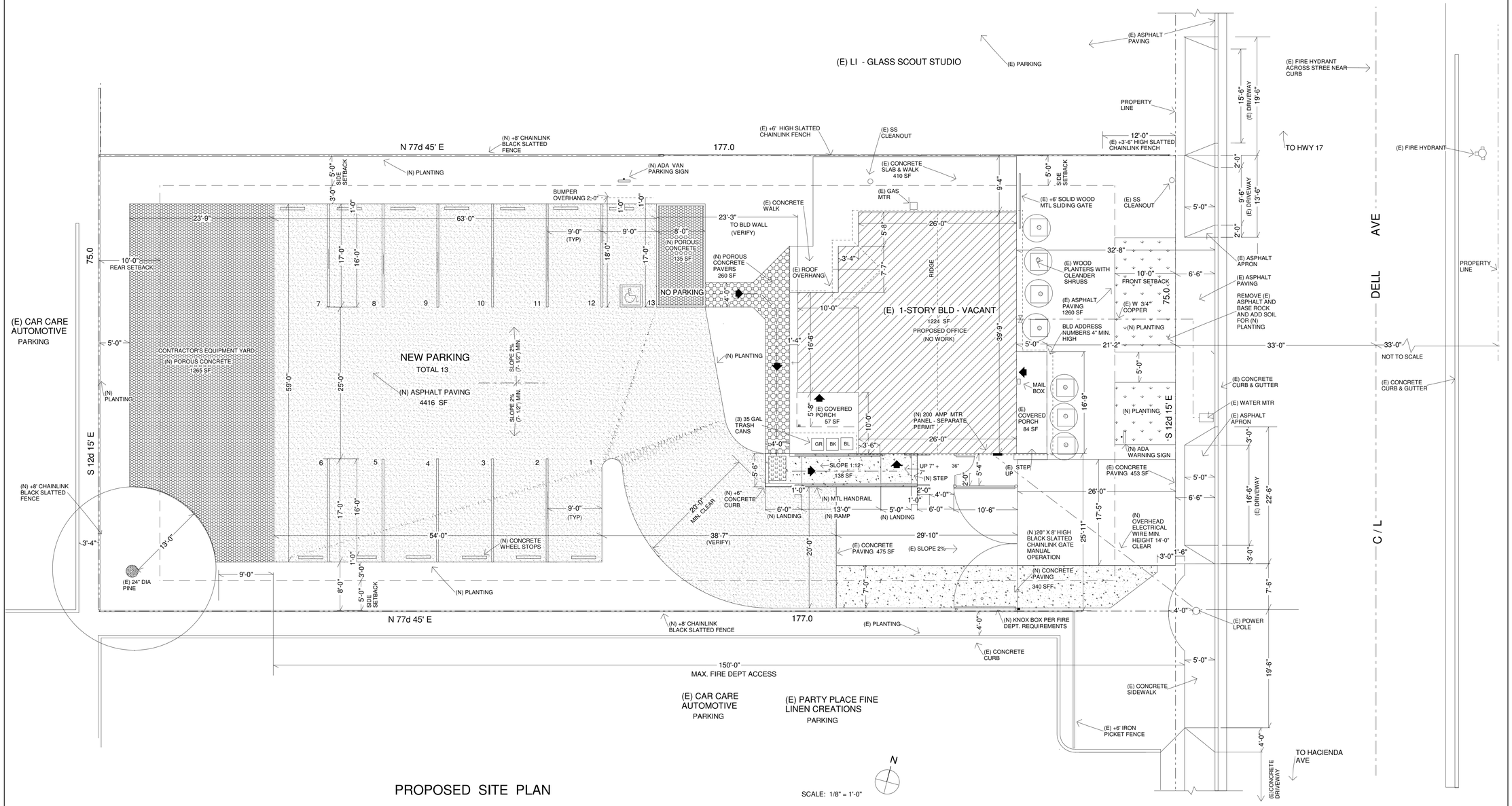
EXISTING SITE PLAN

CONDITIONAL USE PERMIT APPLICATION FOR

FLORA TERRA LANDSCAPE MAINTENANCE

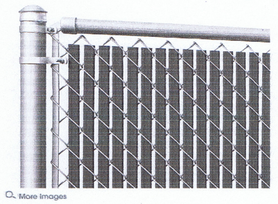
1063 DELL AVENUE - CAMPBELL, CA 95008

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DATE	05/01/2026
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SHEET	A1.0



PROPOSED SITE PLAN

Privacy Fence Slats - Black



Conceal trash bins and equipment.

- Recommended for use at golf courses and schools.
- HDPE tubular slats withstand harsh weather.
- Easy to install. Slats snap into bottom locking channel.
- Compatible with 2" mesh chain link fence.
- 75% privacy factor.

Swing manual operated gates to have locking lasp for pad lock.

Metal posts, rails and assessories to be galvinized zine coated.

More Images

Height Maximum: 8'-0"

SPECIFY COLOR: BLK

MODEL NO.	DESCRIPTION	SLAT SIZE W x H	HORIZONTAL COVERAGE	QTY./ CTN.	PRICE PER CARTON 1	PRICE PER CARTON 3+	COLOR	IN STOCK SHIPS TODAY
Verify #, With Manuf.	Fence Slats	1 1/10 x 91 "/2"	10'	82	VERIFY	VERIFY	☐ Black	1 ADD

1 NEW 8' HIGH BLACK SLATTED CHAINLINK FENCE

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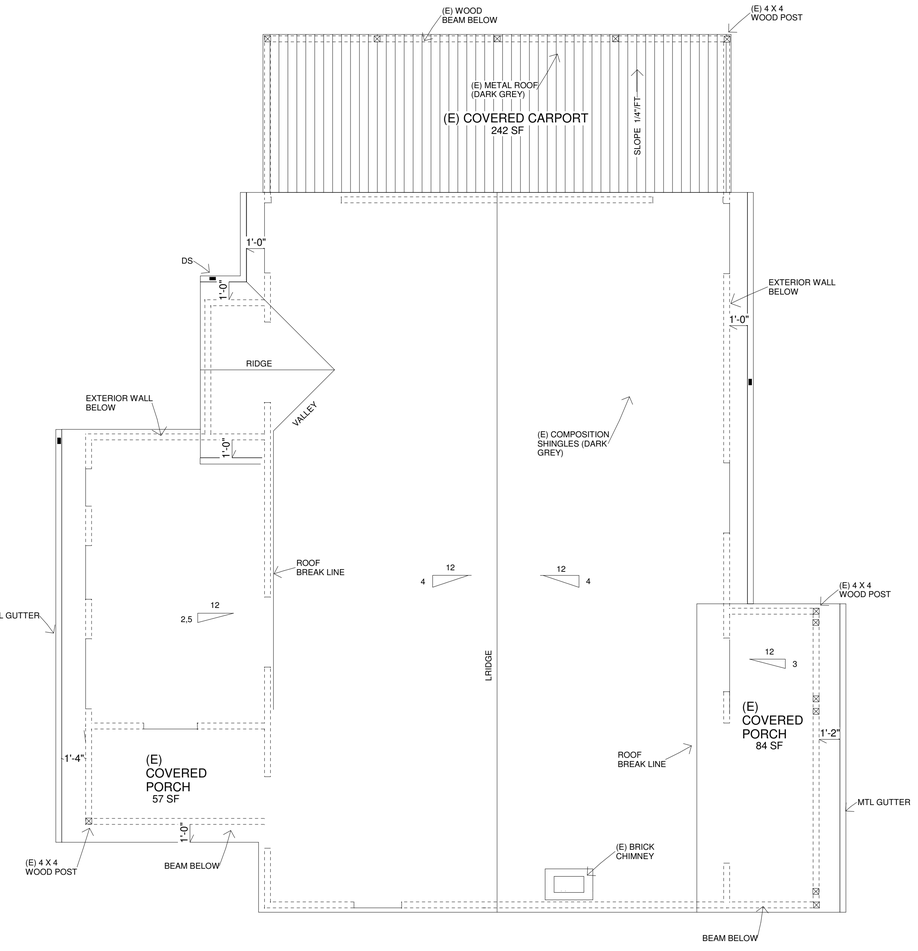
PROPOSED SITE PLAN

CONDITIONAL USE PERMIT APPLICATION FOR

FLORA TERRA LANDSCAPE MAINTENANCE

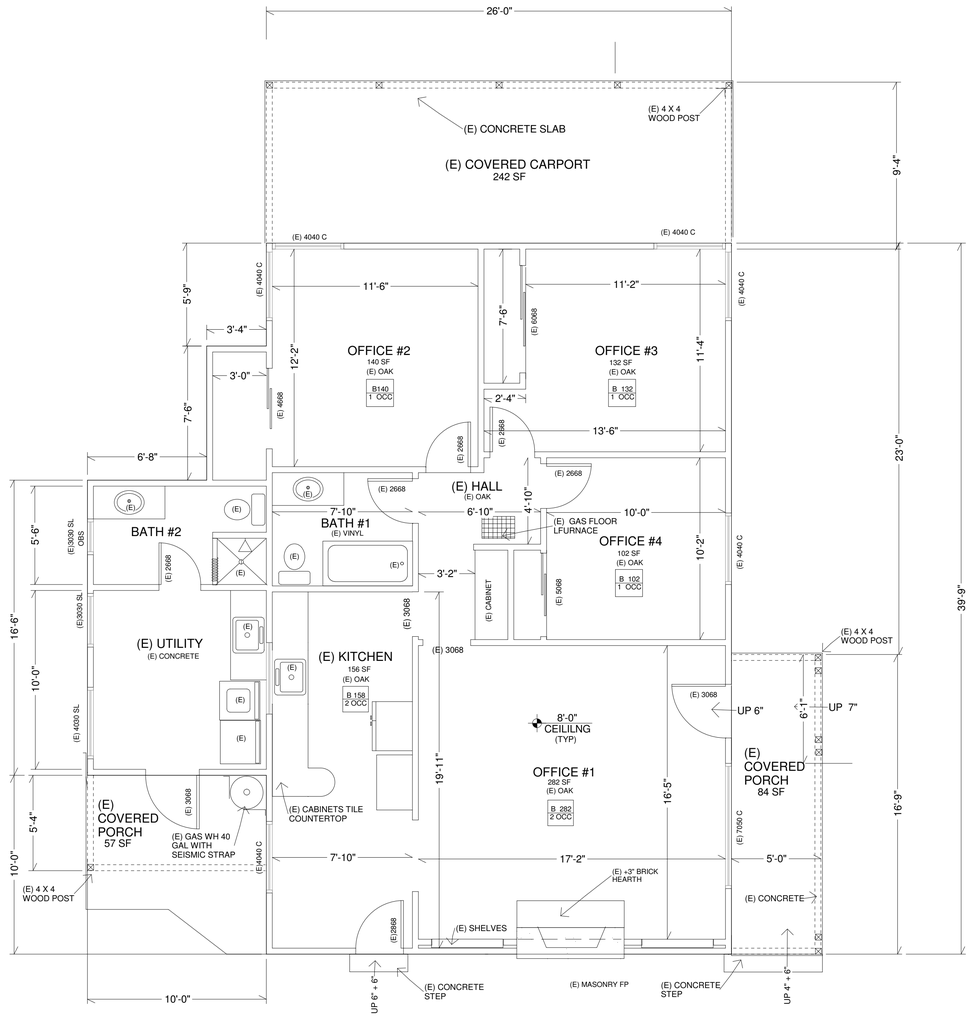
1063 DELL AVENUE - CAMPBELL, CA 95008

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SHEET	A1.1



EXISTING ROOF PLAN

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



1224 SF

EXISTING FLOOR PLAN

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

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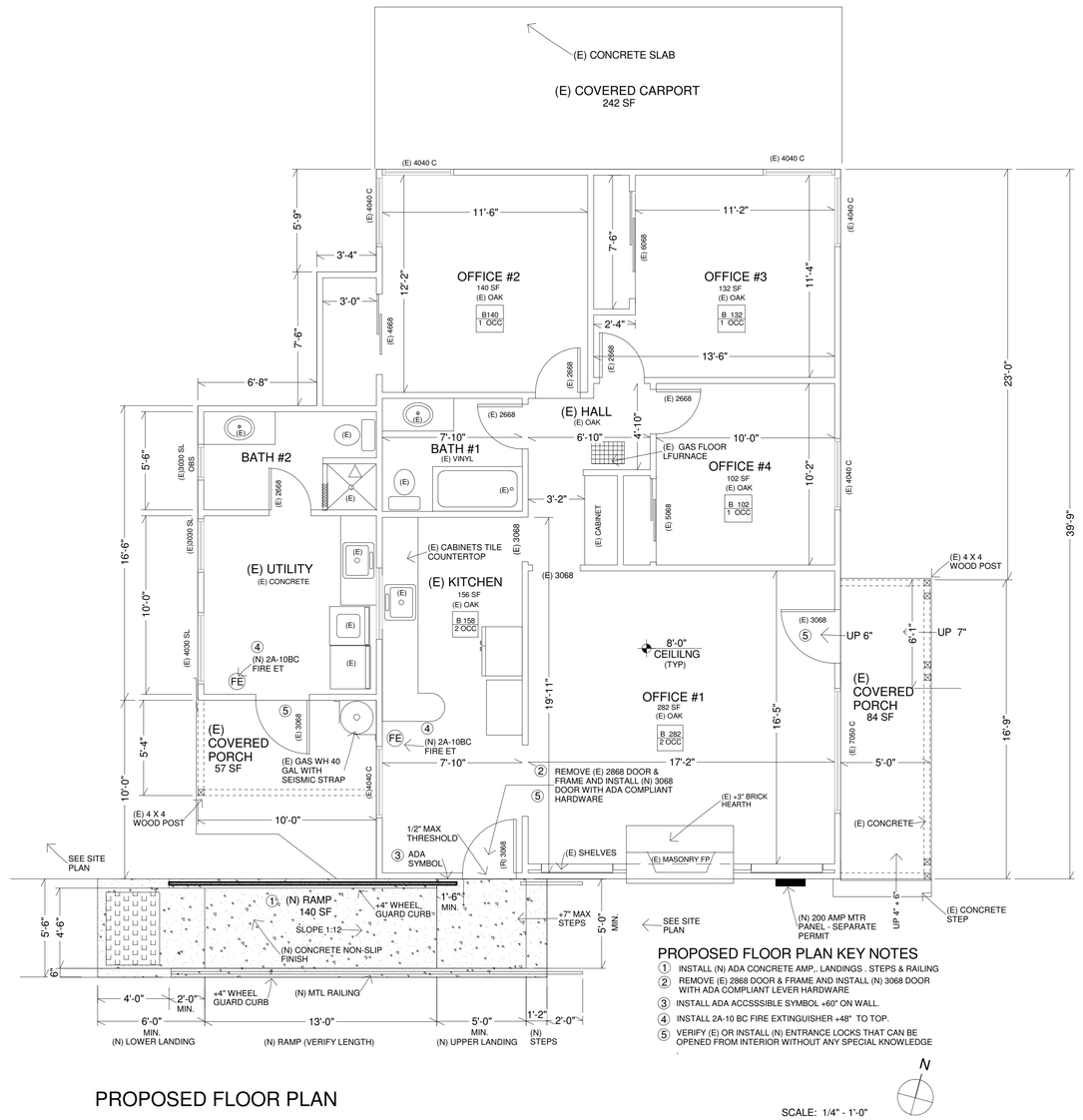
EXISTING FLOOR & ROOF PLANS

CONDITIONAL USE PERMIT APPLICATION FOR

FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
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SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A2.0



PROPOSED FLOOR PLAN

1224 SF

PROPOSED FLOOR PLAN KEY NOTES

1. INSTALL (N) ADA CONCRETE AMP., LANDINGS , STEPS & RAILING
2. REMOVE (E) 2868 DOOR & FRAME AND INSTALL (N) 3068 DOOR WITH ADA COMPLIANT LEVER HARDWARE
3. INSTALL ADA ACCSSSIBLE SYMBOL +60" ON WALL.
4. INSTALL 2A-10 BC FIRE EXTINGUISHER +48" TO TOP.
5. VERIFY (E) OR INSTALL (N) ENTRANCE LOCKS THAT CAN BE OPENED FROM INTERIOR WITHOUT ANY SPECIAL KNOWLEDGE .

N

SCALE: 1/4" - 1'-0"

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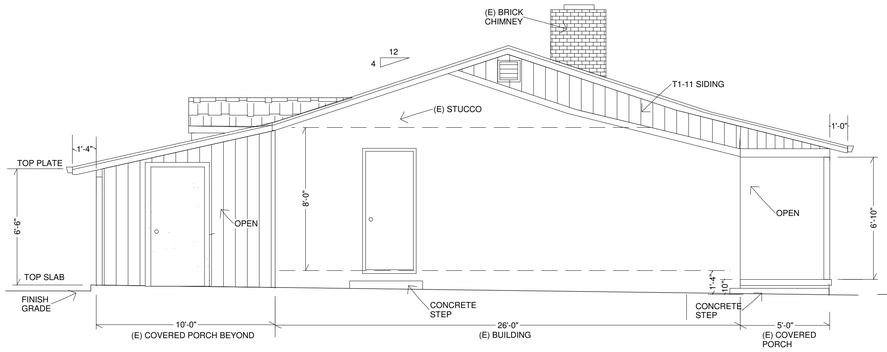
PROPOSED FLOOR PLAN

CONDITIONAL USE PERMIT APPLICATION FOR

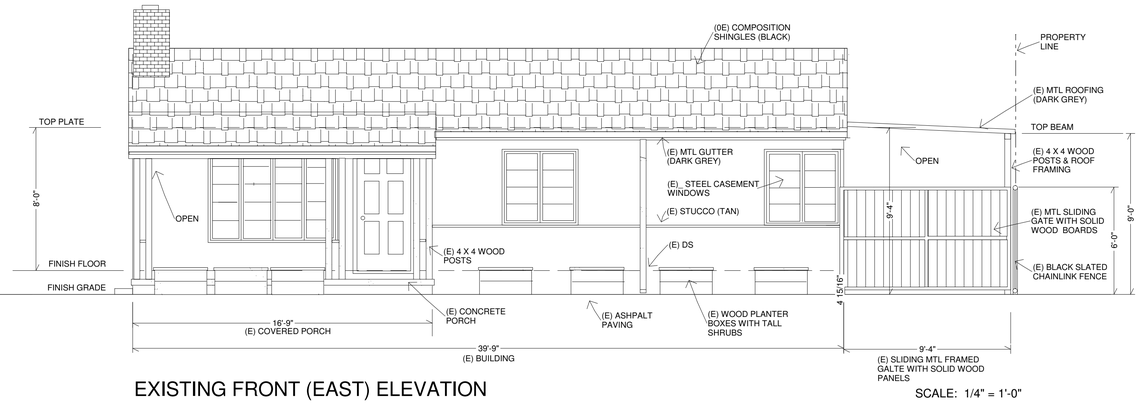
FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
SCALE	AS NOTED
JOB NO.	2026.01
SHEET	A2.1

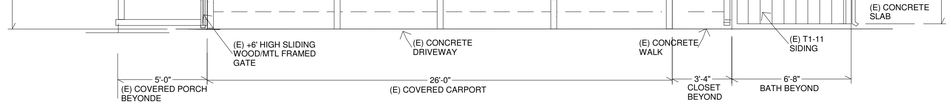


EXISTING LEFT (SOUTH) ELEVATION

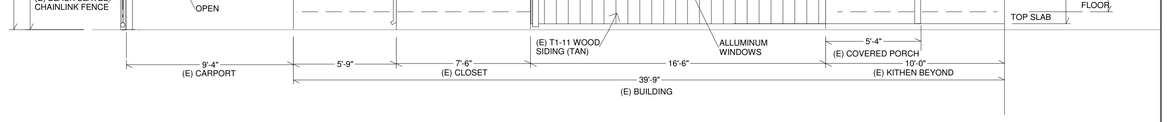


EXISTING FRONT (EAST) ELEVATION

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



EXISTING RIGHT (NORTH) ELEVATION



EXISTING REAR (WEST) ELEVATION

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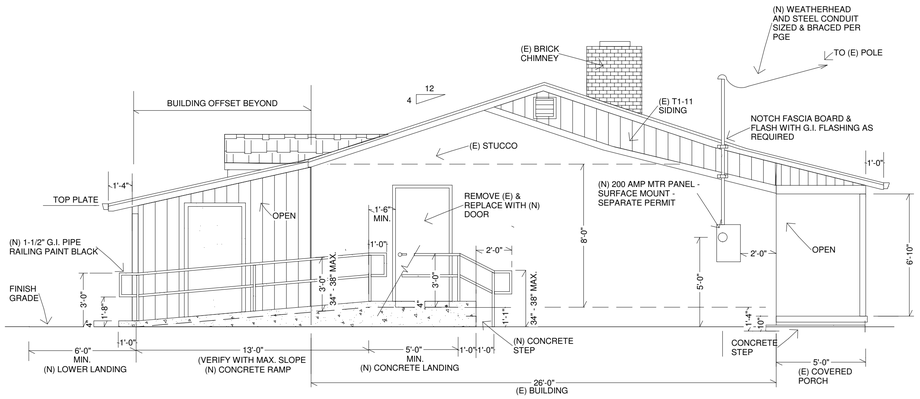
EXISTING EXTERIOR ELEVATIONS

CONDITIONAL USE PERMIT APPLICATION FOR

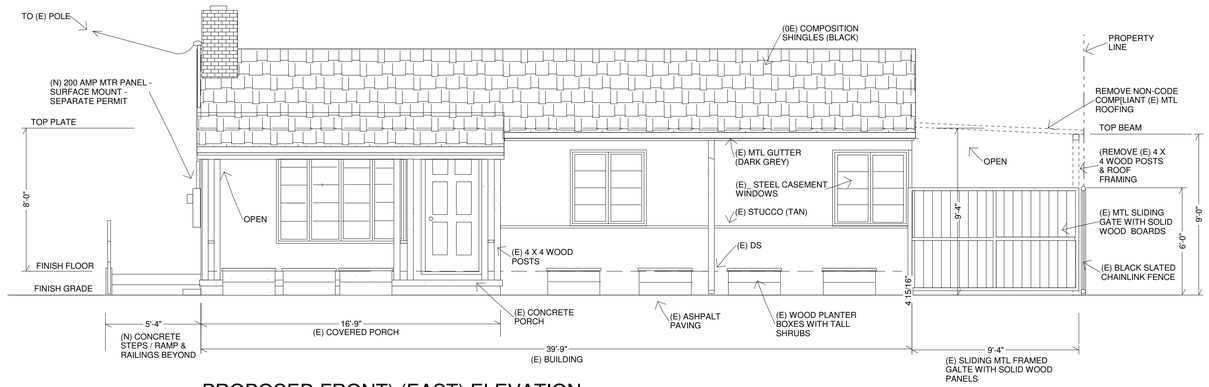
FLORA TERRA LANDSCAPE MAINTENANCE

1063 DELL AVENUE - CAMPBELL, CA 95008

DRAWN	JDM
DATE	05/01/2026
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JOB NO.	2026.01
SHEET	A3.0

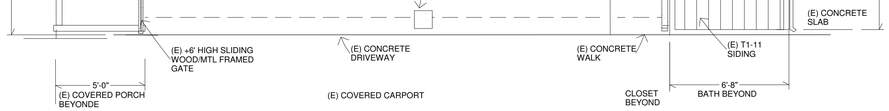


PROPOSED LEFT (SOUTH) ELEVATION

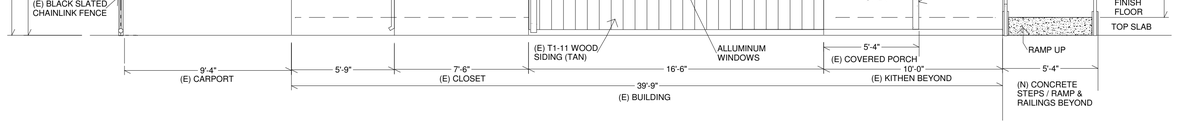


PROPOSED FRONT) (EAST) ELEVATION

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



PROPOSED RIGHT (NORTH) ELEVATION



PROPOSED REAR (WEST) ELEVATION

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LICENSED ARCHITECT JIM D. MORELAN No. C-5471 Ren 12/31/27 STATE OF CALIFORNIA

PROPOSED EXTERIOR ELEVATIONS

CONDITIONAL USE PERMIT APPLICATION FOR

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