Location of Proposed Project



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

Project Image



Notice of Public Hearing

Dear Campbell Resident, **June 10, 2026**

The Historic Preservation Board of the City of Campbell **will hold a Public Hearing at 5:00 p.m.**, or shortly thereafter, on **Wednesday June 24, 2026**,in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

PROJECT INFO

Project Address: 73 S 1st Street
Zoning | Area Plan: P-D (H) | N/A
Neighborhood Association(s): Downtown Campbell Neighborhood Association
Council District: 3
File No.: PLN-2026-17
APN(s): 412-06-039
Applicant: Kamywab Moradi, Ammirato Construction,
Property Owner: Chung Chan
Application Type: Tier 1 Historic Resource Alteration Permit
Project Planner: Daniel Fama, Senior Planner
Email/Phone: danielf@campbellca.gov | (408) 866-2193

PROJECT DESCRIPTION

To allow the restoration and in-kind repair of a single-story historic residence, including replacement of damaged wood siding, repair of the porch and stairs, installation of historically compatible window trim, re-roofing of the main house and garage, and installation of new gutters and downspouts.

You may participate virtually or watch online:

- ❑ Register online to speak via Zoom: (https://campbellca.gov/PCSignup.)
- ❑ Watch YouTube live-stream: (https://www.youtube.com/user/CityofCampbell.)

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public Hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.

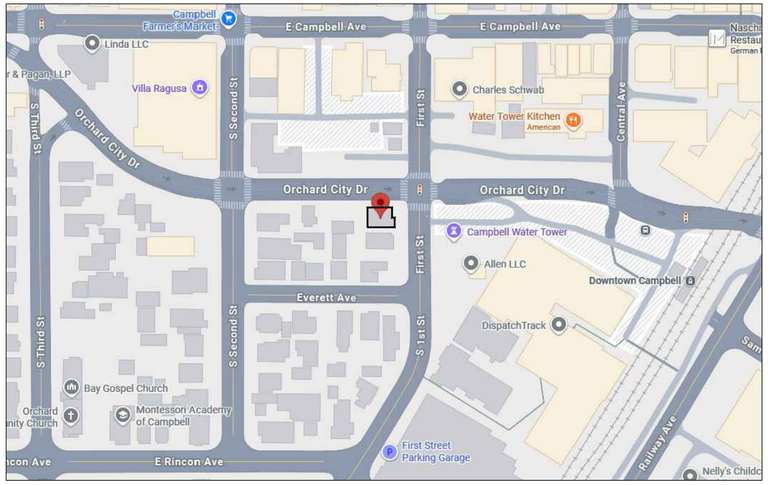
City of Campbell , Planning Division
planning@campbellca.gov | (408) 866-2140

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

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

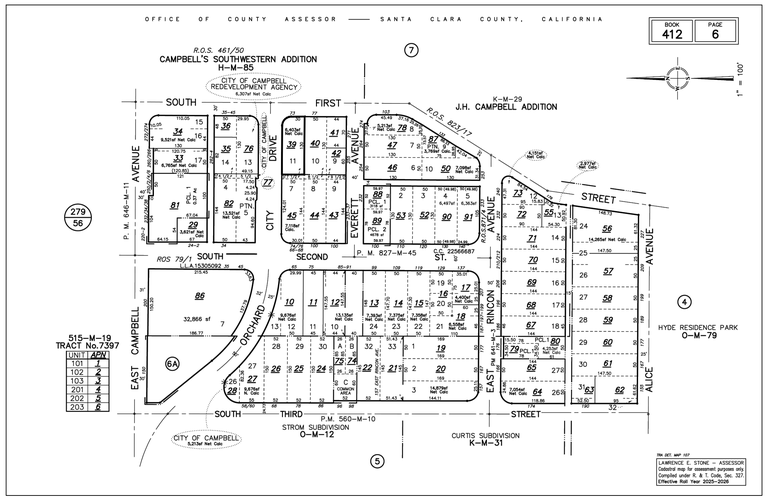
RESTORATION FOR: THE CHUNG CHEN RESIDENCE

73 SOUTH 1st STREET, CAMPBELL, CA, 95008



N

VICINITY MAP



CONSULTANTS:

CLIENT/OWNER

CONTACT: CHUNG CHAN
73 SOUTH 1ST ST
CAMPBELL, CA, 95008
P: 408.508.8978
E: YCCHAN_25@YAHOO.COM

ARCHITECT/DESIGNER:

CONTACT: KAMYAB MORADI
1330 WHITE OAKS RD
CAMPBELL, CA, 95008
P: 408.249.3869 x 208
E: KAMYAB@AMMIRATOCONSTRUCTION.COM

GENERAL CONTRACTOR:

AMMIRATO CONSTRUCTION INC
CONTACT: JOHN AMMIRATO
1330 WHITE OAKS RD
CAMPBELL, CA, 95008
P: 408.249.3869
E: JOHN@AMMIRATOCONSTRUCTION.COM

INDEX OF PAGES:

A0.0 COVER SHEET
A0.2 TITLE REPORT
A0.3 BLUE PRINT FOR A CLEAN BAY

ARCHITECTURAL
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A4.0 EXISTING ELEVATIONS
A4.1 EXISTING ELEVATIONS (GARAGE)
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A4.3 PROPOSED ELEVATIONS (GARAGE)
A6.0 BUILDING DETAILS
A6.1 SITE PHOTOGRAPH SHEET

ABBREVIATIONS:

WINDOW ABBREVIATIONS:

3030	-	3'-0" X 3'-0"
CT	-	CIRCLE TOP
SLDR	-	HORIZONTAL SLIDER
CSMT	-	CASEMENT
FIX	-	FIXED
SL	-	SIDELIGHT
TEMP	-	TEMPERED GLASS
HC	-	HALF CIRCLE
SH	-	SINGLE HUNG
DH	-	DOUBLE HUNG
ARCH	-	ARCHED
EGRESS	-	EGRESSABLE WINDOW SEE NOTE BELOW

DOOR ABBREVIATIONS:

2/0	-	2'-0" WIDE X 6'-8" TALL UNLESS OTHERWISE NOTED
3080	-	3'-0" WIDE X 8'-0" TALL
3070	-	3'-0" WIDE X 7'-0" TALL
3068	-	3'-0" WIDE X 6'-8" TALL

<	-	CENTERLINE	MAX.	-	MAXIMUM
DIM	-	DIMENSION	MIN.	-	MINIMUM
EL	-	ELEVATION	MISC.	-	MISCELLANEOUS
(E)	-	EXISTING	(N)	-	NEW
F.A.	-	FINISH FLOOR	NO. OR #	-	NUMBER
G.C.	-	GENERAL CONTRACTOR	N.T.S	-	NOT TO SCALE
(N)	-	NEW	O/	-	OVER
N.T.S.	-	NOT TO SCALE	O.C.	-	ON CENTER
R.O.	-	ROUGH OPENING	PLYWD	-	PLYWOOD
T.O.S.	-	TOP OF SLAB	P.T.D.F.	-	PRESSURE TREATED DOUGLAS FIRE
TYP.	-	TYPICAL			
U.N.O.	-	UNLESS NOTED OTHERWISE	REF	-	REFERENCE
			RWD	-	REDWOOD
V.I.F.	-	VERIFY IN FIELD	SCHED	-	SCHEDULE
&	-	AND	S.D.	-	SMOKE DETECTOR
@	-	AT	STD	-	STANDARD
Ø	-	DIAMETER OR ROUND	TV.	-	TELEVISION
			TYP.	-	TYPICAL
ADJ	-	ADJUSTABLE	W/	-	WITH
E.Q.	-	EQUAL	W.H.	-	WATER HEATER
GYP.BD	-	GYPSUM BOARD	WP.	-	WATERPROOF
GYP	-	GYPSUM			

SCOPE OF WORK:

RESTORE SELECT AREAS OF DAMAGED OR REMOVED WOOD SIDING. RESTORED WOOD SIDING SHALL MATCH THE EXISTING AND HISTORICAL SIDING IN APPEARANCE, REVEAL, AND INSTALLATION METHOD.

REPAIR THE PORCH AREA. NEW DECK AND STAIRS SHALL MATCH THE ORIGINAL ARCHITECTURAL STYLE AND HISTORICAL CHARACTER OF THE RESIDENCE.

REMOVE EXISTING NON-ORIGINAL WINDOW TRIMS AND INSTALL NEW WINDOW TRIMS DESIGNED TO MATCH THE ORIGINAL ARCHITECTURAL STYLE AND HISTORICAL CHARACTER OF THE RESIDENCE.

REPLACE ROOFING OF THE MAIN HOUSE AND GARAGE TO MATCH THE ORIGINAL ARCHITECTURAL STYLE AND HISTORICAL CHARACTER OF THE RESIDENCE.

INSTALL GUTTERS AND DOWNSPOUTS TO MATCH CAMPBELL CHARACTERISTICS

NO MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL WORK IS PROPOSED UNDER THIS PERMIT.

PROJECT DESCRIPTION:

BUILDING OCCUPANCY	: R3
TYPE OF CONSTRUCTION	: V-B
ZONING	: P-D (H)
STORIES	: 1
YEAR BUILT/EFF	: 1895/1965
LOT SIZE	: 6,500 SF
AUTOMATIC FIRE-SPRINKLER	: NO
APN	: 412-06-039

PLANNING / HISTORICAL CONSISTENCY NOTES:

NO CHANGE TO BUILDING FOOTPRINT, HEIGHT, OR MASSING IS PROPOSED.

WORK IS LIMITED TO RESTORATION IN-KIND.

ALL MATERIALS WILL BE SELECTED TO MAINTAIN THE EXISTING HISTORICAL CHARACTER OF THE STRUCTURE.

LEGEND:

- N — NORTH ARROW
- FIXTURE OR MATERIAL TO BE REMOVED
- REVISION NUMBER "CLOUD" INDICATES REVISED AREA OF DRAWING
- 1 / AX — DETAIL SHEET NUMBER
- PROPERTY LINE
- A / A5 — SECTION CUT SECTION NAME SECTION PAGE
- 6 — KEYNOTE SEE LEGEND ON DRAWINGS FOR EXPLANATION OF EACH NOTE
- 1" — DIMENSION AT FACE OF STUD MASONRY OR FRAMING

GENERAL NOTES:

- THE PROPOSED RESIDENCE IS TO BE CONSTRUCTED BY A CONTRACTOR AND THE ARCHITECTURAL PLANS ARE BASED ON SITE PLANS, EXTERIOR ELEVATIONS, SCALED FLOOR PLANS AND MATERIAL CONSTRUCTION SPECIFICATIONS APPROVED BY THE OWNER. THE ARCHITECTURAL PLANS ARE NOT INTENDED TO BE COMPREHENSIVE AND IT SHALL BE THE RESPONSIBILITY OF THE SUBCONTRACTORS TO NOTIFY THE CONTRACTOR OF ANY NECESSARY CLARIFICATIONS OR MODIFICATIONS.
- ALL WORK CONNECTED WITH THIS PROJECT SHALL BE DONE IN A PROFESSIONAL MANNER IN ACCORDANCE WITH THE TRADITIONALLY AND LEGALLY DEFINED "BEST ACCEPTED PRACTICE" OF THE TRADE INVOLVED.ADDITIONALLY, ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND TRADE STANDARDS WHICH GOVERN EACH PHASE OF WORK, INCLUDING BUT NOT LIMITED TO ALL APPLICABLE LOCAL CODES AND/OR LEGISLATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER OF ANY UNUSUAL OR UNFORESEEN FOUNDATION CONDITIONS, DISCREPANCIES OF OMISSIONS WITHIN THE PLANS OR ANY DEVIATIONS OR CHANGES FROM THE PLANS BEFORE PROCEEDING WITH THE WORK INVOLVED OTHERWISE THEY WILL BE CONSIDERED ADEQUATE FOR PROPER COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING FIELD MEASUREMENTS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS.
- ADEQUATE SUPERVISION AND PERIODIC INSPECTION DURING THE CONSTRUCTION PHASE ARE RECOMMENDED. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT THIS INSPECTION AND SUPERVISION AREA PROVIDED BY QUALIFIED PERSONS.
- THESE PLANS SHALL NOT BE CONSIDERED COMPLETE AND READY FOR CONSTRUCTION UNTIL A BUILDING PERMIT HAS BEEN ISSUED.
- IN ALL CASES WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED.
- LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS.
- LAY OUT ALL STRUCTURAL WORK BY REFERRING TO DIMENSIONS AND ELEVATION NOTES ON THE ARCHITECTURAL PLANS. DO NOT SCALE STRUCTURAL DRAWINGS WORK DETAIL DIMENSIONS FROM CONTROLLING SURFACE POINTS AND ACTUAL MATERIAL DIMENSIONS.
- SLOPE FINISH EXTERIOR SURFACE AWAY FROM FOUNDATION.

NOTE:

THE FOLLOWING CODES AND REGULATIONS AS AMENDED BY THE STATE OF CALIFORNIA & LOCAL JURISDICTION ARE APPLICABLE TO THIS PROJECT.

CBC	2025	CALIFORNIA BUILDING CODE
CRC	2025	CALIFORNIA RESIDENTIAL CODE
		CALIFORNIA ENERGY EFFICIENCY STANDARDS

SIGNATURE :

REVISION	BY

Ammirato CONSTRUCTION.com
1330 White Oak Road,
Campbell, CA 95008
Phone: 408-249-3869
Email: John@ammiratoconstruction.com

RESTORATION FOR:
THE CHUNG CHEN RESIDENCE
73 SOUTH 1st STREET
CAMPBELL, CA, 95008

Date: 01/15/2026
Scale: NOTED
Drawn: KM
A0.0
Sheets

CoreLogic

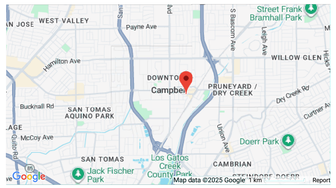
3 S 1ST ST
AMPBELL, CA 95008-2933

Order ID: 7205433 | 12/16/2025
Property Details Report

Property Details Report

Location Information

County:	SANTA CLARA
Census Tract/Block:	506502 / 3
Legal Lot:	11
Market Area:	15
APN:	412-06-039
Map Reference:	66-B3 /
School District:	CAMPBELL UN
School District Name:	CAMPBELL UN
Subdivision:	CAMPBELLS SOUTHWESTERN ADD
Munic/Township:	CAMPBELL CITY /



Property Characteristics

Gross Area:	1,674
Living Area:	1,674
Total Rooms:	6
Bedrooms:	3
Bath(F/H):	3 /
Total Baths / Fixtures:	3 /
Year Built / Eff:	1895 / 1965
# of Stories:	1.0
Ground Floor Area:	1,113
Style:	H-SHAPE
Quality:	AVERAGE
Condition:	AVERAGE
Parking Type:	NONE
Garage Capacity:	0
Construction:	WOOD
Heat Type:	HEATED
Porch Type:	PORCH
Patio Type:	NONE

Site Information

Zoning:	P-D
Lot Area:	6500
Land Use:	SFR
Acres:	0.15
Lot Width / Depth:	50 / 130
County Use:	01
# of Buildings:	1
Building Width / Depth:	0 / 0

Owner Information

Owner Name:	LEE YINNIE YAT-CHUNG CHAN	Mailing Address:	PO BOX 33234, LOS GATOS CA 95031-3234
Vesting Codes:	HUSBAND/WIFE / COMMUNITY PROPERTY	Carrier Route:	B030

Last Market Sale

Recording / Sale Date:	08/22/2008 / 08/13/2008
Sale Price:	$825,000
Sale Type:	FULL
Document #:	19962497
Deed Type:	GRANT DEED
Title Company:	STEWART TITLE/CA
Lender:	HEWITT MTG SVCS LLC
Seller Name:	MORGENTHALER TRUST
1st Mtg Amount / Type:	$660,000 / CONV
1st Mtg Document #:	000019962498
Price Per SqFt:	$492.83

Prior Sale

Prior Rec / Sale Date:	03/28/1988 / 03/1988
Prior Sale Price:	$145,000
Prior Document #:	K0482-25
Prior Deed Type:	GRANT DEED
Prior 1st Mtg Amount / Type:	$116,000 / PRIVATE PARTY
Prior 1st Mtg Int. Rate / Type:	/ ADJUSTABLE INT RATE LOAN

Tax Information

Land Value:	$166,900
Improvement Value:	$71,500
Improvement %:	30%
Assessed Year:	2025
Assessed Value:	$238,400
Assessment Value:	$238,400
Community College District:	W VLY
Elementary School District:	CAMPBELL UN
High School District:	CAMPBELL UN
Local Tax District:	SCVWD FLOOD CONTR,SFBRA MEASURE AA,SCCOSA ASMT DIST 1,SCVOSA MEASURE T,LIBRARY JPA CFD 2013-1,CA-LIGHT DIST,SAFE CLEAN WATER,MEASURE O 2022,WV SEWER SANI/STORM,TOTAL OF SPECIAL ASSESSMENTS
Total Taxable Value:	$231,400
Tax Year:	2025
Property Tax:	$3,863.54
Tax Area:	10090
Tax Exemption:	HOMESTEAD
School District Code:	CAMPBELL UN
School District Name:	CAMPBELL UN
Water District:	SANTA CLARA VLY ZONE

Report Disclaimer

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REVISION	BY

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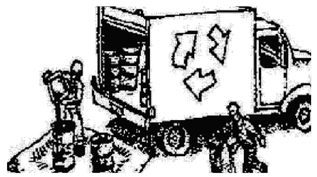
Santa Clara Valley
Urban Runoff
Pollution Prevention Program

Construction Best Management Practices (BMPs)

West Valley Clean Water Authority
Campbell • Los Gatos • Monte Sereno • Saratoga

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

Materials, Waste, and Sediment Management



Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls, and stabilize all construction entrances and exits to sufficiently control erosion, sediment discharges and tracking of sediment offsite.
- ❑ Sweep or vacuum immediately any tracking of sediment offsite and secure sediment source to prevent further tracking. Never hose down streets or sidewalks.

Non-Hazardous Materials and Dust Control

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use. Weigh down and secure tarps for wind protection.
- ❑ Keep materials off the ground (e.g., store bagged materials on wood pallets, store loose materials on tarps not pavement, etc.).
- ❑ Use captured water from other activities (e.g., testing fire lines) for dust control.
- ❑ Ensure dust control water doesn't leave site or discharge to storm drains. Only use enough to control dust. Contain and dispose of excess water properly.

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 watertight containers, store in appropriate secondary containment, and cover them at the end of every workday, 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. Have all pertinent Safety Data Sheets (i.e., SDS/MSDS/PSDS) onsite.

Waste Management

- ❑ Inform trash-hauling contractors that you will accept only watertight dumpsters for onsite use. Repair/replace any dumpster that is not watertight or leaking.
- ❑ 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. If the dumpster leaks, place a plastic liner underneath the dumpster to collect leaks. Never clean out a dumpster by hosing it down on the construction site – clean with dry methods, clean offsite or replace dumpster.
- ❑ Place portable toilets and hand wash stations away from storm drains. Make sure they are equipped with containment pans (secondary containment) and are in good working order. Check frequently for leaks.
- ❑ Dispose of all wastes and demolition debris properly per SDS and applicable regulations. Recycle or compost materials and wastes as feasible and appropriate, 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 per SDS.
- ❑ Keep site free of litter (e.g., lunch items, water bottles, cigarette butts and plastic packaging).
- ❑ Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Equipment Management & Spill Control



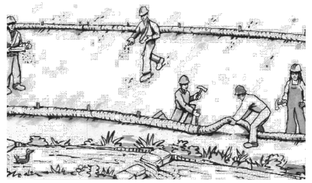
Vehicle and Equipment Maintenance

- ❑ Designate an area of the construction site equipped with appropriate BMPs, well away from creeks or storm drain inlets, for auto and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle/equipment washing offsite.
- ❑ 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 creeks.
- ❑ Do not clean vehicles 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

- ❑ Always keep spill cleanup materials (e.g., rags, absorbents, and cat litter) available at the construction site.
- ❑ Maintain all vehicles and heavy equipment. Inspect frequently for leaks. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up leaks, drips and other spills immediately using dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags) and dispose of cleanup materials properly.
- ❑ 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, report it to the State Office of Emergency Services at (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- ❑ Schedule grading and excavation work during dry weather.
- ❑ Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and creeks by installing and maintaining appropriate BMPs tailored to the site's specific characteristics and conditions. Examples of such BMPs may include silt fences, gravel bags, fiber rolls, temporary swales, compost socks, etc. Ensure that BMPs are installed in accordance with manufacturer's specifications and properly maintained throughout the duration of construction activities.
- ❑ Stabilize all denuded areas and install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Remove existing vegetation only when necessary. Plant temporary vegetation to prevent erosion on slopes or in areas where construction is not immediately planned.
- ❑ Keep excavated soil and/or transfer it to dump trucks, onsite, not in the streets.

  Ensure all subcontractors working onsite are implementing appropriate BMPs.

Contaminated Soils

- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board and the local agency: 1) Unusual soil conditions, discoloration, or odor. 2) Abandoned underground tanks. 3) Abandoned wells. 4) Buried barrels, debris, or trash.
- ❑ If the above conditions are observed, document any signs of potential contamination, clearly mark areas and fence/tape them off so they are not disturbed by construction activities.

Landscaping

- ❑ Protect stockpiled landscaping materials from wind and rain by storing them under tarps 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.
- ❑ Store materials onsite, not in the street.

Concrete Management & Dewatering



Concrete Management

- ❑ Store both dry and wet concrete-related materials under cover, protected from rainfall and runoff and away from storm drains or creeks. Store materials off the ground on pallets. Protect dry materials from wind.
- ❑ Avoid pouring concrete in wet weather or when rainfall is imminent to prevent concrete that has not cured from contacting stormwater runoff.
- ❑ Wash out concrete equipment/mixers/trucks offsite, or onsite only in designated washout containers/areas where the water will flow into a temporary lined waste pit and in a manner that will prevent leaching into the underlying soils. (See CASQA Construction Stormwater BMP Handbook for temporary concrete washout facility details).
- ❑ Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose properly.
- ❑ Make sure that construction waste (e.g., concrete, stucco, cement wastewater, or residual materials) is collected, removed, and disposed of only at authorized disposal areas. Do not dispose of construction waste in storm drains, ditches, streets, creeks, dirt areas, or the sanitary sewer.

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, obtain permission from the local wastewater treatment plant.
- ❑ Divert water originating from offsite away from all onsite 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 the local agency to determine whether the groundwater must be tested. Pumped groundwater may need to be collected and hauled offsite for treatment and proper disposal.
- ❑ For additional information, refer to the CASQA's Sheet NS-2 "Dewatering Operations."

Paving/Asphalt Work



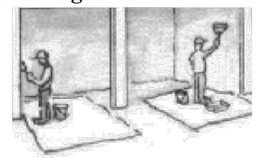
Paving

- ❑ Avoid paving and seal coating in wet weather or when rain is forecast to prevent materials that have not cured from contacting with stormwater runoff.
- ❑ Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- ❑ When construction is complete, remove all covers from storm drain inlets and manholes.
- ❑ Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters, storm drains, streets, dirt areas, or the sanitary sewer.

Sawcutting & Asphalt/Concrete Removal

- ❑ Protect storm drain inlets during saw cutting.
- ❑ When making saw cuts, use as little water as possible.
- ❑ Residue from saw cutting, coring and grinding operations shall be picked up by means of a vacuum device.
- ❑ Shovel, absorb, or vacuum saw cut slurry deposits and dispose of all waste properly and as soon as reasonably possible. Sawcutting residue should not be left on pavement surface.
- ❑ If saw cut slurry enters a storm drain inlet, clean it up immediately and notify the local municipality.

Painting & Paint Removal



Painting Cleanup and Removal

- ❑ Never clean brushes or rinse paintcontainers to landscaping, dirt areas or into a street, gutter, storm drain, or creek.
- ❑ For water-based paints, paint out brushes to the extent possible, and then rinse into a drain connected to the sanitary sewer. Never pour paint down a storm drain inlet.
- ❑ For oil-based paints, paint out brushes to the extent possible, and then 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 generated 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.



Copper Architectural Features

Discharges to storm drains generated by installing, cleaning, treating or washing copper architectural features, is a violation of the municipal stormwater ordinance and may be subject to a fine. These BMPs must be implemented to prevent prohibited discharges to storm drains:

During Installation

- ❑ If possible, purchase copper materials that have been pre-patinated at the factory.
- ❑ If patination done on site, implement one or more of the following BMPs:
  1. Discharge the rinse water to landscaping. Ensure that the rinse water does not flow to the street or storm drain. Block off storm drain inlet if needed.
  2. Collect rinse water in a tank and pump to the sanitary sewer. Contact your local sanitary sewer agency before discharging to the sanitary sewer.
  3. Collect the rinse water in a tank and haul off-site for proper disposal.
- ❑ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. This will also maintain the desired color for a longer time, requiring less maintenance.

During Maintenance such as, power washing roof, re-patination, or re-application of impervious coating:

- ❑ Block storm drain inlets as needed to prevent runoff from entering storm drains.
- ❑ Discharge the wash water to landscaping or to the sanitary sewer (with permission from the local sanitary sewer agency). If this is not an option, haul the wash water off-site for proper disposal.

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

February 2024, WVCWA 4/24

REVISION	BY

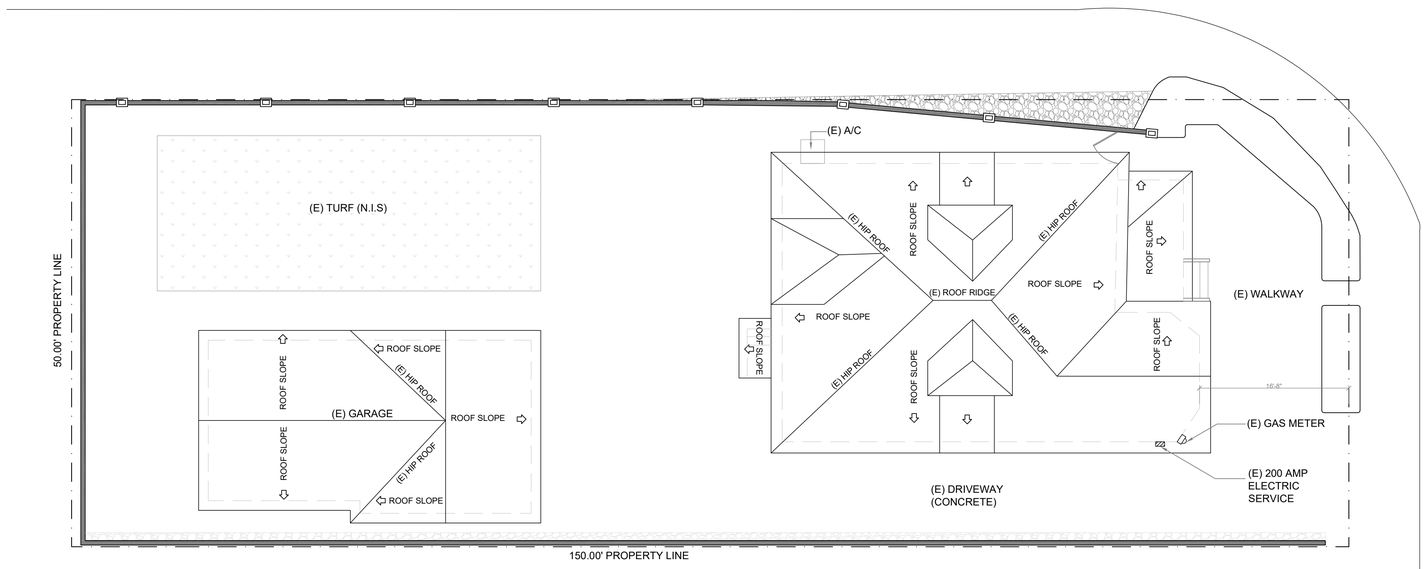
Ammirato CONSTRUCTION.com
1330 White Oak Road,
Campbell, CA 95008
Phone: 408-249-3869
Email: John@ammiratoconstruction.com

RESTORATION FOR:
THE CHUNG CHEN RESIDENCE
73 SOUTH 1st STREET
CAMPBELL, CA, 95008

Date	01/15/2026
Scale	NOTED
Drawn	KM
	A0.3
	Sheets

ORCHARD CITY DRIVE

C/L OF STREET



S 1st. STREET

C/L OF STREET

EXISTING SITE PLAN

1/8" = 1'-0"

N

1/8"=1'-0

APN 412-06-039

REVISION	BY

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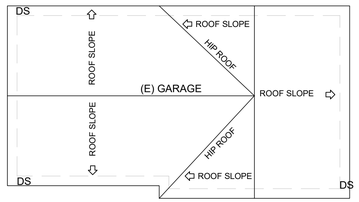
Date: 01/15/2026

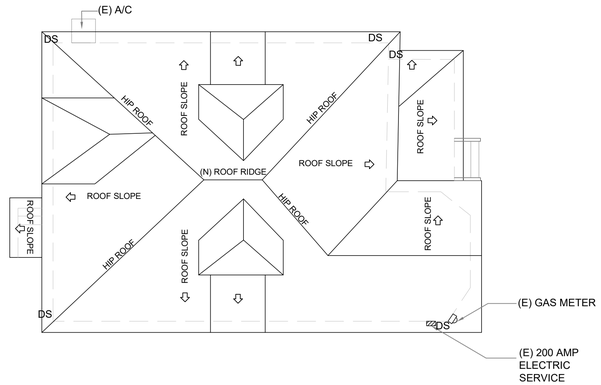
Scale: NOTED

Drawn: KM

A1.0

Sheets





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

N

1/8"=1'-0
APN 412-06-039

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CAMPBELL, CA, 95008

Date: 01/15/2026	A2.1
Scale: NOTED	
Drawn: KM	Sheets



EXISTING FRONT ELEVATION

1/4" = 1'-0"



EXISTING RIGHT-SIDE ELEVATION

1/4" = 1'-0"



EXISTING LEFT-SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

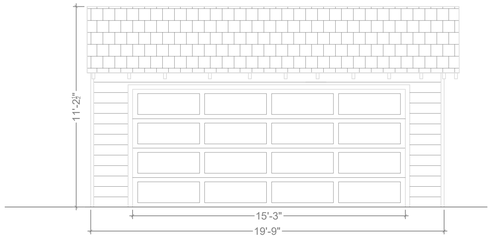
1/4" = 1'-0"

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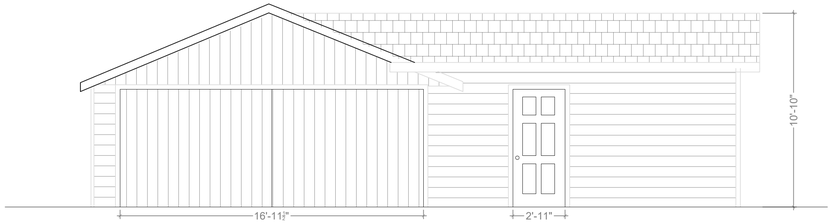
RESTORATION FOR:
THE CHUNG CHEN RESIDENCE
73 SOUTH 1st STREET
CAMPBELL, CA, 95008

Date: 01/15/2026	A4.0
Scale: NOTED	
Drawn: KM	Sheets



EXISTING FRONT ELEVATION

1/4" = 1'-0"



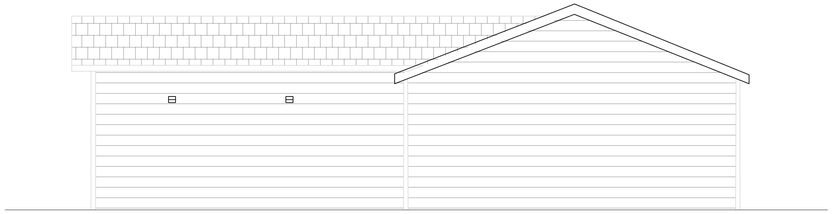
EXISTING RIGHT-SIDE ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"



EXISTING LEFT-SIDE ELEVATION

1/4" = 1'-0"

REVISION	BY

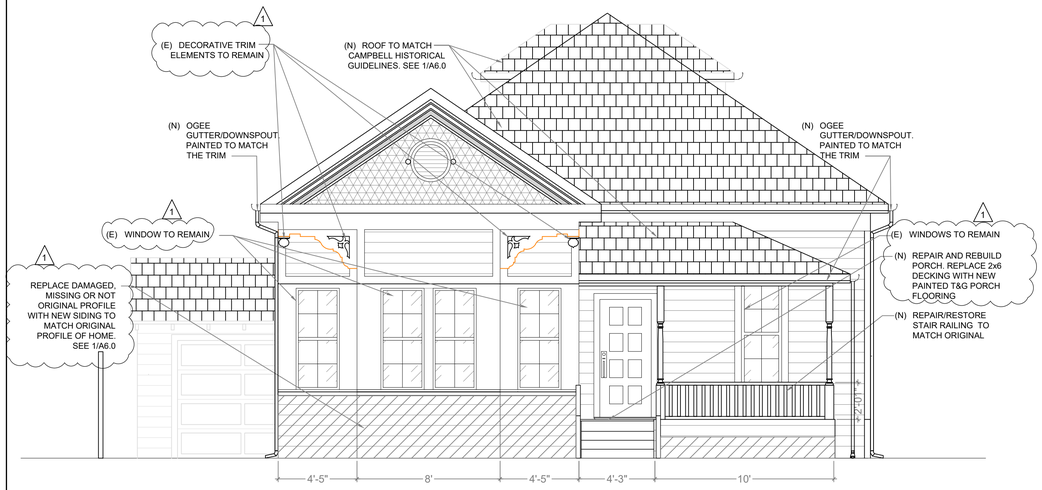
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Drawn: KM

A4.1

Sheets



PROPOSED FRONT ELEVATION

1/4" = 1'-0"



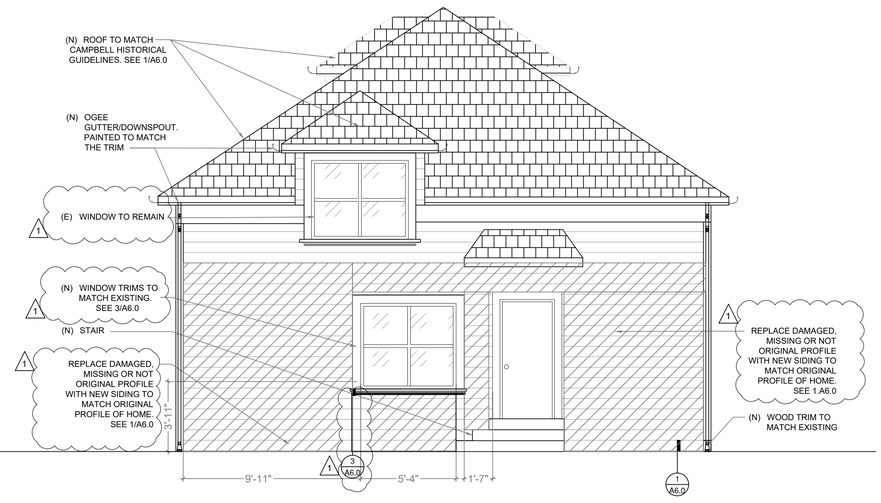
PROPOSED RIGHT-SIDE ELEVATION

1/4" = 1'-0"



PROPOSED LEFT-SIDE ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"

REVISION	BY
1 03/19/2026	KM

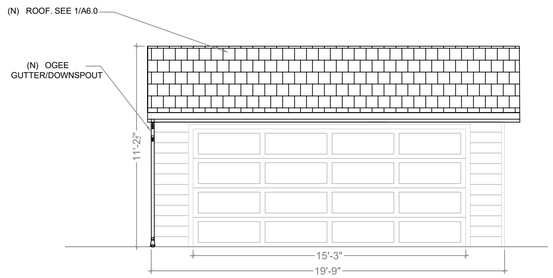
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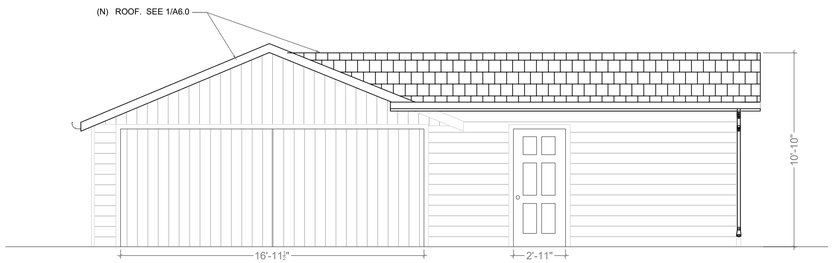
A4.2

Sheets



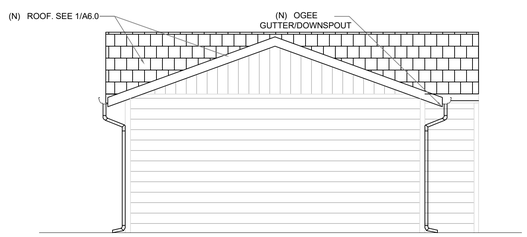
PROPOSED FRONT ELEVATION

1/4" = 1'-0"



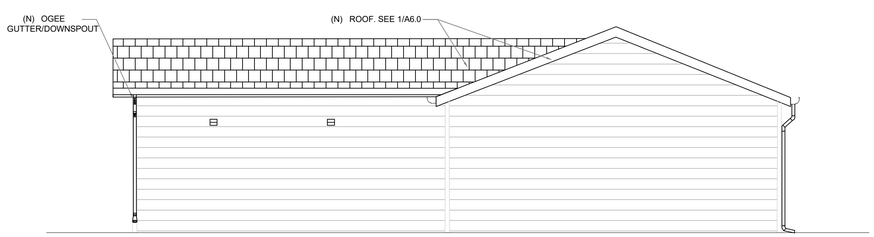
PROPOSED RIGHT-SIDE ELEVATION

1/4" = 1'-0"



PROPOSED REAR ELEVATION

1/4" = 1'-0"



PROPOSED LEFT-SIDE ELEVATION

1/4" = 1'-0"

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Drawn: KM

A4.3
Sheets



ROOFING TO BE
(CERTAINTEED, LANDMARK)
COLOR: HEATHER BLEND

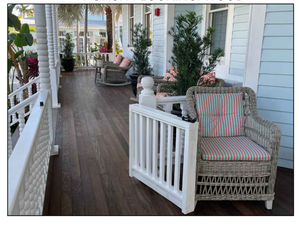
TRIMS/EDECORATIVE ELEMNTS
TO BE PAINTED HIGH HIDE WHITE

MAIN HOUSE TO BE PAINTED
LIGHT OLIVE GREEN

DOWNSPOUTS/GUTTERS TO
MATCH THE TRIM COLOR
(HIGH HIDE WHITE)

REPAIR/RESTORE STAIR
RAILING COMPONENTS TO
MATCH ORIGINAL.
COLOR TO MATCH THE TRIMS

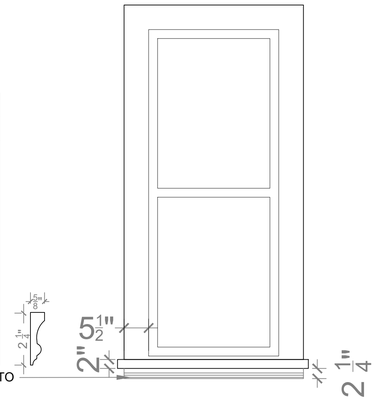
NEW (THERMORY) T&G
PORCH FLOORING. WOOD



7 / A6.0 EXTERIOR RENDERING DETAIL
N.T.S



(N) WINDOW APRON/TRIM TO
MATCH EXISTING.
(CUSTOM MILL)



3 / A6.0 TYP. WINDOW TRIM DETAIL
3/4" = 1'-0



(N) ROOF TO MATCH CAMPBELL
HISTORICAL GUIDELINES.
(CERTAINTEED, LANDMARK)
(COLOR: HEATHER BLEND)

(N) OGEE GUTTER AND 2" ROUND
DOWNSPOUT. PAINTED TO
MATCH THE TRIM

MATCH AND LACE INTO EXISTING
(CUSTOM MILL)

NOTE:
- INSIDE CORNERS OF SIDING 3/4 " SQ.
- OUTSIDE CORNERS OF SIDING 1" ROUND CORNER BEAD.

1 / A6.0 TYP. WALL DETAIL
3/4" = 1'-0

REVISION	BY
1 03/19/2026	KM

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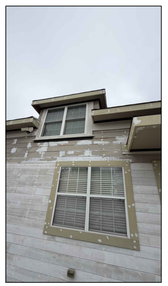
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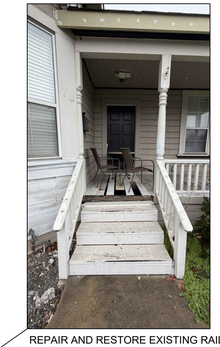






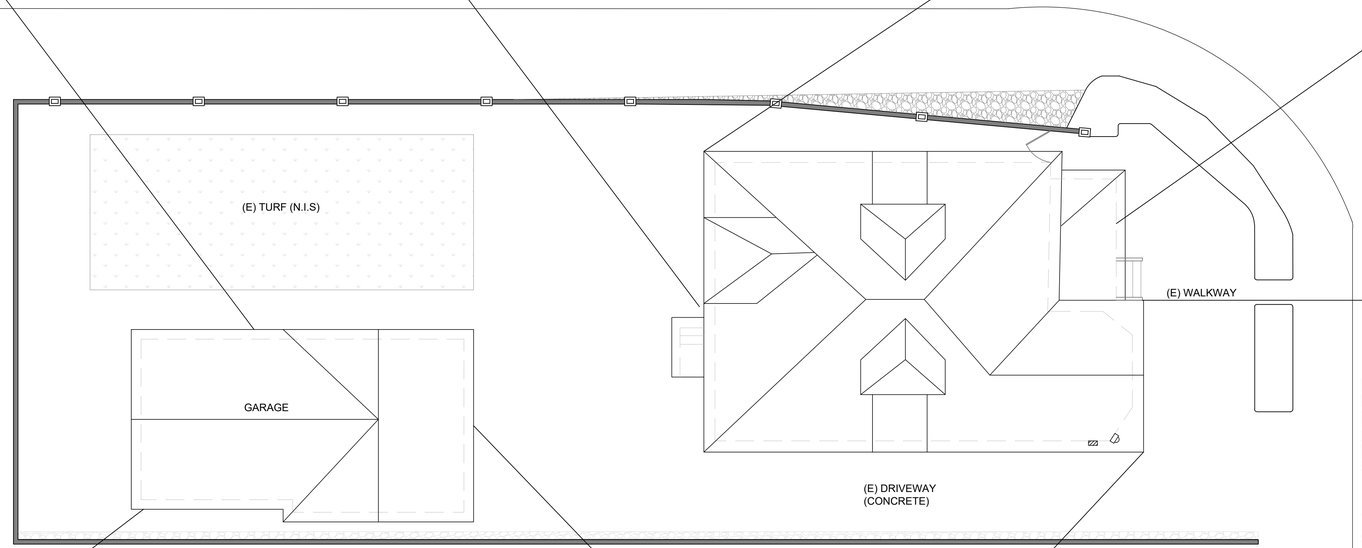
WINDOW TRIM TO MATCH EXISTING.





REPAIR AND RESTORE EXISTING RAILINGS.

ORCHARD CITY DRIVE



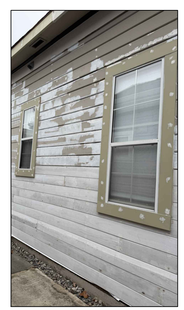
S 1st. STREET











WINDOW TRIMS TO MATCH EXISTING.

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73 SOUTH 1st STREET
CAMPBELL, CA, 95008

Date	01/15/2026
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A6.1

Sheets