



CITY OF CAMPBELL
Community Development Department

August 12, 2016

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **August 23, 2016**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Omid Shakeri for a Planned Development Permit (PLN2016-34) for the approval of site configuration resulting in the development of four units, architectural design, and to create lots which do not have frontage on a public street, Tentative Subdivision Map (PLN2016-36) to create four single family lots and one commonly owned lot, Zoning Map Amendment (PLN2016-35) to change the zoning from R-1-6 (Single-Family Residential) to P-D (Planned Development), and Parking Modification Permit (PLN2016-222) to allow uncovered parking in lieu of covered on property located at **1323 Parsons Avenue**. Staff is recommending that a Mitigated Negative Declaration (PLN2016-37) be adopted for this project.

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

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

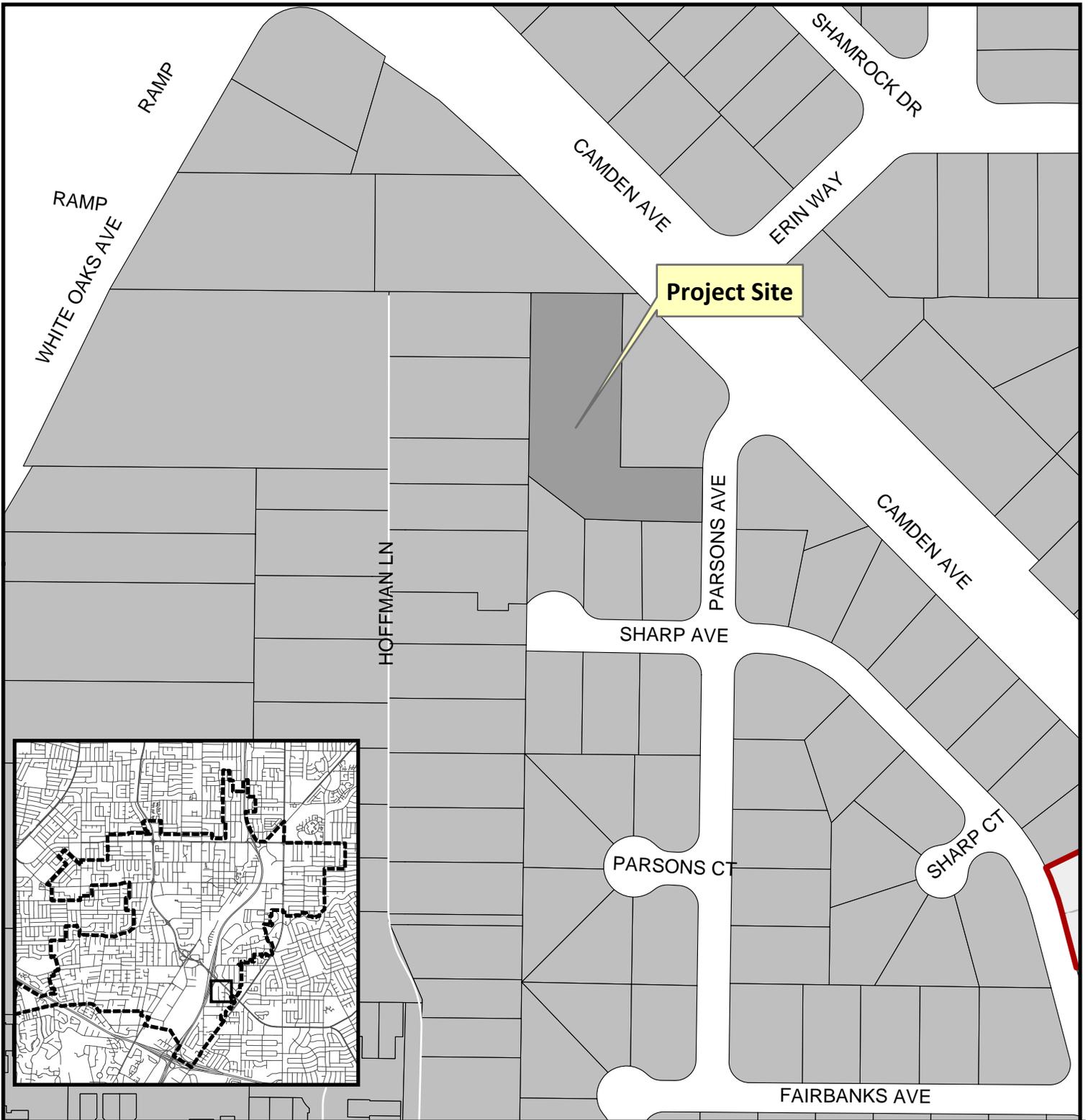
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1323 Parsons Avenue**

Project Location Map

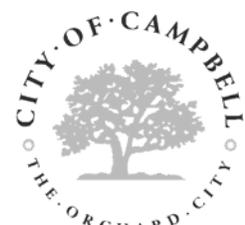
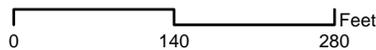


Project Location: 1323 Parsons Avenue

Application Type: PD, ZA, TSM, MND, PMP

Planning File No.: PLN2016-34 to 37 and 222

Description: Planned Development Permit for four two-story single-family residences, a Zone Change, Tentative Subdivision Map and Parking Exception.



Community Development Department
Planning Division

PROPOSED RESIDENTIAL PROJECT AT: 1323 PARSONS AVENUE, CAMPBELL, CA

1323 PARSONS AVENUE
CAMPBELL, CA 95008

RIGDECREST GROUP, INC
OMID SHAKERI (408) 666-6556
APN # 414-37-008

ZONING : R-1-6

EXISTING GROSS LOT AREA: 34,813 SQ. FT.
EXISTING NET LOT AREA: 33,263 SQ. FT.

GENERAL PLAN: PD

PROJECT SCOPE:

4 SINGLE FAMILY HOMES W/ ATTACHED 2 CAR GARAGE EACH

PARKING PROVIDED: 13 CARS

2 COVERED (IN GARAGE) FOR EACH HOUSE

5 GUEST PARKING

BUILDING AREA TABLE

LOTS 1 & 2	LOT 1	LOT 2	LOT 3	LOT 4
FIRST FLOOR (INCLUDING GARAGE)	1,845	1,958	1,880	1,880
FIRST FLOOR (GARAGE EXCLUDED)	1,520	1,533	1,455	1,455
SECOND FLOOR	1,235	1,170	1,158	1,158
GARAGE	425	425	425	425
TOTAL LIVING AREA (GARAGE EXCLUDED)	2,755	2,703	2,613	2,613
TOTAL (INCLUDING GARAGE)	3,180	3,128	3,038	3,038
FLOOR AREA RATIO	48.8 %	60.5 %	53 %	65.5 %
LOT COVERAGE	30.5 %	37.8 %	32.8 %	40.6 %

USEABLE OPEN SPACE	LOT 1	LOT 2	LOT 3	LOT 4
LOT 1	1,500 S.F.			
LOT 2		1,500 S.F.		
LOT 3			1,050 S.F.	
LOT 4				1,050 S.F.

SHEET INDEX

- A1.0 PROJECT DATA
- A1.1 SITE PLAN
- A1.2 EXISTING SITE PLAN
- A1.3 SITE SECTIONS
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- A2.2 FLOOR PLAN - LOT 2
- A2.3 FLOOR PLAN - LOT 3
- A2.4 FLOOR PLAN - LOT 4
- A3.1 EXTERIOR ELEVATIONS - LOT 1
- A3.2 EXTERIOR ELEVATIONS - LOT 2
- A3.3 EXTERIOR ELEVATIONS - LOT 3
- A3.4 EXTERIOR ELEVATIONS - LOT 4
- A4.1 ROOF PLANS LOTS 1 / 2
- A4.2 ROOF PLANS LOTS 3 / 4
- A5.1 FLOOR AREA DIAGRAM - LOTS 1 / 2
- A5.2 FLOOR AREA DIAGRAM - LOTS 3 / 4

PROJECT SUMMARY

NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA

- C-1 COVER SHEET / DETAILS / NOTES
- C-2 PRELIMINARY GRADING & DRAINAGE PLAN
- C-3 PRELIMINARY UTILITY PLAN
- C-4 PRELIMINARY STREET FRONTAGE IMPROVEMENT
- C-5 STORM WATER CONTROL PLAN / MEASURES
- TM TENTATIVE MAP

SHEET INDEX

LANDSCAPE NOTE:

ALL LANDSCAPING PLANTS AND IRRIGATIONS TO COMPLY WITH CITY OF CAMPBELL'S WATER EFFICIENCY LANDSCAPE ORDINANCE

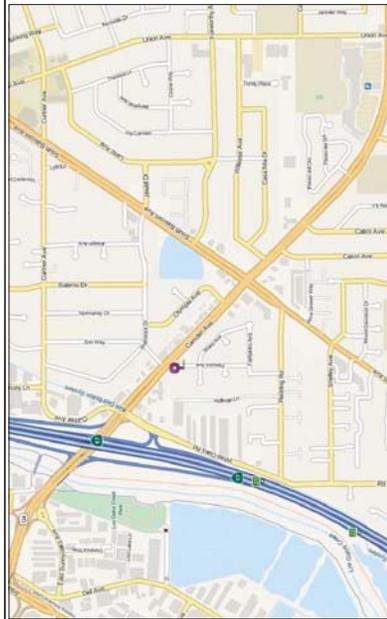
PROJECT SUMMARY

AUTOMATIC RESIDENTIAL FIRE SPRINKLERS TO BE INSTALLED (UNDER SEPARATE PERMIT)

ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION



AERIAL EXHIBIT



VICINITY MAP

REVISIONS	BY



BASSRI
Architecture
916.435.0600
408.674.9079

PROJECT SUMMARY

NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA

DATE: 8-23-2006
SCALE: 1/8" = 1'-0"
DRAWN: CB
JOB NO.: 14-048
SHEET NO. A1.0
OF SHEETS

REVISIONS	BY	DATE
1	AS	8-9-2006

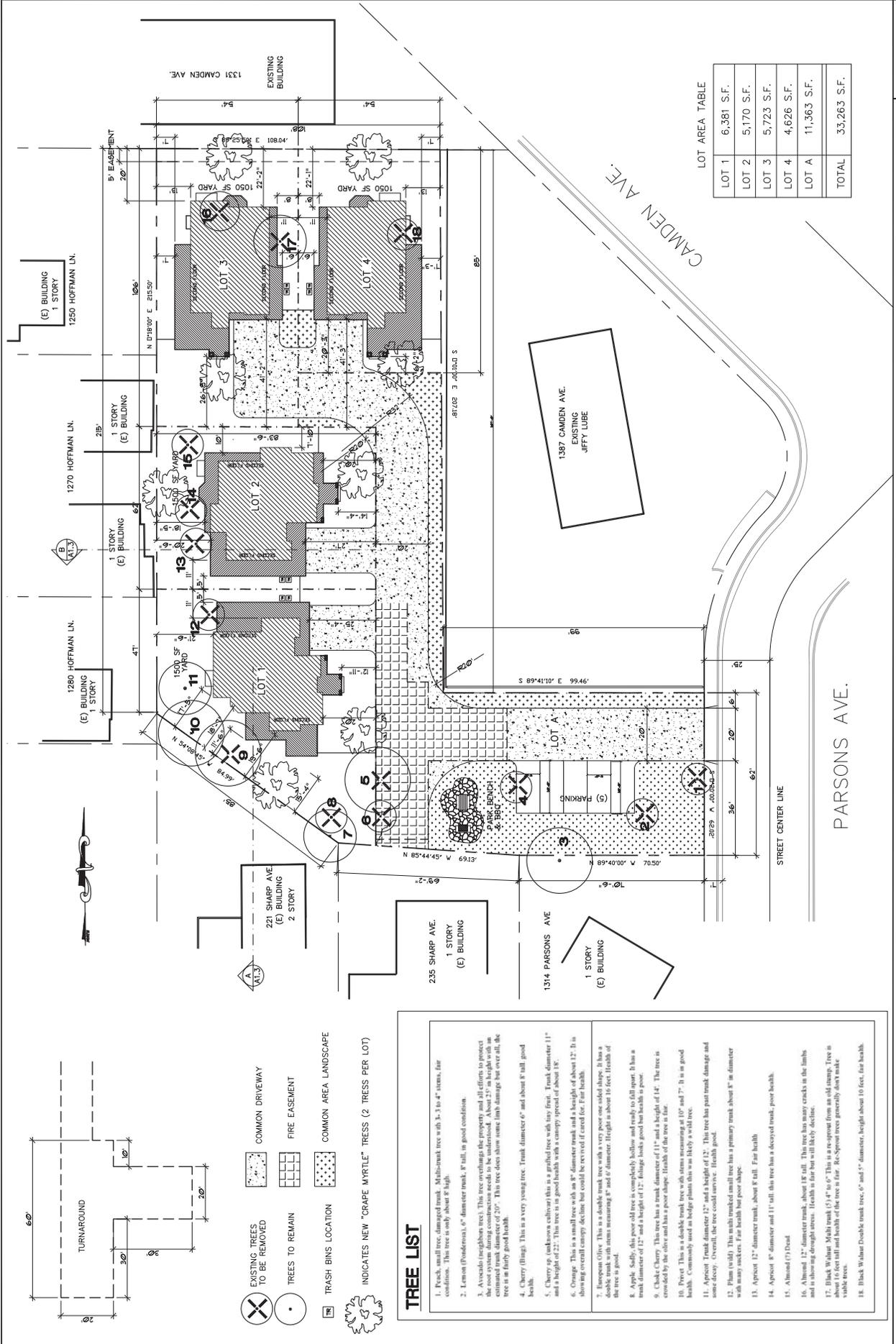


PROPOSED SITE PLAN

NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA

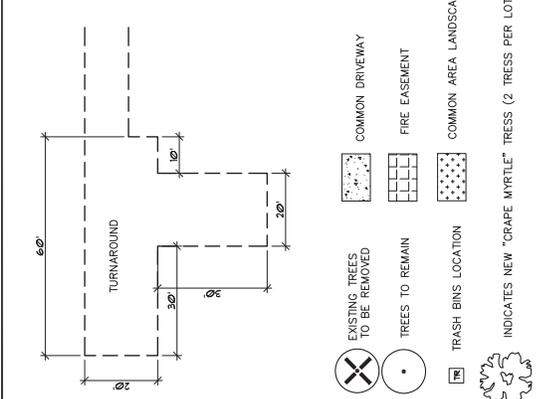
DATE: 8-23-2006
SCALE: NOTED
DRAWN:
JOB NO:

SHEET NO. A1.1
OF SHEETS



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

ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION



- TREE LIST**
1. Peach: small tree, damaged trunk. Multi-trunk tree with 1.5 to 2" stems, fair condition. This tree is only about 8' high.
 2. Lemon (Ponderosa): 6" diameter trunk, 8' tall, in good condition.
 3. Avocado (leakback tree): This tree encroaches the property and all efforts to protect the root system during construction needs to be undertaken. About 25' in height with an estimated trunk diameter of 20". This tree does show some limb damage but over all, the tree is in fairly good health.
 4. Cherry (ling): This is a very young tree. Trunk diameter 6" and about 8' tall, good health.
 5. Cherry (sp. unknown cultivar): This is a grided tree with live fruit. Trunk diameter 11" and a height of 22'. This tree is in good health with a canopy spread of about 18".
 6. Orange: This is a small tree with a 6" diameter trunk and a height of about 12'. It is showing overall energy decline but could be retained if cared for. Fair health.
 7. European Olive: This is a double trunk tree with a very poor one sided shape. It has a trunk diameter of 12" and a height of 12'. Branches look good but health is poor. The tree is good.
 8. Apple: Sadly, this poor old tree is completely hollow and ready to fall apart. It has a trunk diameter of 12" and a height of 12'. Branches look good but health is poor.
 9. Choke Cherry: This tree has a trunk diameter of 11" and a height of 14'. The tree is crowded by the olive and has a poor shape. Health of the tree is fair.
 10. Pernet: This is a double trunk tree with stems measuring at 10" and 7". It is in good health. Commonly used as hedge plant this was likely a wild tree.
 11. Apricot: Trunk diameter 12" and a height of 12'. This tree has past trunk damage and some decay. Overall, the tree could survive. Health poor.
 12. Plum (old): This multi trunked small tree has a primary trunk about 8" in diameter with many suckers. Fair health but poor shape.
 13. Apricot: 12" diameter trunk, about 8' tall. Fair health.
 14. Apricot: 8" diameter and 11' tall, this tree has a decayed trunk, poor health.
 15. Almond (?) Dead.
 16. Almond: 12" diameter trunk, about 18' tall. This tree has many cracks in the limbs and is showing drought stress. Health is fair but will likely decline.
 17. Black Walnut: Methyl tank (5'4" to 6") This is a specimen from an old stump. Tree is over 100 years old and health of the tree is fair. Ac-Spout trees generally don't make viable trees.
 18. Black Walnut: Double trunk tree, 6" and 5" diameter, height about 10 feet, fair health.

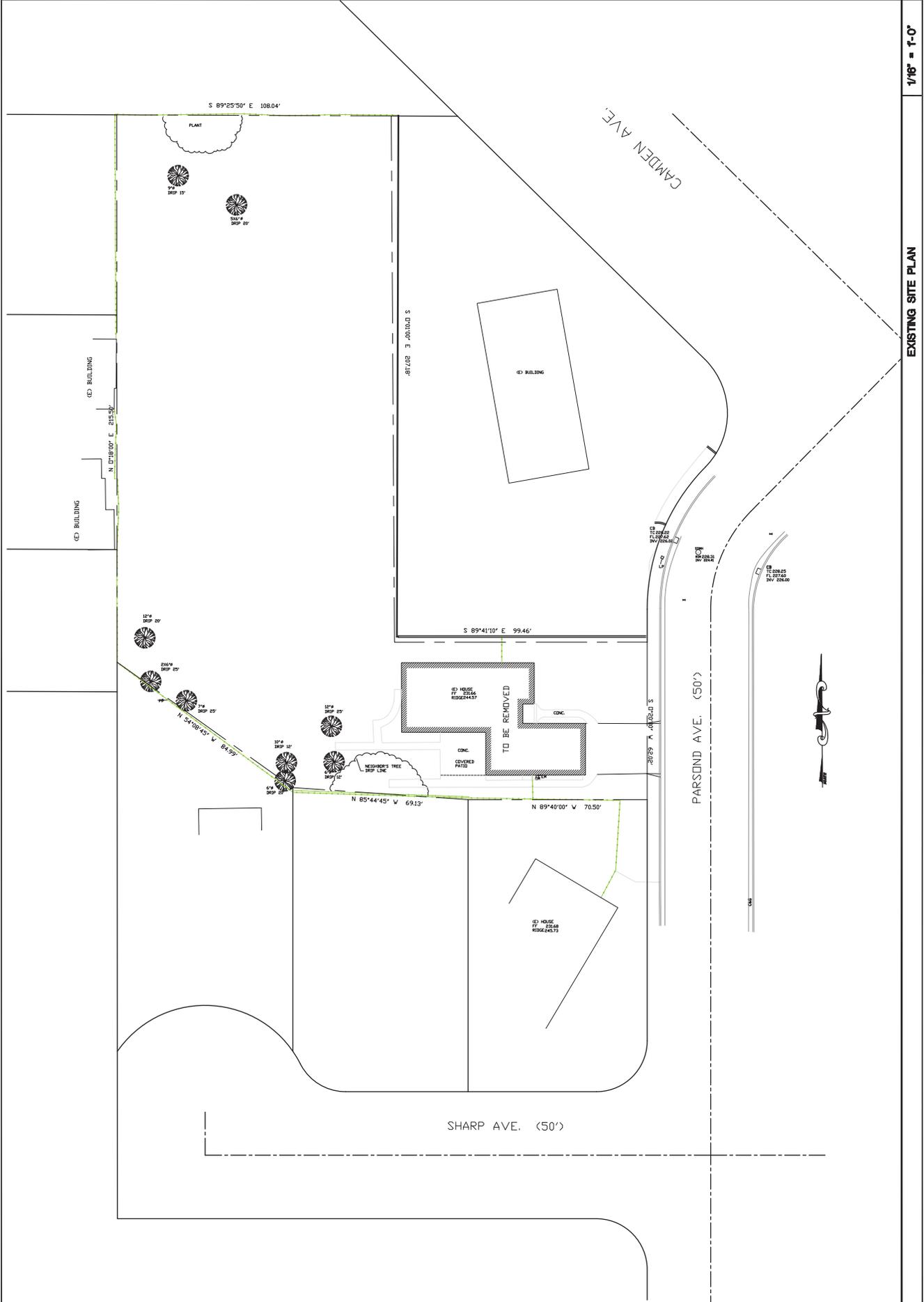
REVISIONS	BY	DATE

CB
BASSAN
Architecture
 916.433.0600
 408.674.9077

NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA

EXISTING SITE PLAN

DATE: 8-23-2006
 SCALE: NOTED
 DRAWN:
 JOB NO:
 SHEET NO. **A12**
 OF SHEETS



EXISTING SITE PLAN

1/16" = 1'-0"

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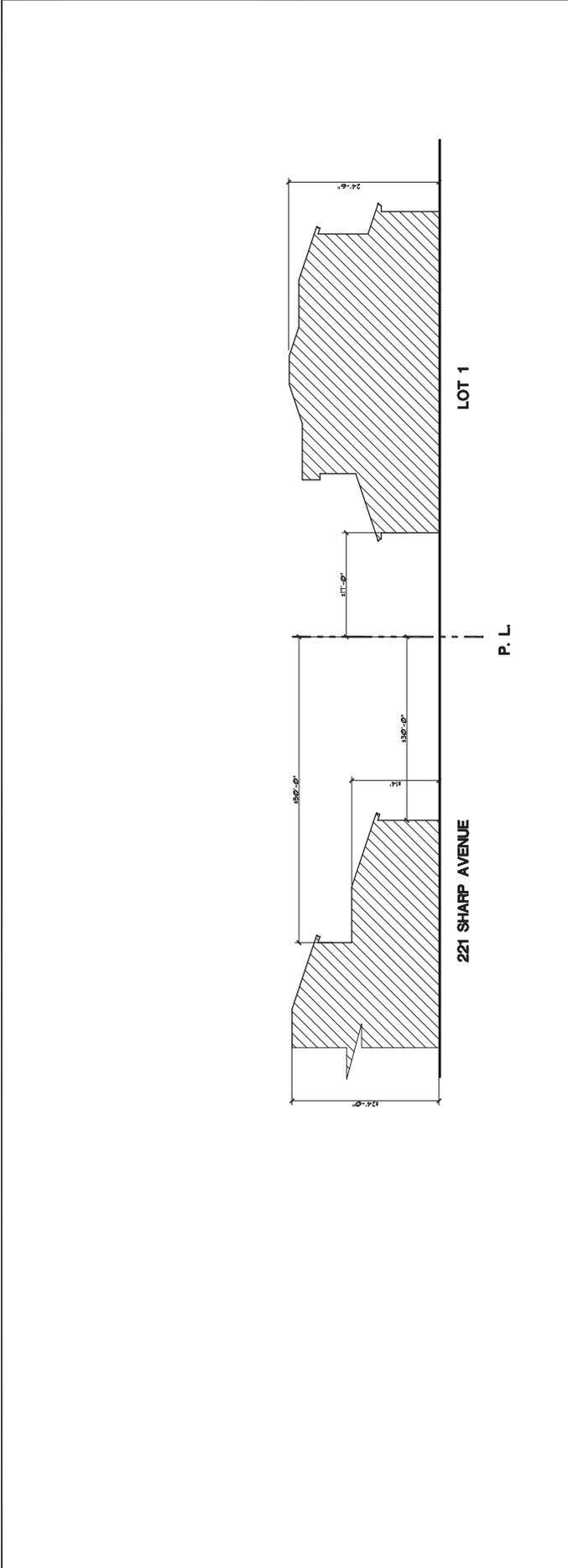
BASSAU
Architecture
 916.433.0609
 408.674.9077

SITE SECTIONS

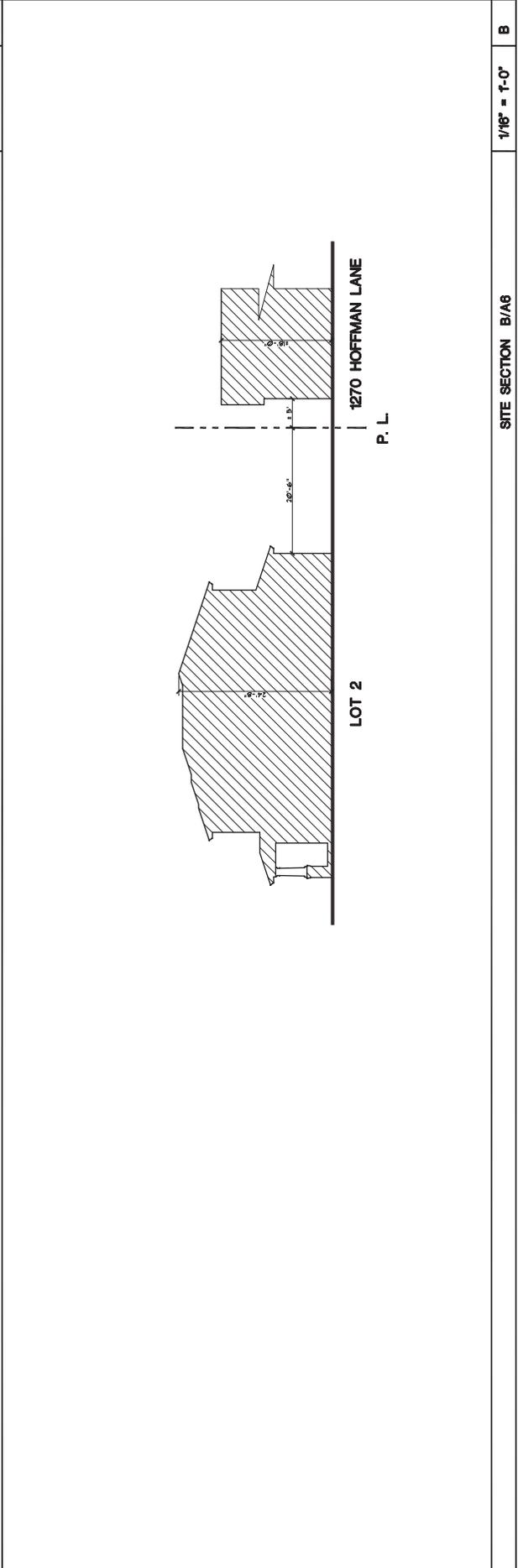
**NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA**

DATE	8-23-2006
SCALE	NOTIFIED
DRAWN	
JOB NO.	
SHEET NO.	

A13
 OF SHEETS



SITE SECTION A/A6 **1/16" = 1'-0"** **A**



SITE SECTION B/B6 **1/16" = 1'-0"** **B**

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REVISIONS	BY	DATE

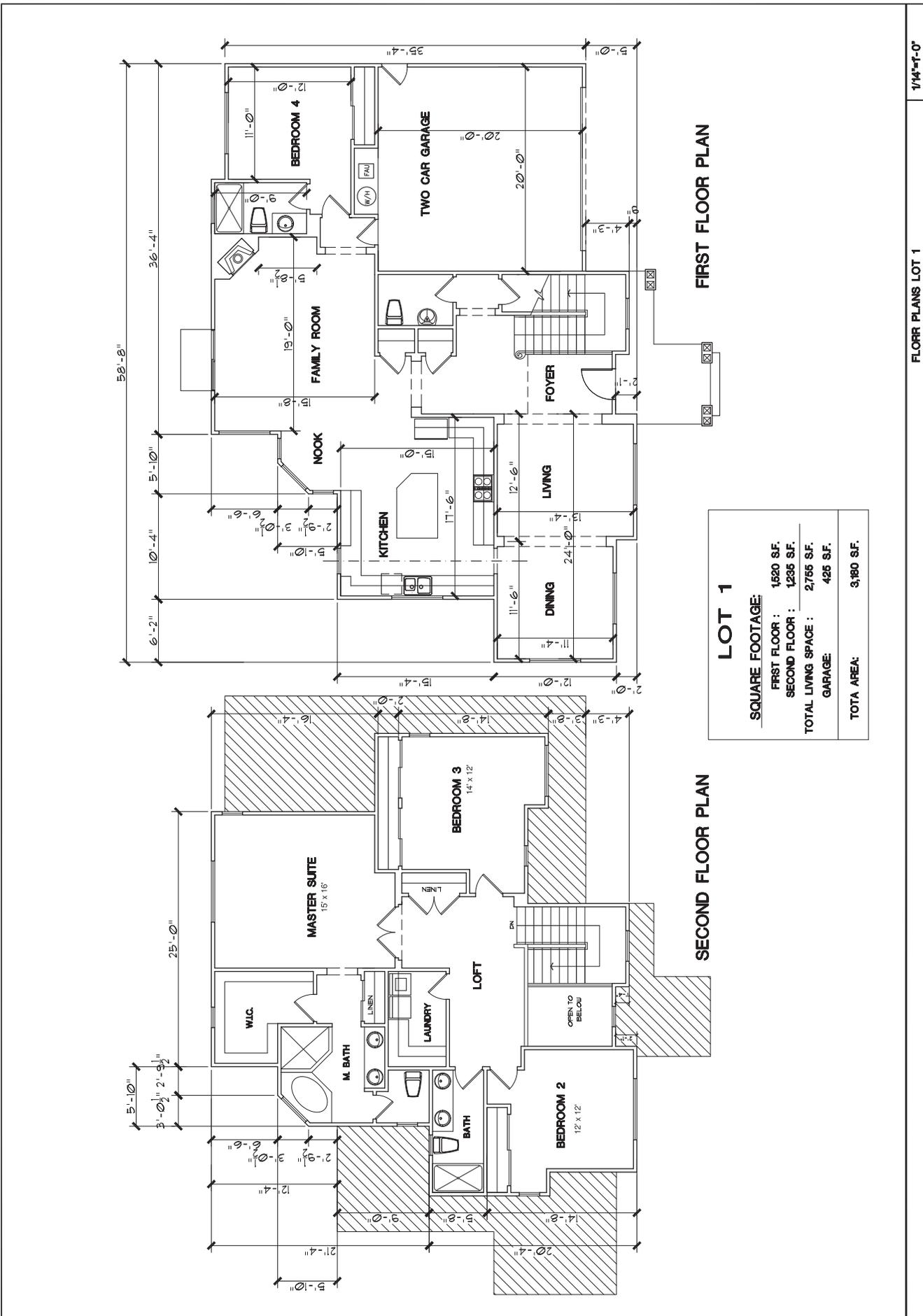


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 916.433.0603
 408.674.9071

NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA
 LOT 1

FLOOR PLANS

DATE: 8-23-2006
 SCALE: NOTED
 DRAWN: [Signature]
 JOB NO: [Signature]
 SHEET NO. **A2.1**
 OF SHEETS



LOT 1

SQUARE FOOTAGE:

FIRST FLOOR :	1,520 S.F.
SECOND FLOOR :	1,235 S.F.
TOTAL LIVING SPACE :	2,755 S.F.
GARAGE:	425 S.F.
TOTAL AREA:	3,180 S.F.

REVISIONS	BY



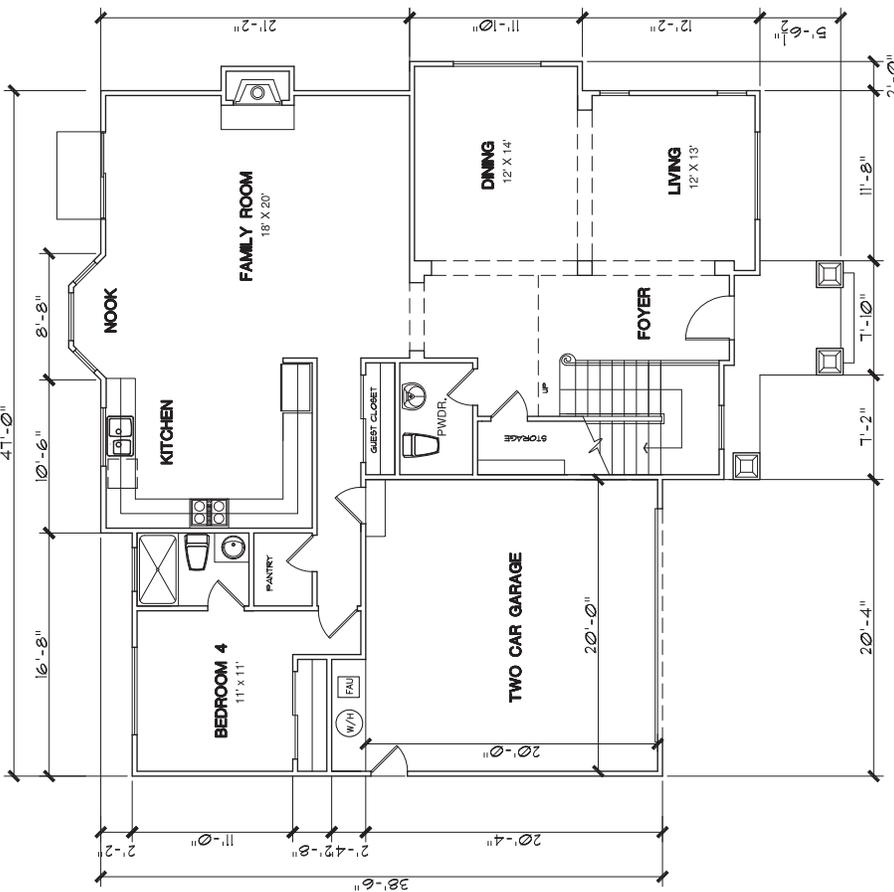
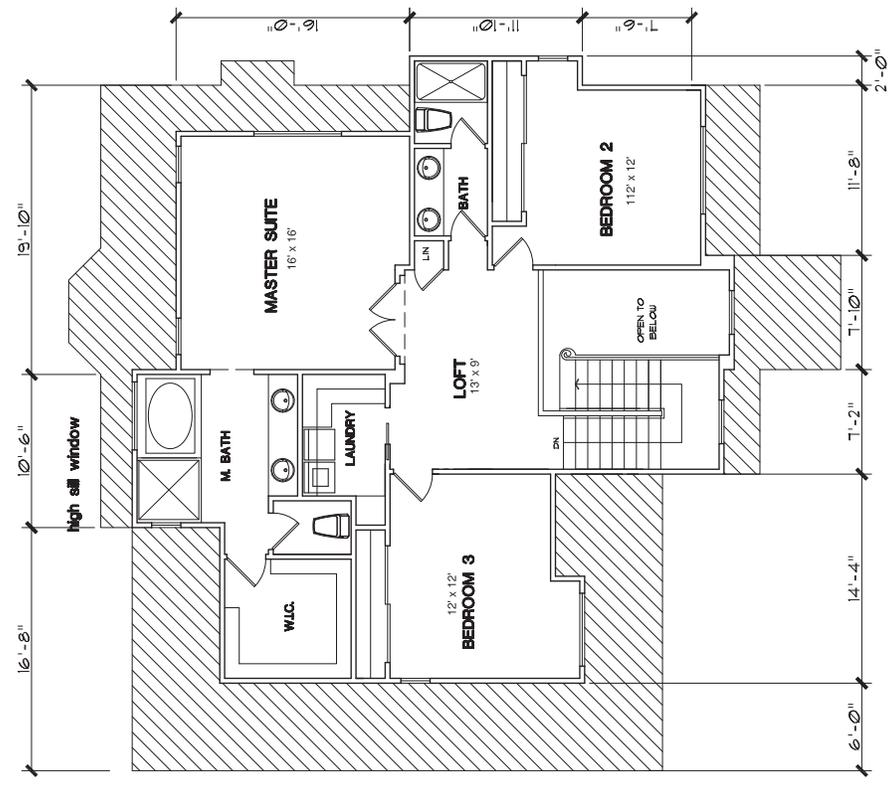
LOT 2

FLOOR PLANS

**NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA**

DATE: 9-23-2006
SUBMITTED:
DRAWN:
JOB NO.:
SHEET NO.:

A22
OF SHEETS



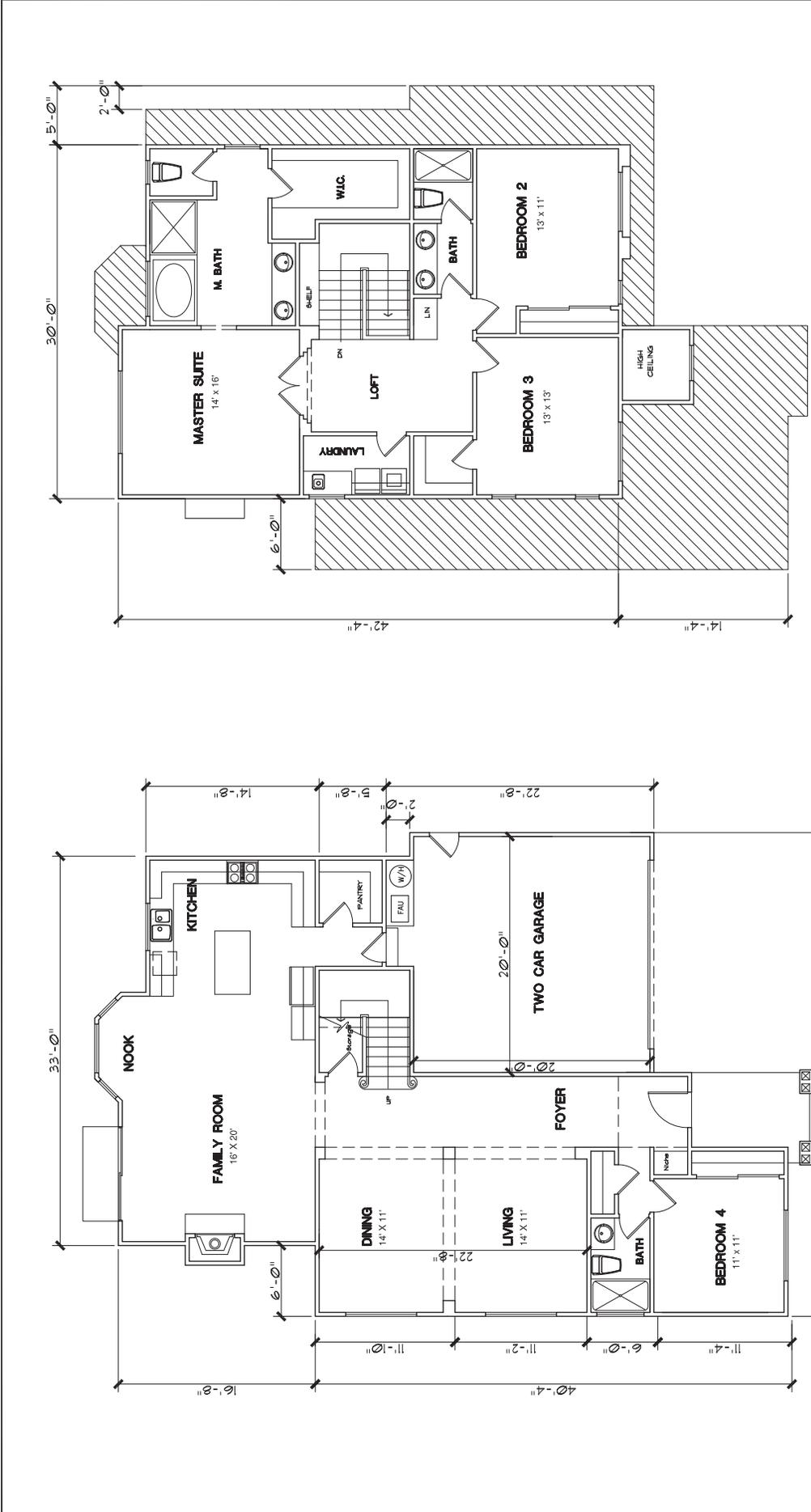
LOT 2

SQUARE FOOTAGE:	
FIRST FLOOR :	1533 S.F.
SECOND FLOOR :	1170 S.F.
TOTAL LIVING SPACE :	2703 S.F.
GARAGE:	425 S.F.
TOTAL AREA:	3,128 SQ. FT.

FLOOR PLANS LOT 2

1/4"=1'-0"

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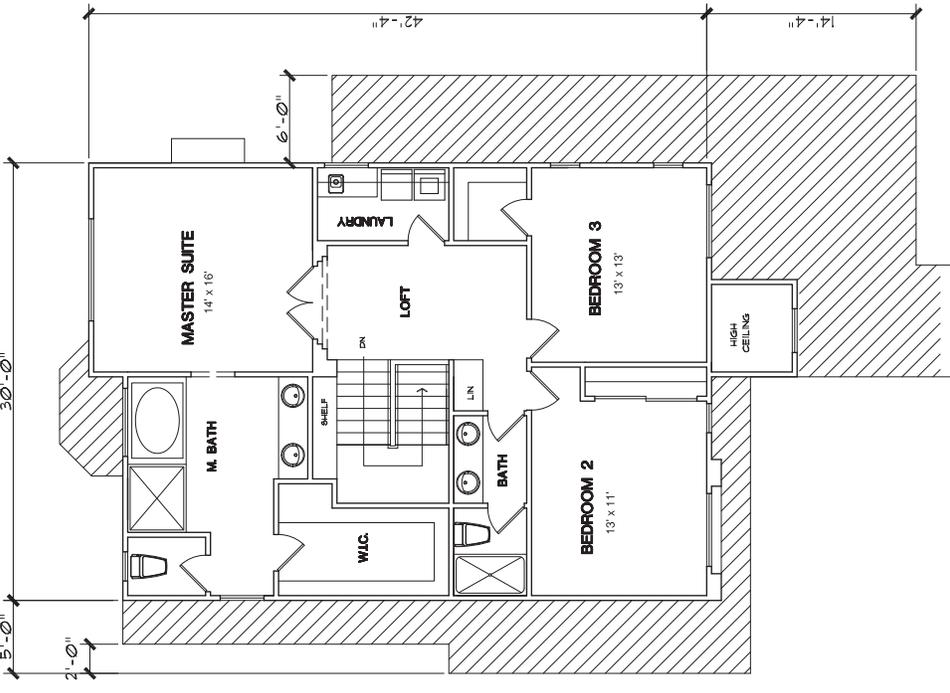
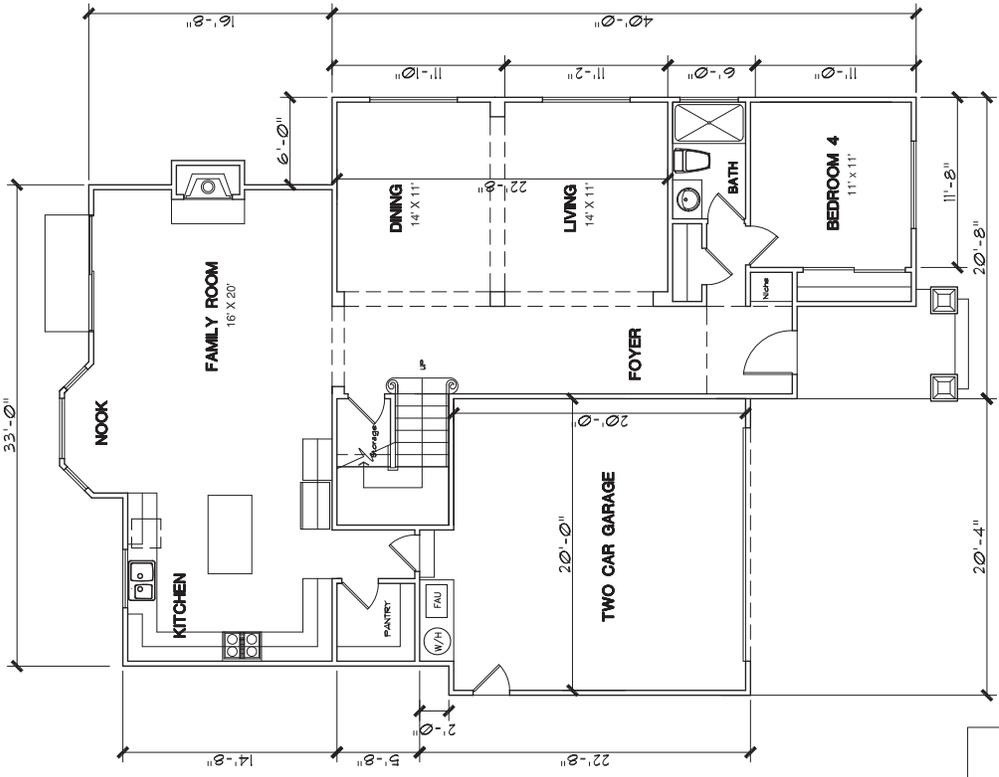


LOT 3

SQUARE FOOTAGE:	
FIRST FLOOR :	1455 S.F.
SECOND FLOOR :	1458 S.F.
TOTAL LIVING SPACE :	2613 S.F.
GARAGE:	425 S.F.
TOTAL AREA:	3,038 S.F.

SECOND FLOOR PLAN

FIRST FLOOR PLAN



LOT 4

SQUARE FOOTAGE:

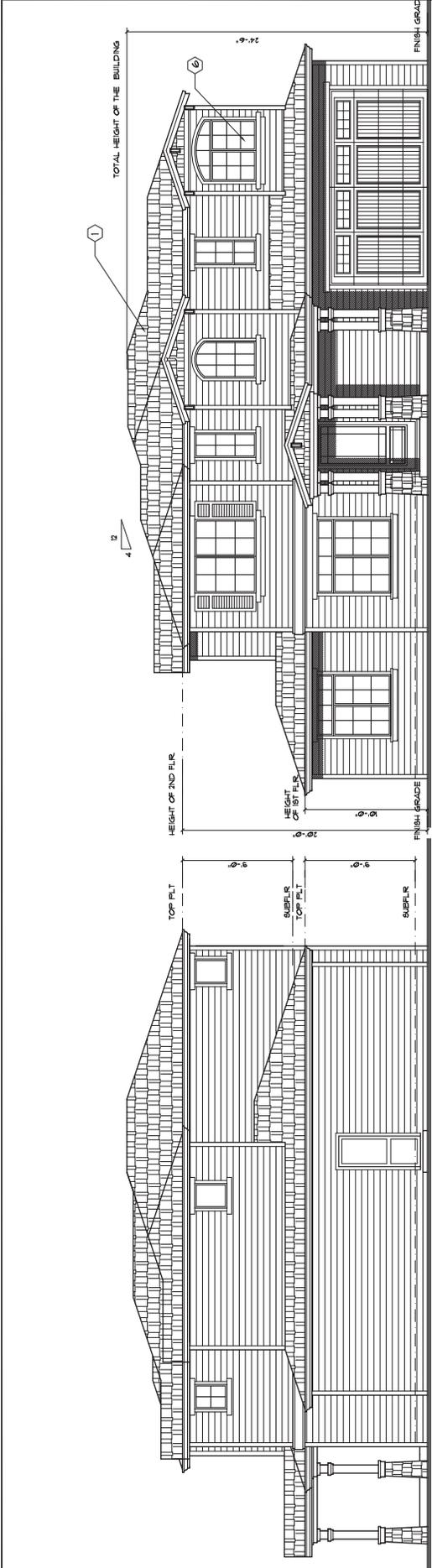
FIRST FLOOR :	1,455 SF.
SECOND FLOOR :	1,158 SF.
TOTAL LIVING SPACE :	2,613 SF.
GARAGE:	425 SF.
TOTAL AREA:	3,038 SF.

NO.	REVISIONS	BY	DATE

CB
BASSAN
Architecture
 916.433.0603
 403.674.9071

ELEVATIONS
LOT 1
NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA

DATE:	3-23-2006
SUBMITTED:	
DRAWN:	
JOB NO.:	
SHEET NO.:	A3.1
OF SHEETS	

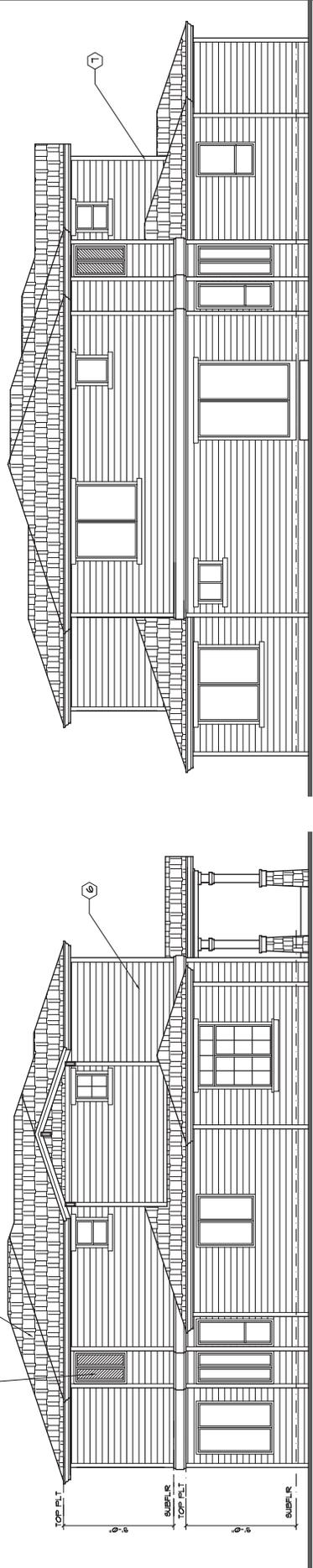


FRONT ELEVATION
LOT 1

RIGHT ELEVATION
LOT 1

- EXTERIOR FINISHES:**
- ROOFING: CERTAINTED .7 COPPOSITION.**
- ① MAX DEF WEATHERED WOOD
 - ② MAX DEF BURNT SIENNA
- BUILDING COLORS BY: KELLY-MOORE**
- ③ MAIN COLOR 1: HORIZON GRAY KY 4828
 - ④ MAIN COLOR 2: FABEO VERDE KY 5154
 - ⑤ MAIN COLOR 3: SPANISH SAND KY 231
 - ⑥ MAIN COLOR 4: PHOENIX FOSSIL KY 5252
 - ⑦ TRIM COLOR: SWISS COFFEE KY 23

FROSTED GLASS



REAR ELEVATION
LOT 1

LEFT ELEVATION
LOT 1

ELEVATIONS LOT 1
 1/4"=1'-0"

REVISIONS	BY
6-15-2006	

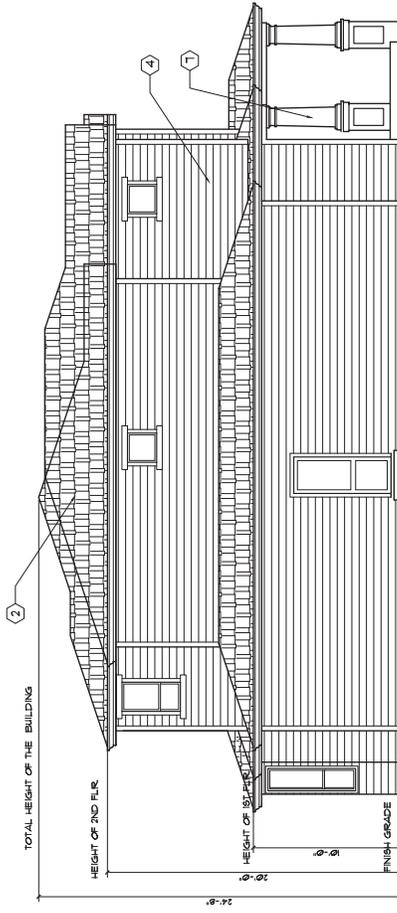
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 408.674.9071

ELEVATIONS
 LOT 2

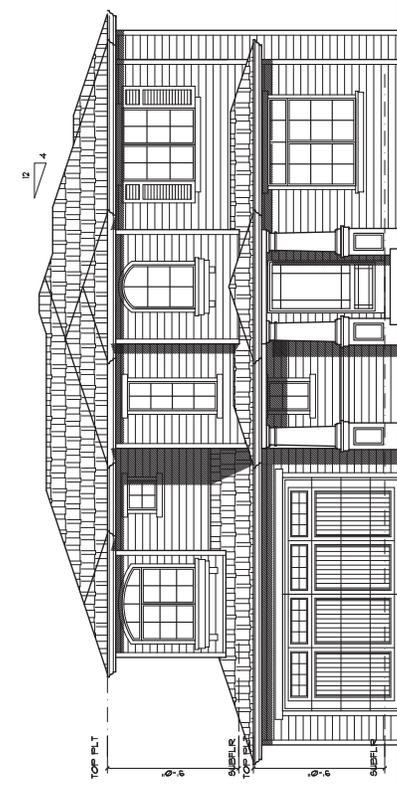
NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA

DATE:	6-15-2006
SHEET NOTED:	
DRAWN:	
JOB NO.:	
SHEET NO.:	A32

EXTERIOR ELEVATIONS LOT 2 1/4"=1'-0" OF SHEETS

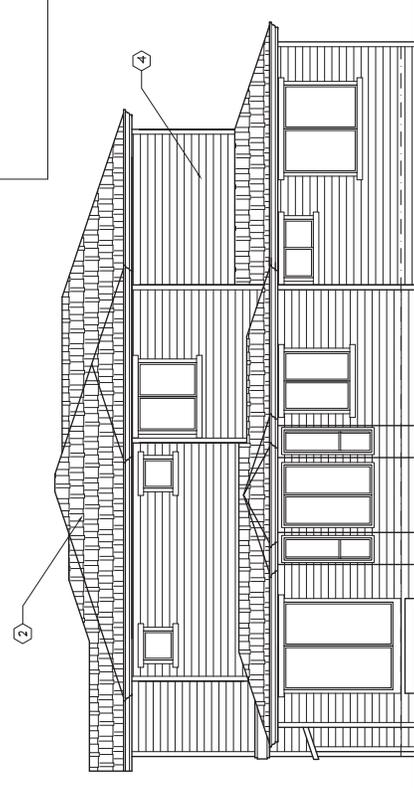


RIGHT ELEVATION
 LOT 2

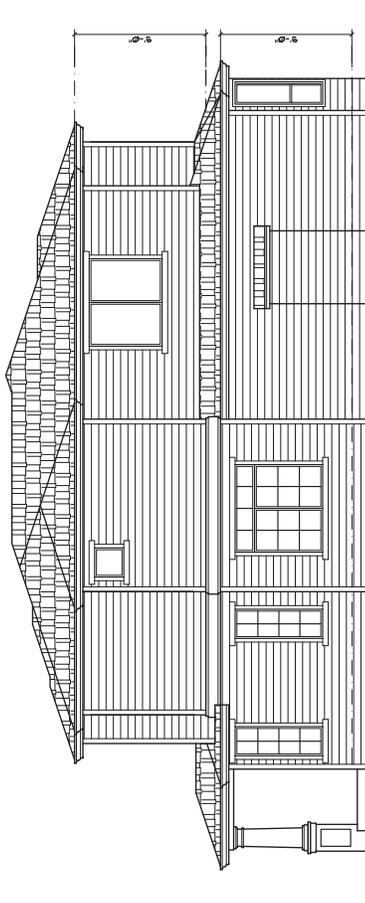


FRONT ELEVATION
 LOT 2

- EXTERIOR FINISHES:
- ROOFING: CERTAINTED™ COMPOSITION
- ① MAX DEF WEATHERED WOOD
 - ② MAX DEF BURNT SIENNA
- BUILDING COLORS BY KELLY-MOORE
- ② MAIN COLOR 1: HORIZON GRAY KM 4858
 - ④ MAIN COLOR 2: PASEO VERDE KM 5754
 - ③ MAIN COLOR 3: SPANISH SAND KM 231
 - ⑥ MAIN COLOR 4: PHOENIX FOSSIL KM 5292
 - ⑦ TRIM COLOR: SWISS COFFEE KM 23



REAR ELEVATION
 LOT 2



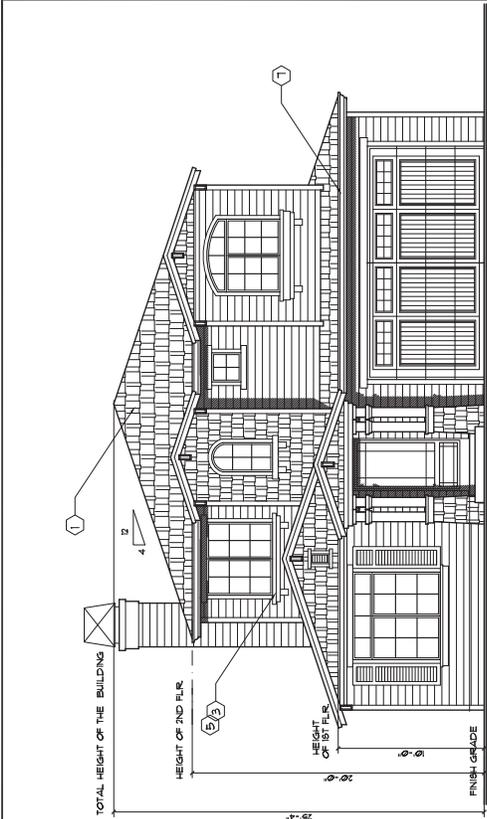
LEFT ELEVATION
 LOT 2

NO.	REVISIONS	BY

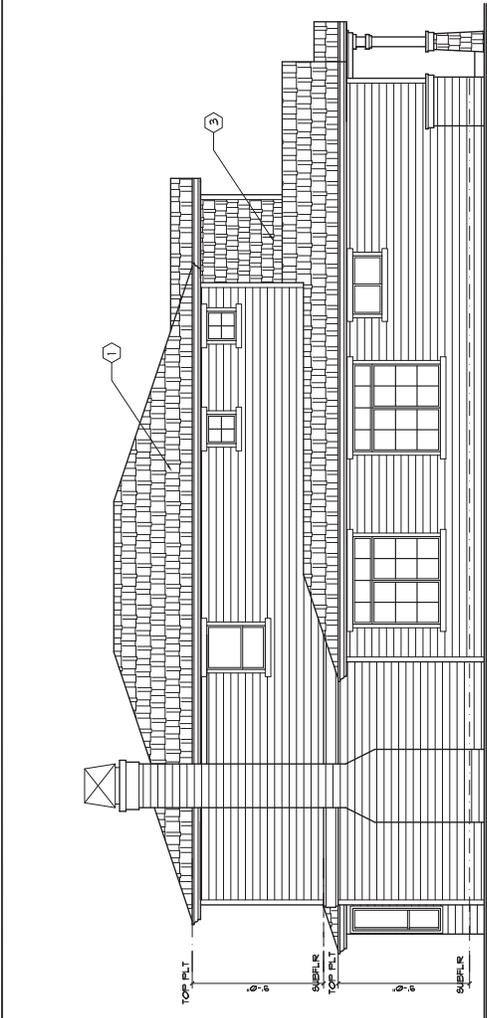
CB
BASSAN
Architecture
 916.433.0609
 408.674.9071

NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA
 LOT 3
 ELEVATIONS

DATE:	8-23-2006
SHEET NOTED:	
DRAWN:	
JOB NO.:	
SHEET NO.:	A3.3
OF SHEETS:	

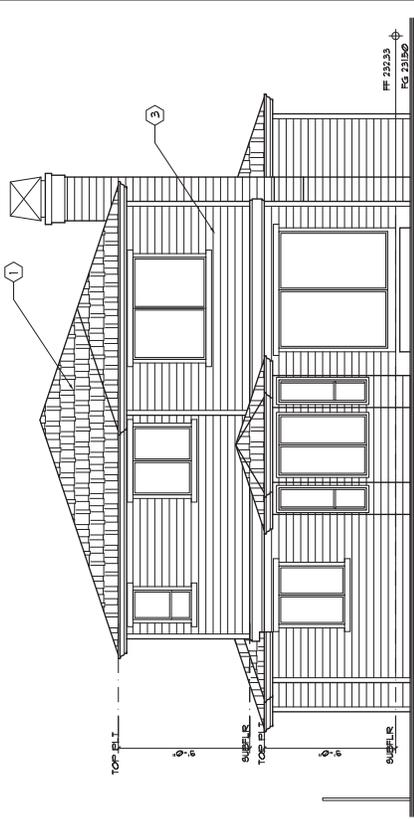


FRONT ELEVATION
 LOT 3

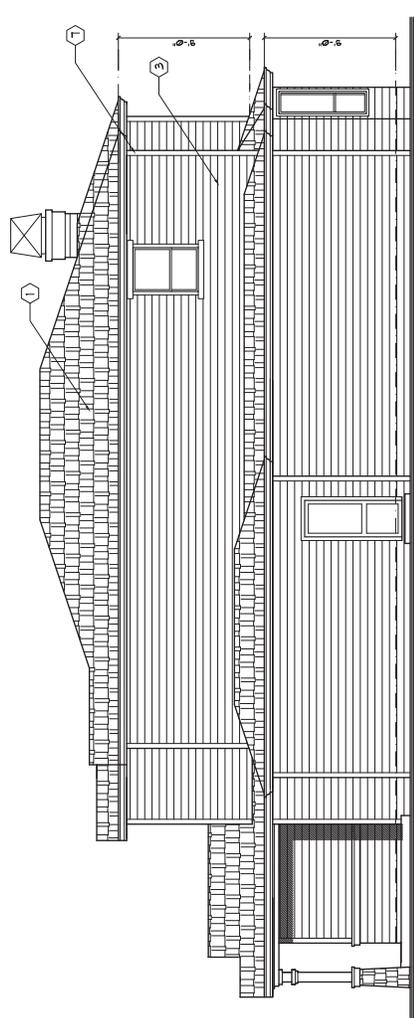


LEFT ELEVATION
 LOT 3

- EXTERIOR FINISHES:
 ROOFING : CERTAINTED "COMPOSITION"
 ① MAX DEF WEATHERED WOOD
 ② MAX DEF BURNT SIENNA
- BUILDING COLORS BY KELLY-HOOPER
 ③ MAIN COLOR 1: HORIZON GRAY KY 4898
 ④ MAIN COLOR 2: PASEO VERDE KY 5754
 ⑤ MAIN COLOR 3: SPANISH SAND KY 231
 ⑥ MAIN COLOR 4: PHOENIX FOSSEL KY 5922
 ⑦ TRIM COLOR : SWISS COFFEE KY 23



REAR ELEVATION
 LOT 3



RIGHT ELEVATION
 LOT 3

EXTERIOR ELEVATIONS LOT 3
 1/4"=1'-0"

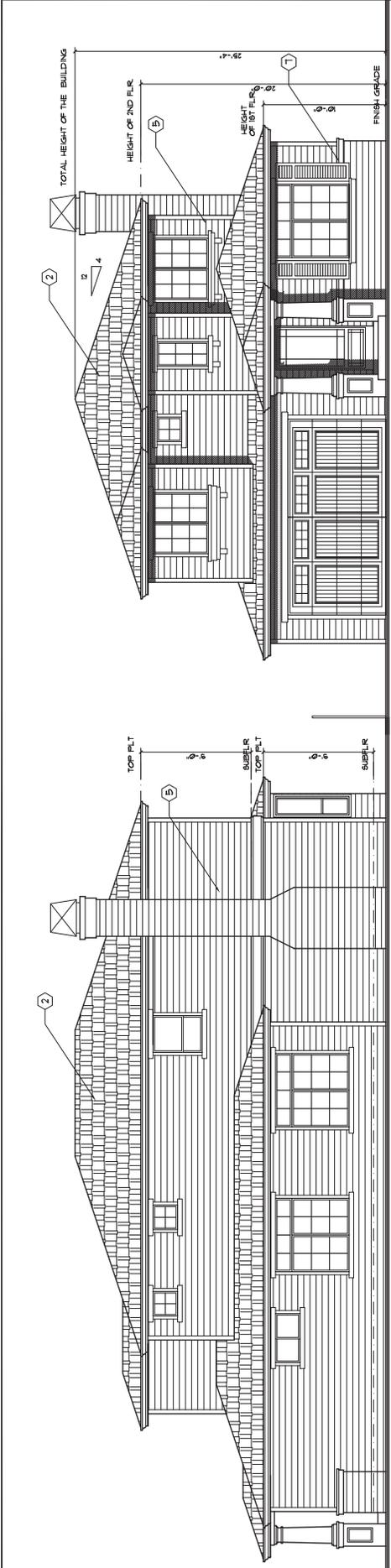
NOTHING HEREIN SHALL BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NO.	REVISIONS	BY

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BASSAN
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 916.433.0603
 408.674.9071

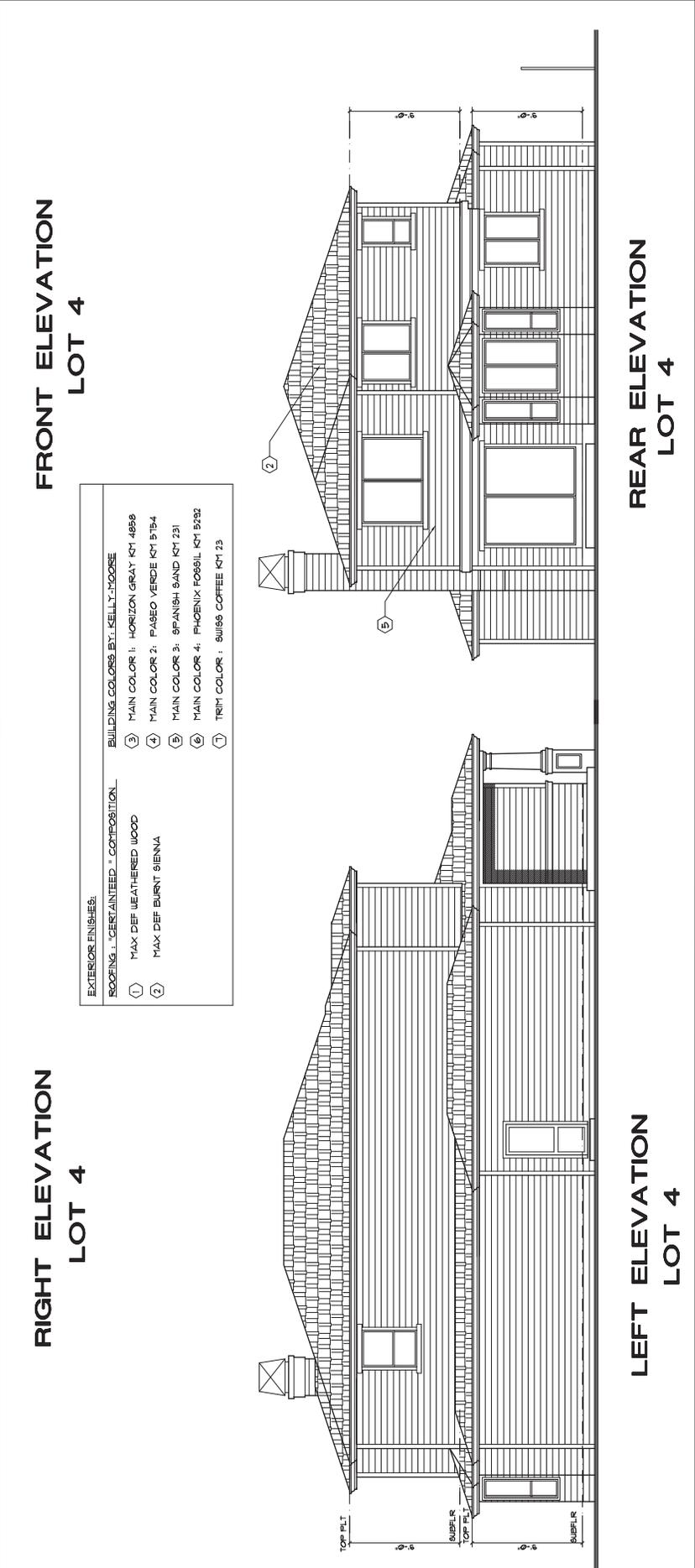
NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA
 ELEVATIONS
 LOT 4

DATE: 8-23-2006	SHEET NOTED:
DRAWN:	JOB NO.:
SHEET NO.:	A34
OF SHEETS	

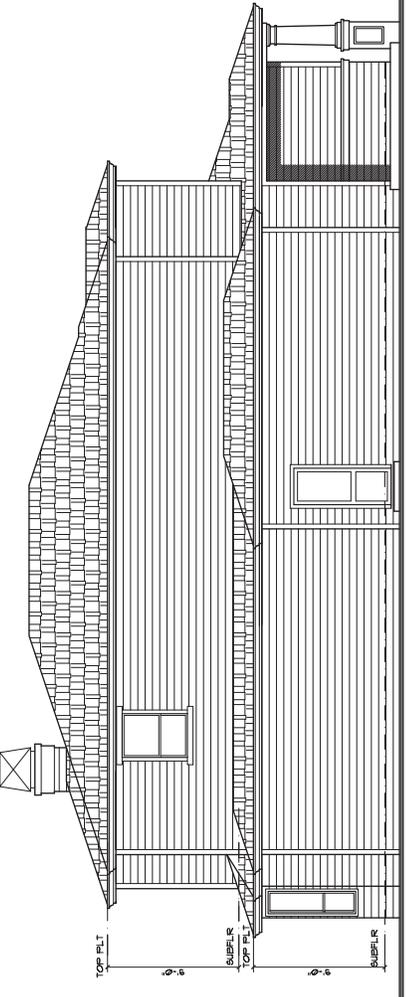


RIGHT ELEVATION
LOT 4

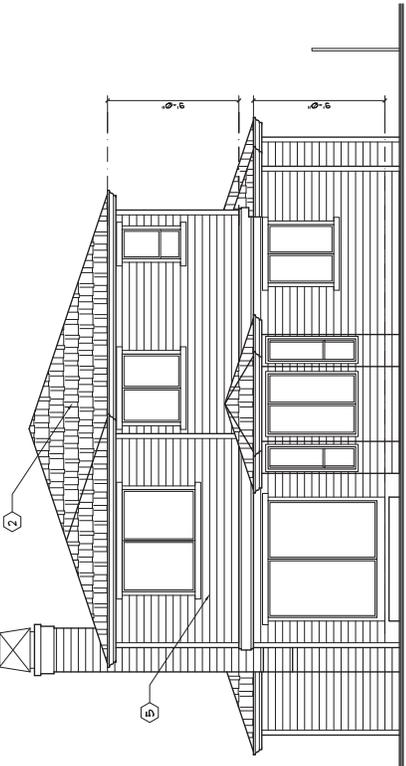
- EXTERIOR FINISHES:**
- ROOFING: 1. CERTAINTED® COMPOSITION**
- (1) MAX DEF WEATHERED WOOD
 - (2) MAX DEF BURNY SIENNA
- BUILDING COLORS BY KELLY-MOORE**
- (3) MAIN COLOR 1: HORIZON GRAY KY 4859
 - (4) MAIN COLOR 2: FASEO VERDE KY 5754
 - (5) MAIN COLOR 3: SPANISH SAND KY 221
 - (6) MAIN COLOR 4: PHOENIX FOSSIL KY 5292
 - (7) TRIM COLOR 1: SWISS COFFEE KY 123



FRONT ELEVATION
LOT 4



LEFT ELEVATION
LOT 4



REAR ELEVATION
LOT 4

REVISIONS	BY	DATE

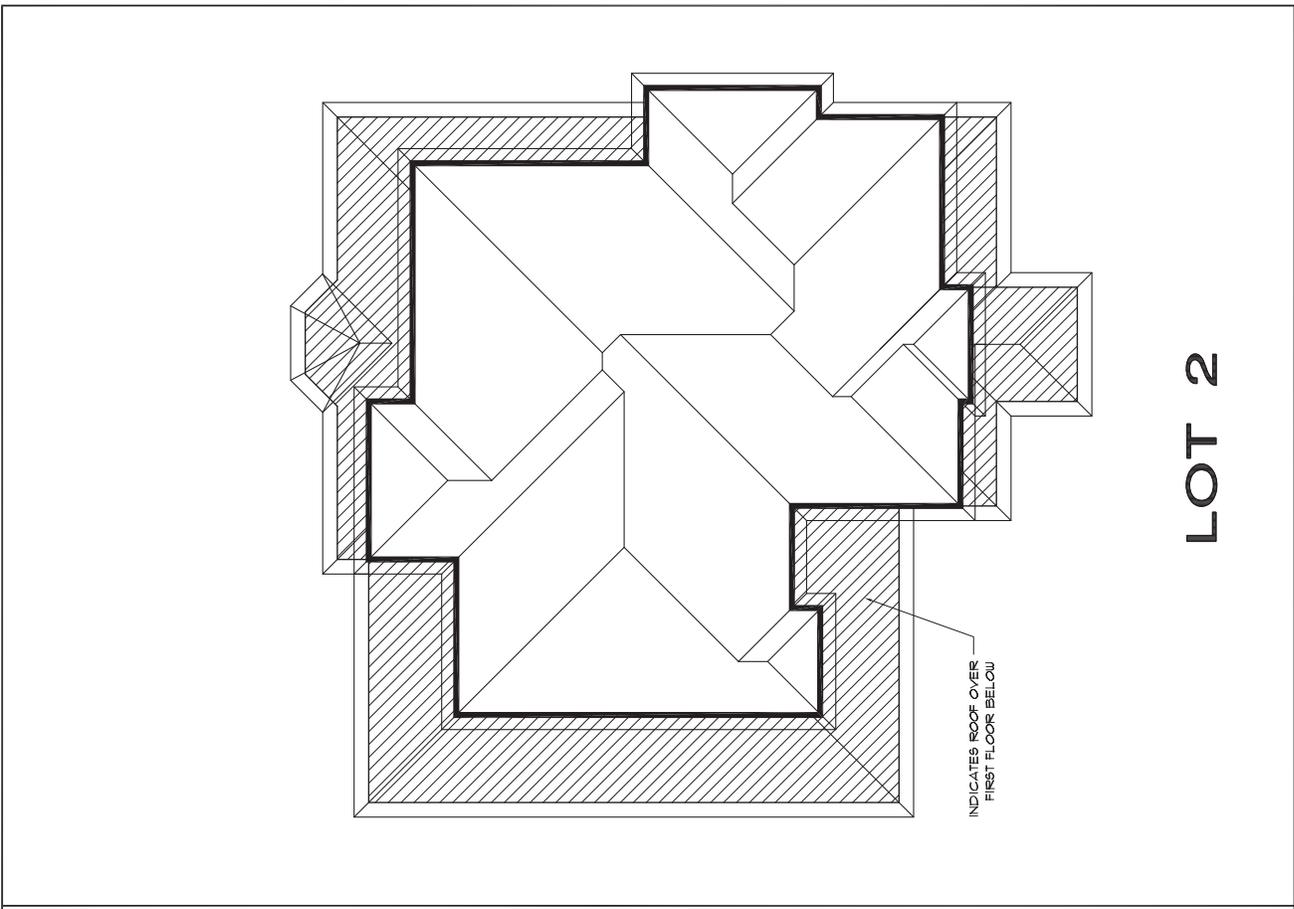


BASSAU
Architecture
 916.435.0609
 408.674.9071

NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA

ROOF PLANS
 LOTS 1 & 2

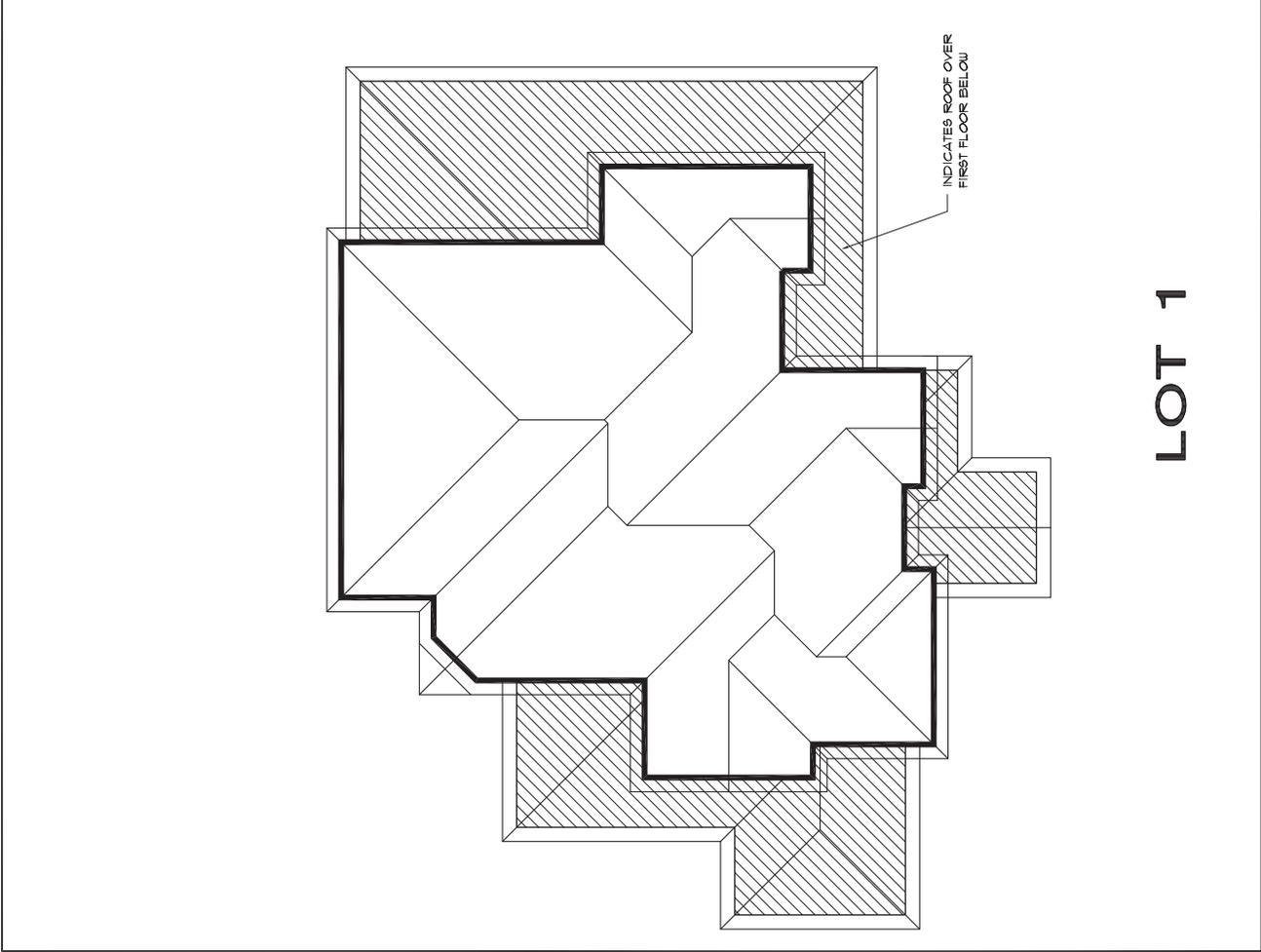
DATE: 8-23-2006
 SCALE: NOTED
 DRAWN:
 JOB NO:
 SHEET NO. **A4.1**
 OF SHEETS



LOT 2

1/4" = 1'-0"

ROOF PLAN - LOT 4



LOT 1

1/4" = 1'-0"

ROOF PLAN - LOT 3

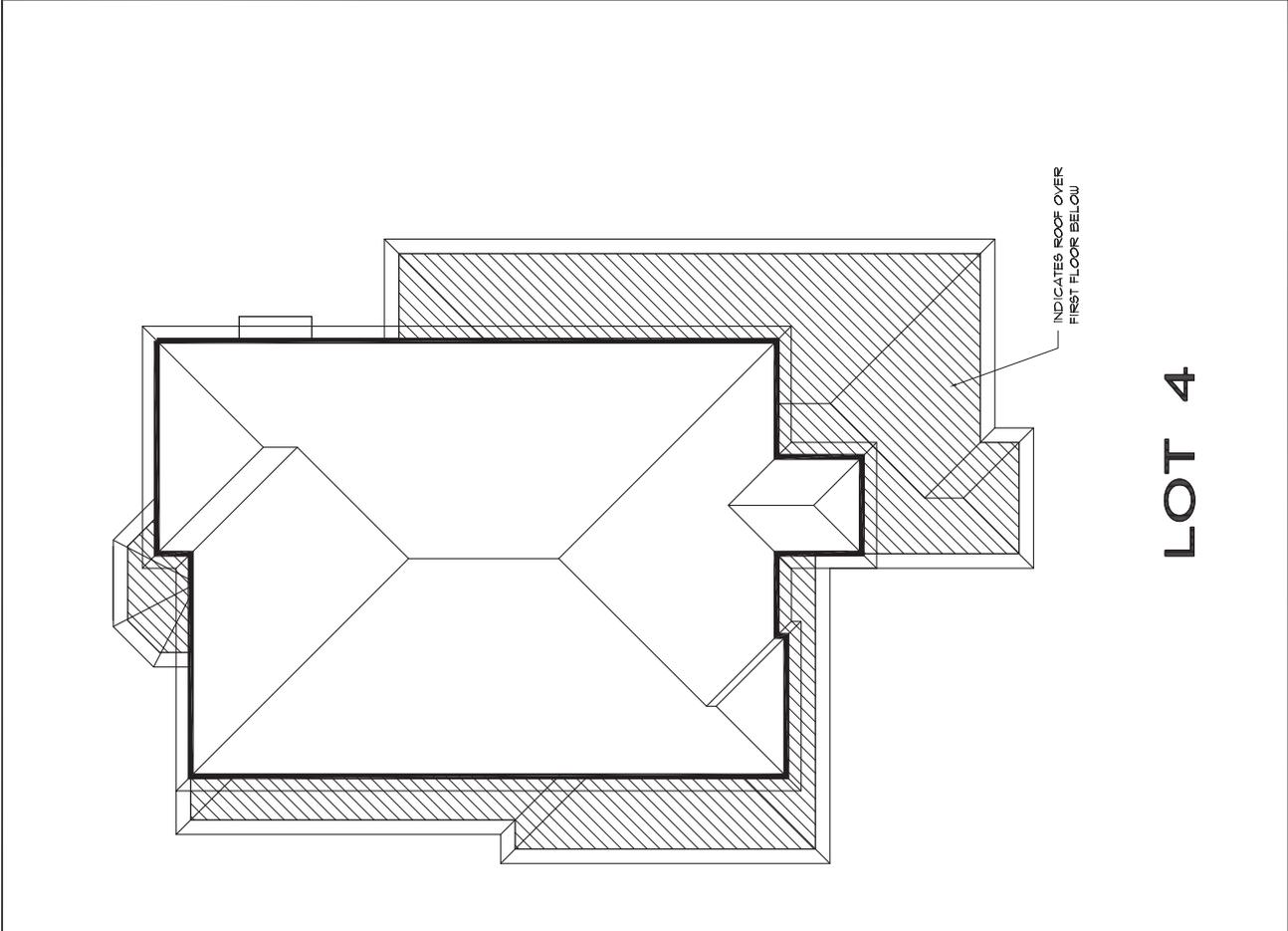
REVISIONS	BY	DATE

CB
BASSAU
Architecture
 916.433.0603
 408.674.9077

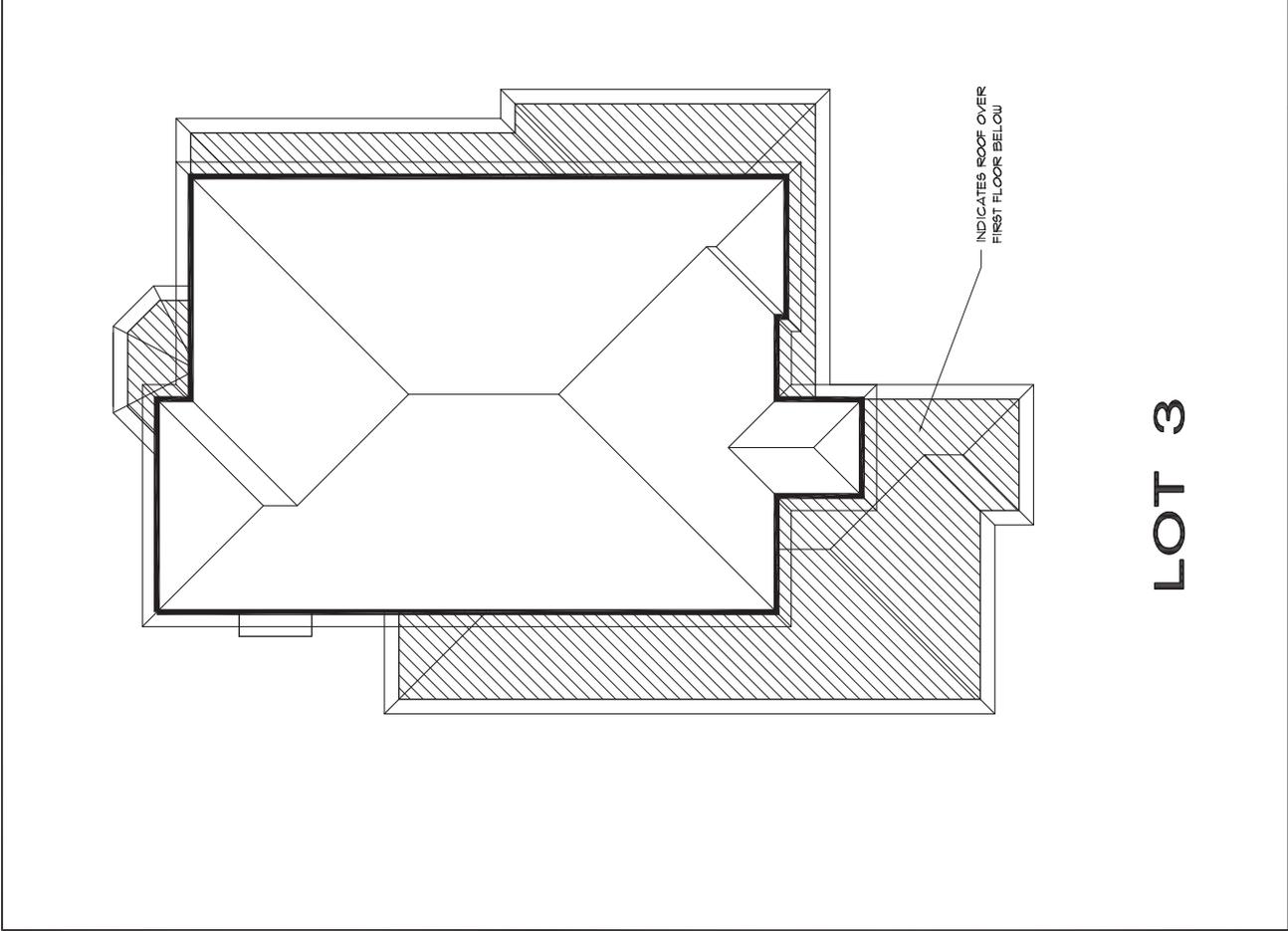
ROOF PLANS
 LOTS 3 & 4

NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA

DATE: 8-23-2006
 SCALE: NOTED
 DRAWN:
 JOB NO:
 SHEET NO. **A4.2**
 OF SHEETS



ROOF PLAN - LOT 4 1/4" = 1'-0"



ROOF PLAN - LOT 3 1/4" = 1'-0"

REVISIONS	BY



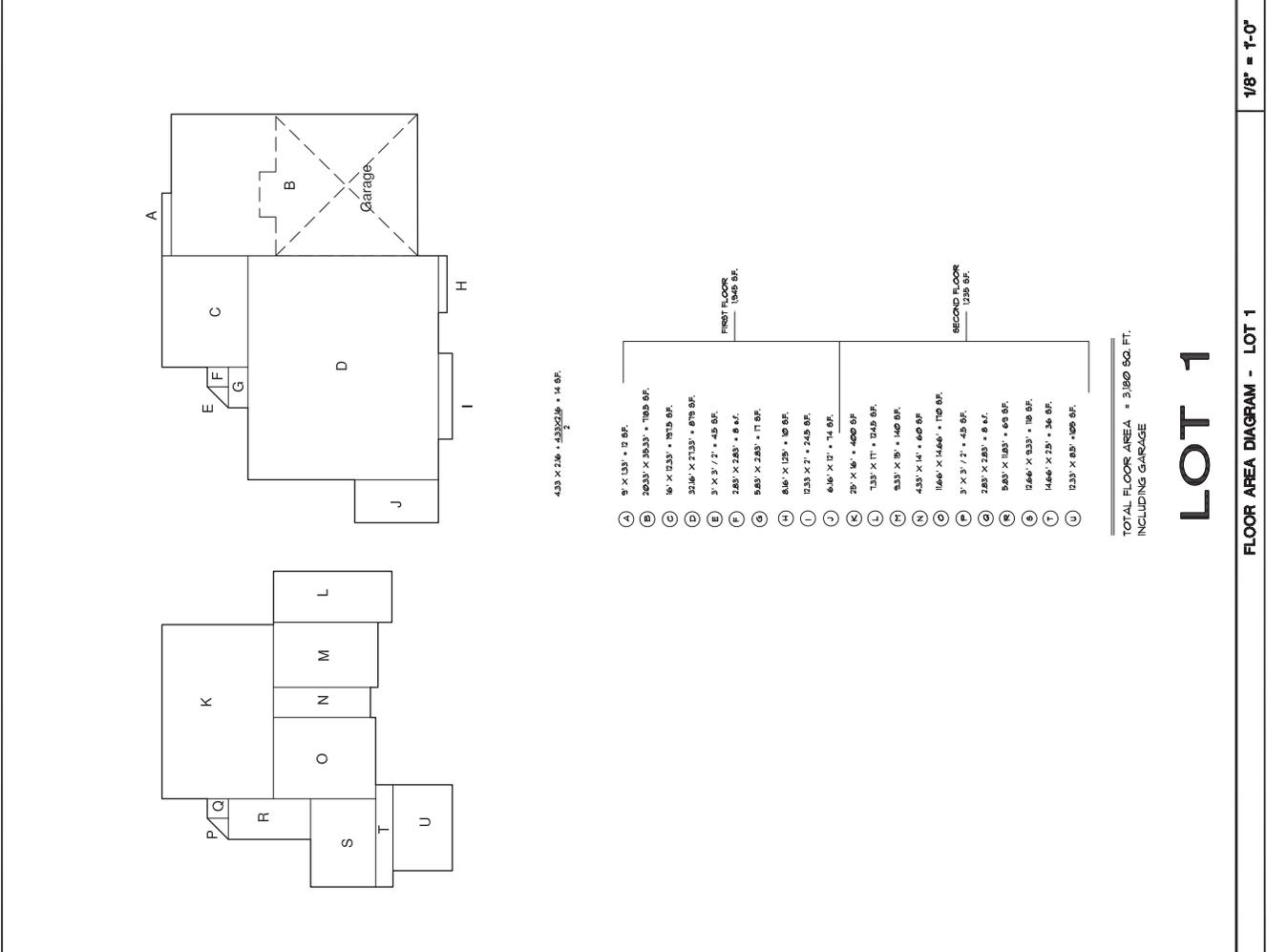
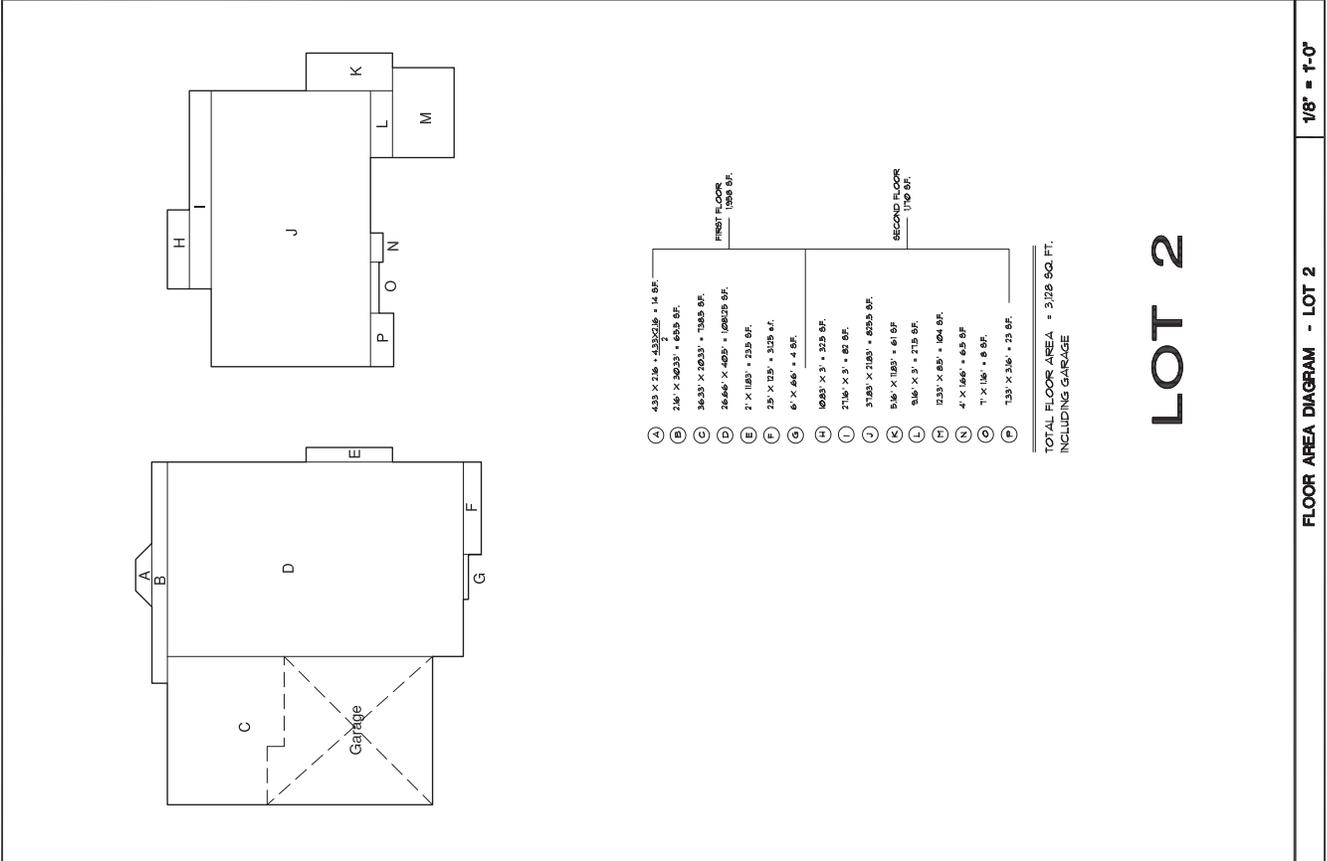
BASSAN
Architecture
 916.433.0609
 408.674.9071

FLOOR AREA DIAGRAM
LOTS 1 & 2

NEW RESIDENTIAL PROJECT AT:
1323 PARSONS AVENUE
CAMPBELL, CA

DATE:	9-23-2006
SCALE:	NOTED
DRAWN:	
JOB NO.:	
SHEET NO.:	

A5.1
 OF SHEETS



1/8" = 1'-0"

FLOOR AREA DIAGRAM - LOT 2

1/8" = 1'-0"

FLOOR AREA DIAGRAM - LOT 1

REVISIONS	BY

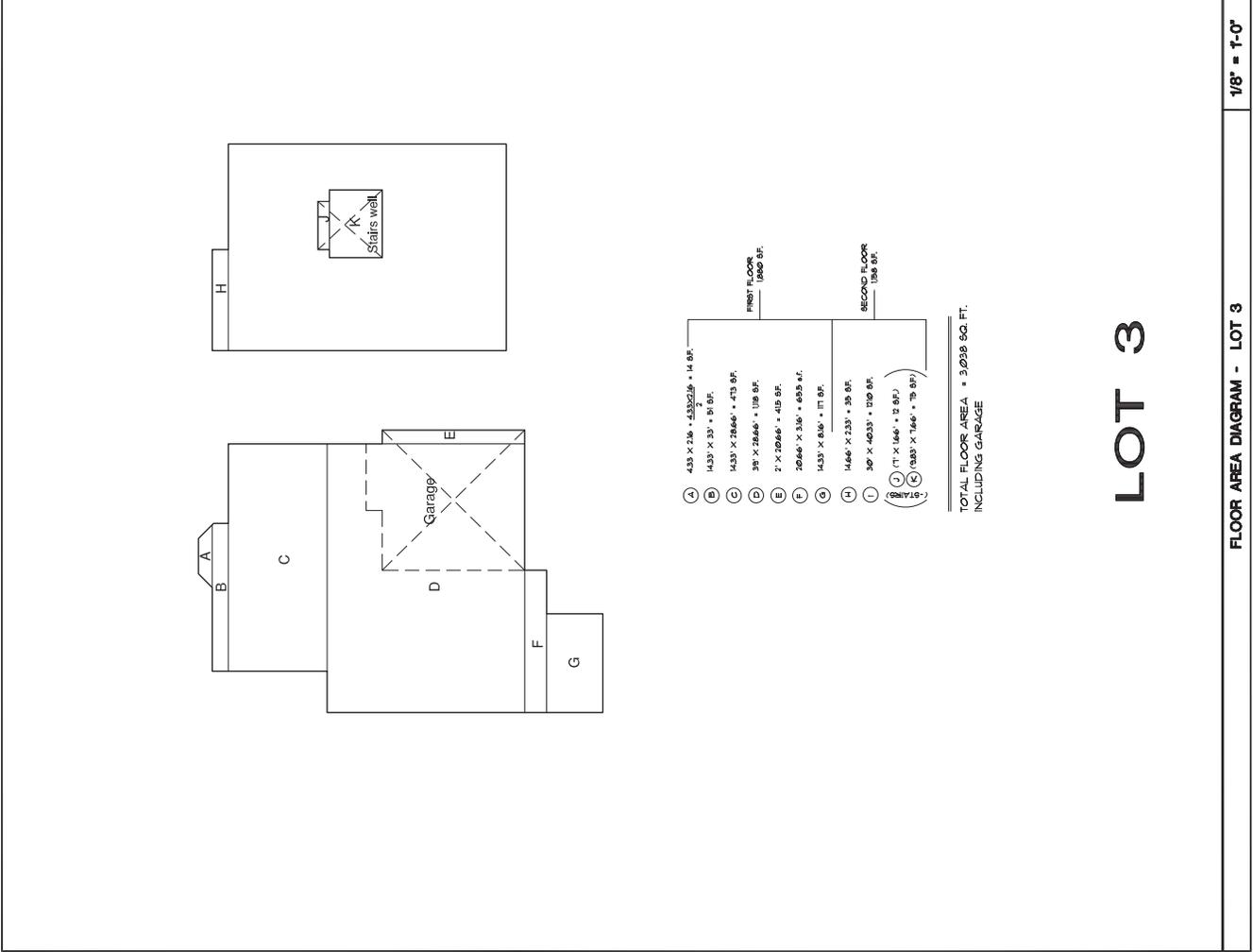
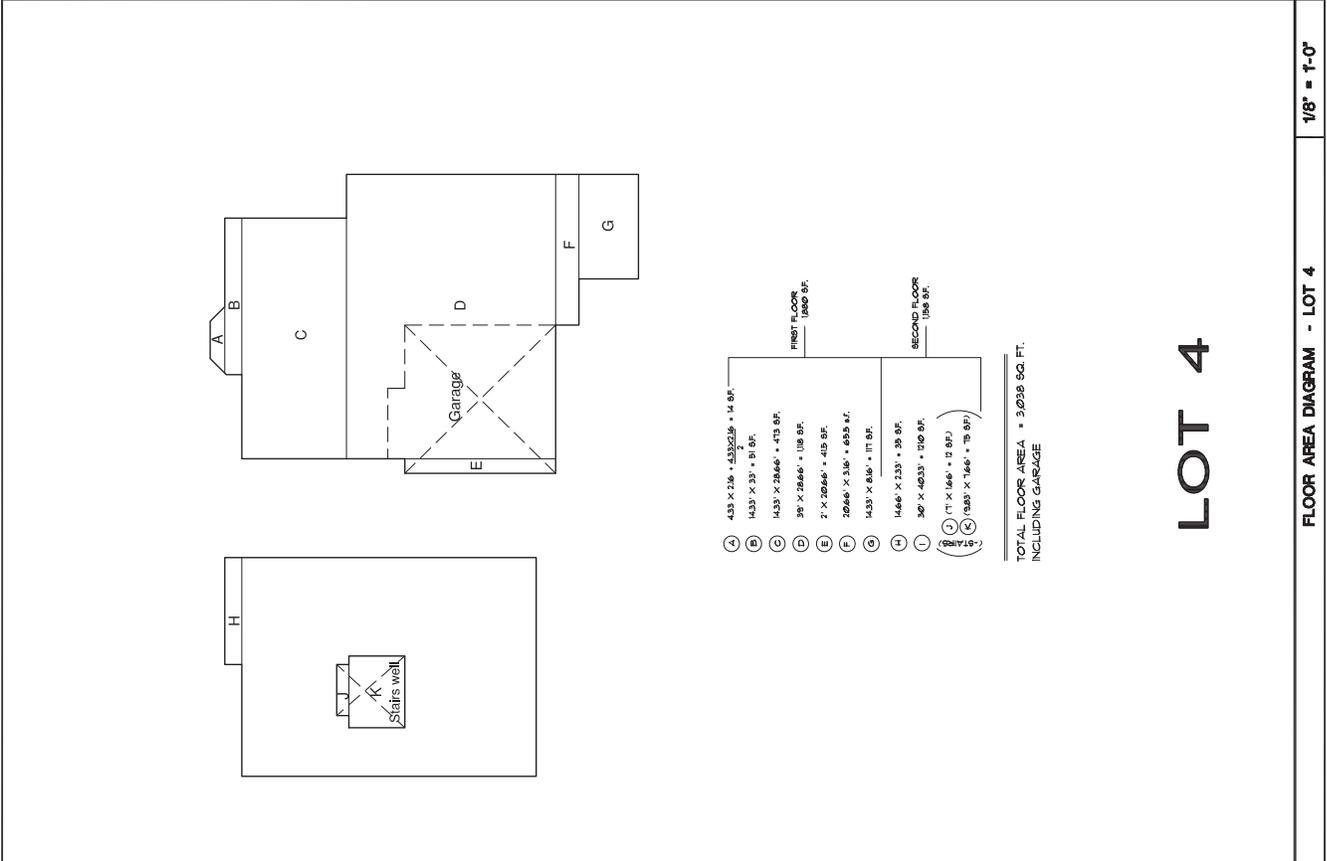
CB
BASSAN
Architecture
 916.435.0609
 408.674.9071

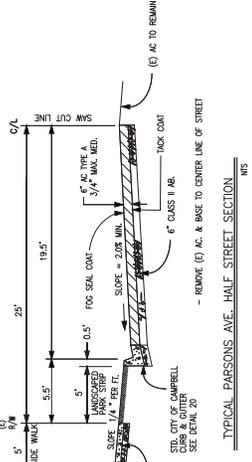
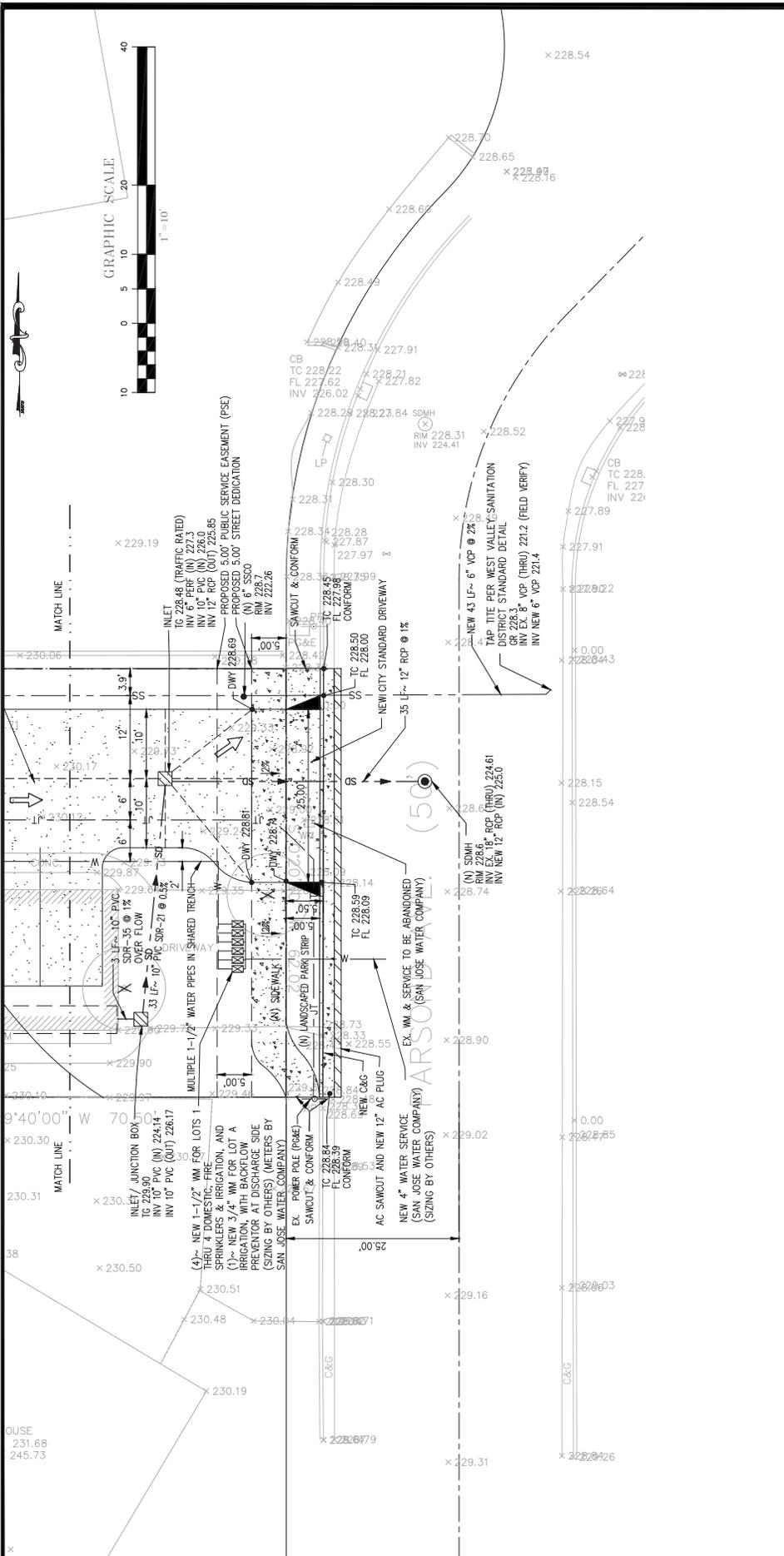
FLOOR AREA DIAGRAM

LOTS 3 & 4

NEW RESIDENTIAL PROJECT AT:
 1323 PARSONS AVENUE
 CAMPBELL, CA

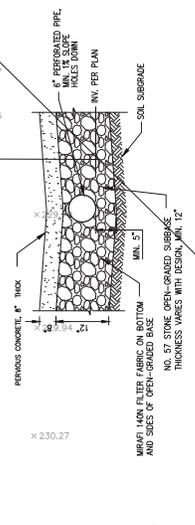
DATE	9-23-2006
SCALE	NOTED
DRAWN	
JOB NO.	
SHEET NO.	A52
OF SHEETS	





REFER TO GRADING PLAN FOR ADJACENT SLOPES
 (N) 5' SIDE OF CAMPBELL SIDEWALK SEE DETAIL 20
 (N) 5' SIDE OF CAMPBELL SIDEWALK SEE DETAIL 20
 (E) AC TO REMAIN
 (E) AC TO REMAIN
 - REMOVE (E) AC & BASE TO CENTER LINE OF STREET
 TYPICAL PARSONS AVE., HALF STREET SECTION
 NS

PERVIOUS CONCRETE PAVEMENT DETAIL
 NTS



PRE-CONSTRUCTION VS. POST-CONSTRUCTION IMPERVIOUS AREA COMPARISON

AREA TYPE	AREA (SQ. FT.)	PERCENTAGE	MAX. PERCENTAGE
COVERED PATIO & PORCH	305	0.00	1.0%
DRIVEWAY	3,474	0.00	1.0%
WALKWAYS	549	0.13	1.0%
LAWN	1,177	0.26	1.0%
PERVIOUS	20,302	4.74	100.0%
TOTAL PROJECT IMPERVIOUS AREA	5,465	1.23	
TOTAL SITE AREA	44,200		

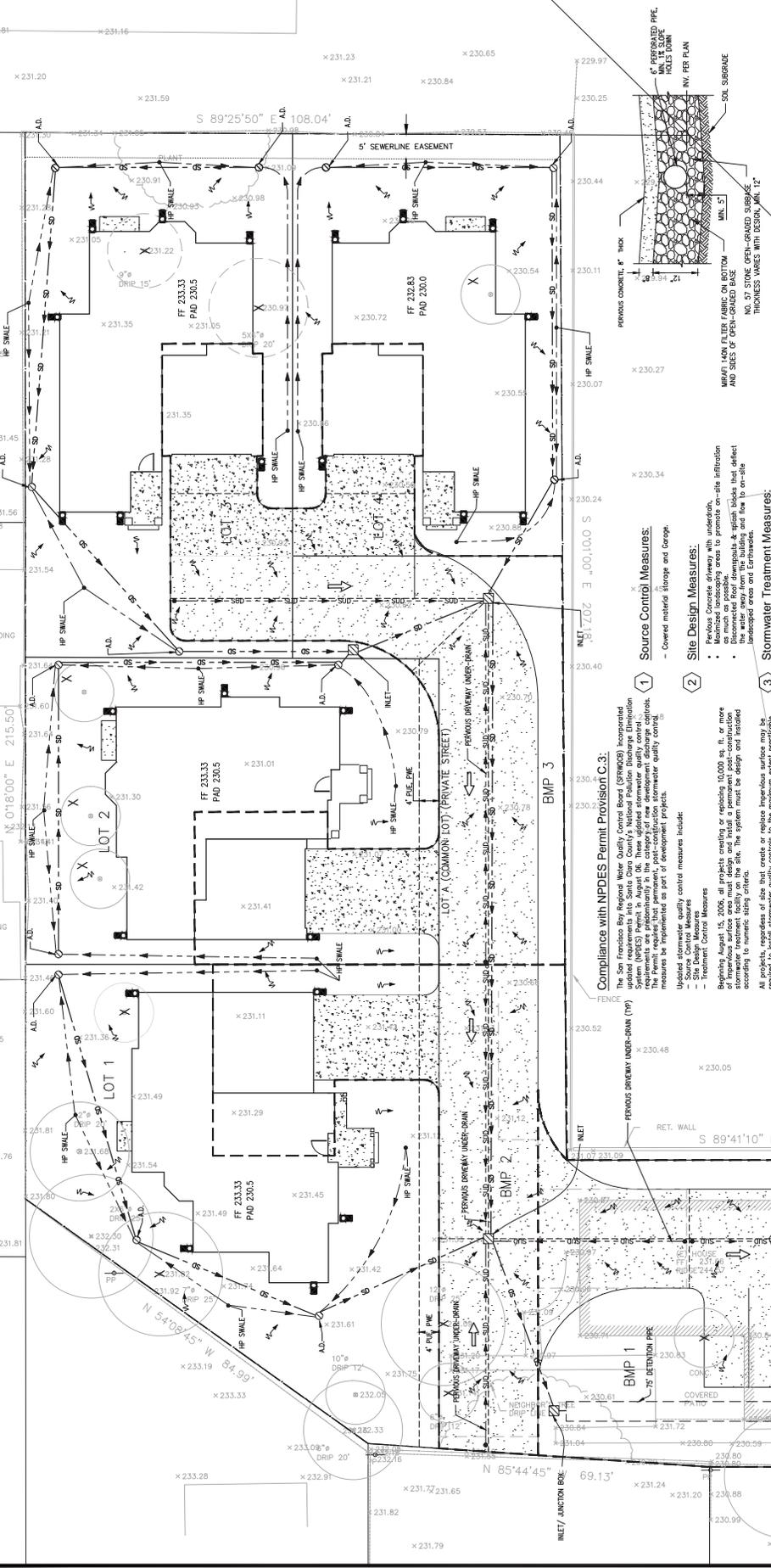
AREA TYPE	AREA (SQ. FT.)	PERCENTAGE	MAX. PERCENTAGE
HOUSE FOOTPRINT LOT 1	1,840	0.42	5.0%
HOUSE FOOTPRINT LOT 2	1,600	0.36	5.0%
HOUSE FOOTPRINT LOT 3	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 4	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 5	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 6	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 7	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 8	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 9	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 10	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 11	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 12	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 13	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 14	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 15	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 16	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 17	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 18	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 19	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 20	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 21	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 22	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 23	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 24	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 25	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 26	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 27	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 28	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 29	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 30	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 31	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 32	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 33	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 34	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 35	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 36	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 37	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 38	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 39	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 40	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 41	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 42	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 43	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 44	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 45	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 46	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 47	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 48	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 49	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 50	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 51	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 52	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 53	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 54	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 55	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 56	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 57	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 58	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 59	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 60	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 61	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 62	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 63	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 64	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 65	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 66	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 67	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 68	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 69	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 70	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 71	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 72	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 73	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 74	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 75	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 76	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 77	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 78	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 79	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 80	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 81	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 82	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 83	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 84	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 85	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 86	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 87	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 88	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 89	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 90	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 91	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 92	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 93	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 94	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 95	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 96	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 97	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 98	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 99	1,874	0.42	5.0%
HOUSE FOOTPRINT LOT 100	1,874	0.42	5.0%

CONCRETE PAVEMENT MAINTENANCE:

- SKEEP THE PAVEMENT EVERY SIX MONTHS.
- PRESSURE WASH WITH WATER AFTER SWEEPING EVERY SIX MONTHS.

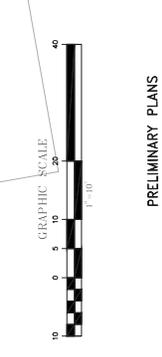
SELF TREATMENT

REQUIRED MIN STORAGE DEPTH	USE IN PRODUCT
3"	BMP 1
4.1"	BMP 2
5"	BMP 3



- Compliance with NPDES Permit Provision C.3:**
- The Self Treatment, Rainwater, Water Quality Control Board (STWQCB) has approved updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) permit, in August 08. These updated stormwater quality control measures are to be implemented as part of development projects.
- Updated stormwater quality control measures include:
- Treatment Control Measures
 - Site Design Measures
- Beginning August 15, 2008, all projects creating or replacing 10,000 sq. ft. or more of impervious surface must implement a stormwater quality control plan that includes stormwater treatment facilities on the site. The system must be designed and installed according to numeric design criteria.
- All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.
- This project proposes to implement appropriate source control and site design measures to meet the NPDES permit requirements. The project proposes to implement stormwater treatment facilities based on numeric design criteria. However, the project proposes to implement stormwater treatment measures to maintain the removal of pollutants to the maximum extent practicable.

- Source Control Measures:**
- Covered material storage and storage.
- Site Design Measures:**
- Pervious Concrete driveway with underdrain.
 - Maintained landscaping areas to promote on-site infiltration.
 - Disconnected roof downspouts & splash blocks that deflect runoff to pervious areas.
 - Stormwater treatment facilities and flow to on-site landscaped areas and stormwater.
- Stormwater Treatment Measures:**
- NOT APPLICABLE



PRELIMINARY PLANS
 NOT APPROVED FOR CONSTRUCTION

PRE-CONSTRUCTION VS. POST-CONSTRUCTION IMPERVIOUS AREA COMPARISON

AREA TYPE	AREA (SQ. FT.)	PERCENTAGE	MAX. PERCENTAGE
COVERED PATIO & PORCH	305	0.00	1.0%
DRIVEWAY	3,474	0.00	1.0%
WALKWAYS	549	0.13	1.0%
LAWN	1,177	0.26	1.0%
PERVIOUS	20,302	4.74	100.0%
TOTAL PROJECT IMPERVIOUS AREA	5,465	1.23	
TOTAL SITE AREA	44,200		

TENTATIVE MAP FIVE (5) LOT SUBDIVISION

PORTION OF LOT 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED "ZONING FIRM TRACT" WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON SEPTEMBER 23, 1891 IN BOOK E OF MAPS, AT PAGE 115

AND LYING ENTIRELY WITHIN THE
CITY OF CAMPBELL
COUNTY OF SANTA CLARA
STATE OF CALIFORNIA

APRIL, 2016

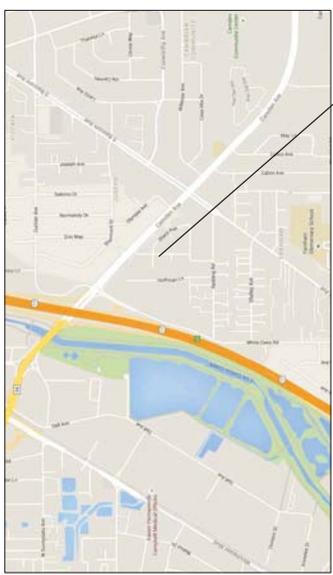
SMP ENGINEERS
CIVIL ENGINEERS

1534 CAROL LANE
LOS ALTOS, CA 94024

1534 CAROL LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8055
E-MAIL: SMP@SMPENGINEERS.COM
WWW.SMPENGINEERS.COM

OWNER:

LOCATION MAP N.T.S.



GENERAL NOTES

- APPLICANT: OMD SHAKER, RIDGEST GROUP, INC., 1323 PARSONS AVE., CAMPBELL, CA 95008
- CIVIL ENGINEERS: SAJID RAZAVI, S.C.E. 52724, 1534 CAROL LN., LOS ALTOS, CA 94024, TEL: (650) 941-8055, FAX: (650) 941-8055
- EXISTING ZONING: R-1-6
- EXISTING APN: 414-37-008
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL, FOUR SINGLE FAMILY HOMES
- EXISTING BUILDINGS: EX. BUILDINGS TO BE REMOVED
- GENERAL PLANS: P.D.
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE WORKED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL, SINGLE FAMILY.
- WATER: SAN JOSE WATER COMPANY
- FIRE PROTECTION: SANTA CLARA COUNTY
- SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE: AT&T
- STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF CAMPBELL ORDINANCES.
- AREA TO BE SUBDIVIDED: 33,283 SQUARE FEET (0.76 ACRES) TO BE SUBDIVIDED TO 5 LOTS.
- CONTOUR ELEVATION: SEE BENCHMARK NOTE ABOVE.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF.
- LOT A SHALL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION (H.O.A.).
- NEW STREET NAME: PRIOR TO RECORDED
- EXISTING WELLS: NONE
- FLOOD ZONE: X, FLOOD PANEL: 06081C030E

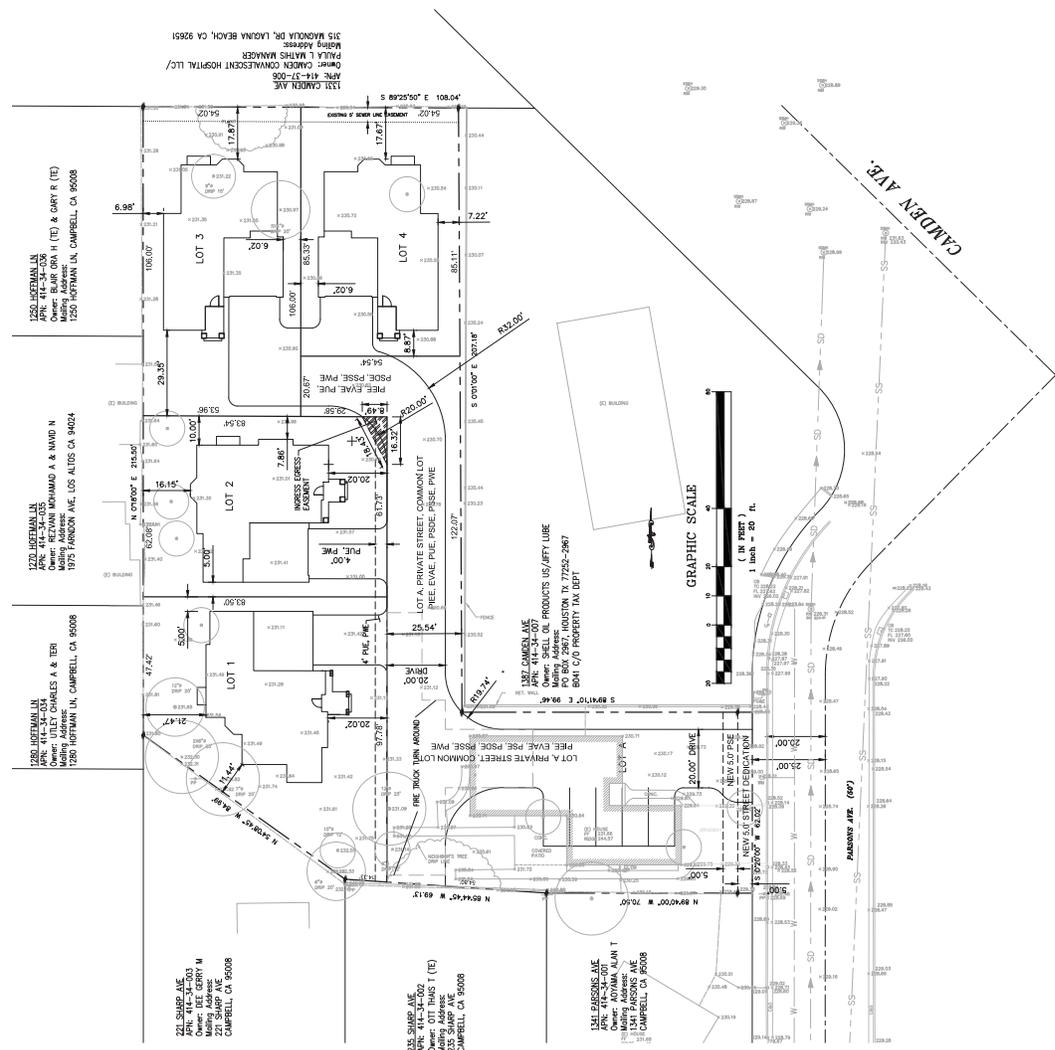
PROPOSED LOTS	60 FT.	ACRES
LOT 1	6,391	0.146
LOT 2	5,170	0.119
LOT 3	5,723	0.131
LOT 4	4,626	0.106
LOT A (COMMON LOT)	11,363	0.261
TOTAL BOUNDARY	33,283	0.763

BASIS OF BEARINGS:
THE BEARING N. 89°40'00" W. OF CENTERLINE OF SHARP AVE. AS SHOWN ON CERTAIN TRACT MAP NO. 100,000,000,000 OF MAPS AT PAGES 12 & 13, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

REFERENCED ASSUMED BENCHMARK:
BENCHMARK OF CAMPBELL B.M.
B.M. NO. 10 EL=244.638

LEGEND AND ABBREVIATIONS

- DISTINCTIVE BORDER LINE
- NEW LOT LINE
- EASEMENT LINE
- OTHER LOTS PROPERTY LINE
- EXISTING:
 - EVA (E)
 - EVAE
 - PSE
 - PUE
 - PSSE
 - PSSE
 - PSSE
 - PUE
 - PUE
 - SE
- EMERGENCY VEHICLE ACCESS EASEMENT
- PUBLIC SERVICE EASEMENT
- PRIVATE INGRESS EGRESS EASEMENT
- PRIVATE SANITARY SEWER EASEMENT
- PUBLIC UTILITY EASEMENT
- PRIVATE WATER EASEMENT
- SEWER EASEMENT
- SET 1/4" IRON PIPE WITH CAP P.S. 8261



OWNER:
1323 PARSONS AVE., CAMPBELL, CALIFORNIA
APN: 414-37-008

DATE: 11/2/2015
SCALE: 1"=20'
DESIGNED BY: S.P.
CHECKED BY: S.P.
JOB #: 215091

1 OF 1
TM