



**CITY OF CAMPBELL**  
**Community Development Department**

February 15, 2019

**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, **February 26, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Scott Zazueta for a Tentative Parcel Map (PLN2018-218) to create two single-family lots; a Zoning Map Amendment (PLN2018-219) to rezone the project site from R-1-6 (Single-Family Residential) to P-D (Planned Development); and a Planned Development Permit (PLN2018-220) to allow construction of two single-family homes with an exception to the access requirement, on property located at **1806 White Oaks Road**. Staff is recommending that this item be deemed Categorical Exempt under CEQA.

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'.

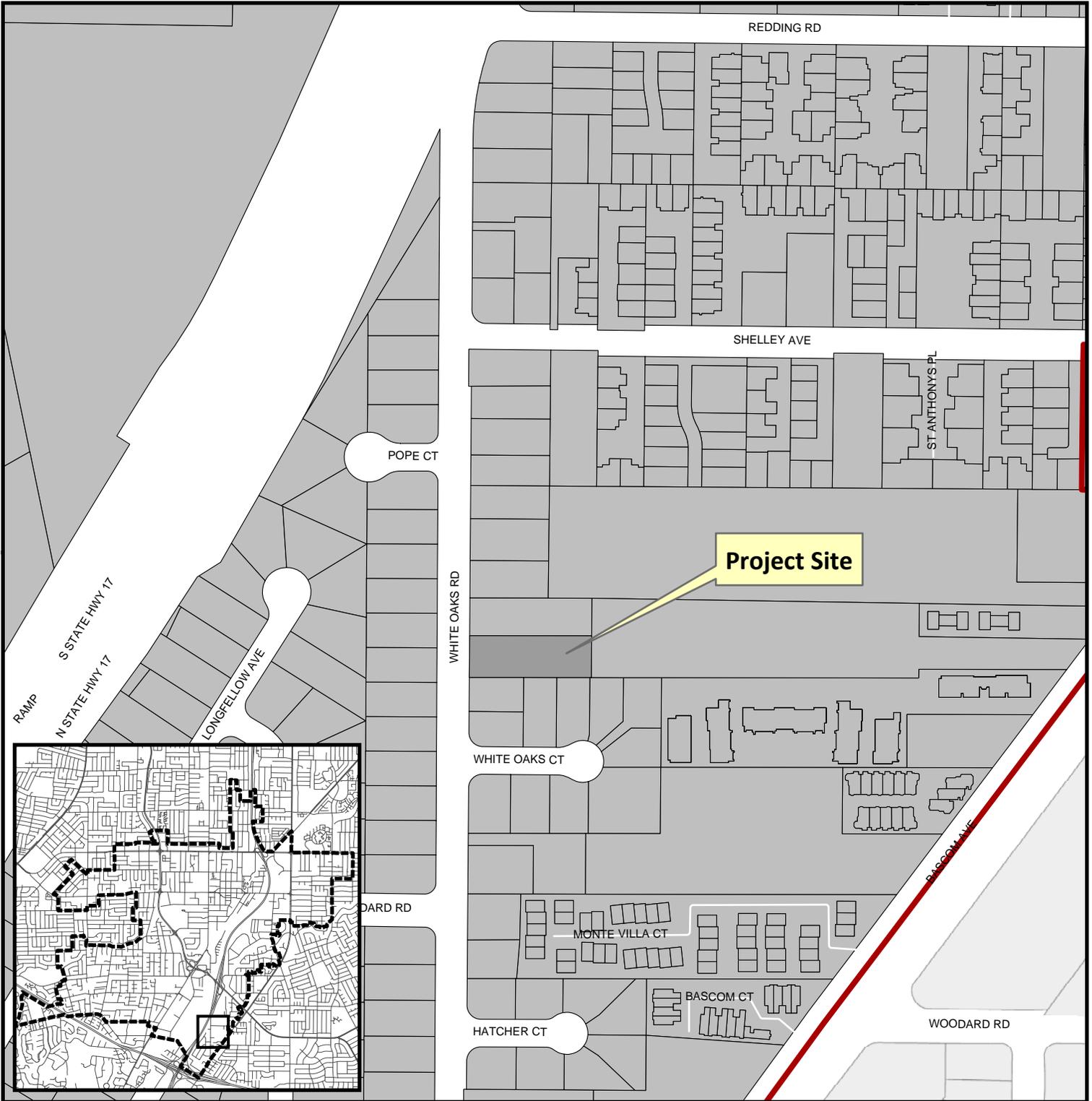
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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: **1806 White Oaks Road**

# Project Location Map

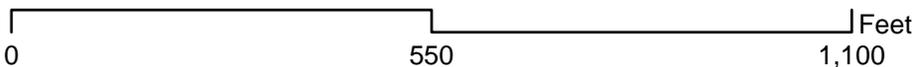


**Project Location:** 1806 White Oaks Rd

**Application Type:** Zoning Map Amendment, Planned Development Permit, and Tentative Subdivision Map

**Planning File No.:** PLN2018-218:220

**Description:** Subdivide the property into two lots and construct two new two-story residences



Community Development Department  
Planning Division









**GRADING & DRAINAGE NOTES:**

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORNER IMMEDIATELY.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
- FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.4.08.
- ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
- THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST SIX MINIMUM.
- ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

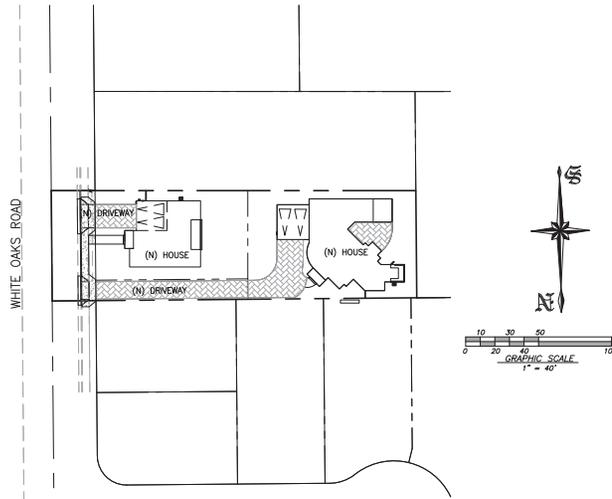
**BENCHMARK**

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE WESTERLY CORNER OF LOT AS SHOWN. ELEV.: 100.00'

CONTRACTOR AGREES THAT THE DESIGNER SHALL BE COMPLETELY RESPONSIBLE FOR THE DESIGN OF THE PROJECT AND SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THE PROJECT.

# CONCEPTUAL GRADING & DRAINAGE PLAN

## 1806 WHITE OAKS ROAD CAMPBELL, CALIFORNIA

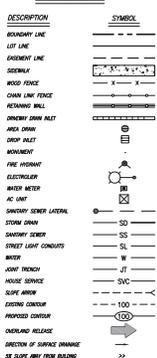


**SITE PLAN**  
SCALE: 1"=40'

**ABBREVIATIONS**

- AC = ASPHALT CONCRETE
- AD = AREA DRAIN
- BC = BEGIN CURVE
- BS = BOTTOM OF STAR
- BU = BUBBLE UP
- BVC = BEGIN VERTICAL CURVE
- BW = BOTTOM OF RETAINING WALL
- CB = CATCH BASIN
- CL = CENTERLINE
- CO = CULMOUT
- DD = DOWNSPOUT WITH SPLASH BOX
- ED = END CURVE
- ELEV. = ELEVATION
- EV = END VERTICAL CURVE
- EX = EXISTING
- FF = FACE OF CURB
- FF = FINISHED FLOOR ELEVATION
- FL = FIRE HYDRANT
- FL = FLOW LINE
- GB = GRADE BREAK
- GFF = CHANGE FINISH FLOOR
- HP = HIGH POINT
- HC = HANDICAP UNIT
- INV = INVERT
- LP = LOW POINT
- PAO = PAD ELEVATION
- PC = PORTLAND CEMENT CONCRETE
- PL = PROPERTY LINE
- PI = PERVIOUS GRADE
- PVC = POLYVINYL CHLORIDE PIPE
- PIV = POINT OF VERTICAL INTERSECTION
- RC = REINFORCED CONCRETE PIPE
- ROW = RIGHT OF WAY
- SLOPE = SLOPE
- SD = STORM DRAIN
- SDMH = STORM DRAIN MANHOLE
- SE = SUBGRADE ELEVATION
- SEW = SANITARY SEWER
- SSMH = SANITARY SEWER MANHOLE
- STR = STATION
- TC = TOP OF CURB
- TF = TOP OF FENCE
- SLOPE ARROW = SLOPE ARROW
- TRW = TOP OF RETAINING WALL
- TS = TOP OF STAR
- TW = TOP OF WALL
- VCP = VITRIFIED CLAY PIPE
- W = WATER METER
- WV = WATER VALVE

**LEGEND**



**PERVIOUS AND IMPERVIOUS SURFACE COMPARISON TABLE**

a. Project Phase Number:	N/A	b. Total Site (acres):	0.38
c. Total Site Existing Impervious Surfaces (square feet):	6,998	d. Total Area of Site Disturbed (acres):	0.38

	Existing Condition of Site Area Disturbed (+/- sq.ft.)	Proposed Condition of Site Area Disturbed (+/- sq.ft.)	
		Replaced (f1)	New (f2)
<b>e. Impervious Surfaces</b>			
Roof Area(s)	4,493	4,493	2,008
Parking/Driveways	1,193	0	0
Sidewalks, Patios, etc.	1,312	0	263
Streets (Public)	0	0	0
Roadway Projects	0	0	0
Streets (Private)	0	0	0
<b>Total Impervious Surfaces: e.1</b>	<b>6,998</b>	<b>e.2 4,493</b>	<b>e.3 2,271</b>
<b>f. Pervious Surfaces</b>			
Landscape Areas	9,371	0	6,757
Pervious Pavements	0	0	2,848
Other Pervious Surfaces (green roof, etc.)	0	0	0
<b>Total Pervious Surfaces: f.1</b>	<b>9,371</b>	<b>f.2 0</b>	<b>f.3 9,605</b>
<b>g. Total Proposed Replaced + New Impervious Surfaces (e.2 + e.3)</b>			<b>6,764</b>
<b>h. Total Proposed Pervious Surfaces + Total Proposed Replaced + New Pervious Surfaces:</b>			<b>9,605</b>
<b>i. Percent of Replacement of Impervious Area in Redevelopment Projects (e.2/c x 100)</b>			<b>64%</b>
<b>j. Percent of Impervious Area of proposed Projects (g.2/c x 100)</b>			<b>41%</b>

**SHEET INDEX**

GRADING AND DRAINAGE PLANS	SHEET
COVER SHEET AND NOTES	00
CONCEPTUAL GRADING AND DRAINAGE PLAN	01
CONCEPTUAL GRADING AND DRAINAGE DETAILS	02
EROSION AND SEDIMENT CONTROL PLAN	03



**OSUNA ENGINEERING INC.**  
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
117 FERRIS BLVD., SUITE 100, CAMPBELL, CA 95008  
TEL: (408) 277-7700 FAX: (408) 277-7701  
WWW.OSUNA-ENGINEERING.COM

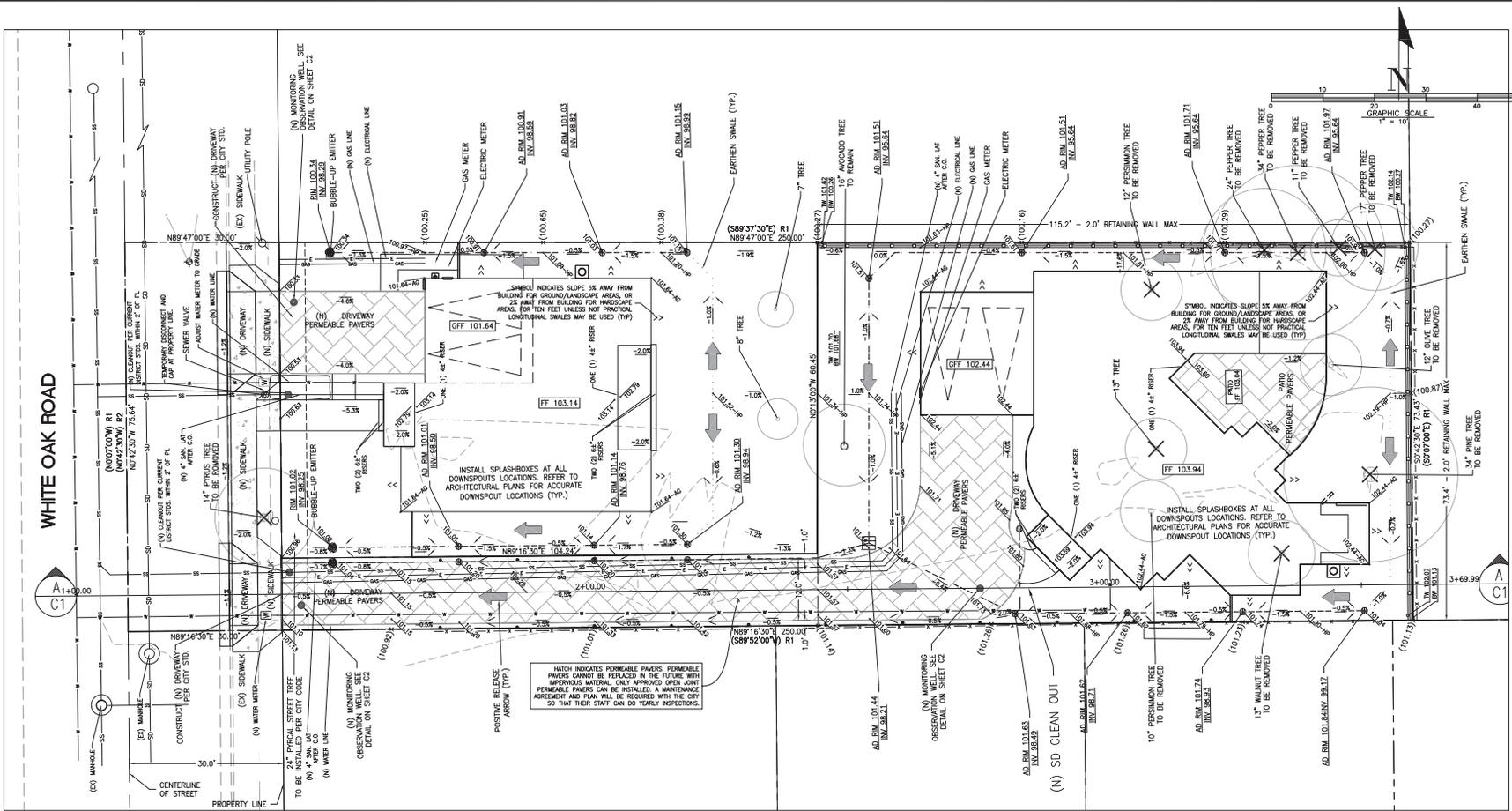
**GRADING & DRAINAGE PLAN**  
1806 WHITE OAKS RD  
CAMPBELL, CALIFORNIA  
Project No.: 0273 | Date: 02/20/18

**SHEET**  
**C0**  
OF 4 SHEETS

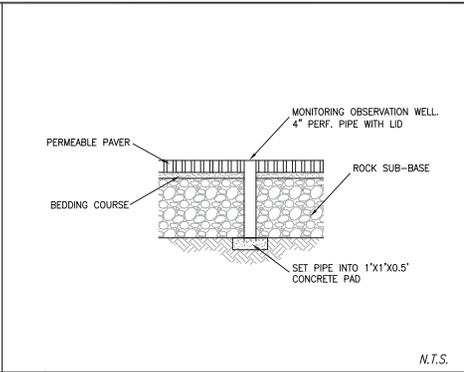
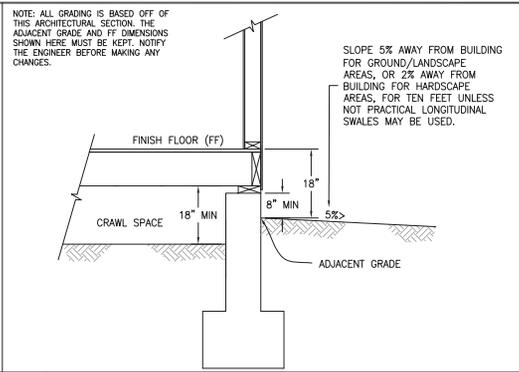
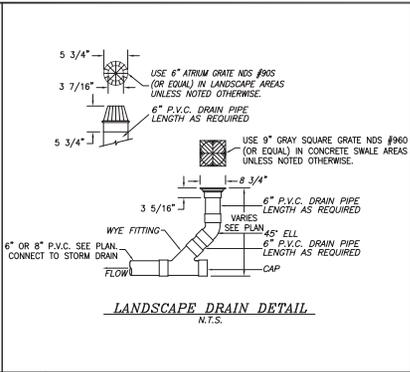
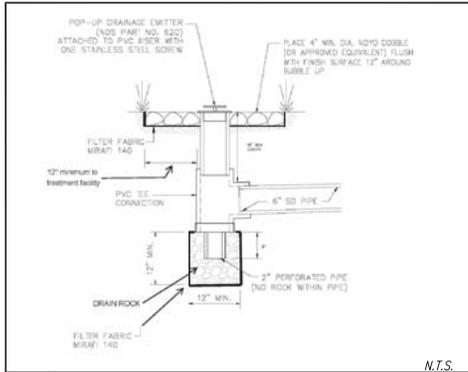
REVISIONS

NO.	DATE	BY	CITY	DATE

CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED BY THE OWNER OR ANY OTHER SOURCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED BY THE OWNER OR ANY OTHER SOURCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DATA AND INFORMATION PROVIDED BY THE OWNER OR ANY OTHER SOURCE.



CONTRACTOR SHALL BE RESPONSIBLE FOR THE USE OF THE INFORMATION SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY.

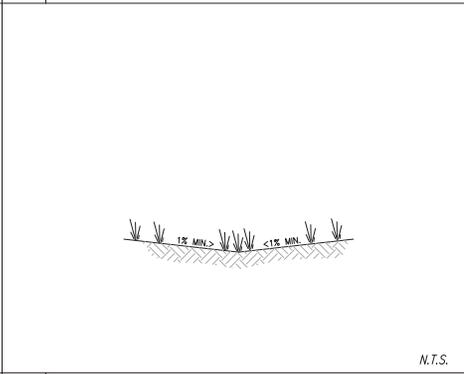
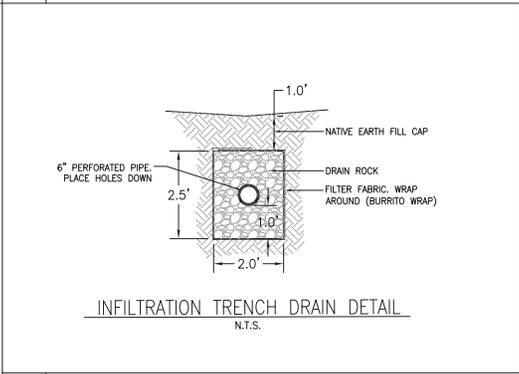
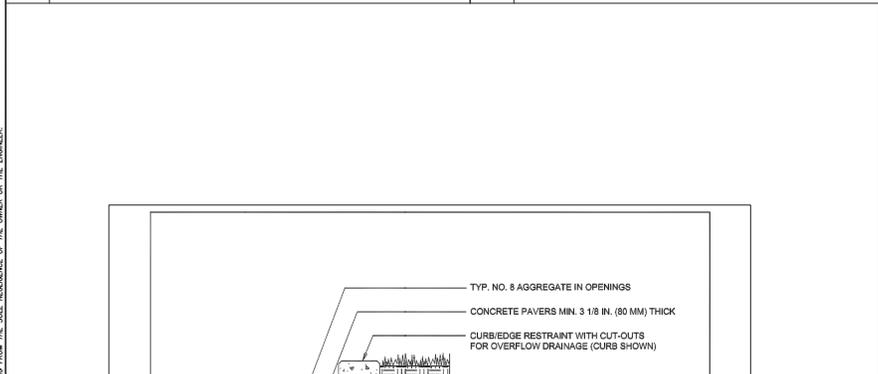


A BUBBLE-UP EMITTER DETAIL N.T.S.

B AREA DRAIN DETAIL N.T.S.

C TYPICAL FOUNDATION/FF/GROUND SECTION

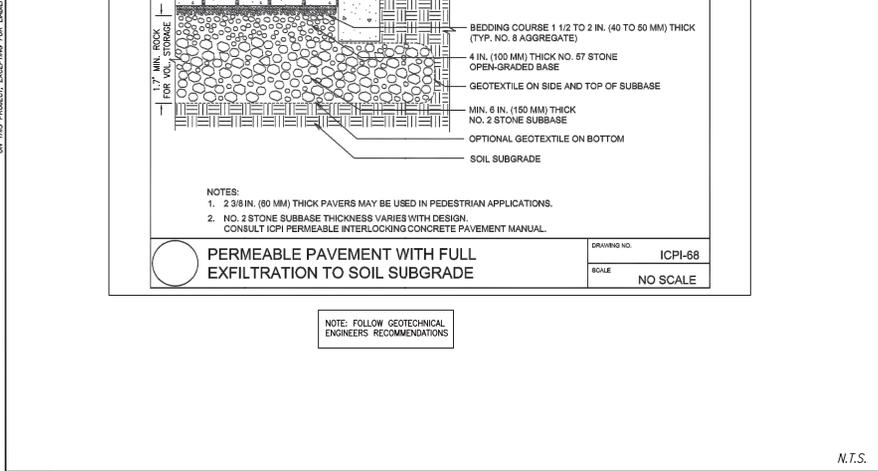
D MONITORING OBSERVATION WELL DETAIL N.T.S.



E PERMEABLE PAVER SECTION N.T.S.

F INFILTRATION TRENCH DRAIN DETAIL N.T.S.

G EARTHEN SWALE DETAIL N.T.S.



E PERMEABLE PAVER SECTION N.T.S.

H SPLASH BLOCK DETAIL N.T.S.

G EARTHEN SWALE DETAIL N.T.S.

G EARTHEN SWALE DETAIL N.T.S.

NO.	DATE	BY	CITY	REVISIONS

PROFESSIONAL SEAL  
 REGISTERED CIVIL ENGINEER  
 No. 70829  
 Exp. 6-30-19  
 State of California  
 P. Oscar Osuna  
 P. Oscar Osuna  
 RCE 70829 EXP. 6-30-19

**OSUNA ENGINEERING INC.**  
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
 117 W. 11th Street, Suite 100  
 San Jose, CA 95110  
 408.283.7777  
 info@osunaeng.com

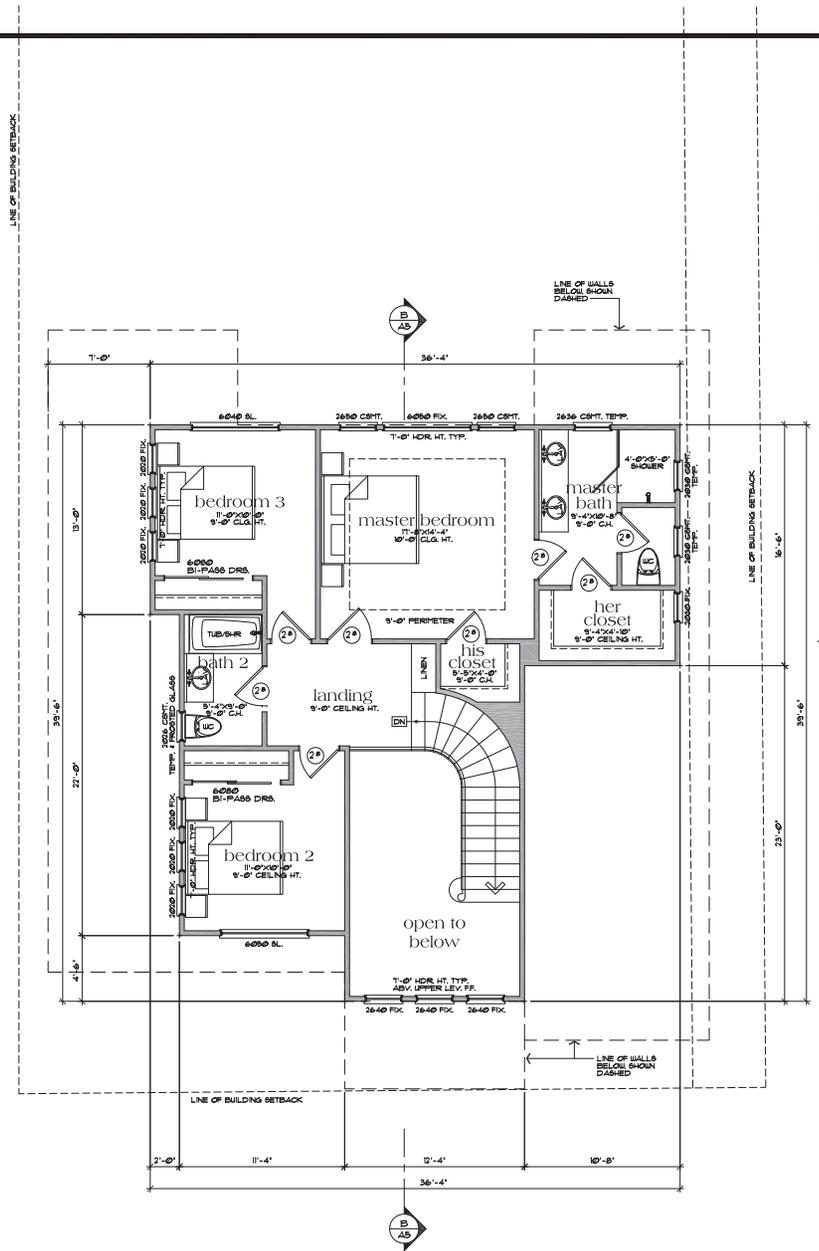
**GRADING & DRAINAGE PLAN**  
 1806 WHITE OAKS RD  
 CONSTRUCTION DETAILS  
 SHEET NO. 0272  
 Date: 02/22/20

SHEET  
**C2**  
 OF 4 SHEETS

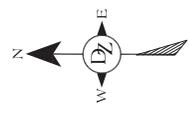




ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF L&Z DESIGN ASSOCIATES, INC. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF L&Z DESIGN ASSOCIATES, INC.



**Upper Level Floor Plan**  
 916 sq. ft. Upper Level scale: 1/4" = 1'-0"



NO. / DATE / REVISION

THESE PLANS ARE PREPARED ONLY FOR THE ORIGINAL SITE/USE WHERE SHOWN THEREIN AND ARE THE PROPERTY OF L&Z DESIGN ASSOCIATES, INC. NO PART OF THESE PLANS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF L&Z DESIGN ASSOCIATES, INC. ANY OTHER USES OR MODIFICATIONS TO THESE PLANS WITHOUT THE WRITTEN PERMISSION OF L&Z DESIGN ASSOCIATES, INC. IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THESE PLANS AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

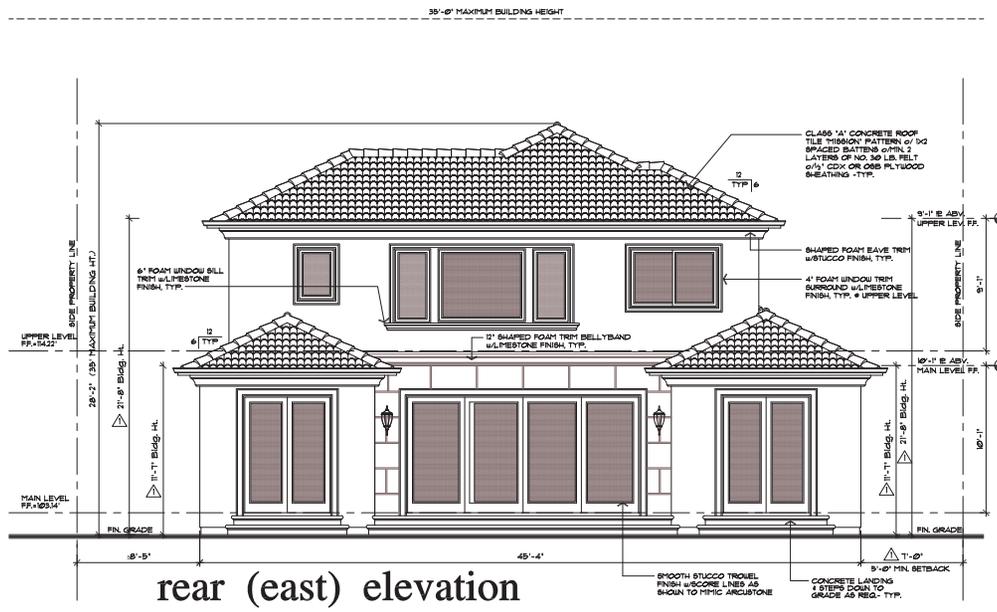
**L&Z Design Associates, Inc.**  
 A California Corporation  
 18640 Sutter Blvd., Suite 500  
 Morgan Hill, California 95037  
 Phone: (408) 779-7005 Fax: (408) 779-7006  
 Email: info@lzd.com

<b>PROJECT TITLE</b>	Upper Level Floor Plan
<b>JOB TITLE</b>	White Oaks Road Project
<b>JOB ADDRESS</b>	Parcel 1 1806 White Oaks Road Campbell, California

<b>DATE</b>	JUN 28 2018
<b>SCALE</b>	1/4" = 1'-0"
<b>PROJECT MANAGER</b>	SCOTT ZAZUETA
<b>DRAWN</b>	SEZ
<b>JOB NO.</b>	D23111-1
<b>SHEET</b>	1A3



DATE: 06/20/18 1:00 AM: Z:\projects\1806 White Oaks Road\1806 White Oaks Road.dwg



rear (east) elevation



right (south) side elevation

NO. / DATE / REVISION
2/17/18 Planning

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR FOR ANY ERRORS OR OMISSIONS THEREIN. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON AND FOR ANY ERRORS OR OMISSIONS THEREIN.

**Design Associates, Inc.**  
 A California Corporation  
 18640 Sutter Blvd., Suite 500  
 Morgan Hill, California 95037  
 P: (408) 729-3000 F: (408) 729-7000  
 www.designassociates.com

PROJECT TITLE	
Exterior Elevations	White Oaks Road Project
JOB TITLE	Parcel 1
JOB ADDRESS	1806 White Oaks Road Campbell, California

DATE	JUN 28 2018
SCALE	1/4" = 1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	BZ
JOB NO.	DZ3171-1
SHEET	1A4.2

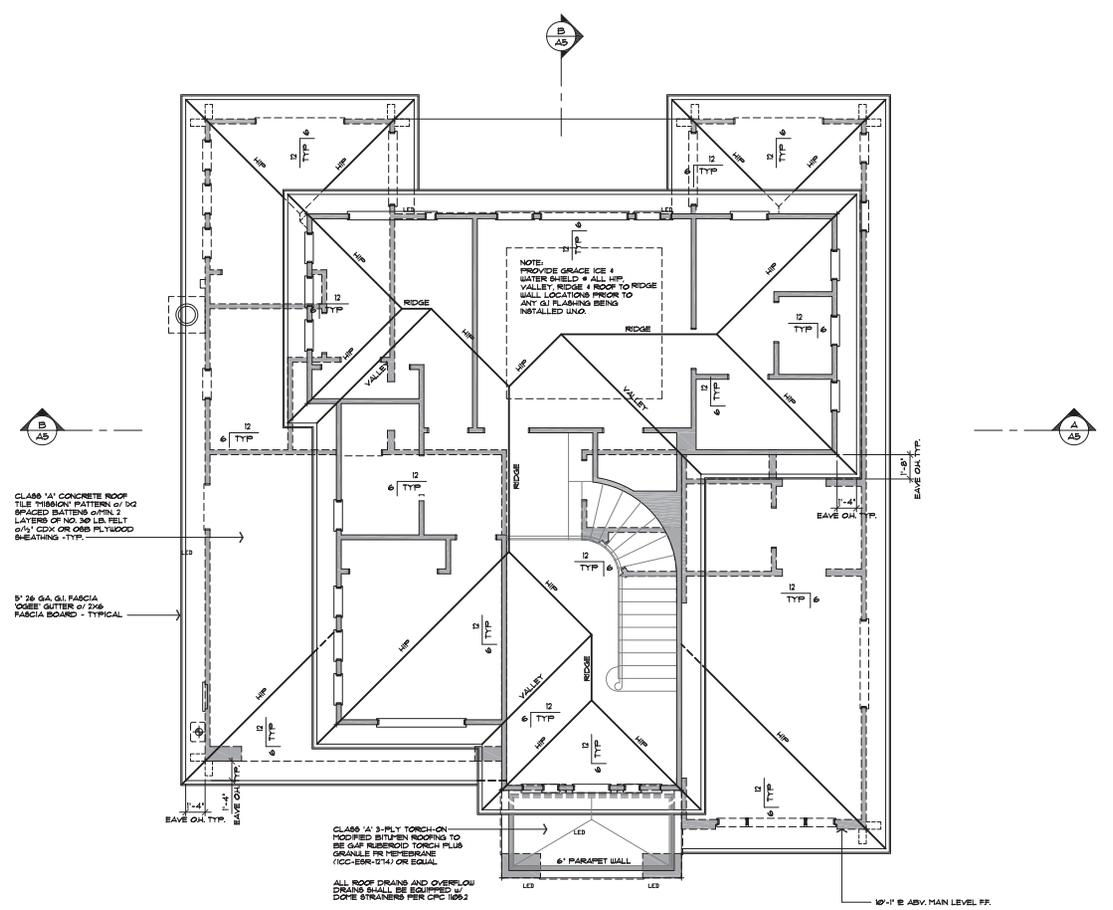


THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS IS TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER ASPECTS OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER ASPECTS OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER ASPECTS OF THE PROJECT.

**DZ Design Associates, Inc.**  
 A California Corporation  
 1806 White Oaks Road  
 Morgan Hill, California 95037  
 Phone: (408) 776-7605 Fax: (408) 776-7606  
 Email: info@dzdesign.com

**PROJECT TITLE** Roof Plan  
**JOB TITLE** White Oaks Road Project  
**JOB ADDRESS** Parcel 1  
 1806 White Oaks Road  
 Campbell, California

**DATE** JUN 28 2018  
**SCALE** 1/4" = 1'-0"  
**PROJECT MANAGER** SCOTT ZAZUETA  
**DRAWN** BZ  
**JOB NO.** DZ1711-1  
**SHEET** 1A6

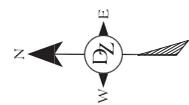


**Roof Plan**

**ROOF PLAN NOTES:**

- ROOF SLOPE IS TO BE 6:12 UNO.
- ARROWS INDICATE DIRECTION OF ROOF SLOPE.
- 1ST LEVEL PLATE HEIGHT IS TO BE 10'-1" UNO.
- 2ND LEVEL PLATE HEIGHT IS TO BE 9'-1" UNO.
- OVERHANGS ARE TO BE 16" AT EAVES & 16" AT RAKES (UNO).
- PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER CBC TYPICAL.
- INSTALL G.I. MATERIAL ROOF JACKS FOR FLASHING VENTS, ETC. AS REQUIRED.
- PROVIDE 3" x 6 G.I. FASCIA GUTTER W/ DOWNSPOUTS. ALL DOWNSPOUTS TO DRAIN ONTO CONCRETE SPLASH BLOCKS. INSURE THAT ALL DRAINAGE IS DIRECTED AWAY FROM HOUSE FOUNDATION. TYPICAL.

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



ALL RIGHTS RESERVED BY THE ARCHITECT. NO PART OF THESE PLANS IS TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER ASPECTS OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER ASPECTS OF THE PROJECT.



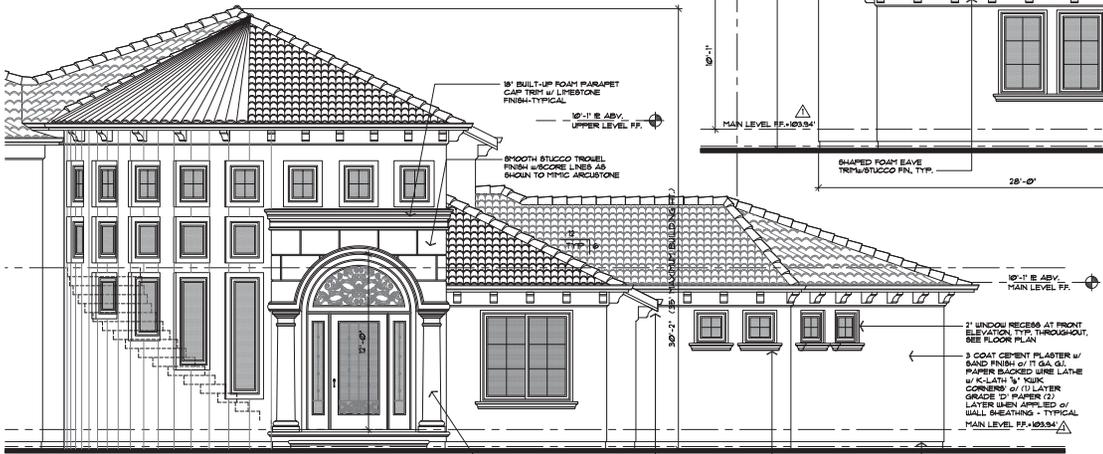




south elevation



west elevation



partial front elevation

NO. / DATE / REVISION
1 / 8/17/18 Planning

THESE ARCHITECTURAL ELEVATIONS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE ARCHITECTURAL ELEVATIONS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.


**Design Associates, Inc.**  
 A California Corporation  
 1866-16 Sutter Blvd., Suite 500  
 Morgan Hill, California 95037  
 P: (408) 779-3000 F: (408) 779-7000  
 www.designassoc.com

PROJECT TITLE Exterior Elevations
JOB TITLE White Oak Project
JOB NUMBER Parcel 2
JOB ADDRESS 1806 White Oaks Road Campbell, California

DATE JUN 28 2018
SCALE 1/4"=1'-0"
PROJECT MANAGER SCOTT ZAZUETA
DRAWN SEZ
JOB NO. D23111-2
SHEET 2A4.1



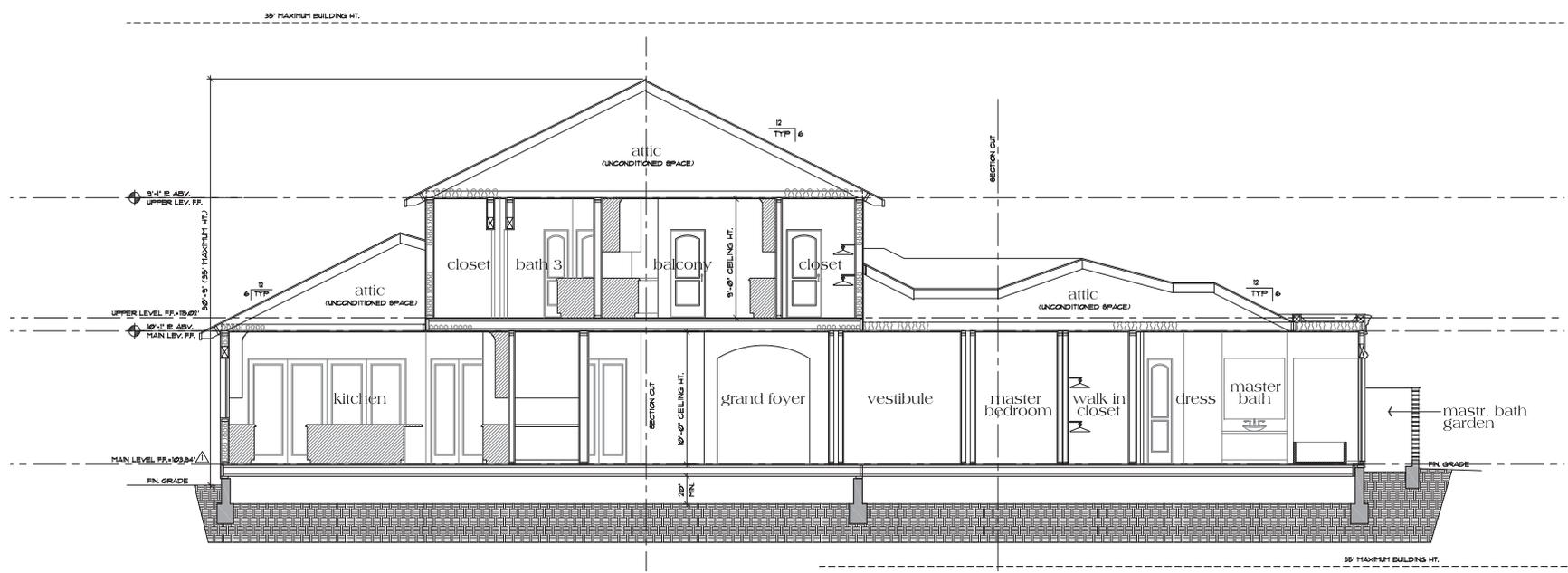
THESE ARCHITECTURAL DRAWINGS AND ALL INFORMATION HEREON ARE THE PROPERTY OF IZ DESIGN ASSOCIATES, INC. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THESE ARCHITECTURAL DRAWINGS WITHOUT THE WRITTEN CONSENT OF IZ DESIGN ASSOCIATES, INC. IS STRICTLY PROHIBITED. THE USER OF THESE ARCHITECTURAL DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS FROM THE APPROPRIATE AGENCIES.

**IZ Design Associates, Inc.**  
 A California Corporation  
 18640 Shiner Blvd., Suite 500  
 Morgan Hill, California 95037  
 408.779.3005 Fax: 408.779.7000  
 email: info@izdesign.com

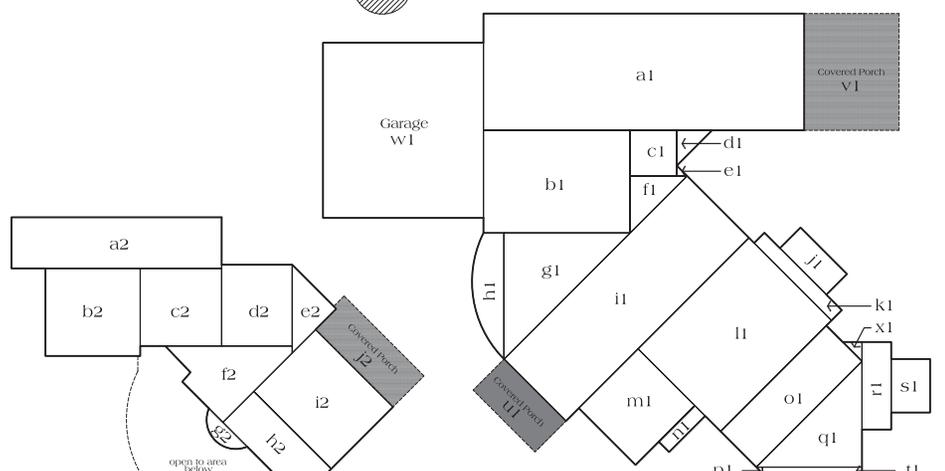
Cross Sections & Flr. Area Diagrams  
 White Oak Project  
 Parcel 2  
 1806 White Oaks Road  
 Campbell, California

DATE: JUN 25, 2018  
 SCALE: 1/4"=1'-0"  
 PROJECT MANAGER: SCOTT ZAZUETA  
 DRAWN: DS  
 JOB NO.: D2311-2  
 SHEET: 2A5

DATE: 06/25/18  
 SCALE: 1/4"=1'-0"  
 PROJECT MANAGER: SCOTT ZAZUETA  
 DRAWN: DS  
 JOB NO.: D2311-2  
 SHEET: 2A5

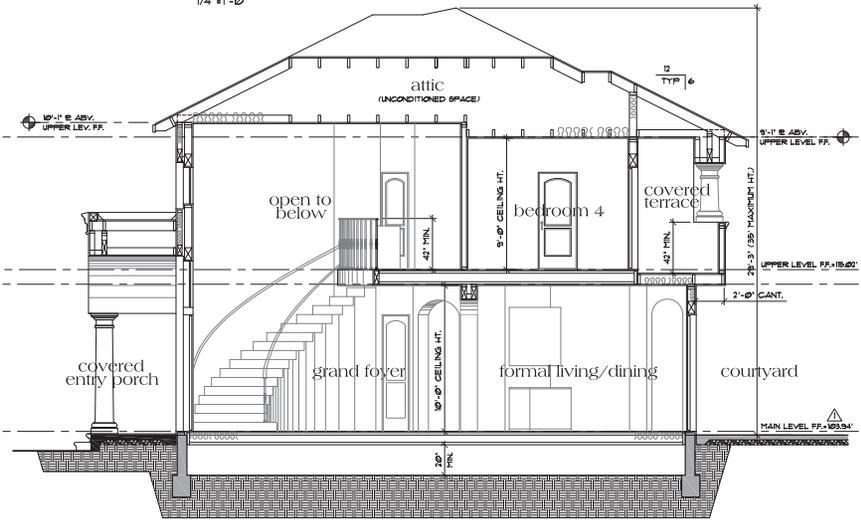


**A** Cross Section



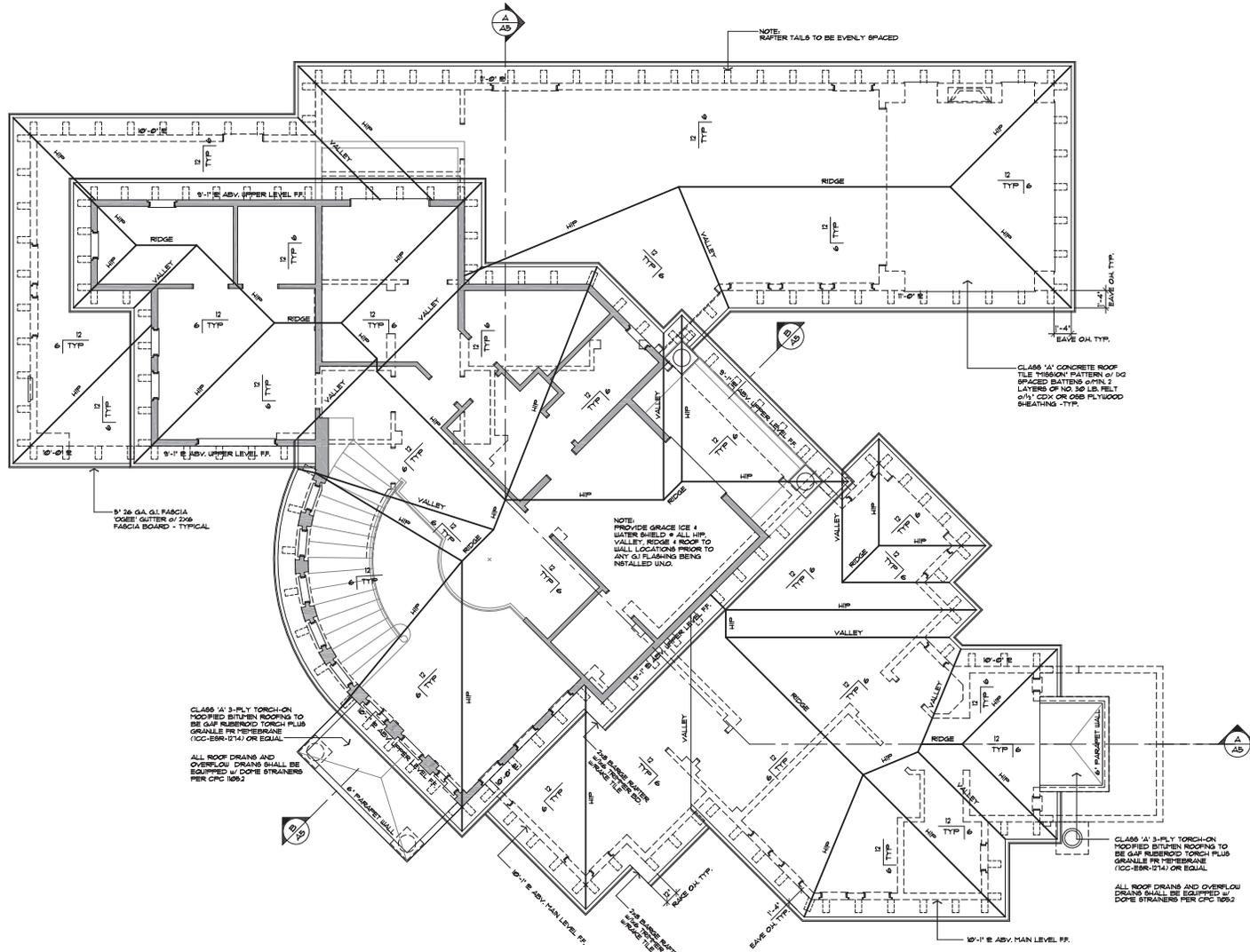
Main Level		Main Level		Main Level		Main Level		Main Level		Main Level	
2994 sq. ft. Main Level	528 sq. ft. Garage	208 sq. ft. Outdoor Living Area	72 sq. ft. Covered Porch	3412 sq. ft. Total	704.00 s.f.	209.00 s.f.	39.00 s.f.	12.00 s.f.	1.00 s.f.	31.00 s.f.	150.00 s.f.
a1	b1	c1	d1	e1	f1	g1	h1	i1	j1	k1	l1
44'-0"x16'-0"	20'-0"x14'-0"	6'-0"x6'-0"	4'-0"x3'-0"	4'-0"x3'-0"	4'-0"x12'-0"	5'-8"x7'-2"	13'-8"x10'	13'-0"x16'-0"	22'-0"x24'-0"	9'-0"x9'-0"	15'-0"x12'-0"
142.00 s.f.	50 s.f.	100.00 s.f.	48.00 s.f.	39.00 s.f.	48.00 s.f.	39.00 s.f.	12.00 s.f.	208.00 s.f.	528.00 s.f.	81.00 s.f.	3412.00 s.f.
01	02	03	04	05	06	07	08	09	10	11	12
20'-0"x30'-10"	4'-0"x12'-0"	5'-8"x7'-2"	13'-8"x10'	13'-0"x16'-0"	22'-0"x24'-0"	9'-0"x9'-0"	15'-0"x12'-0"	16'-0"x21'-0"	11'-0"x11'-0"	7'-0"x2'-0"	14.00 s.f.
142.00 s.f.	48.00 s.f.	39.00 s.f.	12.00 s.f.	208.00 s.f.	528.00 s.f.	81.00 s.f.	3412.00 s.f.				

Upper Level	
1063 sq. ft. Upper Level	91 sq. ft. Covered Porch
1094 sq. ft. Total	



**B** Cross Section

DATE: 06/25/18, 10:42 AM, IZ Design Associates, Inc. 18640 Shiner Blvd., Suite 500, Morgan Hill, CA 95037, 408.779.3005



### Roof Plan

**ROOF PLAN NOTES:**

ROOF SLOPE IS TO BE 6:12 UON.

ARROWS INDICATE DIRECTION OF ROOF SLOPE.

1ST LEVEL PLATE HEIGHT IS TO BE 10'-1" UNG.

2ND LEVEL PLATE HEIGHT IS TO BE 9'-1" UNG.

OVERHANGS ARE TO BE 16" AT EAVES & 2' AT RAKES (UNG).

PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER CBC TYPICAL.

INSTALL G.I. MATERIAL ROOF JACKS FOR FLUPEING VENTS, ETC. AS REQUIRED.

PROVIDE 5" x 26" G.I. FASCIA GUTTER w/ DOWNSPOUT. ALL DOWNSPOUTS TO DRAIN ONTO CONCRETE SPLASH BLOCKS INSURE THAT ALL DRAINAGE IS DIRECTED AWAY FROM HOUSE FOUNDATION. TYPICAL.

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



NO. / DATE / REVISION

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND ARE THE PROPERTY OF THE DESIGNER. NO PART OF THESE PLANS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS UNLESS SUCH DAMAGE IS DIRECTLY CAUSED BY THE NEGLIGENCE OF THE DESIGNER. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

**DZ Design Associates, Inc.**  
 A California Corporation  
 18640 Sunset Blvd., Suite 500  
 Morgan Hill, California 95037  
 Phone: (408) 779-7005 Fax: (408) 779-7006  
 Website: <http://www.dzdesign.com>

PROJECT TITLE	Roof Plan
JOB TITLE	White Oak Project
JOB ADDRESS	Parcel 2 1806 White Oaks Road Campbell, California

DATE	JUNE 28 2018
SCALE	1/4" = 1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	BZ
JOB NO.	DZ311-2
SHEET	2A6



**RESIDENTIAL DEVELOPMENT**  
**1806 WHITE OAKS ROAD**  
**CAMPBELL, CA**  
**CONCEPTUAL PLANTING PLAN**

REVISION	REVISION DATE
	6-8-18
	6-15-18
	9-10-18
	11-27-18

JOB NUMBER

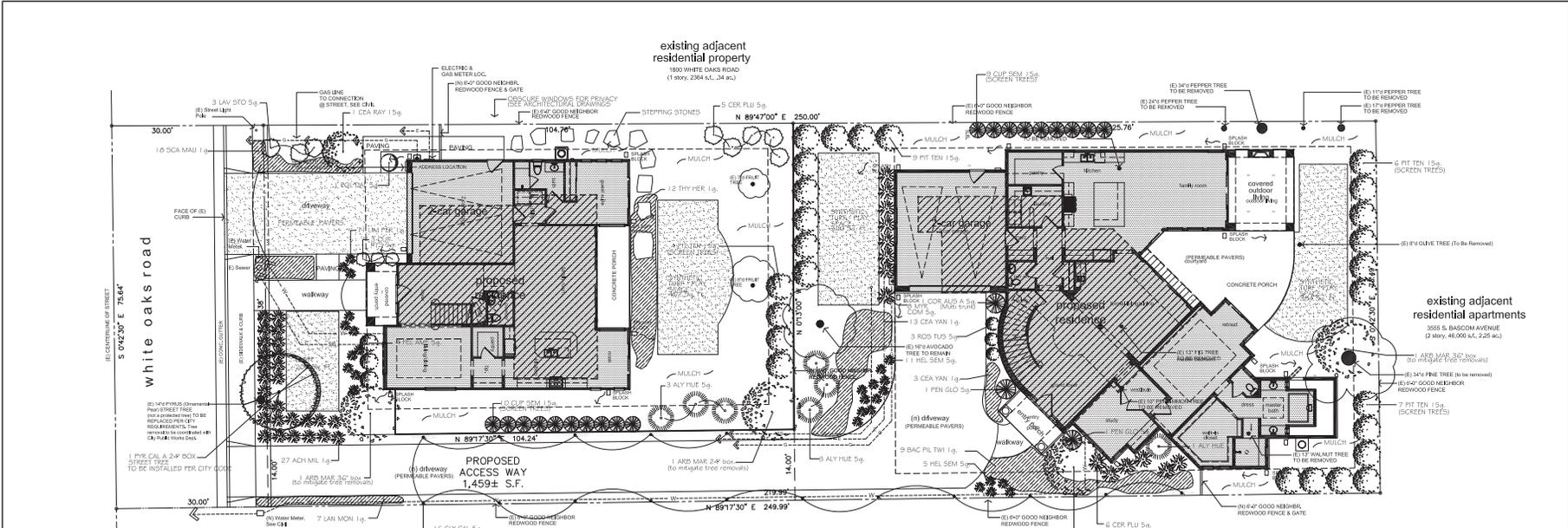
DATE 5-28-18

DRAWN BY  
RKS

SCALE  
1/8"=1'-0"

SHEET

L-1



**PLANTING NOTES**

THE PLANTING PLAN IS DIAGRAMMATIC ONLY. THE EXACT LOCATION OF PLANT MATERIAL SHALL BE DETERMINED IN THE FIELD.

THE CONTRACTOR SHALL VERIFY THAT THE SOIL TO BE PLANTED IS NATIVE, AND FREE FROM ANY FOREIGN MATERIALS OR SUBSTANCES.

TILL ALL NEW PLANTING AREAS TO A DEPTH OF 8", AND REMOVE ALL WEEDS, STICKS, STONES OVER 1/2" DIAMETER, AND ANY OTHER MATERIAL WHICH WOULD BE HARMFUL TO PLANT GROWTH.

ALL NEW PLANTING AREAS SHALL RECEIVE A 2" LAYER OF NITROGEN FORTIFIED WOOD RESIDUAL. TILL IN TO A DEPTH OF 6" AND FINE GRADE.

ALL PLANT MATERIAL SHALL RECEIVE "AGRIFORM" FERTILIZER TABLETS AT THE TIME OF PLANTING, INSERTED IN THE BACKFILL MIX AT HALF THE DEPTH OF THE ROOTBALL. TABLET QUANTITIES AND SIZE AS INDICATED ON THE PLANTING DETAILS.

AFTER FINE GRADING, AND PLANTING, (PRIOR TO TOP DRESSING WITH MULCH) A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT A RATE AND METHOD RECOMMENDED BY THE PRODUCT MANUFACTURER. SPREAD AS A TOP DRESSING, A 2" LAYER OF NITROGEN FORTIFIED BARK (LARGE), IN ALL PLANTING AREAS FOR ADDITIONAL WEED CONTROL AND WATER RETENTION. SUBMIT A SAMPLE FOR APPROVAL.

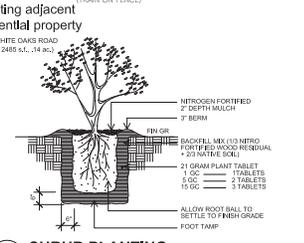
ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS OR THE LANDSCAPE ARCHITECT.

ALL PLANTING DETAILS SHALL BE STRICTLY FOLLOWED, AND ALL LOCAL GOVERNING CODES SHALL BE MET.

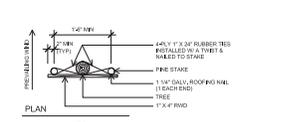
ALL PLANT MATERIALS SHALL BE IN A HEALTHY, VIGOROUS, AND DISEASE FREE CONDITION. THE PLANT SIZE SHALL BE PROPORTIONAL TO THE CONTAINER SIZE SPECIFIED. PLANTS NOT MEETING THESE REQUIREMENTS WILL BE REFUSED, EVEN IF PLANTED.

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

Signature: *R. Stringham* 5-28-18  
RUSSELL STRINGHAM LA #3091



**SHRUB PLANTING** N.T.S.



**TREE PLANTING** N.T.S.

KEY	TREES	COMMON NAME
ARB MAR	Arbutus Menziesii	Strawberry Tree
CLP SEM	Cedrus sempervirens	Italian Cypress
MAY SDA	Mayraea Douglasii 'Green Showers'	Maple Tree
PT TEN	Philadelphus tenuiflorus	Philadelphus
PFR CAL A	Physalis californica 'Variegata'	Ornamental Pear

KEY	SHRUBS	COMMON NAME
ACH ML	Actinella uniflora	Fern Leaf Yarrow (Pink)
ALY HLE	Alyogyne huegelii	Blue Hibiscus
CEA SIV	Ceanothus 'Big Heart'	Blue Sage
COR FLU	Coronilla aurantiaca	Dwarf Flamingo
COR AUS A	Corolla australis 'Aloppurana'	Bronze Dracena
CLP HES	Cleome hesperidica	Falsa Heather
FEL AME	Fuchsia amplexicaulis	Blue Marguerite
FEL SEM	Fuchsia simpliciflora	Blue Cat Grass
LAN STD	Lantana stramonii	Spanish Lavender
LAN FER	Limonium perenne	Sea Lavender
PEN CAL	Penstemon californicus	Penstemon
POL DAL	Polypodium californicum	Polka Dot Plant
ROC TUL	Rosa 'Tulcan Blue'	Rosemary

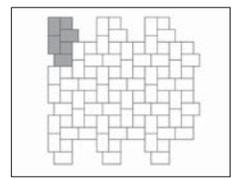
KEY	GROUND COVERS	COMMON NAME
BAC PL TWI	Baccharis pilularis 'Twin Peak'	Dwarf Coyote Brush
CEA ZAN	Ceanothus 'Variegata Pearl'	Prostrate Ceanothus
LAN MON	Lamb. monardella	Lamb.
SCLA MAL	Scilla maritima 'Claret'	Scilla
THY HER	Thymus herbastria	Caraway Scented Thyme

KEY	VINES	COMMON NAME
CLY CAL	Clypeostoma californicum	Lavender Trumpet Vine

**PERMEABLE PAVING STONES**

CALSTONE PERMEABLE QUARRY STONE. THE WATER CAN NATURALLY DRAIN INTO THE SURFACE THROUGH THE SPACES IN THE PAVERS. PATTERN STYLE - OLD TOWN II, 25% 8 x 8, 75% 6 x 8. COLOR SIERRA GRANITE WITH #9 FINE JOINT ROOF FILL. TO BE DESIGNED BY OTHERS. THE BASE COMPACTION, BASE ROCK TYPE/DEPTH, DRAINAGE, STRUCTURAL PROFILE DESIGN FOR VEHICULAR LOADING.



**GENERAL NOTES**

THE LANDSCAPE DESIGN FOR THIS PROJECT COMBINES BOTH VERY DROUGHT TOLERANT PLANTINGS, AND A HIGHLY EFFICIENT DRIP IRRIGATION SYSTEM TO COMPLY WITH THE LOCAL WATER ORDINANCE, AND PROVIDE A LANDSCAPE THAT IS WATER WISE, SUSTAINABLE, AND LOW MAINTENANCE.

ALL OF THE PLANTINGS PROPOSED ARE DROUGHT TOLERANT WITH A HIGH MAJORITY HAVING THE WUCOLS CLASSIFICATION OF LOW OR VERY LOW WATER USE. THE SPACING OF THE PLANT MATERIALS ALLOW THE PLANTS TO MATURE TO THEIR ULTIMATE SIZE WITHOUT THE NEED FOR SHEERING, HEADING BACK, AND EXCESSIVE OFFHULLING OF CUTTINGS. THE SPACING OF THE PLANT MATERIALS ALSO ALLOW SOME NEGATIVE SPACE WHICH WILL PROVIDE A NON-COVER PLANTED LOOK AND VISUAL INTEREST. ALL AREAS NOT PLANTED WILL HAVE A 2" MINIMUM LAYER OF MULCH FOR WEED PREVENTION, SOIL STABILIZATION, AND WATER RETENTION.

THE GROUPING OF PLANTINGS INTO HYDROZONES IS PRIMARILY ORGANIZED TO ACCOMMODATE SOLAR ORIENTATION AND SLOPE, BECAUSE ALL OF THE PLANTS PROPOSED ARE DROUGHT TOLERANT WITH NONE BEING HIGH WATER USE TYPE PLANTING MATERIALS.

THE IRRIGATION SYSTEM WILL BE ROBUST, TIME PROVEN, AND WITH THE EXCEPTION TO THE SMALL AMOUNT OF LAWN, IS ALL Drip IRRIGATED. THE IRRIGATION SYSTEM USES A CONTROLLER THAT HAS THE CAPABILITY OF BEING WEATHER BASED, RECEIVING DAILY WEATHER INPUT TO ADJUST THE IRRIGATION SCHEDULE BASED ON REAL TIME WEATHER INPUT. THIS WILL ELIMINATE WASTERS DURING TIME OF HIGH HUMIDITY, RAIN, OR HIGH SOIL SATURATION. THE IRRIGATION SYSTEM WILL BE ALL HARD PIPE UNDERGROUND, WITH THREADED RISERS, AND A THREADED DISTRIBUTION HEAD, WITH NO POLY PIPE OR BARBED CONNECTIONS, Y-STRAINERS WILL BE USED AT EACH VALVE.