



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'.

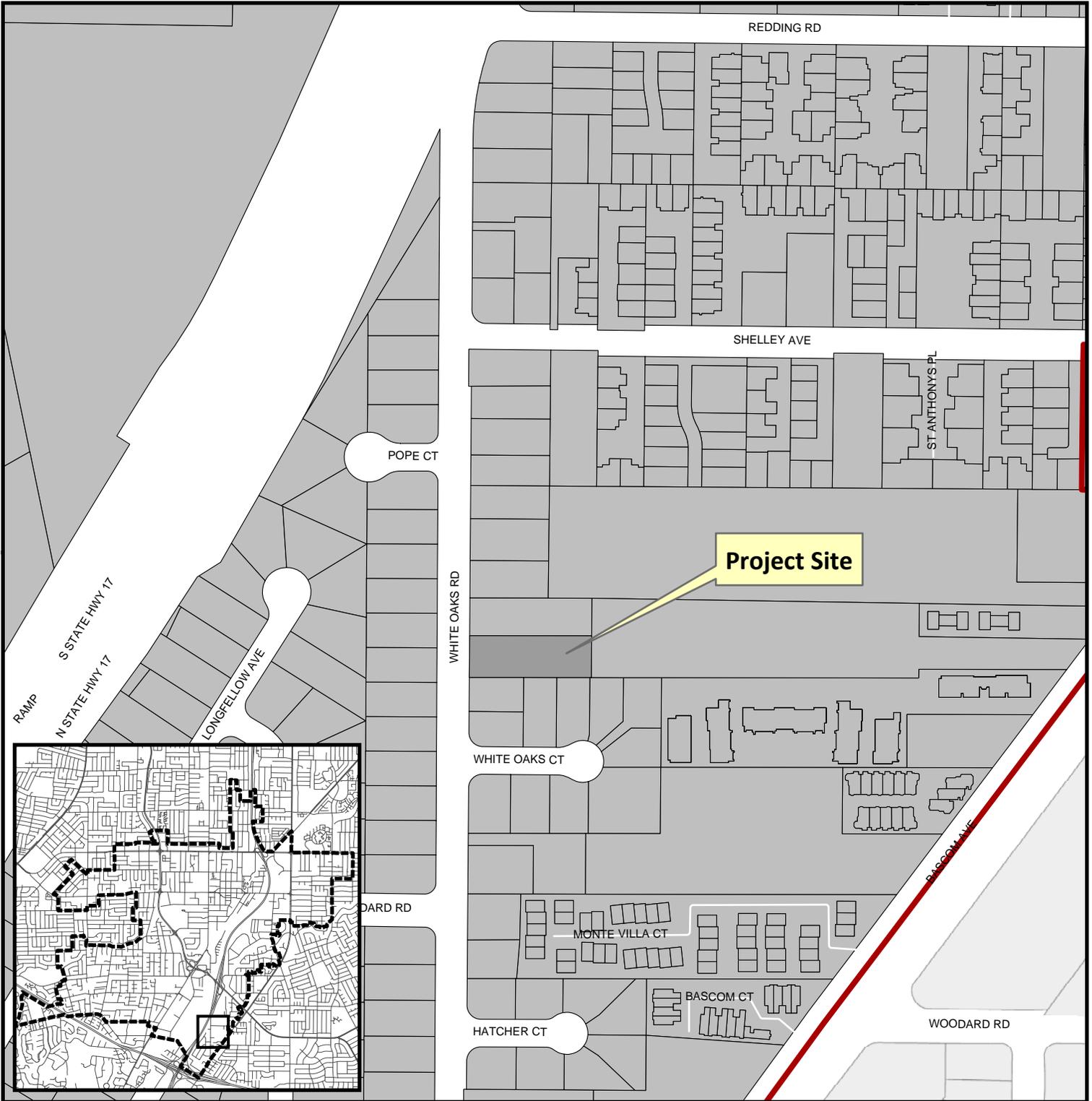
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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

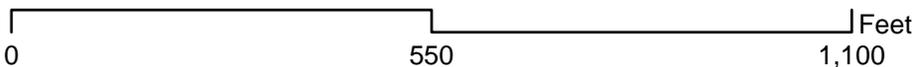


Project Location: 1806 White Oaks Rd

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:

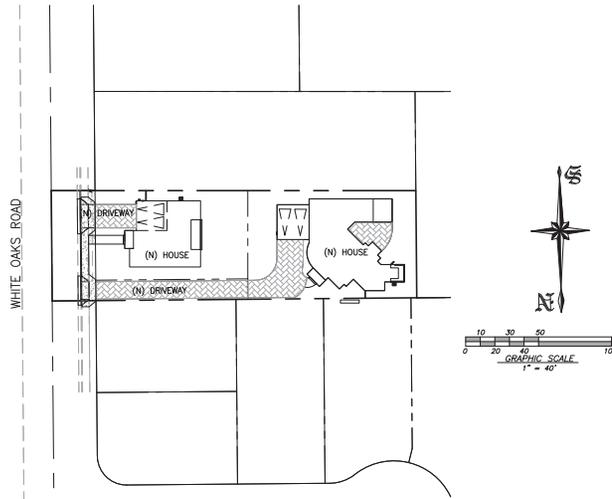
- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL 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'

CONCEPTUAL GRADING & DRAINAGE PLAN

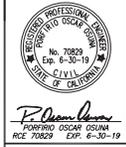
1806 WHITE OAKS ROAD CAMPBELL, CALIFORNIA



SITE PLAN
SCALE: 1"=40'

CONTRACTOR'S RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PERFORMANCE OF THE WORK.

REVISIONS	BY	CITY	DATE



OSUNA ENGINEERING INC.
PAPERNO OSCAR OSUNA
RCE 70829 EXP. 6-30-19

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)
e. Impervious Surfaces			
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
Total Impervious Surfaces: e.1	6,998	e.2 4,493	e.3 2,271
f. Pervious Surfaces			
Landscape Areas	9,371	0	6,757
Pervious Pavements	0	0	2,848
Other Pervious Surfaces (green roof, etc.)	0	0	0
Total Pervious Surfaces: f.1	9,371	f.2 0	f.3 9,605
g. Total Proposed Replaced + New Impervious Surfaces (e.2 + e.3)			6,764
h. Total Proposed Pervious Surfaces + Total Proposed Replaced + New Pervious Surfaces:			9,605
i. Percent of Replacement of Impervious Area in Redevelopment Projects (e.2/c x 100)			64%
j. Percent of Impervious Area of proposed Projects (g.2/c x 100)			41%

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

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SEWER	---
SEWER RISE	---
CHAIN LINE FENCE	---
RETAINING WALL	---
PERVIOUS SURFACE	---
IMPERVIOUS SURFACE	---
DRIP PILET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTRICAL	---
WATER METER	---
AC UNIT	---
SEWER SHIRT VESTING	---
STORM DRAIN	---
STREET LIGHT CONDUITS	---
SEWER	---
JOINT TRENCH	---
HOUSE SERVICE	---
SLOPE ARROW	---
GRADING CROSS	---
PROPOSED CURB	---
UNDRAINAGE RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
3% SLOPE AWAY FROM BUILDING	---

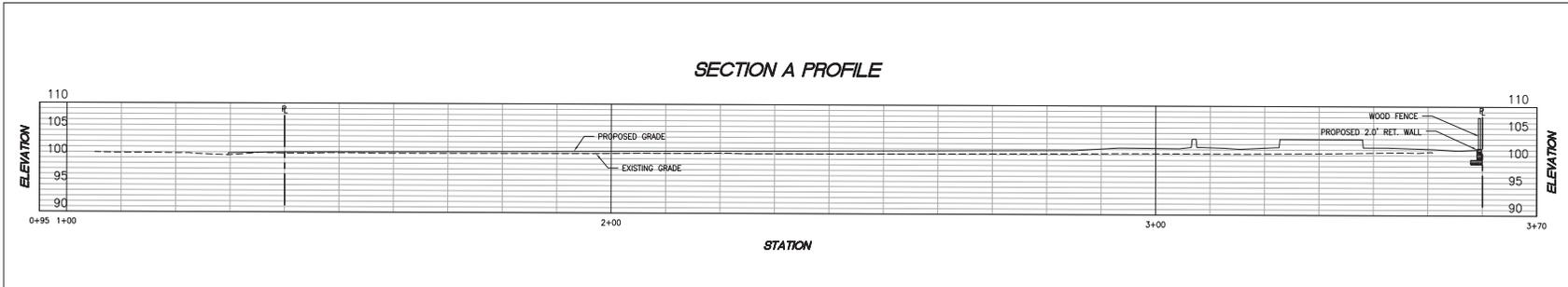
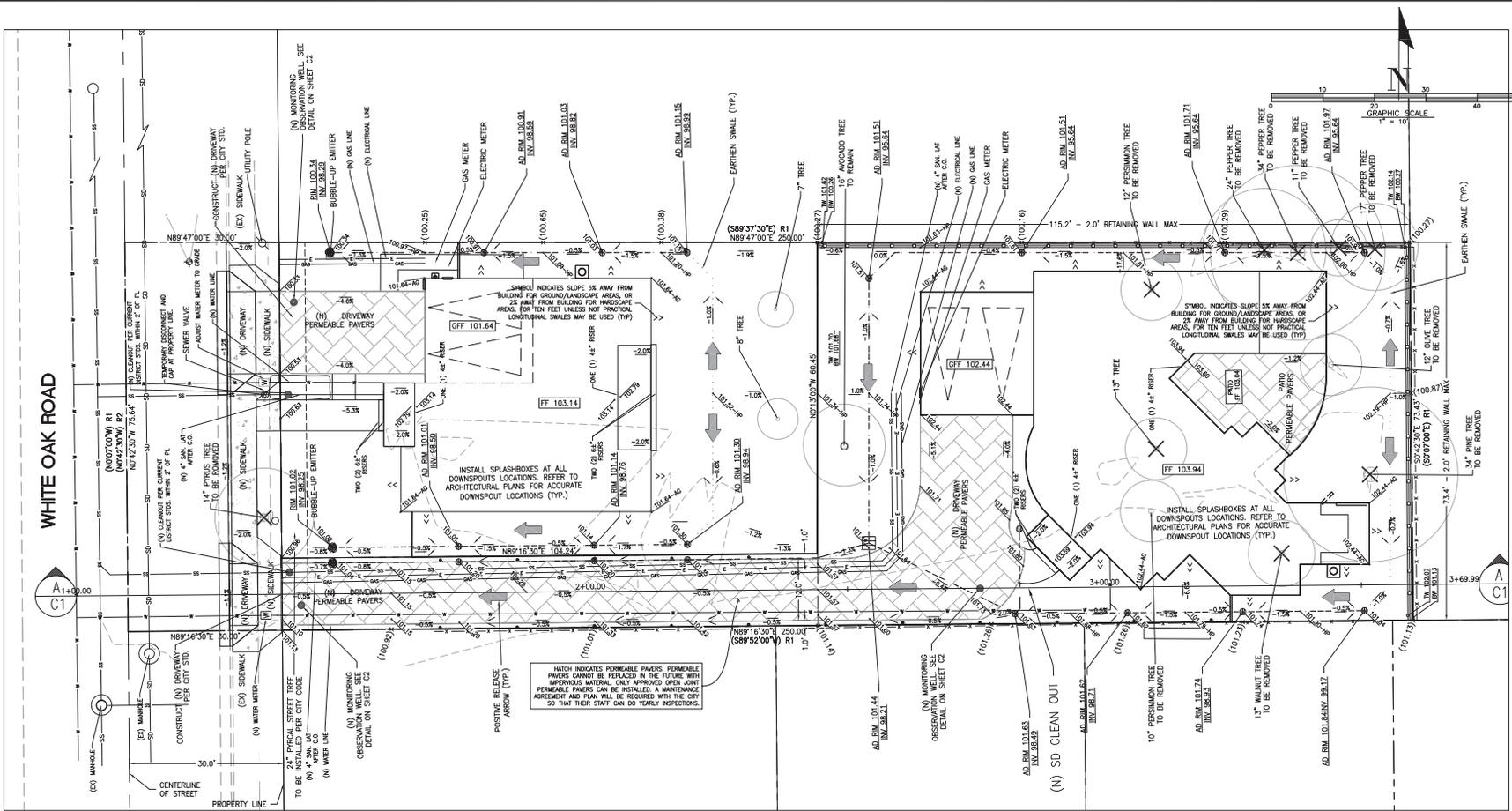
ABBREVIATIONS

- AC = ASPHALT CONCRETE
- AD = AREA DRAIN
- BC = BEGIN CURVE
- BS = BOTTOM OF STAR
- BU = BUBBLE UP
- BVC = BEGIN VERTICAL CURVE
- BWM = BOTTOM OF RETAINING WALL
- CB = CATCH BASIN
- CL = CENTERLINE
- CO = CULVERT
- DD = DOWNSPOUT WITH SPLASH BOX
- ED = END CURVE
- ELEV. = ELEVATION
- EVIC = END VERTICAL CURVE
- EX = EXISTING
- F/C = FACE OF CURB
- FF = FINISHED FLOOR ELEVATION
- FM = FIRE HYDRANT
- FL = FLOW LINE
- GB = GRADE BREAK
- GFF = CHANGE FINISH FLOOR
- HP = HIGH POINT
- HC = HATCHER UNIT
- INV = INVERT
- LP = LOW POINT
- PAE = PAD ELEVATION
- PC = PORTLAND CEMENT CONCRETE
- PL = PROPERTY LINE
- PG = 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 = SUBORDINATE ELEVATION
- SS = 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
- WM = WATER METER
- WV = WATER VALVE

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Professional Engineers and Land Surveyors
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
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SAN JOSE, CA 95131
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info@osunaeng.com

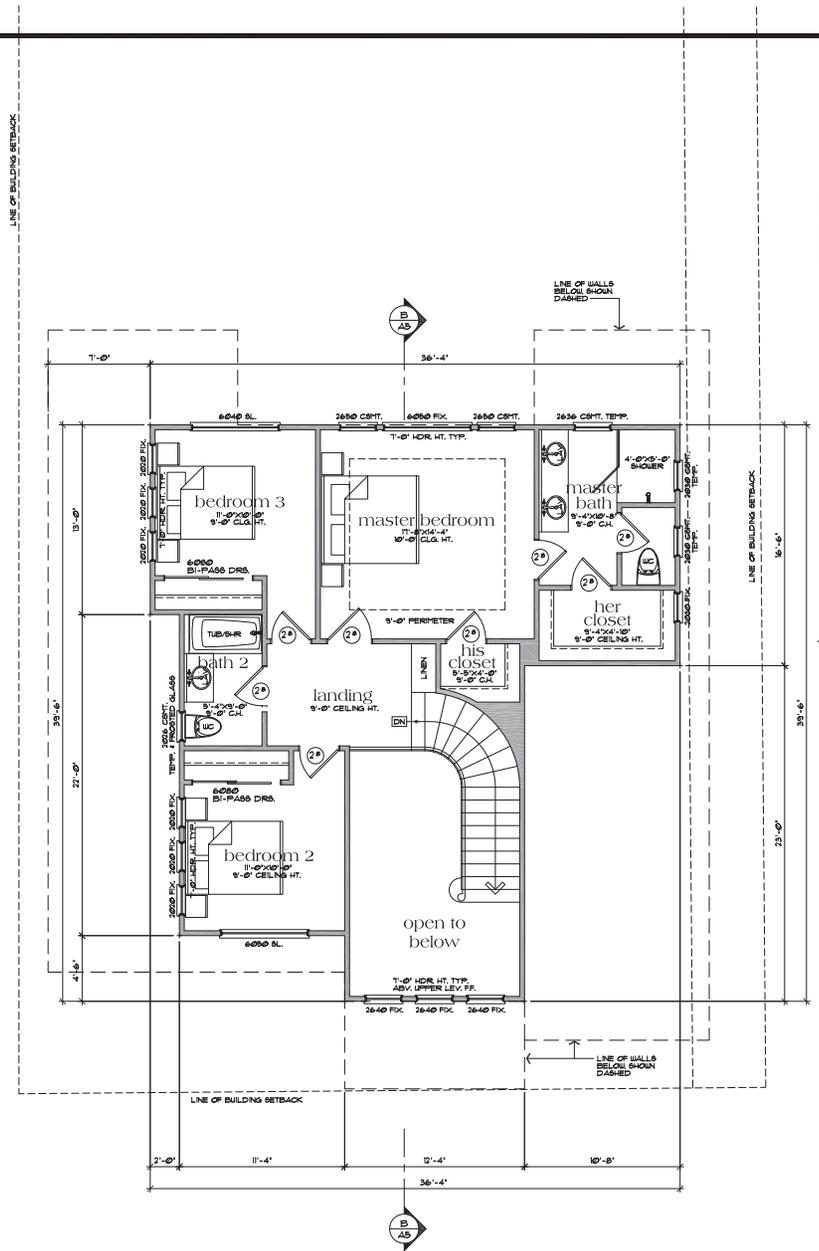
GRADING & DRAINAGE PLAN
1806 WHITE OAKS RD
CAMPBELL, CALIFORNIA
Project No.: 0271 | Design: 10/20 | Date: 02/20/18

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.

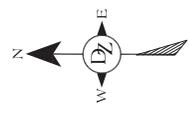


	REGION BY CITY DATE
OSUNA ENGINEERING INC. <small>Professional Civil Engineering</small> CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 11750 Rockledge Drive, Suite 100, San Jose, CA 95138 Phone: (408) 277-7700 Fax: (408) 277-7701 Email: info@osunaeng.com	
GRADING & DRAINAGE PLAN 1806 WHITE OAKS RD OSUNA Project No.: 677 Date: 11/29/18	
SHEET C1 OF 4 SHEETS	

SCALE: 1/4" = 1'-0" (SEE ARCHITECTURAL SPECIFICATIONS FOR DIMENSIONAL TOLERANCES AND FINISHES. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. DIMENSIONS TO FACE ARE SHOWN IN RED. DIMENSIONS TO CENTERLINE ARE SHOWN IN BLACK. DIMENSIONS TO CENTERLINE ARE SHOWN IN BLACK. DIMENSIONS TO CENTERLINE ARE SHOWN IN BLACK.



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



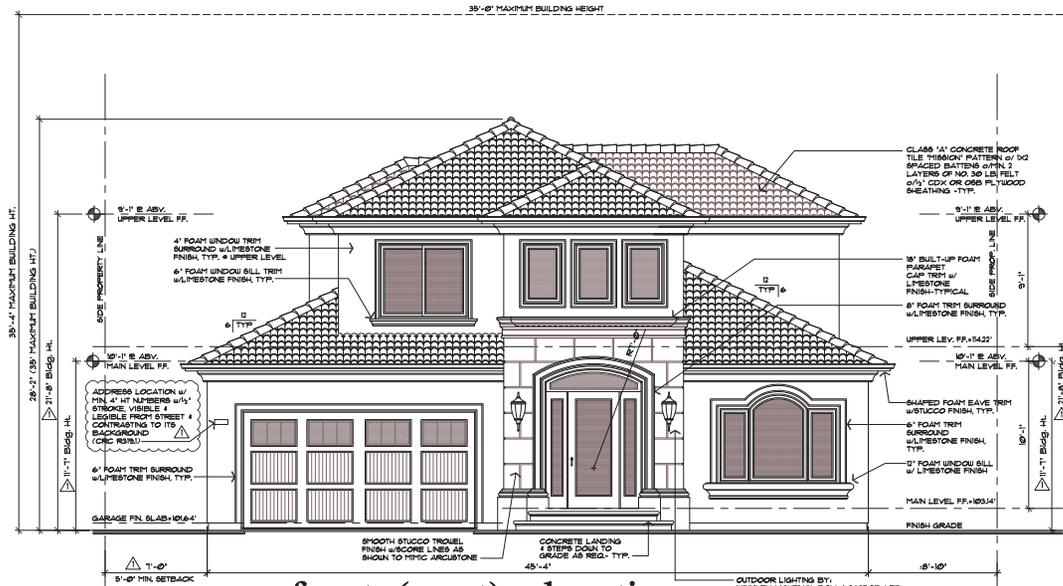
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DZ Design Associates, Inc.
A California Corporation
18640 Sutter Blvd., Suite 500
Moraga, CA, California 94553
Phone: (925) 779-7005 Fax: (925) 779-7006
www.dzdesign.com

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

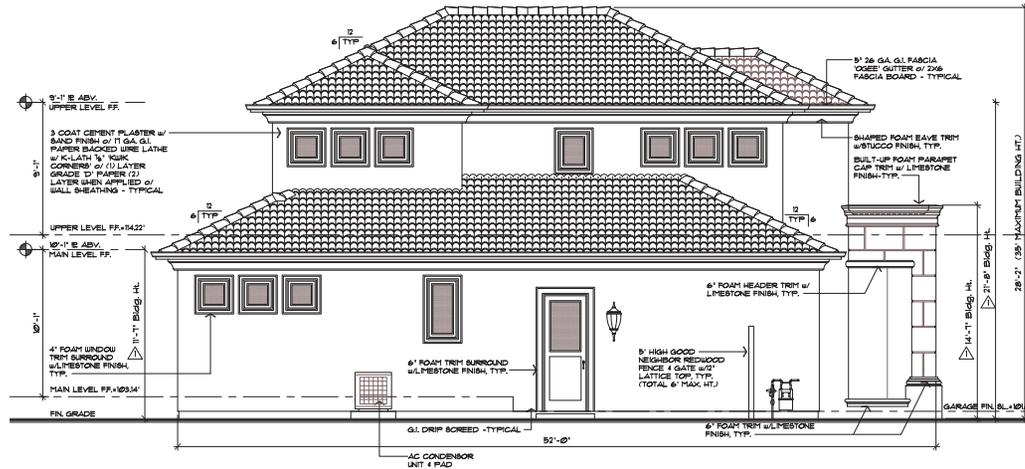
DATE	JUNE 28, 2018
SCALE	1/4"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	DZ
JOB NO.	023117-1
SHEET	1A3



front (west) elevation

OUTDOOR LIGHTING BY:
WINKLEY LIGHTING BOLLA 26300B-LED
OLIVE BRONZE w/ LIGHT AMBER SEED
GLASS, TYP.

EXTERIOR LIGHTING NOTE:
ENERGY EFFICIENT LIGHTING FULLY
BELLICO. PLACEMENT OF LIGHTS SHALL
BE PRIVATE. ALL LOWEN ILLUMINATION
OR CLARE ONTO ADJOINING
PROPERTIES, PER CITY SEC. 218.020



left (north) side elevation

NO. / DATE / REVISION

1 8/17/18
Planning

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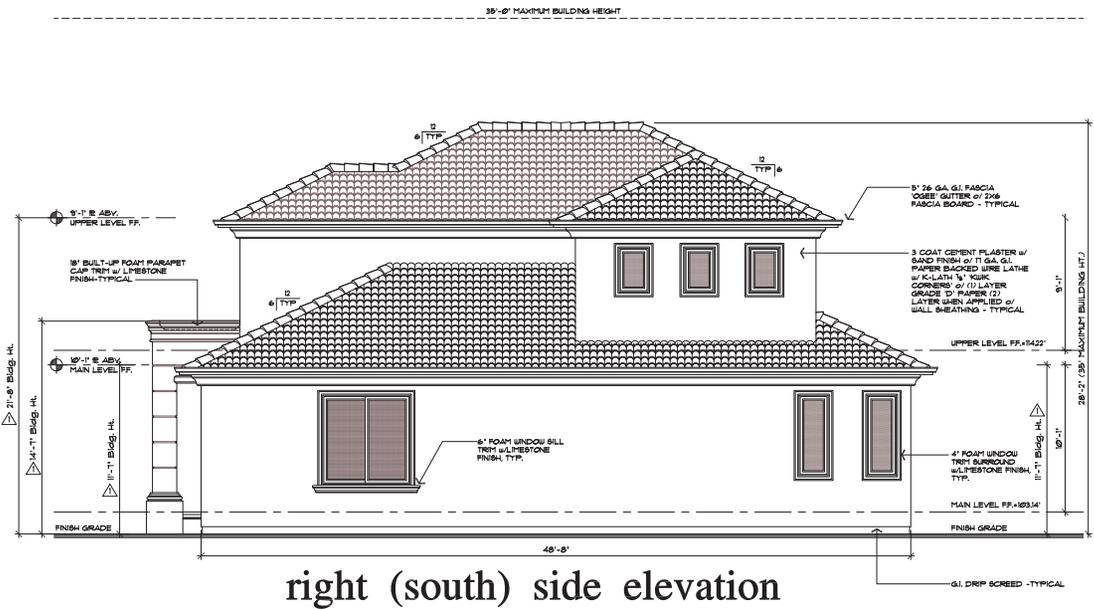
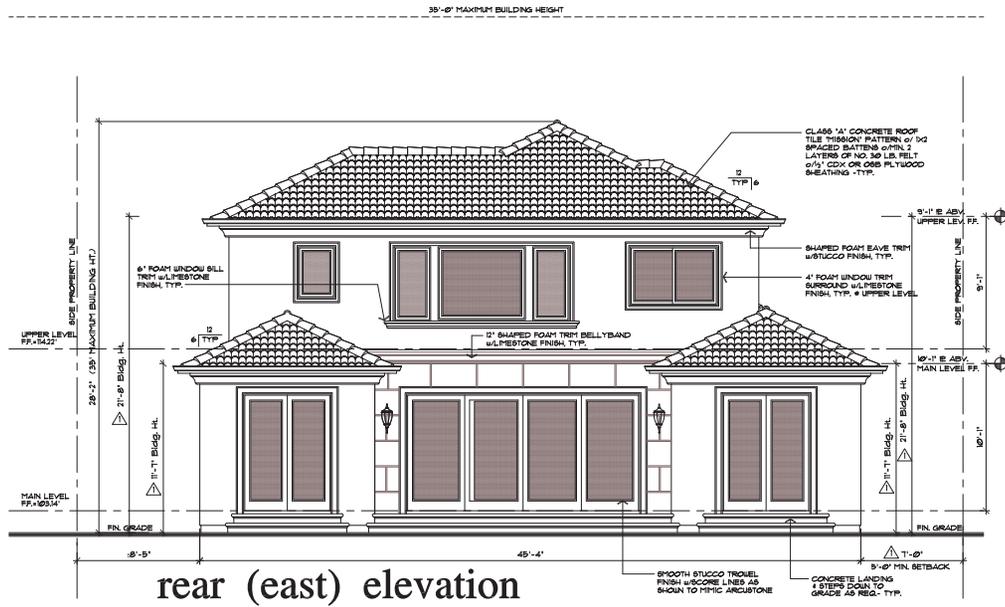
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PROJECT TITLE
Exterior Elevations
White Oaks Road Project
Parcel 1
1806 White Oaks Road
Campbell, California

DATE JUN 28, 2018
SCALE 1/4" = 1'-0"
PROJECT MANAGER SCOTT ZAZUETA
DRAWN SZ
JOB NO. 023117-1
SHEET 1A4.1

DATE: 06/20/18 10:58 AM; ZAZUETA; C:\Users\scottz\OneDrive\Documents\Projects\White Oaks Road Project\1806 White Oaks Road\1806 White Oaks Road.dwg

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



NO. / DATE / REVISION
 2/17/18
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 Phone: (408) 729-3000 Fax: (408) 729-7000
 Email: info@designassoc.com

PROJECT TITLE Exterior Elevations
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. DZ3111-1
SHEET

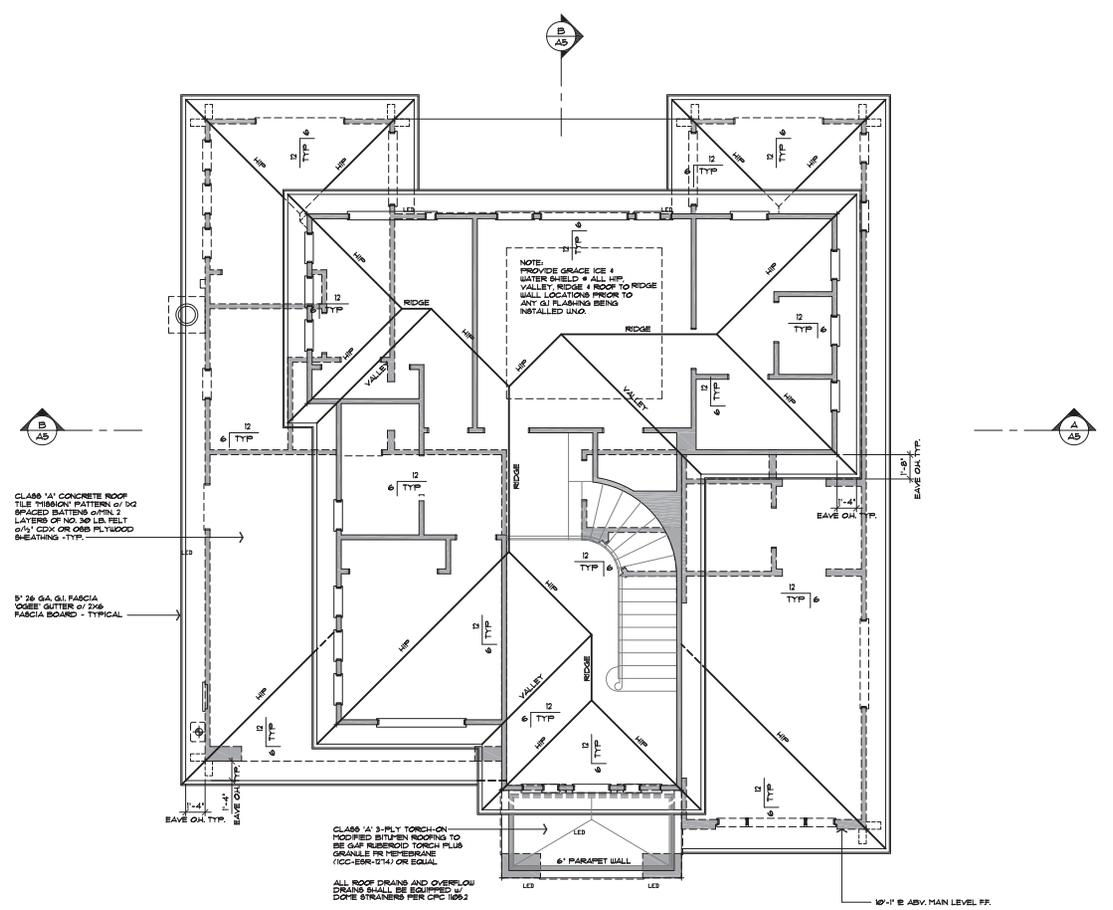
1A4.2

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 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



CLASS 1A CONCRETE ROOF TILE THRESHION PATTERN OF 5/8" BRACED BATTENS @ 24" ON CENTER 2 LAYERS OF NO. 30 LIS. FELT 2 1/4" CDX OR OEB PLYWOOD SHEATHING - TYP.

3" x 6 GA. G.I. FASCIA GUTTER OF 22x6 FASCIA BOARD - TYPICAL

NOTE:
 PROVIDE GRACE ICE & WATER SHIELD @ ALL RIP, VALLEY, RIDGE & ROOF TO RIDGE WALL LOCATIONS PRIOR TO ANY G.I. FLASHING BEING INSTALLED UNDO.

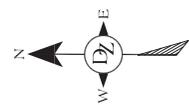
CLASS 1A 3-PLY TORCH-ON MODIFIED BITUMEN ROOFING TO BE GAF RUBBEROID TORCH PLUS GRANULE FR. POLYESTER (ICC-ESR-214) OR EQUAL
 ALL ROOF DRAINS AND OVERFLOW DRAINS SHALL BE EQUIPPED W/ CORE DRAINERS PER CFC 1052

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 GA. 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"



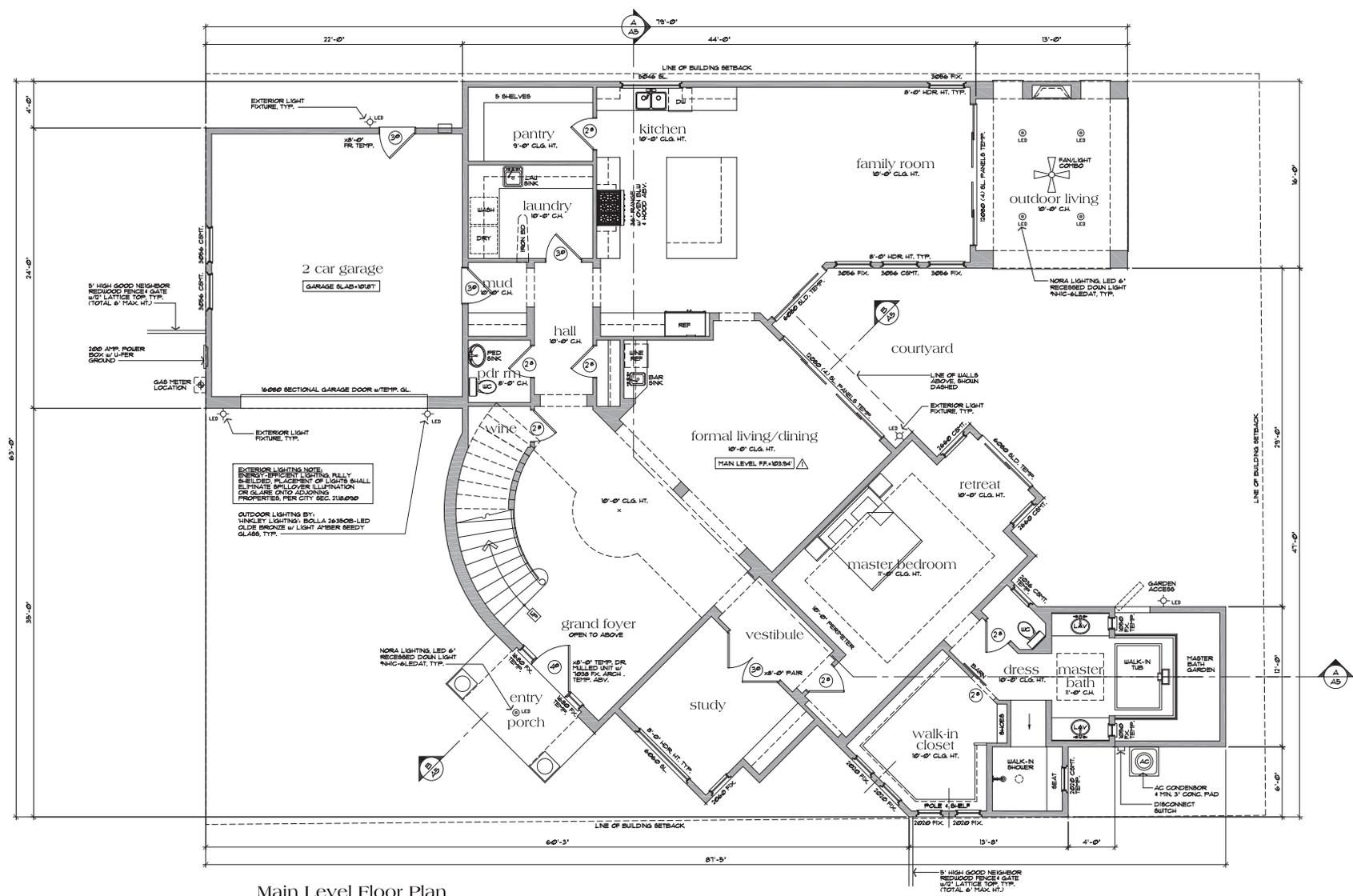
NO. / DATE / REVISION
1 / 8/17/18 Planning

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 Email: info@lzdesign.com

MAIN LEVEL FLOOR PLAN
 White Oak Project
 Parcel 2
 1806 White Oaks Road
 Campbell, California

DATE	SCALE	PROJECT MANAGER	DRAWN	JOB NO.	SHEET
JUNE 25, 2018	1/4" = 1'-0"	SCOTT ZAZUETA	SEZ	D2311-2	2A2



Main Level Floor Plan

2604 sq. ft. Main Level
 1003 sq. ft. Upper Level
 3607 sq. ft. Total Living Area
 528 sq. ft. Garage
 208 sq. ft. Outdoor Living Area
 72 sq. ft. Covered Porch

4135 sq. ft. F.A.R./10,003=41.34% (inclusive of driveway)
 4135 sq. ft. F.A.R./8,544=48.40% (exclusive of driveway)

4501 sq. ft. Allowable F.A.R. (45%) (inclusive of driveway)
 3844 sq. ft. Allowable F.A.R. (45%) (exclusive of driveway)

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



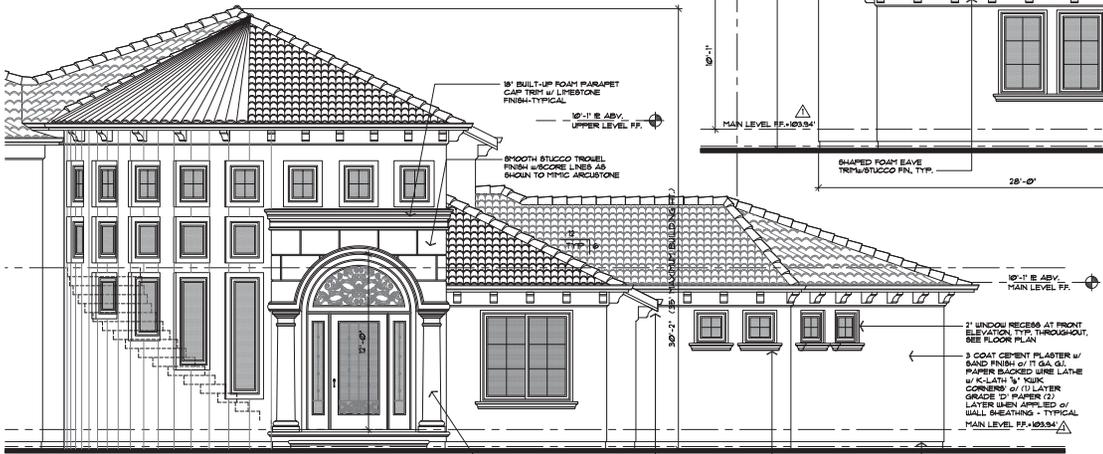
DATE: 06/20/18 10:41 AM; USER: zazueta; DRAWING: 2311-2; PROJECT: White Oak Project; SHEET: 2A2



south elevation



west elevation



partial front elevation

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

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

DATE	JUNE 25, 2018
SCALE	1/4"=1'-0"
PROJECT MANAGER	SCOTT ZAZUETA
DRAWN	SEZ
JOB NO.	D23111-2
SHEET	2A4.1

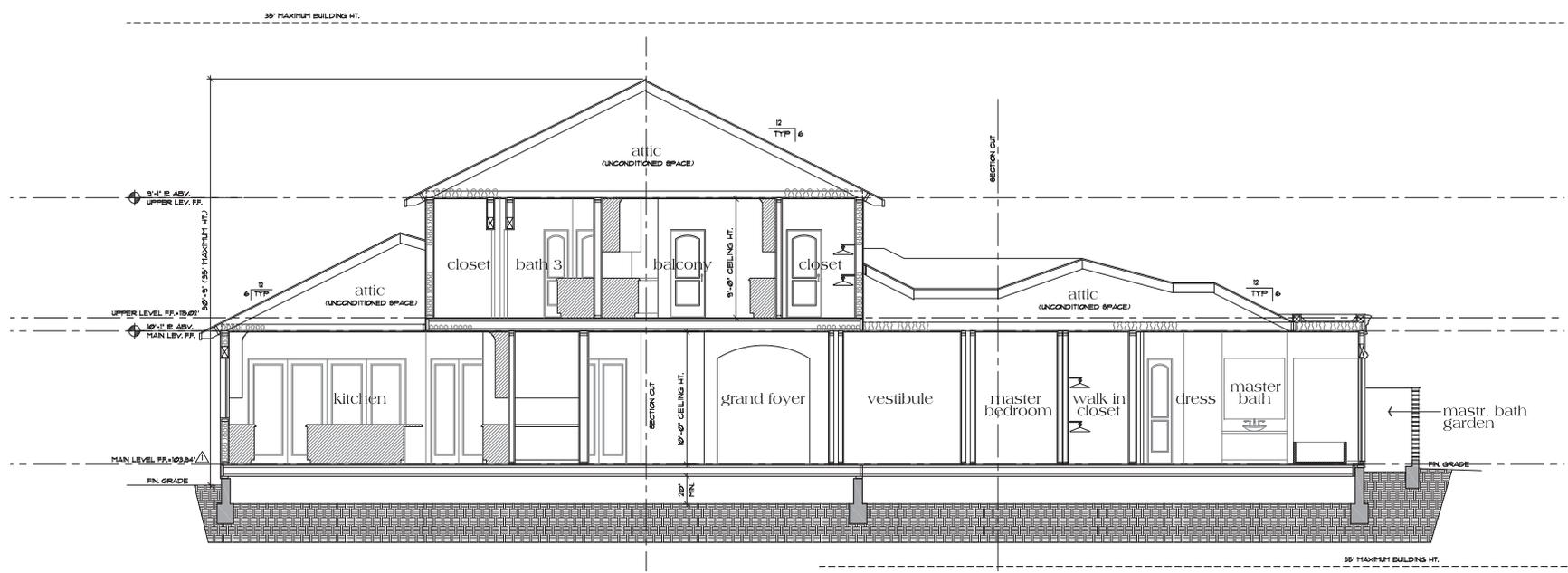
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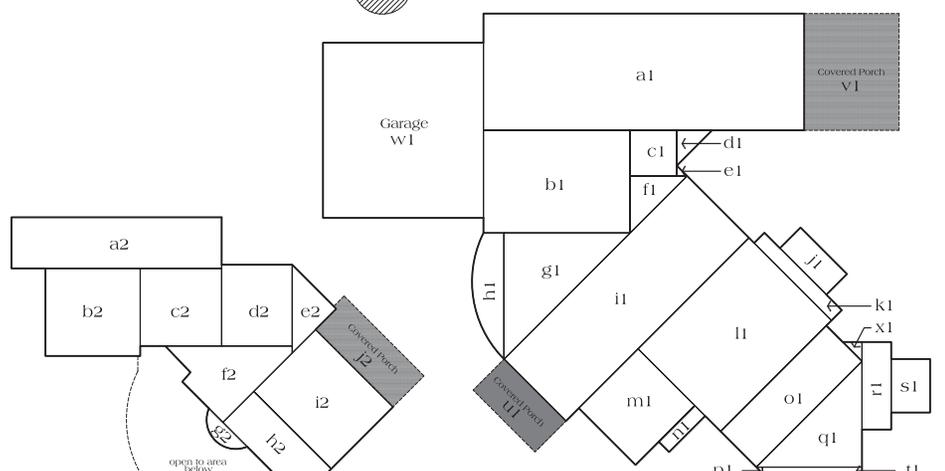
Cross Sections & Flr. Area Diagrams
 White Oak Project
 Parcel 2
 1806 White Oaks Road
 Campbell, California

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

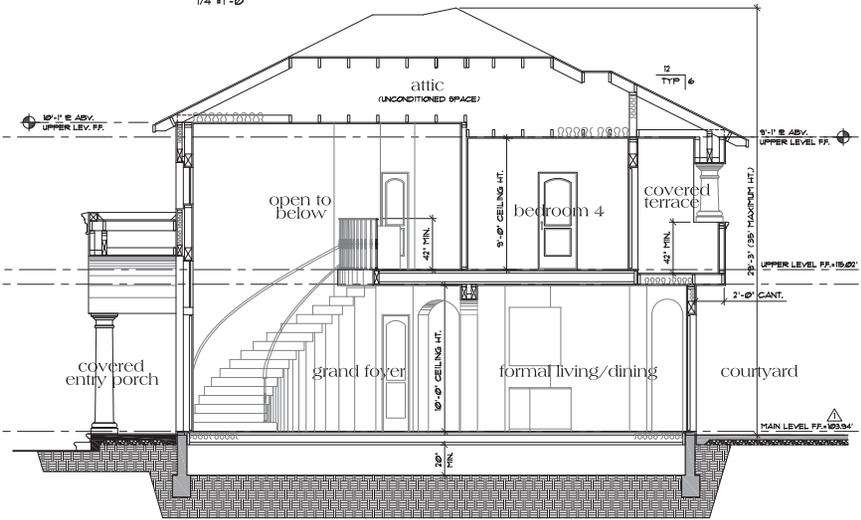
DATE: 06/25/18
 SCALE: 1/4"=1'-0"
 PROJECT MANAGER: SCOTT ZAZUETA
 DRAWN: DS
 JOB NO.: D2311-2
 SHEET: 2A5



A Cross Section



Main Level		Main Level		Main Level		Main Level		Main Level	
2994 sq. ft. Main Level	a1	44'-0"x16'-0"	704.00 s.f.	o1	20'-0"x30'-10"	142.00 s.f.			
528 sq. ft. Garage	b1	20'-0"x14'-0"	280.00 s.f.	p1	shaped area	50 s.f.			
208 sq. ft. Outdoor Living Area	c1	6'-0"x36'-0"	39.00 s.f.	q1	shaped area	100.00 s.f.			
72 sq. ft. Covered Porch	d1	shaped area	12.00 s.f.	r1	4'-0"x12'-0"	48.00 s.f.			
3412 sq. ft. Total	e1	shaped area	1.00 s.f.	s1	5'-8"x7'-2"	39.00 s.f.			
	f1	shaped area	31.00 s.f.	t1	13'-8"x10'	12.00 s.f.			
	g1	shaped area	150.00 s.f.	v1	13'-0"x16'-0"	208.00 s.f.			
	h1	shaped area	50.00 s.f.	w1	22'-0"x24'-0"	528.00 s.f.			
	i1	35'-0"x12'-0"	420.00 s.f.	x1	shaped area	4.00 s.f.			
	j1	9'-0"x9'-0"	81.00 s.f.	y1	shaped area	344.00 s.f.			
	k1	15'-0"x12'-0"	30.00 s.f.	z1	shaped area	3412.00 s.f.			
	l1	16'-0"x21'-0"	344.00 s.f.						
	m1	11'-0"x11'-0"	126.50 s.f.						
	n1	7'-0"x2'-0"	14.00 s.f.						

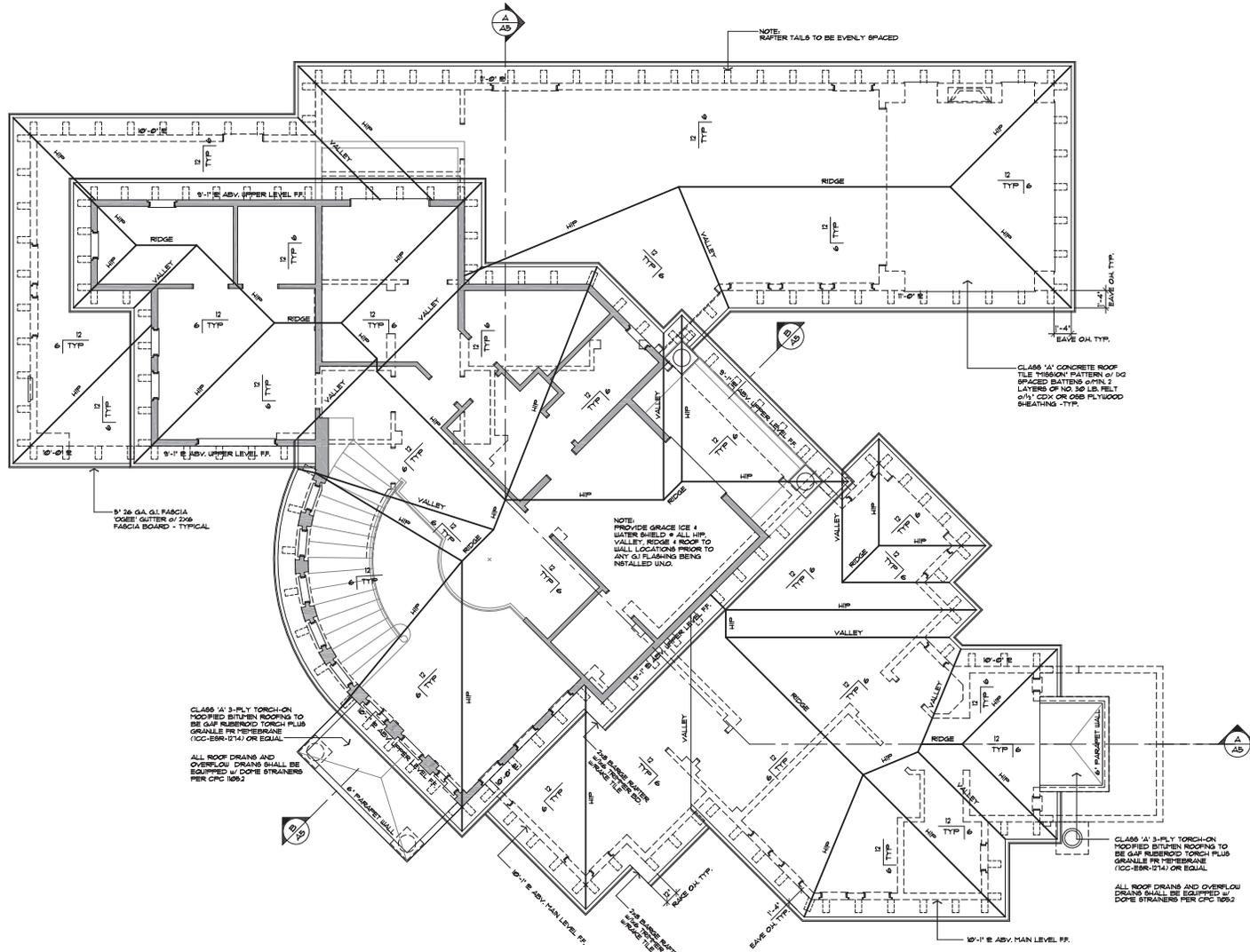


B Cross Section

Upper Level	
1003 sq. ft. Upper Level	
91 sq. ft. Covered Porch	
1094 sq. ft. Total	

Upper Level		
a2	28'-10"x7'-0"	202.00 s.f.
b2	13'-0"x12'-0"	156.00 s.f.
c2	11'-2"x10'-8"	119.00 s.f.
d2	9'-8"x11'-2"	108.00 s.f.
e2	shaped area	30.00 s.f.
f2	shaped area	99.00 s.f.
g2	shaped area	13.00 s.f.
h2	15'-0"x6'-0"	90.00 s.f.
i2	shaped area	41.00 s.f.
total		1094.00 s.f.

DATE: 06/25/18, 10:42 AM, IZ Design Associates, Inc. 1806 White Oaks Road, Campbell, CA 95008, (408) 779-3000

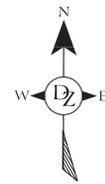


Roof Plan

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" UNO.
- 2ND LEVEL PLATE HEIGHT IS TO BE 9'-1" UNO.
- OVERHANGS ARE TO BE 6" AT EAVES & 2" AT RAKES (UNO).
- PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER CBC TYPICAL.
- INSTALL GI MATERIAL ROOF JACKS FOR FLUPIPING VENTS, ETC. AS REQUIRED.
- PROVIDE 5" x 26 GA. GI FASCIA GUTTER w/ DOWNPOUTS. ALL DOWNPOUTS 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

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 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

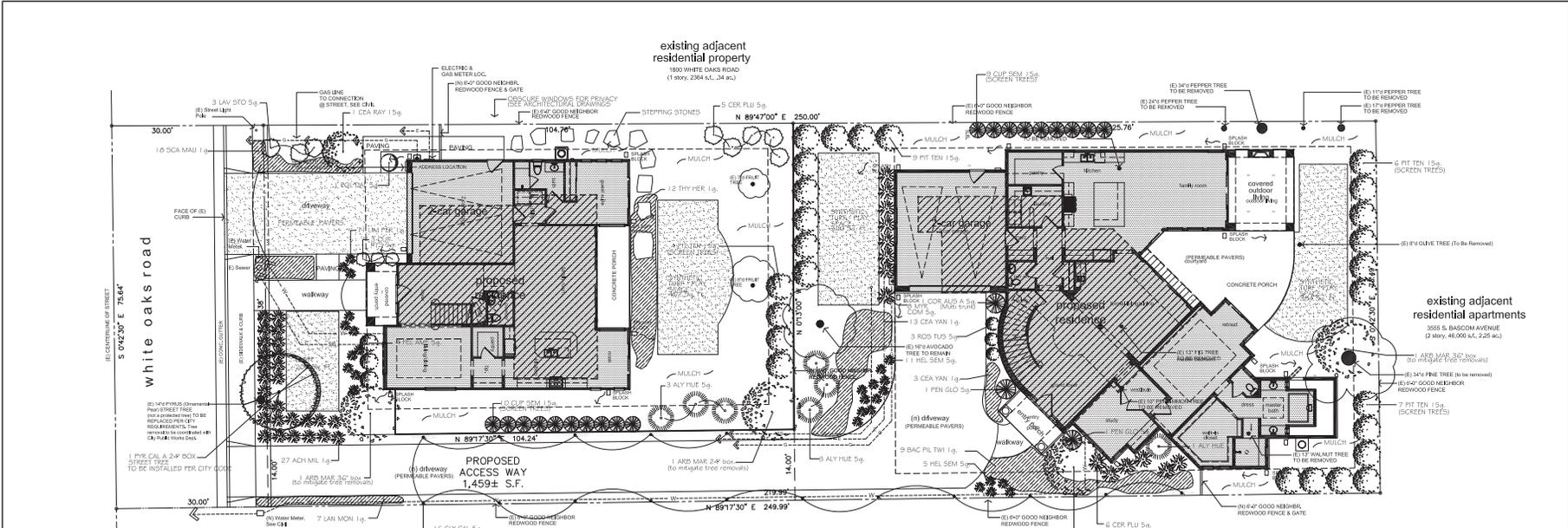
DATE 5-28-18

DRAWN BY
RKS

SCALE
1/8"=1'-0"

SHEET

L-1

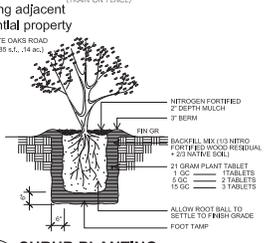
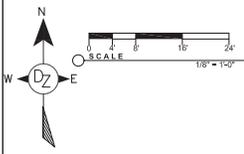


PROPOSED ACCESS WAY
1,459± S.F.

EXISTING ADJACENT RESIDENTIAL PROPERTY
1816 WHITE OAKS ROAD
(2 story, 2485 s.f., 34 ac.)

EXISTING ADJACENT RESIDENTIAL PROPERTY
1818 WHITE OAKS COURT
(2 story, 2441 s.f., 37 ac.)

EXISTING ADJACENT RESIDENTIAL PROPERTY
1828 WHITE OAKS COURT
(2 story, 2445 s.f., 36 ac.)



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.

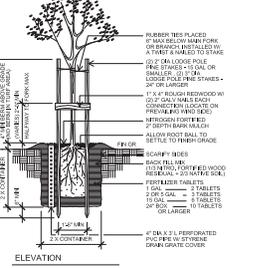
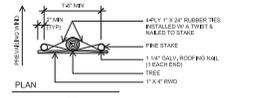
ALL PLANTING DETAILS SHALL BE STRICTLY FOLLOWED, AND ALL LOCAL GOVERNING CODES SHALL BE MET.

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

N.T.S.



N.T.S.

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

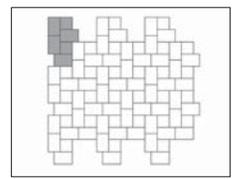
KEY	SHRUBS	COMMON NAME
ACH ML	Actinella uniflora	Fern Leaf Yarrow (Pink)
ALY HLE	Allygema heuglii	Blue Hibiscus
CEA SIV	Ceanothus 'Big Heart'	Blue Sage
COR PLU	Coronilla plumifera	Dwarf Plumage
COR AUS A	Corolla australis 'Aloppurana'	Bronze Dracena
CLP HES	Cleome hesperis	Falsa Healer
FEL AME	Fuchsia amplexicaulis	Blue Marguerite
FEL SEM	Fuchsia simpliciflora	Blue Cat Grass
LAV STO	Lavandula stoechas	Spanish Lavender
LAV FER	Lavandula purpurea	Sea Lavender
PEN CAL	Penstemon californicus	Penstemon
POL DAL	Polypodium californicum	Polypodium
ROC TUB	Rosa 'Tuberosa Blue'	Rosemary

KEY	GROUND COVERS	COMMON NAME
BAC PL TWI	Baccharis pilularis 'Twin Peak'	Dwarf Coyote Brush
CEA ZAN	Ceanothus 'Zanone Plum'	Prostrate Ceanothus
LAN MON	Lambium monardella	Lambium
SCA MAL	Scilla 'Mauve Cluster'	Scilla
THR HER	Thymus herbastria	Caraway Scented Thyme

KEY	VINES	COMMON NAME
CLY CAL	Clytostoma calligonoides	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 WOODS 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.