



CITY OF CAMPBELL
Community Development Department

May 31, 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, **June 11, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Mike Ma for a Site and Architectural Review Permit (PLN2019-20) to allow for the construction of a 3,477 sq. ft. single-story single-family residence with a 647 sq. ft. attached garage on property located at **804 Emory Avenue**. Staff is recommending that this project 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.

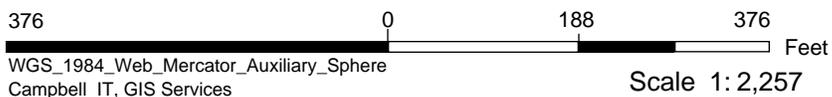
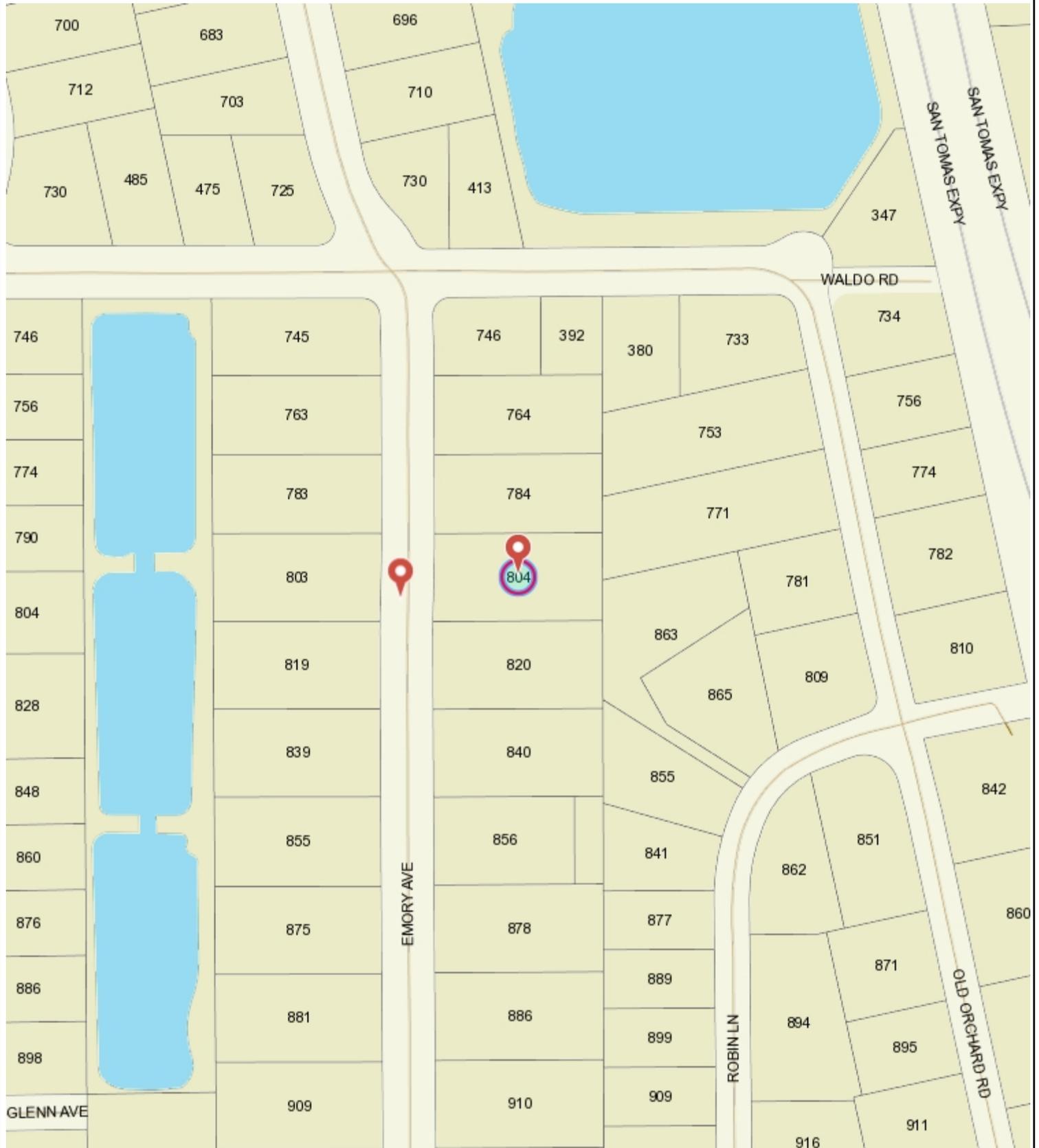
In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **804 Emory Avenue**



City of Campbell



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

TSUNG RESIDENCE NEW SINGLE FAMILY RESIDENCE

804 EMORY AVENUE
CAMPBELL, CA 95008



ARCHITECTURE | INTERIOR | PLANNING
111 MAIN STREET, SUITE 215
LOS ALTOS, CA 94022
650.302.1907
march@march.design

REVISIONS

TSUNG RESIDENCE
NEW SINGLE FAMILY HOUSE
804 EMORY AVENUE
CAMPBELL, CA 95008
APN: 404-29-035

CLIENT

DATE 03/18/19

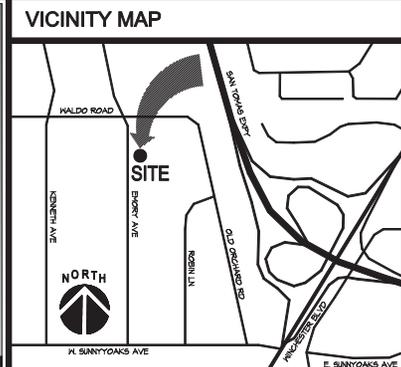
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JOB NO.

TITLE SHEET

A1.0



ABBREVIATIONS

#	AND	F.E.	FIRE EXTINGUISHER	OPNS.	OPENING
∠	ANGLE	F.O.	FACE OF	OPP.	OPPOSITE
@	AT	F.O.F.	FACE OF FINISH	PLAM.	PLASTIC LAMINATE
∅	CENTERLINE	F.O.S.	FACE OF STUDS	PL.	PLATE
∅	DIAMETER	F.M.	FEATURE MALL	PLAS.	PLASTER
∅	ROUND OR NUMBER	F.R.	FIRE RETARDANT	PLYND.	PLYWOOD
ACOUS.	ACOUSTICAL	F.S.	FULL SIZE	FR.	FRONT
ADJ.	ADJUSTABLE	FIN.	FINISH	FT.	FOOT
A.F.F.	ABOVE FINISH FLOOR	FL.	FLOOR	R.	RISER
AL.	ALUMINUM	FLOR.	FLOURESCENT	RAD.	RADIUS
ARCH.	ARCHITECTURAL	FT.	FOOT OR FEET	REGTR.	REGISTER
BD.	BOARD	G.B.	GRAB BAR	RESQD.	REQUIRED
BLDG.	BUILDING	GA.	GAUGE	RESL.	RESILIENT
BLK.	BLOCK	GL.	GLASS	RM.	ROOM
BLKG.	BLOCKING	GYP.	GYPSPM	RWD.	REDWOOD
BM.	BEAM	H.B.	HOSE BIBB	S.	SOUTH
BOT.	BOTTOM	H.C.	HOLLOW CORE	S.C.	SOLID CORE
CAB.	CABINET	H.M.	HOLLOW METAL	S.BTL.	STAINLESS STEEL
CEM.	CEMENT	HCP.	HANDICAPPED	SCHED.	SCHEDULE
CER.	CERAMIC	HWD.	HARDWOOD	SHT.	SHEET
CLS.	CEILING	HORIZ.	HORIZONTAL	SIM.	SIMILAR
CLKG.	CAULKING	HGT.	HEIGHT	SPEC.	SPECIFICATION
CLR.	CLEAR	HR.	HOUR	SQ.	SQUARE
COL.	COLUMN	HVAC.	HEATING, VENTILATING & AIR CONDITIONING	STD.	STANDARD
CONC.	CONCRETE	ID.	INSIDE DIAMETER (DIM.)	STL.	STEEL
CONT.	CONTINUOUS	INSUL.	INSULATION	STOR.	STORAGE
D.F.	DRINKING FOUNTAIN	JT.	JOINT	SUSP.	SUSPENDED
DBL.	DOUBLE	LAM.	LAMINATE	T.O.	TOP OF
DET.	DETAIL	L.T.	LIGHT	TEL.	TELEPHONE
DIA.	DIAMETER	M.	MIRROR	THK.	THICK
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DN.	DOWN	MECH.	MECHANICAL	U.O.N.	UNLESS OTHERWISE NOTED
DR.	DOOR	MFR.	MANUFACTURER	UNF.	UNFINISHED
DS.	DOWNPOUT	MIN.	MINIMUM	VERT.	VERTICAL
DWS.	DRAWING	MISC.	MISCELLANEOUS	K.	KEST
E.P.	ELECTRICAL PANELBOARD	MTL.	METAL	K.	KEST
EA.	EACH	N.	NORTH	KH	KITH
EL.	ELEVATION	N.G.	NOT IN CONTRACT	M/C	MATER CLOSET
ELC.	ELECTRICAL	N.T.S.	NOT TO SCALE	WTRFRT	WATER RESISTANT
EMER.	EMERGENCY	N	NEK	WR	WATER RESISTANT
EQ.	EQUAL	NO. OR #	NUMBER	WD.	WOOD
(E)	EXISTING	NOM.	NOMINAL	WEGT.	WAINSCOT
		O.D.	OUTSIDE DIAMETER	WT.	WEIGHT

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FIRE DEPT. NOTES

- AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED THROUGHOUT THE HOUSE. A PERMIT WILL BE APPLIED AS A DEFERRED ITEM. THE OWNERS AND CONTRACTORS ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA (6-48) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION & APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING OF WORK.
- POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND / OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEMS UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT.
- PROVIDE AN APPROVED ADDRESS NUMBER PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.3 INCH.
- ALL CONSTRUCTION SITE MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 22 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7.

PROJECT CONTACT

OWNER	ARCHITECT
SHUZHONG TSUNG 804 EMORY AVENUE CAMPBELL, CA 95008 (408) 894-8425 EMAIL: shuzhongsung@yahoo.com	MARCH DESIGN 111 MAIN STREET, SUITE 215 LOS ALTOS, CA 94022 (650) 302-1907 (650) 618-3486 FAX EMAIL: mmaoia@gmail.com
CIVIL ENGINEER	ARBORIST
MEG & ASSOCIATES 2625 HEDDLEFIELD ROAD, #650 PALO ALTO, CA 94306 (650) 823-6466 (650) 881-0521 FAX EMAIL: ed@megeng.com	KIELTY ARBORIST SERVICES P.O. BOX 6187 SAN MATEO, CA 94405 (650) 515-4783 EMAIL: kkarbor0476@yahoo.com

PROJECT SCOPE

- DEMOLISH (E) 996 S.F. HOUSE, 240 S.F. ATTACHED GARAGE, AND 14 S.F. STORAGE SHED.
- NEW 5,476.1 S.F. SINGLE STORY HOUSE WITH ATTACHED 3-CAR GARAGE (646 & 517)

PROJECT DATA

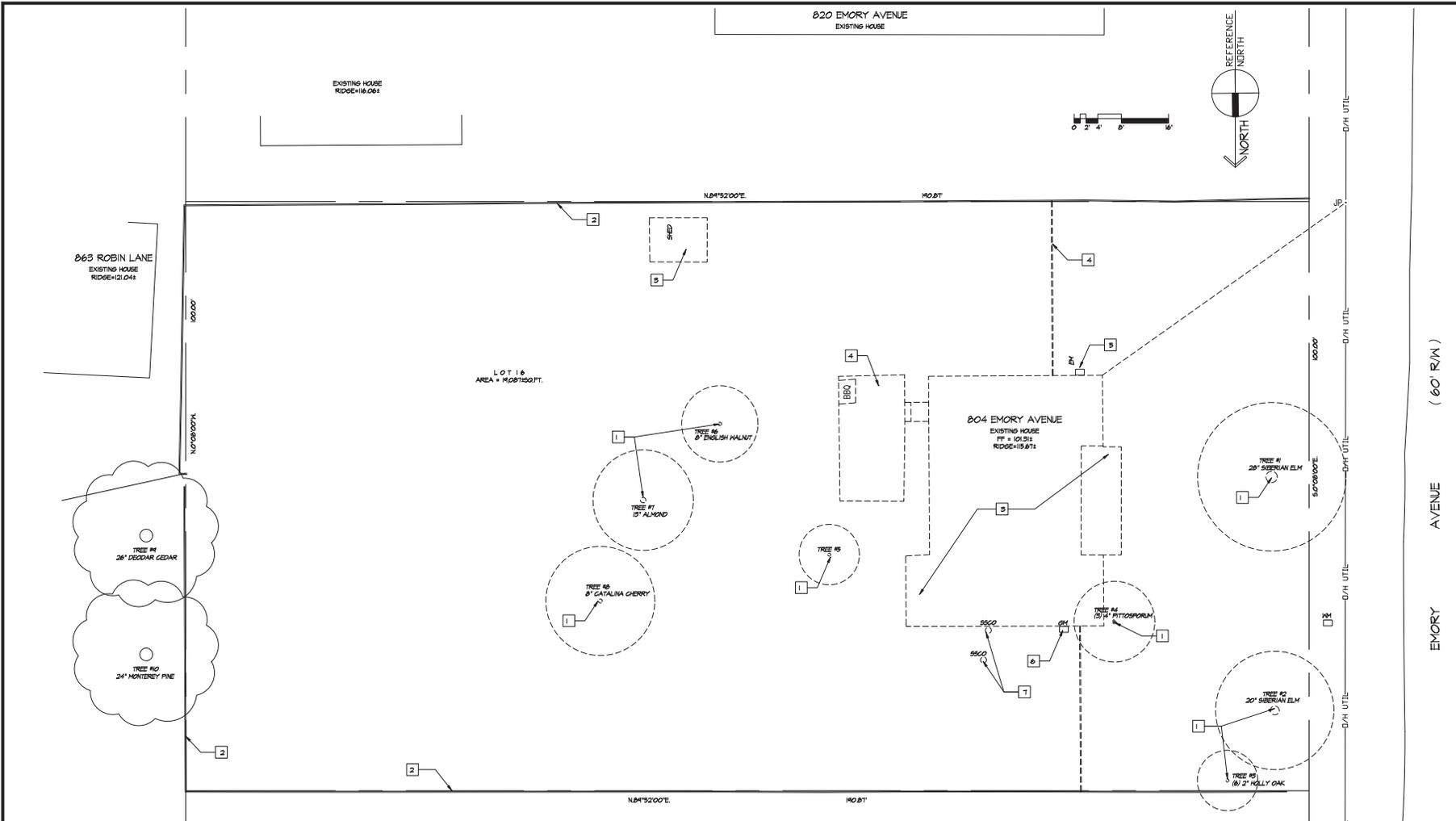
APN:	404-29-035
USE:	SINGLE FAMILY RESIDENCE
ZONING DISTRICT:	R-4-16
CONSTRUCTION TYPE:	V-B
OCCUPANCY GROUP:	RS 4 U
SIZE OF LOT:	10,081 S.F. (0.44 ACRE)
ALLOWABLE LOT COVERAGE (35%):	6,680 S.F. (35%)
PROPOSED LOT COVERAGE:	4,467.6 S.F. (26%)
MAX. ALLOWABLE FLOOR AREA:	8,584 S.F. (48%)
FLOOR AREAS OF PROPOSED STRUCTURE	
ATTACHED GARAGE:	646 S.F.
GROUND FLOOR:	5,476 S.F. (26%)
TOTAL FLOOR AREA:	4,125 S.F. (21.6%)
MAXIMUM BUILDING HEIGHT:	28'-0"
PROPOSED BUILDING HEIGHT:	22'-0"
PARKING PROVIDED:	3 CAR GARAGE
AN AUTOMATIC FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER PERMITS (2016 EDITION STANDARD)	

APPLICABLE CODES

- 2016 CFC, CBC (FOR STRUCTURAL), CFC, CALIF. CEC, CALIFORNIA ENERGY CODE AND CITY OF CAMPBELL ORDINANCES
- 2016 CALIFORNIA FIRE CODE AND 2016 CALIFORNIA GREEN BUILDING STANDARDS

SPECIAL NOTES

- LANDSCAPING DESIGN AND IRRIGATION PLAN ARE DEFERRED.



REVISIONS

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NEW SINGLE FAMILY HOUSE
 804 EMORY AVENUE
 CAMPBELL, CA 95008
 APN: 404-29-035

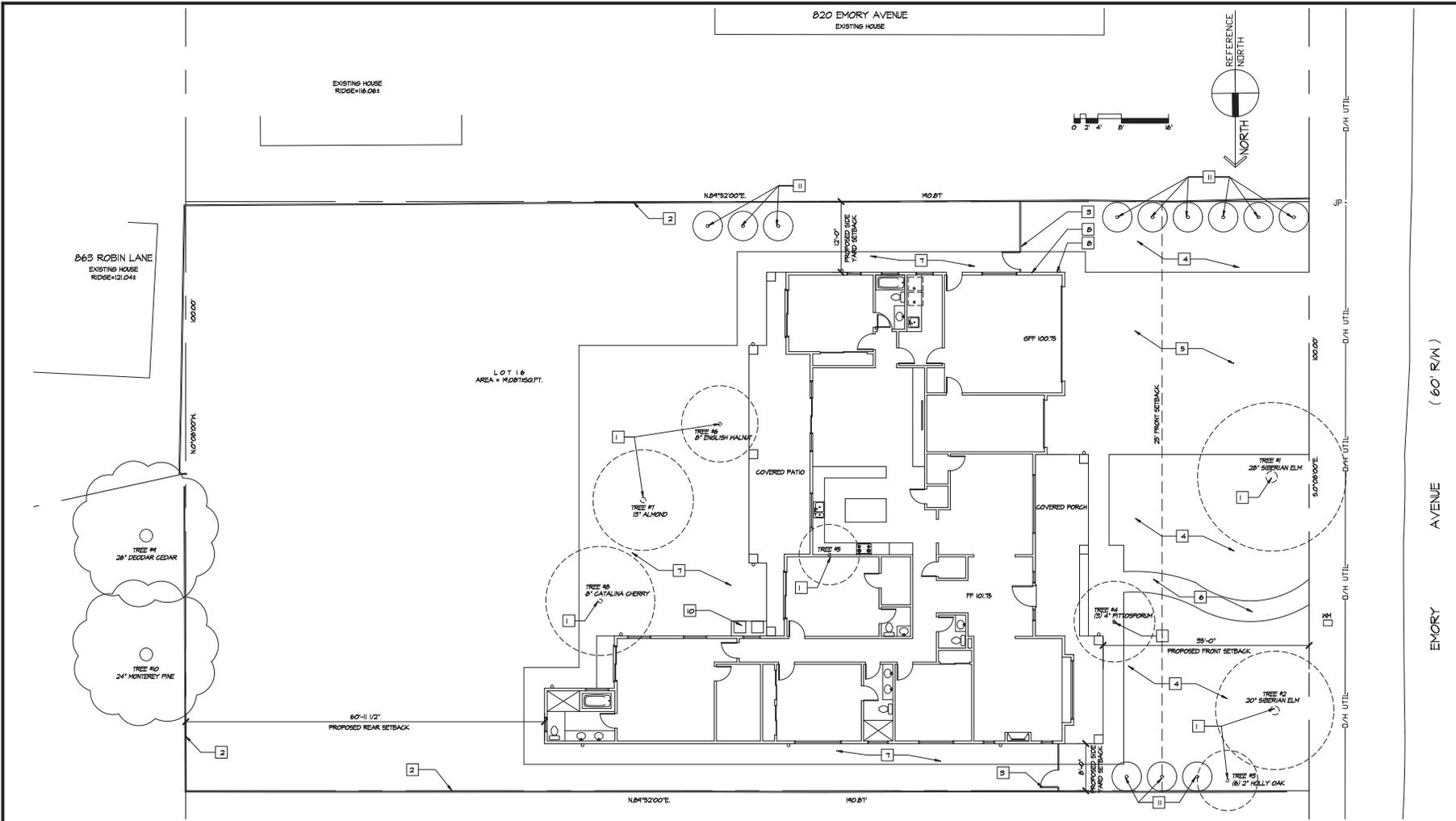
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EXISTING SITE PLAN
w/ DEMOLITION

<p>① PROPOSED SITE PLAN</p>	<p>1/8"=1'-0"</p>	<p>1. VERIFY WITH OWNER & FOLLOW CITY'S REQUIREMENTS FOR PROTECTING (E) LANDSCAPING AND TREES DURING DEMOLITION AND CONSTRUCTION.</p> <p>2. COORDINATE WITH UTILITY COMPANIES & AGENCY FOR DISCONNECT & REMOVE UTILITY BOXES, PANELS, METERS, & ALL RELATED WIRES & CABLES.</p> <p>3. VERIFY WITH OWNER ON BALANCING BUILDING MATERIALS, FURNISHINGS, & COMPONENTS FOR POSSIBLE REUSE.</p> <p>4. SEE PROPOSED SITE PLAN FOR TREE PROTECTION & OTHER ADDITIONAL INFORMATION.</p> <p>5. ALL (E) FENCE ALONG THE PROPERTY LINES TO REMAIN U.G.N. VERIFY WITH OWNER.</p> <p>6. BUILDING SETBACK VERIFICATION: PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.</p> <p>7. ALL REMAINING EXISTING LANDSCAPE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION TYPICAL.</p> <p>8. REMOVE EXISTING LANDSCAPE WHERE NEW CONSTRUCTION OCCURRED, VERIFY WITH OWNER FOR ITEM TO BE SAVED AND REUSED.</p> <p>9. CONTRACTORS ARE REQUIRED TO OBTAIN ENCROACHMENT PERMITS PRIOR TO ANY WORKS AT CITY'S RIGHT OF WAY.</p> <p>10. REMOVE UNDERGROUND SEWER LINE COMPLETELY TO CONNECTION AT CITY'S MAIN.</p>
<p>KEYNOTES</p> <p>① (E) TREE TO BE REMOVED. SEE ARBORIST REPORT ON SHIT. T-1.</p> <p>② (E) 6' HT. HD. FENCE TO REMAIN.</p> <p>③ DEMOLISH (E) HOUSE, ATTACHED GARAGE AND SHED.</p> <p>④ DEMOLISH ALL SITE FEATURE AS INDICATED, SUCH AS CONC. DRIVEWAY, WALKWAY, STEP, PATIO, ETC.</p> <p>⑤ REMOVE (E) ELEG. METER & PANEL. COORDINATE PG 4 E.</p> <p>⑥ REMOVE (E) GAS METER. COORDINATE PG 4 E.</p> <p>⑦ REMOVE (E) 5500.</p>	<p>GENERAL NOTES</p>	<p>LEGEND</p> <p>--- PROPERTY LINE</p> <p>--- TREE PROTECTION FENCING (PER CITY'S STANDARDS) SEE SHIT. T-1 ARBORIST REPORT</p> <p>○ (E) TREE TO REMAIN</p> <p>○ (E) TREE TO BE REMOVED</p>

A1.1



REVISIONS

TSUNG RESIDENCE
NEW SINGLE FAMILY HOUSE
 804 EMORY AVENUE
 CAMPBELL, CA 95008
 APN: 404-29-035

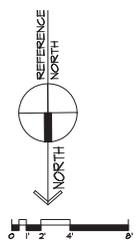
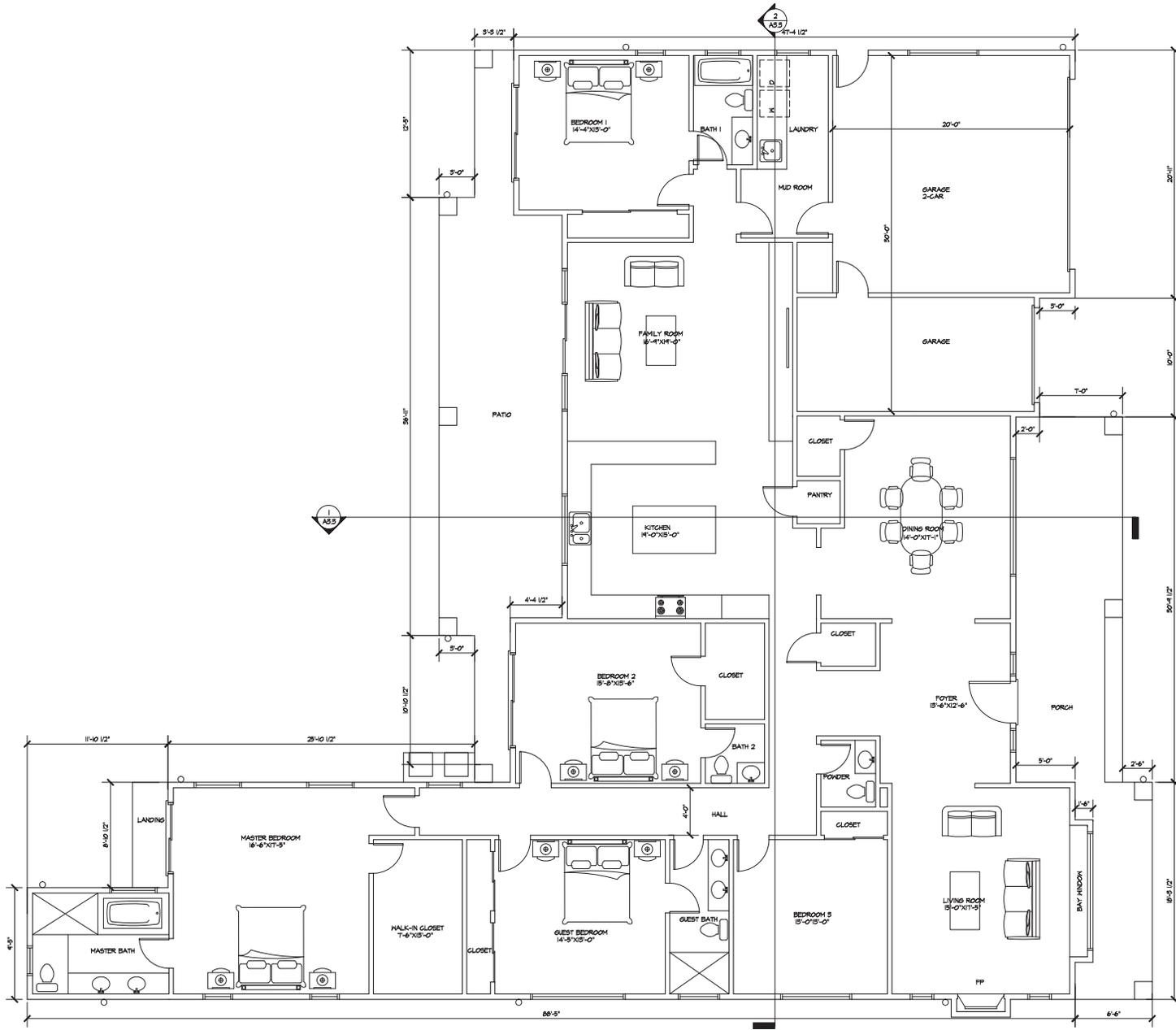
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PROPOSED SITE PLAN

A1.2

<p>(1) PROPOSED SITE PLAN</p> <p>TOTAL FRONT YARD (25'-0" SETBACK) AREA: 3500 SF. TOTAL PERMEABLE AREA: 1681.5 SF. (65.5%)</p>	<p>(1) TREE TO BE REMOVED. SEE ARBORIST REPORT ON SHT. T-1.</p> <p>(2) 6" HT. HD. FENCE TO REMAIN.</p> <p>(3) 6" HT. HD. FENCE & GATE.</p> <p>(4) LANDSCAPING.</p> <p>(5) CONG. PAVEMENT DRIVEWAY.</p> <p>(6) CONG. PAVEMENT WALKWAY.</p> <p>(7) CONG. WALKWAY/ PATIO.</p> <p>(8) GAS METER & LINE. VERIFY AND COORDINATE WITH UTILITY COMPANY.</p> <p>(9) ELEC. METER & LINE. VERIFY AND COORDINATE WITH UTILITY COMPANY.</p> <p>(10) AC UNITS ON CONG. PAD.</p> <p>(11) 24" BOX NEW ENGLISH LAUREL TREE, TOTAL OF 12.</p>	<p>A. BUILDING SETBACK VERIFICATION: PRIOR TO FOUNDATION INSPECTION BY THE CITY, THE LLS OF RECORD SHALL PROVIDE A WRITTEN CERTIFICATION THAT ALL BUILDING SETBACKS ARE PER THE APPROVED PLANS.</p> <p>B. ALL REMAINING EXISTING LANDSCAPE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION, TYPICAL.</p> <p>C. REMOVE EXISTING LANDSCAPE WHERE NEW CONSTRUCTION OCCURRED. VERIFY WITH OWNER FOR ITEM TO BE SAVED AND REBUILT.</p> <p>D. REMOVE EXISTING FENCE WHERE NEW CONSTRUCTION OCCURRED.</p> <p>E. PREPARE SITE FOR NEW CONSTRUCTION WHERE OCCURRED. SEE NEW FLOOR PLAN.</p> <p>F. ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF WORK. APPLY FOR THIS PERMIT AT THE PUBLIC WORKS ENGINEERING PHED DIVISION. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.</p> <p>G. REFER TO SHT. G-1 FOR DOWNSPOUT/ SPLASH BLOCK LOCATIONS.</p> <p>H. REMOVE ALL (2) ON-SITE SUBSURFACE SEWER LINE & INSTALL (1) FROM STREET MAIN.</p> <p>I. SEE SOIL REPORT FOR SITE & FOUNDATION CONSTRUCTION & GRADING REQUIREMENTS.</p> <p>J. OPENINGS FOR GRAVELSPACE VENTILATION SHALL BE LOCATED WITHIN 8'-0" OF CORNERS.</p> <p>K. COMPLETELY REMOVE EXISTING SEWER LINES ON SITE TO CITY'S SEWER CONNECTION AT PROPERTY LINE. INSTALL NEW SEWER LINES AND CLEANOUT ACCORDINGLY.</p> <p>L. ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, MATURING AND CONSTRUCTION SCHEDULING SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, AS STATED IN THE TREE PROTECTION REPORT ON SHEET T-1 AND APPROVED PLANS.</p> <p>M. ALL TREE PROTECTION AND INSPECTION SCHEDULE MEASURES, DESIGN RECOMMENDATIONS, MATURING AND CONSTRUCTION SCHEDULING SHALL BE IMPLEMENTED IN FULL BY OWNER AND CONTRACTOR, AS STATED IN THE TREE PROTECTION REPORT ON SHEET T-1 AND APPROVED PLANS.</p> <p>N. A LANDSCAPE PLAN AND IRRIGATION PLAN WILL BE PROVIDED FOR THE FRONT YARD AND ALL PROPOSED TREES ALONG SIDE YARDS DURING THE BUILDING PERMIT PHASE.</p>	<p>1/8"=1'-0"</p> <p>PROPERTY LINE</p> <p>TREE PROTECTION FENCING (PER CITY STANDARDS) SEE SHT. T-1 ARBORIST REPORT</p> <p>(1) TREE TO REMAIN</p> <p>(2) TREE TO BE REMOVED</p>
PERMEABLE AREA AT FRONT YARD	KEYNOTES	GENERAL NOTES	LEGEND



**March
DESIGN**
ARCHITECTURE | INTERIOR | PLANNING
111 MAIN STREET, SUITE 210
LOS ALTOS, CA 94022
650.562.1807
info@marcht.com

REVISIONS

TSUNG RESIDENCE
NEW SINGLE FAMILY HOUSE
804 EMORY AVENUE
CAMPBELL, CA 95008
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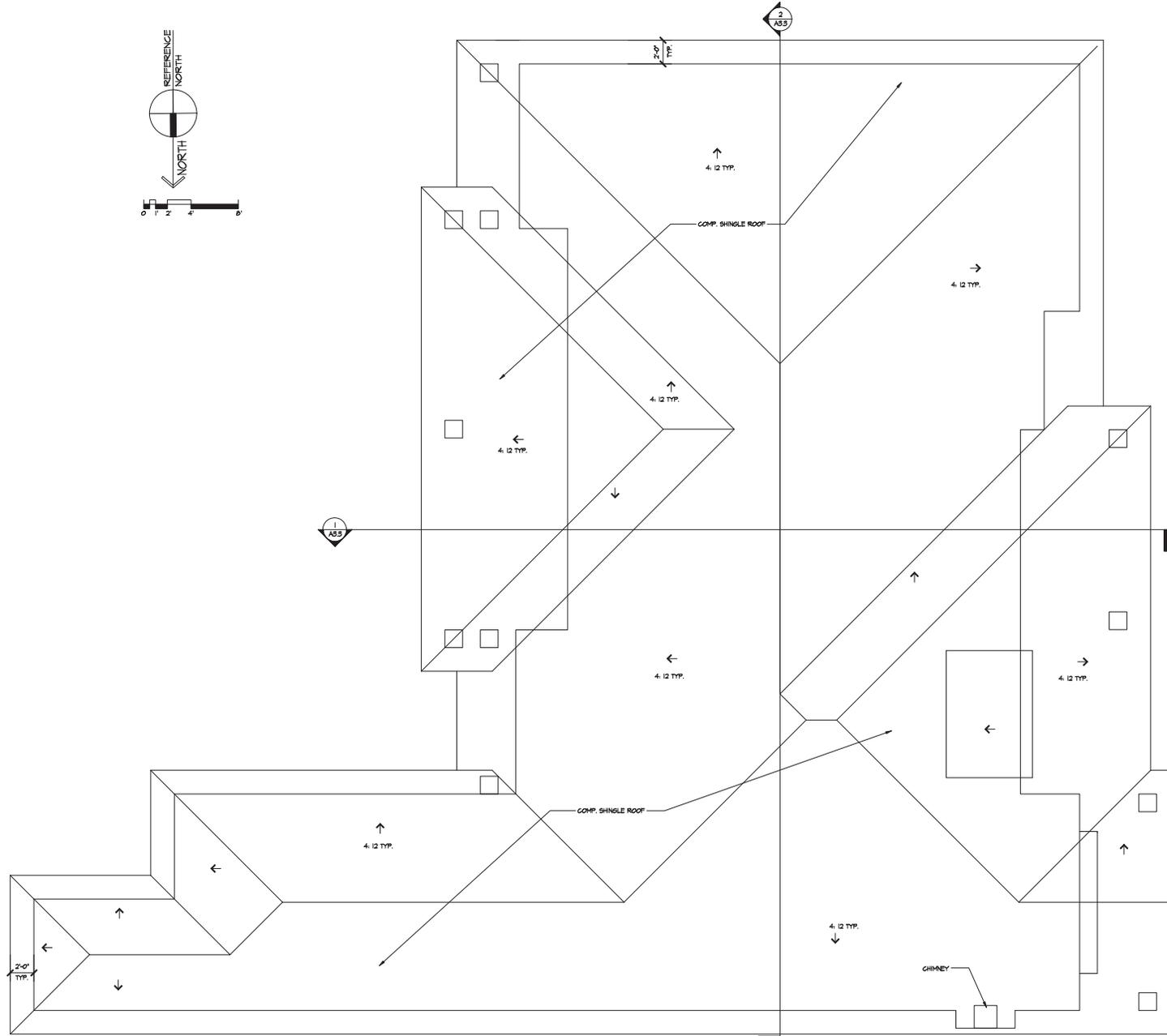
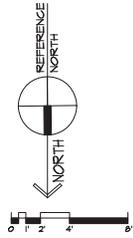
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**PROPOSED
FLOOR PLAN**

A2.1

① PROPOSED FLOOR PLAN

1/4" = 1'-0"



① PROPOSED ROOF PLAN

1/4" = 1'-0"

**March
DESIGN**
ARCHITECTURE | INTERIOR | PLANNING
111 MAIN STREET, SUITE 29
LOS ALTOS, CA 94022
800.362.7807
info@marchdesign.com

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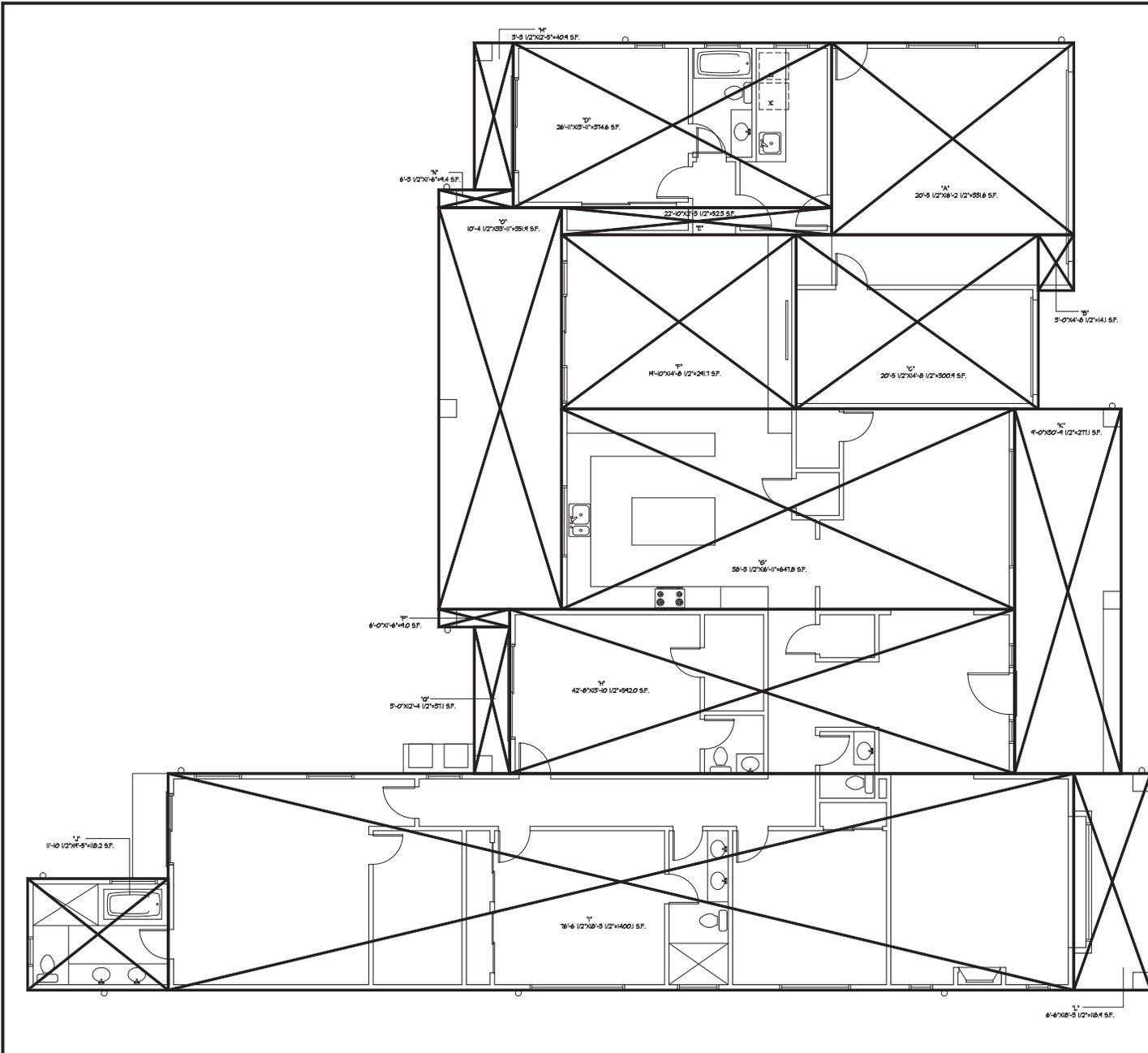
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**PROPOSED
ROOF PLAN**

A2.2



GROUND FLOOR AREA

"A"	331.6
"B"	14.1
"C"	300.9
<hr/>	
	646.6 S.F. GARAGE
"D"	574.6
"E"	52.3
"F"	241.7
"G"	647.8
"H"	592.0
"I"	1400.1
"J"	118.2
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SUBTOTAL	3,476.7 S.F.

TOTAL FLOOR AREA 4,123.3 S.F.

FLOOR AREA CALCULATIONS

TOTAL FLOOR AREA	4,123.3 S.F.
"K"	277.1
"L"	118.9
"M"	40.9
"N"	9.4
"O"	351.9
"P"	9.0
"Q"	57.1
<hr/>	
SUBTOTAL	844.3 S.F.
<hr/>	
TOTAL COVERAGE	4,967.6 S.F.



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FLOOR AREA & COVERAGE CALCULATIONS

A2.3

① FLOOR AREA & COVERAGE CALCULATIONS

1/4" = 1'-0" LOT COVERAGE CALCULATIONS



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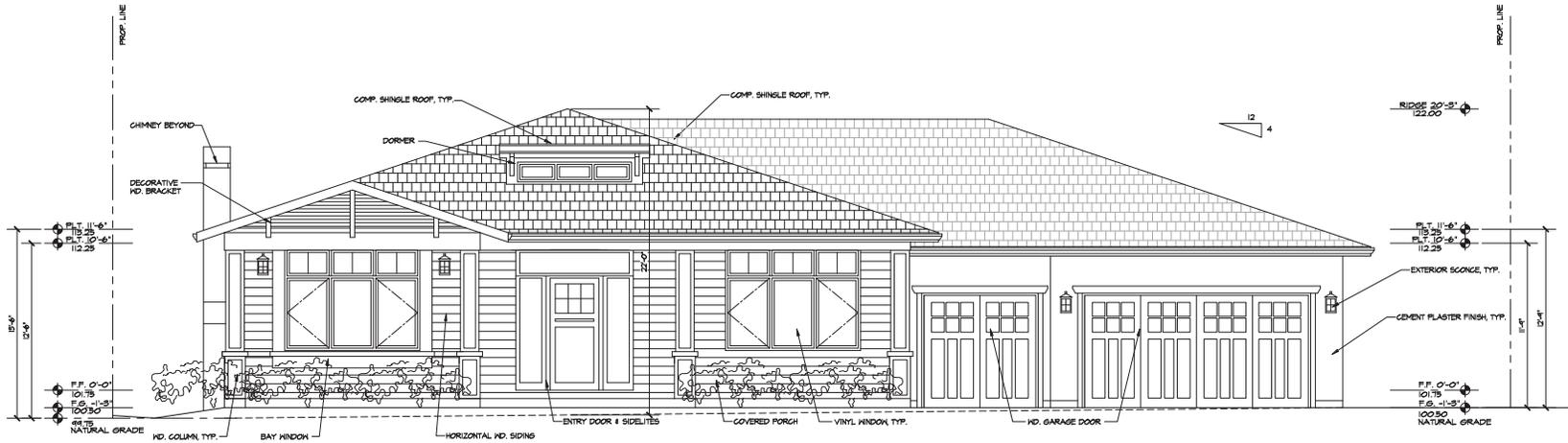
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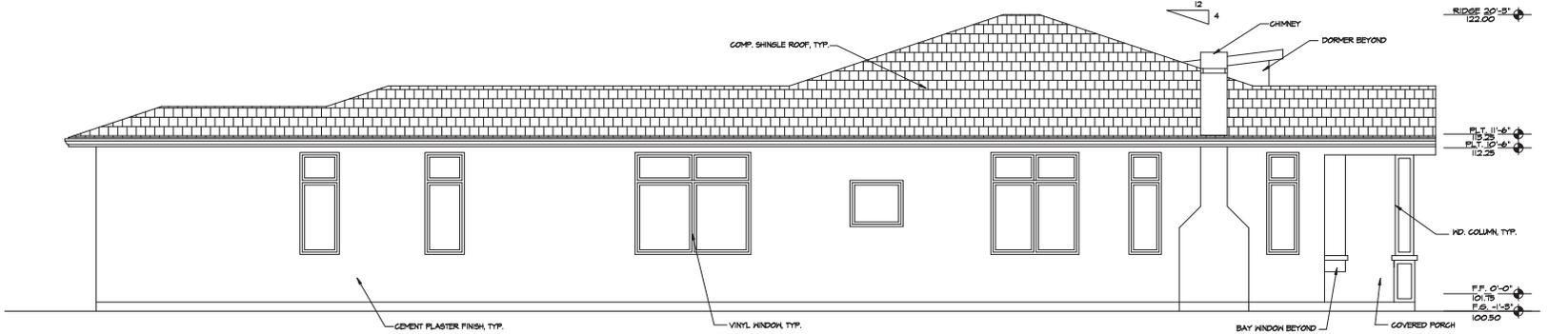
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**PROPOSED
EXTERIOR
ELEVATIONS**

A3.1



① PROPOSED FRONT ELEVATION (WEST)



② PROPOSED LEFT SIDE ELEVATION (NORTH)



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NO.	DESCRIPTION

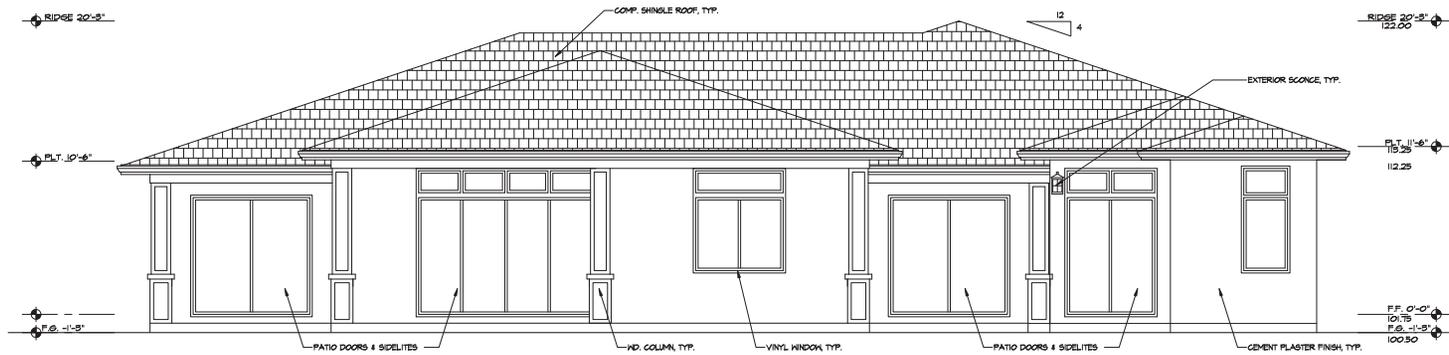
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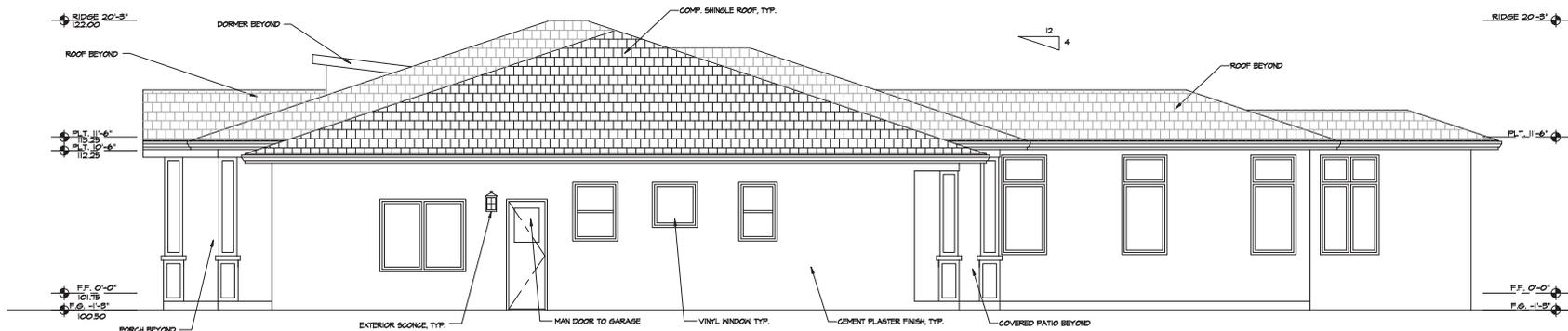
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PROPOSED EXTERIOR ELEVATIONS

A3.2



① PROPOSED REAR ELEVATION (EAST)



② PROPOSED RIGHT SIDE ELEVATION (SOUTH)



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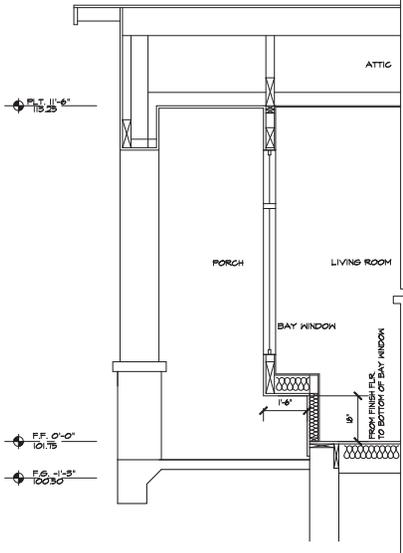
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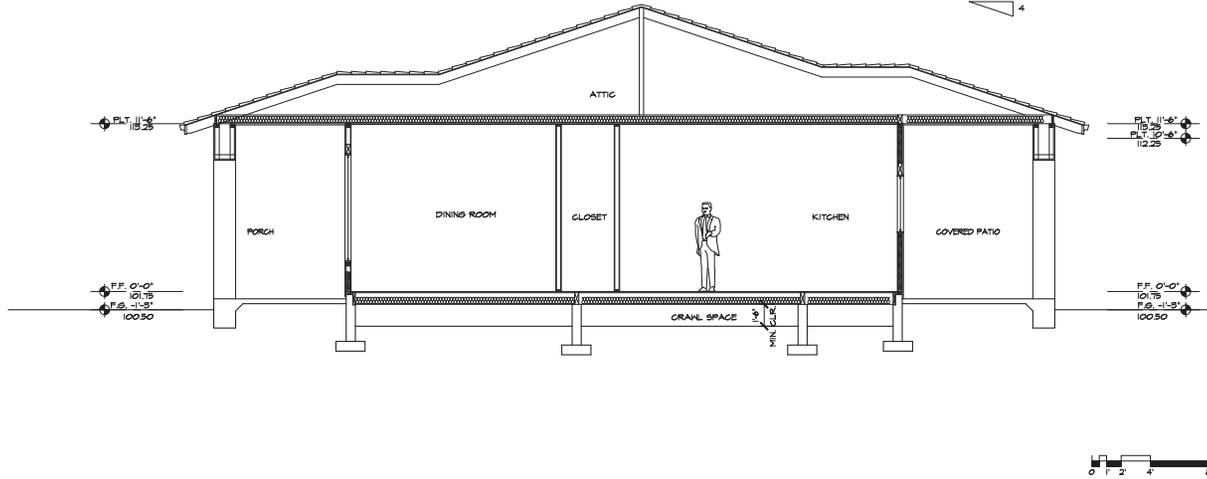
BUILDING SECTIONS

A3.3



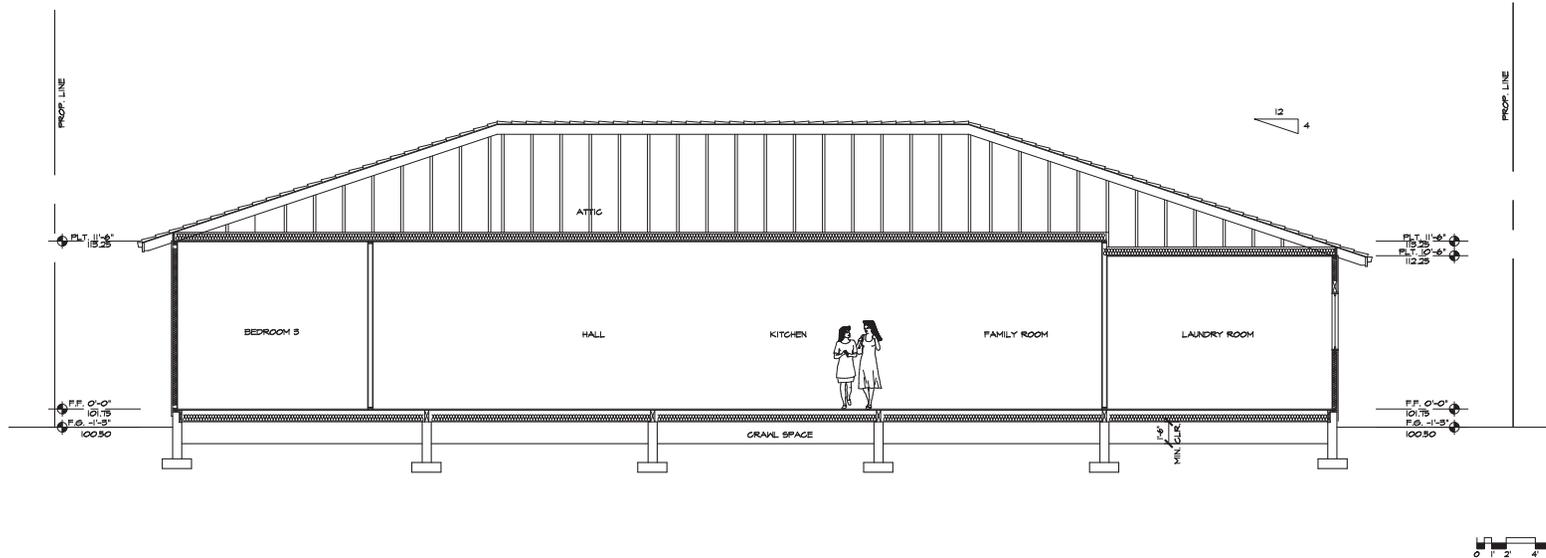
③ BAY WINDOW SECTION

1/4" = 1'-0"



① SECTION

1/4" = 1'-0"



② SECTION

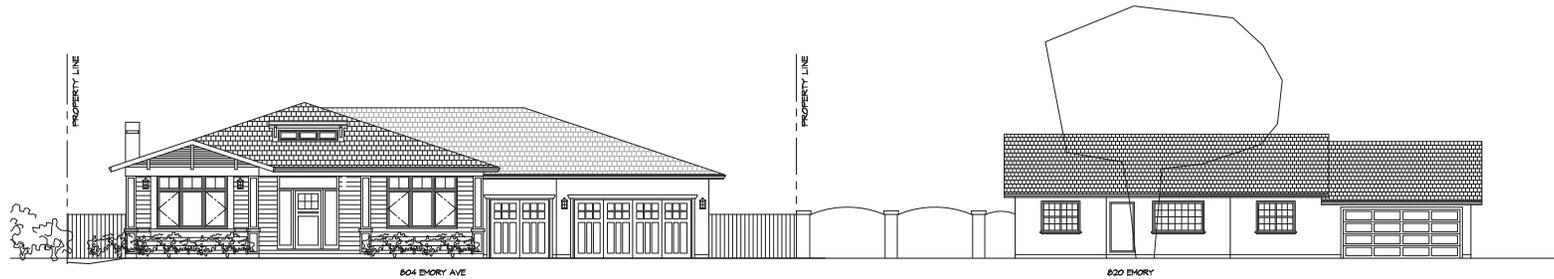
1/4" = 1'-0"



MARCH
DESIGN
ARCHITECTURE | INTERIOR | PLANNING
111 HANF STREET, SUITE 29
LOS ALTOS, CA 94022
800.362.7807
info@march.design

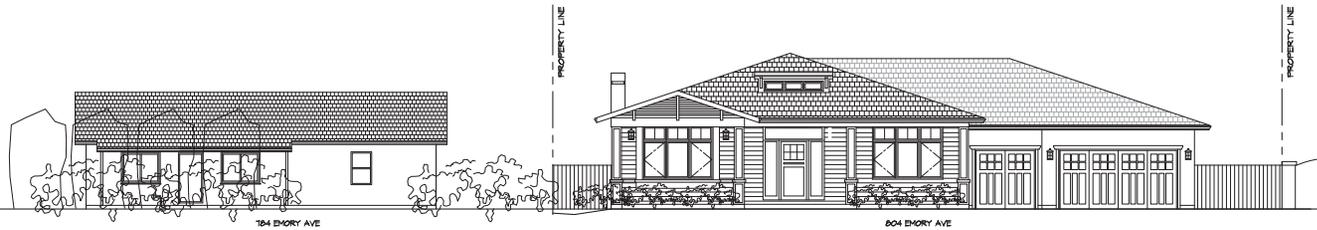
REVISIONS

TSUNG RESIDENCE
NEW SINGLE FAMILY HOUSE
804 EMORY AVENUE
CAMPBELL, CA 95008
APN: 404-29-035



① STREET VIEW w/ 820 EMORY AVE

1/8" = 1'-0"



② STREET VIEW w/ 784 EMORY AVE

1/8" = 1'-0"

CLIENT

DATE 03/18/19

CHECKED

DRAWN

JOB NO.

**STREET
VIEWS**

A3.4

FRESH CONCRETE AND MORTAR APPLICATION		LANDSCAPING, GARDENING, AND POOL MAINTENANCE		LANDSCAPING/GARDEN MAINTENANCE		HEAVY EQUIPMENT OPERATION		PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES		
BEST MANAGEMENT PRACTICES FOR:		BEST MANAGEMENT PRACTICES FOR THE:		BEST MANAGEMENT PRACTICES FOR THE:		BEST MANAGEMENT PRACTICES FOR THE:		BEST MANAGEMENT PRACTICES FOR THE:		
<ul style="list-style-type: none"> • Masons and bricklayers • Sidewalk construction crews • Patio construction workers • Construction inspectors • General contractors • Home builders • Developers 	<ul style="list-style-type: none"> • When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain. • Place hay bales or other erosion control down-slope to capture runoff carrying mortar or cement before it reaches the storm drain. 	<ul style="list-style-type: none"> • Landscapers • Gardeners • Swimming pool/spa service and repair workers • General contractors • Home builders • Developers 	<ul style="list-style-type: none"> • Landscapers • Gardeners • Swimming pool/spa service and repair workers • General contractors • Home builders • Developers 	<ul style="list-style-type: none"> • Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash. • Dispose of unused pesticide as hazardous waste. • Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost. • In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that accepts yard waste. • Do not place yard waste in gutters. • Do not hose or rake leaves, etc. into the street. 	<ul style="list-style-type: none"> • Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down. • Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use a little water as possible for dust control. • Clean up spills on dirt areas by digging up and properly disposing of contaminated soil. • Report significant spills to the appropriate spill response agencies immediately. 	<ul style="list-style-type: none"> • Painters • Plasterers • Graphic artists • Dry wall crews • Floor covering installers • General contractors • Home builders • Developers 	<ul style="list-style-type: none"> • Painter • Plasterer • Graphic artist • Dry wall crew • Floor covering installer • General contractor • Home builder • Developer 	<ul style="list-style-type: none"> • Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream. • For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer. • For oil based paints, paint out brushes to the extent possible. Filter and reuse thinners and solvents. Dispose of excess liquids and residue in hazardous waste. • Recycle/reuse leftover paints whenever possible. • Recycle excess water-based paint, or use. Dispose of excess liquid, including sludges, as hazardous waste. • Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste. 	<p>Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.</p>	<p>WHAT CAN YOU DO?</p> <ul style="list-style-type: none"> • Recycle/reuse leftover paints whenever possible. • Recycle excess water-based paint, or use. Dispose of excess liquid, including sludges, as hazardous waste. • Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.
<p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> • Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. • Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff. • Wash out concrete mixers only in designated washout areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams. 	<p>STORM DRAIN POLLUTION FROM MASONRY AND PAVING</p> <p>Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.</p>	<p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> • Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting. • Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet. • Schedule grading and excavation projects for dry weather. • Use temporary check dams or ditches to divert runoff away from storm drains. • Protect storm drains with hay bales or other erosion control. • Revegetation is an excellent form of erosion control for any site. 	<p>STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE</p> <p>Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.</p>	<p>STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE</p> <p>Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by installing equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.</p>	<p>PAINT REMOVAL</p> <ul style="list-style-type: none"> • Chemical paint stripping residue is a hazardous waste. • Chips and dust from mastic paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately. • Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash. • When stripping or cleaning liquid or solid products or from building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spuds into soil. Or, check with the local wastewater treatment authority to find out if you can collect (empty or contain) building cleaning water and dispose of the sanitary sewer. 	<p>STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES</p> <p>All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to dump brushes in an area where paint residue can flow to a gutter, street, or storm drain.</p>	<p>DATE: 07/29/03</p> <p>REVISION:</p> <p>BY:</p> <p>DATE:</p> <p>NO:</p> <p>DATE:</p> <p>DESIGNED BY:</p>			
<h1 style="text-align: center;">Blueprint for a Clean Bay</h1> <h2 style="text-align: center;">BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.</h2> <h3 style="text-align: center;">SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM</h3>										
EARTH MOVING ACTIVITIES		ROADWORK AND PAVING		GENERAL CONSTRUCTION AND SITE SUPERVISION		BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION		ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL		
BEST MANAGEMENT PRACTICES FOR THE:		BEST MANAGEMENT PRACTICES FOR THE:		BEST MANAGEMENT PRACTICES FOR THE:		BEST MANAGEMENT PRACTICES FOR THE:		BEST MANAGEMENT PRACTICES FOR THE:		
<ul style="list-style-type: none"> • Bulldozers, backhoe, and grading machine operators • Dump truck drivers • Site supervisors • General contractors • Home builders • Developers 	<p>DETECTING CONTAMINATED SOIL OR GROUNDWATER</p> <p>As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.</p>	<ul style="list-style-type: none"> • Road Crews • Driveway/sidewalk/parking lot construction crews • Seal coat contractors • Operators of grading equipment/paving machines/dump trucks • Concrete mixers • Construction inspectors • General contractors • Developers 	<ul style="list-style-type: none"> • Road Crews • Driveway/sidewalk/parking lot construction crews • Seal coat contractors • Operators of grading equipment/paving machines/dump trucks • Concrete mixers • Construction inspectors • General contractors • Developers 	<ul style="list-style-type: none"> • Construction industry 	<p>MATERIALS/WASTE/HANDLING</p> <ul style="list-style-type: none"> • Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job. • Use recycle materials whenever possible. • Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed. 	<p>WHAT CAN YOU DO?</p> <ul style="list-style-type: none"> • Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site. • Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms. • Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use. • Clean all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil. • Collect and recycle or appropriately dispose of excess abrasive or sand. • Avoid over application by water trucks for dust control. • Keep pollutants off exposed surfaces. Place truck mats and recycling receptacles around the site to minimize litter. • Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces. • Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down. • Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site. • Make sure portable toilets are in good working order. Check frequently for leaks. 	<p>Spill Response Agencies</p> <ul style="list-style-type: none"> 1. Dial 911 2. Santa Clara Valley Water District Environmental Compliance Division (408) 927/4710. 3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours). <p>Local Pollution Control Agencies</p> <ul style="list-style-type: none"> Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195 Santa Clara Valley Water District (408) 927-0710 San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300 Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga Sunnyvale Water Pollution Control Plant (408) 730-7270 Palo Alto Regional Water Quality Control Plant (415) 238-2208 Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford 	<p>A. Criminal Penalties. Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.</p> <p>B. Civil Penalties. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys' fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.</p> <p>C. Civil Liability. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys' fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.</p> <p>D. Remedies Cumulative. The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.</p>	<p>DATE: 07/29/03</p> <p>REVISION:</p> <p>BY:</p> <p>DATE:</p> <p>NO:</p> <p>DATE:</p> <p>DESIGNED BY:</p>	
<p>DURING CONSTRUCTION</p> <ul style="list-style-type: none"> • Don't mix up mud fresh concrete or cement than you will use in a day. • Set up and operate small mixers on tarps or heavy plastic drop cloths. 	<p>STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES</p> <p>Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff eroding a site and slow the flow with check dams or roughened ground surfaces.</p>	<p>WHAT CAN YOU DO?</p> <p>GENERAL BUSINESS PRACTICES</p> <ul style="list-style-type: none"> • Develop and implement erosion/sediment control plans for embankments. • Schedule excavation and grading work for dry weather. • Check for and repair leaking equipment. • Perform major equipment repairs in designated areas at your yard, away from the construction site. • When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks. • Do not use diesel oil to lubricate equipment or parts. • Recycle used oil, concrete, broken asphalt, etc. whenever possible. 	<p>STORM DRAIN POLLUTION FROM ASPHALT/CONCRETE REMOVAL</p> <ul style="list-style-type: none"> • Avoid creating excess dust when breaking asphalt or concrete. • After breaking old pavement, be sure to remove all chunks and pieces. • Make sure broken pavement does not come in contact with rainfall or runoff. • Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary. • Never hose down streets to clean up tracked dirt. 	<p>STORM DRAIN POLLUTION FROM ROADWORK</p> <p>Road paving, surfacing, and pavement removal happens right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.</p>	<p>DURING CONSTRUCTION</p> <ul style="list-style-type: none"> • Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure. • Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc. • Use check dams, ditches, or berms to divert runoff around excavations. 	<p>STORM DRAIN POLLUTION FROM ROADWORK</p> <p>Road paving, surfacing, and pavement removal happens right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.</p>	<p>STORM DRAIN POLLUTION FROM ROADWORK</p> <p>Road paving, surfacing, and pavement removal happens right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.</p>	<p>STORM DRAIN POLLUTION FROM ROADWORK</p> <p>Road paving, surfacing, and pavement removal happens right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.</p>	<p>STORM DRAIN POLLUTION FROM ROADWORK</p> <p>Road paving, surfacing, and pavement removal happens right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.</p>	





CEMENT PLASTER & TRIM COLOR:
KELLY MOORE 23 SWISS COFFEE



WOOD SIDING COLOR:
SHERWIN WILLIAM T045 INTELLECTUAL GRAY



ROOF
CERTAINTEED COMPOSITION SHINGLE ROOF
LANDMARK SERIES; BIRCHWOOD COLOR



EXTERIOR WALL FINISH
WOOD SIDING



VINYL WINDOW w/ GRIDS



FRONT ENTRY DOOR w/ SIDELITES



EXTERIOR WOOD COLUMN



WOOD GARAGE DOOR
w/ FROSTED WINDOWS

COLORS & MATERIALS

TSUNG RESIDENCE

804 EMORY AVENUE
CAMPBELL, CA 95008

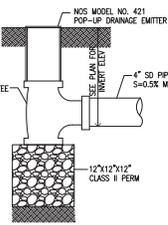
GRADING AND DRAINAGE NOTES:

- CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH PERMIT PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEViating WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444 PRIOR TO EXCAVATION.
- THE SITE SHALL BE FINISHED TO PROVIDE A MINIMUM OF SIX SLOPE ARMS (2% IF THE SURFACE ADJACENT TO HOUSE IS HARDCAPE) FROM THE BUILDING PERIMETER AND ADJACENT PROPERTY LINES. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.
- UNLESS SHOWN OTHERWISE ON THE PLAN, THE HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.
- CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY/COUNTY HOLDS AN INTEREST.
- ANY SIDEWALK AND CURB & GUTTER ARE REMOVED OR DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED PER THE CURRENT PUBLIC WORKS ENGINEERING STANDARDS.
- ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
- IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE CONSTRUCTION OF THE EXCAVATION MUST BE REVISED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS-ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD.
- THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES - FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
- ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SHEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO THE RAINY SEASON OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
- IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3/4" FRACTIONED STONE AGGREGATE ENLARGED WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- BORROWED AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES.

GENERAL NOTES



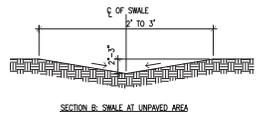
POP-UP DRAIN DETAIL

AB	AGGREGATE BASE	FS	FINISH SURFACE ELEV	SS	SANITARY SEWER	SL	STREET LIGHT
AC	ASPHALT CONCRETE	FW	FIRE WATER LINE	E	ELECTRIC	IRR	IRRIGATION
AD	AREA DRAIN	GB	GRADE BREAK	X	FENCE	JT	JOINT TRENCH
BW	BOTTOM OF WALL	GM	GAS METER	TV	TV/CABLE TV	OW	OVERHEAD WIRES
CB	CATCH BASIN	GR	GRATE ELEVATION	FSS	FIRE SERVICE	OT	OVERHEAD TRENCH
CIP	CAST IRON PIPE	HP	HIGH POINT	W	DOMESTIC WATER SERVICE	TE	TELEPHONE
CL	CENTER LINE	IN	INVERT ELEVATION	0/M	0/M	101.52	(E) SPOT ELEVATION
CONC	CONCRETE	JT	JOINT TRENCH	T	TELEPHONE	+102.1	(N) SPOT ELEVATION
CONC	CONCRETE	LF	LINEAR FEET	G	NATURAL GAS	FM	FORCE MAIN
CS	CRAWL SPACE ELEV.	N	NEW	SD	STORM DRAIN LINE	FM	FORCE MAIN
DD	DECK DRAIN	PKG	PARKING	S	SLOPE	SS	SANITARY SEWER
DIP	DUCT IRON PIPE	POC	POINT OF CONNECTION	SD	STORM DRAIN CLEANOUT	SSCO	SANITARY SEWER CLEANOUT
DS	DOWNSPOUT	RET	RETAINING WALL	S	SLOPE	TW	TOP OF WALL ELEVATION
DWY	DRIVEWAY	RM	RETAINING WALL	SD	STORM DRAIN LINE	TYP	TYPICAL
(E)	EXISTING	S	SLOPE	SD	STORM DRAIN LINE	W	DOMESTIC WATER LINE
EG	EXISTING GRADING	S	SLOPE	SD	STORM DRAIN LINE	WM	WATER METER
EM	ELECTRICAL METER	S	SLOPE	SD	STORM DRAIN LINE		
EP	EDGE OF PAVEMENT	S	SLOPE	SD	STORM DRAIN LINE		
FC	FACE OF CURB ELEV.	S	SLOPE	SD	STORM DRAIN LINE		
FD	FRENCH DRAIN	S	SLOPE	SD	STORM DRAIN LINE		
FF	FINISH FLOOR ELEVATION	S	SLOPE	SD	STORM DRAIN LINE		
FF	FINISH FLOOR ELEVATION	S	SLOPE	SD	STORM DRAIN LINE		
FL	FLOW LINE ELEVATION	S	SLOPE	SD	STORM DRAIN LINE		
FM	FORCE MAIN LINE	S	SLOPE	SD	STORM DRAIN LINE		
FP	FINISHED PAVEMENT	S	SLOPE	SD	STORM DRAIN LINE		

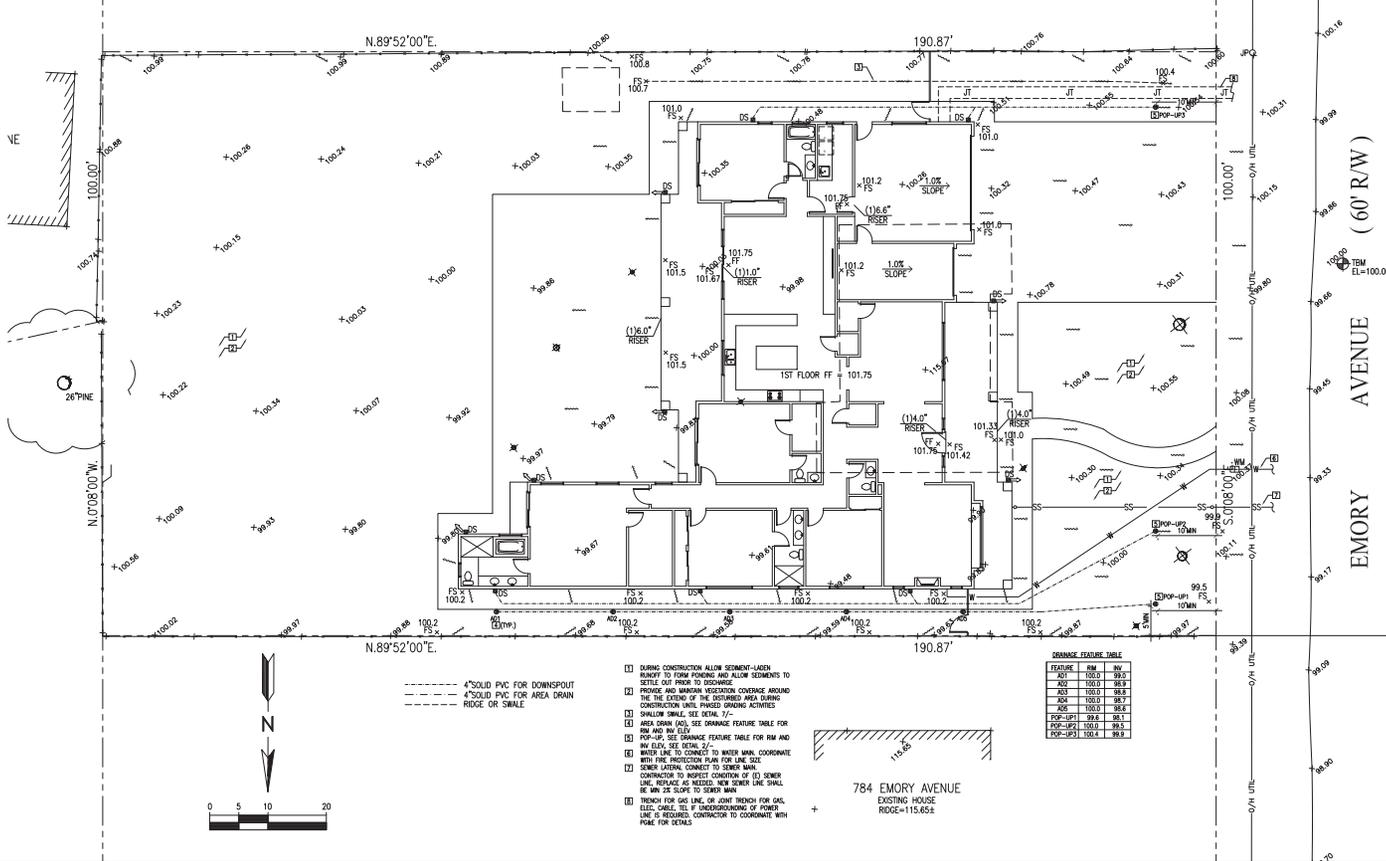
EARTHWORK QUANTITIES:

CUT(OUTSIDE BLDG FOOTPRINT)	5 C.Y.
FILL(INSIDE BLDG FOOTPRINT)	85 C.Y.
BALANCE	80 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.



ABBREVIATION	4	LEGEND	5	CUT AND FILL ESTIMATE	6	SECTION AT SWALE SCALE: N.T.S.	7
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DRAINAGE FEATURE TABLE

FEATURE	NO.	REV.
POP-UP	100.0	89.0

- DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE PRIOR TO DISCHARGE AND ALLOW SEDIMENTS TO SETTLE PRIOR TO DISCHARGE AND ALLOW SEDIMENTS TO SETTLE PRIOR TO DISCHARGE.
- PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE PERIMETER OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PAVED GRADING ACTIVITIES.
- SHOULDER SHOULDS SEE DETAIL 7-2.
- AREA DRAIN (AND SEE DRAINAGE FEATURE TABLE FOR RIM AND INVERT ELEVATIONS).
- POP-UP: SEE DRAINAGE FEATURE TABLE FOR RIM AND INVERT ELEVATIONS.
- WATER LINE TO CONNECT TO WATER MAIN. COORDINATE WITH FIRE PROTECTION PLAN FOR LINE SIZE.
- SEWER LATERAL CONNECT TO SEWER MAIN. COORDINATE TO INSPECT CONSTRUCTION OF (D) SEWER LINE. REPLACE AS NEEDED. NEW SEWER LINE SHALL BE MIN 18" DEEP TO SEWER MAIN.
- TRENCH FOR GAS LINE OR JOINT TRENCH FOR GAS, ELECT, CABLE, TEL. IF UNDERPASSING OF POWER LINE IS REQUIRED, CONTRACTOR TO COORDINATE WITH POWER FOR DEPTH.

NEW RESIDENCE

804 EMORY AVENUE
CAMPBELL, CA
APN: 404-29-035



2625 MIDDLEFIELD RD #68
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: JAN 17, 2019
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C.1

804 Emory/10/15/18

(3)



Tree Protection Plan:

Tree Protection Fencing
Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6-foot high metal chain link supported by metal poles (penaled into the ground to a depth of 7 feet). The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing should be as close to the drip line as possible (12XDBH) still allowing room for construction to safely continue. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones.

The two elm trees are poorly located below utilities. The trees require annual trimming.

Trenching

Trenching for irrigation, electrical, drainage or any other reason should be hand dug when beneath the drip lines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees than reducing moisture to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap or straw wattle and kept moist.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. The native trees on this site may require irrigation during the warm season as months if roots are transplanted. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

Kevin R. Kiely
Certified Arborist WL#0476A

David P. Bookham
Certified Arborist WL#10724A

Kiely Arborist Services LLC

Certified Arborist WL#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783

October 15, 2018

Mike MA Architect
111 Main Street, Suite J3
Los Altos, CA 94022

Site: 804 Emory, Campbell, CA

Dear Mr. Ma,

As requested on Tuesday, Friday, October 12, 2018, I visited the above site to inspect and comment on the trees. A new home is planned for this site, and your concern as to the future health and safety of the trees on site has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on a map provided by you. Each tree was then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The tree was given a condition rating for form and vitality. The tree's condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29	Very Poor
30 - 49	Poor
50 - 69	Fair
70 - 89	Good
90 - 100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

804 Emory/10/15/18

(2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Siberian elm (<i>Ulmus pumila</i>)	27.7	55	30/55	Good vigor, poor form, topped for utilities, large surface roots.
2	Siberian elm (<i>Ulmus pumila</i>)	20.1	50	30/30	Good vigor, poor form, topped for utilities, large surface roots, lopsided.
3	Holly oak (<i>Quercus ilex</i>)	6x2"	55	20/15	Good vigor, poor form, multi leader at base
4	Pinus sp. (<i>Pinus sp.</i>)	3x3"	50	10/15	Good vigor, poor form, multi leader at base.
5	Plum (<i>Prunus spp</i>)	6.2	45	15/15	Poor vigor, poor form, stung sprouts.
6	English walnut (<i>Juglans regia</i>)	8.3	40	20/15	Poor vigor, poor form, dead top.
7	Almond (<i>Prunus dulcis</i>)	12.6	45	30/25	Poor vigor, poor form, poor crotch at 5 feet.
8	Catalpa cherry (<i>Prunus ilicifolia</i>)	8.3	45	30/30	Poor vigor, poor form, in decline.
9*	Deodar cedar (<i>Cedrus deodara</i>)	26	55	45/40	Good vigor, poor form, leans south.
10*	Monterey pine (<i>Pinus radiata</i>)	24	0	30/10	Dead

*indicates neighbor's tree.

Summary:

The trees on site are all imported trees; there are no native trees on site. The two Siberian elm trees were poor choices to plant in their current location. The elms are planted beneath the utilities easement and have to be trimmed annually to clear the wires. Large surface roots are visible throughout the entire front landscape. Remove and replace the elms with trees approved for use below power lines.

The remaining trees are shrubs or fruit nut trees that have out grown their space and are not contributing to the property. Remove all of the fruit nut and overgrown hedge material. The neighbor's trees will not be affected by the proposed construction. The following tree protection plan will help to reduce impacts to the retained trees.



**March
DESIGN**
ARCHITECTURE | INTERIOR | PLANNING
111 MAIN STREET, SUITE J3
LOS ALTOS, CA 94022
650.502.9807
info@marchdesign.com

REVISIONS

NO.	DATE	DESCRIPTION

**TSUNG RESIDENCE
NEW SINGLE FAMILY HOUSE**
804 EMORY AVENUE
CAMPBELL, CA 95008
APN: 404-29-035

CLIENT

DATE 03/18/19

CHECKED

DRAWN MM

JOB NO.

ARBORIST REPORT

T-1