



**CITY OF CAMPBELL**  
Community Development Department

June 5, 2020

**NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

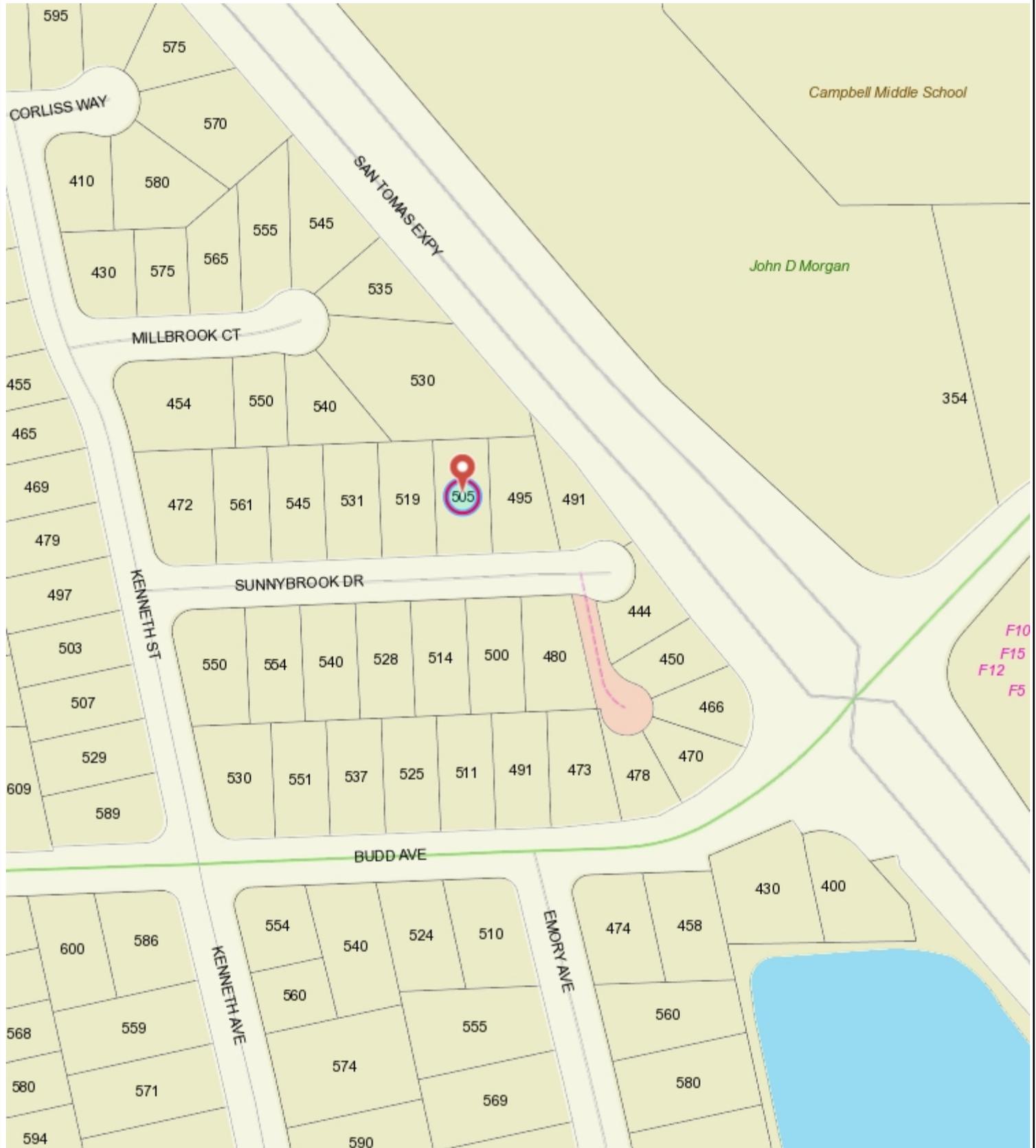
**File No.:** PLN2019-240  
**Applicant:** Nadia Pichko  
**Project Address:** 505 Sunnybrook Dr  
**Property Owner:** NBK Investment, Mor Liberty  
**Zoning District:** R-1-6 (Single Family Residential)  
**General Plan:** Low Density Residential (San Tomas Area Neighborhood Plan)  
**Neighborhood Association(s):** San Tomas Area Community Coalition  
**Project Description:** New approximately 3,583 sq ft two-story single-family residence.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on June 5, 2020 and ends on June 15, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **June 15, 2020**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email [nazh@campbellca.gov](mailto:nazh@campbellca.gov).



# 505 Sunnybrook Dr



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.

SITE ADDRESS: 505 SUNNYBROOK, CAMPBELL, CA 95008  
 APN: 404-25-022  
 ZONING: R-1-6  
 SITE AREA: 7,999.73 SQ.FT.  
 GROSS LOT SIZE:  
 NET LOT SIZE: 7,999.73 SQ.FT.  
 EXISTING AREA: 1,777 SQ.FT.  
 EXISTING LOT COVERAGE: 0.22  
 HOUSE HEIGHT: 27'-1"

NEW HOUSE AREA:  
 (N) FIRST FLOOR AREA 1,467 sq.ft.  
 (N) SECOND FLOOR AREA 1,709 sq.ft.  
 (N) GARAGE 407 sq.ft.  
 TOTAL (N) FLOOR AREA: 3,583 sq.ft.

(N) FIRST FLOOR COVERED PORCH, PATIOS: 402 sq.ft.

MAX LOT COVERAGE: 3,199.9 - 40%

(E) LOT COVERAGE: 22%  
 (N) LOT COVERAGE: 28% 2,276 sq.ft. (28)  
 (E) FAR: 0.22  
 (N) FAR: 0.448  
 MAX ALLOWED FAR: 3599.88 SQ.FT.

DEVELOPMENT DATA  
 BUILDING COVERAGE PROPOSED 2,276 SQ.FT 28%  
 LANDSCAPE COVERAGE PROPOSED 3,026 SQ.FT 37.8%  
 PAVING COVERAGE PROPOSED 2,337 SQ.FT 29.2%

PERVIOUS AREA 45%  
 IMPERVIOUS AREA 55%

ALL ADJACENT LAND USES ARE RESIDENTIAL  
 2 STANDARD PARKING COVERED SPACES  
 5 BEDROOMS

PROJECT INFORMATION

DEM'D EXISTING RESIDENCE.  
 CONSTRUCT NEW 2-STORY HOUSE WITH ATTACHED 2-CAR GARAGE

STANDARD NOTES:

1. ANY CONFLICTS BETWEEN ACTUAL ON SITE CONDITIONS AND THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO RESOLVE WITH THE OWNER/DESIGNER IMMEDIATELY, PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR ANY PORTION OF THE WORK, EITHER AT THE START OF CONSTRUCTION OR AT ANY TIME THROUGHOUT THE COURSE OF THE CONSTRUCTION TO COMPLETION.
2. ALL CONTRACTORS AND SUBCONTRACTORS SHALL IMPLEMENT CONSTRUCTION BEST MANAGEMENT PRACTICES TO PROTECT STORM QUALITY AND PREVENT POLLUTANTS ENTERING THE PUBLIC STORM DRAIN. FAILURE TO IMPLEMENT AND COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, OR STOP ORDERS.
3. CARE SHOULD BE TAKEN NOT TO GENERATE PAINT FLAKES AND/OR DEBRIS. IF PAINT DEBRIS IS LEFT ON THE PROPERTY AFTER DEMOLITION, THEN PROPER DISPOSAL OF THE PAINT-IMPACTED SOIL MUST BE PERFORMED.
4. CONTRACTOR SHALL REVIEW CITY DETAILS ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. CONTACT PUBLIC WORKS FOR INSPECTION OF GRADING, STORM DRAINAGE, AND PUBLIC IMPROVEMENTS.
6. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
8. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS THE SOIL.
9. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS PREVAIL.
10. CONTRACTOR TO LAYOUT BUILDING OUTLINE TO VERIFY ALL REQUIRED SETBACKS, PRIOR TO POURING THE FOUNDATION.
11. ALL EXTERIOR AND INTERIOR MATERIALS AND COLORS TO BE APPROVED BY THE OWNER BEFORE ORDERING AND INSTALLATION.
12. ALL PLUMBING, MECHANICAL, ELECTRICAL, LIGHTING FIXTURES AND APPLIANCES TO BE APPROVED BY THE OWNER.
13. THE BUILDER MUST PROVIDE THE HOMEOWNER WITH A LUMINARIES SCHEDULE THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINARIES.
14. PLANNING FINAL REQUIRED. THE NEW LANDSCAPING INDICATED ON THE PLANS MUST BE INSTALLED PRIOR TO FINAL INSPECTION. CHANGES TO LANDSCAPING PLAN REQUIRE PLANNING APPROVAL.

DRAWING INDEX

A0.0	COVER SHEET
BMP	CLEAN BAY
A0.2	SITE PLAN
A1.0	FAR
A1.1	PRIVACY PLAN
A2.1	PROP. 1ST FLOOR PLAN
A2.2	PROPOSED 2ND FLOOR PLAN
A3.1	SECTIONS
A4.1	ELEVATIONS
A4.2	ELEVATIONS
A4.3	STREETSCAPE
A5.1	ROOF PLAN
L1	LANDSCAPE PLAN
C1	TOPO
C2	GRADING PLAN

VICINITY MAP



CODES AND RESTRICTIONS

THE CONSTRUCTION SHOULD BE IN STRICT ACCORDANCE WITH THE FOLLOWING:

- 2016 CBC, 2016 CPC, 2016 CEC, 2016 CMC, 2016 CFC, 2016 CRC, 2016 NEC STANDARDS
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALGREEN CODE
- ALL APPLICABLE CODES AND REGULATIONS OF CAMPBELL CITY AND THE STATE OF CALIFORNIA

DIFFERED SUBMITTAL

1. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF CRC SEC. 313.2 IS REQUIRED TO BE INSTALLED IN THIS PROJECT. PLANS, CALCULATIONS AND A COMPLETED PERMIT APPLICATION SHALL BE SUBMITTED BY A CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR TO THE SANTA CLARA COUNTY FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING OF THEIR WORK.
2. POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLY. ITS 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 REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEM, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE PORTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) 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(S). 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
3. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION 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 (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1
4. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTIFICATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33
5. HERS VERIFICATION REQUIRED FOR HVAC COOLING, HVAC DISTRIBUTION, HVAC FAN SYSTEMS, AND IAQ. PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
6. COMPLETED CFR-1TG-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.

REVISIONS


SUNNYBROOK RESIDENCE  
 505 SUNNYBROOK DR.  
 CAMPBELL, CA

NADIA PICHKO  
 586 N. 1ST St., Ste 226  
 San Jose, CA, 95112  
 (408) 646-2195

DATE 12/10/2019

SCALE

SHEET

A0.0

FRESH CONCRETE AND MORTAR APPLICATION BEST MANAGEMENT PRACTICES FOR:		LANDSCAPING, GARDENING, AND POOL MAINTENANCE BEST MANAGEMENT PRACTICES FOR THE:		HEAVY EQUIPMENT OPERATION BEST MANAGEMENT PRACTICES FOR THE:		PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP		
<ul style="list-style-type: none"> <li>Masons and bricklayers</li> <li>Sidewalk construction crews</li> <li>Patio construction workers</li> <li>Construction inspectors</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> </ul>	<ul style="list-style-type: none"> <li>When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.</li> <li>Place bag bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.</li> </ul>	<ul style="list-style-type: none"> <li>Landscapers</li> <li>Gardeners</li> <li>Swimming pool/spa service and repair workers</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> </ul>	<ul style="list-style-type: none"> <li>Never discharge pool or spa water to a street or storm drain.</li> <li>OR</li> <li>When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.</li> </ul>	<ul style="list-style-type: none"> <li>Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.</li> <li>Dispose of unused pesticide as hazardous waste.</li> <li>Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.</li> </ul>	<ul style="list-style-type: none"> <li>Vehicle and equipment operators</li> <li>Site supervisors</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.</li> <li>Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.</li> <li>Report significant spills to the appropriate spill response agencies immediately.</li> </ul>	<ul style="list-style-type: none"> <li>Painters</li> <li>Paperhangers</li> <li>Plasterers</li> <li>Graphic artists</li> <li>Dry wall crews</li> <li>Floor covering installers</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> </ul>	<ul style="list-style-type: none"> <li>Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.</li> <li>For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.</li> <li>For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.</li> <li>For oil based paints, never over-brush to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.</li> </ul>
<p><b>GENERAL BUSINESS PRACTICES</b></p> <ul style="list-style-type: none"> <li>Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.</li> <li>Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.</li> <li>Wash out concrete mixers only in designated wash-out 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.</li> </ul>	<p><b>STORM DRAIN POLLUTION FROM MASONRY AND PAVING</b></p> <p>Fresh cement 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><b>GENERAL BUSINESS PRACTICES</b></p> <ul style="list-style-type: none"> <li>Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.</li> <li>Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.</li> <li>Schedule grading and excavation projects for dry weather.</li> <li>Use temporary check dams or ditches to divert runoff away from storm drains.</li> <li>Protect storm drains with hay bales or other erosion controls.</li> <li>Revegetation is an excellent form of erosion control for any site.</li> </ul>	<p><b>LANDSCAPING/GARDEN MAINTENANCE</b></p> <ul style="list-style-type: none"> <li>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 composts yard waste.</li> <li>Do not place yard waste in gutters.</li> <li>Do not blow or rake leaves, etc. into the street.</li> </ul>	<p><b>SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE</b></p> <ul style="list-style-type: none"> <li>Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.</li> <li>Maintain all vehicles and equipment. Inspect frequently for leaks.</li> <li>Perform major maintenance, repair jobs, vehicle, and equipment washing off site.</li> <li>If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.</li> <li>Do not use diesel oil to lubricate equipment or parts.</li> <li>Clean up spills immediately when they happen.</li> </ul>	<p><b>STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE</b></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 inspecting all 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><b>PAINT REMOVAL</b></p> <ul style="list-style-type: none"> <li>Chemical paint stripping residue is a hazardous waste.</li> <li>Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.</li> <li>Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.</li> <li>When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and return to the sanitary sewer.</li> </ul>	<p><b>WHAT CAN YOU DO?</b></p> <ul style="list-style-type: none"> <li>Recycle/reuse leftover paints whenever possible.</li> <li>Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.</li> <li>Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.</li> </ul>	
<p><b>DURING CONSTRUCTION</b></p> <ul style="list-style-type: none"> <li>Don't mix up more fresh concrete or cement than you will use in a day.</li> <li>Set up and operate small mixers on tarps or heavy plastic drop cloths.</li> </ul>	<p><b>STORM DRAIN POLLUTION FROM MASONRY AND PAVING</b></p> <p>Fresh cement 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><b>ROADWORK AND PAVING</b></p> <ul style="list-style-type: none"> <li>Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.</li> <li>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.</li> <li>Catch drips from paver with drip pans or absorbent material (cloth, rags, etc.) placed under machine when not in use.</li> <li>Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.</li> <li>Collect and recycle or appropriately dispose of excess abrasive gravel or sand.</li> <li>Avoid over application by water trucks for dust control.</li> </ul>	<p><b>GENERAL CONSTRUCTION AND SITE SUPERVISION</b></p> <p><b>BEST MANAGEMENT PRACTICES FOR THE:</b></p> <ul style="list-style-type: none"> <li>Construction industry</li> </ul> <p><b>WHAT CAN YOU DO?</b></p> <ul style="list-style-type: none"> <li>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 or drained if necessary. Make major repairs off site.</li> <li>Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.</li> <li>Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.</li> <li>Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.</li> <li>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.</li> <li>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.</li> <li>Make sure portable toilets are in good working order. Check frequently for leaks.</li> </ul>	<p><b>MATERIALS/WASTE/HANDLING</b></p> <ul style="list-style-type: none"> <li>Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job.</li> <li>Use recyclable materials whenever possible.</li> <li>Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleaned 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.</li> </ul>	<p><b>BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION</b></p> <p>In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bayslands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.</p> <p>Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.</p> <p>Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.</p>	<p><b>ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL</b></p> <p><b>A. Criminal Penalties.</b> 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 by 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>B. Civil Penalties.</b> Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. 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>C. Civil Liability.</b> 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><b>D. Remedies Cumulative.</b> 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><b>EARTH MOVING ACTIVITIES</b></p> <p><b>BEST MANAGEMENT PRACTICES FOR THE:</b></p> <ul style="list-style-type: none"> <li>Bulldozers, backhoe, and grading machine operators</li> <li>Dump truck drivers</li> <li>Site supervisors</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> </ul>	<p><b>DETECTING CONTAMINATED SOIL OR GROUNDWATER</b></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>	<p><b>BEST MANAGEMENT PRACTICES FOR THE:</b></p> <ul style="list-style-type: none"> <li>Road Crews</li> <li>Driveway/sidewalk/parking lot construction crews</li> <li>Seal coat contractors</li> <li>Operators of grading equipment paving machines dump trucks concrete mixers</li> <li>Construction inspectors</li> <li>General contractors</li> <li>Developers</li> </ul>	<p><b>LANDSCAPING/GARDEN MAINTENANCE</b></p> <ul style="list-style-type: none"> <li>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 composts yard waste.</li> <li>Do not place yard waste in gutters.</li> <li>Do not blow or rake leaves, etc. into the street.</li> </ul>	<p><b>HEAVY EQUIPMENT OPERATION</b></p> <p><b>BEST MANAGEMENT PRACTICES FOR THE:</b></p> <ul style="list-style-type: none"> <li>Vehicle and equipment operators</li> <li>Site supervisors</li> <li>General contractors</li> <li>Home builders</li> <li>Developers</li> </ul>	<p><b>PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES</b></p> <p><b>BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP</b></p> <ul style="list-style-type: none"> <li>Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.</li> <li>For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.</li> <li>For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.</li> <li>For oil based paints, never over-brush to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.</li> </ul>			
<p><b>DURING CONSTRUCTION</b></p> <ul style="list-style-type: none"> <li>Remove existing vegetation only when absolutely necessary.</li> <li>Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.</li> <li>Protect downslope drainage courses, streams, and storm drains with bag bales or temporary drainage swales.</li> <li>Use check dams or ditches to divert runoff around excavations.</li> <li>Cover stockpiles and excavated soil with secured tarps or plastic sheeting.</li> </ul>	<p><b>WATCH FOR ANY OF THESE CONDITIONS:</b></p> <ul style="list-style-type: none"> <li>Unusual soil conditions, discoloration, or odor</li> <li>Abandoned underground tanks</li> <li>Abandoned wells</li> <li>Buried barrels, debris, or trash</li> </ul>	<p><b>WHAT CAN YOU DO?</b></p> <p><b>GENERAL BUSINESS PRACTICES</b></p> <ul style="list-style-type: none"> <li>Develop and implement erosion/sediment control plans for embankments.</li> <li>Schedule excavation and grading work for dry weather.</li> <li>Check for and repair leaking equipment.</li> <li>Perform major equipment repairs in designated areas at your yard, away from the construction site.</li> <li>When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.</li> <li>Do not use diesel oil to lubricate equipment or parts.</li> <li>Recycle used oil, concrete, broken asphalt, etc. whenever possible.</li> </ul>	<p><b>STORM DRAIN POLLUTION FROM ROADWORK</b></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><b>SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE</b></p> <ul style="list-style-type: none"> <li>Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.</li> <li>Maintain all vehicles and equipment. Inspect frequently for leaks.</li> <li>Perform major maintenance, repair jobs, vehicle, and equipment washing off site.</li> <li>If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.</li> <li>Do not use diesel oil to lubricate equipment or parts.</li> <li>Clean up spills immediately when they happen.</li> </ul>	<p><b>PAINT REMOVAL</b></p> <ul style="list-style-type: none"> <li>Chemical paint stripping residue is a hazardous waste.</li> <li>Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.</li> <li>Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.</li> <li>When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and return to the sanitary sewer.</li> </ul>			

# Blueprint for a Clean Bay

## BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

### SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

<p>DATE: 07/03/03</p> <p>DRAWN BY: _____</p> <p>DESIGNED BY: _____</p>	<p>NO. _____</p> <p>BY _____</p> <p>DATE _____</p>	<p>REVISION</p> <p>NO. _____</p> <p>BY _____</p> <p>DATE _____</p>	<p>CHG</p> <p>NO. _____</p> <p>BY _____</p> <p>DATE _____</p>
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PLAN FOR THE IMPROVEMENT OF  
**BLUEPRINT FOR A CLEAN BAY**  
 ENCROACHMENT PERMIT NO.



SCALE:  
N.T.S.

SHEET:  
OF

SANITATION DISTRICT NOTES:

1. PROVIDE BACKFLOW PROTECTIVE DEVICE FOR THE MAIN HOUSE AND GARAGE. DWELLING WASTE LINES SHALL COMPLY WITH SECTION 710.1 CPC 2016. WASTE LINES ON THE 2ND FLOOR ARE PROHIBITED FROM RUNNING THROUGH CHECK VALVE.
2. PROVIDE PROPERTY LINE CLEANOUT

PUBLIC WORK NOTES:

1. PRIOR TO ALLOWING OCCUPANCY AND/OR FINAL BUILDING PERMIT SIGN OFF FOR ANY/OR ALL BUILDINGS, THE APPLICANT SHALL HAVE THE REQUIRED STREET IMPROVEMENTS AND ANY PAVEMENT RESTORATION INSTALLED AND ACCEPTED BY THE CITY.
3. OWNER(S), CURRENT AND FUTURE, ARE REQUIRED TO MAINTAIN THE LANDSCAPE PARK STRIP AND TREE WELLS IN THE PUBLIC RIGHT OF WAY. THIS INCLUDES, BUT NOT LIMITED TO: TREES, LAWN, PLANTINGS, IRRIGATION, ETC. TREES SHOULD NOT BE PRUNED IN A MANNER THAT WOULD NOT ALLOW THE TREE TO GROW TO A MATURE HEIGHT.
4. ANY NEW OR UPGRADED WATER METER(S) AND SEWER CLEANOUT(S) SHALL BE RELOCATED OR INSTALLED ON PRIVATE PROPERTY BEHIND THE PUBLIC RIGHT OF WAY LINE.
5. ALL STREET IMPROVEMENTS ARE TO BE CONSTRUCTED PER THE SEPARATE STREET IMPROVEMENT PLANS ASSOCIATED WITH THE PUBLIC WORKS ENCROACHMENT PERMIT.

EROSION CONTROL NOTES:

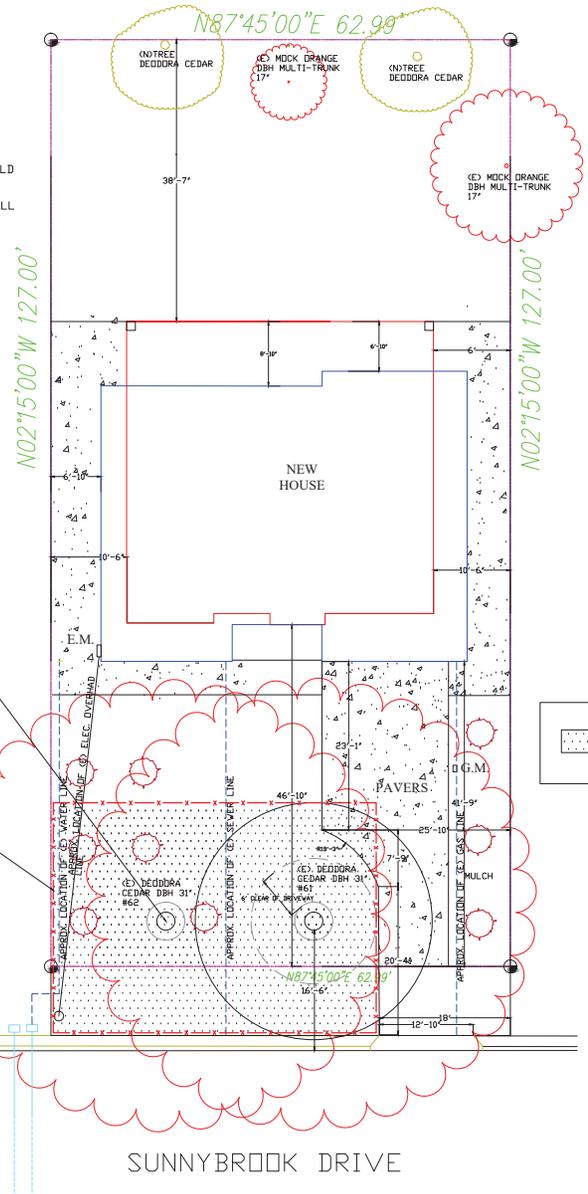
1. ALL EROSION CONTROL MEASURES SHALL BE ONSITE AND READILY ACCESSIBLE PRIOR TO CONSTRUCTION.
2. SWEEP OR SCRAPE UP SOILS TRACKED ONTO THE ROAD AT THE END OF EACH DAY. DO NOT HOSE INTO STREET, GUTTER, OR STORM
3. REVEGETATE DISTURBED AREAS. EXPOSED BARE DIRT SHALL BE COVERED WITH MULCH, JUT NETTING OR OTHER EROSION CONTROL BLANKET
4. ALL TEMPORARY STOCKPILES SHALL BE COVERED WITH 6MIL PLASTIC SHEETS, SUITABLY ANCHORED.
5. THE SITE SHALL BE MONITORED BY THE CONTRACTOR/OWNER AFTER RAIN EVENT TO VERIFY EROSION CONTROL MEASURES ARE FUNCTIONING.
6. PROTECT (E) CATCH BASIN WITH GRAVEL BAGS

TREE MAINTENANCE REQUIRED / ROOT CROWN EXCAVATION (RCK) RETAIN A TREE CARE COMPANY TO PERFORM A HAND TOOL ROOT CROWN EXCAVATION (RCK) AROUND THE TRUNK OF TREE TO UNBURY THE NATURALLY FLARING BUTTRESS ROOTS THAT SHOULD BE VISIBLE AT THE BASE OF THE TREE, THEREBY REESTABLISHING ORIGINAL SOIL GRADE AROUND THE TRUNK. SEE THE SKETCH BELOW RIGHT SHOWING THE CORRECT SOIL LEVEL AROUND THE TREE.

ROOT PROTECTION ZONE FENCING - CHAIN LINK FENCE PANEL ROUTES IN RED DASHED LINES AT ROUGHLY 15' OFFSET FROM THE TRUNK EDGES AND 5' EAST OF THE TREE #61 TRUNK EDGE. ONLY USE PIT TO PIT DIRECTIONAL BORE AND/OR OTHER "TRENCHLESS" METHODS OF NEW PIPE INSTALLATION FOR SITUATIONS WHERE THE PIPE IS WITHIN THE PROTECTIVE TREE FENCING

LANDSCAPE PLAN / IRRIGATION PIPING PROPOSED ALL IRRIGATION PIPING (PVC AND/OR OTHER RIGID PIPES REQUIRING TRENCHING) WILL NEED TO BE ROUTED SUCH THAT THEY ARE AT LEAST 15 FEET OFFSET FROM THE TRUNK EDGES OF TREES #1 AND #2 AND ROUTES WERE SHOWN ON THE LANDSCAPE PLAN SHEET L13. ANY PIPING WITHIN IS FEET OF THE TWO TREES, SHALL BE LAID DIRECTLY OVER GRADE WITH ZERO INCHES OUT BELOW EXISTING SOIL GRADE. IN ORDER TO AVOID CUTTING TREE ROOTS IN THIS AREA, SEE IMAGE AT RIGHT OF A FLEXIBLE SALCO BRAND VERY THICK-WALLED 1/2" DIAMETER UV-RESISTANT COMMERCIAL GRADE IRRIGATION PIPE ON A VALCA PROJECT. IN 2019, THIS MATERIAL IS LITERALLY LAID DIRECTLY OVER EXISTING SOIL GRADE WITH NO TRENCHING, AS IT IS RESISTANT TO RODENTS AND TO SUNLIGHT.

FRONT YARD: 2644 SQ.FT.  
WALKWAY TOTAL: 802 SQ.FT.  
LANDSCAPE TOTAL: 1842 SQ.FT. (69.7%)



NO TRENCH ZONE

SUNNYBROOK DRIVE

SITE PLAN

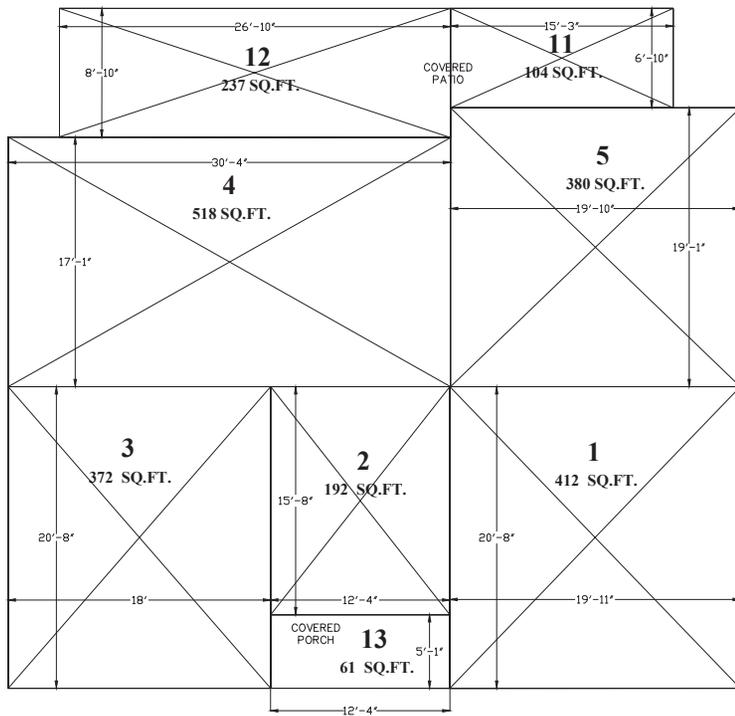
REVISIONS

**SUNNYBROOK RESIDENCE**  
505 SUNNYBROOK DR. CAMPBELL, CA

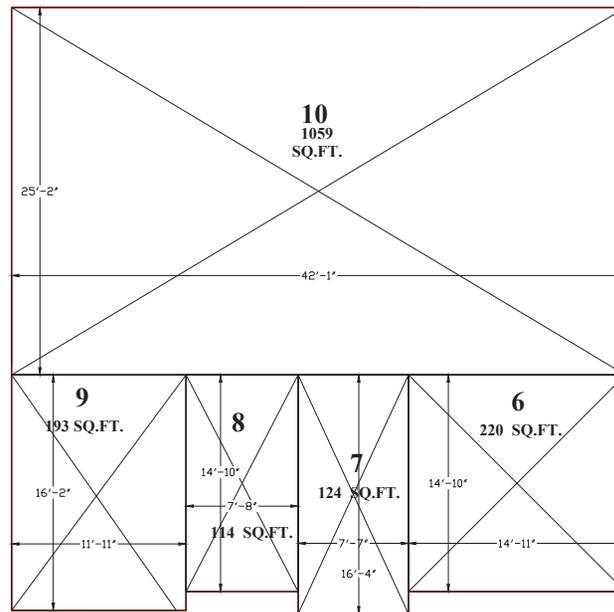
NADIA PICHKO  
586 N 1ST ST #226  
San Jose, CA, 95112  
(408) 646-2195

DATE: 12/10/2019  
SCALE: 1/8"=1'-0"

SHEET  
**A0.2**



LOWER LEVEL DIAGRAM



UPPER LEVEL DIAGRAM

FAR		
SECTION	SIZE	SQ.FT.
1	19'11"X20'8"	412
2	12'4"X15'8"	192
3	18'0"X20'8"	372
4	30'4"X17'1"	518
5	19'10"X19'1"	380
1ST FLOOR TOTAL:		1874
6	14'11"X14'10"	220
7	7'7"X16'4"	124
8	7'8"X14'10"	114
9	11'11"X16'2"	192
10	42'1"X25'2"	1059
2ND FLOOR TOTAL:		1709
TOTAL FAR		3583
11	15'3"X6'10"	104
12	26'10"X8'10"	237
13	12'4"X5'1"	61
SITE COVERAGE:		2276

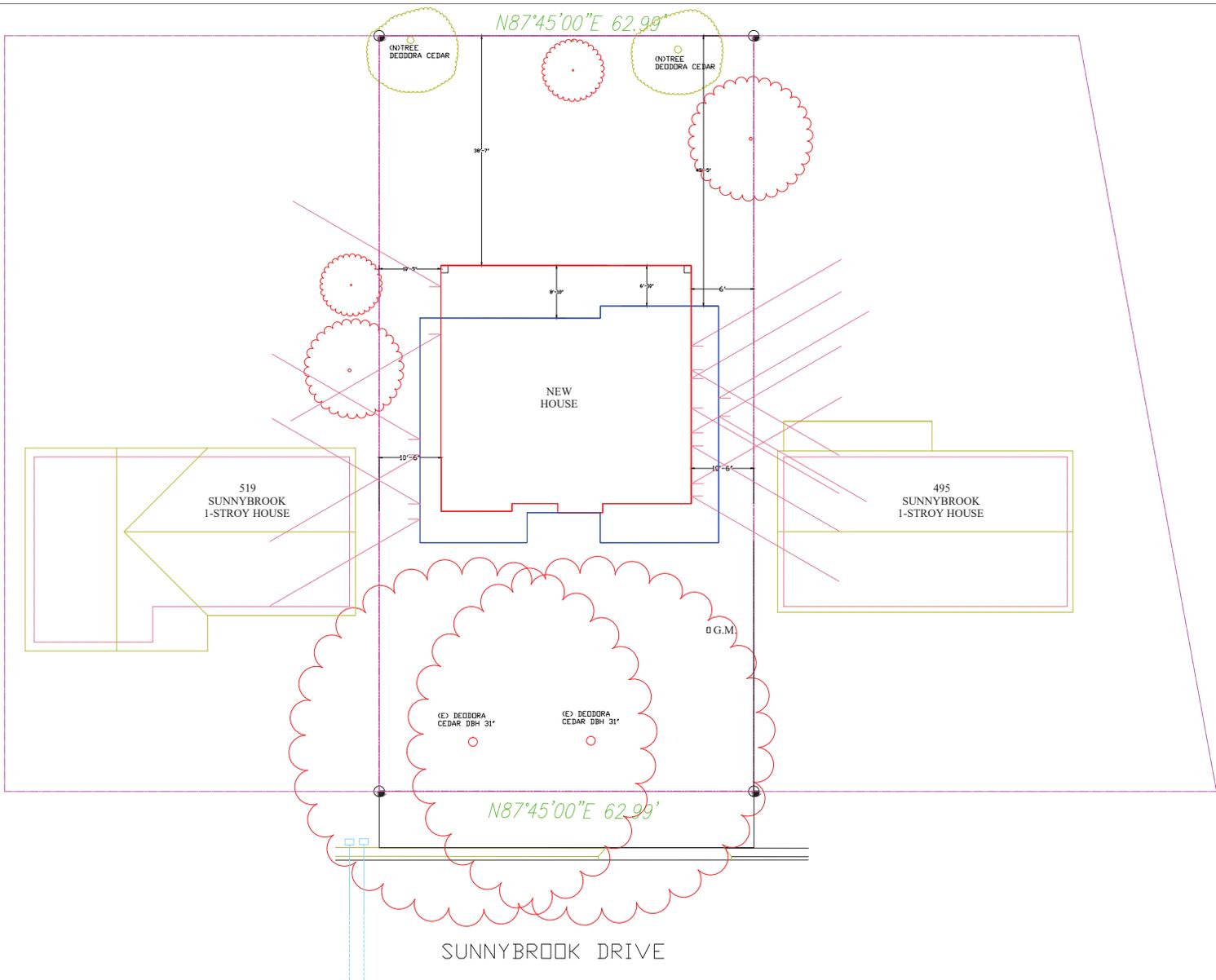
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SHEET  
**A1.0**



SUNNYBROOK DRIVE

PRIVACY PLAN

REVISIONS

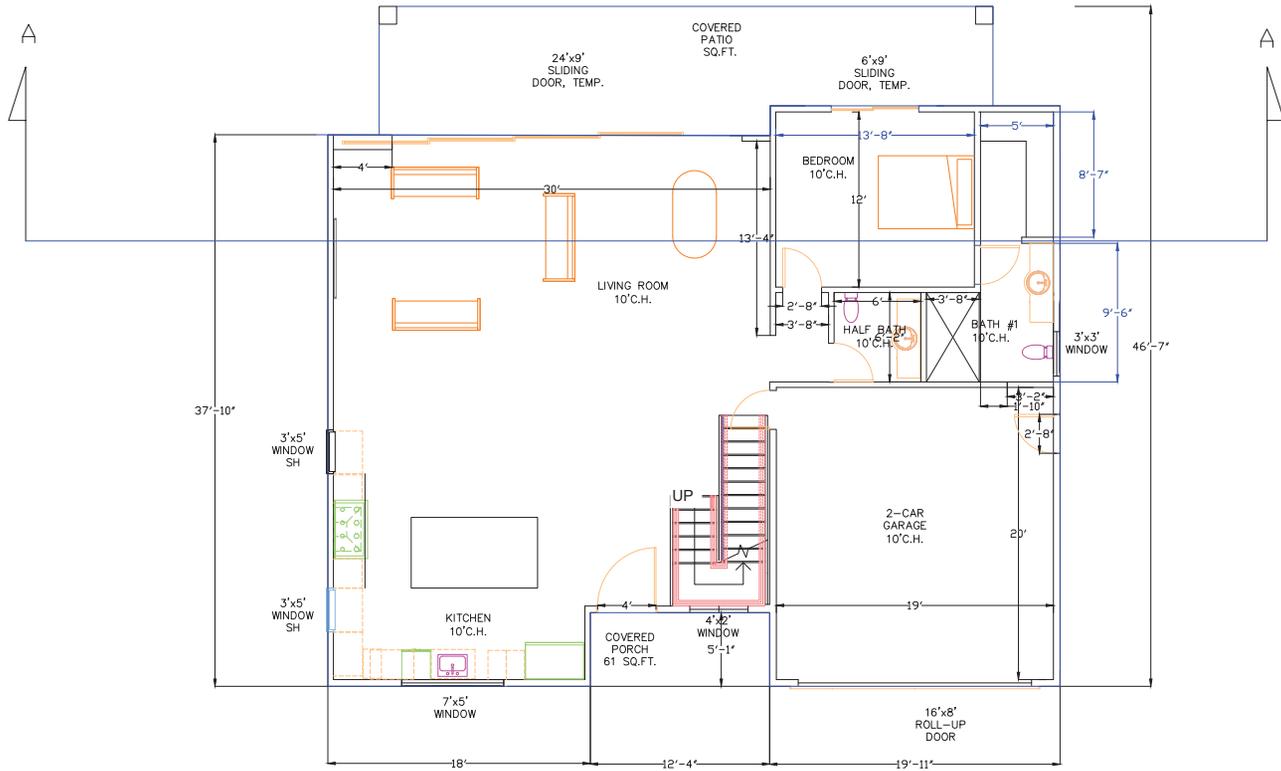
NO.	DESCRIPTION

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SHEET  
**A1.1**



WALL LEGEND	
	NEW WALLS

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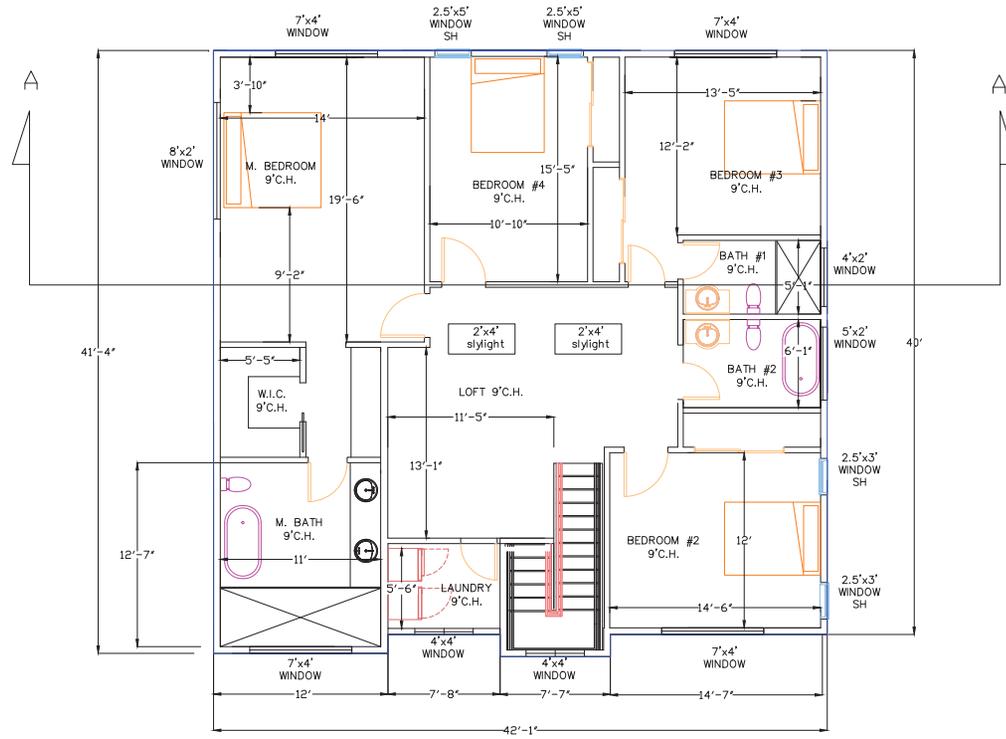
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SHEET

**A2.1**

1ST FLOOR PLAN



WALL LEGEND  
 = NEW WALLS

REVISIONS

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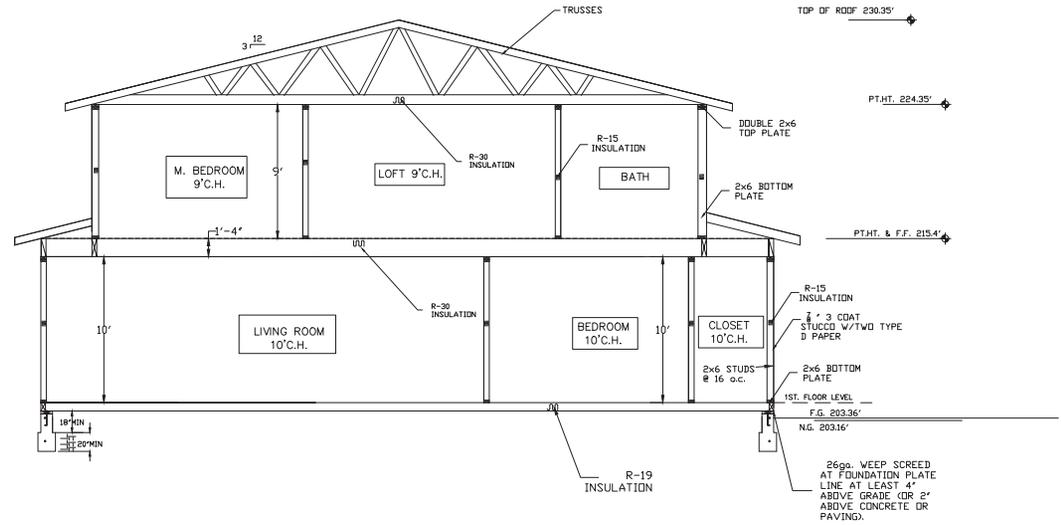
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 SCALE 1/4"=1'-0"

SHEET  
**A2.2**

**CALGREEN REQUIREMENTS:**

- 8. RECYCLE AND/OR SALVAGE FOR REUSE A MIN OF 40% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH ONE OF THE FOLLOWING:
  - a) COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, OR
  - b) A CONSTRUCTION WASTE MANAGEMENT PLAN, PER SEC. 4.408.2, OR
  - c) A WASTE MANAGEMENT COMPANY, PER SEC. 4.408.3, OR
  - d) THE WASTE STREAM REDUCTION ALTERNATIVE, PER SEC. 4.408.4
- 1-ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.
- 2-PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.
- 3-AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIB LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS.
- 4-DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED.
- 5-CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
- 6-MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALLS AND FLOOR FRAMING IS CHECKED BEFORE CLOSURE.
- 7-PLUMBING FIXTURES AND FITTINGS REQUIRED IN SEC. 4.301.1 SHALL BE INSTALLED IN ACCORDANCE WITH CPC AND SHALL MEET THE APPLICABLE REFERENCED STANDARDS.
- 8-PLUMBING FIXTURES SHALL COMPLY WITH THE FOLLOWING:
  - WATER CLOSET - 1.24 GPM
  - SHOWER HEADS - 1.8 GPM AT 80 PSI
  - KITCHEN FAUCETS - 1.8 GPM AT 60 PSI
  - LAVATORY FAUCETS - 1.2 GPM AT 60 PSI & MIN 0.8 GPM AT 20 PSI
- 9-ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.
- 10-DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENTS SHALL BE COVERED DURING CONSTRUCTION.
- 11-80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH VOC-EMISSION LIMITS DEFINED BY CFP.
- 12-PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- 13-INSTALL ONLY DIRECT VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACES, OR A SEALED WOODSTOVE.
- 14-VAPOR RETARDERS AND CAPILLARY BRAKE IS INSTALLED IN SLAB ON GRADE FOUNDATION
- 15-OPERATIONAL MANUALS SHOULD BE PROVIDED TO THE OWNER OR BUILDING OCCUPANTS
- 16-PROVIDE ELECTRIC VEHICLE CHARGING STATION IN GARAGE
- 17-PROVIDE ENERGY STAR FAN IN BATHROOMS



CROSS SECTION A-A

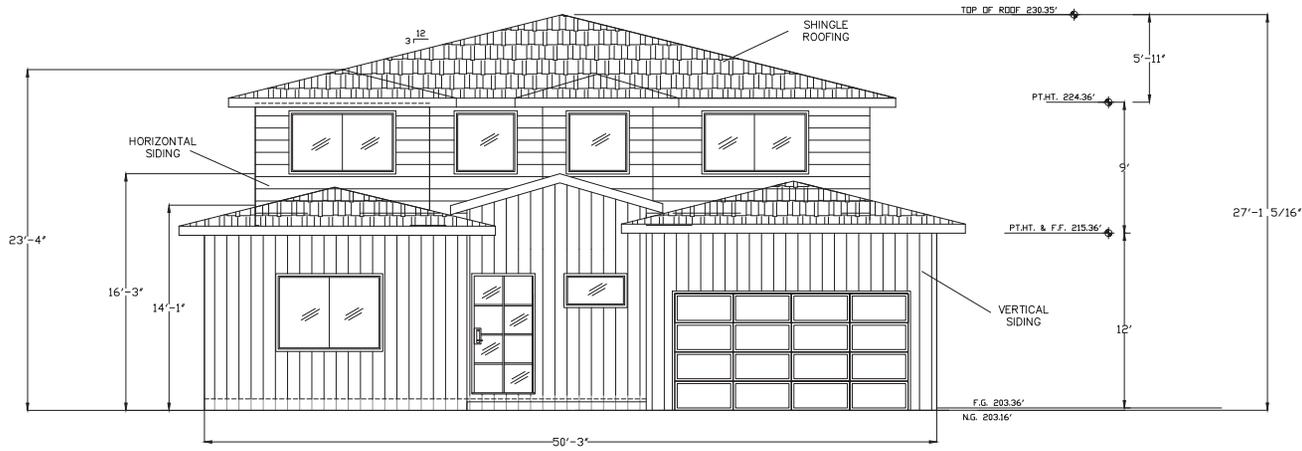
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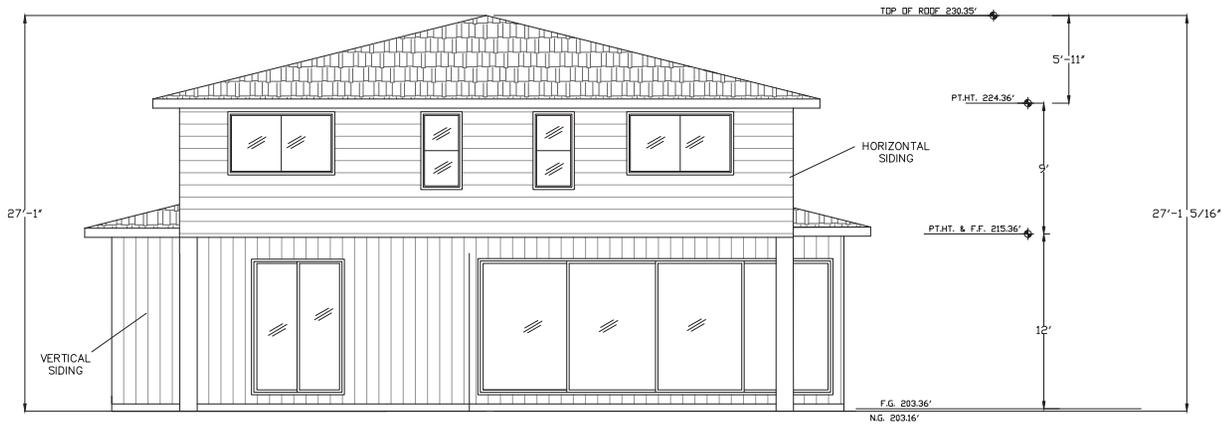
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(408) 646-2195

DATE 12/10/2019  
SCALE 1/4"=1'-0"

SHEET  
**A3.1**



FRONT ELEVATION (SOUTH)



REAR ELEVATION (NORTH)

REVISIONS


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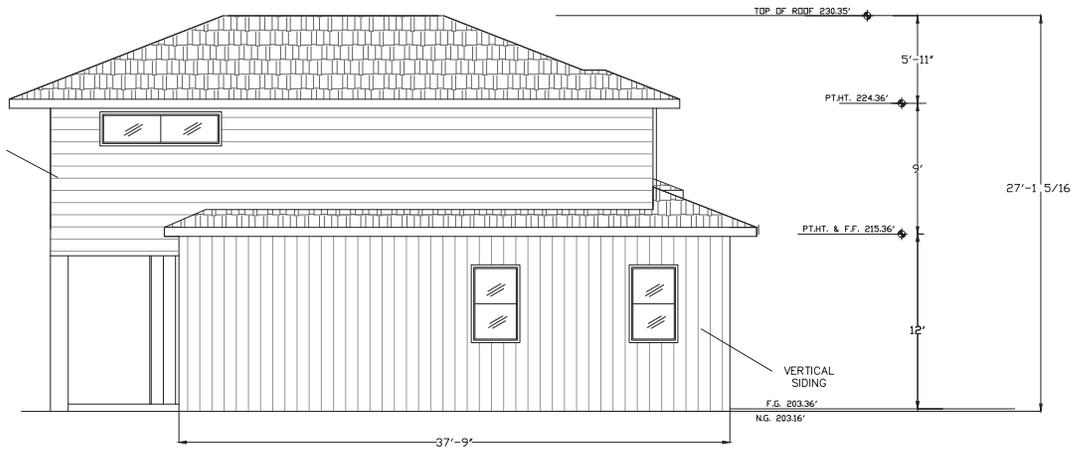
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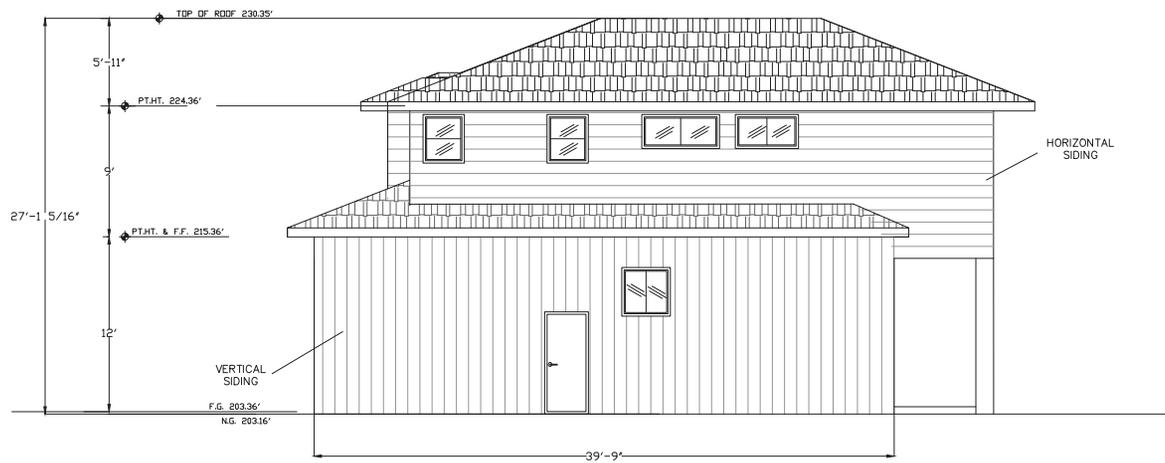
SHEET

**A4.1**

REVISIONS



LEFT ELEVATION (WEST)



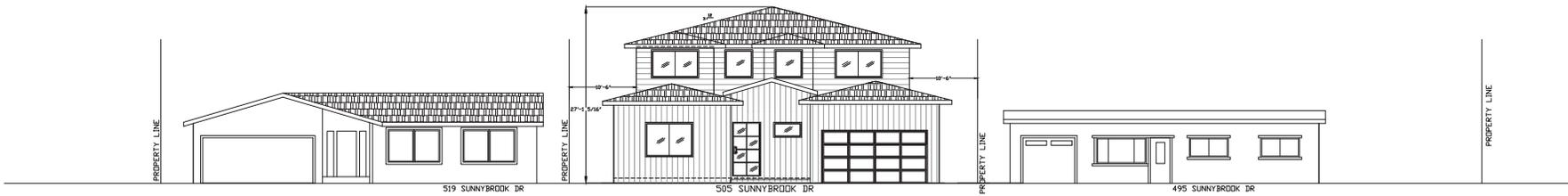
RIGHT ELEVATION (EAST)

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 San Jose, CA, 95112  
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DATE 12/10/2019  
 SCALE 1/4"=1'-0"

SHEET  
**A4.2**



STREETSCAPE  
SCALE: 1/8" = 1'-0"

REVISIONS


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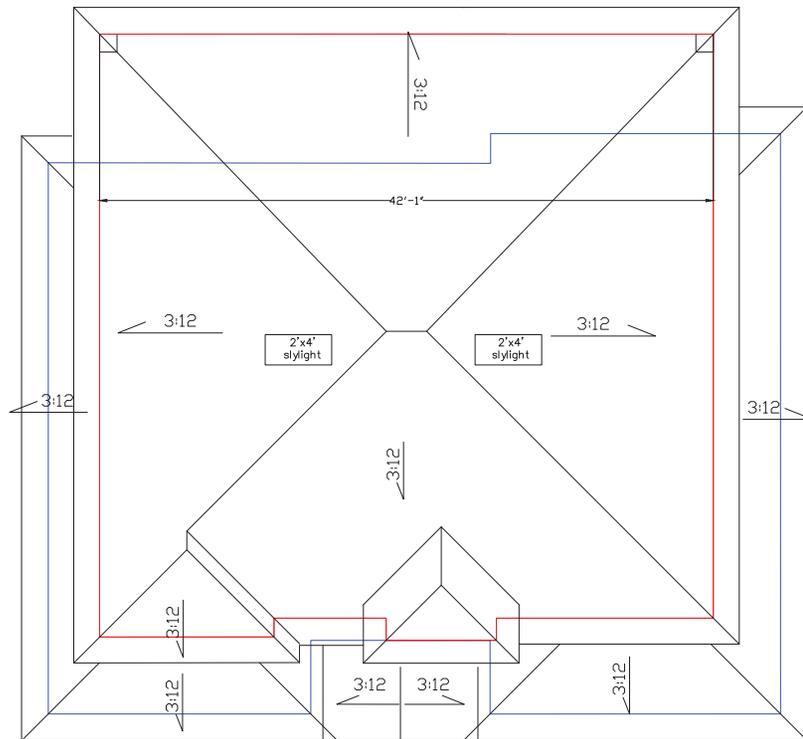
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 San Jose, CA, 95112  
 (408) 646-2195

DATE 12/10/2019

SCALE 1/8"=1'-0"

SHEET

**A4.3**



NOTES:  
INSTALL NEW  
COMP. SHINGLES,  
CLASS "A"

ROOF PLAN

REVISIONS

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SHEET  
**A5.1**

NOTES:

- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
  - (A) AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
  - (B) IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
  - (C) PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
  - (D) MANUAL SHUT-OFF VALVES (SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
  - (E) ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ASABE/ICC 802-2014. LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD, ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
  - (F) AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.
- A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACE OF PLANTING EXCEPT IN TURF AREAS, CREEPING OR ROOTED GROUND COVERS, OR DIRECT SEEDING APPLICATIONS
- THE PROJECT WILL UTILIZE POTABLE WATER, SERVED BY A SAN JOSE WATER COMPANY.
- PROJECT TYPE: PRIVATE FRONT YARD
- INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQ.FT. TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA.
- AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

BUSH SCHEDULE				
○	COMMON NAME	SCIENTIFIC NAME	SPACING	SIZE GALS
1	CENTENNIAL COYOTE BUSH	BACCHARIS CENTENNIAL		
2	ECHINUM CANDIDANS	PRIDE OF MADIRA	2'	
3	DEDDAR CEDAR	CEDRUS DEDDARA		15
4	PSILOSTROPHE TAGETINA	PAPEL FLOWER	4'	
5	HELIANTHEMUM	SUNROSE	3'	

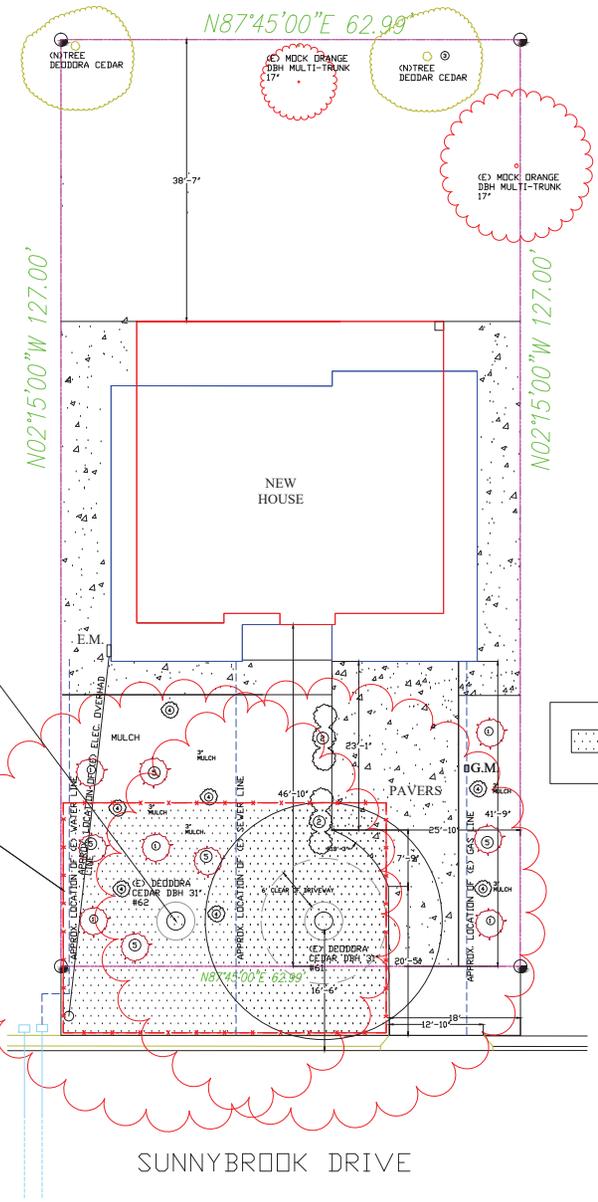
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO

TREE MAINTENANCE REQUIRED / ROOT CROWN EXCAVATION (RCK) RETAIN A TREE CARE COMPANY TO PERFORM A HAND TOOL ROOT CROWN EXCAVATION (RCK) AROUND THE TRUNK OF TREE 62 TO UNBURY THE NATURALLY FLARING BUTTRESS ROOTS THAT SHOULD BE VISIBLE AT THE BASE OF THE TREE, THEREBY REESTABLISHING ORIGINAL SOIL GRADE AROUND THE TRUNK. SEE THE SKETCH BELOW RIGHT SHOWING THE CORRECT SOIL LEVEL AROUND THE TREE.

ROOT PROTECTION ZONE FENCING - CHAIN LINK FENCE PANEL ROUTES IN RED DASHED LINES AT ROUGHLY 15' OFFSET FROM THE TRUNK EDGES AND 5' EAST OF THE TREE #61 TRUNK EDGE. ONLY USE PIT TO PIT DIRECTIONAL BORE AND/OR OTHER "TRENCHLESS" METHODS OF NEW PIPE INSTALLATION FOR SITUATIONS WHERE THE PIPE IS WITHIN THE PROTECTIVE TREE FENCING

LANDSCAPE PLAN / IRRIGATION PIPING PROPOSED ALL IRRIGATION PIPING (PVC AND/OR OTHER RIGID PIPES REQUIRING TRENCHING) WILL NEED TO BE ROUTED SUCH THAT THEY ARE AT LEAST 15 FEET OFFSET FROM THE TRUNK EDGES OF TREES 61 AND 62 AND ROUTES WERE SHOWN ON THE LANDSCAPE PLAN SHEET L13. ANY PIPING WITHIN 15 FEET OF THE TRUNK EDGES SHALL BE LAID DIRECTLY OVER GRADE WITH ZERO INCHES CUT BELOW EXISTING SOIL GRADE. IN ORDER TO AVOID CUTTING TREE ROOTS IN THIS AREA, SEE IMAGE AT RIGHT OF A FLEXIBLE SALCO BRAND VERY THICK-WALLED 1/2" DIAMETER UV-RESISTANT COMMERCIAL GRADE IRRIGATION PIPE ON A VALCA PROJECT. IN 2019, THIS MATERIAL IS LITERALLY LAID DIRECTLY OVER EXISTING SOIL GRADE WITH NO TRENCHING, AS IT IS RESISTANT TO RODENTS AND TO SUNLIGHT.

FRONT YARD: 2644 SQ.FT.  
WALKWAY TOTAL: 802 SQ.FT.  
LANDSCAPE TOTAL: 1842 SQ.FT. (69.7%)



REVISIONS

**SUNNYBROOK RESIDENCE**  
505 SUNNYBROOK DR. CAMPBELL, CA

NADIA PICHKO  
586 N 1ST. ST #226  
San Jose, CA, 95112  
(408) 646-2195

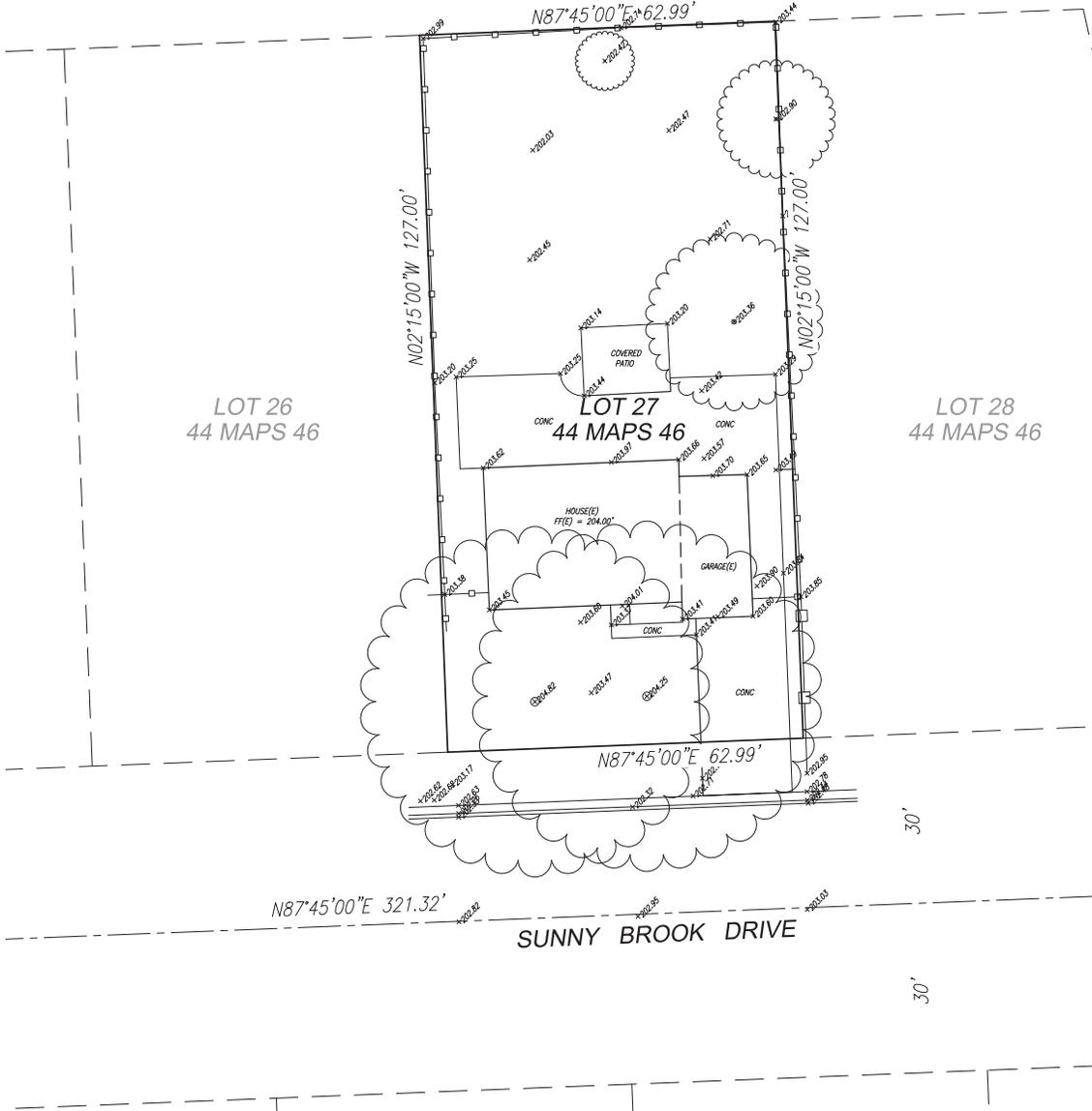
DATE: 12/10/2019  
SCALE: 1/8"=1'-0"

SHEET  
**L1**

SUNNYBROOK DRIVE

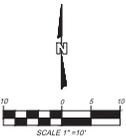
LANDSCAPE PLAN

LOT 31  
104 MAPS 10  
N87°45'00"E 62.99'



NOTES: THE BOUNDARY AND TOPO SHOWN HEREON IS BASED UPON A FIELD SURVEY COMPLETED MAY 15, 2019.  
THIS DRAWING WAS PREPARED WITHOUT BENEFIT OF A PRELIMINARY TITLE REPORT AND NO EASEMENTS WERE FOUND OR REVIEWED INCLUDING NO EASEMENTS FOUND ON TRACT MAP NO. 2112 FILED IN BOOK 44 OF MAPS, PAGES 46-47, SANTA CLARA COUNTY RECORDS.

- LEGEND:**
- AC ASPHALT CONCRETE OR AIR CONDITIONER UNIT
  - BFP BACK FLOW PREVENTER
  - CAB CABINET
  - CONC CONCRETE
  - CP CONTROL POINT
  - DI DROP INLET
  - DWY DRIVEWAY
  - EM ELECTRICAL METER
  - EP EDGE OF PAVEMENT
  - EPB ELECTRICAL PULLBOX
  - EVLT ELECTRICAL VAULT
  - FF FINISH FLOOR
  - FH FIRE HYDRANT
  - GM GAS METER
  - GUY GUY ANCHOR
  - JP JOINT UTILITY POLE
  - MB MAILBOX
  - PED PEDESTAL
  - PSP PEDESTRIAN SIGNAL POLE
  - P.U.E. PUBLIC UTILITY EASEMENT
  - RDWD REDWOOD
  - R.O.W. RIGHT OF WAY
  - SCO SANITARY SEWER CLEANOUT
  - SCP SOLAR CONTROL PANEL
  - S.D.E. STORM DRAIN EASEMENT
  - SDMH STORM DRAIN MANHOLE
  - SL STREET LIGHT
  - SM SOLAR METER
  - SS SANITARY SEWER
  - SSMH SANITARY SEWER MANHOLE
  - TRI TRIPLE
  - TSP TRAFFIC SIGNAL POLE
  - TSPB TRAFFIC SIGNAL PULLBOX
  - TW TWIN
  - UTIL UTILITY
  - W.C.E. WIRE CLEARANCE EASEMENT
  - WM WATER METER
  - WV WATER VALVE



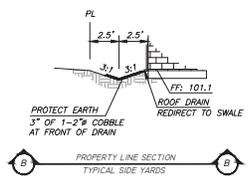
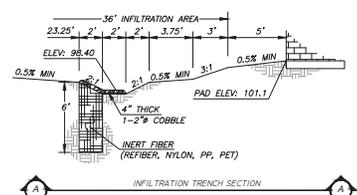
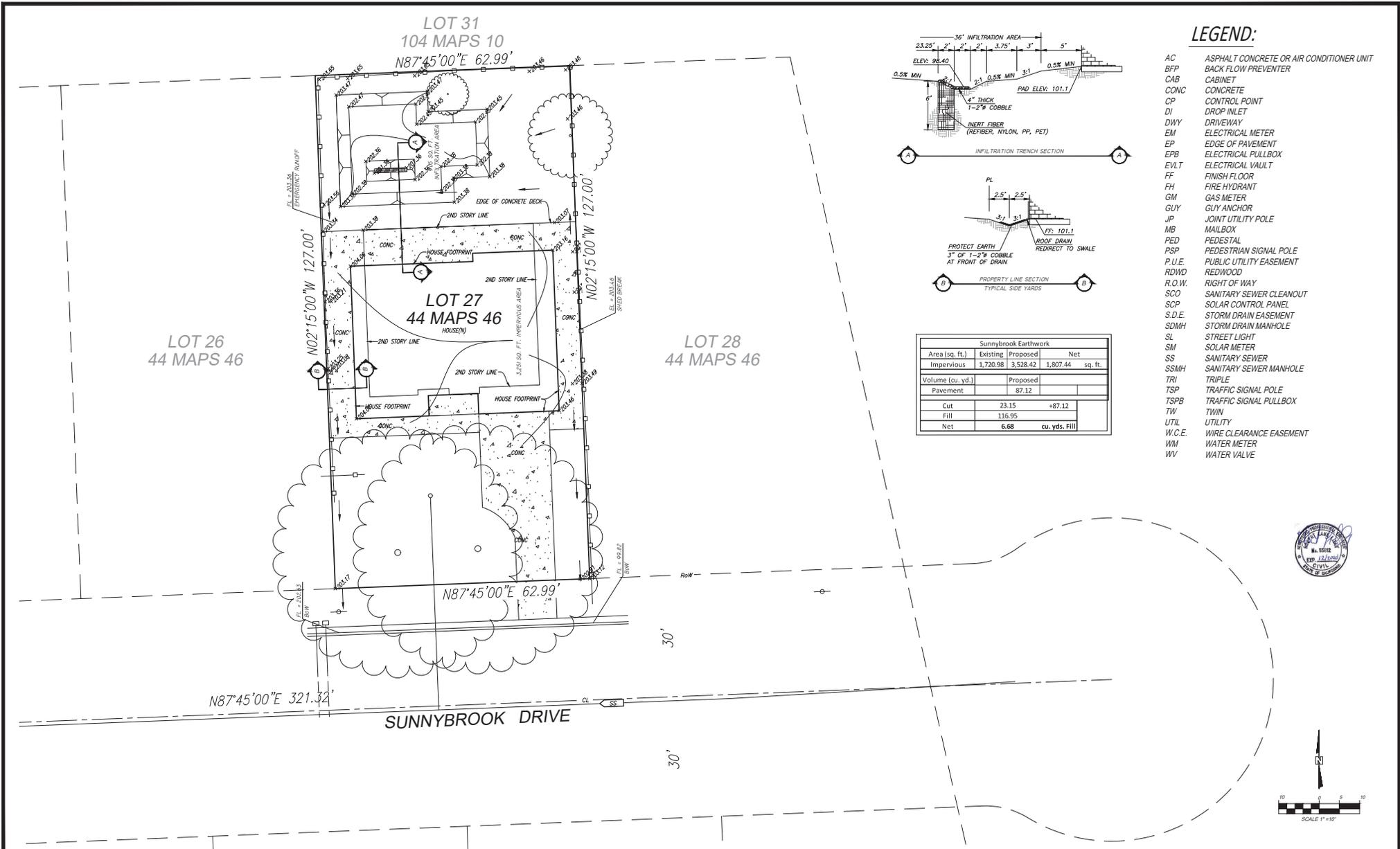
<b>REVISIONS</b>			<b>CITY OF CAMPBELL</b>			<b>TOPOGRAPHIC SURVEY</b>			<b>ROSE'S ENGINEERING</b>			SHEET	
NO.	DESCRIPTION	DATE	BY	FIELD BOOK	SCALE:	DRAWN BY:	DESIGNED BY:	PROJECT MANAGER:	DATE	DATE	R.C.E.:	DATE	1
					1" = 10'	DLH			01/23/20				OF
													2

BENCH MARK, BM 82 ELEV. 285.829'  
CITY OF CAMPBELL BENCHMARK NO. 82 - 2-1/4" BRASS DISK ON TOP OF CURB AT EAST END OF CURB RETURN, S.E. CORNER OF BROAD AVENUE & SAN TOMAS EXPRESSWAY. ELEVATION = 285.829'

505 SUNNYBROOK DRIVE  
CITY OF CAMPBELL  
APN#: 404-25-022

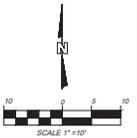


PREPARED BY:  
**ROSE'S ENGINEERING**  
ENGINEERING SURVEYING  
1015 NORTH MARKET BLVD, SUITE 2B  
SACRAMENTO, CA 95834  
(916) 837-6058



Sunnybrook Earthwork				
Area (sq. ft.)	Existing	Proposed	Net	
Impermeable	1,720.98	3,528.42	1,807.44	sq. ft.
Volume (cu. yd.)	Proposed			
Pavement	87.12			
Cut	23.15	+87.12		
Fill	116.95			
Net	6.68		cu. yds. Fill	

- LEGEND:**
- AC ASPHALT CONCRETE OR AIR CONDITIONER UNIT
  - BFP BACK FLOW PREVENTER
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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">NO.</th> <th style="text-align: left;">REVISIONS</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY					BENCH MARK BM 82 ELEV. 285.829' CITY OF CAMPBELL BENCHMARK NO. 82 - 2-1/4" BRASS DISK ON TOP OF CURB AT EAST END OF CURB RETURN, S.E. CORNER OF BLVD AVENUE & SAN TOMAS EXPRESSWAY. ELEVATION = 205.829'	FIELD BOOK CITY OF CAMPBELL SCALE: <b>1" = 10'</b>	DRAWN BY: DLH DATE: 03/05/20 DESIGNED BY: _____ DATE: _____ PROJECT MANAGER: _____ R.C.E.: _____ DATE: _____	<b>GRADING PLAN</b> <b>505 SUNNYBROOK DRIVE</b> APN#: 404-25-022 CITY OF CAMPBELL	 PREPARED BY: <b>ROSE'S ENGINEERING</b> ENGINEERING PLANNING SURVEYING 1015 NORTH MARKET BLVD, SUITE 2B SACRAMENTO, CA 95834 (916) 837-6058	SHEET <b>2</b> OF <b>2</b>
NO.	REVISIONS	DATE	BY											