



CITY OF CAMPBELL
Community Development Department

June 18, 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.: PLN-2020-49
Applicant: Masoud Bashi
Project Address: 729 Filbert Way
Property Owner: Masoud Bashi
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 4,858 sq ft, two-story single-family home with interior ADU.

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 18, 2020 and ends on June 29, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **June 29, 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. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Naz Pouya Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email NazH@campbellca.gov.



729 Filbert Way



WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1:2,257

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.

729 Filbert Way, CAMPBELL, CA. 95008



GENERAL NOTE:

COMMENT #1: REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.

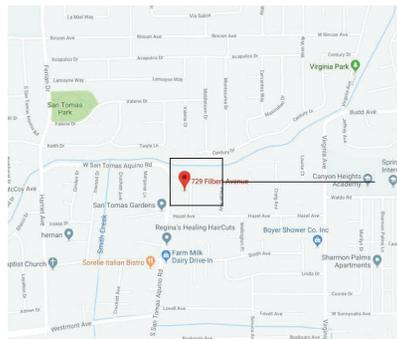
COMMENT #2: FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQUARE FEET. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) 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 LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY C.B.L.

COMMENT #3: WATER SUPPLY REQUIREMENTS: 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 CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE 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). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

COMMENT #4: CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

COMMENT #5: ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS 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 OF 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 TO PREVENT PLAN REVIEW AND INSPECTION DELAYS, THE ABOVE NOTED DEVELOPMENTAL REVIEW CONDITIONS SHALL BE ADDRESSED AS "NOTES" ON ALL PENDING AND FUTURE PLAN SUBMITTALS AND ANY REFERENCED DIAGRAMS TO BE REPRODUCED ONTO THE FUTURE PLAN SUBMITTAL. 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). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

VICINITY MAP:



PROPERTY LOCATION

SHEET INDEX

- T0.01 COVER SHEET
- T0.02 BOUNDARY AND TOPOGRAPHIC MAP
- T0.03 BOUNDARY AND TOPOGRAPHIC MAP
- C1: GRADING AND DRAINAGE PLAN
- C2: GRADING AND DRAINAGE PLAN/ CONSTRUCTION DETAILS
- C3: GRADING AND DRAINAGE PLAN/ EROSION CONTROL PLAN
- L0.1 FRONT YARD LANDSCAPE PLAN
- L0.2 HYDROZONE PLAN
- L0.3 IRRIGATION PLAN
- A0.1 SITE PLAN
- A1.1 EXISTING FLOOR PLAN
- AD1.1 DEMOLITION PLAN
- A1.2 PROPOSED 1ST FLOOR PLAN
- A1.3 PROPOSED 2ND FLOOR PLAN
- A1.4 ROOF PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A3.1 SECTIONS & STREETSCAPE ELEVATION
- A4.1 SAMPLED BOARD
- A4.2 PRIVACY PLAN
- A5.1 ARCHITECTURAL DETAIL

PROJECT CONTACT:

OWNER: MASOOD BASHI AND MAHNOOSH SAMANI
 (408)338-8875
 729 Filbert Way, CAMPBELL, CA. 95008
 DESIGNER: GOLDEN GATE GROUP
 (408) 708 -1234
 21060 HOMESTEAD Rd, CUPERTINO, CA. 95014
 OFFICE@GOLDENGATEGROUPINC.COM
 STRUCTURAL: DB ENGINEERING
 (408) 621-0114
 2021 The Alameda, Suite 360, San Jose, CA 95126
 DB.DBENGINEERING@GMAIL.COM
 T24 & ENERGY: ADVANCED CONSTRUCTION
 ENGINEERING
 (408) 623 -7660
 APASH@CALTITLE24.COM
 SOIL ENGINEER: MFA ENGINEERS & ASSOCIATES
 (408) 509-346
 3001 S. WINCHESTER BLVD, SUITE B, CAMPBELL,
 CA 95008

PROJECT DATA

A.P.N 406-02-044
 PROJECT LOCATION: 729 Filbert Way, CAMPBELL, CA. 95008
 ZONING: R-1-6
 OCCUPANCY GROUP: R - 3 / U
 CONSTRUCTION TYPE: V - B
 NUMBER OF FLOORS: TWO (2) STORY
 FIRE PROTECTION: SPRINKLERED

AREA CALCULATION:

SITE AREA 10,959 S.F.
 N 1ST FLOOR LIVING AREA: 2,262 S.F.
 N ADU AREA: 520 S.F.
 N 2ST FLOOR LIVING AREA: 1,661 S.F.
 N TOTAL LIVING AREA: 4,444 S.F.
 N GARAGE: 415 S.F.
 N TOTAL BUILDING: 4,858 S.F.
 TOTAL HEIGHT OF BUILDING(N.G.) 26' 9"
 FLOOR AREA RATIO (FAR) = (4,858/10,959)x100=44.3%

SCOPE OF WORK:

NEW 2 STORY COSTUME HOME AND 1 STORY ADU
 4,556 SQFT BUILDING AREA INCLUDING 4 BEDROOMS
 4 1/2 BATHS, 1 LAUNDRIES, 2 CAR GARAGE AND
 ATTACHED ADU IN THE BACK INCLUDING 523 SQFT 1
 BEDROOM, ONE BATH, ONE LAUNDRY

LOT COVERAGE: 1st FLOOR BLDG AREA (2,262+520+415) S.F
 FRONT COVERED PORCH 213 S.F
 REAR COVER PORCH 287 S.F
 TOTAL: 3,697/10,959= %34

PAVING / LANDSCAPE AREA	Existing	Proposed	Total SF
Front Yard Paving		670	670
Water Features (e.g., pool, fountain)			
Live Landscaping (e.g., turf, plants, trees)		672	672
Other Landscaping (e.g., rocks, bark)		426	426
TOTAL			1768

SETBACKS	Wall Height	Required Setback	Proposed Setback
Front of Structure/Dwelling	10'	20'	28' 3"
Front of Garage/Carport	11' 9"	25'	26' 8"
Left Side First Floor	10'	5'	5' 6"
Left Side Second Floor	20' 4"	10' 2"	10' 10"
Right Side First Floor	10'	5'	7'
Right Side Second Floor	20' 4"	10' 2"	10' 8"
Rear First Floor	10'	25'	58' 8"
Rear Second Floor	20' 4"	25'	70' 7"



21060 HOMESTEAD Rd
 CUPERTINO, CA. 95014
 TEL: (408)-708-1234
 WWW.GOLDENGATEGROUPINC.COM

RESIDENTIAL :
 729 Filbert Way,
 CAMPBELL, CA 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, QUALITY, UTILITY AND COMPLIANCE WITH THE EXISTING SITE. ANY DISCREPANCIES AND OMISSIONS SHOULD BE CORRECTED OR CHANGED. THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

NO.	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE	CLIENT/ARCHITECT APPROVAL DATE	PERMISSIONS/ARCHITECTURE DATE

BASHI'S RESIDENCE

COVER SHEET

NORTH	DATE	PROJECT	SCALE	DRAWINGS

DRAWN	CHK'D BY	FLOOR	TITLE



OSUNA ENGINEERING INC. CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 11750 N. SAN JOSE AVENUE, SUITE 100 SAN JOSE, CA 95131 (408) 777-0101 info@osunaeng.com



BOUNDARY & TOPOGRAPHIC SURVEY 729 FILBERT WAY APN: 406-02-044



BASIS OF BEARINGS THE BEARING NORTH 45°15'00" WEST OF THE CENTER LINE OF SAN AQUINO ROAD AS SHOWN ON THAT MAP OF TRACT NO. 202 FILED FOR RECORD IN BOOK 7 OF MAPS PAGE 20, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES: R1 TRACT NO. 202 7-M-20

BENCH MARK DESCRIPTION: SITE BENCHMARK, MAG NAIL ON STREET AS SHOWN; ELEV.: 220.94 (NAVD88)

ABBREVIATIONS

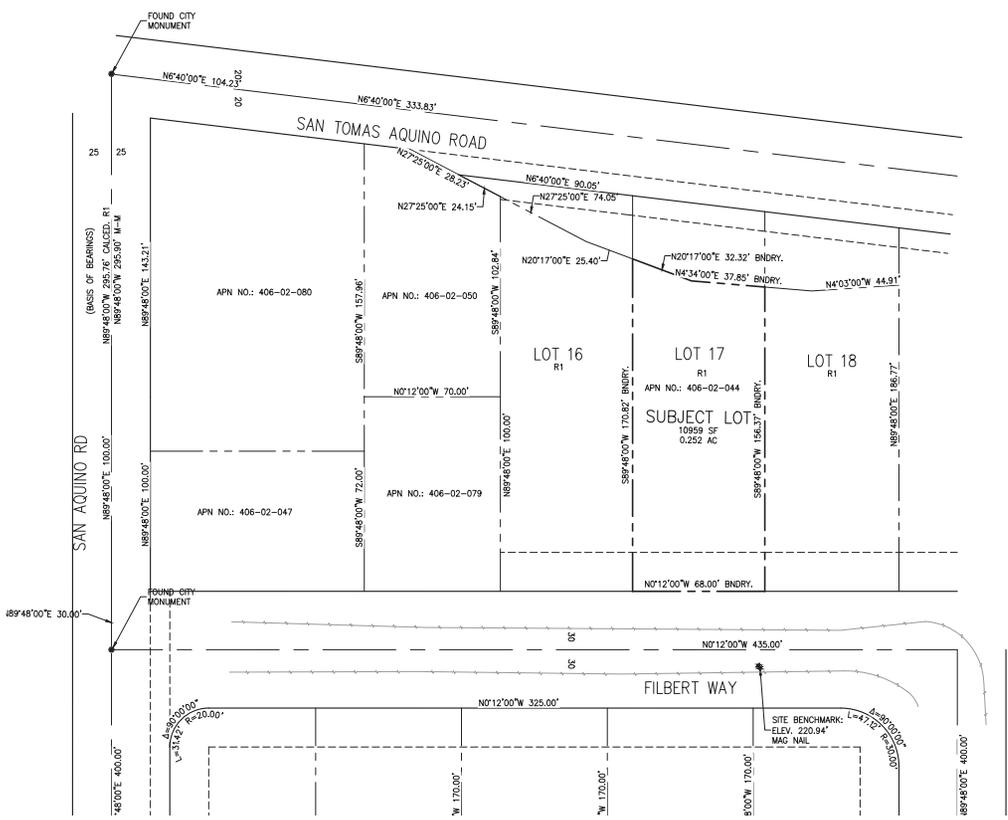
APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-W	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

NOTES:

- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
- TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
- TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
- UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
- BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
- FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
- A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

LEGEND

---	EXISTING CONTOUR LINE
- - -	NATURAL GRADE CONTOUR LINE
●	FOUND CITY MONUMENT BOX, OR AS NOTED
---	BOUNDARY OF PROPERTY SURVEYED
()	RECORD INFORMATION
---	CENTERLINE
△	CURB INLET
△	CURB LINE
---	DRIVEWAY APRON
○	ELECTROILER
---	FENCE
◆	FIRE HYDRANT
■	FLAT GRATE INLET
---	OVERHEAD POWER LINE
---	OVERHEAD TELEPHONE LINE
---	SANITARY SEWER LINE
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEANOUT
▽	SIGN
---	STORM DRAIN LINE
○	STORM DRAIN MANHOLE
□	UTILITY BOX
---	UTILITY POLE
---	WATER LINE
■	WATER METER
---	WATER VALVE
■	ELECTRIC METER
■	WATER HEATER
■	GAS



SAN AQUINO RD

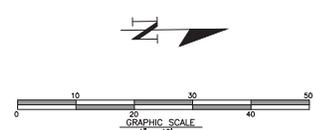
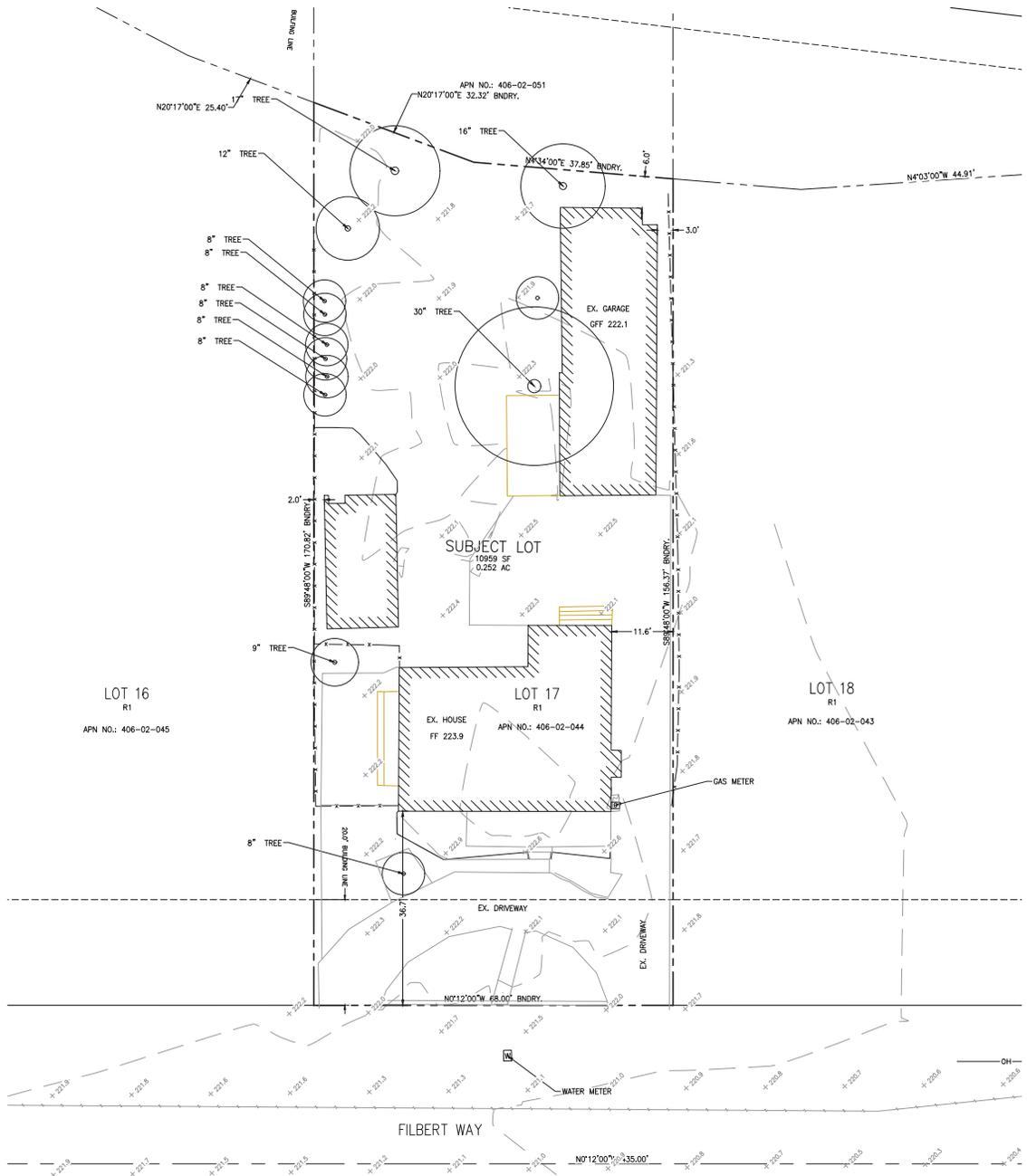
LOT 16 R1 LOT 17 R1 LOT 18 R1

SUBJECT LOT

FILBERT WAY

FOUND CITY MONUMENT

- LEGEND**
- 200--- EXISTING CONTOUR LINE
 - 200--- NATURAL GRADE CONTOUR LINE
 - FOUND CITY MONUMENT BOX, OR AS NOTED
 - BOUNDARY OF PROPERTY SURVEYED
 - () RECORD INFORMATION
 - CENTERLINE
 - △ CURB INLET
 - CURB LINE
 - DRIVEWAY APRON
 - ELECTROILER
 - FENCE
 - ◇ FIRE HYDRANT
 - FLAT GRATE INLET
 - OVERHEAD POWER LINE
 - OVERHEAD TELEPHONE LINE
 - SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - SIGN
 - STORM DRAIN LINE
 - STORM DRAIN MANHOLE
 - UTILITY BOX
 - ◇ UTILITY POLE
 - WATER LINE
 - W WATER METER
 - WV WATER VALVE
 - EM ELECTRIC METER
 - WH WATER HEATER
 - GD GAS



BASIS OF BEARINGS
 THE BEARING NORTH 45°15'00" WEST OF THE CENTER LINE OF SAN ADJUNO ROAD AS SHOWN ON THAT MAP OF TRACT NO 202 FILED FOR RECORD IN BOOK 7 OF MAPS PAGE 20, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES:
 R1 TRACT NO. 202 7-M-20

BENCH MARK
 DESCRIPTION: SITE BENCHMARK, MAG NAIL ON STREET AS SHOWN;
 ELEV.: 220.94 (NAVD88)

- ABBREVIATIONS**
- | | |
|----------|---------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| BM | BENCH MARK |
| CATV | CABLE TELEVISION OVERHEAD |
| D | CURVE DELTA |
| DRWY | DRIVEWAY |
| DS | DOWNSPOUT |
| FF | FINISH FLOOR |
| FL | FLOW LINE ELEVATION |
| GFF | GARAGE FINISH FLOOR |
| IP | IRON PIPE |
| L | CURVE LENGTH |
| R# | REFERENCE DOCUMENT |
| M-W | MONUMENT TO MONUMENT |
| O.H. PWR | OVERHEAD POWER LINE |
| O.H. TEL | OVERHEAD TELEPHONE LINE |
| PCL | PARCEL |
| P.M. | PARCEL MAP |
| PTN | PORTION |
| R | RADIUS |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| TC | TOP OF CURB ELEVATION |
| TEMP. | TEMPORARY |
| PUE | PUBLIC UTILITY EASEMENT |
| WLE | WATER LINE EASEMENT |

- NOTES:**
- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
 - TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
 - TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
 - UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
 - BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
 - FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 - A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

	<p>OSUNA ENGINEERING INC. CONSULTING CIVIL ENGINEERS & LAND SURVEYORS 1175 BAYVIEW BLVD., SUITE 100 SAN JOSE, CA 95128 (408) 777-7700 info@osunaeng.com</p>
<p>BOUNDARY & TOPOGRAPHIC SURVEY</p>	<p>729 FILBERT WAY APN: 406-02-044</p>
<p>SHEET BT2 OF 2 SHEETS</p>	<p>DATE: 08/20/2024 DRAWN BY: [Signature] CHECKED BY: [Signature]</p>

GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY, PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT AND COMPOSITION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEVIATION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 505.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 50979.4 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
- FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
- ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. REPORT DATE: REPORT NUMBER: SOILS ENGINEERING COMPANY: CONTACT INFORMATION:
- THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- PERMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM.
- ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

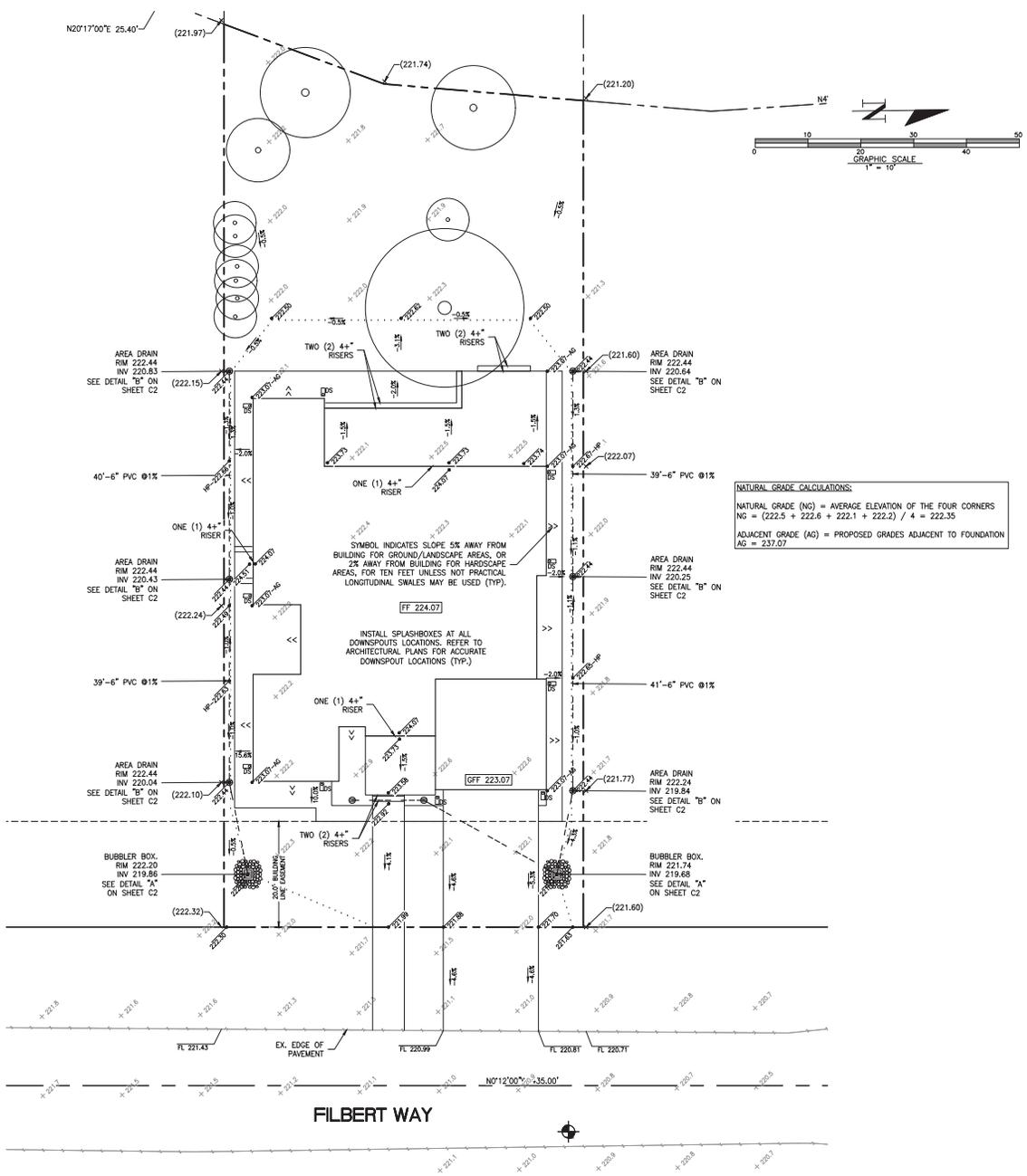
BENCH MARK
 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTHWESTERLY CORNER OF LOT AS SHOWN: ELEV: 100.00'
 ALL TOPOGRAPHIC FEATURES AND ELEVATIONS HAD BEEN TAKEN FROM SURVEYS BY OTHERS, PROVIDED BY THE OWNER

ABBREVIATIONS

- | | |
|--------------------------------|--------------------------------------|
| AC = ASPHALT CONCRETE | LP = LOW POINT |
| AD = AREA DRAIN | PAD = PAD ELEVATION |
| BC = BEAM CURVE | PC = PORTLAND CEMENT CONCRETE |
| BS = BOTTOM OF STAIR | PL = PROPERTY LINE |
| BV = BUBBLE UP | PA = PAVEMENT GRADE |
| BVC = BEGIN VERTICAL CURVE | PVC = POLYVINYL CHLORIDE PIPE |
| BRW = BOTTOM OF RETAINING WALL | PVI = POINT OF VERTICAL INTERSECTION |
| CB = CATCH BASIN | RC = REINFORCED CONCRETE PIPE |
| CL = CENTERLINE | ROW = RIGHT OF WAY |
| CO = CLEANSOUT | S-1004 = SLOPE |
| DS = DOWNSPOUT WITH SPLASH BOX | SD = STORM DRAIN |
| ED = END VERTICAL CURVE | SOBH = STORM DRAIN MANHOLE |
| ELEV. = ELEVATION | SS = SUBGRADE ELEVATION |
| EX = EXISTING | SSM = SANITARY SEWER MANHOLE |
| F/C = FACE OF CURB | STA = STATION |
| FF = FINISHED FLOOR ELEVATION | TC = TOP OF CURB |
| FI = FIRE HYDRANT | TF = TOP OF FENCE |
| FL = FLOW LINE | TW = TOP OF RETAINING WALL |
| GB = GRADE BREAK | TS = TOP OF STAIR |
| GFF = GRADE FINISH FLOOR | TW = TOP OF WALL |
| HP = HIGH POINT | VCP = VITRIFIED CLAY PIPE |
| MC = MANHOLE UNIT | WM = WATER METER |
| INV = INVERT | WV = WATER VALVE |

LEGEND

DESCRIPTION	SYMBOL
DRAINAGE LINE	---
LOT LINE	---
EASEMENT LINE	---
SEWER	---
WOOD FENCE	---
CHAIN LINK FENCE	---
RETAINING WALL	---
DRAINAGE SWALE	---
WELL	---
WATER VALVE	---
WATER METER	---
AC UNIT	---
STORM DRAIN	---
SEWER	---
STREET LIGHT CONDUIT	---
WELL	---
JUMP FRENCH	---
HOUSE SERVICE	---
SCOTT ARMOR	---
EXISTING CURB	---
PROPOSED CURB	---
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
DE LINE	---
UNDERGROUND ELECTRICAL LINE	---
UNDERGROUND GAS PIPE	---



NATURAL GRADE CALCULATIONS:
 NATURAL GRADE (NG) = AVERAGE ELEVATION OF THE FOUR CORNERS
 $NG = (222.5 + 222.6 + 222.1 + 222.2) / 4 = 222.35$
 ADJACENT GRADE (AG) = PROPOSED GRADES ADJACENT TO FOUNDATION
 $AG = 237.07$

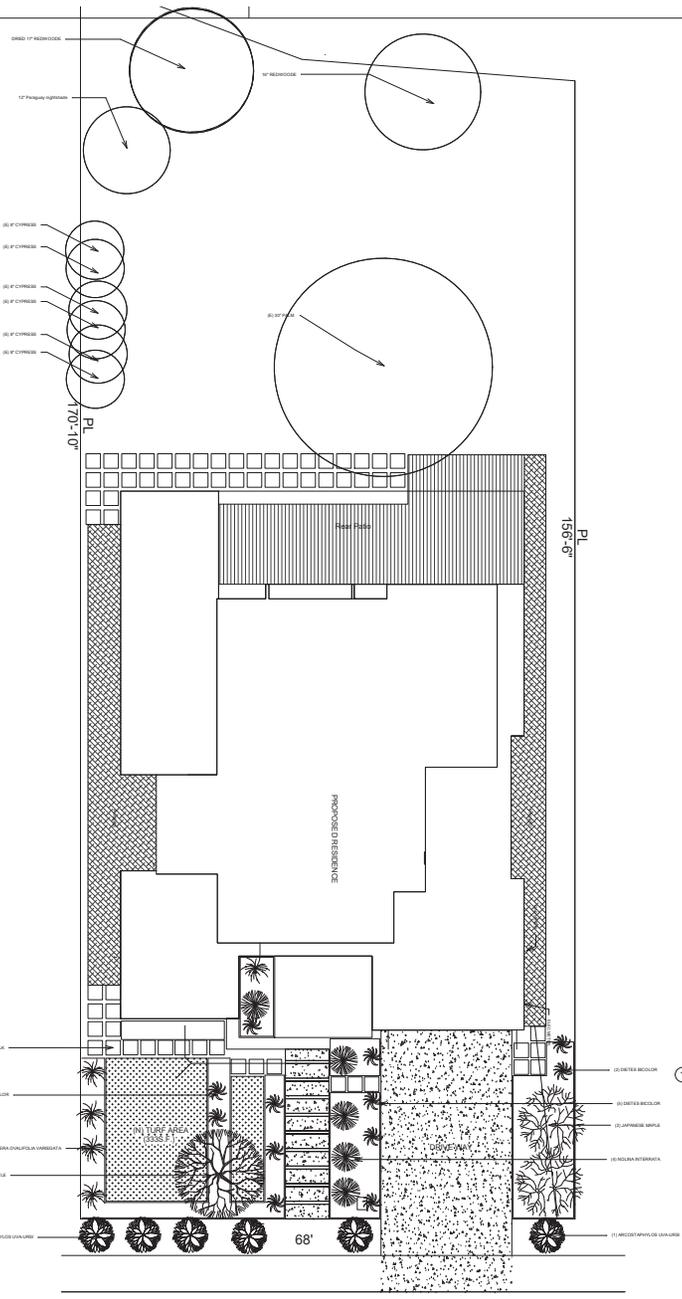
PROJECT NO.	683
DATE	12/27/23
CITY	CAMPBELL, CALIFORNIA
BY	OSUNA
DATE	12/27/23
PROJECT NAME	GRADING & DRAINAGE PLAN
CLIENT	BASHI RESIDENCE
ADDRESS	729 FILBERT WAY
ENGINEER	OSUNA
REGISTERED	REGISTERED CIVIL ENGINEER
NO.	70329
EXPIRES	6-30-21
STATE	STATE OF CALIFORNIA
ADDRESS	1175 W. JOSE, CA 95119
PHONE	(408) 277-9700
EMAIL	info@osuna-engineering.com

OSUNA ENGINEERING INC.
 REGISTERED CIVIL ENGINEERS & LAND SURVEYORS
 1175 W. JOSE, CA 95119
 (408) 277-9700
 info@osuna-engineering.com

PROFESSIONAL SEAL:
 REGISTERED CIVIL ENGINEER
 No. 70329
 Exp. 6-30-21
 STATE OF CALIFORNIA

FORNIA OSCAR OSUNA
 RCE 70329 EXP. 6-30-21

SHEET C1
 OF 3 SHEETS



1 FRONT YARD LANDSCAP PLAN
1/8" = 1'-0"

Impervious Surface Area:

FRONT YARD: 68'X-26'=1,768 SQF < 2500 S.F.
 IMPERVIOUS AREA: Walk Way(200)+ Drive way(470)=670/1,768 =38%<50%
 TURF: 333 S.F. <2500X25%= 625 S.F.

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
4		PROSTANTHERA OVALIFOLIA VARIEGATA	AUSTRALIAN MINT BUSH	5 GALLON	Low (3)
1		CRAPE MYRTLE	CRAPE MYRTLE	15 GALLON NLB	Low (3)
6		ARCOSTAPHYLOS UVA-URSI	BEARBERRY	1 GALLON	Low (3)
12		DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	Low (3)
5		NOLINA INTERRATA	DEHESA NOLINA	1 GALLON	Low (3)
2		JAPANESE MAPLE	JAPANESE MAPLE	15 GALLON	Low (3)



2100 HOMESTEAD Rd
 CUPERTINO, CA. 95014
 TEL: (408)442-8081
 EMAIL: OFFICE@GOLDENGATEGROUP.COM

BASHI'S RESIDENCE
 729 Filbert Way, CAMPBELL,
 CA. 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, QUANTITY, EXTENT AND COMPLETION TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT ARISE OR CHANGE THE WORK DESCRIBED IN THE CONTRACT SHALL BE BROUGHT TO THE ATTENTION OF THE GOLDEN GATE GROUP OF ARCHITECTS IMMEDIATELY. THE GOLDEN GATE GROUP OF ARCHITECTS ATTENTION IMMEDIATELY DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR WISHES TO DO SO HE SHALL BE RESPONSIBLE AT OWNERS RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISINTERPRETATION OF THE WORK HEREIN SHALL BE NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS OR CORRECTING DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR, ARCHITECT AND SUBCONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK IN WRITING, ACCURACYS AND QUANTITIES. IN THE EVENT THESE CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY GOLDEN GATE GROUP OF ARCHITECTS IMMEDIATELY IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM GOLDEN GATE GROUP OF ARCHITECTS PRIOR TO PROCEEDING WITH ANY RELATED WORK.

NO.	DESCRIPTION	DATE	BY
PROGRESS			

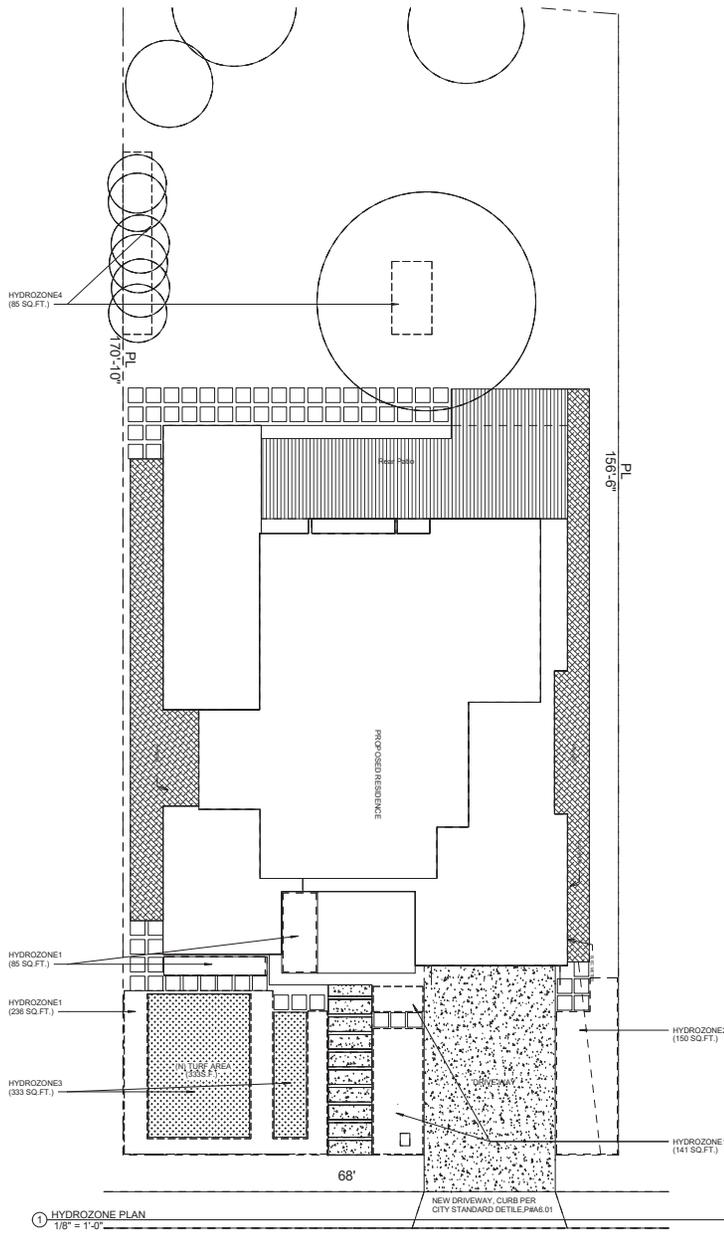
BUILDING OWNER APPROVAL DATE: _____

CLIENT/OWNER APPROVAL DATE: _____ DESIGNER / ARCH. SIGNATURE: _____

KENNETH'S RESIDENCE

LANDSCAP PLAN			
NORTH	DATE	PROJ. NO.	SCALE

DRAWN	CHK. BY	FLOOR	SCALE
			L0.1



1 HYDROZONE PLAN
1/8" = 1'-0"

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE
PRESCRIPTIVE COMPLIANCE OPTION TO THE MWLO.



21061 HOMESTEAD Rd
CUPERTINO, CA 95014
TEL: (408) 442-8081
EMAIL: GFG@GOLDENGATEGROUP.COM

BASH'S RESIDENCE
729 Filbert Way, CAMPPELL,
CA. 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, QUALITY AND COMPLIANCE TO THE EXISTING SITE. ANY DISCREPANCIES AND DEVIATED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DISCOVER DISCREPANCIES AT HIS OWN RISK.

CHANGES FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS NECESSARY FOR THE PROPER EXECUTION OF THE WORK, SHALL NOT BE RELEASED FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK BY VISUAL INSPECTION OR OBSERVATION.

THE CONTRACTOR, ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK BY VISUAL INSPECTION OR OBSERVATION.

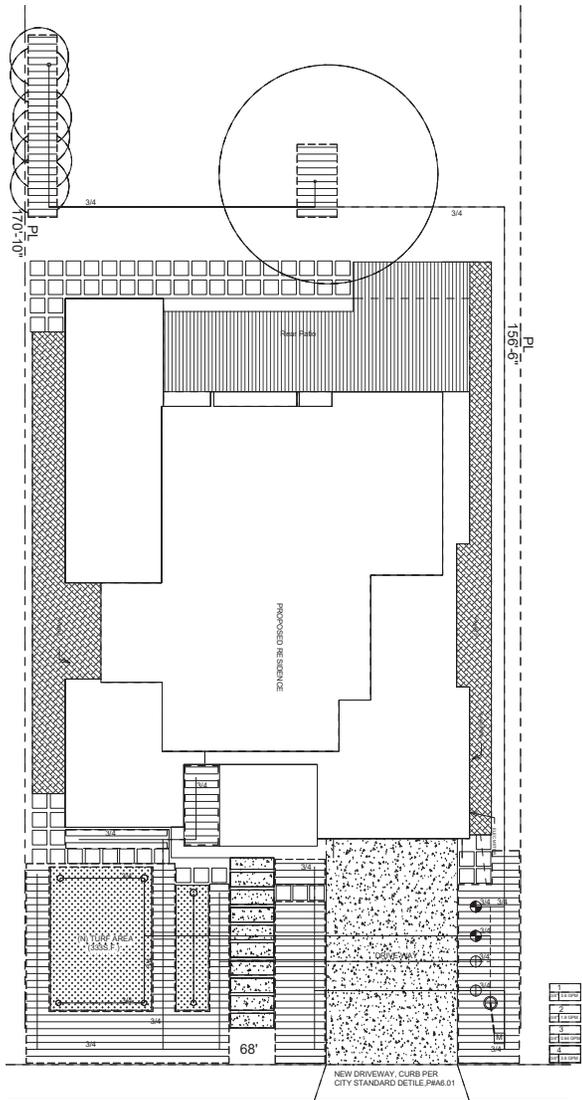
BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE CONTRACTOR'S OBLIGATION TO COMPLY WITH THE CONTRACTOR'S OBLIGATION TO COMPLY WITH ALL APPLICABLE CITY, COUNTY AND STATE REGULATIONS, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOT BE RELEASED FROM THE CONTRACTOR'S OBLIGATION TO COMPLY WITH ALL APPLICABLE CITY, COUNTY AND STATE REGULATIONS.

1	ADD	11-11-2011
NO	DESCRIPTION	DATE BY

PROGRESS	
BUILDING OWNER APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:
CITY/TERRITORY APPROVAL DATE:	

KENNETH'S RESIDENCE

HYDROZONE PLAN			
NORTH	DATE	PROJECT	SCALE
DRAWN	CHKD BY	FLOOR	L0.2



FILBERT WAY 60'

IRRIGATION NOTES

SCOPE
FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO INSTALL THE IRRIGATION SYSTEM SPECIFIED ON THE PLANS.

PROTECTION
CALL DIG ALERT 811 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.

DRAWINGS
THESE PLANS ARE SCHEMATIC. ACTUAL MAINLINE AND LATERAL LINES SHALL BE LOCATED IN LANDSCAPE BEDS IF POSSIBLE. ALL OTHER MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED PIPE.)

GENERAL
ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED.

PLASTIC PIPE AND FITTINGS
SHALL BE TYPE I POLY VINYL CHLORIDE. IT SHALL BE FREE FROM CRACKS OR DEFECTS.
MAINLINE SHALL BE SCH 40 PVC
LATERAL LINES SHALL BE CLASS 200 PVC.

WATER METER
NEW 3/4" WATER METER

SLEEVES
ALL MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED LINE)

IRRIGATION LEGEND

WATER METERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		WATER METER	3/4"
POINT OF CONNECTION			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		AT FRONT OF HOUSE	62.00 GPM @ 50.00 PSI
CONTROLLERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		BRITROL RAIN DIAL-R RD900-EXT-R BRITROL CLIMATE LOGIC WEATHER SENSOR	9 ZONES
PIPE (MAINLINE)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
160'		SCHEDULE 40 PVC PIPE	6"
VALVES			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		KING BROTHERS BALL VALVE	3/4"
8		HUNTER PCV-075-ASV	3/4"
7		RAINBIRD DRIP PRESSURE REGULATOR & DRIP FILTER	3/4"
PIPE (SLEEVE)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
50'		SCHEDULE 40 PVC PIPE	2"
PIPE (LATERAL)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1600 FT		SCHEDULE 40 PVC PIPE	3/4"
DRIP			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
4		HUNTER MP ROTATOR MF000 180	6" POP UP HEADS
14		HUNTER MP ROTATOR MF000 290	6" POP UP HEADS
QUANTITY	SYMBOL	DESCRIPTION	SIZE
		NETAPP TECHNI-NETCYL, 1/2" O.D.C.	1/2"WH

ALL CONTROL WIRES SHALL BE SLEEVED SEPARATELY FROM THE MAIN OR LATERAL LINES UNDER CONCRETE WALKS AND/OR DRIVEWAYS.

AUTOMATIC CONTROLLER
SEE IRRIGATION LEGEND FOR TYPE

PIPE AND CONTROL WIRE INSTALLATION
MAINLINES SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. LATERALS SHALL HAVE 12 INCHES OF COVER. LOCATE CONTROL WIRES UNDERNEATH MAINLINES.

DRIP TUBING
NETAFIM TECHLINE MAY BE PLACED IN TREE OR SHRUB RING FORMATION OR MAY BE LAID IN A GRID PATTERN AT 12 TO 18" O.C., WHICHEVER WILL PROVIDE AN EVEN AND ADEQUATE AMOUNT OF WATER TO THE PLANTS.

PRESSURE TESTING
AFTER ALL LINES ARE CONNECTED AND FLUSHED OUT, CAP ALL OUTLETS AND TEST MAINLINES AT A STATIC PRESSURE OF 50PSI FOR A CONTINUOUS 24 HOUR PERIOD. CHECK ALL JOINTS FOR LEAKS AND MAKE NECESSARY REPAIRS.

COVERAGE TEST
PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE ADJUSTED FOR COVERAGE AND PROPER FUNCTIONING.

GUARANTEE
IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

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

1 IRRIGATION PLAN
1/8" = 1'-0"



21060 HOMESTEAD Rd
CUPERTINO, CA 95014
TEL: (408) 442-8081
WWW.GGAGOLDENGATEGROUP.COM

BASH'S RESIDENCE
729 Filbert Way, CAMPPELL,
CA. 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSIONS, QUALITY, MATERIALS AND COMPLIANCE TO THE EXISTING SITE. ANY DISCREPANCIES AND DEVIATED CONDITIONS MUST BE CORRECTED OR CHANGED. THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE SUBJECT TO THE COLLIER LAND DEVELOPMENT AGREEMENT WITH THE ASSOCIATION FOR THE CITY OF CAMPBELL. UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED, IF THE CONTRACTOR CHOOSES TO DISpute THIS SHALL BE PROCEEDING AT HIS OWN RISK.
ENGINEER FROM THE DRAWINGS AND SPECIFICATIONS OR THE MODIFICATION OF THE WORK WHICH IS WARRANTED BY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS WHICH MAY BE FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH DUTIES OR BE DESCRIBED IN FULL OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH DUTIES OR BE DESCRIBED IN FULL OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE ENGINEER'S CONSIDERATION AND SOLELY THE CONTRACTOR OR SUBCONTRACTOR'S RESPONSIBILITY. GOLDEN GATE GROUP INC. DESIGN IN WRITING AND DESIGN WRITING REGULATION FROM GOLDEN GATE GROUP INC. DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

NO.	DESCRIPTION	DATE	BY
1	ISSUE FOR PERMIT	11-10-24	
NO			

PROGRESS			
BUILDING OWNER APPROVAL	DATE	DATE	DATE

KENNETH'S RESIDENCE

IRRIGATION PLAN			
NORTH	DATE	PRIOR SCALE	DRAWING

DRAWN	CHK BY	FLOOR	SCALE
			L0.3



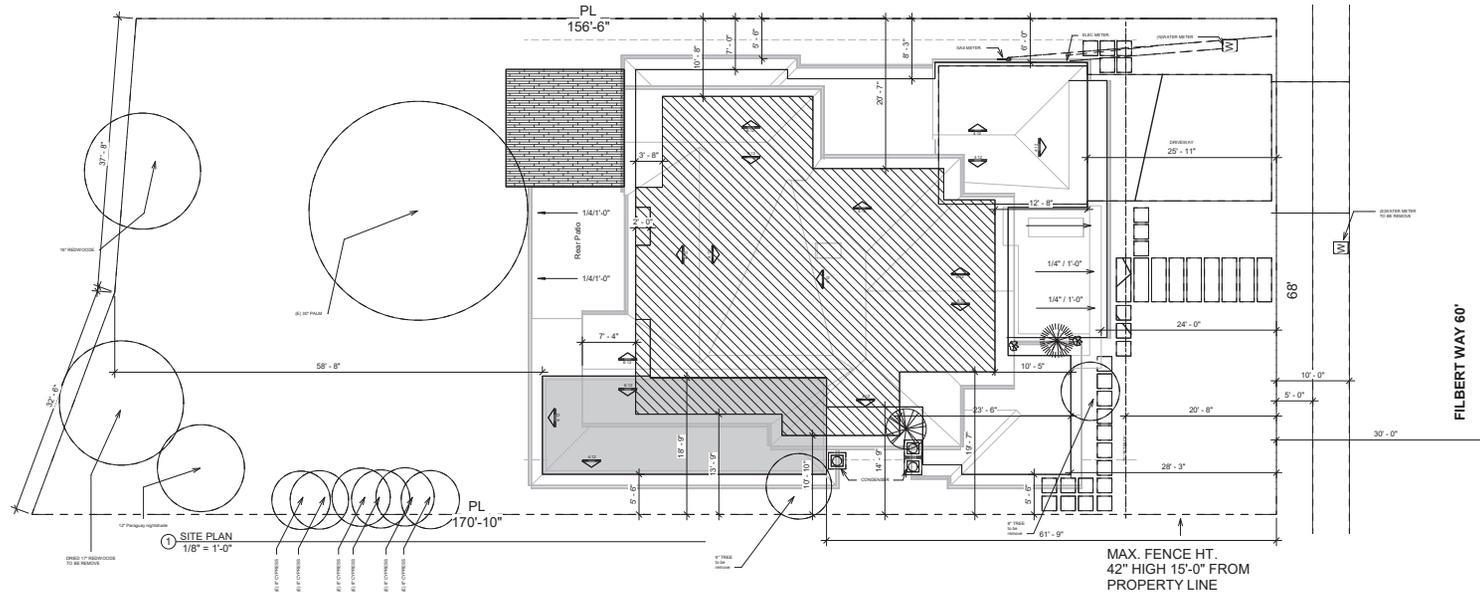
21088 HOMESTEAD DR
CUPERTINO, CA 95014
TEL: (408) 708-1234
EMAIL: OFFICE@GOLDENGATEGROUP.COM

RESIDENTIAL :
729 Filbert Way,
CAMPBELL, CA 95008

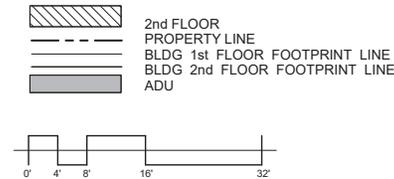
Impervious Surface Area:

FRONT YARD: 68'X-26'=1,768 SQF

IMPERVIOUS AREA: Walk Way(200)+ Drive way(470)=670/1,768 =38%<50%



LEGEND:



GRADING and DEMO NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDERGROUND.
7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL. WITH EXCEPTION:
 - a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES:

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS FOOTED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR PROVISION, QUANTITY, EXTENT AND COMPLETION TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE GOLDEN GATE GROUP ARCHITECT IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES.

NO	DESCRIPTION	DATE	BY

PROGRESS	
BUILDING OWNER APPROVAL DATE:	
ARCHITECT APPROVAL DATE:	
DESIGNER ARCH SIGNATURE DATE:	
BASHI'S RESIDENCE	

SITE PLAN			
NORTH	DATE	PROJECT NO	SCALE
DRAWN	CHK BY	FLOOR	A0.1



GOLDEN GATE GROUP
Architectural & Construction

21061 HOMESTEAD Rd.
CUPERTINO, CA. 95014
TEL: (408) 442-8081
WWW.GTG.COM

BASH'S RESIDENCE
729 Filbert Way, CAMPBELL,
CA. 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE DESIGNED FOR DIMENSION, GRADE, LEVEL AND COMPLIANCE TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED BY THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY UPON DISCOVERY. UNLESS OTHERWISE SPECIFIED, ALL SUCH DISCREPANCIES ARE RESOLVED IN FAVOR OF THE CONTRACTOR'S INTERPRETATION TO SO AS TO BE PROCEEDING AT HIS OWN RISK.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND ORDINANCES. CONTRACTOR SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH DUTIES OR BE DESCRIBED DETAILS OF THE WORKS AS FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

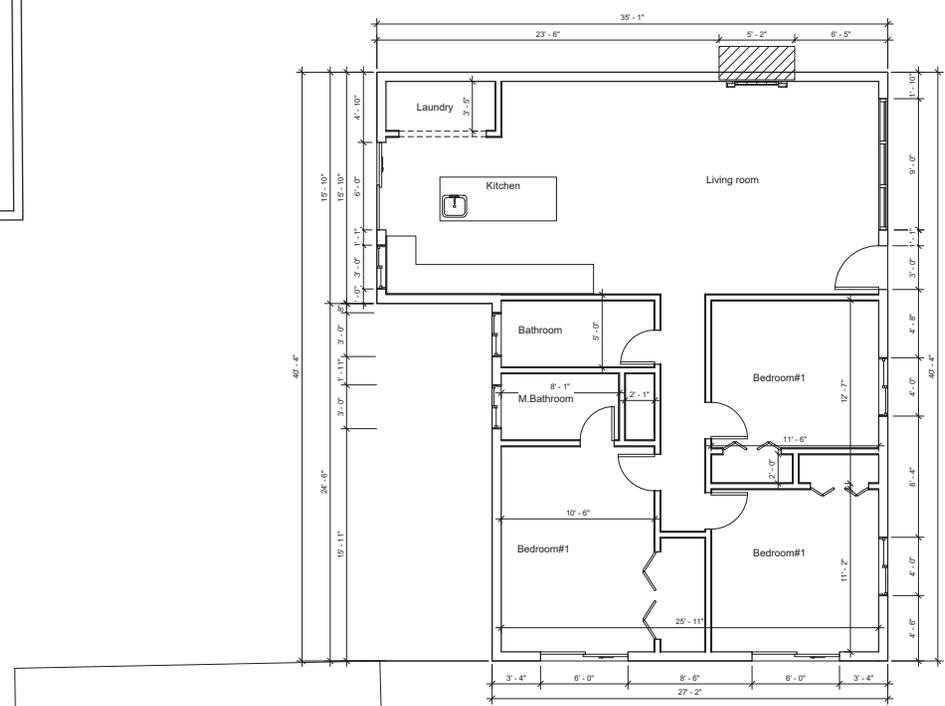
THE CONTRACTOR, ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK'S VARIATION, CORRECTION OR OMISSION.

IT IS THE INTENT OF THESE CONTRACT DOCUMENTS AND THE CONTRACTOR'S OBLIGATION TO FOLLOW THE DESIGNER'S DESIGN IN ALL WORKING AND DETAIL VISIONS DERIVED FROM FIELD SURVEYING AND DESIGN GROUP'S DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

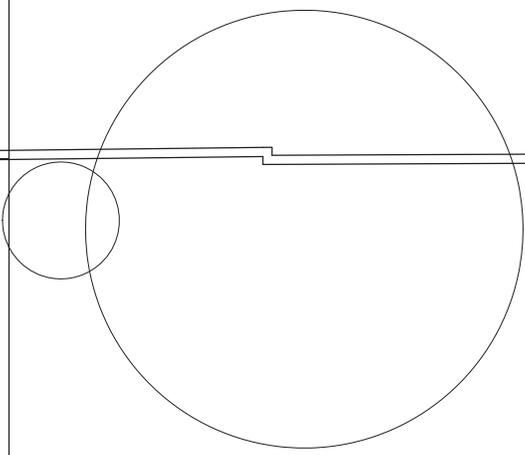
NO.	DESCRIPTION	DATE	BY
PROGRESS:			
BUILDING OWNER APPROVAL DATE:		DESIGNER APPROVAL DATE:	
CLIENT/TENANT APPROVAL DATE:		DESIGNER APPROVAL SIGNATURE:	

"KENNETH'S RESIDENCE"

EXISTING FLOOR PLAN			
NORTH	DATE	SCALE	DRAWING
			A1.1
DRAWN	CHECKED	FLOOR	



GARAGE



① EXISTING FLOOR PLAN
1/4" = 1'-0"

WALL

- EXISTING WALL TO REMAIN
- WALL TO BE REMOVED/WDW. OR DR. TO INFILL

INTERIOR ENVIRONMENT
1. UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR AREA. (R408.1)

BUILDING ENVELOPE
1. DAMPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

2. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R317.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.

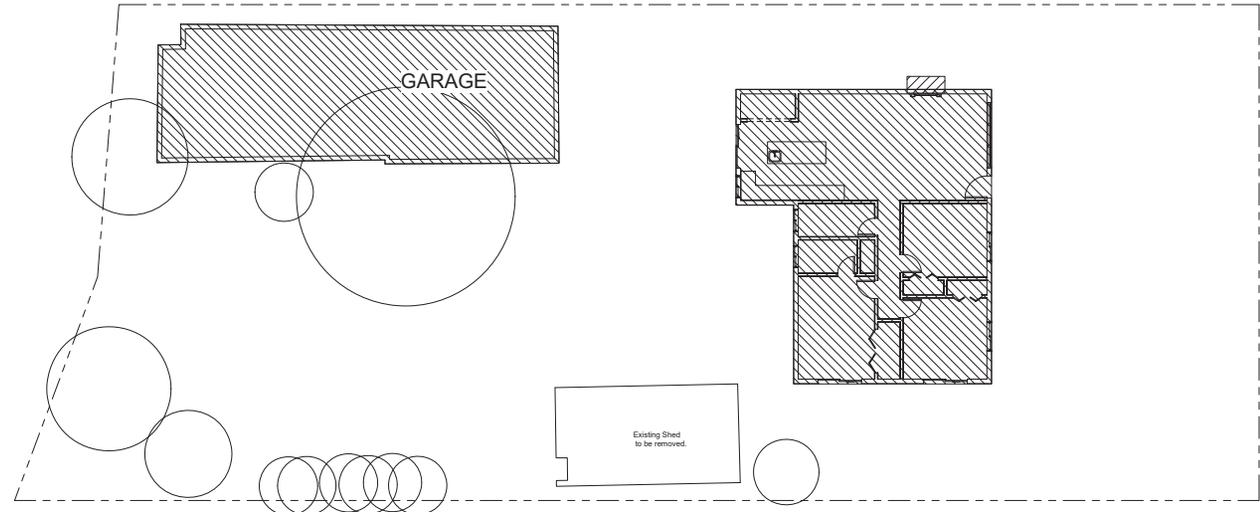


21061 HOMESTEAD Rd.
CUPERTINO, CA. 95014
TEL: (408) 442-8081
EMAIL: OFFICE@GOLDENGATEGROUP.COM

BASHI'S RESIDENCE
729 Filbert Way, CAMPBELL,
CA. 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, LEVEL AND COMPLETION TO THE EXISTING SITE. ANY DISCREPANCIES AND DEVIATED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE GOLDEN GATE GROUP ARCHITECTS AT THE FIRST MEETING FOLLOWING THE COMMENCEMENT OF WORK. UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED, IF THE CONTRACTOR CHOOSES TO PROCEED, HE SHALL BE PROCEEDING AT HIS OWN RISK.
CONTRACTOR SHALL VERIFY DIMENSIONS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT BE RELEASED FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK IF A VIOLATION OCCURS PRIOR TO THE COMMENCEMENT OF WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK IF A VIOLATION OCCURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT BE RELEASED FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK IF A VIOLATION OCCURS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT BE RELEASED FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK IF A VIOLATION OCCURS PRIOR TO THE COMMENCEMENT OF WORK.

All Existing Structural to be removed.



① DEMOLITION PLAN
1/8" = 1'-0"

1	05/01/2015	11-11-2014
NO.	DESCRIPTION	DATE BY

PROGRESS

BUILDING OWNER APPROVAL
DATE: _____

CLIENT/REMY APPROVAL
DATE: _____

RESPONSIBLE ARCHITECT SIGNATURE
DATE: _____

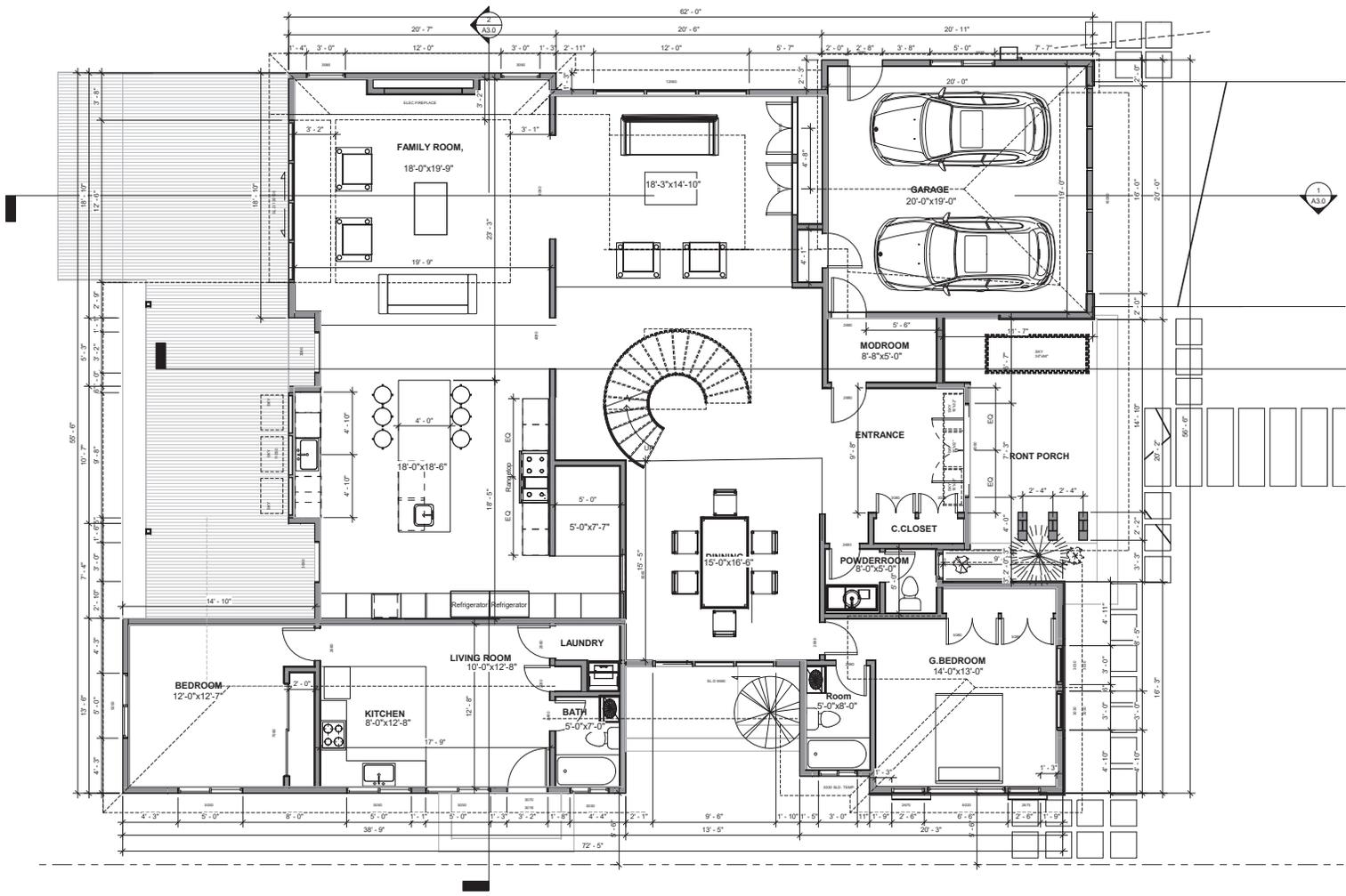
KENNETH'S RESIDENCE

DEMOLITION PLAN			
NORTH	DATE	PROJECT NO.	SCALE
DRAWN	CHK BY	FLOOR	AD.1



2106 HOMESTEAD Rd.
CUPERTINO, CA 95014
TEL: (408) 708-1234
WWW.GGACGROUP.COM

RESIDENTIAL :
729 Filbert Way,
CAMPBELL, CA 95008



LEGEND:



⊕ PROPOSED FLOOR PLAN
1/4" = 1'-0"

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, SCALE, LETTER AND COMPLETENESS TO THE EXISTING SITE. ANY DISCREPANCIES AND CORRECTED CONDITIONS MUST BE NOTED FOR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION BY THE ARCHITECT PRIOR TO THE COMMENCEMENT OF THE WORK. UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED, IF THE CONTRACTOR PROCEEDS TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS. THE CONTRACTOR SHALL NOT RELY ON THE ARCHITECT FOR THE OBTAINING OF SUCH PERMITS OR FOR THE COMPLETENESS OF THE REGULATIONS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS. THE CONTRACTOR SHALL NOT RELY ON THE ARCHITECT FOR THE OBTAINING OF SUCH PERMITS OR FOR THE COMPLETENESS OF THE REGULATIONS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL CITY, COUNTY AND STATE REGULATIONS. THE CONTRACTOR SHALL NOT RELY ON THE ARCHITECT FOR THE OBTAINING OF SUCH PERMITS OR FOR THE COMPLETENESS OF THE REGULATIONS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

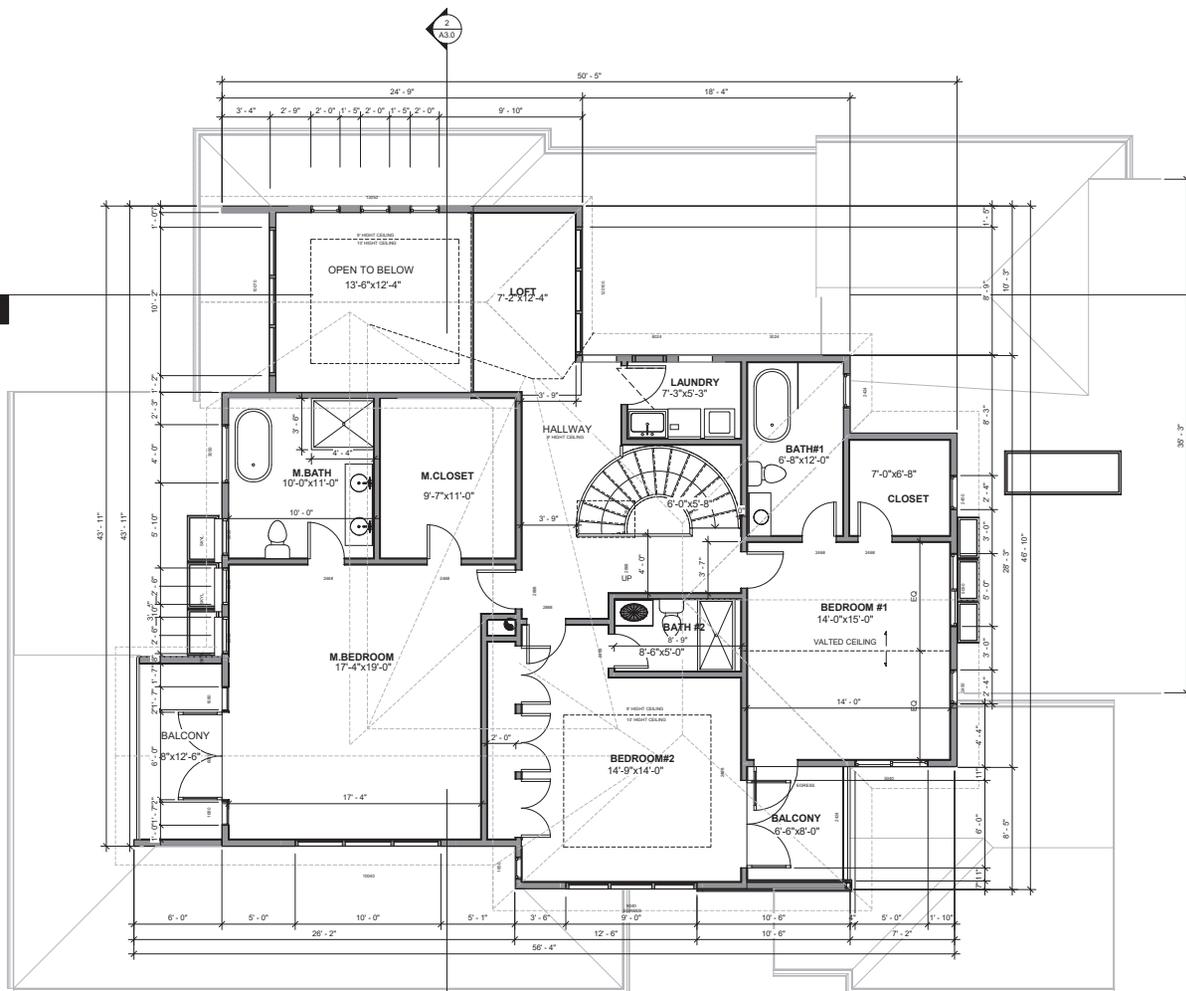
NO.	DESCRIPTION	DATE	BY

PROGRESS

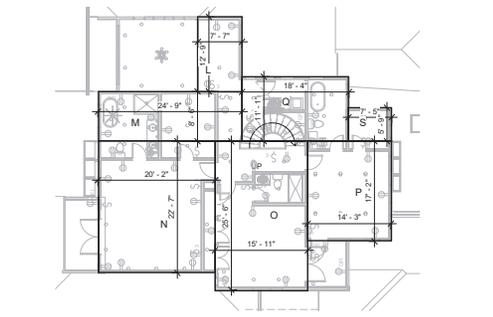
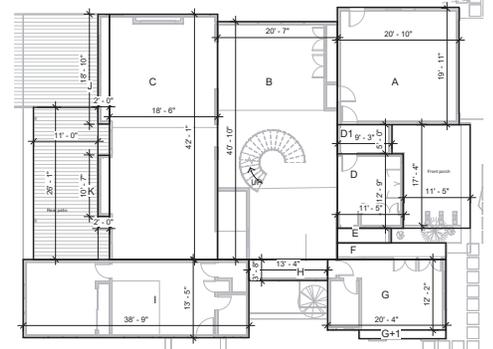
BUILDING OWNER APPROVAL DATE:	ARCHITECT APPROVAL DATE:
----------------------------------	-----------------------------

BASHI'S RESIDENCE

PROPOSED FLOOR PLAN			
NORTH	DATE	PROJECT NO.	SCALE



FLOORS	SPACES	SIZE	AREAS(SQF)	TOTAL		
GARAGE	A	20'-10"X19'-11"	415	415		
	B	20'-7"X40'-10"	840			
1ST FLOORS	C	18'-6"X42'-1"	779	2,782		
	D	11'-5"X12'-9"	146			
	D1	9'-3"X5'-0"	46			
	E		24			
	F		51			
	G	20'-4"X12'-2"	247			
	G+1		21			
	H	13'-4"X3'-8"	49			
	I	38'-9"X13'-5"	520			
	J	2'-0"X18'-10"	38			
	2ND FLOORS	K	2'-0"X10'-7"		21	1,661
L		7'-7"X12'-9"	97			
M		24'-9"X8'-6"	210			
N		20'-2"X22'-7"	455			
O		15'-11"X25'-6"	406			
P		14'-5"X17'-2"	247			
Q		18'-4"X11'-1"	203			
S		7'-5"X5'-9"	43			
TOTAL BUILDING AREA				4,858		
1ST FLOORS		Front porch	11'-5"X17'-4"	213		
	Rear patio	11'-0"X26'-1"	287			



3 2ED LEVEL Copy 1
1" = 10'-0"

LEGEND:



21060 HOMESTEAD Rd
CUPERTINO, CA 95014
TEL: (408) 708-1234
www.gfggroup.com

RESIDENTIAL :
729 Filbert Way,
CAMPBELL, CA 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSIONS, SPACING, LETTERS AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND CORRECTIONS THAT ARE NECESSARY TO CORRECT THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

NO.	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:

BASHI'S RESIDENCE

PORPOSED SECOND FLOOR			
NORTH	DATE	PROJECTED SCALE	DRAWING

DRAWN	CHECKED	FLOOR	A1.3
-------	---------	-------	------



21061 HOMESTEAD Rd.
CUPERTINO, CA 95014
TEL: (408) 708-1234
WWW.GTGARCHITECTURALCONSTRUCTION.COM

RESIDENTIAL ADDITION:
15750 Oakridge Court,
Morgan Hill, CA 95008

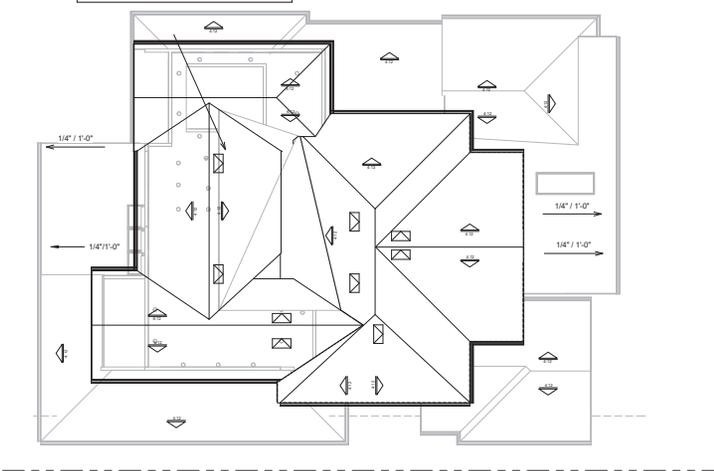
ATTIC VENTILATION CALCULATION:

NEW ROOF AREA: 3,172 S.F.
VENTILATION REQ: 3.172/300 = 10.57 S.F.
(AT 1/300 W/50% VENTS HIGH & 50% LOW)

VENTILATION PROVIDED:

LOW VENTS (8)@ 34 S.F.= 2.72 S.F.
HIGH VENTS (8)@ 34 S.F.= 2.72 S.F.

TYP. EYE BROW ROOF VENTS
.34S.F. FREE AIR MIN. EA. VENT



1 ROOF PLAN
1/8" = 1'-0"

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, SCALE, LETTER AND COMPLETENESS TO THE EXISTING SITE. ANY DISCREPANCIES AND DEVIATED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. ALL SUCH DISCREPANCIES ARE RESOLVED IF THE CONTRACTOR AGREES TO DO SO BEFORE ANY WORK IS BEING PERFORMED AT THE WORK SITE.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SPECIFICATIONS FOR THE WORK WHICH IS MANIFESTLY NECESSARY TO COMPLY WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR OBTAINING PERMITS OR SPECIFICATIONS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR, ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE BEFORE COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK'S VERTICAL CORRECTNESS OR DESIGN.

BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE CONTRACTOR'S OBLIGATION TO OBTAIN THE CORRECTNESS OR DESIGN OF THE WORK SHALL PREVAIL. THE CONTRACTOR OR DESIGNER IN WRITING AND RETAIN WRITTEN RESOLUTION FROM GOLDEN GATE GROUP ARCHITECTURAL CONSTRUCTION FOR ANY RELATED WORK.

NO.	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE: _____

CLIENT/TENANT APPROVAL DATE: _____

DESIGNER/ARCH. SIGNATURE DATE: _____

BASHI'S RESIDENCE

ROOF PLAN

NORTH	DATE	PROJECT/SCALE	DRAWING

ROOF SLOPE

- ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
- ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 1/4" = 12" TOWARD DRAINS.
- IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.
- NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS OF 2% TOWARD DRAINS.

ROOF PENETRATION

- VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
- CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATION SHALL BE PROVIDED WITH W.R. GRACE 4000 BITUMETHENE WRAPPINGS AND 24 GA. GALVANIZED METAL FLASHING AND COUNTER FLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.
- COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.

GUTTERS AND ROOF DRAINS

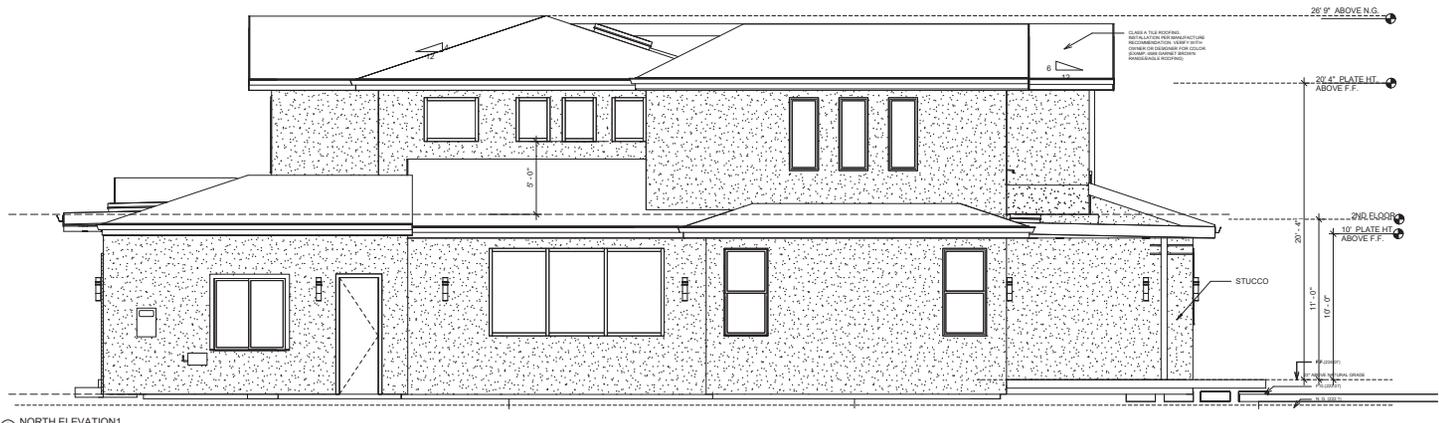
- GUTTERS SHALL BE CONSTRUCTED OF 24 GA. COPPER METAL WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
- GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.
- UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
- PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER.

NOTE: ALL ROOF DRAINS SHALL CONNECT TO SUBSURFACE DRAINAGE SYSTEM WHICH SHALL DISCHARGE AT STREET.



21061 HOMESTEAD Rd
CUPERTINO, CA 95014
TEL: (408) 708-1234
EMAIL: OFFICE@GOLDENGATEGROUP.COM

RESIDENTIAL :
729 Filbert Way,
CAMPBELL, CA 95008



2 NORTH ELEVATION1
1/4" = 1'-0"



1 SOUTH ELEVATION2
1/4" = 1'-0"

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, SPACING, LETTER AND COMPLETENESS TO THE EXISTING SITE. ANY DISCREPANCIES AND DEVIATED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY UPON DISCOVERY OF SUCH DISCREPANCIES OR DEVIATIONS. UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED, IF THE CONTRACTOR PROCEEDS TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK.

DISCREPANCIES FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO COMPLY WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS EVIDENTLY FALSE, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK OR BE DESCRIBED IN FULL OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS, ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK AS INTENTION, DISCREPANCY OR OMISSION.

BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY GOLDEN GATE GROUP INC. DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM GOLDEN GATE GROUP INC. PRIOR TO PROCEEDING WITH ANY RELATED WORK.

NO.	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL
DATE: _____

CLIENT/ARCHITECT APPROVAL
DATE: _____

RESIDENT/ARCHITECT SIGNATURE
DATE: _____

BASHI'S RESIDENCE

EXTERIOR01 ELEVATIONS

NORTH	DATE	PROJECT	SCALE	DRAWING

DRAWN	CHECKED	FLOOR	A2.1



1 Section 1
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



21061 HOMESTEAD Rd.
CUPERTINO, CA 95014
TEL: (408) 708-1234
WWW.GGAGOLDENGATEGROUP.COM

RESIDENTIAL :
729 Filbert Way,
CAMPBELL, CA 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, SCALE, LETTER AND COMPLETENESS TO THE EXISTING SITE. ANY DISCREPANCIES AND DEVIATED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR DEVIATED CONDITIONS UNLESS ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR PROCEEDS TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK.

DISCREPANCIES FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CONTRADICTORY THEREIN, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK UNLESS DISCREPANCIES OR DEVIATIONS ARE FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR, ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.

IT IS THE INTENT OF THESE CONTRACT DOCUMENTS AND THE CONTRACTOR'S OBLIGATION TO FOLLOW THE CONTRACTOR'S DESIGN OR SPECIFICATIONS FOR THE WORK. GOLDEN GATE GROUP ARCHITECTURAL AND CONSTRUCTION SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR DEVIATED CONDITIONS FROM THE DRAWINGS AND SPECIFICATIONS OR FROM THE CONTRACTOR'S DESIGN OR SPECIFICATIONS.

NO.	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	DESIGNER/ARCHITECT SIGNATURE DATE:
CLIENT/OWNER APPROVAL DATE:	

BASHI'S RESIDENCE

SECTIONS & STREET VIEW

NORTH	DATE	PROJECT NO.	SCALE	DRAWING

DRAWN	CHK'D BY	FLOOR	A3.0



21061 HOMESTEAD Rd
CUPERTINO, CA 95014
TEL: (408) 708-1234
EMAIL: GFG@GOLDENGATEGROUP.COM

RESIDENTIAL :
729 Filbert Way,
CAMPBELL, CA 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, LEVEL AND COMPLETION TO THE EXISTING SITE. ANY DISCREPANCIES AND CORRECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE GOLDEN GATE GROUP ARCHITECTS AT THE FIRST MEETING FOR THE PROJECT. UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED, IF THE CONTRACTOR PROCEEDS TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK.

ENGINEERS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE ARCHITECTS, ENGINEERS, SURVEYORS, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH DUTIES OR BE RESPONSIBLE FOR THE WORKS AS FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE CONTRACTOR'S OBLIGATION TO OBTAIN THE CONTRACTOR'S DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM GOLDEN GATE GROUP ARCHITECTS PRIOR TO PROCEEDING WITH ANY RELATED WORK.

NO.	DESCRIPTION	DATE	BY

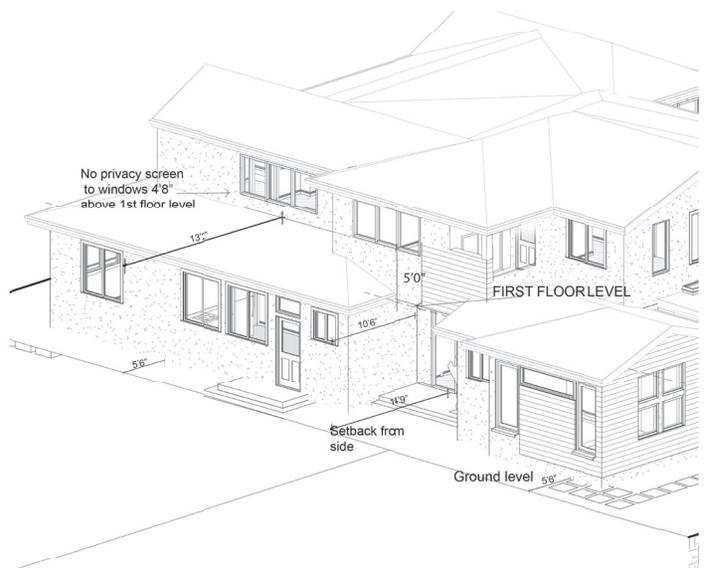
PROGRESS

BUILDING OWNER APPROVAL DATE:	DESIGNER/ ARCHT. SIGNATURE DATE:

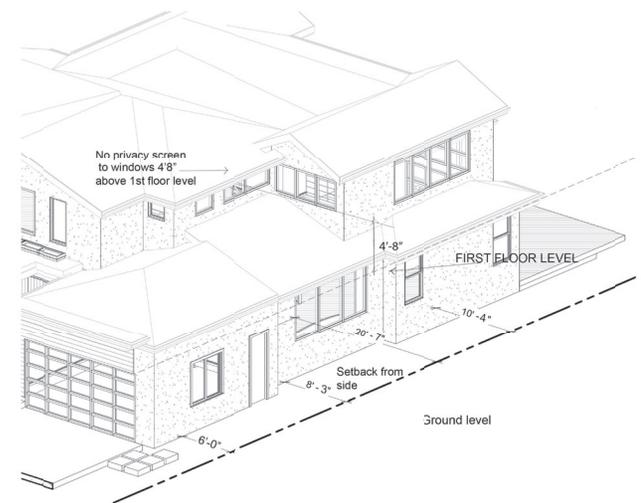
BASHI'S RESIDENCE

PRIVACY PLAN			
NORTH	DATE	PROJILING SCALE	DRAWING

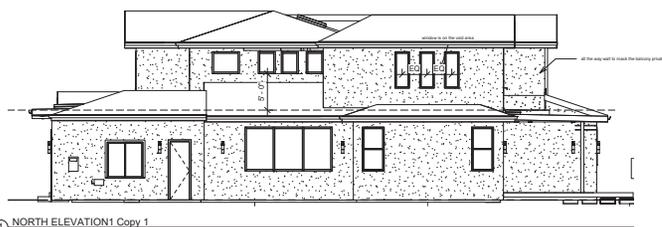
DRAWN	CHK'D BY	FLOOR	A4.2



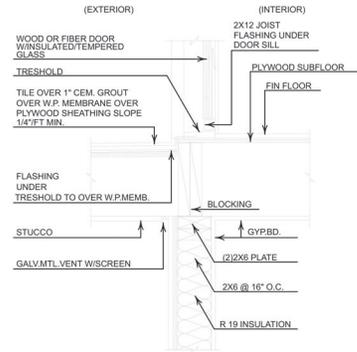
② SOUTH ELEVATION2 Copy 1
1/8" = 1'-0"



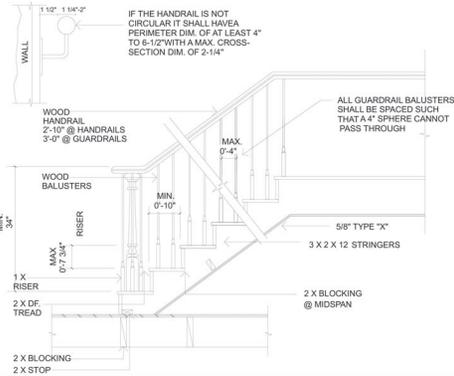
① NORTH ELEVATION1 Copy 1
1/8" = 1'-0"



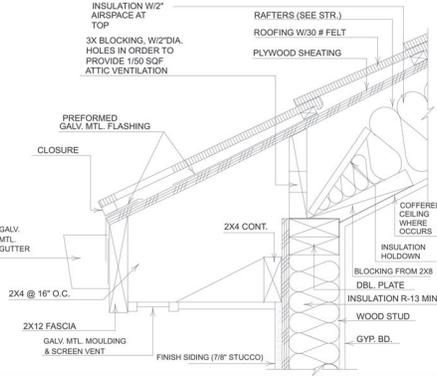
MAX. 1 1/2" HEIGHT OF THRESHOLD ABOVE FLOOR AT EXTERIOR DOORS



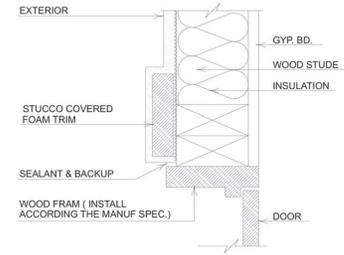
D1 - ROOF DECK ASSEMBLY



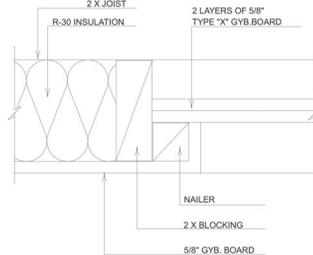
D4 - HANDRAIL DETAIL



D7 - EAVE DETAIL



D2 - EXTERIOR DOOR DETAIL



3- ROOF / WALL FLASHG.,SS DETAIL

Figure A

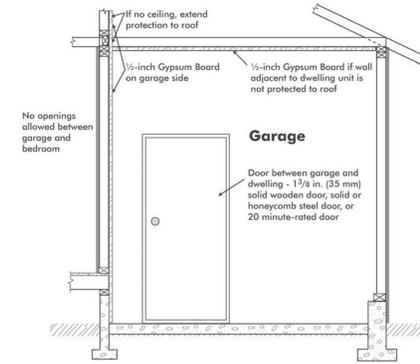
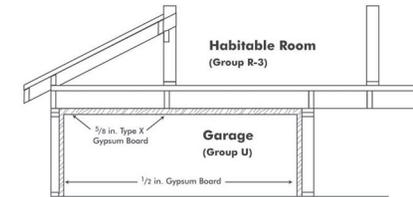


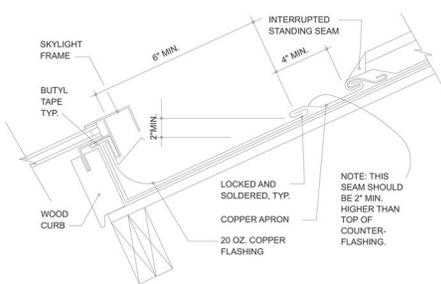
Figure B



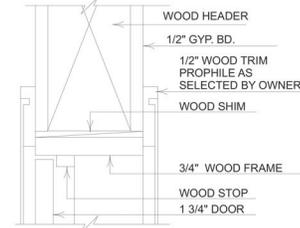
1- TYP. EAVE

D8 - GARAGE SEPARATION DETAIL

SKYLIGHT SHALL BE INSTALLED ON A CURB.



D3 - SKYLIGHT DETAIL



D6 - INTERIOR DOOR DETAIL



21060 HOMESTEAD RD.
CUPERTINO, CA 95014
TEL: (408) 442-8081
WWW.GGAG.COM

BASHI'S RESIDENCE
729 Filbert Ave, CAMPPELL,
CA. 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSIONS, SERIAL NUMBER AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND DEVIATED CONDITIONS THAT EFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH DUTIES OR BE RESPONSIBLE FOR THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES AND AGENCIES OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES.

NO.	DESCRIPTION	DATE	BY
1	ISSUE		

PROGRESS	
BUILDING OWNER APPROVAL DATE:	
CLIENT/OWNER APPROVAL DATE:	

KENNETH'S RESIDENCE

ARCHITECTURAL DETAILS			
NORTH	DATE	PROJECT/SCALE	DRAWING

DRAWN	CHECKED	FLOOR	A5.1
-------	---------	-------	------