



**CITY OF CAMPBELL**  
Community Development Department

March 30, 2022

**NOTICE OF ADMINISTRATIVE ACTION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

**Project Address:** 868 Sweetbriar Ave.  
**Zoning | Area Plan:** R-1-8 | CVNP  
**Neighborhood Association(s):** Campbell Village Neighborhood Assoc.  
**File No.:** PLN-2021-219  
**APN:** 412-41-006  
**Applicant:** Chad Ngo  
**Property Owner:** Chad Ngo  
**Application Type:** Administrative Site and Architectural Review Permit  
**Project Description:** New 2-story 4,370 square-foot single-family dwelling.



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 March 30, 2022 and ends on April 11, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 PM on **April 11, 2022**. 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.

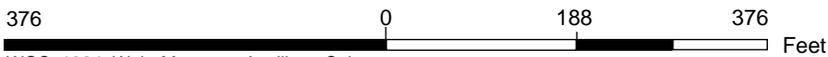
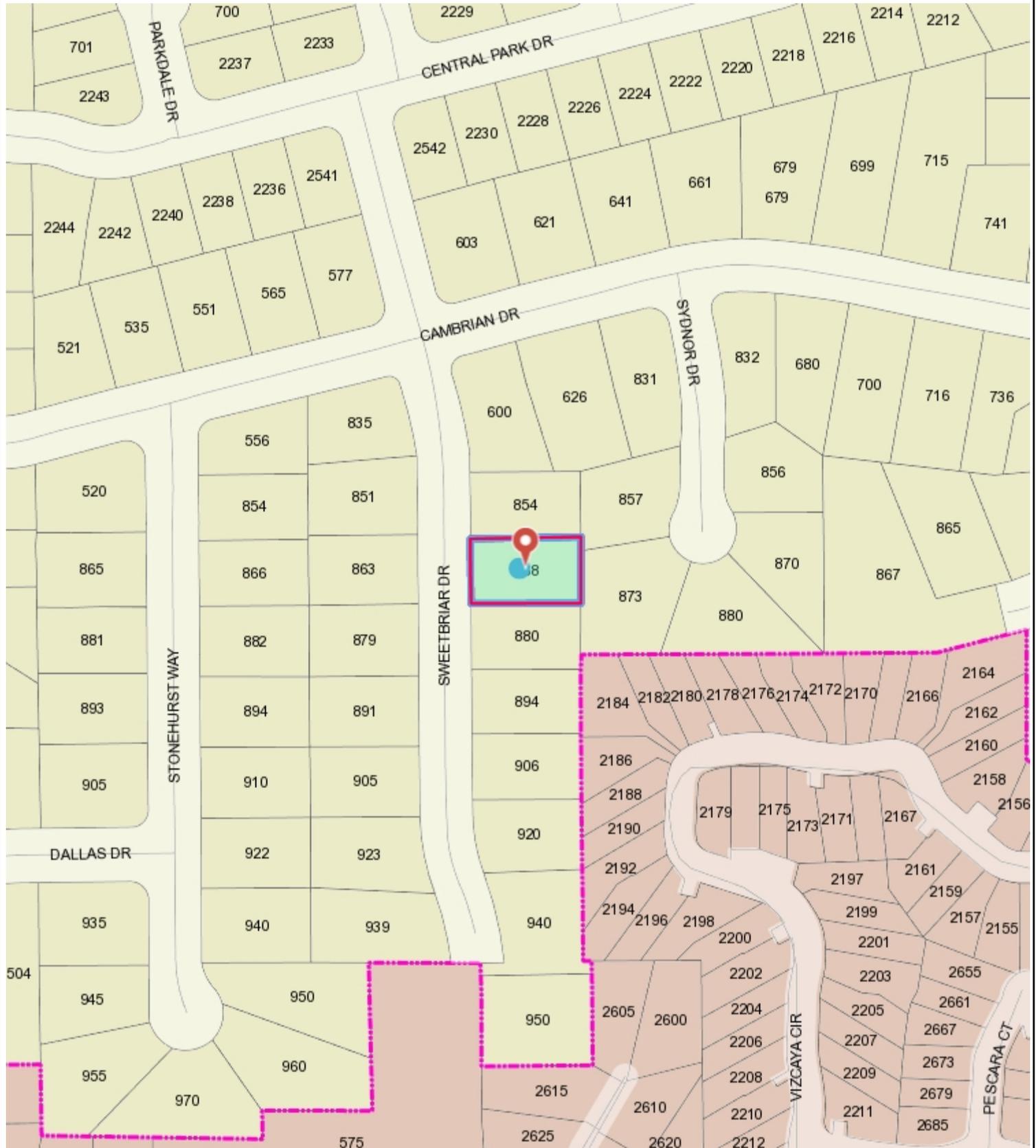
Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be 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 website by scanning the QR code, below.

Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at [danielf@campbellca.gov](mailto:danielf@campbellca.gov).





# Location Map 868 Sweetbriar Dr.



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.

# NGO RESIDENCE 868 SWEETBRIAR CAMPBELL, CA

BUILDING DEPARTMENT AND FIRE DEPARTMENT  
COMMENTS WILL BE ADDRESSED  
AT THE CONSTRUCTION DRAWINGS PHASE

- A1.0 PROJECT DATA
- C0 GRADING AND DRAINAGE COVER
- C1 GRADING AND DRAINAGE
- C3 CONSTRUCTION DETAILS
- C4 EROSION CONTROL
- C5 BEST MANAGEMENT PRACTICES
- A1.1 SITE PLAN (PROPOSED & EXISTING)
- A1.2 LANDSCAPE PLAN
- A2.0 EXISTING & DEMOLITION FLOOR PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.1 SITE PICTURES
- A4.2 FLOOR AREA CALCULATIONS / BUILDING COLORS
- A4.3 PRIVACY PLAN / SITE SECTION

OWNER:  
CHAD NGO  
868 SWEETBRIAR  
CAMPBELL, CA  
(408) 396-8549

PROJECT SCOPE: PROPOSED 2 STORY NEW DWELLING USING PORTION OF THE  
EXISTING ONE STORY HOUSE WITH AN ATTACHED JUNIOR ADU  
AND ATTACHED 2 CARS GARAGE

HOUSE DESIGN AND STYLE TO COMPLY WITH CAMPBELL DESIGN GUIDELINE  
AND COMPATIBLE WITH THE NEW HOUSES IN THE NEIGHBORHOOD.

NO PROTECTED TREES ARE PROPOSED FOR REMOVAL

APN 412-41-006

NET LOT SIZE: 9,375 SQ. FT.

ZONING: R1-6

MAX. FAR ALLOWED 45% = 4,218 SQ. FT.

ALLOWED ATTACHED ADU = 500 SQ. FT.

TOTAL ALLOWED: 4,718 SQ. FT.

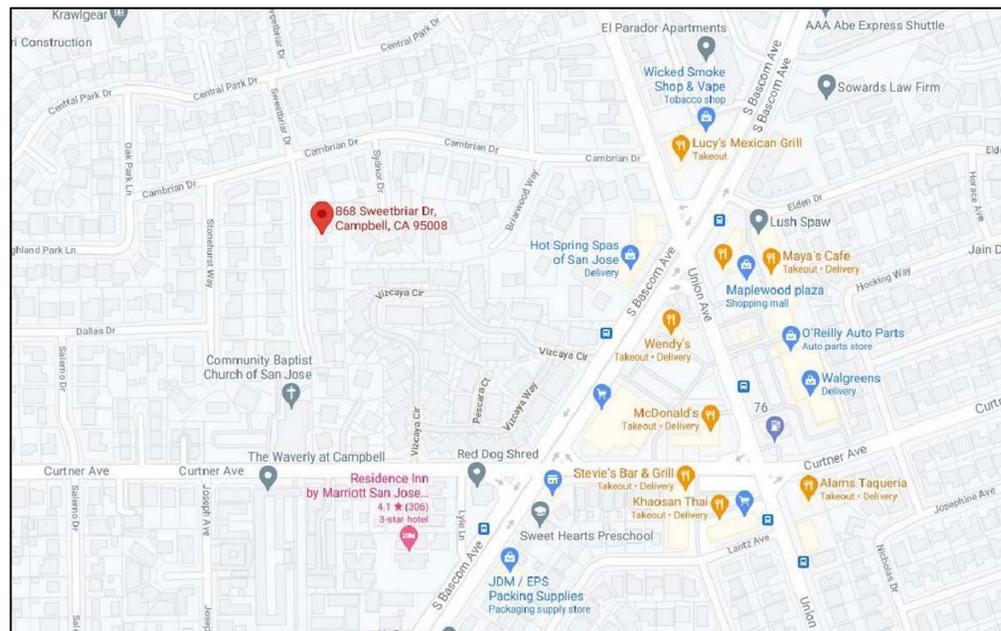
PROPOSED: 3,870 SQ. FT. (PLUS 500 S.F. ATTACHED ADU )

SQUARE FOOTAGE SUMMARY	
	SQ. FT.
PROPOSED FIRST FLOOR LIVING AREA	1,865 SQ. FT.
PROPOSED SECOND FLOOR LIVING AREA	1,485 SQ. FT.
ATTACHED GARAGE	520 SQ. FT.
PROPOSED NEW HOUSE (FAR)	3,870 SQ. FT.
ATTACHED JUNIOR ADU	500 SQ. FT.
PROPOSED HOUSE INCLUDING ADU	4,370 SQ. FT.
COVERED PORCH & PATIO	35 SQ. FT.
EXISTING HOUSE & GARAGE TO BE DEMOLISHED	2,590 SQ. FT.

DEVELOPMENT DATA					
	SQUARE FEET		PERCENT OF SITE		
	EXISTING	PROPOSED	EXISTING	PROPOSED	ALLOWED
BUILDING COVERAGE	2,590 SQ. FT.	2,925 SQ. FT.	27.5 %	31.0 %	40 %
LANDSCAPE COVERAGE	5,785 SQ. FT.	5,500 SQ. FT.	61.7 %	58.7 %	
PAVING COVERAGE	1,000 SQ. FT.	950 SQ. FT.	10.6 %	10.2 %	

NEW IMPERVIOUS AREA: 3,875 SQ. FT. 41.3 %  
NEW PERVIOUS AREA: 5,500 SQ. FT. 58.7 %

### SHEETS INDEX



VICINITY MAP

REVISIONS	BY



**BASSAL**  
**Architecture**  
916.435.0605  
408.674.2077



PROJECT DATA

NGO RESIDENCE  
868 SWEETBRIAR  
CAMPBELL, CA

DATE: 11-23-2021  
SCALE:  
DRAWN: CB  
JOB NO:

A2  
**A1.0**  
OF SHEETS

COPY RIGHT NOTICE - USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. REUSE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATION REMAINS WITH CHEERNE BASSAL. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

**GRADING & DRAINAGE NOTES:**

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

1. 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.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PRIVATE, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
6. 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.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
8. 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.
9. 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.
10. 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:
11. 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.
12. PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
13. 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 NORTH WESTERLY CORNER OF LOT AS SHOWN:  
PROJECT BENCHMARK 211.36' (NAVD88 DATUM)

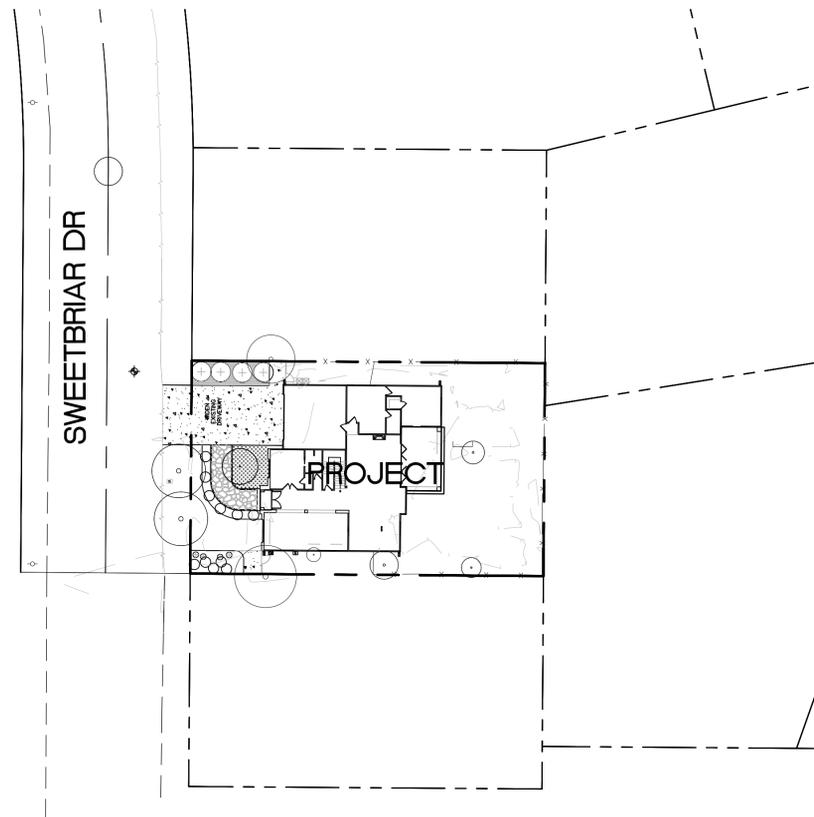
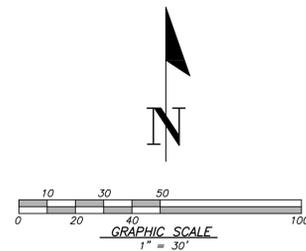
**ABBREVIATIONS**

AC = ASPHALT CONCRETE	LP = LOW POINT
AD = AREA DRAIN	PAD = PAD ELEVATION
AG = ADJACENT GRADE AT FOUNDATION	PCC = PORTLAND CEMENT CONCRETE
BC = BEGIN CURVE	PL = PROPERTY LINE
BS = BOTTOM OF STAIR	PV = PAVEMENT GRADE
BU = BUBBLE UP	PVC = POLYVINYL CHLORIDE PIPE
BVC = BEGIN VERTICAL CURVE	PVI = POINT OF VERTICAL INTERSECTION
BRW = BOTTOM OF RETAINED GRADE AT WALL	RCP = REINFORCED CONCRETE PIPE
CB = CATCH BASIN	ROW = RIGHT OF WAY
CL = CENTERLINE	S=004> SLOPE
CO = CLEANOUT	SD = STORM DRAIN
DS = DOWNSPOUT WITH SPLASH BOX	SSMH = STORM DRAIN MANHOLE
EC = END CURVE	SG = SUBGRADE ELEVATION
ELEV. = ELEVATION	SS = SANITARY SEWER
EVC = END VERTICAL CURVE	SSMH = SANITARY SEWER MANHOLE
EX. = EXISTING	STA = STATION
F/C = FACE OF CURB	TC = TOP OF CURB
FF = FINISHED FLOOR ELEVATION	TF = TOP OF FENCE
FH = FIRE HYDRANT	TRW = TOP OF RETAINED GRADE AT WALL
FL = FLOW LINE	TS = TOP OF STAIR
GB = GRADE BREAK	TW = TOP OF WALL
GF = GARAGE FINISH FLOOR	VCP = VITRIFIED CLAY PIPE
HP = HIGH POINT	WM = WATER METER
HC = HANDICAP UNIT	WV = WATER VALVE
INV = INVERT	

# GRADING AND DRAINAGE PLAN

868 SWEETBRIAR DRIVE  
CAMPBELL CA, 95008

APN: 412-41-006



**LOCATION MAP**

**LEGEND**

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SIDEWALK	---
WOOD FENCE	X X
CHAIN LINK FENCE	---
RETAINING WALL	---
DRIVEWAY DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTRICIAN	---
WATER METER	---
AC UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	---
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
S/S SLOPE AWAY FROM BUILDING	>>
GAS LINE	---
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE
DOWNSPOUTS W/SPLASH BOX	---
TREE TO BE REMOVED	X
ADJACENT GRADE	AG
AGGREGATE BASE (AB)	---
ASPHALT PAVEMENT (AC)	---

**SHEET INDEX**

COVER SHEET	C0
GRADING AND DRAINAGE PLAN	C1
CONSTRUCTION DETAILS	C2
EROSION AND SEDIMENT CONTROL PLAN	C3
BEST MANAGEMENT PRACTICES (BMP SHEET)	C4

NO.	DATE	CITY	BY	REVISIONS

REG. LICENSED PROFESSIONAL ENGINEER  
PORFIRIO OSCAR OSUNA  
No. 70829  
Exp. 6-30-23  
CIVIL  
STATE OF CALIFORNIA

P. Oscar Osuna  
PORFIRIO OSCAR OSUNA  
RCE 70829 EXP. 6-30-23

**OSUNA ENGINEERING INC.**  
Planning | Surveying | Civil Engineering  
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
8920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381  
SAN JOSE, CA 95119 Info@osunaengineering.com

GRADING & DRAINAGE PLAN  
COVER SHEET  
868 SWEETBRIAR DR  
CAMPBELL, CALIFORNIA  
Project No.: 2250 | Design: 0.0 | Check: 0.0 | Date: 11/19/21

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BOUNDARY LINE	---
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DIRECTION OF SURFACE DRAINAGE	---
SEE SLOPE AWAY FROM BUILDING	---
GAS LINE	---
OVERHEAD ELECTRICAL LINE	---
UNDERGROUND ELECTRICAL LINE	---
DOWNSPOUTS W/ SPLASH BOX	---
TREE TO BE REMOVED	X
ADJACENT GRADE	AG

**AREA DATA**

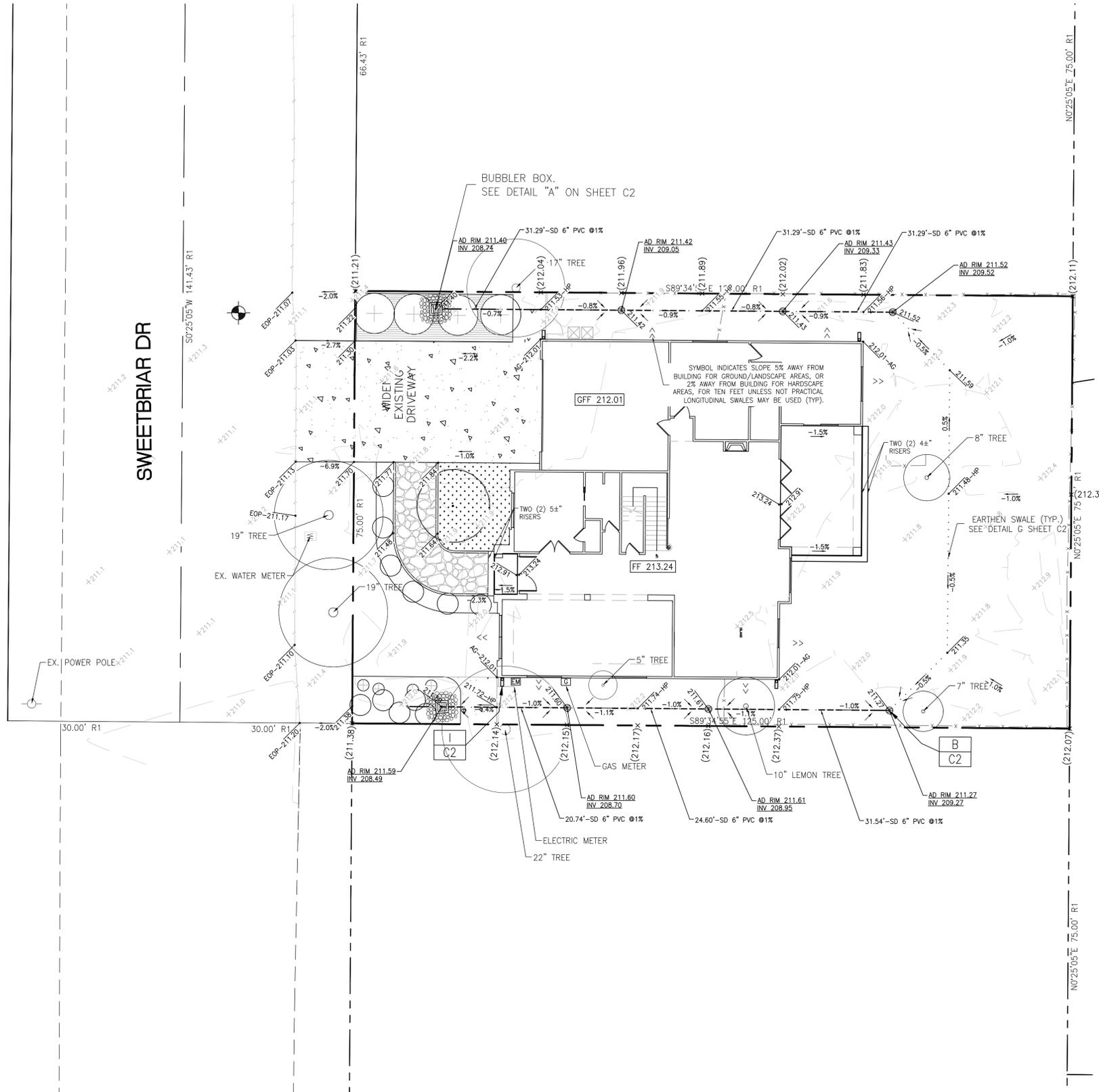
a. Enter the Project Phase Number (1, 2, 3, etc. or N/A if Not Applicable):

b. Total area of site:	0.2152 acres	9,375 sq. ft
c. Total area of site that will be disturbed:	0.2152 acres	9,375 sq. ft

**COMPARISON OF IMPERVIOUS AND PERVIOUS AREAS AT PROJECT SITE:**

d. IMPERVIOUS AREAS - IA	Pre-Project Existing IA sq. ft.	Existing IA Retained As-Is <sup>1</sup> sq. ft.	Existing IA Replaced with IA <sup>2</sup> sq. ft.	New IA Created <sup>2</sup> sq. ft.	Total Post Project IA sq. ft.
<b>Site Totals</b>					
Total IA	d.1 5,086	d.2 0	d.3 5,086	d.4 -708	d.5 (d.2+d.3+d.4) 4,378
Total New and Replaced IA			d.6 (d.3+d.4) 4,378		
<b>Public Street Totals</b>					
Total Public Streets IA <sup>3</sup>	d.8 0	d.9 0	d.10 0	d.11 0	d.12 (d.9+d.10+d.11) 0
Total New and Replaced Public Streets IA			d.13 (d.10+d.11) 0		
Total Site and Public Streets IA	d.14 (d.1+d.8) 5,086				d.15 (d.5+d.12) 4,378
Percent Replacement of IA in Redevelopment Projects (d.3+d.1) x 100:					d.16 100%

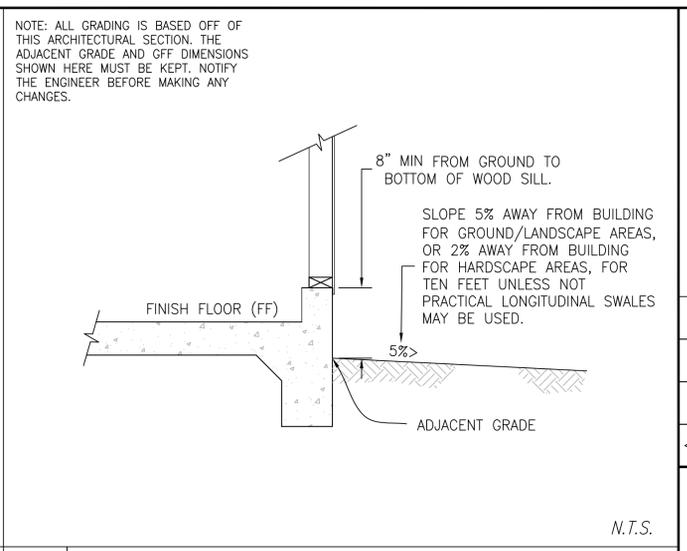
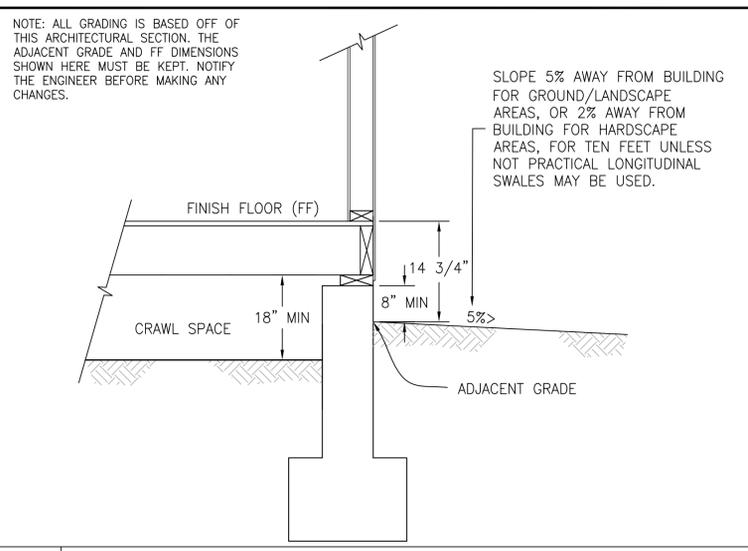
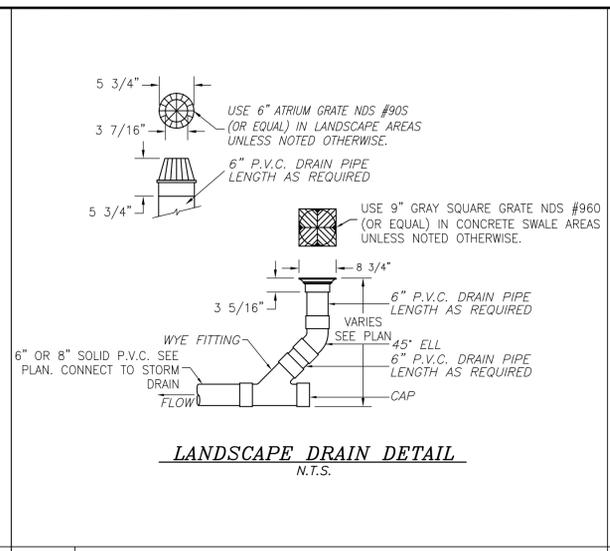
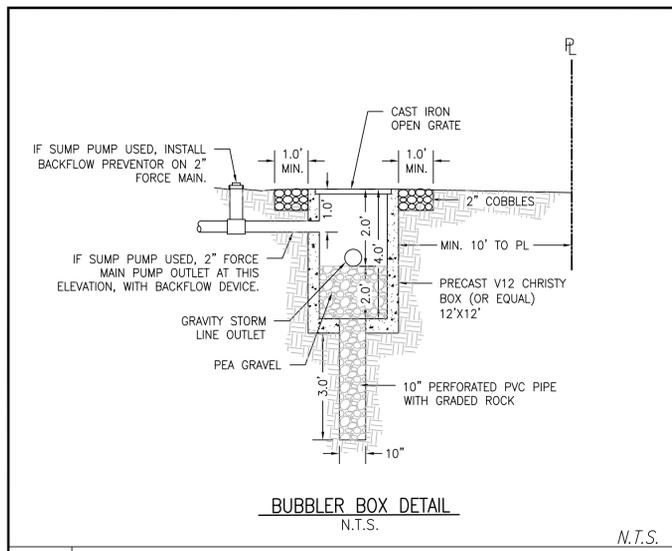
e. PERVIOUS AREAS - PA	Pre-Project Existing PA sq. ft.	Total Post Project PA sq. ft.
Total PA <sup>4</sup>	e.1 4,289	e.2 4,997
f. Total Area (IA + PA)	f.1 (d.14+e.1) 9,375	f.2 (d.15+e.2) 9,375



CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS AGREEMENT SHALL BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SAN JOSE, CALIFORNIA, AND THE COUNTY OF SANTA CLARA, CALIFORNIA, AND FOR THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

<p><b>OSUNA ENGINEERING INC.</b> Planning   Surveying   Civil Engineering</p> <p>CONSULTING CIVIL ENGINEERS &amp; LAND SURVEYORS 6920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381 SAN JOSE, CA 95119 Info@osunaengineering.com</p>	<p><b>GRADING &amp; DRAINAGE PLAN</b></p> <p><b>868 SWEETBRIAR DR</b></p> <p>CAMPBELL, CALIFORNIA Project No.: 2250   Design: J.O.   Check: O.C.   Date: 11/19/21</p>										
<p><b>SHEET C1</b></p> <p>OF 5 SHEETS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CITY</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CITY	REVISIONS					
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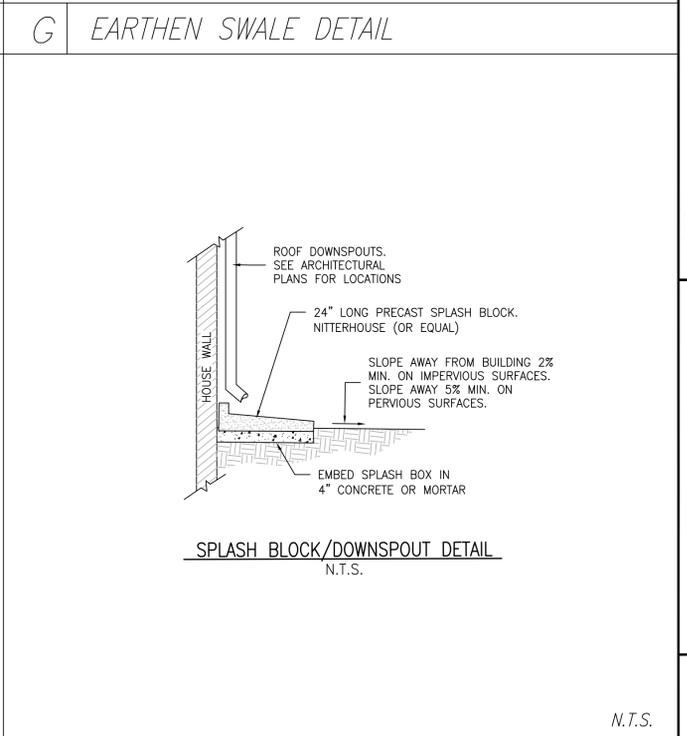
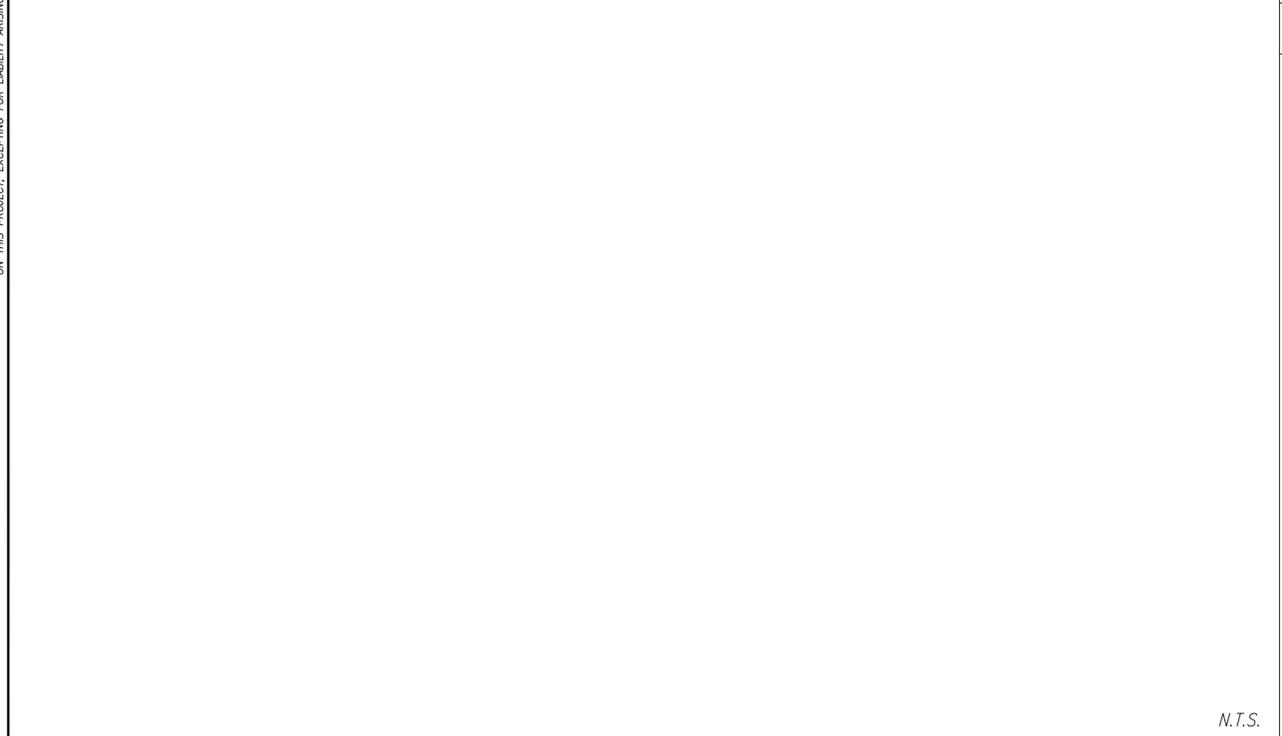
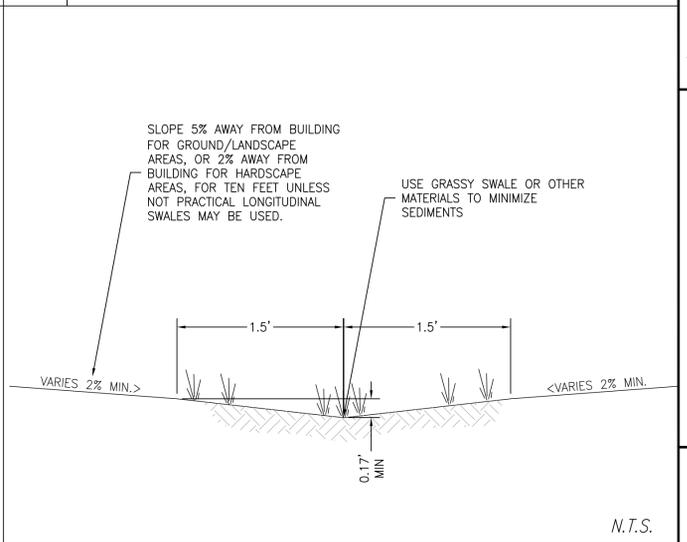
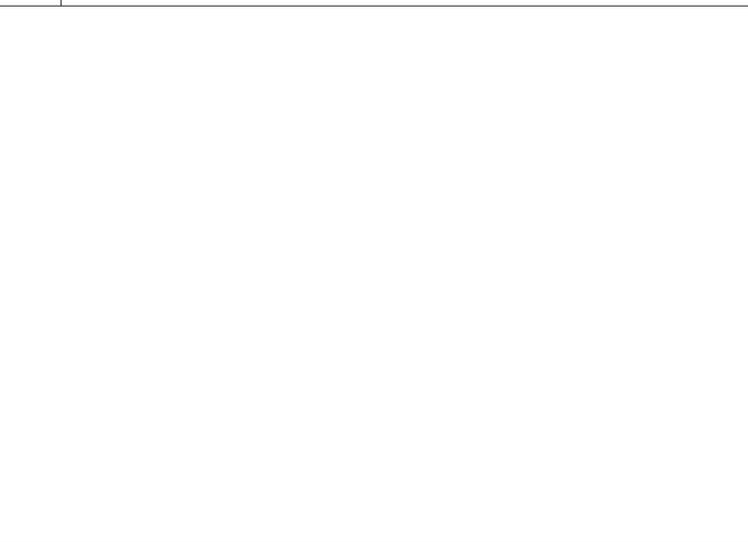
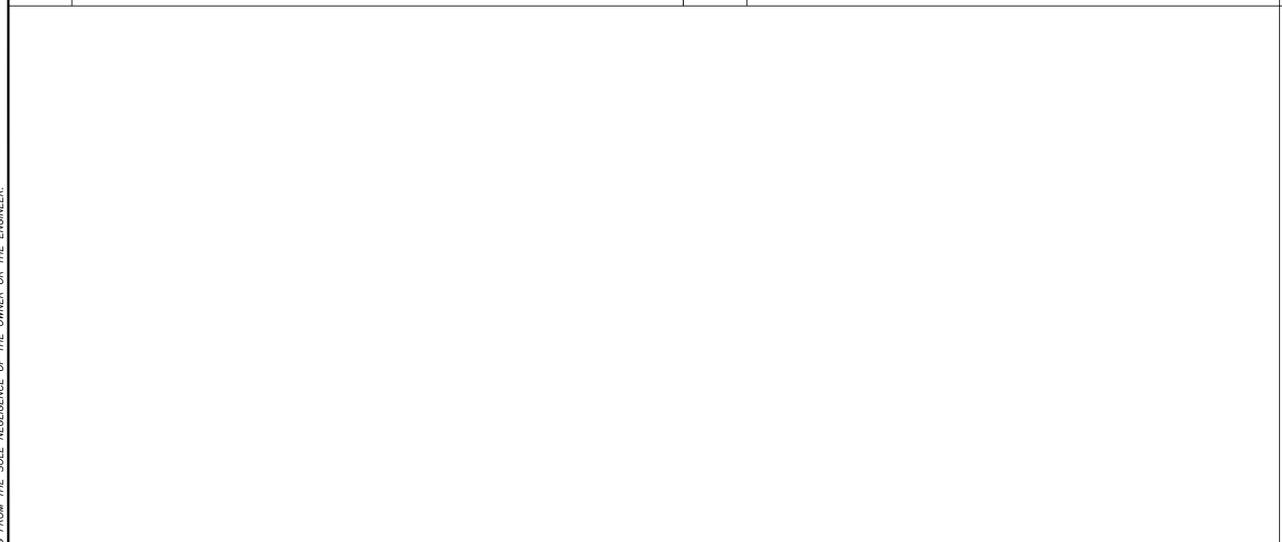


A BUBBLER BOX DETAIL

B AREA DRAIN DETAIL

C TYPICAL FOUNDATION/FF/GROUND SECTION

D TYPICAL FOUNDATION/GFF/GROUND SECTION



E NOT USED

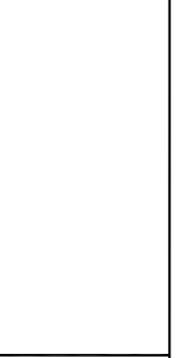
H NOT USED

I SPLASH BLOCK/DOWNSPOUT DETAIL

NO.	REVISIONS	DATE	BY



**Porfirio Oscar Osuna**  
PORFIRIO OSCAR OSUNA  
RCE 70829 EXP. 6-30-23



**OSUNA ENGINEERING INC.**  
Planning | Surveying | Civil Engineering

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
8920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381  
SAN JOSE, CA 95119 info@osunaengineering.com

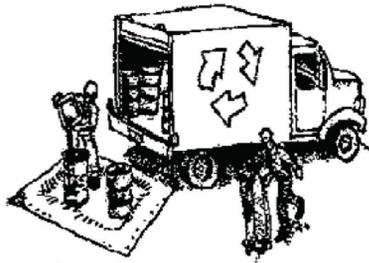
**GRADING & DRAINAGE PLAN**  
CONSTRUCTION DETAILS  
868 SWEETBRIAR DR  
CAMPBELL, CALIFORNIA  
Project No.: 2250 Design: J.O. Check: 0.0 Date: 11/19/21



# Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

## Materials & Waste Management



### Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

### Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

### Waste Management

- 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

### Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

## Equipment Management & Spill Control



### Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

### Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

## Earthmoving



### Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

### Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks.
  - Abandoned wells
  - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

### Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

## Concrete Management and Dewatering



### Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

### Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

## Paving/Asphalt Work



### Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

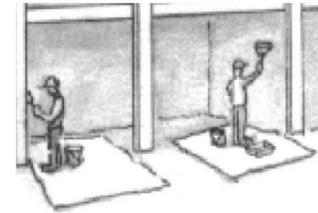
### Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley  
Urban Runoff  
Pollution Prevention Program**

## Painting & Paint Removal

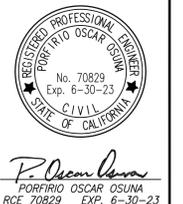


### Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS AGREEMENT SHALL BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY, COUNTY, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY, COUNTY, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY, COUNTY, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY, COUNTY, STATE AND FEDERAL AGENCIES.

NO.	DATE	BY	CITY	REVISIONS



**OSUNA ENGINEERING INC.**  
 Planning/Surveying/Civil Engineering  
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
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 SAN JOSE, CA 95119 info@osunaengineering.com

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GRADING & DRAINAGE PLAN  
 BMP SHEET  
 868 SWEETBRIAR DR  
 CAMPBELL, CALIFORNIA  
 Project No.: 2250 Design: J.O. Check: O.O. Date: 11/19/21

**Storm drain polluters may be liable for fines of up to \$10,000 per day!**

SHEET  
**C4**  
 OF 5 SHEETS



REVISIONS	BY

**CB**  
**BASSAL**  
**Architecture**  
 916.435.0605  
 408.674.2077

**PRELIMINARY LANDSCAPE PLAN**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/8" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

**A1.2**  
 OF SHEETS

**PLANT LEGEND**

SYM.	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
<b>SHRUBS</b>				
⊕	5 GA.	AGAPANTHUS 'TINKERBELL'	LILY-OF-THE-NILE	
○	5 GA.	ESCALLONIA FRADESII	ESCALLONIA	
⊕	5 GA.	PITTOSPORUM TENUIFOLIUM	N.C.N.	
⊕	10 GA.	MYRICA CALIFORNICA	COMMON MYRTLE	
<b>GROUND COVERS</b>				
		WOOD BARKS		
		LAWN		
		PERMEABLE Paver Walkways / Patio		
<b>TREES</b>				
○	15 GA.	PRUNUS CERASIFERA	FLOWERING PUM	MULTI-TRUNK

**NOTES:**

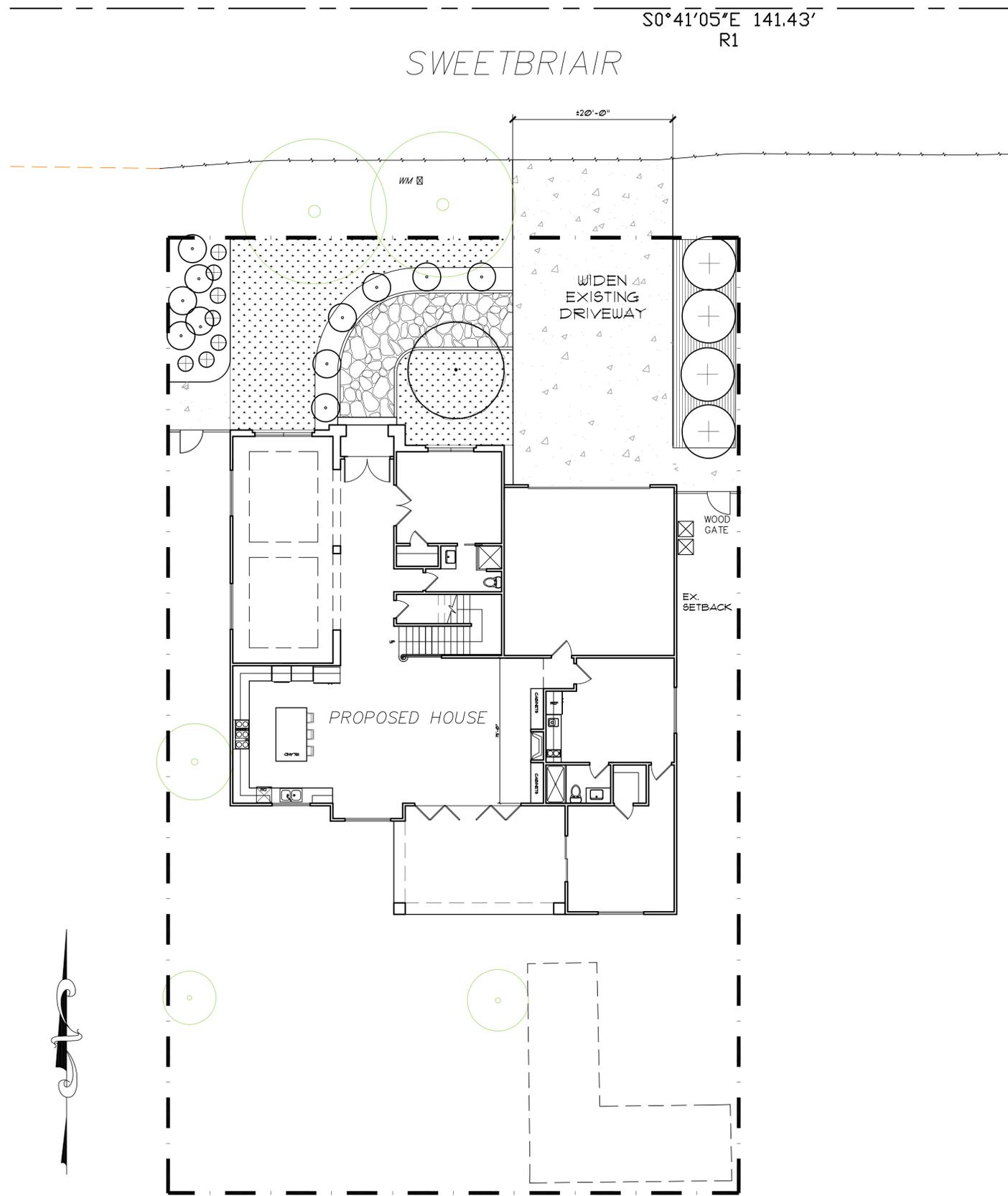
1. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2 % MIN.)
2. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/10 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
3. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
4. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
5. SOD LAWN SHALL BE DWARF FESCUE BLEND.
6. PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE
7. PROVIDE WATER - EFFICIENT LANDSCAPE
8. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1800.221.2600

NO TREES WILL BE REMOVED OR AFFECTED BY THIS PROJECT

**FRONT YARD LANDSCAPE ANALYSIS:**

FRONT YARD AREA: 1,300 SQ. FT.  
 FRONT YARD LANDSCAPE ARE: 135 SQ. FT. = 56%  
 FRONT YARD HARDSCAPE AREA: 565 SQ. FT. = 44%

LANDSCAPE HAVE TO COMPLY WITH WATER EFFICIENT LANDSCAPE ORDINANCE "WELO"



S0°41'05"E 141.43'  
 R1

SWEETBRIAR

WIDEN EXISTING DRIVEWAY

PROPOSED HOUSE

WOOD GATE

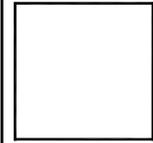
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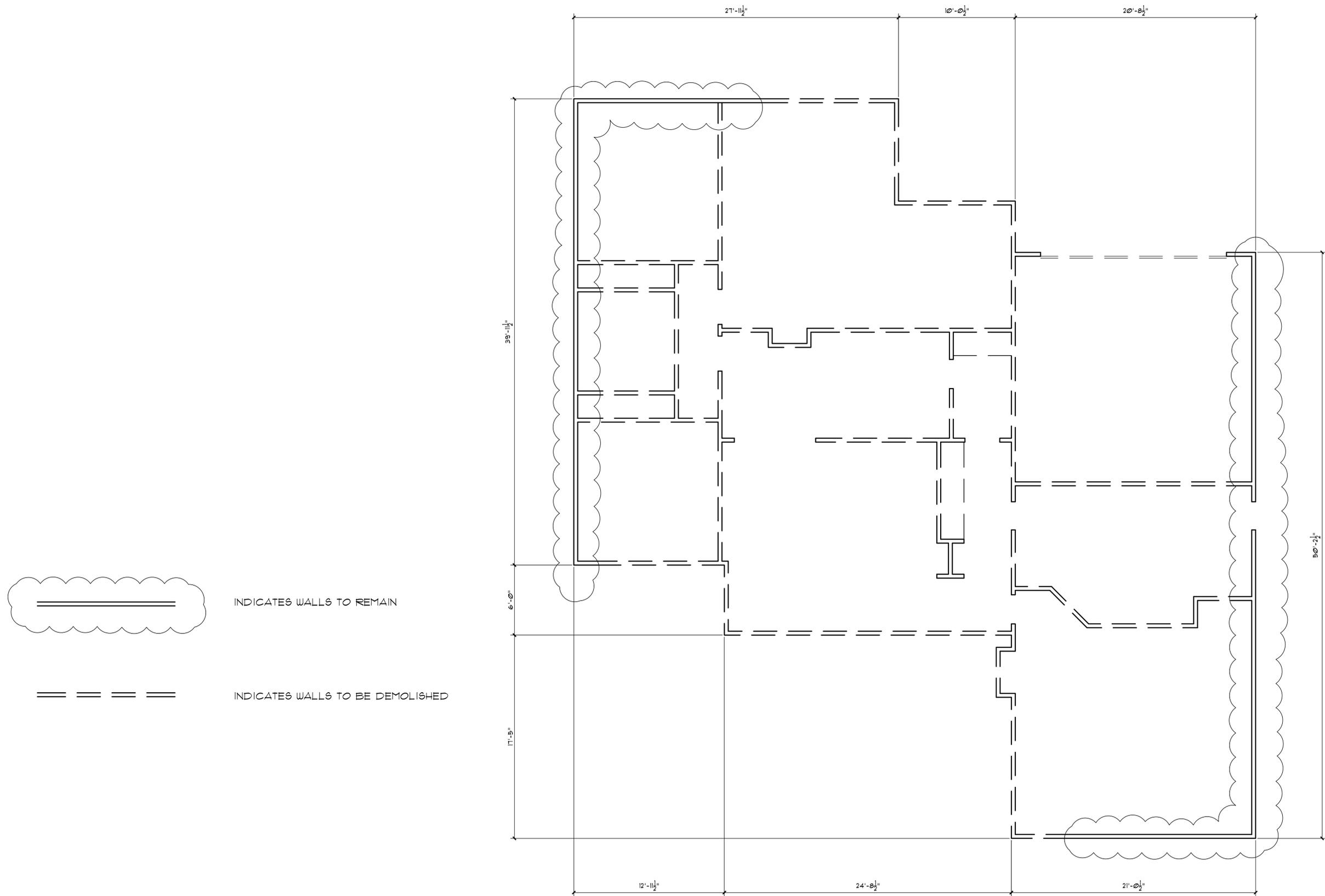
**EXISTING / DEMOLITION  
 FLOOR PLAN**

**NGO RESIDENCE  
 868 SWEETBRIAR  
 CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

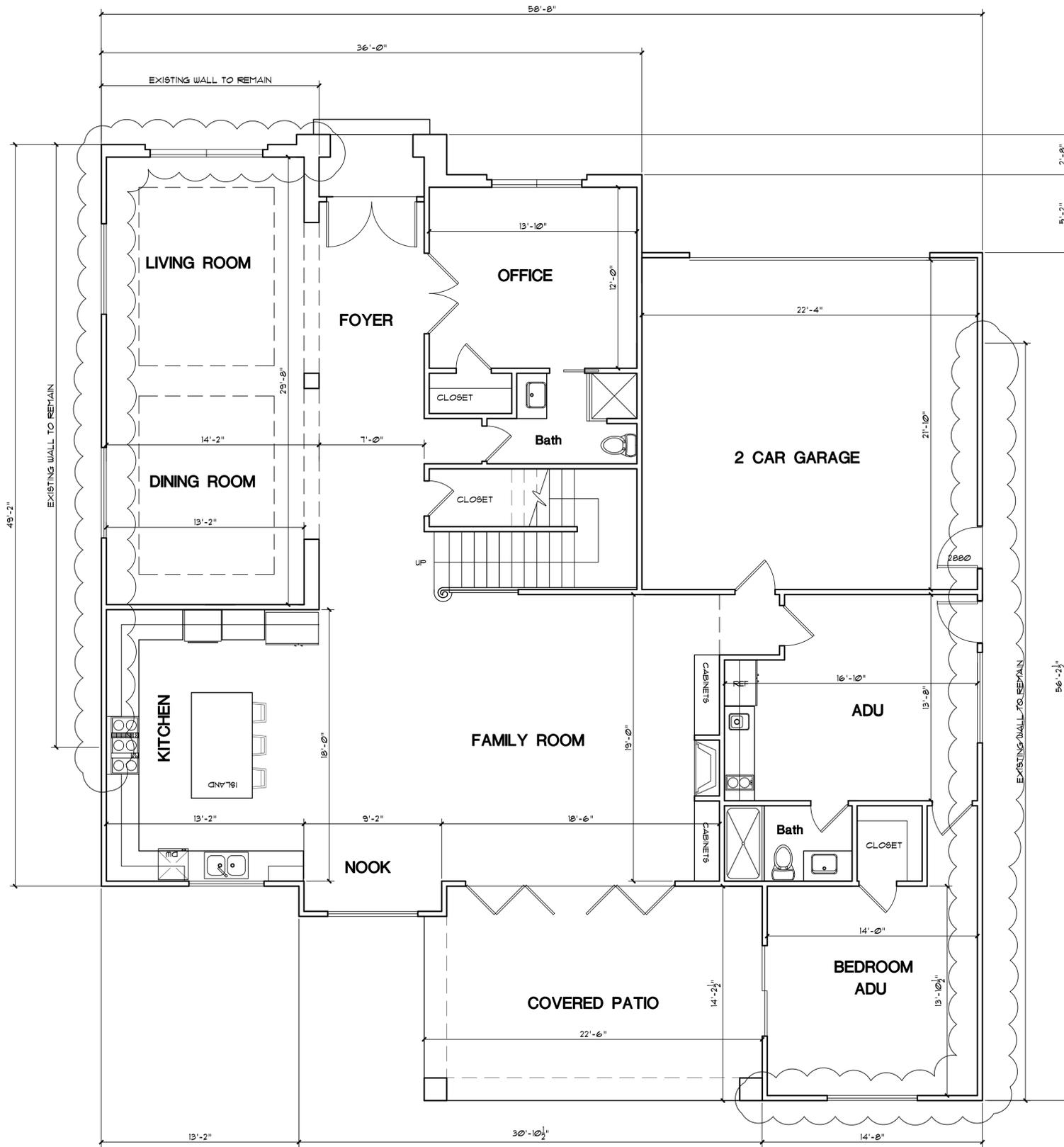
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**EXISTING / DEMOLITION FLOOR PLAN**

1/4" = 1'-0"



FIRST FLOOR: 1,870 S.F.  
 GARAGE: 520 S.F.  
 JR. ADU: 500 S.F.

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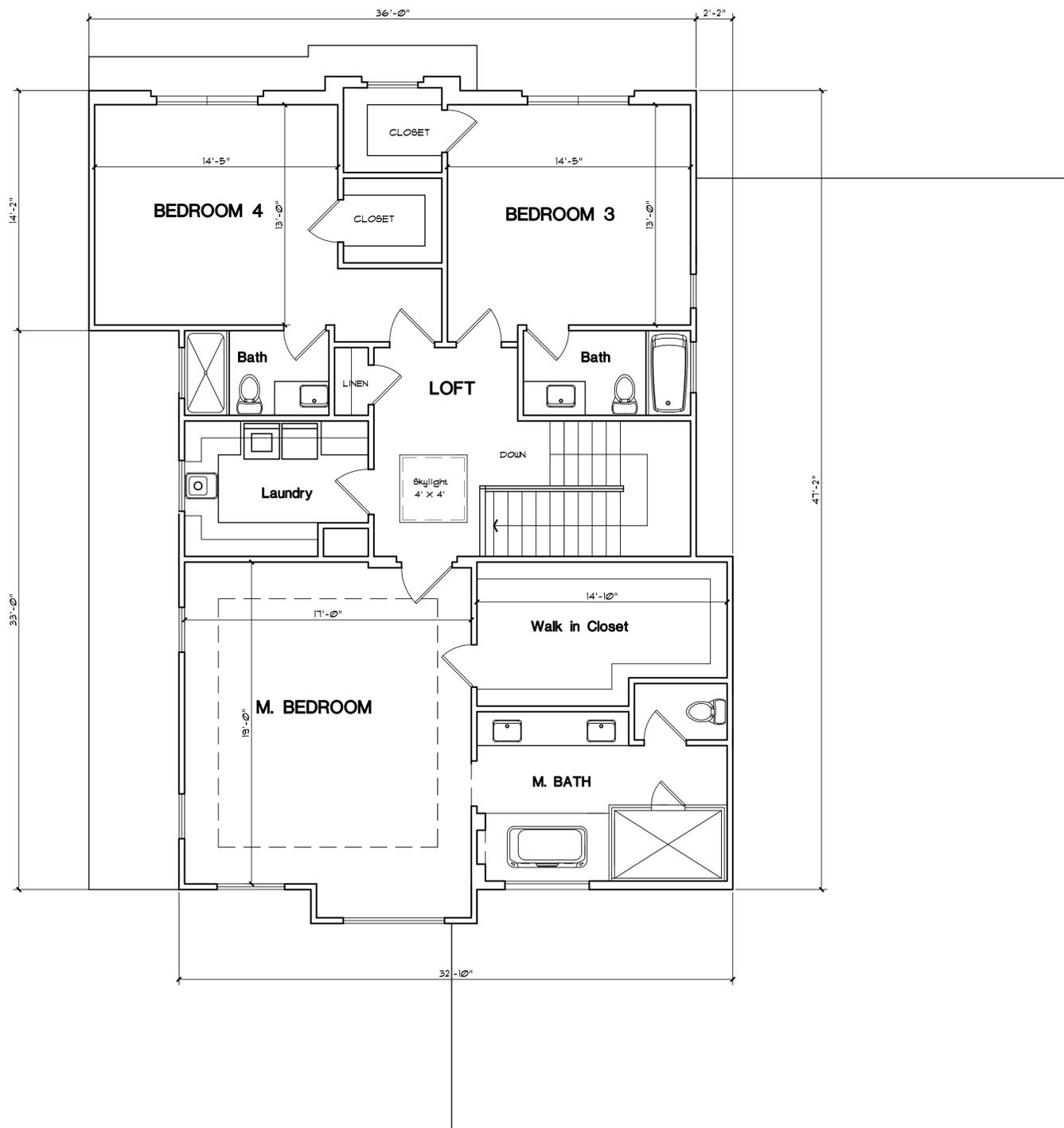
FIRST FLOOR PLAN

NGO RESIDENCE  
 868 SWEETBRIAR  
 CAMPBELL, CA

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

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SECOND FLOOR: 1,495 S.F.

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SECOND FLOOR PLAN

NGO RESIDENCE  
 868 SWEETBRIAR  
 CAMPBELL, CA

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
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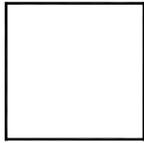
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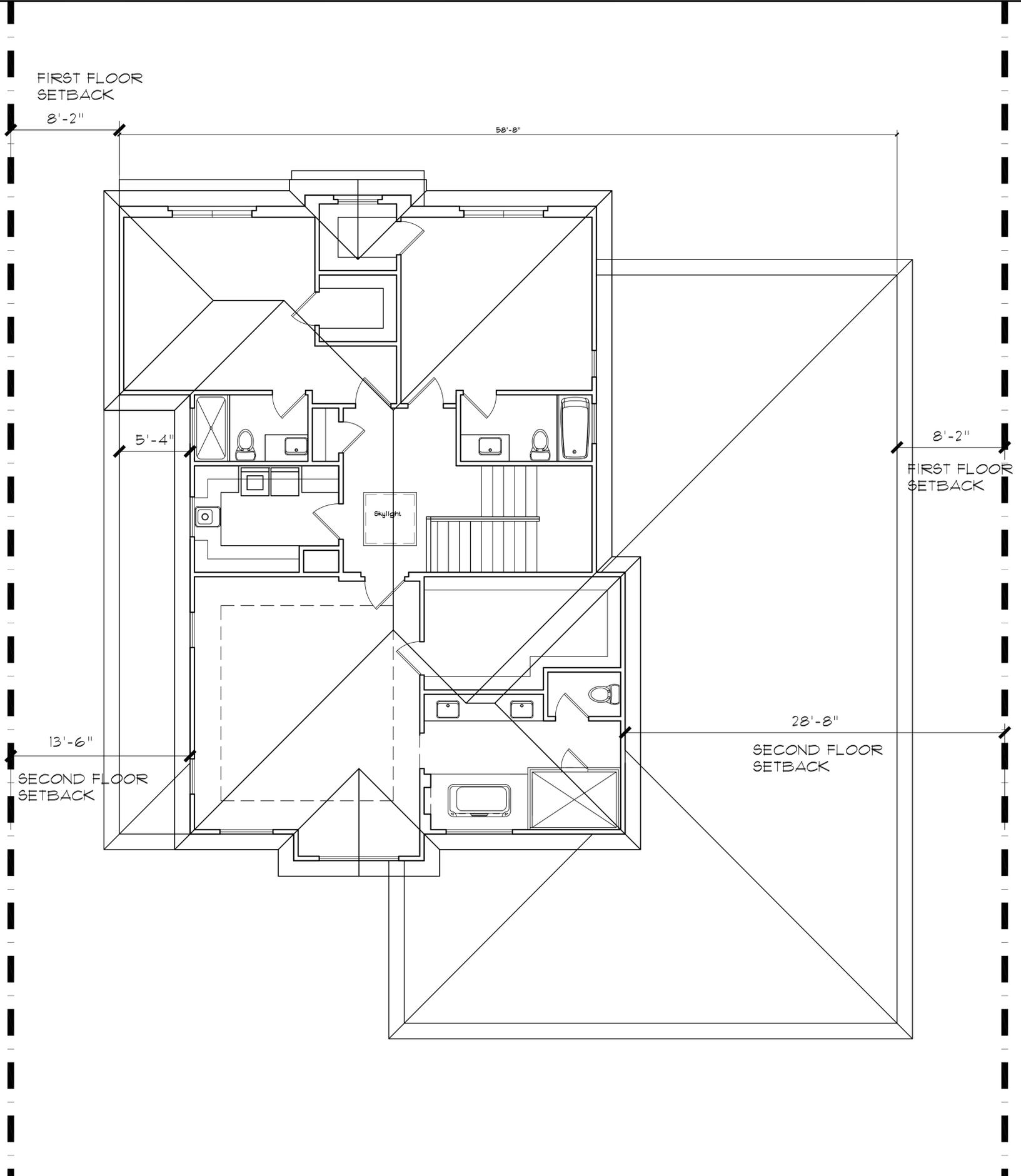


**ROOF PLAN**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

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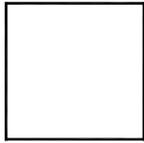


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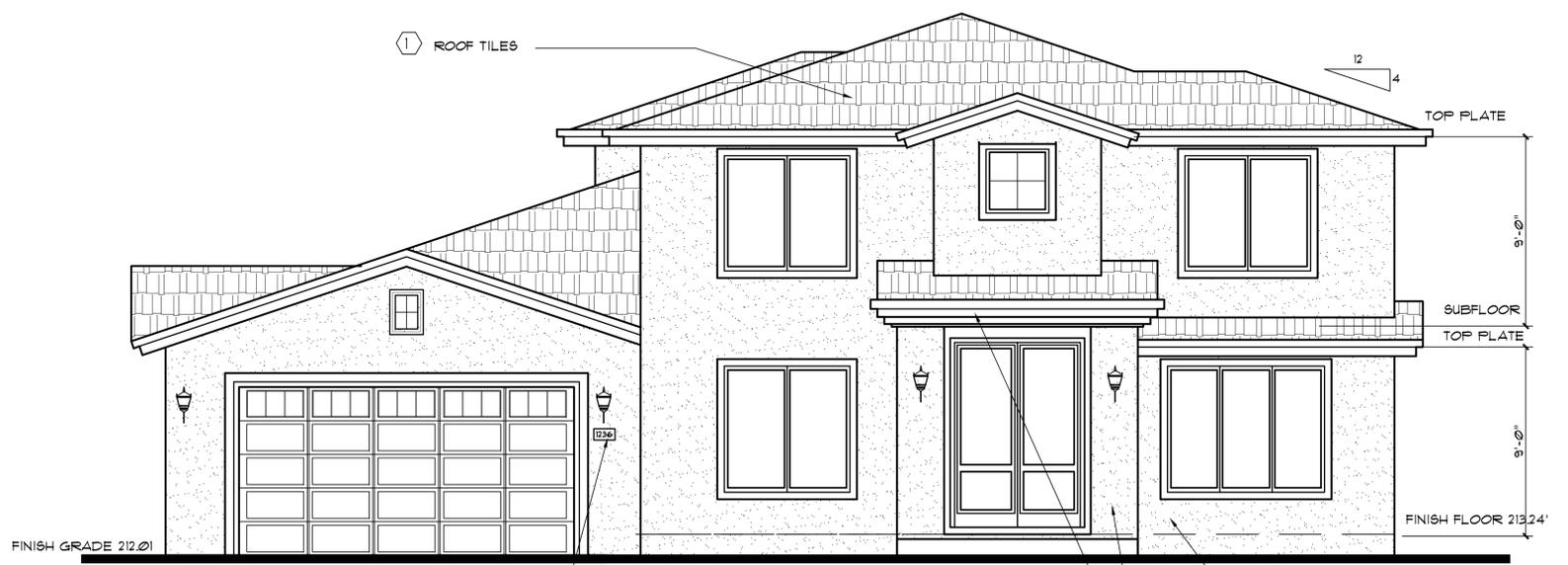


**EXTERIOR ELEVATIONS**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

**A3.1**  
 OF SHEETS



**FRONT ELEVATION**



**REAR ELEVATION**

**EXTERIOR FINISHES:**

**ROOFING:**

1 199 CHARCOAL RANGE GOLDEN EAGLE PROFILE BY "EAGLE ROOFING"

**BUILDING COLORS BY: SHERWIN WILLIAMS**

2 MAIN COLOR: KM21 BONE

3 SECOND COLOR : KM4943 SUBWAY

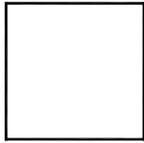
4 GARAGE DOOR COLOR : KM4943 SUBWAY

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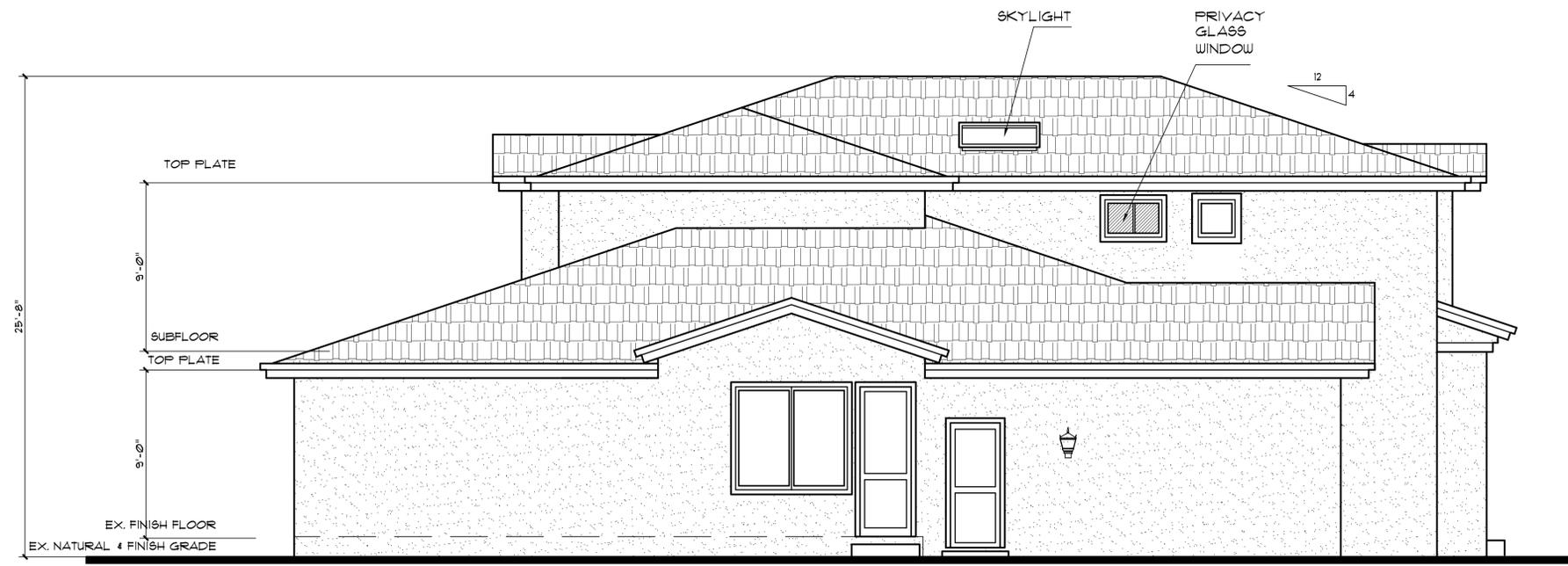


**EXTERIOR ELEVATIONS**

**NGO RESIDENCE**  
**868 SWEETBRIAR**  
**CAMPBELL, CA**

DATE: 11-23-2021  
 SCALE: 1/4" = 1'-0"  
 DRAWN: CB  
 JOB NO: -

**A3.2**  
 OF SHEETS



**LEFT SIDE ELEVATION**

- EXTERIOR FINISHES:**
- ROOFING:**
- ① 199 CHARCOAL RANGE GOLDEN EAGLE PROFILE BY "EAGLE ROOFING"
- BUILDING COLORS BY: SHERWIN WILLIAMS**
- ② MAIN COLOR: KM21 BONE
  - ③ SECOND COLOR : KM4343 SUBWAY
  - ④ GARAGE DOOR COLOR : KM4343 SUBWAY



**RIGHT SIDE ELEVATION**

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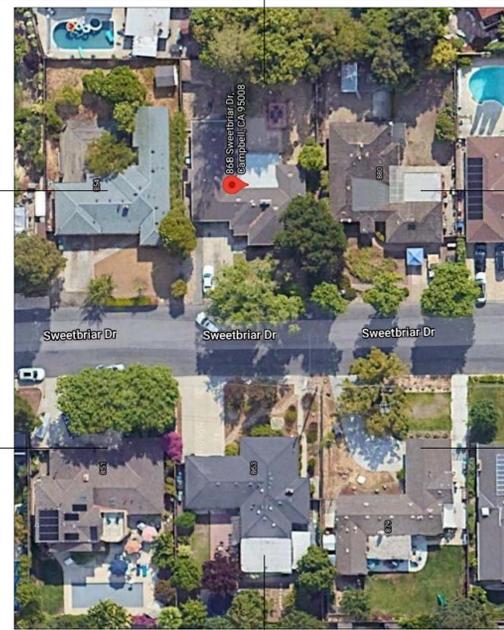
854 SWEETBRIAR



868 SWEETBRIAR



880 SWEETBRIAR



863 SWEETBRIAR



851 SWEETBRIAR



879 SWEETBRIAR



SITE PICTURES

REVISIONS	BY

**CB**  
**BASSAL**  
**Architecture**  
 916.435.0605  
 408.674.2077

SITE PICTURES

NGO RESIDENCE  
868 SWEETBRIAR  
CAMPBELL, CA

DATE: 11-23-2021

SCALE:

DRAWN  
CB

JOB NO  
-

A4.1

OF SHEETS

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REVISIONS	BY

**CB**  
**BASSAL**  
**Architecture**  
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 408.674.2077

**SQUARE FOOTAGE:**

- A 58.6' X 42' = 2,461 SF.
- B 14.6' X 14.25' = 208 SF.
- C 9.8' X 2' = 20 SF.
- D 14.5' X 4.8' = 70 SF.
- E 7' X 3.8' = 27 SF.
- F 14.5' X 6.8' = 99 SF.

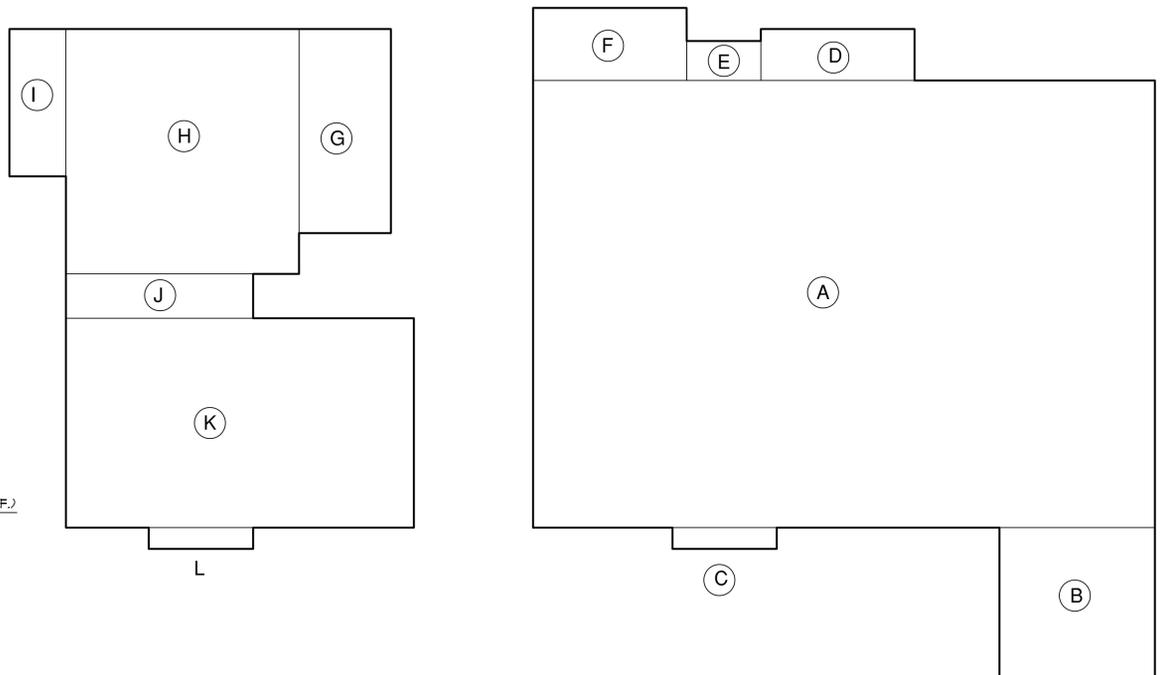
FIRST FLOOR : 2,885 SQ. FT.

- G 8.6' X 19.2' = 166 SF.
- H 22' X 23' = 507 SF.
- I 5.3' X 13.8' = 74 SF.
- J 17.6' X 4.2' = 75 SF.
- K 32.8' X 19.6' = 643 SF.
- L 9.8' X 2' = 20 SF.

SECOND FLOOR : 1,485 SF.

TOTAL PROPOSED FLOOR AREA = 4,370 SF.

ALLOWED FAR 45% = 4,718 SF. (+ 500 SF. ADU = 4,870 SF.)



**FLOOR AREA CALCULATIONS**

1/8"=1'-0"

**BUILDING COLORS  
 FLOOR AREA CALCULATIONS**

**NGO RESIDENCE  
 868 SWEETBRIAR  
 CAMPBELL, CA**

DATE:	11-23-2021
SCALE:	NOTED
DRAWN:	CB
JOB NO:	-

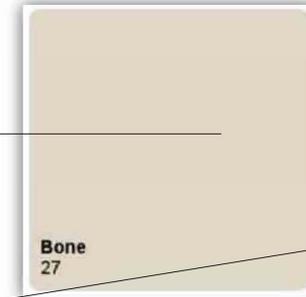
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 OF SHEETS

**MATERIAL BOARD**

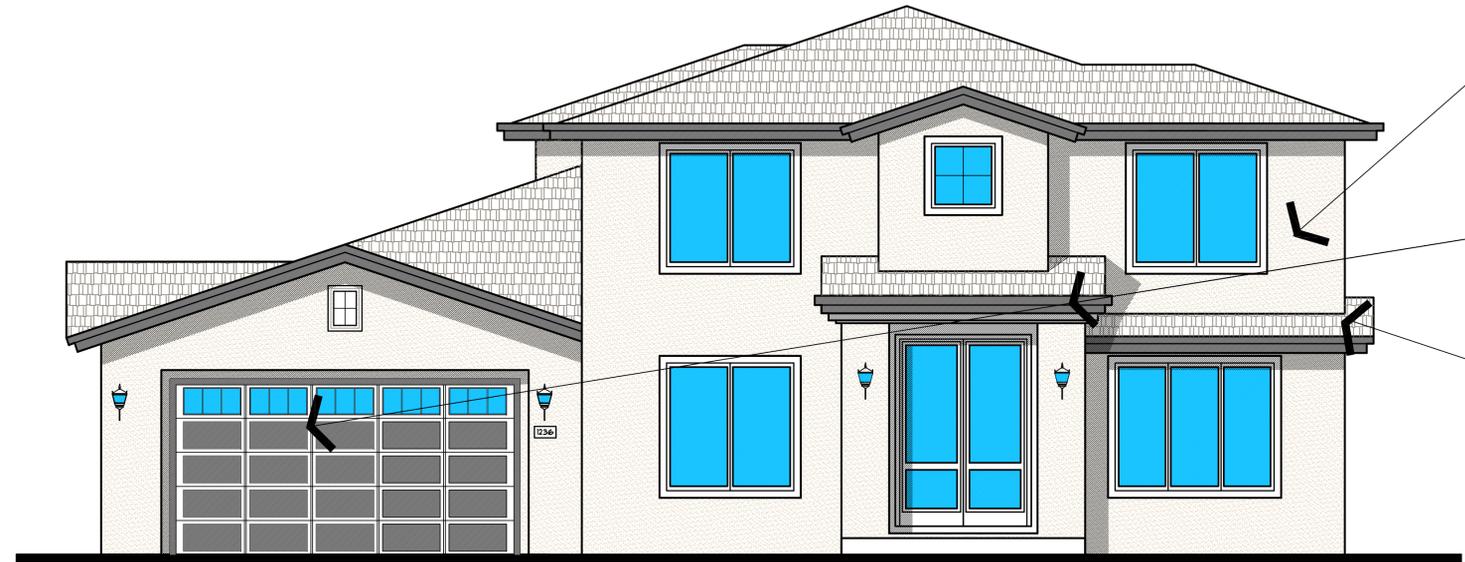
Building Colors by Kelly Moore

Main Body Color:  
 KM27 Bone

Trim Color & Garage Door Color:  
 KM4943 Subway



Flat Tiles Roof by: Eagle Roofing  
 199 Charcoal range Golden eagle profil

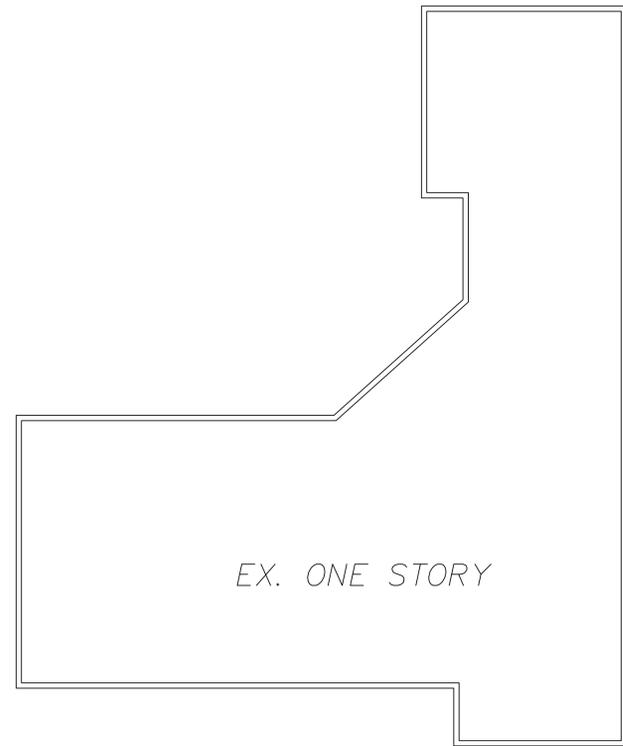


**FRONT ELEVATION**

**BUILDING ELEVATION COLORS**

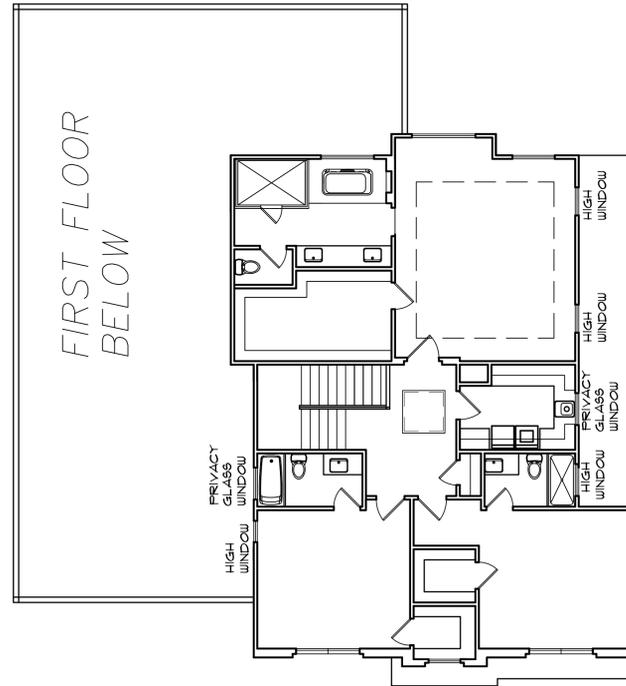
1/4"=1'-0"

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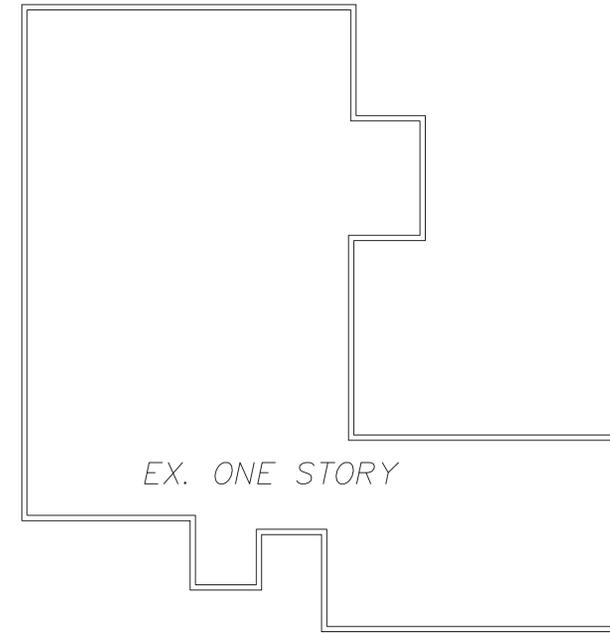
854 SWEETBRIAR

EX. ONE STORY



686 SWEETBRIAR

FIRST FLOOR  
BELOW

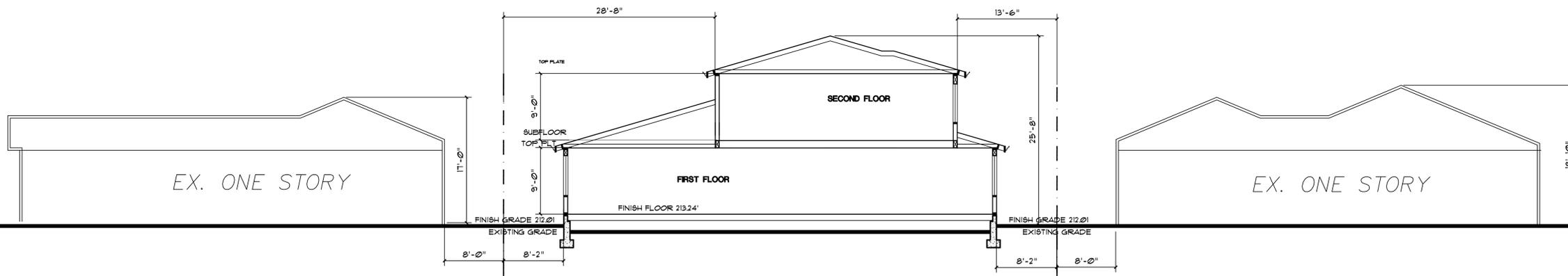


880 SWEETBRIAR

EX. ONE STORY

PRIVACY PLAN

1/8"=1'-0"



854 SWEETBRIAR

686 SWEETBRIAR

880 SWEETBRIAR

Proposed TWO STORY

SITE SECTION

1/8"=1'-0"

REVISIONS	BY



**BASSAL**  
Architecture  
916.435.0605  
408.674.2077

PRIVACY PLAN  
SITE SECTION

NGO RESIDENCE  
868 SWEETBRIAR  
CAMPBELL, CA

DATE: 11-23-2021  
SCALE: 1/8"=1'-0"  
DRAWN: CB  
JOB NO: -

A2  
**A4.3**

OF SHEETS

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