

PLANNING COMMISSION
City of Campbell, California

7:30 P.M.
City Hall Council Chambers

January 28, 2020
Tuesday

AGENDA

ROLL CALL

APPROVAL OF THE MINUTES January 14, 2020

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL REQUESTS

This is the point on the agenda where members of the public may address the Commission on items of concern to the Community that are not listed on the agenda this evening. People may speak up to 5 minutes on any matter concerning the Commission.

PUBLIC HEARINGS

- 1. PLN2019-123** Public Hearing to consider the application of Susan Chen for a Site and Architectural Review Permit (PLN2019-123) to allow the construction of a new approximately 4,357 square-foot two-story single-family residence on property located at **1420 Van Dusen Lane**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Naz Pouya Healy, Assistant Planner*
- 2. PLN2019-77** Public Hearing to consider the application of Susan Chen for a Site and Architectural Review Permit (PLN2019-77) to allow the construction of a new approximately 3,103 square-foot two-story single-family residence on property located at **1147 S San Tomas Aquino Road**. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Naz Pouya Healy, Assistant Planner*

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

ADJOURNMENT

Adjourn to the next regularly scheduled Planning Commission meeting of **February 11, 2020**, at 7:30 p.m., in the City Hall Council Chambers, 70 North First Street, Campbell, California.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact Corinne Shinn at the Community Development Department, at corinnes@cityofcampbell.com or (408) 866-2140.

CITY OF CAMPBELL PLANNING COMMISSION
MINUTES

7:30 P.M.

TUESDAY

JANUARY 14, 2020
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of January 14, 2020, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Chair Krey and the following proceedings were had, to wit:

ROLL CALL

Commissioners Present:	Chair:	Michael Krey
	Commissioner:	Adam Buchbinder
	Commissioner:	Nick Colvill
	Commissioner:	Terry Hines
	Commissioner:	Andrew Rivlin
Commissioners Absent:	Vice Chair:	Maggie Ostrowski
	Commissioner:	Stuart Ching
Staff Present:	Community	
	Development Director:	Paul Kermoyan
	Assistant Planner:	Naz Pouya Healy
	Acting City Attorney:	Stephanie Hall
	Recording Secretary:	Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Buchbinder, seconded by Commissioner Rivlin, the Planning Commission minutes of the meeting of December 10, 2019, were approved as submitted. (5-0-2-0; Commissioners Ching and Ostrowski were absent).

COMMUNICATIONS

None

AGENDA MODIFICATIONS OR POSTPONEMENTS

None

ORAL REQUESTS

None

PUBLIC HEARINGS

Chair Krey read Agenda Item No. 1 into the record as follows:

1. **PLN2019-189 (Appeal)** Public Hearing to consider the Appeal (PLN2019-189) of the Community Development Director's approval of an Administrative Planned Development Permit for a large fitness studio with late-night activities (PLN2019-106), to allow an increase in the maximum number of occupants from 34 to 80 individuals within an existing commercial building on property located at **842 W. Hamilton Avenue**. Staff is recommending that this item be deemed Statutorily Exempt under CEQA. Planning Commission action final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: *Naz Pouya Healy, Assistant Planner*

Ms. Naz Pouya Healy, Assistant Planner, provided the staff report, with a recommendation for denial of this appeal without prejudice.

Director Paul Kermoyan:

- Explained to the Commission that when an applicant/appellant wants to file an appeal, staff must accept that appeal and process it.
- Added that staff had directed this applicant to file a Modification to make requested changes to their already-approved Administrative Planned Development Approval or simply to apply for an entirely new Admin PD.
- Reported that instead, they decided to file for appeal.
- Reminded that an appeal is based on an error made in the decision. That is not what has occurred here but rather staff approved exactly what they had applied for when approving their Admin PD. They were approved for all they requested.
- Advised that staff would need to re-assess this use in order to consider the increase in occupancy.

Commissioner Rivlin clarified with staff that this application was approved, and this business could open with a maximum occupancy of 34.

Director Paul Kermoyan replied yes. They could also submit for consideration of an increase in occupancy where staff can evaluate and determine what occupancy load this space could accommodate with a future modification.

Commissioner Buchbinder asked staff what kind of delay the applicant would experience with the filing of a new modification application.

Planner Naz Pouya Healy said the processing of an Admin PD is between 45 and 60 days. Reminded that she did some research with their original application regarding parking and occupancy and took it no further since they had enough parking for the occupancy they requested. More research is required with a proposed expansion in occupancy.

Commissioner Colvill asked why the applicant decided on an appeal rather than a modification.

Planner Naz Pouya Healy:

- Said that occupancy first became an issue when she was out of the office.
- Stated that during her absence, this applicant asked Senior Planner Daniel Fama for their options to increase their approved occupancy.
- Added that Senior Planner Daniel Fama advised them could file for their building permit for their tenant improvements right away and they file for a new Admin PD for expansion of their occupancy. He also told them they could appeal but that it wasn't the right path.

Chair Krey asked staff for information procedurally on what the Commission is deciding on here.

Director Paul Kermoyan:

- Said that the Commission has an appeal before them
- Stated that it is incumbent on the appellant to make the case to this Commission that the City's administrative decision was made in error.
- Reminded that staff decided in favor of all they requested.
- Added that it was only after approval that they changed their mind and wanted to almost triple their occupancy from the approved 34 to 80.

Chair Krey asked Director Paul Kermoyan if the Commission discusses the merits of an occupancy increase to 80 since there is no information available.

Director Paul Kermoyan replied that the Commission is restricted to making the required findings that there were errors of fact, a dispute with the findings made for the approval or inadequacy on the imposed conditions of approval.

Chair Krey opened the Public Hearing for Agenda Item No. 1.

Mr. Adel Bazzi, Representative for Appellant:

- Provided some background by explaining that this fitness business was originally started in 2010 as a large fitness studio and in the last nine-and-a-half years has developed into 118 locations serving hundreds of thousands of people. It is a proven system.
- Advised that his client, Mr. Lopez, currently owns the San Jose location, which is the #1 location for this franchise. Mr. Lopez decided he wanted to open a second location and came to Campbell for that second location.
- Added that Mr. Lopez was originally planning smaller facility at this site consisting of 1,500 square foot that could serve up to 34 occupants.
- Stated that Mr. Lopez decided to sign a lease for two adjacent spaces resulting in a tenant space of 5,400/5,500 square feet, which can accommodate more than 34 occupants.
- Admitted that it was his mistake that he overlooked the limitation to 34 occupants with the original submittal.
- Said that they do appreciate the approval of their original request but after approval they asked City staff to reconsider for an increase in occupancy.
- Reported that his client, Mr. Lopez, spoke with Senior Planner Daniel Fama. It was Mr. Lopez's understanding that an appeal was the recommendation forward by Mr. Fama.
- Reminded that this is just one number that was provided in error as to the occupancy.
- Explained that Mr. Lopez's San Jose location has between 65 and 80 participants per class.
- Assured that Mr. Lopez knows how to run this business.
- Concluded that the error in their requested occupancy was just an honest mistake.
- Said that per California Building and Fire Codes, they can have an occupancy of more than 100 in this space.
- Opined that there is more than sufficient parking with the 183 spaces that are shared between three separately owned parcels operating as one combined shopping center.
- Said that he asked Planner Naz Pouya Healy what staff's position was on their appeal and learned it was a recommendation by staff for denial of the appeal.
- Stated that Planner Naz Pouya Healy told them they only have 56 parking spaces associated with their tenant space and that is the reason they can't be approved for 80 at this time.
- Pointed out that since May 2019, they have not yet been able to open up this business.

Chair Krey asked Mr. Adel Bazzi why they had not come back with a new proposal. Was the reason the time it might take to process it?

Mr. Adel Bazzi replied that they were told by staff that an appeal would be easier and cheaper. However, cost wasn't a factor.

Chair Krey reported that he is a frequent patron at this shopping center and finds parking is never packed.

Mr. Adel Bazzi:

- Explained that Mr. Lopez's classes are conducted in the early morning. There is a 4 a.m., 5 a.m., 6 a.m. and 7 a.m. class. At that time their clients would be the only one's parking there as the PetSmart opens at 10 a.m. After conclusion of the 7 a.m. class, this use closes until 5 p.m. for its evening classes. There are only two to three classes held on Saturday and Sunday.
- Assured that they would present zero impact in terms of parking.

Commissioner Hines thanked Mr. Lopez for bringing his business to Campbell.

Ms. Shannon Balco, San Jose Resident:

- Recounted how she had gained a lot of weight during pregnancy and kept that added weight for lots of years.
- Advised that at one point it was learned that her daughter needed a kidney transplant and she was dismayed that as a result of her weight she was no eligible to give her daughter a kidney.
- Reported that as a result she discovered this program (camp) and lost 115 pounds as a result.
- Added that she also gained a family, friends and community from this program.
- Stated that this use will be good for Campbell.

Commissioner Colvill asked if the applicant was not here.

Mr. Adel Bazzi said that the owners are here this evening. Mr. David Lopez and his wife have operated their San Jose location for two years now.

Ms. Darla Lease, San Jose Resident:

- Recounted that she grew up in the Cambrian area and today lives in the family home her parents purchased in the 50's.
- Said when she was looking for a fitness program, she found this business in San Jose. It meant the world for her to find this program, as with it she has lost 56 pounds, dropped two medications and no longer needs frequent costly chiropractic treatments.
- Assured that having this fitness camp located in Campbell could benefit a lot of families.
- Advised that she attends the 4 a.m. class at their San Jose location, which takes her about 20 minutes. However, it would take just about 10 minutes for her to drive to this new Campbell site instead.

Ms. Marie Rueda:

- Stated that she participated at a Southern California location of this fitness camp program.
- Added that when she came back to Campbell, she found nothing like it locally to the camp she had participated in Southern California.
- Stated that she has been waiting nearly a year now for this Campbell location to open.

Samuel Mendoza, Sunnyvale Resident:

- Reported that through this program he has lost 120 pounds.

- Added that participating in the program with his wife also repaired the relationship with his wife.
- Concluded this this camp program will help a lot of people.

Mr. Adel Bazzi:

- Stated that during the last week he secured a copy of the shared parking agreement in place for this center depicting 183 shared parking spaces.
- Added that this agreement has been in place since 1969.

Chair Krey closed the Public Hearing for Agenda Item No. 1.

Director Paul Kermoyan:

- Said that staff was provided with that agreement yesterday (January 13, 2020).
- Pointed out that the agreement only includes two properties while there are three.
- Clarified with the Commission the Senior Planner Daniel Fama is a brilliant planner and knows the correct options to recommend.
- Added that he has no doubt that Mr. Fama would have told the applicant not to file for an appeal as there was no error in fact associated with the approval.
- Added that an appeal is the cheapest mode, but he could not imagine a time that Senior Planner Daniel Fama would tell an applicant to file an appeal that doesn't meet the requirements for an appeal.
- Said that saying that an appeal was the best option provided by staff is incorrect. Something has happened here.
- Reiterated that the parking agreement filed in the 60's was between owners when today there are three. Potential impacts on these owners need to be evaluated. With three owners, staff cannot assign parking on one property to a use on another without their approval. Unless all three owners sign the application.
- Stated again that an appeal is the wrong path as there was no error made in the approval of the Admin PD. What they want to do is to modify what was approved due to a change in circumstances with a larger tenant space.
- Concluded that the Commission deliberation is limited to determining if an error was made that requires correction.

Planner Naz Pouya Healy:

- Informed the Commission that Senior Planner Daniel Fama had spoken with her immediately after his conversation with her project's applicant.
- Said that Daniel told her that he had advised the applicant to accept their approved Admin PD and file for building permits for their tenant improvements; and then file for a Modification to the Administrative Planned Development Permit to increase their occupancy.

Commissioner Hines asked Planner Naz Pouya Healy what the cost to file for a Modification to an Administrative Planned Development Permit would cost the applicant.

Planner Naz Pouya Healy replied approximately \$3,000.

Commissioner Hines asked how much time it would take to process the modification.

Planner Naz Pouya Healy replied between 45 and 60 days.

Commissioner Buchbinder:

- Said he appreciates this use coming into Campbell.
- Admitted that this Commission does not have much choice in making changes on appeal as there is no required ground to apply.
- Added that it is simply an error, a frustrating one.
- Concluded there was nothing to do.

Director Paul Kermoyan:

- Said that they should have already submitted their tenant improvements to Building based on their original approval. They had the opportunity to not skip a beat, but they've now lost time here going through the wrong process to get their desired changes in occupancy.

Commissioner Rivlin:

- Verified with staff that this business can still open under the original approval with 34 occupants and a building permit submittal to complete tenant improvements.
- Asked if there is a chance timing for the modification could be shortened from the maximum range up to 60 days?

Planner Naz Pouya Healy replied yes. She added that she already had both Fire and Building look at the plans and site.

Commissioner Rivlin said that the existing maximum occupancy of is 34. Could they likely get approved to go higher than 34 occupants?

Planner Naz Pouya Healy:

- Replied that the applicant could apply for more than their approved occupancy of 34 since they do have 56 parking spaces serving their part of the site.
- Added that they share that parking with a hair salon, spa and picture framing business, which are low demand for parking.
- Reminded that the occupancy the applicant initially requested (34) didn't require staff to consider the potential for increased occupancy beyond that since the existing parking was sufficient to serve them.

Commissioner Buchbinder asked staff if the increase in occupancy would be done with a public hearing or administrative process.

Planner Naz Pouya Healy replied that it would be done at staff level through an administrative process.

Commissioner Hines asked if the occupancy of 34 was supported by Fire and Building.

Planner Naz Pouya Healy replied yes. She added that it is likely that an occupancy up to 80 would result in the inclusion of greater occupancy standards.

Commissioner Colvill asked the number of spaces allotted to this use under the current approval.

Planner Naz Pouya Healy said that there are 56 spaces serving this portion of the three parcels of this shopping center and 180 spaces in total that are serving all three properties.

Director Paul Kermoyan:

- Said that we generally don't receive fitness facility requests with up to 80 participants/occupancy. We usually get applications for smaller facilities with lower occupancies.
- Added that staff would have to vet that out including perhaps surveying other local cities on their standards for parking.
- Said that we currently have sufficient parking to serve a gym but with 80 that is not what this is.

Commissioner Buchbinder said that in terms of the parking agreement, the spaces are very likely not being used in the early-morning hours that this camp will be on site.

Director Paul Kermoyan said that per Code, a combined deed restriction is required to allow parking spaces on one parcel to serve a use occurring on an adjacent parcel.

Commissioner Colvill:

- Agreed that it is hard for the Commission to look at this now. The error was on the part of the applicant. It was not an error by the City.
- Said that it unfortunately has monetary consequences for this applicant.
- Reminded that there are 56 parking stalls to serve the portion of the site on which this tenant space is located.
- Stated that through the submittal of a new application (either Modification to Admin PD or a new Admin PD altogether with the higher occupancy included, in order to modify the already-approved Admin PD, staff would be able to properly evaluate the maximum occupancy that can be assigned.
- Concluded that the Commission is now asking questions of staff that require additional investigation prior to response from staff.

Commissioner Hines:

- Said that this new business is most welcome in Campbell.
- Stated that the applicant just has to follow the defined process.
- Concluded that they should apply and get started on their tenant improvements.

Motion: **Upon motion of Commissioner Hines, seconded by Commissioner Colvill, the Planning Commission adopted Resolution No. 4557 DENYING the appeal and UPHOLDING the Administrative Planned Development Permit for a large fitness studio with late-night activities (PLN2019-106), and a maximum occupancy of 34, within an existing commercial building on property located at 842 W. Hamilton Avenue, by the following roll call vote:**

AYES: **Buchbinder, Colvill, Hines, Krey and Rivlin**
NOES: **None**
ABSENT: **Ching and Ostrowski**
ABSTAIN: **None**

Chair Krey advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

Director Paul Kermoyan added that this does not mean we are suggested they appeal. Again, the best path for this applicant is to file an application to modify their approved Admin PD.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan brought to the attention of the Planning Commission the notice on his written report advising the Commission about the March 4th to 6th 2020 League of California Cities Planning Academy. He encouraged interested Commissioners to let Executive Assistant Corinne Shinn know if they would like and are able to attend. This should occur at their earliest opportunity to allow reservations/arrangements to be made and get conference site hotel rooms reserved before they are fully booked.

ADJOURNMENT

The Planning Commission meeting adjourned at 8:22 p.m. to the next Regular Planning Commission Meeting **January 28, 2020.**

SUBMITTED BY: _____
Corinne Shinn, Recording Secretary

APPROVED BY: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

RESOLUTION NO. 4557

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL DENYING AN APPEAL (PLN2019-189) AND UPHOLDING THE COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL OF AN ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT FOR A LARGE FITNESS STUDIO WITH LATE-NIGHT ACTIVITIES (PLN2019-106) LIMITED TO A MAXIMUM OF 34 OCCUPANTS ON PROPERTY LOCATED AT **842 W. HAMILTON AVENUE.**

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file number PLN2019-189:

1. The project site has a P-D (Planned Development) Zoning District designation.
2. The project site has a Commercial/Professional Office/Residential General Plan designation.
3. A large fitness studio with late-night activities is consistent with the Zoning and General Plan designation with approval of an Administrative Planned Development Permit.
4. On May 30, 2019 the applicant submitted an application for an Administrative Planned Development Permit (PLN2019-106) to allow establishment of a large fitness studio, accommodating up to a maximum of 34 occupants (participants in classes or waiting for classes and instructors/employees) in one instructional space.
5. Based on the information provided by the applicant, staff reviewed the proposal in terms of consistency with the zoning district and general plan designation, parking demand/availability, and impacts to adjacent uses.
6. On September 16, 2019, an Administrative Planned Development Permit (PLN2019-106) was approved subject to conditions of approval including a maximum of 34 occupants at any one time.
7. On September 26, 2019, the applicant filed an Appeal (PLN2019-189) to allow an increase in the maximum number of occupants from 34 to 80 individuals because the desired class size was indicated incorrectly in the application materials.
8. The approved maximum of 34 occupants originated from the written description provided in the application and corresponds with the maximum requested at the time the application was processed.
9. Given the varied uses and amount of parking in the shopping center, 34 occupants with only 24 allocated parking spaces based on the tenant space size was viewed as reasonable and unlikely to create impacts.
10. Staff reviewed the application for the potential impacts of 34 occupants. Increasing the number of occupants from 34 to 80 requires additional analysis and the applicant should submit an application to modify the approved Administrative Planned Development Permit to process that request.

11. Pursuant to CMC Section 21.62.040(C)(2), appeals shall be based upon an error in fact, dispute of findings, or inadequacy of conditions to mitigate potential project impacts.
12. An appeal is not the appropriate process to evaluate a new request for a class size increase that would more than double the number of participants from the original application/approval.
13. Denial without prejudice would allow the appellant to apply for a new Administrative Planned Development Permit and enable staff to properly evaluate the request.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

1. The applicant's request would not result in a more desirable environment and use of land than would be possible under any other zoning district classification;
2. The applicant's request would not be compatible with the general plan and will not aid in the harmonious development of the immediate area;
3. The applicant's request will not result in allowing more residential units than would be allowed by other residential zoning districts which are consistent with the general plan designation of the property;
4. The applicant's request would be detrimental to the health, safety or welfare of the neighborhood or of the city as a whole; and
5. The project qualifies as a Statutorily Exempt project under Section 15270 of the California Environmental Quality Act (CEQA) pertaining to projects which a public agency disapproves.

THEREFORE, BE IT RESOLVED that the Planning Commission denies an Appeal (PLN2019-189) and upholds the Community Development Director's approval of an Administrative Planned Development Permit for a large fitness studio with late-night activities (PLN2019-106) limited to a maximum of 34 occupants on property located at **842 W. Hamilton Avenue**.

PASSED AND ADOPTED this 14th day of January, 2020, by the following roll call vote:

AYES: Commissioners: Buchbinder, Colvill, Hines, Krey, and Rivlin
NOES: Commissioners:
ABSENT: Commissioners: Ching, Ostrowski
ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary



CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • January 28, 2020

PLN2019-123 Public Hearing to consider the application of Susan Chen for a Site and Architectural Review Permit (PLN2019-123) to allow the construction of a new approximately 4,357 square-foot two-story single-family residence on property located at **1420 Van Dusen Lane** in the R-1-9 (Single-Family Residential) Zoning District.
 Houseworth
 Company LLC

STAFF RECOMMENDATION

That the Planning Commission take the following action:

- 1. Adopt a Resolution** (Attachment 1), approving a Site and Architectural Review Permit to allow the construction of a two-story approximately 4,357 square-foot single-family residence.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorical Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

PROJECT DATA

Zoning Designation:	R-1-9 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 4.5 units/gr. acre)	
Net Lot Area:	13,277 square-feet	
Building Height:	27 feet 8 inches	28 feet (Max. Allowed)
Building Square Footage:		
First Floor Living:	1,915 square feet	
Second Floor Living:	1,984 square feet	
Attached Garage:	<u>458 square feet</u>	
	4,357 square feet (Total House Size)	
Floor Area Ratio (FAR):	.32 (4,357 sq. ft.)	.45 (5,974 sq. ft.) (Max. Allowed)
Parking:	2 spaces (covered)	2 spaces (Min. Required)
Building Coverage Areas:		
First Floor/Garage:	2,370 square feet	
Front Porch:	90 square feet	
Rear Patio:	<u>173 square feet</u>	
	2,633 square feet (Total Building Coverage)	
Building (Lot) Coverage:	20% (2,633 sq. ft.)	35% (4,646 sq. ft.) (Max. Allowed)
Setbacks	<u>Proposed</u>	<u>Required</u>
Front	21 feet	20 feet

Garage	25 feet	25 feet
1 st -Story Side (north)	11 feet 6 inches	8 feet
2 nd -Story Side (north)	13 feet 6 inches	12 feet 10 inches (60% of the wall height)
1 st -Story Side (south)	11 feet 6 inches	10 feet
2 nd -Story Side (south)	12 feet 10 inches	12 feet 10 inches (60% of the wall height)
Rear (east):	83 feet	25 feet

DISCUSSION

Project Location: The project site is a 13,277 square-foot property located on Van Dusen Lane, west of Harriet Avenue and north of Highway 85, within the City's San Tomas Area Neighborhood in the R-1-9 (Single-Family Residential) Zoning District (reference **Attachment 2** – Location Map). The site is currently developed with a single-family home that will be demolished as part of the project. Pursuant to the San Tomas Area Neighborhood Plan (STANP), demolition and reconstruction of a single-family residence – which characterizes a lot as “undeveloped” – requires Site and Architectural approval by the Planning Commission.

Project Description: The applicant is seeking approval of a Site and Architectural Review Permit to allow construction of a new approximately 4,357 square-foot two-story single-family residence (reference **Attachment 3** – Project Plans).

ANALYSIS

Zoning District: The project site has an R-1-9 (Single-Family Residential) Zoning District designation, and is within the boundaries of the San Tomas Area. Pursuant to the San Tomas Area Neighborhood Plan (STANP), demolition and reconstruction of a single-family residence – which characterizes a lot as “undeveloped” – requires Site and Architectural approval by the Planning Commission.

General Plan: The General Plan land use designation for the project site is Low Density Residential (less than 4.5 units per gross acre). The proposed project would be consistent with the following General Plan Land Use Strategy:

Strategy LUT-5.2a: Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics.

Design: Review of the Site and Architectural Review Permit application is governed by the [San Tomas Area Neighborhood Plan \(STANP\)](#). The Plan provides development standards (e.g., height, setback, lot coverage, etc.) as well as design guidelines in terms of design compatibility, scale and mass, surface articulation, building orientation, and privacy. The guidelines are not meant to prescribe any particular style, but rather provide an overall framework for evaluating the design of new residences.

The proposed two-story, 4,357 square-foot single-family residence, is presented in a transitional residential style incorporating hipped and gabled rooflines, flat tile roofing, and stucco walls. The neutral color scheme incorporates a light gray body, white trim, a dark gray roof, and light tan stone at the entry (reference **Attachment 4** – Materials Board). The overall architectural style is consistent with the new residences built within the San Tomas Area that achieve compatibility by

incorporating design elements and materials representative of the homes in the neighborhood though the number and combination of decorative elements (returned eaves, window keystones, arched window and entryway, crosshatch railing, and Mediterranean style columns) is not as common in the neighborhood.



Proposed Front Elevation



Proposed Rear Elevation



Proposed North Side Elevation



Proposed South Side Elevation

Massing and Scale: The STANP speaks extensively to scale and mass indicating that "the perceived scale and mass of new homes should be compatible with homes in the surrounding area." Although the STANP identifies various methods for minimizing scale and mass, it neither precludes two-story homes nor sets a maximize size (other than what results from the maximum floor area ratio).

The subject property is adjacent to two-story homes on each side and one- and two-story homes to the rear. Out of the 13 other homes on this portion of Van Dusen Lane, nine are two-story and four are one-story (one of which is also proposed for replacement with a new two-story home). The table below provides the total house size of the existing two-story homes (floor area of living area and attached garage), the second story floor area as square footage and a percentage, and the building height based on available records. The proposed house size of 4,357 square feet and building height is within the range of the existing two-story homes; however the second floor square footage relative to the total home is larger than the surrounding homes.

Address	Total House Size	Second Story Floor Area	Second Story % of Total Floor Area	Building Height
1383 Van Dusen Ln	4,168 SF	1,690 SF	41%	-
1450 Van Dusen Ln	6,811 SF	2,133 SF	31%	26 feet
1451 Van Dusen Ln	3,769 SF	-	-	-
1490 Van Dusen Ln	3,678 SF	1,093 SF	30%	28 feet
1405 Harriet Ct	4,136 SF	-	-	-
1513 Van Dusen Ln	2,360 SF	848 SF	36%	22 feet
1561 Van Dusen Ln	4,477 SF	1,694 SF	38%	28 feet

1570 Van Dusen Ln	4,442 SF	1,730 SF	39%	28 feet
1573 Van Dusen Ln	6,303 SF	2,550 SF	40%	28 feet
1420 Van Dusen Ln	4,357 SF	1,984 SF	46%	28 feet

Privacy: Construction of a two-story home may present privacy concerns to neighboring residents. In this respect, pursuant to the STANP second-story windows should be carefully placed to lessen privacy impacts. To minimize privacy impacts, second-story side-facing windows are small and clerestory, except for one larger window at the master bathroom. Larger bedroom windows are facing the front yard or rear yard (at a distance of 93 feet from the rear property line).

Landscaping/Hardscaping: The property's front yard will be fully landscaped with new drought tolerant vegetation in compliance with the State water efficiency standards and new trees as required by the STANP (a total of six trees within the net lot area). There are several existing trees on the property however none are a protected species. In the front yard, two trees will be removed (Cypress and Fir) while one (Fir) will remain. Two trees in the side/rear yards will remain (Black Walnut and unknown species) and three will be removed (two Tree of Heaven and one dead fruit tree).

A condition of approval (No. 4a) has been incorporated requiring modification of the front porch for compliance with CMC Section 21.18.040 which requires steps/landings taller than 12 inches from grade be located outside of the required 20-foot front setback. The porch landing can be reduced in depth from 9 feet 6 inches to 7 feet to comply with this requirement.

Public Improvements: The required ultimate frontage improvements for this property (curb and gutter) are already in place. However since the applicant is proposing to relocate the driveway, a new curb cut is required and the old curb cut shall be closed. The applicant will also be required to dedicate in fee the right-of-way along Van Dusen Lane.

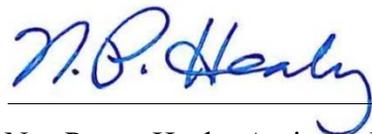
SARC Review: The application was reviewed by the Site and Architectural Review Committee (SARC) at its meeting of January 14, 2020. The SARC was generally supportive of the project though one SARC member commented the locations of the windows within the front façade gables are unusual and suggested omitting them since they are also nonfunctional.

Public Comments: No public comments have been received as of the writing of this report.

Attachments:

1. Draft Resolution
2. Location Map
3. Project Plans
4. Materials Board

Prepared by:



Naz Pouya Healy, Assistant Planner

Approved by:



Paul Kermoyan, Community Development Director

RESOLUTION NO. 45XX

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE AND ARCHITECTURAL REVIEW PERMIT (PLN2019-123) TO ALLOW THE CONSTRUCTION OF AN APPROXIMATELY 4,357 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT **1420 VAN DUSEN LANE.**

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file numbers PLN2019-123:

1. The project site is zoned R-1-9 (Single Family Residential) on the City of Campbell Zoning Map and within the boundaries of the San Tomas Area Neighborhood Plan (STANP).
2. The project site is designated Low Density Residential (<4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The project site is a 13,277 square-foot parcel located on Van Dusen Lane, west of Harriet Avenue and north of Highway 85.
4. The proposed project consists of the construction of a new approximately 4,357 square-foot two-story single-family residence.
5. The proposed project will result in a building coverage of 20% and a Floor Area Ratio (FAR) of .32, where a maximum 35% building coverage and .45 FAR are allowed in the R-1-9 Zoning District.
6. The proposed project will provide two covered parking spaces within an attached garage, satisfying the applicable parking requirement.
7. The proposed project will be compatible with the R-1-9 (Single Family Residential) Zone District with approval of a Site and Architectural Review Permit.
8. The project is compatible with the architecture of the adjacent neighborhood in that the project incorporates representative architectural features of homes in the San Tomas Area including hipped and gabled roof forms and simple rectangular shaped forms.
9. The proposal is consistent with the City adopted San Tomas Area Neighborhood Plan (STANP).
10. The proposal is consistent with the Considerations in Review of Applications (CMC Section 21.42.040) subject to Site and Architectural Review.

11. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;
2. The project will aid in the harmonious development of the immediate area;
3. The project is consistent with applicable adopted design guidelines; and
4. This project is Categorically Exempt under per Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit (PLN2019-123) to allow the construction of an approximately 4,357 square-foot two-story single-family residence on property located at **1420 Van Dusen Lane**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 28th day of January, 2020, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

CONDITIONS OF APPROVAL
Site & Architectural Review Permit (PLN2019-123)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2019-123) to allow the construction of an approximately 4,357 square-foot two-story single-family residence on property located at **1420 Van Dusen Lane**. The project shall substantially conform to the Revised Project Plans and Revised Material Board stamped as received by the Community Development Department on November 21, 2019 and December 5, 2019 respectively, except as may be modified by conditions of approval contained herein.
2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring February 7, 2021). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the Site and Architectural Review Permit being rendered void.
3. Rough Framing and Planning Final Required: Planning Division clearance is required prior to rough framing and final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.
4. Plan Revisions: The construction plans submitted for a building permit shall incorporate the following revision(s):
 - a. The front entry area shall be modified such that steps or portions of the porch landing areas that exceed a height of 12 inches above grade shall be located outside of the required 20-foot front yard setback in compliance with CMC Section 21.18.040(B)(4).
5. Minor Modifications: Minor Modifications to the approved project plans are subject to review and approval by the Community Development Director. Minor modifications include alterations in floor area of no more than 50 square feet on the first floor (except for PD permits where additional floor area is considered a major modification), alterations to second story windows that are not oriented toward

neighboring yards and result in an increase in window area of no more than one square foot and horizontal relocation of no more than one foot from the approved window location, and minor alterations to façade material. All other modifications are subject to review at a public hearing.

6. Plan Revisions: Upon prior approval by the Community Development Director, all Minor Modifications to the approved project plans shall be included in the construction drawings submitted for Building Permit. Any modifications to the Building plan set during construction shall require submittal of a Building Permit Revision and approval by the Building Official prior to Final Inspection.
7. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Campbell Municipal Code Section 21.18.060 and shall be submitted for review and approval by the Community Development Department.
8. Water Efficient Landscape Standards: As a new construction project with a total project landscape area equal to or less than 2,500 square feet, this project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELo) and may comply with the Prescriptive Compliance Option in Appendix D. This document is available at: <http://www.cityofcampbell.com/DocumentCenter/View/176> or on the Planning Division's Zoning and Land Use webpage through www.cityofcampbell.com. The building permit application submittal shall demonstrate compliance with the applicable MWELo and landscaping requirements and shall include the following:
 - a. Planting and Irrigation Plans that meet all requirements of the Prescriptive Compliance Option in Appendix D.
 - b. The front yard landscaping shall include a combination of trees, shrubs, and groundcover spread throughout the yard.
 - c. A completed Landscape Information Form.
 - d. A note on the Cover Sheet in minimum 1/2" high lettering stating "Planning Final Required. The new landscaping indicated on the plans must be installed prior to final inspection. Changes to the landscaping plan require Planning approval."
9. Landscaping: Landscape areas in the aforementioned landscaping plan shall consist of a mix of plants including natural turf, ornamental grasses, groundcovers, shrubs, and trees and/or synthetic turf throughout and shall be provided with permanent irrigation, in compliance with the Water Efficient Landscape Standards and Campbell Municipal Code.
10. Trees: The aforementioned landscaping plan shall incorporate planting of (6) six trees on the property pursuant to STANP Land Use Policy 'J-1'. The selection of required trees shall be to the satisfaction of the Community Development Director and shall not include fruit trees or eucalyptus trees. Existing trees to remain (except for fruit trees and eucalyptus trees) count towards the required number of trees.

11. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.
12. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
13. Construction Activities: The applicant shall abide by the following requirements during construction:
- a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
 - b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.
 - c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.
 - d. Unnecessary idling of internal combustion engines shall be strictly prohibited.
 - e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.
 - f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division:

14. PERMITS REQUIRED: A building permit application shall be required for the proposed new 2-story single family dwelling structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.
15. PLAN PREPARATION: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be "wet stamped" and signed by the qualifying professional person.
16. CONSTRUCTION PLANS: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

17. SIZE OF PLANS: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.
18. SOILS REPORT: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.
19. SITE PLAN: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as “natural grade” and intended for use to determine the height of the proposed structure.
20. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:
- a. pad elevation
 - b. finish floor elevation (first floor)
 - c. foundation corner locations
21. SPECIAL INSPECTIONS: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.
22. The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24” X 36”) is available at the Building Division service counter.
23. APPROVALS REQUIRED: The project requires the following agency approval or consultation prior to issuance of the building permit:
- a. West Valley Sanitation District (378-2407)
 - b. Santa Clara County Fire Department (378-4010)
 - c. San Jose Water Company (408) 279-7900 (Customer Service)
 - d. School District:
 - i. Campbell Union School District (378-3405)
 - ii. Campbell Union High School District (371-0960)
 - iii. Moreland School District (379-1370)
 - iv. Cambrian School District (377-2103)

Note: To Determine your district, contact the offices identified above. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

- e. Demolition Permit – A Demolition Permit is required for all structures to be removed on site prior to issuance for Building Permit. Applications for Demolition can be obtained at the Building Division Public Counter.

24. P.G.& E.: Applicant is advised that Secondary Dwelling Units on Residential lots are not able to have separate electrical and gas service. Gas and Electric service must be provided from the services associated with the main residential structure.

25. CALIFORNIA GREEN BUILDING CODE: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2016 edition.

26. CONSTRUCTION FENCING: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.

27. BUILD IT GREEN: Applicant shall complete and submit a “Build it Green” inventory of the proposed new single family project prior to issuance of building permit.

28. AUTOMATIC FIRE SPRINKLER SYSTEMS: This project shall comply with Section R313 of the California Residential building Code 2016 edition, and be equipped with a complying Fire Sprinkler system.

29. STORM WATER REQUIREMENTS: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

PUBLIC WORKS DEPARTMENT

30. The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. However, the ultimate frontage improvements for this property are already in place. The applicant will be required to dedicate in fee the right-of-way for Van Dusen Lane.

31. Right-of-Way for Public Street Purposes: Prior to issuance of any building permits for the site, the applicant shall fully complete the process to cause a right-of-way to be granted in fee for public street purposes along the Van Dusen Lane frontage to accommodate a 20-ft half street, unless otherwise approved by the City Engineer.

The applicant shall submit the necessary documents for approval by the City Engineer, pay the current fee, process the submittal with City staff's comments and fully complete the right-of-way process. The applicant shall cause all documents to be prepared by a Professional Land Surveyor, as necessary, for the City's review and recordation. Detailed requirements can be found here: <https://www.ci.campbell.ca.us/DocumentCenter/View/430>.

32. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at \$2,120.00 per net acre, which is \$646.00
33. Water Meter(s) and Sewer Cleanout(s): Proposed new water meter and sewer cleanout shall be installed on private property behind the new public right-of-way line.
34. The following conditions only apply if the applicant has a need to install or upgrade utility services (water, sewer, gas, etc.) in the street:
 - a. Utility Encroachment Permit: Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.
 - b. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.
 - c. Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.
35. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution

prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

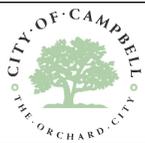
Resources to achieve these objectives include Stormwater Best Management Practices Handbook for New Development and Redevelopment ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; Start at the Source: A Design Guidance Manual for Stormwater Quality Protection ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source ("Using Site Design Techniques") by BASMAA, 2003.

FIRE DEPARTMENT

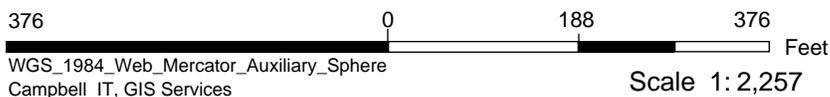
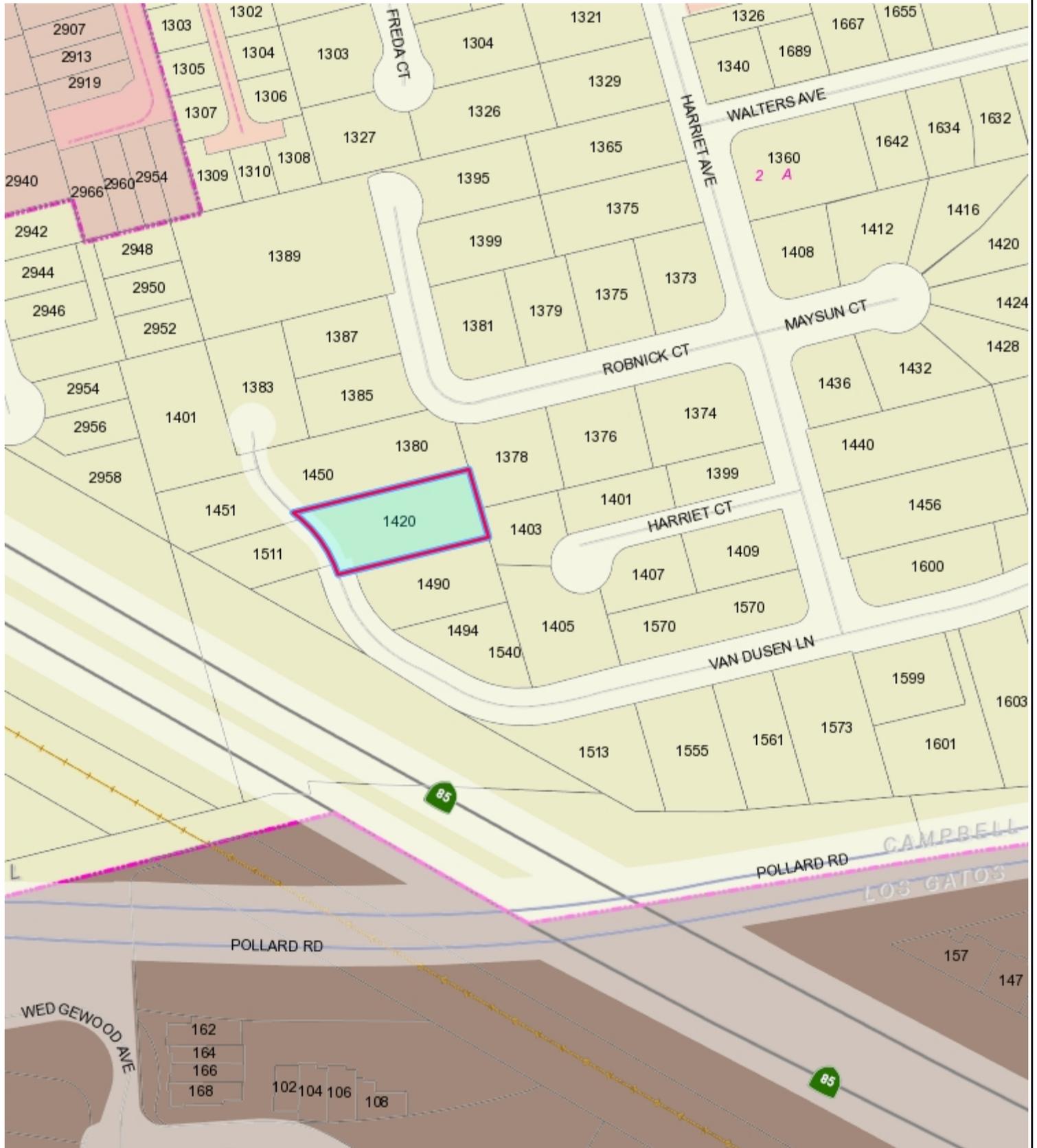
36. Development Review: Review of this development proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance 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.
37. Fire Sprinklers Required: (As noted on Sheet A-0.0) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) 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. 2) In all new basements and in existing basements that are expanded by more than 50%. 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 (C16) 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 CBLMC. Please note that sprinklers are required for both the residence and the ADU.
38. 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). 2016 CFC Sec. 903.3.5 and Health and Safety Code 13114.7

39. 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
40. 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
41. No Violation: This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the Fire Code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]



1420 Van Dusen Ln



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.

HouseWorth
Company
LLC

1420 VAN DUSEN LANE,
CAMPBELL, CA 95008



20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
(408) 662-0977



1420 VAN DUSEN LANE CAMPBELL,CA 95008

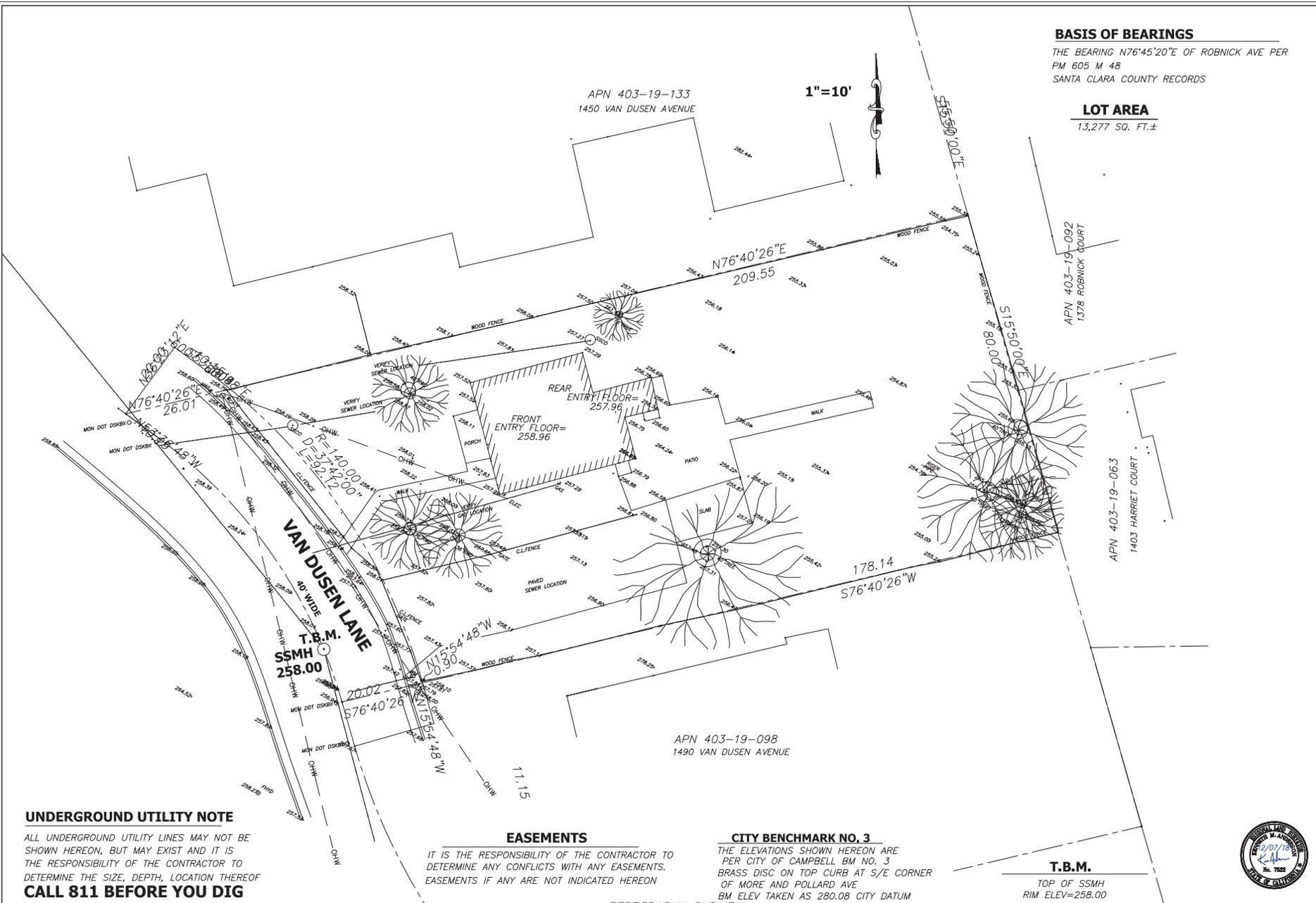
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ISSUED: 07/23/19

PROJECT NO: 1822 DATE: 10/16/19

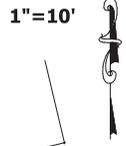
COVERSHEET

A-0.0



BASIS OF BEARINGS
 THE BEARING N76°45'20"E OF ROBNIK AVE PER
 PM 605 M 48
 SANTA CLARA COUNTY RECORDS

LOT AREA
 13,277 SQ. FT.±



SHEET	1	OF	1
VAN DUSEN 18-01	1"=10'	PROJECT	KA
SCALE:		DATE:	12-07-18
DATE:			

TOPOGRAPHIC - BOUNDARY SITE PLAN
 1420 VAN DUSEN LANE, CAMPBELL, CA 95008
 DOC NO. 23926057
 APN 403-19-025
 SANTA CLARA COUNTY, CALIFORNIA



BAY LAND CONSULTING
 LAND SURVEYORS/CIVIL ENGINEERS
 21071 N. 1ST ST.
 SANTA CLARA, CA 95050
 PH: (408) 766-6700
 MAPPING THE BAY AREA



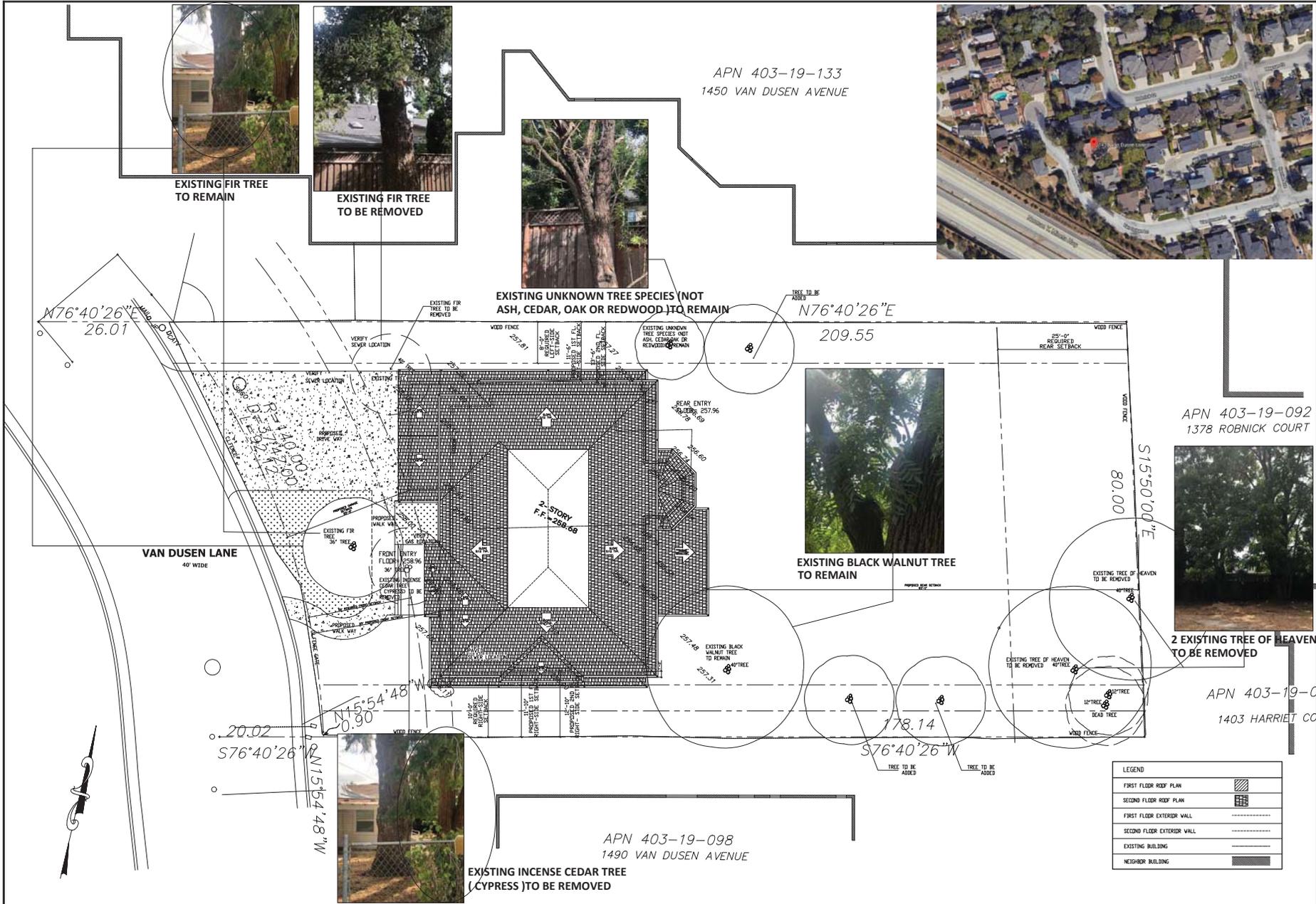
UNDERGROUND UTILITY NOTE
 ALL UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE SIZE, DEPTH, LOCATION THEREOF
CALL 811 BEFORE YOU DIG

EASEMENTS
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ANY CONFLICTS WITH ANY EASEMENTS. EASEMENTS IF ANY ARE NOT INDICATED HEREON

CITY BENCHMARK NO. 3
 THE ELEVATIONS SHOWN HEREON ARE PER CITY OF CAMPBELL BM NO. 3 BRASS DISC ON TOP CURB AT S/E CORNER OF MORE AND POLLARD AVE
 BM ELEV TAKEN AS 280.08 CITY DATUM

T.B.M.
 TOP OF SSMH
 RIM ELEV=258.00

TOPOGRAPHY SURVEY



HouseWorth
Company
LLC

1420 VAN DUSEN LANE,
CAMPBELL, CA 95008



20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
(408) 862-0977

PROPOSED
SITE PLAN

A-1.0

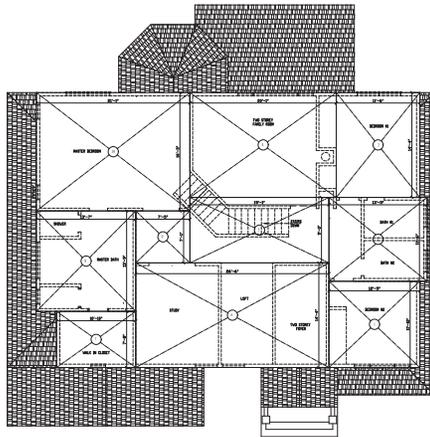
PROPOSED SITE PLAN AND SITE PHOTOGRAPHS

1/8" = 1'

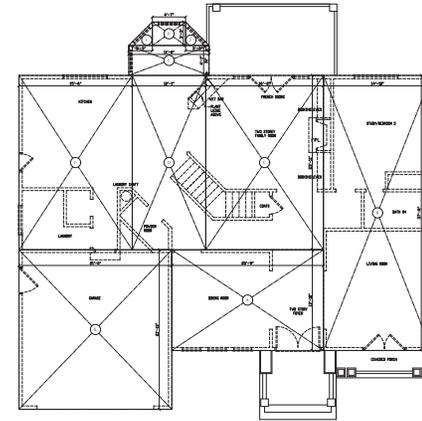


2ND FLOOR AREA CALCULATION	
1) 11'-10" X 12'-5"	147 SF
2) 11'-6" X 14'-5"	166 SF
3) 14'-4" X 11'-5"	165 SF
4) 14'-4" X 20'-1"	288 SF
5) 9'-0" X 19'-1"	172 SF
6) 14'-4 1/2" X 26'-5"	380 SF
7) 7'-8" X 17'-10"	83 SF
8) 13'-9" X 13'-7"	187 SF
9) 7'-1" X 7'-5"	53 SF
10) 16'-3" X 21'-1"	343 SF
2ND FLOOR LIVING AREA TOTAL: 1,984 SF	

1ST FLOOR LIVING AREA:	1,915 SF
2ND FLOOR LIVING AREA:	1,984 SF
1ST & 2ND FLOOR LIVING AREA TOTAL:	3,899 SF
GARAGE FLOOR AREA:	458 SF
BUILDING AREA TOTAL:	4,357 SF



1ST FLOOR AREA CALCULATION	
A) 20'-9" X 13'-10"	287 SF
B) 37'-8" X 14'-10"	549 SF
C) 23'-11" X 16'-5"	387 SF
D) 23'-11" X 19'-5"	461 SF
E) 4'-1" X 11'-0"	45 SF
F) 13'-3" X 3'-3 1/2" / 2	5 SF
G) 3'-3" X 4'-7"	15 SF
H) 9'-3" X 3'-3 1/2" / 2	8 SF
J) 23'-11" X 13'-6"	321 SF
1ST FLOOR LIVING AREA TOTAL: 1,915 SF	
GARAGE :	
K) 21'-10" X 21'-0"	458 SF
1ST FLOOR AREA TOTAL: 2,373 SF	



SECOND FLOOR AREA DIAGRAM

1/8" 4

FIRST FLOOR AREA DIAGRAM

1/8" 3



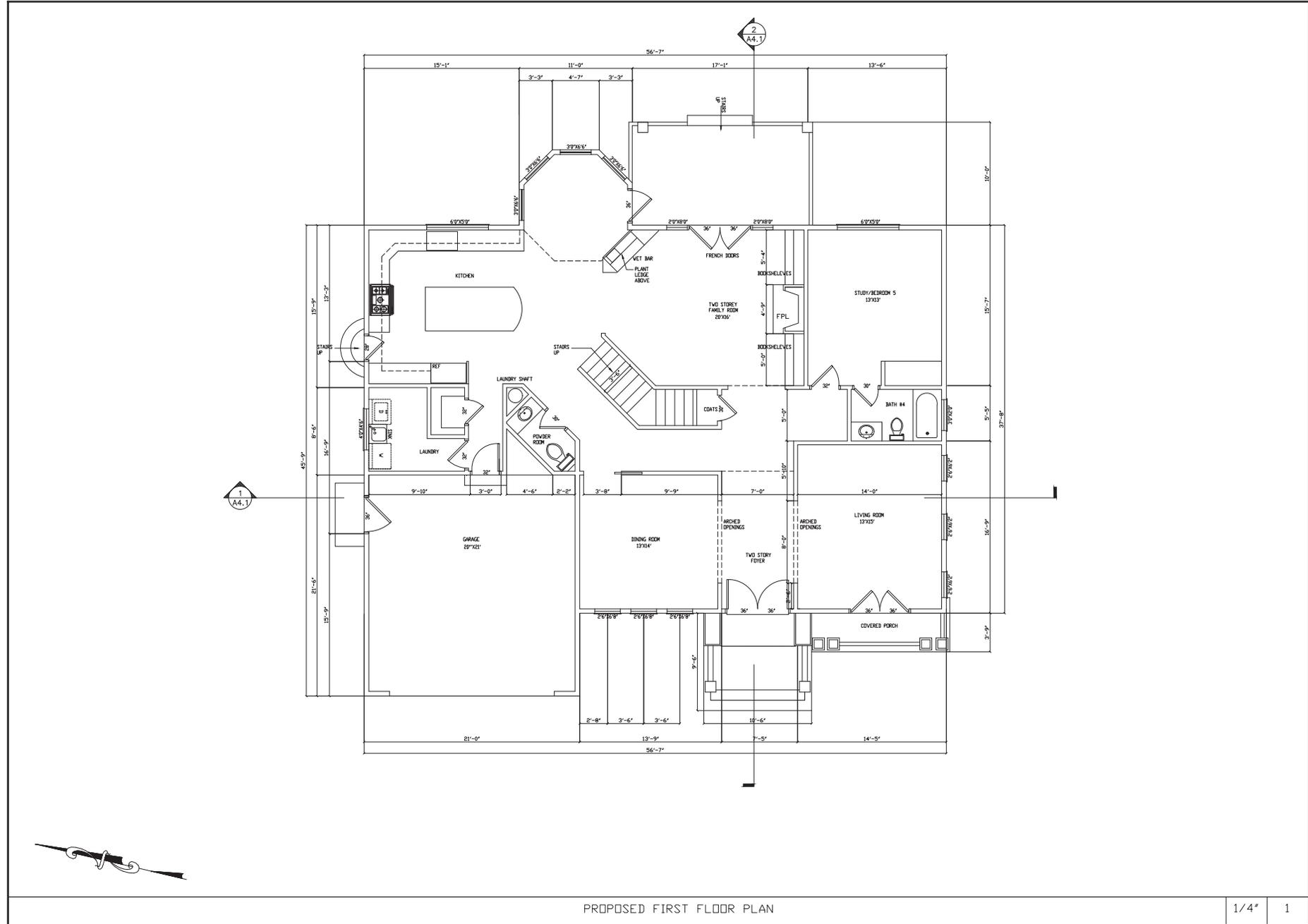
EXISTING STREETSCAPE

NTS 2



PROPOSED STREETSCAPE

NTS 1



HouseWorth
Company
LLC

1420 VAN DUSEN LANE,
CAMPBELL, CA 95008



20370 TOWN CENTER LN
SUITE 139
CUPERTINO, CA 95014
(408) 825-0977

ISSUED: 07/03/19

PROJECT NO: 1822 DATE: 10/16/19

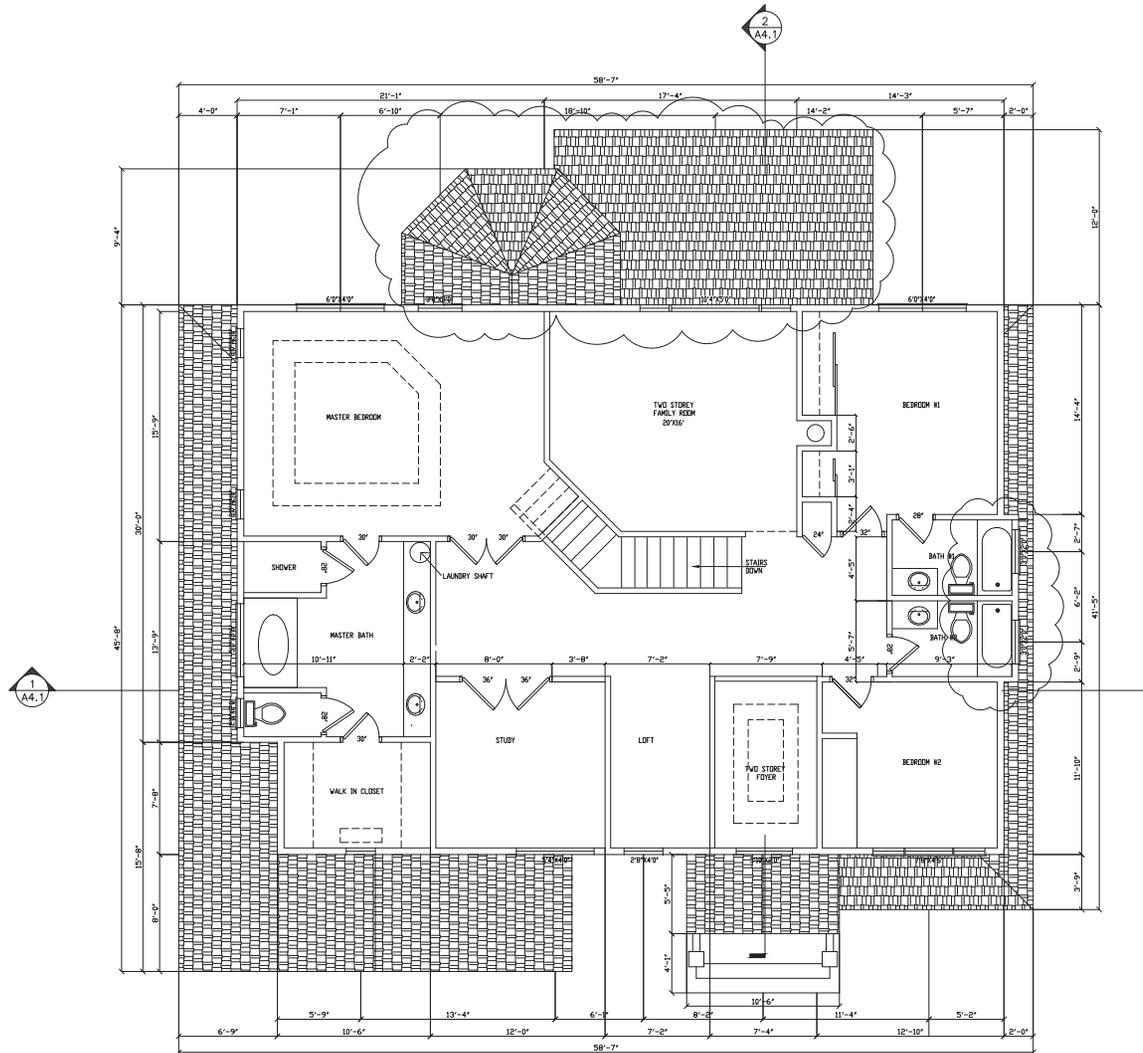
PROPOSED
FIRST
FLOOR PLAN

A-2.0

PROPOSED FIRST FLOOR PLAN

1/4"

1



PROPOSED SECOND FLOOR PLAN

1/4"

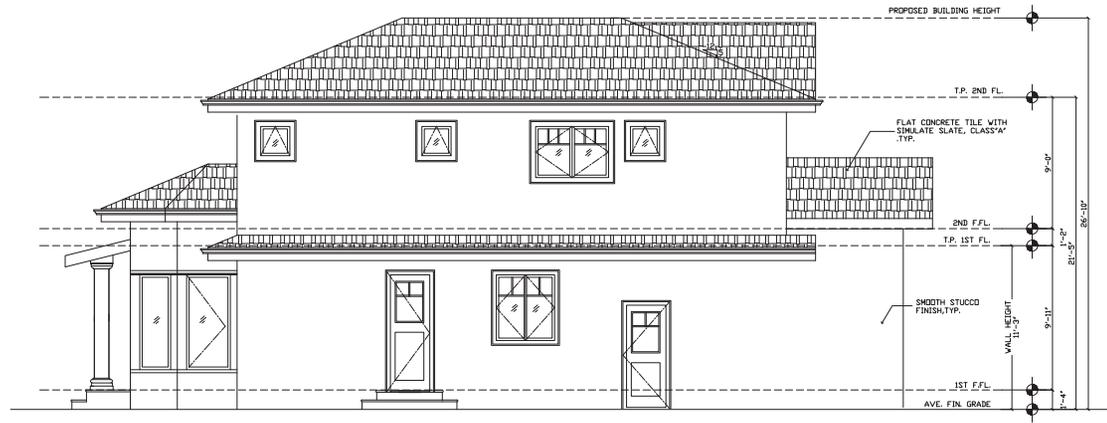
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ISSUED: 07/03/19

PROJECT NO.: 1822 DATE: 10/16/19

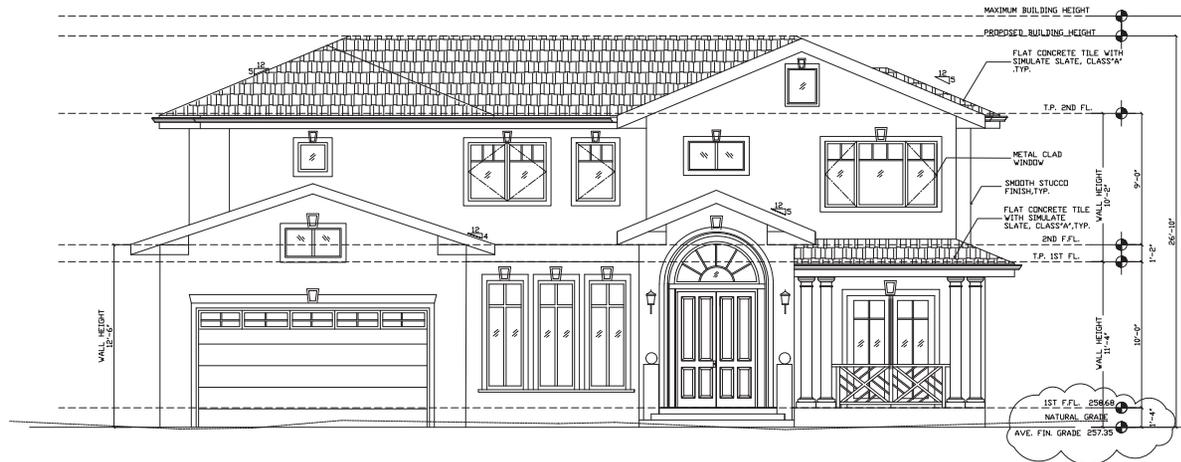
PROPOSED
SECOND
FLOOR PLANS

A-2.1



PROPOSED LEFT ELEVATION

1/4" 2



PROPOSED FRONT ELEVATION

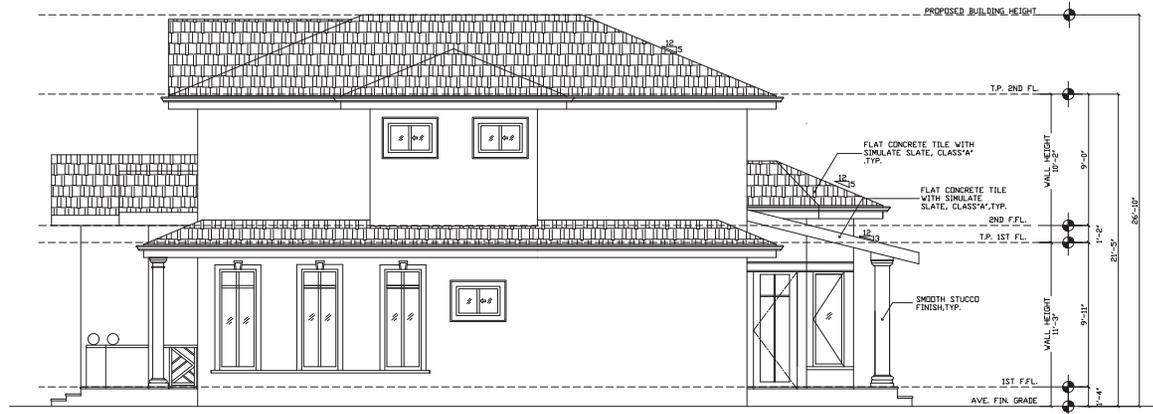
1/4" 1

ISSUED: 07/23/19

PROJECT NO: 1802 DATE: 10/16/19

PROPOSED
FRONT & LEFT
ELEVATIONS

A-3.0



PROPOSED RIGHT ELEVATION

1/4"

2



PROPOSED REAR ELEVATION

1/4"

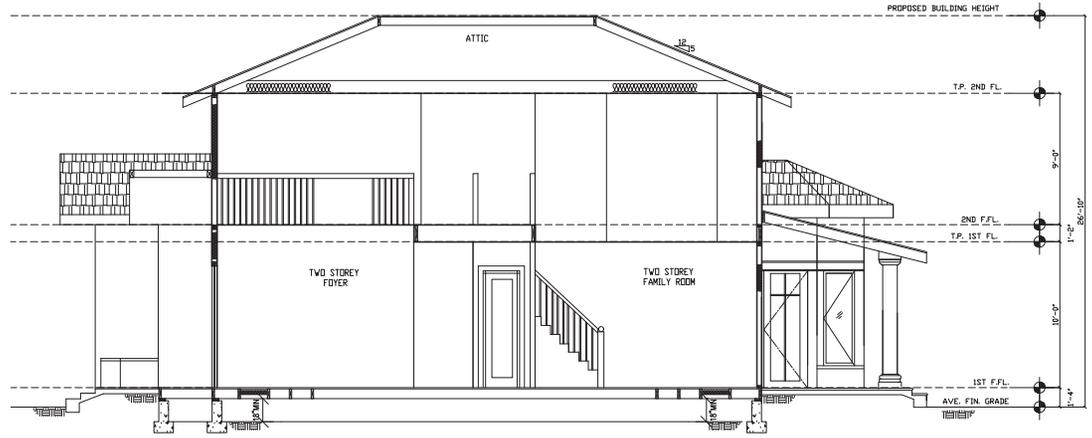
1

ISSUED: 07/03/19

PROJECT NO: 1822 DATE: 10/16/19

PROPOSED
REAR & RIGHT
ELEVATIONS

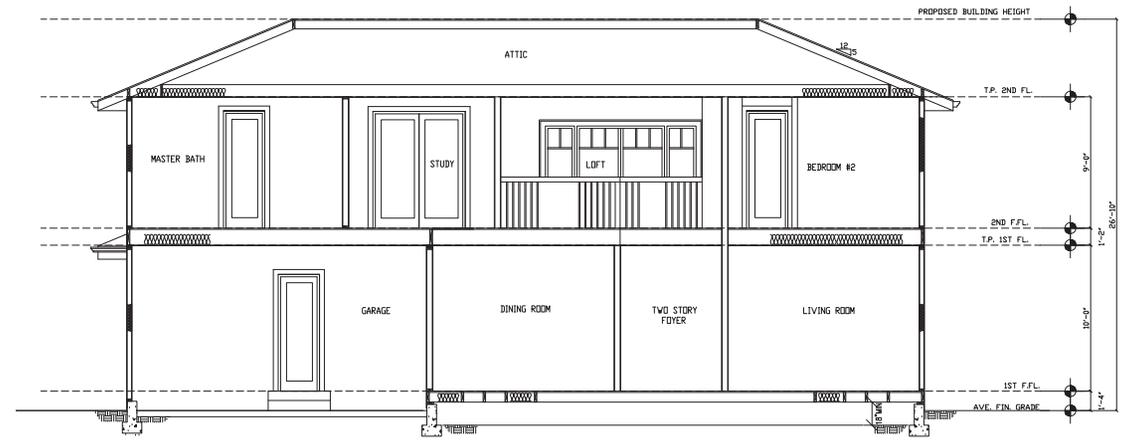
A-3.1



SECTION 2-2

1/4"

2



SECTION 1-1

1/4"

1

ISSUED: 07/03/19

PROJECT NO: 1822 DATE: 10/16/19

SECTIONS

A-4.0

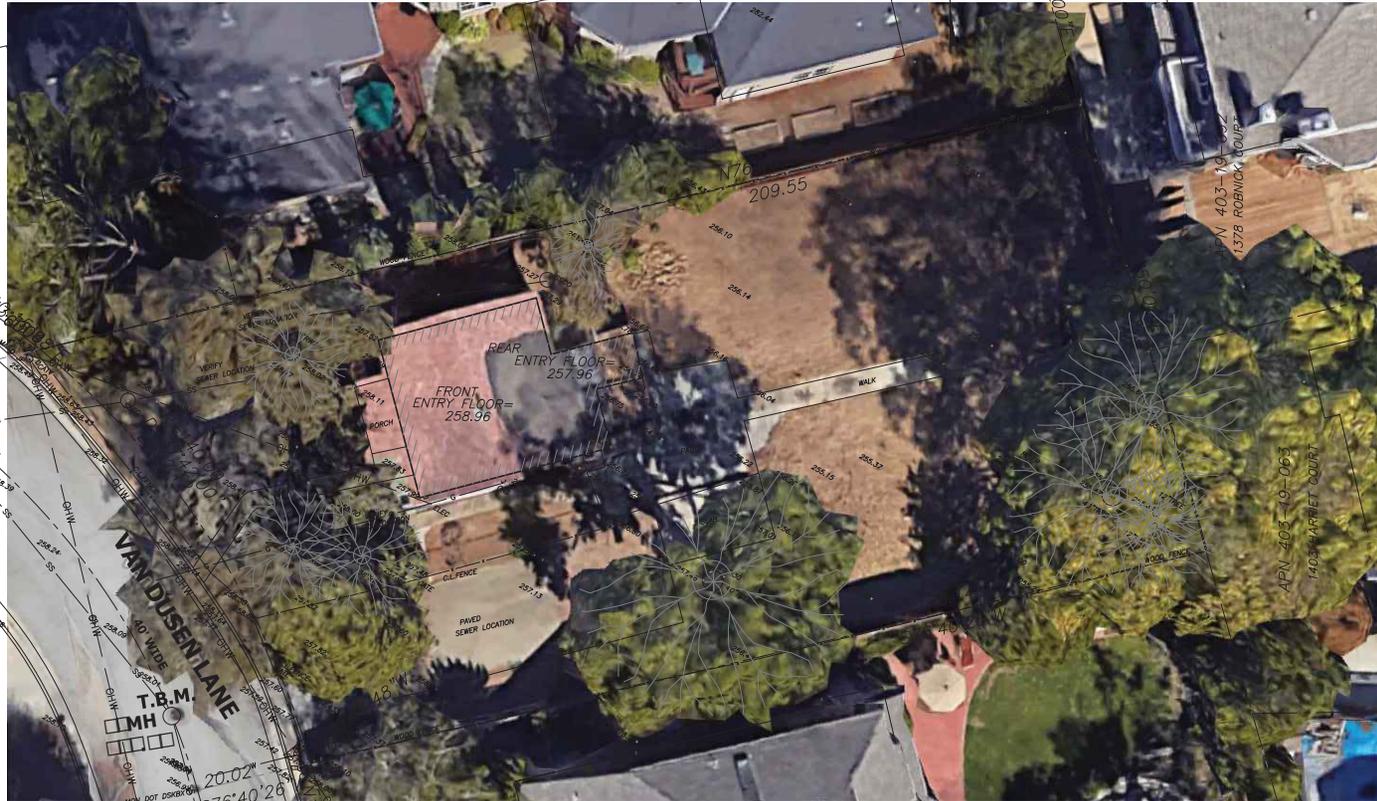
BASIS OF BEARINGS

THE BEARING N76°45'20"E OF ROBNICK AVE PER
PM 605 M 48
SANTA CLARA COUNTY RECORDS

LOT AREA

13,277 SQ. FT.±

1"=10'



APN 403-19-133
1450 VAN DUSEN AVENUE

APN 403-19-098
1490 VAN DUSEN AVENUE

UNDERGROUND UTILITY NOTE
ALL UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE SIZE, DEPTH, LOCATION THEREOF
CALL BEFORE YOU DIG

EASEMENTS
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ANY CONFLICTS WITH ANY EASEMENTS. EASEMENTS IF ANY ARE NOT INDICATED HEREON

CITY BENCHMARK NO. 3
THE ELEVATIONS SHOWN HEREON ARE PER CITY OF CAMPBELL BM NO. 3 BRASS DISC ON TOP CURB AT S/E CORNER OF MORE AND POLLARD AVE
BM ELEV TAKEN AS 280.08 CITY DATUM

T.B.M.
TOP OF SSMH
RIM ELEV=258.00



<p>TOPOGRAPHIC-BOUNDARY SITE PLAN 1420 VAN DUSEN LANE, CAMPBELL, CA 95008 DOC NO. 23926057 APN 403-19-025 SANTA CLARA COUNTY, CALIFORNIA</p>		<p>SHEET 1 OF 1 SHEETS</p>
<p>DATE</p>	<p>SCALE: 1"=10'</p>	<p>PROJECT: KA</p>
<p>DATE</p>	<p>DATE: 12-07-18</p>	<p>DATE</p>

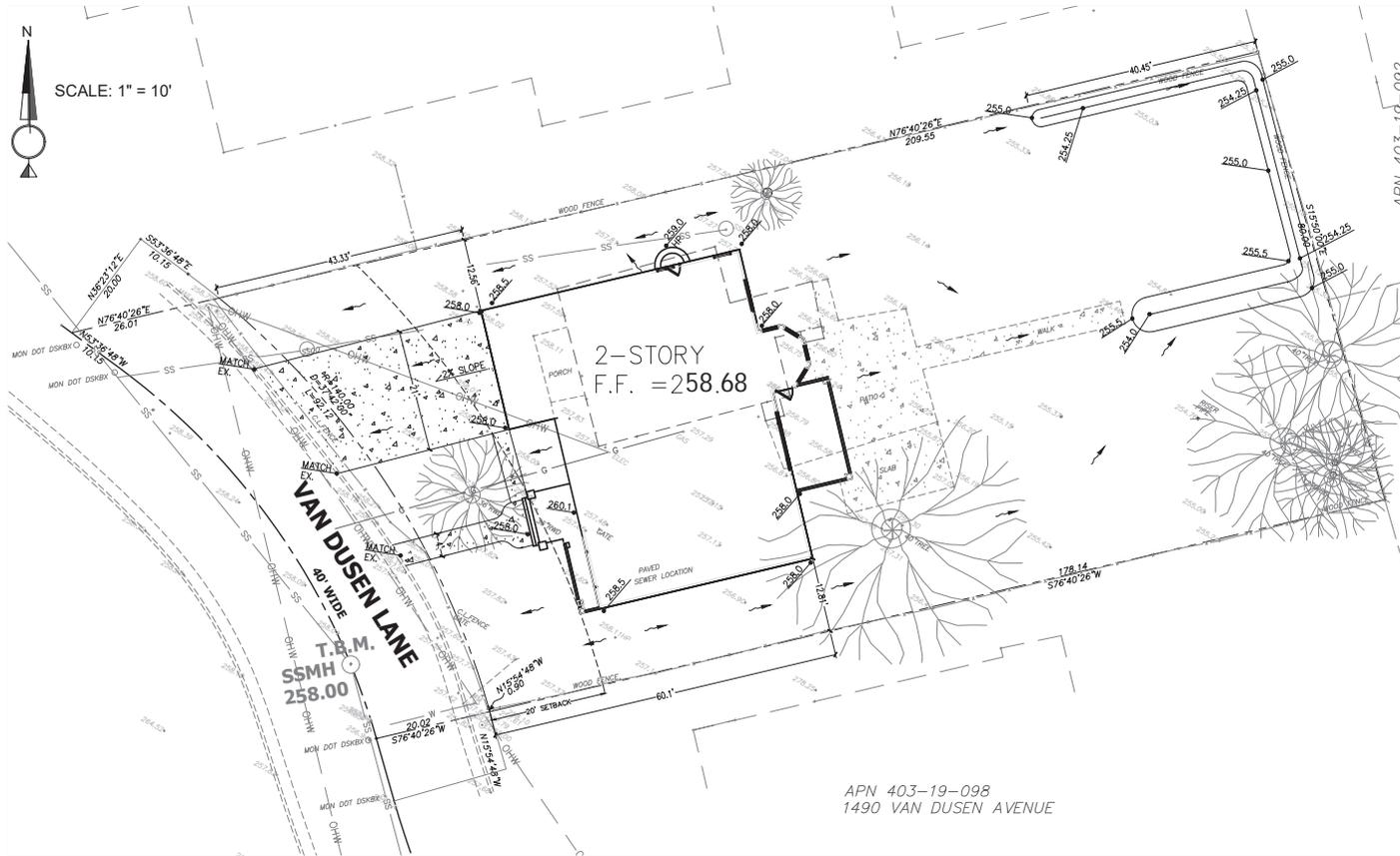


BAY LAND CONSULTING
LAND SURVEYORS/CIVIL ENGINEERS
P.O. BOX 299
SANTA CLARA, CA 95020
PH: (408) 286-0700
MAPPING THE BAY AREA

ON-SITE GRADING & DRAINAGE PLANS



SCALE: 1" = 10'



LEGEND

EXISTING	PROPOSED
SIDWALK CURB AND GUTTER	[Symbol]
CENTER LINE	[Symbol]
PROPERTY LINE	[Symbol]
EDGE OF PAVEMENT	[Symbol]
DRIVEWAY	[Symbol]
PCC OR AC REMOVAL	[Symbol]
STANDARD CITY MONUMENT	[Symbol]
BENCH MARK	[Symbol]
MANHOLE	[Symbol]
STORM DRAIN INLET	[Symbol]
WATER METER	[Symbol]
VALVE	[Symbol]
FIRE HYDRANT	[Symbol]
STREET LIGHT	[Symbol]
POWER POLE	[Symbol]
PULL BOX	[Symbol]
CABLE TELEVISION LINE	[Symbol]
ELECTRICAL LINE	[Symbol]
IRRIGATION LINE	[Symbol]
NATURAL GAS LINE	[Symbol]
OVERHEAD LINE	[Symbol]
SANITARY SEWER LINE	[Symbol]
STORM DRAIN LINE	[Symbol]
TELEPHONE LINE	[Symbol]
WATER LINE	[Symbol]
TRAFFIC SIGNAL CONDUIT	[Symbol]
LIGHTING CONDUIT	[Symbol]
ROADSIDE SIGN & SIGN CODE	[Symbol]
FENCE	[Symbol]
TREE/SHRUB	[Symbol]
DOWNSPOUT	[Symbol]
GRADE	[Symbol]
CONTOUR	[Symbol]
DIRECTIONAL FLOW ARROW	[Symbol]

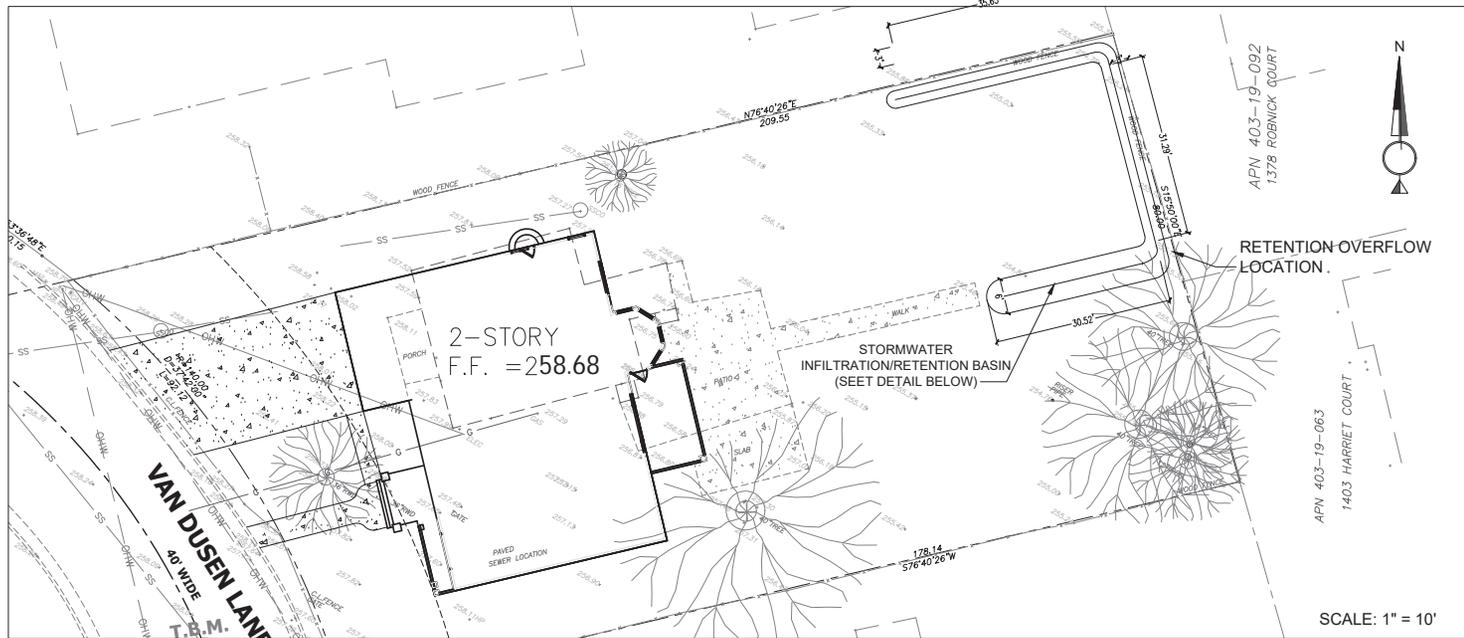
APN 403-19-098
1490 VAN DUSEN AVENUE



DESIGN EVEREST, INC. 365 FLOWER LANE MOUNTAIN VIEW, CA 94043 PHONE: (866) 311-0015	Date:	Revision:	Date:	By:
	Drawn By: NGM			
SHEET DESCRIPTION ON-SITE GRADING & DRAINAGE PLANS 1420 VAN DUSEN LN BUILDING PERMIT NO.	No.:			
	Designed By: NGM			
	SCALE:			
	1" = 10'			
	SHEET:			
	3/8			

GP_Compbell_1420_VAN_DUSEN
 1/15/2004

COMPOSITE UTILITY & STORMWATER MGT. PLAN



CONTRACTOR TO VERIFY LOCATIONS, CONDITIONS AND CAPACITY OF ALL UTILITY CONNECTIONS TO EXISTING SERVICES. PROPOSED SERVICE LOCATIONS ARE APPROXIMATE AND SHOULD BE REROUTED TO OPTIMIZE SAFETY AND ROUTING TO ARCHITECTURE PLAN LOCATIONS FOR MECHANICAL SERVICE CONNECTIONS.

No.	Revision	Date	By	Check

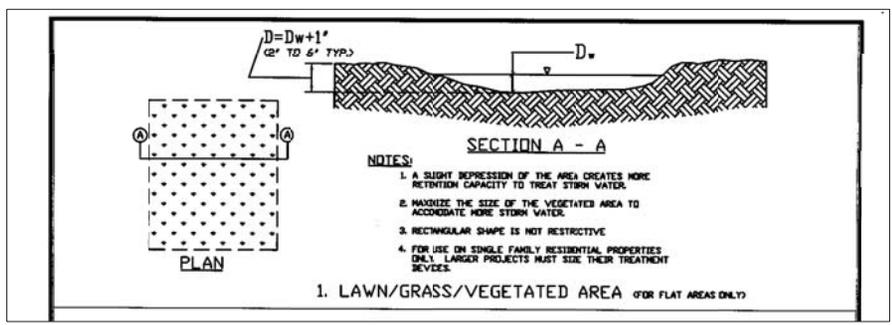
Date:
 Drawn By: NGM
 Designed By: NGM

DESIGN EVEREST, INC.
 365 FLOWER LANE
 MOUNTAIN VIEW, CA 94043
 PHONE: (866) 311-0015

UTILITY & STORMWATER MGT. PLAN
 ON-SITE GRADING & DRAINAGE PLANS
 BUILDING PERMIT NO. _____

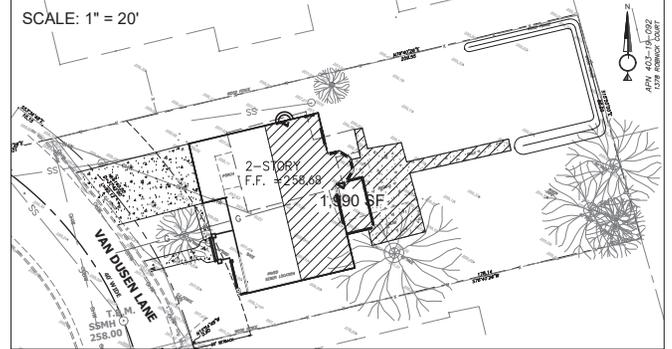


SCALE: 1" = 10'
 SHEET: 4/8



TYPICAL FILTER MEDIUM AREA
 (FOR STORM WATER RETENTION AND/OR INFILTRATION SYSTEMS)

DRAINAGE MANAGEMENT AREA MAP



The sizing, selection, and preliminary design of treatment BMPs and control measures for the site named below, meet the requirements of the City of Campbell's NPDES permit, No. 01-119, Provision C.3.

Date: 05/22/2019
 Project Location/Name: 1420 Van Dusen Ln.
 Project APN #: 403-19-025
 Responsible Engineer: Nicholas G. Miller
 License No.: C-80144
 Expiration Date: 9/30/2020

STORMWATER BIO-RETENTION BASIN SIZING CALCULATIONS:

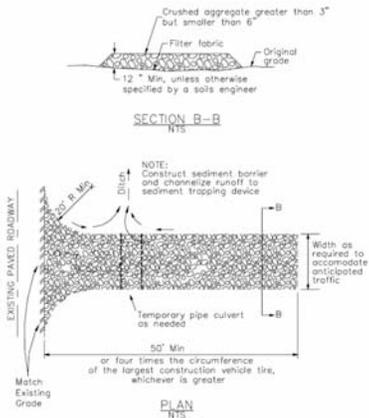
VOLUME REQUIRED = 4% * 3,000 SF = 120 C.F.
 VOLUME PROVIDED = (30 FT * 1.5' * 0.75') + (30' * 3' * 1.5') = 164 C.F.

GP_Campbell_1420_VAN_DUSEN
 1/15/2020

3

Stabilized Construction Entrance/Exit

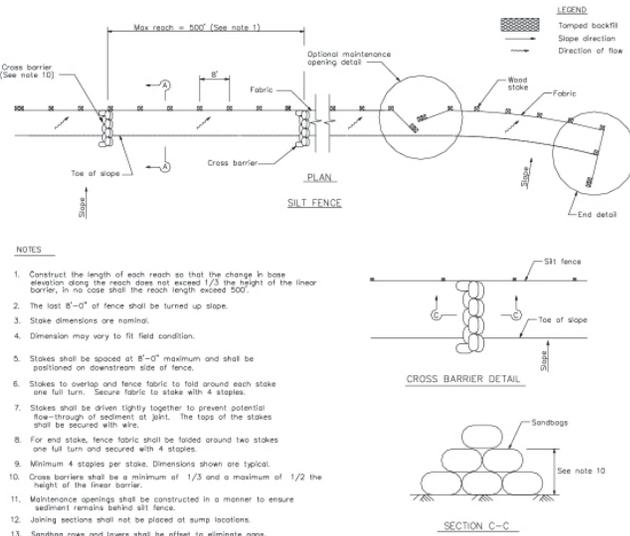
CASQA Detail TC-1



1

Silt Fence

CASQA Detail SE-1

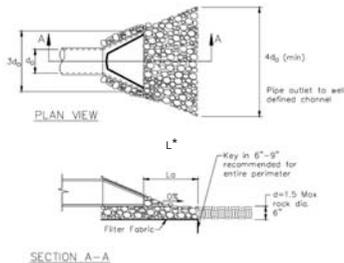


- NOTES**
1. Construct the length of each reach so that the change in base elevation along the reach does not exceed 1/3 the height of the linear barrier. In no case shall the reach length exceed 500'.
 2. The last 8'-0" of fence shall be turned up slope.
 3. Stake dimensions are nominal.
 4. Dimension may vary to fit field condition.
 5. Stakes shall be spaced at 8'-0" maximum and shall be positioned on downstream side of fence.
 6. Stakes to overlap and fence fabric to fold around each stake one full turn. Secure fabric to stake with 4 staples.
 7. Stakes shall be driven tightly together to prevent potential flow-through of sediment at joint. The tops of the stakes shall be secured with wire.
 8. For end stake, fence fabric shall be folded around two stakes one full turn and secured with 4 staples.
 9. Minimum 4 staples per stake. Dimensions shown are typical.
 10. Cross barriers shall be a minimum of 1/3 and a maximum of 1/2 the height of the linear barrier.
 11. Maintenance openings shall be constructed in a manner to ensure sediment remains behind silt fence.
 12. Joining sections shall not be placed at sump locations.
 13. Sandbag rows and layers shall be offset to eliminate gaps.

4

Velocity Dissipation Devices

CASQA Detail EC-10

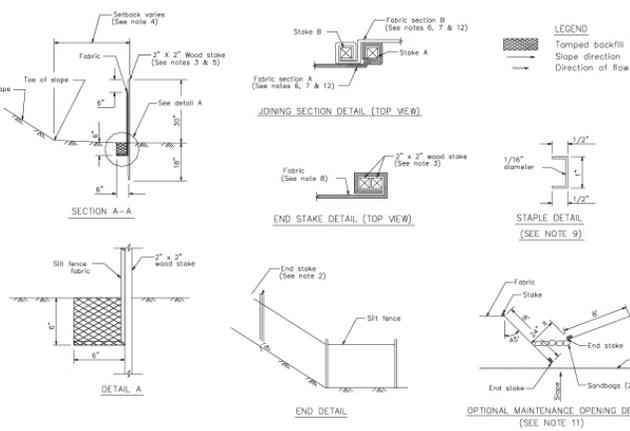


* Length per ABAG Design Standards

2

Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

1. **Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-3) or latest.
2. **Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. **Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. **Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-9) or latest.
5. **Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. **Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. **Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. **Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. **Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. **Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. **Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowing to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction area entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourses.
2. **Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. **Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. **Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

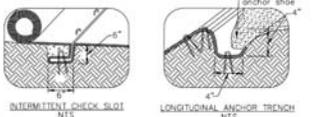
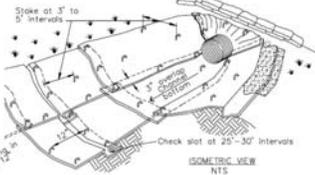
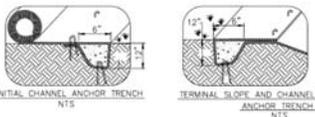
Project Information



7

Geotextiles and Mats

CASQA Detail EC-7



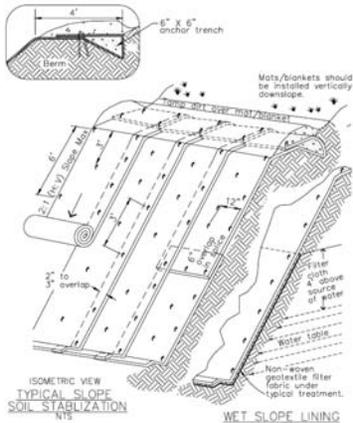
- NOTES:
1. Check slots to be constructed per manufacturer's specifications.
 2. Staking or staking layout per manufacturer's specifications.
 3. Install per manufacturer's recommendations.

TYPICAL INSTALLATION DETAIL

5

Geotextiles and Mats

CASQA Detail EC-7



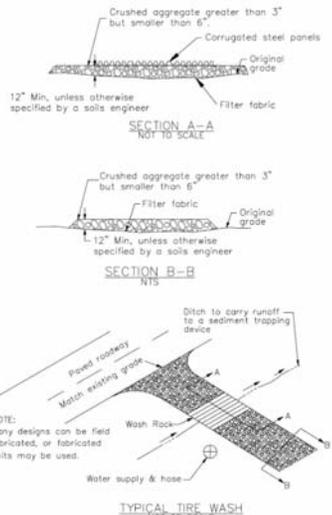
- NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
 2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
 3. Install per manufacturer's recommendations.

TYPICAL INSTALLATION DETAIL

3

Entrance/Outlet Tire Wash

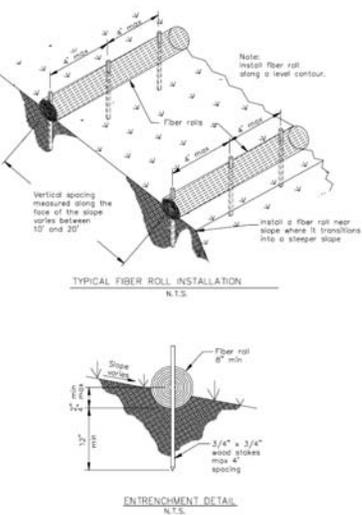
CASQA Detail TC-3



1

Fiber Rolls

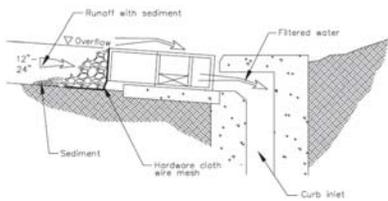
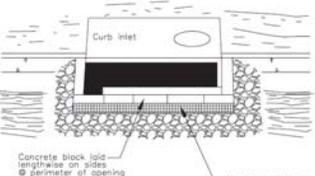
CASQA Detail SE-5



8

Storm Drain Inlet Protection

CASQA Detail SE-10

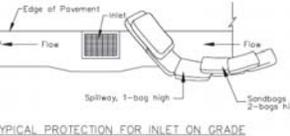
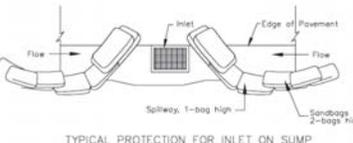


Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

6

Storm Drain Inlet Protection

CASQA Detail SE-10

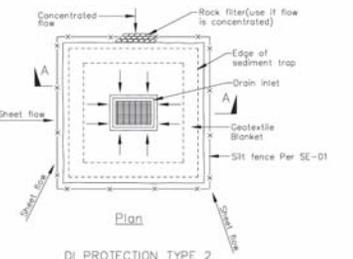
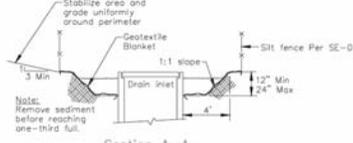


- NOTES:
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed.
 5. Not applicable in areas with high silt and clay without filter fabric.
- DI PROTECTION TYPE 3
NOT TO SCALE

4

Storm Drain Inlet Protection

CASQA Detail SE-10

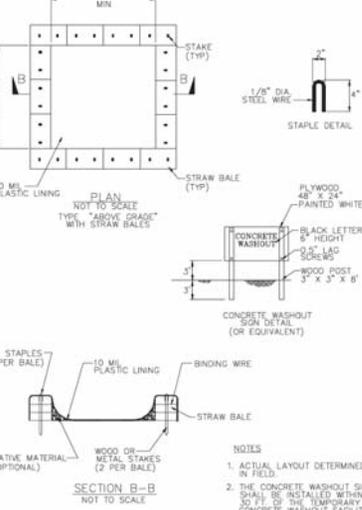


- Notes:
1. For use in cleared and grubbed and in graded areas.
 2. Shape basin so that longest inflow area faces longest length of trap.
 3. For concentrated flows, shape basin in 2:1 ratio with length oriented towards direction of flow.

2

Concrete Waste Management

CASQA Detail WM-8



Project Information



WORK TO BE DONE:

EROSION CONTROL WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT CITY OF CAMPBELL OR SANTA CLARA COUNTY AREA REGIONAL STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND PER THE CITY OF CAMPBELL AND/OR SANTA CLARA COUNTY GRADING ORDINANCE.

NOTE: THIS LIST IS PARTIAL, APPLY BMPs PER SHEETS EC1 & EC2 AS SITE CONDITIONS CHANGE AND REQUIRE ALTERNATE MEASURES TO PREVENT SOIL EROSION.

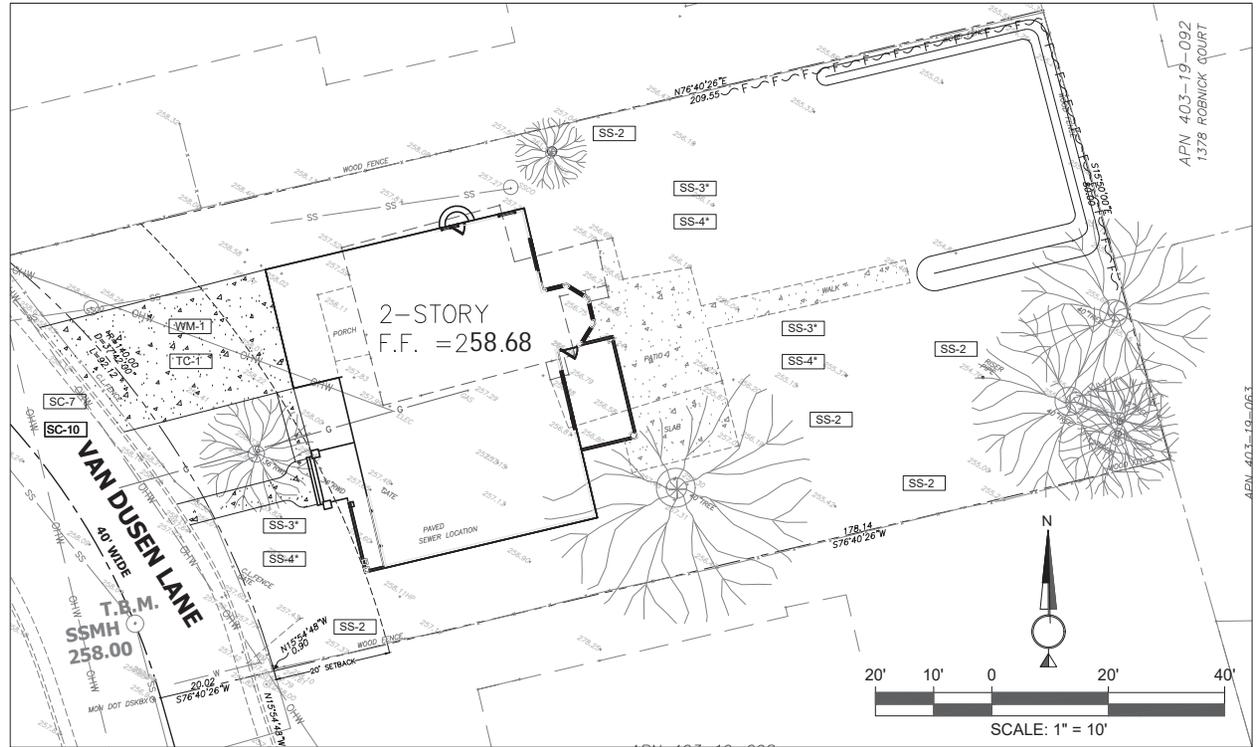
BMP LEGEND (SEE ALSO SHEETS EC1 AND EC2)

- SS-2 PRESERVATION OF EXISTING VEGETATION ~PEV~PEV~
- SS-3* BONDED OR STABILIZED FIBER MATRIX (WINTER) ~M~M~
- SS-4* HYDROSEEDING (SUMMER) ~TSP~TSP~
- WM-1 MATERIAL DELIVERY & STORAGE
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- SC-7 STREET SWEEPING AND VACUUMING
- SC-10 STORM DRAIN INLET PROTECTION
- DIRECTION OF LOT DRAINAGE →
- SE-5** FIBER ROLL(S) ~F~F~

*TEMPORARY MEASURES IF NEEDED, FIRST FOLLOW LANDSCAPE PLAN FOR PERMANENT EROSION CONTROL MEASURES FOR PLANTING AREAS

**ASSES PRESERVATION OF EXISTING LANDSCAPING AND DETERMINE IF ADDITIONAL SOIL EROSION PROTECTION IS NEEDED IN THE FORM OF FIBER ROLLS OR EQUAL TO PREVENT THE MIGRATION OF SEDIMENT ON TO OTHER PROPERTIES.

EROSION CONTROL PLAN



DESIGN EVEREST, INC.	DATE:	REVISION:	DATE:	BY:	CHKD:
365 FLOWER LANE MOUNTAIN VIEW, CA 94043 PHONE: (866) 311-0015	Drawn By: NGM				
	Designed By: NGM				
EROSION CONTROL PLAN 1420 VAN DUSEN LN BUILDING PERMIT NO. _____					
CITY OF CAMPBELL, CALIFORNIA					
SCALE: 1" = 10'					
SHEET: 7/8					

GP_Campbell_1420_VAN_DUSEN
 1/15/2004

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR:

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff.
- Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-reinforced mortar that wash into lakes, streams, or canyons are toxic to fish and the aquatic environment. Disposing of these materials to the street or in creeks causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that accepts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities deplete soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drive and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by installing equipment from runoff channels, and by washing for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (trap or vacuum) building cleaning water and dispose to the sanitary sewer.

WHAT CAN YOU DO?

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For all based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.
- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including shdges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including shdges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.

- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with hosed tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff eroding a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment
- Concrete mixers
- Concrete trucks
- General contractors
- Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for embankment construction projects.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.

GENERAL BUSINESS PRACTICES

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happens right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw cut slurry, or excavated material. Extra planning is required to save and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleaning methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm-water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0711.
3. Governor's Office of Emergency Services, Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 927-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
- Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
- Sunnyvale Water Pollution Control Plant (408) 730-7270
- Palo Alto Regional Water Quality Control Plant (415) 320-2508
- Serving East Palo Alto, Los Altos, Los Altos Hills, Menlo Park, Palo Alto, and Stanford

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

A. Criminal Penalties. Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.

B. Civil Penalties. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys' fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

C. Civil Liability. Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys' fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.

D. Remedies Cumulative. The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

DATE	07/07/03
REVISION	
NO.	
DRAWN BY	
DESIGNED BY	

PLAN FOR THE IMPROVEMENT OF
BLUEPRINT FOR A CLEAN BAY
ENCROACHMENT PERMIT NO.

SCALE:
N.T.S.

SHEET:
OF

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Tulbephea violacea @ 30" ac	1 gallon	low	3
	Eriopogon karwinskianus/ Santa Barbara Daisy @ 30" ac	1 gallon	low	3
	Carex albasca/ Berkeley Sedge @ 36" ac	1 gallon	low	3
A	Pittosporum tenuifolium	5 gallon	low	3
B	Cotinus Royal Purple/ Smoke Tree	15 gallon	low	3
C	Chondropetalum Suzans	5 gallon	low	3
D	Chondropetalum tacsonum/ Cape Rush	5 gallon	low	3
E	Eucymus japonica	5 gallon	low	3
F	Pittosporum Woodens Dwarf	5 gallon	low	3
G	Lamandra Proeza	5 gallon	low	3
H	Lavandula Grosso/ Lavender	5 gallon	low	3
I	Cotinus Golden Spark/ Smoke Tree	5 gallon	low	3
T1	Prunus serrulata Kwanzan/ Cherry	24" box wood		3

PROJECT INFORMATION

The proposed front yard landscape area is under 2500 sq. ft., thus Prescriptive Compliance with the local WELCO has been selected.
 Applicant: Charles Zhang
 Project Address: 1420 Van Dusen Lane
 Total Landscape Area: 1775 sq ft
 Project Type: New
 Water Supply: Potable
 I agree to comply with the requirements of the prescriptive compliance option for the MWELCO
 Applicant: _____ Date: _____

PLANNING FINAL REQUIRED
 THE NEW LANDSCAPING INDICATED ON THE PLANS MUST BE INSTALLED PRIOR TO FINAL INSPECTION. CHANGES TO THE LANDSCAPING PLAN REQUIRE PLANNING APPROVAL.

- 1) 100% of the proposed plant material have an average WUCOLS rating of 3 or less.
- 2) There is no proposed turf.
- 3) No lawn is proposed on a slope which exceeds 1" vertical elevation change in 4'.
- 4) No lawn is proposed in a parking strip.

- 1) Verify placement of all proposed plants.
- 2) Protect existing trees to remain. Verify placement of tree protection fences.
- 3) Thoroughly prepare soil prior to planting. The contractor shall submit a soil sample for analysis to a local lab for analysis and recommendations for soil preparation prior to planting.
- 4) Incorporate 4 cu. of compost per 1000 sq. ft. into rubber soil.
- 5) Spread 3" of certified mulch, Prochip or equal, after planting.
- 6) I have complied with the criteria of the water efficient landscape ordinance and applied them for the efficient use of water in the landscape design.



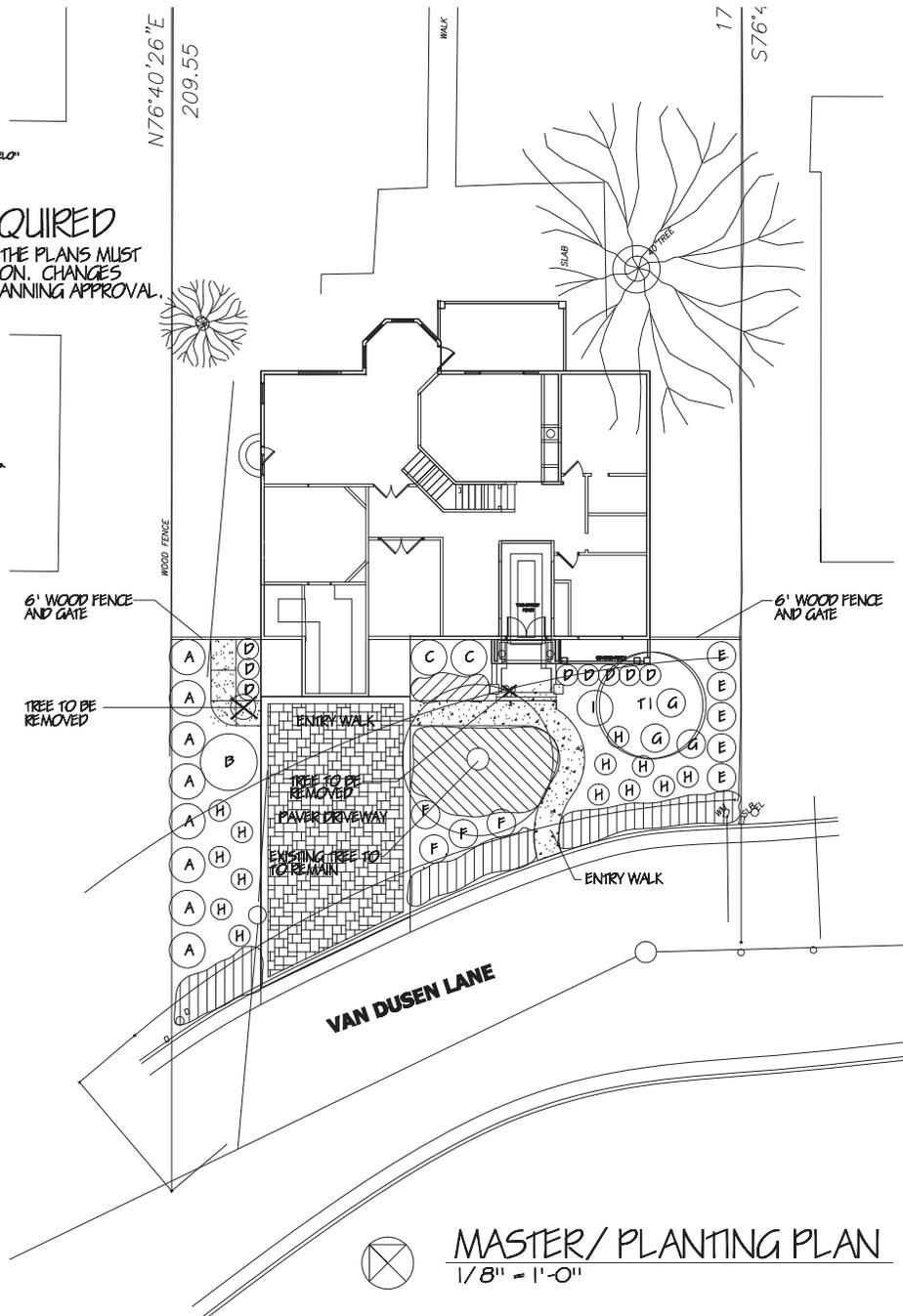
TULBEPHEA ERIOPOGON CAREX



PITTOSPORIUM COTINUS LAMANDRA CHONDROPETALUM ELIONYALIS



PITTOSPORIUM LAMANDRA LAVANDULA COTINUS PRUNUS



MASTER/PLANTING PLAN
 1/8" = 1'-0"

W. Jeffrey Heid
 Landscape Architect
 C-22255

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 San Jose, California 95125
 tel 408 691-9207
 fax 408 226-6005
 email wjheid@aol.com

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 REVISED 4/28/19



ZHANG RESIDENCE

for:
 CHARLES ZHANG
 1420 VAN DUSEN LANE
 CAMPBELL, CA. 95008

MASTER PLANTING PLAN

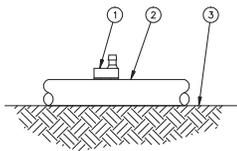
date: 4/25/19
 scale: NOTED
 drawn by: W.J.H.
 job no.: 21921
 sheet:

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 of 416

IRRIGATION LEGEND

-  Hunter I-Core Weatherbased controller with Solar Sync and rain sensor - verify placement in garage. Controller shall have battery backup for programming.
-  Felco #765 - 1" pressure vacuum breaker provide lockable cover - verify location point of connection and install per manufacturer's specifications.
-  1" schedule 40 pvc mainline - min. depth 18"
-  Rainbird PEP series control valves with in line pressure reducer set to 35 psi and Y filter for drip circuits - install below grade in valve box, maximum two valves per box.
-  Schedule 40 pvc lateral lines - min. depth 12" - all lines 3/4" unless otherwise noted.
-  Rainbird, or equal, 1 gph pressure compensating emitters (2 per one gallon plan, 3 per five gallon, 4 per 15 gallon set on 3/4" drip line - set drip line on ground surface and cover with final mulch.
-  Control valve number.

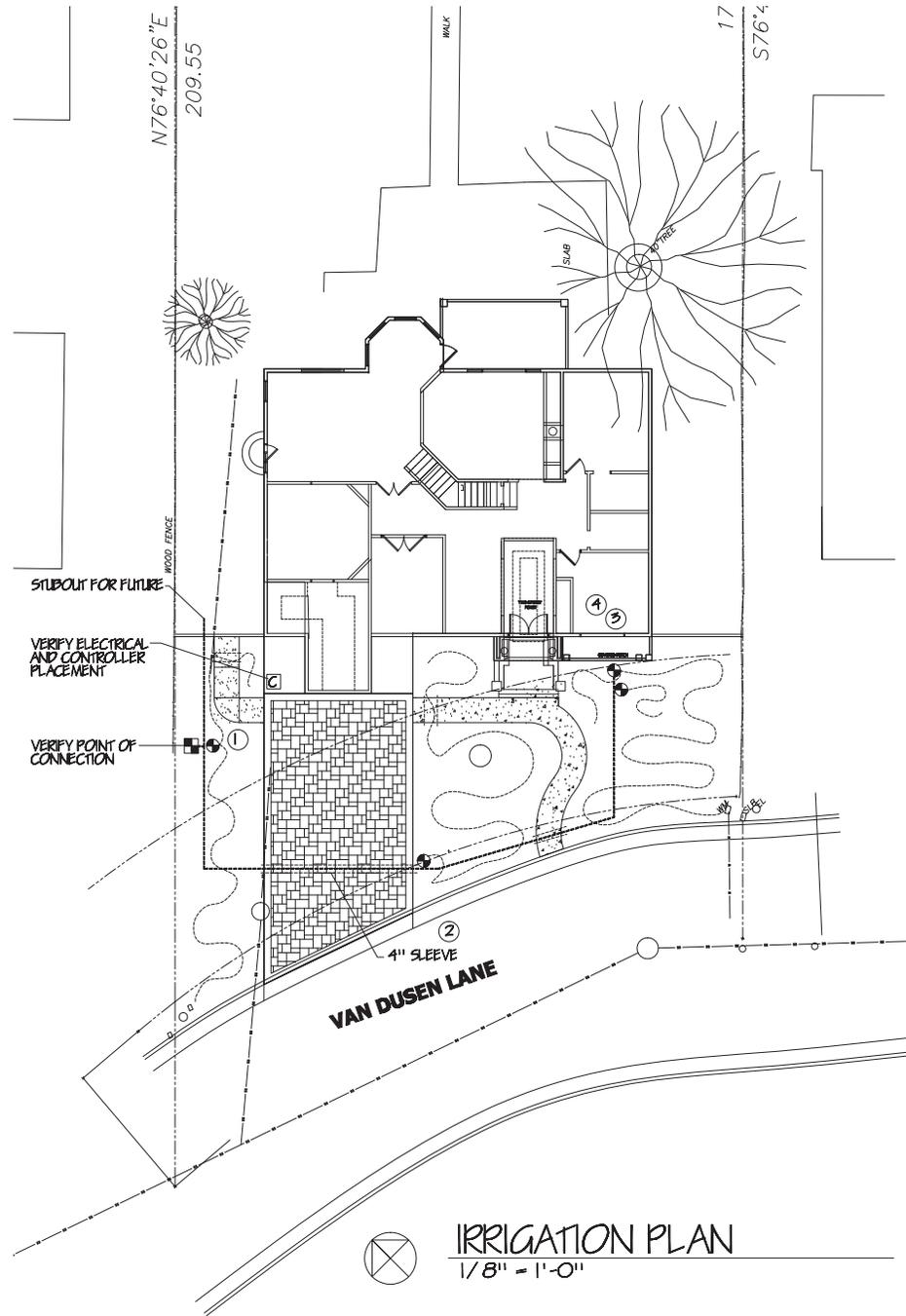
- 1) Verify water source and placement of backflow preventer.
- 2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
- 3) Verify controller in garage and control wire runs.
- 4) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
- 5) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
- 6) Verify control wire placement and operation of valves.
- 7) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
- 8) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance/warranty period.
- 9) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
- 10) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.
- 11) I have complied with the criteria of the local WELO and applied them for the efficient use of water in the design of the irrigation system.
- 12) Pressure regulators shall be used as needed to ensure a consistent dynamic pressure range throughout the system.
- 13) Locate a manual shut off valve between the backflow valve and water meter.
- 14) All irrigation equipment and emission devices shall meet the requirements set in the ANSI standard ASABE/ICC 902-2014.
- 15) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.



- 1 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:
RAIN BIRD XERI-BUG EMITTER
- 2 5/8" POLYETHYLENE TUBING:
RAIN BIRD XF-SERIES TUBING OR
RAIN BIRD XT-700 XERI-TUBE OR
RAIN BIRD XBS BLACK STRIPE TUBING
- 3 FINISH GRADE

- NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 5/8" POLYETHYLENE TUBING.
 2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

A XERI-BUG INTO 1/2-INCH TUBING
N.T.S. OPTION 1 1-14-19



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

W. Jeffrey Heid
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ZHANG RESIDENCE

for:
CHARLES ZHANG
1420 VAN DUSEN LANE
CAMPBELL, CA. 95008

IRRIGATION PLAN

date: 4/28/19
scale: NOTED
drawn by: W.J.H.
job no.: 21921
sheet:

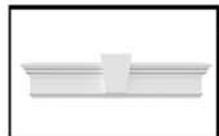
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of 416



FLAT ROOF TILE/ CONCRETE



SMOOTH STUCCO ,PAINTED FINISH
LUNA G.13 Exterior Paint



WOODEN TRIM
Painted finish , white



METAL CLAD WINDOW/-
BLACK



WOODEN DOOR



CULTURED STONE

1420 VAN DUSEN LANE



CITY OF CAMPBELL • PLANNING COMMISSION
Staff Report • January 28, 2020

PLN2019-77 Public Hearing to consider the application of Susan Chen for a Site and Architectural Review Permit (PLN2019-77) to allow the construction of a new approximately 3,103 square-foot two-story single-family residence on property located at **1147 S. San Tomas Aquino Road** in the R-1-9 (Single-Family Residential) Zoning District.

STAFF RECOMMENDATION

That the Planning Commission take the following action:

- 1. Adopt a Resolution** (Attachment 1), approving a Site and Architectural Review Permit to allow the construction of a two-story approximately 3,103 square-foot single-family residence.

ENVIRONMENTAL DETERMINATION

Staff recommends that the Planning Commission find that this project is Categorical Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

PROJECT DATA

Zoning Designation:	R-1-9 (Single-Family Residential)	
General Plan Designation:	Low-Density Residential (less than 4.5 units/gr. acre)	
Net Lot Area:	8,000 square-feet ¹	
Building Height:	26 feet 10 inches	28 feet (Max. Allowed)
Building Square Footage:		
First Floor Living:	1,561 square feet	
Second Floor Living:	1,112 square feet	
Attached Garage:	<u>430 square feet</u>	
	3,103 square feet (Total House Size)	
Floor Area Ratio (FAR):	.39 (3,103 sq. ft.)	.45 (3,600 sq. ft.) (Max. Allowed)
Parking:	2 spaces (covered)	2 spaces (Min. Required)
Building Coverage Areas:		
First Floor/Garage:	1,991 square feet	
Front Porch:	<u>55 square feet</u>	
	2,046 square feet (Total Building Coverage)	
Building (Lot) Coverage:	26% (2,046 sq. ft.)	35% (2,800 sq. ft.) (Max. Allowed)

¹ Existing nonconforming lot

Setbacks	<u>Proposed</u>	<u>Required</u>
Front (south)	20 feet	20 feet
Garage	28 feet	25 feet
1 st -Story Side (east)	10 feet	10 feet
2 nd -Story Side (east)	17 feet	12 feet 10 inches (60% of the wall height)
1 st -Story Side (west)	12 feet	8 feet
2 nd -Story Side (west)	19 feet	12 feet 10 inches (60% of the wall height)
Rear (north):	38 feet	20 feet ²

DISCUSSION

Project Location: The project site is an 8,000 square-foot property located off S. San Tomas Aquino Rd. (on a private street known as Turner Way), north of W. Hacienda Avenue and south of Munro Avenue, within the City's San Tomas Area Neighborhood in the R-1-9 (Single-Family Residential) Zoning District (reference **Attachment 2** – Location Map). The site is currently developed with a single-family home that will be demolished as part of the project. Pursuant to the San Tomas Area Neighborhood Plan (STANP), demolition and reconstruction of a single-family residence – which characterizes a lot as “undeveloped” – requires Site and Architectural approval by the Planning Commission.

Project Description: The applicant is seeking approval of a Site and Architectural Review Permit to allow construction of a new approximately 3,103 square-foot two-story single-family residence (reference **Attachment 3** – Project Plans).

ANALYSIS

Zoning District: The project site has an R-1-9 (Single-Family Residential) Zoning District designation, and is within the boundaries of the San Tomas Area. Pursuant to the San Tomas Area Neighborhood Plan (STANP), demolition and reconstruction of a single-family residence – which characterizes a lot as “undeveloped” – requires Site and Architectural approval by the Planning Commission.

General Plan: The General Plan land use designation for the project site is Low Density Residential (less than 4.5 units per gross acre). The proposed project would be consistent with the following General Plan Land Use Strategy:

Strategy LUT-5.2a: Neighborhood Compatibility: Promote new residential development and substantial additions that are designed to maintain and support the existing character and development pattern of the surrounding neighborhood, especially in historic neighborhoods and neighborhoods with consistent design characteristics.

Design: Review of the Site and Architectural Review Permit application is governed by the [San Tomas Area Neighborhood Plan \(STANP\)](#). The Plan provides development standards (e.g., height, setback, lot coverage, etc.) as well as design guidelines in terms of design compatibility, scale and mass, surface articulation, building orientation, and privacy. The guidelines are not meant to prescribe any particular style, but rather provide an overall framework for evaluating the design of new residences.

² Nonconforming lot STANP Page 7

The proposed two-story, 3,103 square-foot single-family residence, is presented in a transitional residential style incorporating hipped and gabled rooflines, composition roofing, and stucco walls. The color scheme incorporates a light gray body color with white and medium gray trim colors and a dark gray roof (reference **Attachment 4** – Materials Board). The overall architectural style is consistent with the new residences built within the San Tomas Area that achieve compatibility by incorporating design elements and materials representative of the homes in the neighborhood.



Proposed Front Elevation



Proposed Rear Elevation



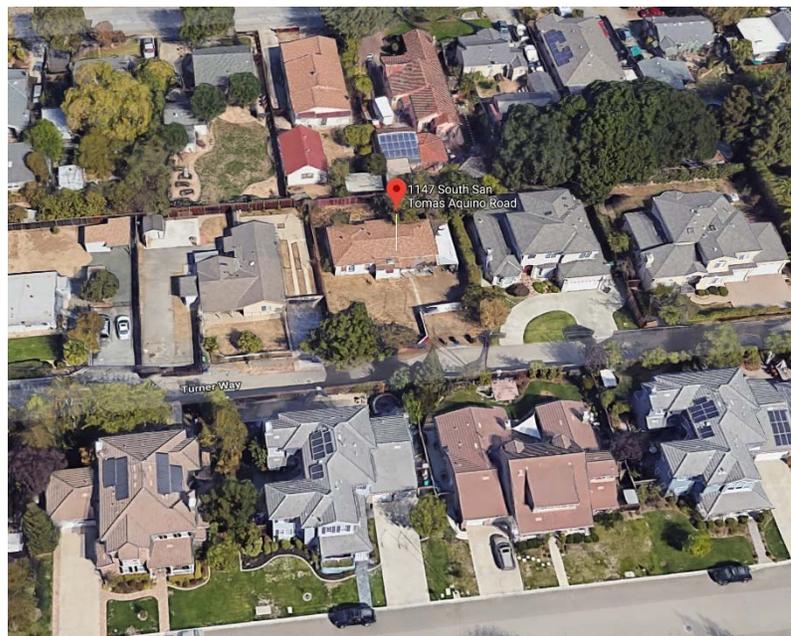
Proposed East Side Elevation



Proposed West Side Elevation

Massing and Scale/Surface Articulation: The STANP speaks extensively to scale and mass indicating that "the perceived scale and mass of new homes should be compatible with homes in the surrounding area." Although the STANP identifies various methods for minimizing scale and mass, it neither precludes two-story homes nor sets a maximum size (other than what results from the maximum floor area ratio).

The subject property is adjacent to one-story homes to the north and west and two-story homes to the east and south across Turner Way (see aerial view to the right). The table on the following provides the total house size of the existing two-story homes (floor area of living area and attached garage), the second story floor area as square footage and a percentage, and the building height based on available records. Though larger and taller than the older homes to the north on Munro Avenue, the proposed home's size and height is within the range of the surrounding two-story homes that were built within the last twenty years.



Address	Year Built	Total House Size	Second Story Floor Area	Second Story % of Total Floor Area	Building Height
1145 S. STAR	2001	3,431 SF	1,081 SF	32%	-
1149 S. STAR	2018	3,142 SF	-	-	20 feet
1247 Chamberlin Ct	2004	3,946 SF	1,608 SF	41%	27 feet
1245 Chamberlin Ct	2004	3,707 SF	768 SF	21%	26 feet
1300 Munro Ave	1936	2,185 SF	-	-	17 feet
1302 Munro Ave	1930	1,941 SF	-	-	-
1147 S. STAR		3,103 SF	1,112 SF	36%	27 feet

Privacy: Construction of a two-story home may present privacy concerns to neighboring residents. In this respect, pursuant to the STANP second-story windows and balconies should be carefully placed to lessen privacy impacts. To minimize privacy impacts, second-story side-facing windows are small and clerestory except for one larger window at the master bathroom. The design locates larger egress windows facing the front yard and rear yard and includes a rear-facing balcony.

The Site Plan depicts new screen trees along the sides of the property and a large existing walnut tree in the back yard would remain and provide some screening of the second floor windows and balcony; however as discussed in the next section this tree is not protected and could be impacted by construction activity. In addition, the STANP identifies solid side walls as a way to minimize privacy impacts associated with balconies. Therefore, conditions of approval have been incorporated requiring solid full-height walls on each side of the balcony and screen trees in the rear yard to replace the walnut tree should the tree die, be cut back substantially, or be removed.

Landscaping/Hardscaping: The property's front yard will be fully landscaped with new drought tolerant vegetation in compliance with the State water efficiency standards and new trees as required by the STANP (a total of four trees within the net lot area). There are two existing trees on the property however neither are a protected species. A pine tree in the front yard will be removed and a walnut tree in the rear yard is indicated to remain.

Public Improvements: This parcel is accessed from a private street without frontage along S. San Tomas Aquino Road, therefore no frontage improvements are required.

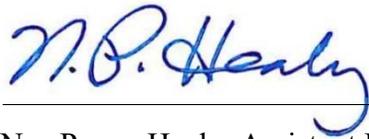
SARC Review: The application was reviewed by the Site and Architectural Review Committee (SARC) at its meeting of January 14, 2020. The SARC was generally supportive of the project with the recommendation that the balcony be modified to incorporate solid side walls.

Public Comments: No public comments have been received as of the writing of this report.

Attachments:

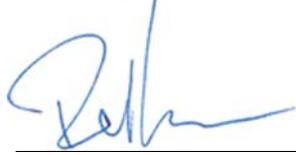
1. Draft Resolution
2. Location Map
3. Project Plans
4. Materials Board

Prepared by:



Naz Pouya Healy, Assistant Planner

Approved by:



Paul Kermoyan, Community Development Director

RESOLUTION NO. 45XX

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL APPROVING A SITE AND ARCHITECTURAL REVIEW PERMIT (PLN2019-77) TO ALLOW THE CONSTRUCTION OF AN APPROXIMATELY 3,103 SQUARE-FOOT TWO-STORY SINGLE-FAMILY RESIDENCE ON PROPERTY LOCATED AT **1147 S. SAN TOMAS AQUINO ROAD.**

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to file numbers PLN2019-77:

1. The project site is zoned R-1-9 (Single Family Residential) on the City of Campbell Zoning Map and within the boundaries of the San Tomas Area Neighborhood Plan (STANP).
2. The project site is designated Low Density Residential (<4.5 units/gr. acre) on the City of Campbell General Plan Land Use diagram.
3. The project site is an 8,000 square-foot parcel located off S. San Tomas Aquino Road (on a private street known as Turner Way), north of Hacienda Avenue and south of Munro Avenue.
4. The proposed project consists of the construction of a new approximately 3,103 square-foot two-story single-family residence.
5. The proposed project will result in a building coverage of 26% and a Floor Area Ratio (FAR) of .39, where a maximum 35% building coverage and .45 FAR are allowed in the R-1-9 Zoning District.
6. The proposed project will provide two covered parking spaces within an attached garage, satisfying the applicable parking requirement.
7. The proposed project will be compatible with the R-1-9 (Single Family Residential) Zone District with approval of a Site and Architectural Review Permit.
8. The project is compatible with the architecture of the adjacent neighborhood in that the project incorporates representative architectural features of homes in the San Tomas Area including hipped and gabled roof forms and simple rectangular shaped forms.
9. The proposal is consistent with the City adopted San Tomas Area Neighborhood Plan (STANP).

10. The proposal is consistent with the Considerations in Review of Applications (CMC Section 21.42.040) subject to Site and Architectural Review.
11. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required Conditions of Approval, will have a significant adverse impact on the environment.

Based upon the foregoing findings of fact and pursuant to CMC Section 21.42.020, the Planning Commission further finds and concludes that:

1. The project will be consistent with the General Plan;
2. The project will aid in the harmonious development of the immediate area;
3. The project is consistent with applicable adopted design guidelines; and
4. This project is Categorically Exempt under per Section 15303 of the California Environmental Quality Act (CEQA), pertaining to the construction of single-family dwellings.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit (PLN2019-77) to allow the construction of an approximately 3,103 square-foot two-story single-family residence on property located at **1147 S. San Tomas Aquino Road**, subject to the attached Conditions of Approval (attached Exhibit "A").

PASSED AND ADOPTED this 28th day of January, 2020, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Michael Krey, Chair

ATTEST: _____
Paul Kermoyan, Secretary

CONDITIONS OF APPROVAL
Site & Architectural Review Permit (PLN2019-77)

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Division:

1. Approved Project: Approval is granted for a Site and Architectural Review Permit (PLN2019-77) to allow the construction of an approximately 3,103 square-foot two-story single-family residence on property located at **1147 S. San Tomas Aquino Road**. The project shall substantially conform to the Revised Project Plans and Revised Material Board stamped as received by the Community Development Department on November 22, 2019, except as may be modified by conditions of approval contained herein.
2. Permit Expiration: The Site and Architectural Review Permit approval shall be valid for one year from the date of final approval (expiring February 7, 2021). Within this one-year period, an application for a building permit must be submitted. Failure to meet this deadline or expiration of an issued building permit will result in the Site and Architectural Review Permit being rendered void.
3. Rough Framing and Planning Final Required: Planning Division clearance is required prior to rough framing and final Building Permit clearance. Construction not in substantial compliance with the approved project plans shall not be approved without prior authorization of the necessary approving body.
4. Plan Revisions: The construction plans submitted for a building permit shall incorporate the following revision(s):
 - a. Rear Balcony: The rear balcony shall incorporate solid full-height walls on each side, finished to match the adjacent building walls. Alternatively, the balcony may be omitted.
 - b. Screen Trees: The site plan and landscape plan shall depict individual screen trees to screen the second-floor side/rear windows and rear balcony rather than an outline of the area and shall identify the number, spacing, and species of the screen trees which shall be subject to approval by the Community Development Director. Screen trees shall be required to replace the existing rear yard walnut tree should the tree die, be cut back substantially, or be removed.

5. Minor Modifications: Minor Modifications to the approved project plans are subject to review and approval by the Community Development Director. Minor modifications include alterations in floor area of no more than 50 square feet on the first floor (except for PD permits where additional floor area is considered a major modification), alterations to second story windows that are not oriented toward neighboring yards and result in an increase in window area of no more than one square foot and horizontal relocation of no more than one foot from the approved window location, and minor alterations to façade material. All other modifications are subject to review at a public hearing.
6. Plan Revisions: Upon prior approval by the Community Development Director, all Minor Modifications to the approved project plans shall be included in the construction drawings submitted for Building Permit. Any modifications to the Building plan set during construction shall require submittal of a Building Permit Revision and approval by the Building Official prior to Final Inspection.
7. Fences/Walls: Any newly proposed fencing and/or walls shall comply with Campbell Municipal Code Section 21.18.060 and shall be submitted for review and approval by the Community Development Department.
8. Water Efficient Landscape Standards: As a new construction project with a total project landscape area equal to or less than 2,500 square feet, this project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELo) and may comply with the Prescriptive Compliance Option in Appendix D. This document is available at: <http://www.cityofcampbell.com/DocumentCenter/View/176> or on the Planning Division's Zoning and Land Use webpage through www.cityofcampbell.com. The building permit application submittal shall demonstrate compliance with the applicable MWELo and landscaping requirements and shall include the following:
 - a. Planting and Irrigation Plans that meet all requirements of the Prescriptive Compliance Option in Appendix D.
 - b. The front yard landscaping shall include a combination of trees, shrubs, and groundcover spread throughout the yard.
 - c. A completed Landscape Information Form.
 - d. A note on the Cover Sheet in minimum 1/2" high lettering stating "Planning Final Required. The new landscaping indicated on the plans must be installed prior to final inspection. Changes to the landscaping plan require Planning approval."
 - e. See Comment No. 4b.
9. Landscaping: Landscape areas in the aforementioned landscaping plan shall consist of a mix of plants including natural turf, ornamental grasses, groundcovers, shrubs, and trees and/or synthetic turf throughout and shall be provided with permanent

irrigation, in compliance with the Water Efficient Landscape Standards and Campbell Municipal Code.

10. Trees: The aforementioned landscaping plan shall incorporate planting of (4) four trees on the property pursuant to STANP Land Use Policy 'J-1'. The selection of required trees shall be to the satisfaction of the Community Development Director and shall not include fruit trees or eucalyptus trees. Existing trees to remain (except for fruit trees and eucalyptus trees) count towards the required number of trees.
11. On-Site Lighting: On-site lighting shall be shielded away from adjacent properties and directed on site. The design and type of lighting fixtures and lighting intensity of any proposed exterior lighting for the project shall be reviewed and approved by the Community Development Director prior to installation of the lighting for compliance with all applicable Conditions of Approval, ordinances, laws and regulations. Lighting fixtures shall be of a decorative design to be compatible with the residential development and shall incorporate energy saving features.
12. Contractor Contact Information Posting: The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
13. Construction Activities: The applicant shall abide by the following requirements during construction:
 - a. The project site shall be posted with the name and contact number of the lead contractor in a location visible from the public street prior to the issuance of building permits.
 - b. Construction activities shall be limited to weekdays between 8:00 a.m. and 5:00 p.m. and Saturdays between 9:00 a.m. and 4:00 p.m. No construction shall take place on Sundays or holidays unless an exception is granted by the Building Official.
 - c. All construction equipment with internal combustion engines used on the project site shall be properly muffled and maintained in good working condition.
 - d. Unnecessary idling of internal combustion engines shall be strictly prohibited.
 - e. All stationary noise-generating construction equipment, such as air compressors and portable power generators, shall be located as far as possible from noise-sensitive receptors such as existing residences and businesses.
 - f. Use standard dust and erosion control measures that comply with the adopted Best Management Practices for the City of Campbell.

Building Division:

14. PERMITS REQUIRED: A building permit application shall be required for the proposed new single family dwelling structure. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit. A Demolition Permit shall be required to remove all structures prior to the new structure.
15. PLAN PREPARATION: This project requires plans prepared under the direction and oversight of a California licensed Engineer or Architect. Plans submitted for building permits shall be “wet stamped” and signed by the qualifying professional person.
16. CONSTRUCTION PLANS: The conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.
17. SIZE OF PLANS: The minimum size of construction plans submitted for building permits shall be 24 in. X 36 in.
18. SOILS REPORT: Two copies of a current soils report, prepared to the satisfaction of the Building Official, containing foundation and retaining wall design recommendations shall be submitted with the building permit application. This report shall be prepared by a licensed engineer specializing in soils mechanics.
19. SITE PLAN: Application for building permit shall include a competent site plan that identifies property and proposed structures with dimensions and elevations as appropriate. Site plan shall also include site drainage details. Elevation bench marks shall be called out at all locations that are identified as “natural grade” and intended for use to determine the height of the proposed structure.
20. FOUNDATION INSPECTIONS: A pad certificate prepared by a licensed civil engineer or land surveyor shall be submitted to the project building inspector upon foundation inspection. This certificate shall certify compliance with the recommendations as specified in the soils report and the building pad elevation and on-site retaining wall locations and elevations are prepared according to approved plans. Horizontal and vertical controls shall be set and certified by a licensed surveyor or registered civil engineer for the following items:
 - a. pad elevation
 - b. finish floor elevation (first floor)
 - c. foundation corner locations
21. SPECIAL INSPECTIONS: When a special inspection is required by C.B.C. Chapter 17, the architect or engineer of record shall prepare an inspection program that shall be submitted to the Building Official for approval prior to issuance of the building permits, in accordance with C.B.C Chapter 1, Section 106. Please obtain City of Campbell, Special Inspection forms from the Building Inspection Division Counter.

22. The City of Campbell, standard Santa Clara Valley Non-point Source Pollution Control Program specification sheet shall be part of plan submittal. The specification sheet (size 24" X 36") is available at the Building Division service counter.

23. APPROVALS REQUIRED: The project requires the following agency approval or consultation prior to issuance of the building permit:

- a. West Valley Sanitation District (378-2407)
- b. Santa Clara County Fire Department (378-4010)
- c. San Jose Water Company (408) 279-7900 (Customer Service)
- d. School District:
 - i. Campbell Union School District (378-3405)
 - ii. Campbell Union High School District (371-0960)
 - iii. Moreland School District (379-1370)
 - iv. Cambrian School District (377-2103)

Note: To Determine your district, contact the offices identified above. Obtain the School District payment form from the City Building Division, after the Division has approved the building permit application.

- e. Bay Area Air Quality Management District (415) 749-4762
(Demolitions Only)

24. P.G.& E.: Applicant is advised that Secondary Dwelling Units on Residential lots are not able to have separate electrical and gas service. Gas and Electric service must be provided from the services associated with the main residential structure.

25. CALIFORNIA GREEN BUILDING CODE: This project is subject to the mandatory requirements for new residential structures (Chapter 4) under the California Green Building Code, 2016 edition.

26. CONSTRUCTION FENCING: This project shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems.

27. AUTOMATIC FIRE SPRINKLER SYSTEMS: This project shall comply with Section R313 of the California Residential building Code 2016 edition, and be equipped with a complying Fire Sprinkler system.

28. STORM WATER REQUIREMENTS: Storm water run-off from impervious surface created by this permitted project shall be directed to vegetated areas on the project parcel. Storm water shall not drain onto neighboring parcels.

PUBLIC WORKS DEPARTMENT

29. The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040. However, this parcel has no actual street frontage along S. San Tomas Aquino Road.
30. Storm Drain Area Fee: Prior to issuance of any grading or building permits for the site, the applicant shall pay the required Storm Drain Area fee, currently set at \$2,120.00 per net acre, which is \$389.00
31. The following conditions only apply if the applicant has a need to install/upgrade utility services (water, sewer, gas, etc.) in the public street:
- a. Utility Encroachment Permit: Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.
 - b. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.
 - c. Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.
32. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

Resources to achieve these objectives include Stormwater Best Management Practices Handbook for New Development and Redevelopment ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; Start at the Source: A Design Guidance Manual for Stormwater Quality Protection ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and Using Site Design Techniques to Meet Development

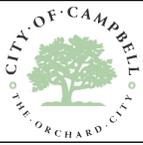
Standards for Stormwater Quality: A Companion Document to Start at the Source ("Using Site Design Techniques") by BASMAA, 2003.

FIRE DEPARTMENT

33. Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements 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.
34. Fire Sprinklers Required: (As noted on Sheet A-0.0) An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1) 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. 2) In all new basements and in existing basements that are expanded by more than 50%. 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 CBLMC.
35. Water Supply Requirements: (As noted on Sheet A-0.0) 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 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
36. Construction Site Fire Safety: (As noted on Sheet A-0.0) 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
37. Address identification: (As noted on Sheet A-0.0) 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 This site is on Turner Way.

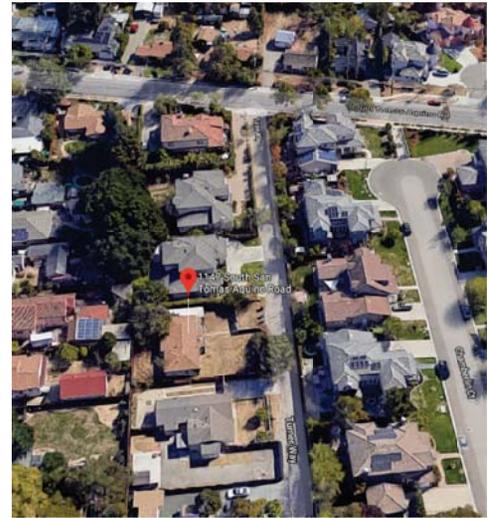
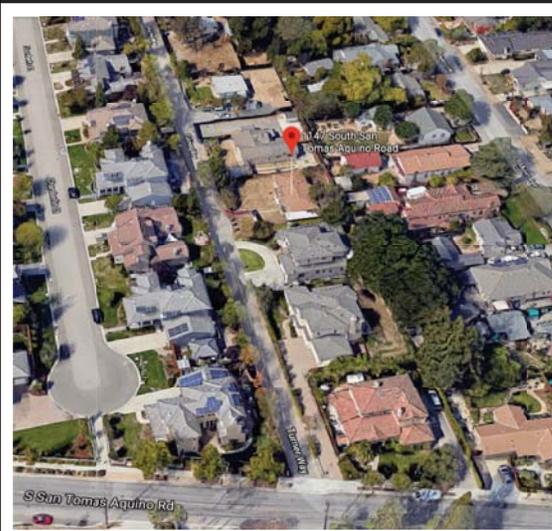
38. This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.I, 105.3.6]



1147 S. San Tomas Aquino Rd



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.



WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL, CA 95008



20370 TOWN CENTER LN SUITE 130 CULPERSVILLE, CA 95014 (925) 855-0597



WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL, CA 95008

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PROJECT INFORMATION		SHEET INDEX		MISCELLANEOUS NOTES	
VICINITY MAP		ARCHITECTURAL		APPLICABLE CODES	
		A.0.0 COVER SHEET / PROJECT INFORMATION SHEET INDEX / NOTES A.1.0 DISTINGUISH EXISTING PLAN & SIMPLE SITE PLAN A.2.0 FIRST FLOOR PLAN A.3.0 SECOND FLOOR PLAN & ROOF PLAN A.3.1 FIRST & SECOND FLOOR AREA DIAGRAMS A.3.2 ROOF & DECK ELEVATIONS / DOOR & WINDOW SCHEDULES A.3.3 ROOF & DECK ELEVATIONS / DOOR & WINDOW SCHEDULES A.4.0 SECTIONS & STRUTS A.5.0 DETAILS		2016 CALIFORNIA BUILDING CODE (CBC) 2016 CALIFORNIA RESIDENTIAL CODE (CIRC) 2016 CALIFORNIA MECHANICAL CODE (CMC) 2016 CALIFORNIA PLUMBING CODE (CPC) 2016 CALIFORNIA ELECTRICAL CODE (CEC) 2016 CALIFORNIA ENERGY CODE (CEC) 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGSBC) AND THE CITY OF CAMPBELL ORDINANCES	
GENERAL INFORMATION		ELECTRICAL		ADDITIONAL NOTES	
PROPERTY ADDRESS: 1147 SOUTH SAN TOMAS AQUINO RD., CAMPBELL, CA 95008 A.P.N.: 403-15-003 DESCRIPTION OF WORK: NEW 2-STORY SINGLE-FAMILY HOUSE WITH ATTACHED GARAGE LAND USE: RESIDENTIAL (04.4 DUAC) ZONING / OCCUPANCY: R-1 (1) STAFF / R-1 (1) STAFF OCCUPANCY GROUP: E-3 GARAGE OCCUPANCY GROUP: TYPE V-B TYPE OF CONSTRUCTION: 2-STORY STORIES: 2 AVERAGE SIZE: 8,000 SQ. FT. MINIMUM LOT SIZE: 8,000 SQ. FT.		C.1.0 FIRST FLOOR ELECTRICAL PLAN C.2.0 SECOND FLOOR ELECTRICAL PLAN		1- ANY HIDDEN CONDITIONS THAT REQUIRE WORK TO BE PERFORMED BEYOND THE SCOPE OF THE BUILDING PERMIT ISSUED FOR THESE PLANS MAY REQUIRE FURTHER CITY APPROVALS INCLUDING REVIEW BY THE PLANNING COMMISSION, THE BUILDING OWNER, PROJECT DESIGNER AND/OR CONTRACTOR MUST SUBMIT A REVISION TO THE CITY FOR ANY WORK NOT GRAPHICALLY ILLUSTRATED ON THE JOB COPY OF THE PLANS PRIOR TO PERFORMING THE WORK. 2- THE ROOF WILL COMPLY WITH CDD, RDPF REQUIREMENTS OF THE 2016 C.E.C. 2016 110.8 3- FINISHED ROOFING MATERIAL SHALL BE INSTALLED AND COMPLETED PRIOR TO FRAME INSPECTION. 4- INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT ROUGH INSPECTION. (2016 CMC 303.1 AND 2016 CBC 31.0-4) 5- PROPERTY LINE SURVEY WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION. 6- BUILDING HEIGHT VERIFICATION WILL BE COMPLETED BY A LICENSED SURVEYOR AND PROVIDED TO THE BUILDING INSPECTOR PRIOR TO FRAMING INSPECTION. 7- COMPLETED CP-28-LTD-01-E FORM MUST BE PROVIDED TO THE CITY BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION. 8- THE BUILDING MUST PROVIDE THE HOMEOWNER WITH A LUMINAIRES SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS PART 11D-10316) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.	
SETBACK INFORMATION		CIVIL		PUBLIC WORKS NOTES	
SETBACK: MINIMUM REQUIRED, PROPOSED 1ST FLOORING FLOOR, 1ST FLOORING FLOOR FRONT: 30'-0", 30'-0", 30'-0", 28'-4" LEFT SIDE: 10'-0", 10'-0", 12'-6", 19'-4" RIGHT SIDE: 10'-0", 10'-0", 10'-5", 17'-0" REAR: 10'-0", 10'-0", 31'-4", 32'-3" MINIMUM HEIGHT: 28'-0", 20'-0"		C.1 TILESHEET C.2 TOPOGRAPHIC SURVEY C.3 ON-SITE GRADING & DRAINAGE PLAN C.4 COMPOSITE UTILITY PLAN & SEWERMATE RISE PLAN C.5 BEST MANAGEMENT PRACTICES & EROSION CONTROL DETAILS SHEET C.6 BEST MANAGEMENT PRACTICES & EROSION CONTROL DETAILS SHEET C.7 EROSION CONTROL PLAN C.8 SLOPEPLAN FOR A CLEAN BAY		1. WATER METER HAY BE UPGRADED / UPISIZED TO 1" RADIO READ PER CITY'S APPROVAL FIRE BRINKLER SYSTEM DESIGN PLAN 2. NEW SEWER CLEANOUT PER CITY'S STANDARD DETAIL 1SA PER AVAILABLE CITY'S UTILITY BLDG. MAP. PLEASE FIELD VERIFY THE EXISTING SEWER BEFORE INSTALLATION. 3. REMOVE THE EXISTING DRIVEWAY APPROACH AND RECONSTRUCT A NEW DRIVEWAY APPROACH PER CURRENT CITY'S STANDARD REQUIREMENTS AND NOT COMPLY WITH ADA REQUIREMENTS. 4. CITY STREET TREE IN PARK-STEP	
PROJECT DATA		LANDSCAPING		FIRE DEPARTMENT NOTES	
FLOOR CALCULATION EXISTING BUILDING AREA: 1,367 SQ. FT. PROPOSED 1ST FLOOR LIVING AREA: 1,151 SQ. FT. PROPOSED 2ND FLOOR LIVING AREA: 1,112 SQ. FT. TOTAL LIVING AREA: 2,273 SQ. FT. GARAGE: 430 SQ. FT. FRONT COVERED PORCH: 55 SQ. FT. REAR PATIO: 122 SQ. FT. BUILDING LOT COVERAGE 27%: 2,168 SQ. FT. MAXIMUM LOT COVERAGE 31%: 2,600 SQ. FT. TOTAL SQUARE FOOTAGE: 3,103 SQ. FT. PROPOSED FAR 38.8%: 3,103 SQ. FT. MAXIMUM FAR 45%: 3,600 SQ. FT.		L-1 MASTER PLANTING PLAN & FRONT YARD COVERAGE L-2 PROPOSED PLAN		1) THIS PROJECT SHALL COMPLY WITH CALIFORNIA FIRE CODE (CFC), 2016 CITY OF CAMPBELL MUNICIPAL CODE (CMC) & CALIFORNIA CODE OF REGULATIONS (CCR). 2) ALL CONSTRUCTION BITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 93 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7 PER CFC DIV. 93 3) PORTABLE WATER SUPPLIES SHALL BE PROTECTED FROM DENTAMINATION CAUSED BY FIRE PROTECTION DEVICES, PER 2016 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7. 4) APPROVED BUILDING NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY, PER CFC SEC. 505.1.	
				FIRE SPRINKLER NOTES	
				1) AN AUTMATED RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN THE (N) SINGLE FAMILY DWELLING UNITS PER CRC R313.2 2) FIRE SPRINKLER SYSTEM TO BE APPLIED UNDER A SEPARATE PERMIT, THE PERMIT IS DEFERRED TO THE CONTRACTOR	
				CALGREEN NOTES	
				A. DIVERT A MINIMUM OF 65% OF THE CONSTRUCTION & DEMOLITION WASTE FOR RECYCLE OR REUSE PER CGSBC 4.406.1 B. PLEASE PROVIDE A COPY OF THE OPERATION AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4-410.1 C. AUTOMATIC IRRIGATION SYSTEMS CONTROLLERS INSTALLED AT THE TIME OF FINAL INSPECTION SHALL BE WEATHER BASED 94.304.1 D. DUST SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2 HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED. E. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS AT EXTERIOR WALL SPACES AROUND THE PASSAGE OF RODENTS 94.406.1 F. COVER DUST OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT DRAININGS DURING CONSTRUCTION 4.504.1 G. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUNDS DURING CONSTRUCTION 4.504.2.1 H. PAINT, STAIN AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS 4.504.2.2 I. ADHESOL PAINTS AND OTHER FINISHES SHALL BE COMPLIANT WITH PRODUCT WEIGHTED HIG LIMITS FOR SO2 AND OTHER TOXIC COMPOUNDS 4.504.2.3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANCE J. CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS 4.504.3. K. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS PER SECTIONS 4.504.4 L. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEM SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS 4.504.5 M. INSTALL CAPILARY BREAK AND VAPOR RETARDED AT SLAB ON GRADE FOUNDATION 4.505.2 N. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE 4.505.3 O. PROJECT MODELED WITH COMPLIANCE WITH CDD, RDPF AND RPE INSULATIONS - ALL LINES. P. HERS VERIFICATION REQUIRED FOR THE BUILDING ENVELOPE, HVAC COOLING, HVAC DISTRIBUTION SYSTEMS, HVAC FAN SYSTEMS AND IAS (INDOOR AIR QUALITY) PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) THAT VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS PROVIDED TO THE OWNER. Q. EXHAUST FANS IN BATHROOMS WILL BE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE THE BUILDING, AND WILL BE CONTROLLED BY A HUMIDITY CONTROL CAPABLE OF ADJUSTING BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT PER CGSBC 4.506.1	
				GENERAL NOTES	
				1. WORKING HOURS: NO WORK SHALL COMMENCE ON THE JOB SITE PRIOR TO 7:00 A.M. NOR CONTINUE LATER THAN 7:00 P.M. MONDAY THROUGH FRIDAY, 9:00 A.M. NOR CONTINUE LATER THAN 6:00 P.M. SATURDAY AND 10:00 A.M. - 6:00 P.M. ON SUNDAY AND HOLIDAYS. 2. GENERAL CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO EXCAVATION, TRENCHING, OR GRADING OF ANY KIND. GENERAL CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANIES WHEN REQUIRED ELECTRICAL, TELEPHONE, CABLE TV, GAS, WATER, SANITARY SEWER SERVICES, OR ANY OTHER UTILITY. D.C. SHALL MAINTAIN ALL ELECTRICAL AND COMMUNICATION SYSTEMS IN HOUSE AT ALL TIMES. 3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL GOVERNING CODES, ORDINANCES, AND REGULATIONS. E. C. SHALL BECOME FAMILIAR WITH ALL CITY OF CAMPBELL ASPECTS OF WORKING. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND EXECUTION OF THE WORK SHOWN OR IMPLIED IN THE CONSTRUCTION DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, AND PROCEDURES. 4. GENERAL CONTRACTOR SHALL COORDINATE ALL FACETS OF HIS WORK AND ALL TRADES INVOLVED TO AVOID CONFLICT IN THE LOCATION, INSTALLATION, AND CONSTRUCTION OF ALL ITEMS OF WORK AS INDICATED ON THE CONSTRUCTION DOCUMENTS. IF ANY WORK IS TO BE INSTALLED BY THE OWNER DIRECTLY, ADVANCE FOR THE OWNER'S WORK MUST BE MADE. COORDINATE WITH ARCHITECT / OWNER. 5. GENERAL CONTRACTOR SHALL LEAVE THE JOB SITE "BROOM CLEAN" AT THE END OF EACH WORKING DAY. ALL MATERIALS SHALL BE STORED IN A NEAT AND SAFE PLACE TO AVOID ACCIDENTS, FOR CONSTRUCTION AND FOR THE OWNER. 6. IN CASE OF ANY DISCREPANCY IN THE CONTRACT DOCUMENTS, CONSULT THE ARCHITECT BEFORE PROCEEDING. 7. NO DIMENSIONS SHALL BE TAKEN BY SCALING FROM THE DRAWINGS. DETAILS TAKE PRECEDENCE OVER GENERAL SECTIONS OR FLOOR PLANS. IF DIMENSIONS MUST BE CLARIFIED, CONSULT THE ARCHITECT. REFER TO THE COVER SHEET FOR DIMENSIONING STANDARDS. 8. VERIFY ALL DIMENSIONS ON THE JOB SITE PRIOR TO ORDERING OR MANUFACTURING. 9. GENERAL CONTRACTOR SHALL REVIEW ALL ARCHITECTURAL DRAWINGS BEFORE FRAMING. COORDINATE RECESSED LIGHT FIXTURE LOCATIONS, SHAFTS, AND HVAC DUCTWORK PRIOR TO FRAMING. IT IS IMPERATIVE THAT FRAMING MEMBER LOCATIONS DO NOT CONFLICT WITH LOCATIONS OF RECESSED LIGHT FIXTURES. IF CONFLICT EXISTS, NOTIFY ARCHITECT. 10. GENERAL CONTRACTOR SHALL INSTALL ALL APPLIANCES SPECIFIED AND ALL NEW EQUIPMENT ACCORDING TO MANUFACTURER'S INSTRUCTIONS. ALL GUARANTEES, INSTRUCTION BOOKLETS, AND INFORMATION REGARDING NEW EQUIPMENT SHALL BE HANDLED DIRECTLY TO THE OWNER IN ONE MANILA ENVELOPE AT THE TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL VERIFY THAT EVERY PIECE OF EQUIPMENT AND EVERY APPLIANCE IS IN PERFECT WORKING ORDER AND THAT INFORMATION ABOUT ALL WARRANTIES AND GUARANTEES IS PROVIDED TO THE OWNER. 11. THE INSTALLER OF EACH MAJOR UNIT OF WORK IS REQUIRED TO INSPECT THE SUBSTRATE AND CONDITIONS TO RECEIVE WORK AND SHALL REPORT ALL UNSATISFACTORY CONDITIONS TO THE GENERAL CONTRACTOR AND NOT PROCEED UNTIL SATISFACTORY CONDITIONS ARE ATTAINED. 12. FOR MOUNTING HEIGHTS NOT CLEARLY OUTLINED IN THE PLANS OR SCHEDULES, COORDINATE WITH THE ARCHITECT. ARCHITECT SHALL CONFIRM ALL ELECTRICAL DEVICE AND LIGHT FIXTURE LOCATIONS BEFORE CONTRACTOR PULLS WIRE. 13. PROVIDE SOLID BLOCKING AS NECESSARY FOR WALL MOUNTED SHELVES, FIXTURES, AND FITTINGS. EVEN WHEN WORK IS TO BE DONE BY OWNER DIRECTLY. REVIEW SCOPE OF WORK AND LOCATIONS FROM INTERIOR ELEVATIONS AND COORDINATE WITH OWNER/ARCHITECT. 14. ALL FASTENING DEVICES TO BE CONCEALED, UNLESS OTHERWISE SHOWN. 15. WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS. 16. CAULK OR OTHERWISE SEAL AROUND ALL OPENINGS TO LIMIT INFILTRATION, INCLUDING BUT NOT LIMITED TO: EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS. 17. GENERAL CONTRACTOR SHALL VERIFY THAT ALL WORK ON THE EXTERIOR OF THE PROJECT IS WATER-TIGHT. ALL JOINTS EXPOSED TO THE ELEMENTS SHALL BE TESTED FOR WATER TIGHTNESS PRIOR TO SUBSTANTIAL COMPLETION.	

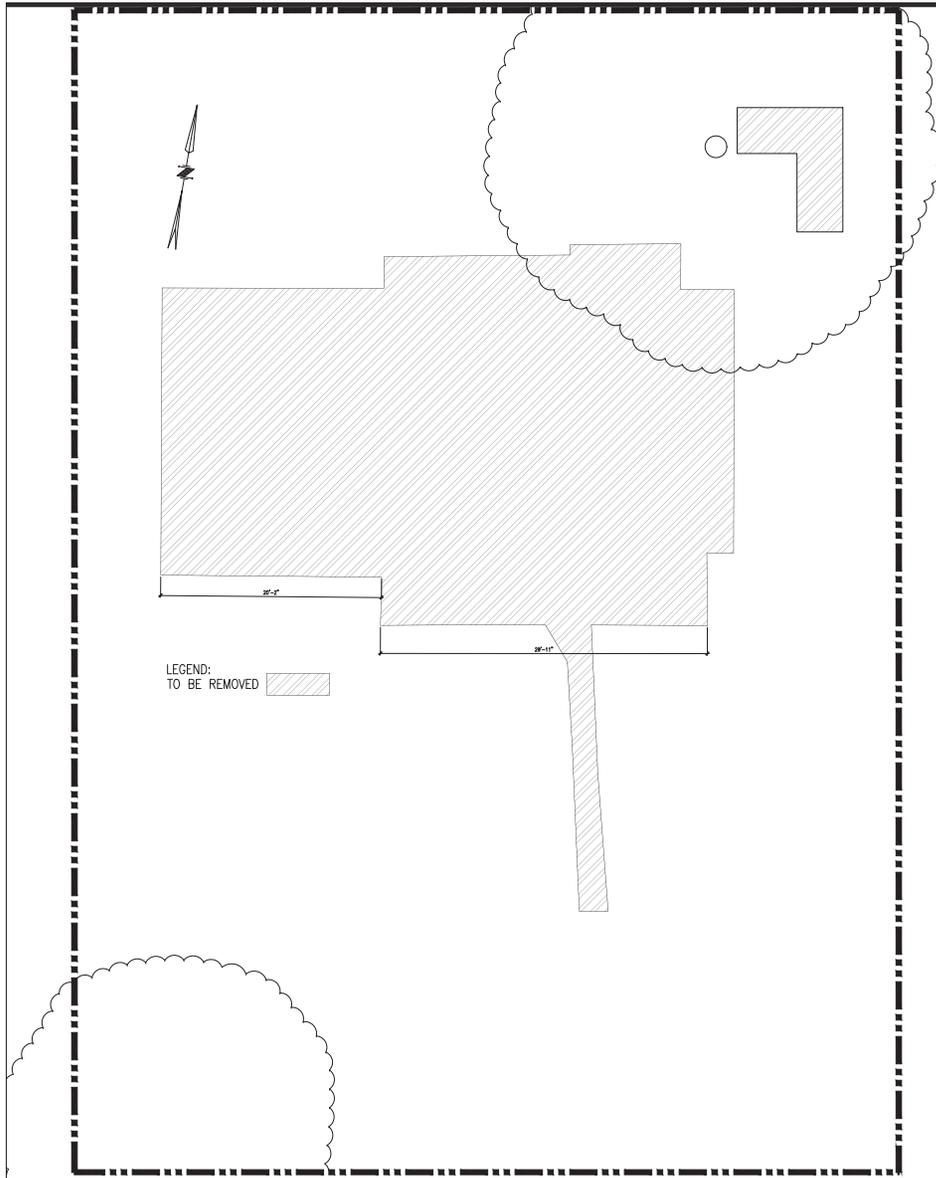
PLAN SUBMITAL 03.2019
1ST PLAN CHECK 06.2019
2ND PLAN CHECK 09.2019
THIRD PLAN CHECK 11.2019

PROJECT NO. 1809 DATE 10.01.18

DRAWN BY: REV MAPALO

COVER SHEET
PROJECT INFORMATION
SHEET INDEX
NOTES

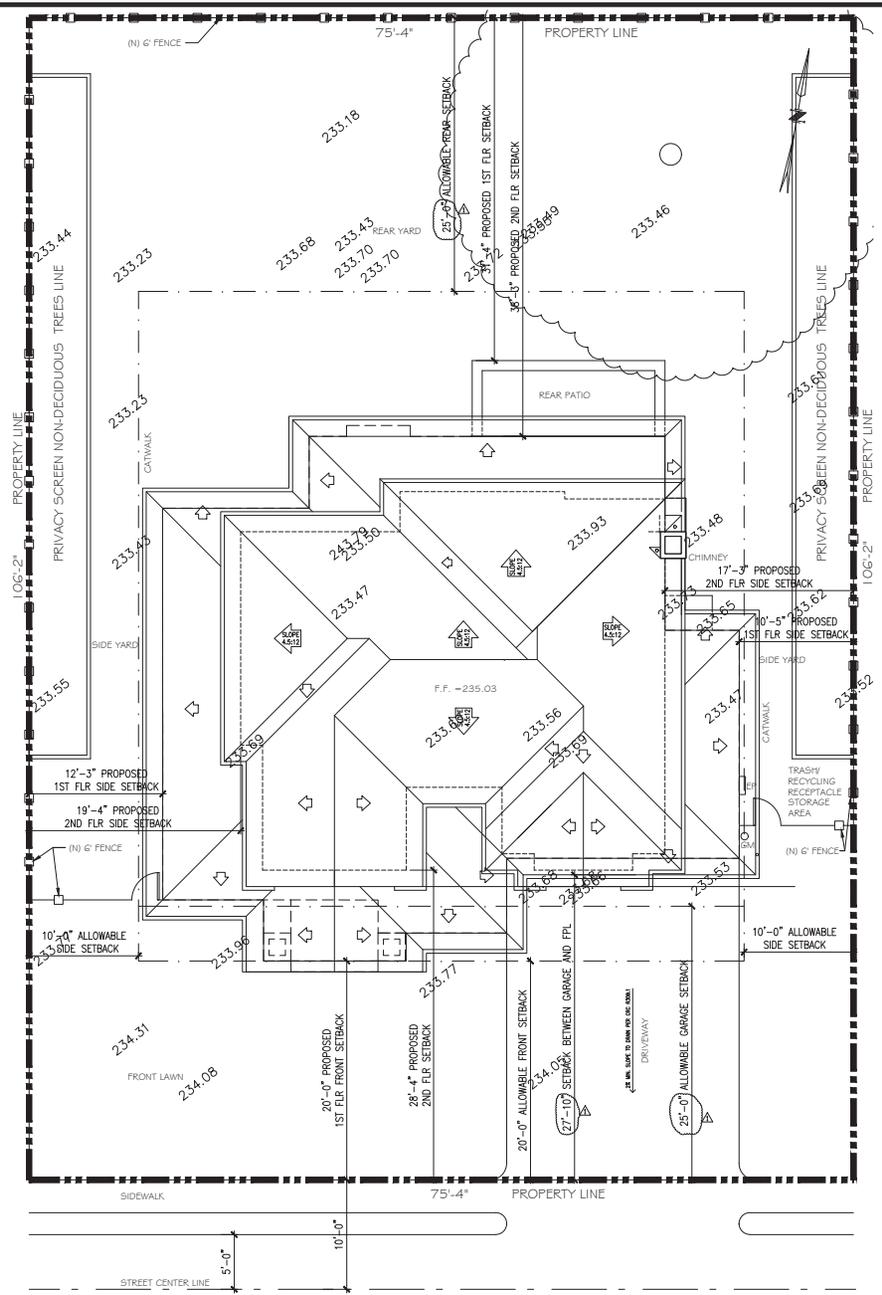
A-O.0



LEGEND:
TO BE REMOVED

1-0 EXISTING / DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

- DEMOLITION NOTES:**
1. DEMOLITION PLAN IS PROVIDED FOR REFERENCE ONLY. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND REMOVAL WITH NOTES AND DIMENSIONS INDICATING THE EXTENT AND NATURE OF NEW CONSTRUCTION SHOWN ELSEWHERE IN THESE DOCUMENTS.
 2. GENERAL CONTRACTOR IS RESPONSIBLE FOR SECURELY SHORING IN PLACE ALL OVERHEAD STRUCTURES PRIOR TO REMOVAL OF ANY EXISTING SUPPORT STRUCTURES.
 3. CUTOFF PLUMBING, GAS AND ELECTRICAL LINES AS REQUIRED.



1-1 SIMPLE SITE PLAN
SCALE: 3/16" = 1'-0"

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL, CA 95008



20370 TOWN CENTER LN SUITE 139
CUPERTINO, CA 95014
408.865.0577

WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITAL 03/2019
1ST PLAN CHECK 03/2019
2ND PLAN CHECK 09/2019
3RD PLAN CHECK 11/2019

PROJECT NO. 1808 DATE 10.01.18

DRAFTED BY: REY MAPALO

EXISTING/DEMOLITION PLAN
SIMPLE SITE PLAN

A-1.0

WONG RESIDENCE

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WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITAL 03.2019
1ST PLAN CHECK 03.2019
2ND PLAN CHECK 09.2019
THRD PLAN CHECK 11.2019

PROJECT NO. 1808 DATE 10.01.18

DRAWN BY: REV MAPALO

FIRST FLOOR PLAN

A-2.0

SHEET NOTES:

- E: EGRESS WINDOW - WINDOW OPENINGS IN BEDROOMS ARE TO BE A MAX. OF 44" ABOVE FINISHED FLOOR FOR EMERGENCY EGRESS.
- E: DWELLING UNIT EGRESS DOOR.
- F: TEMPERED GLASS
- F: FIXED WINDOW
- 1) ALL DIMENSIONS ARE TAKEN FROM STUDIOS TO STUDIOS. 2) EXTERIOR WINDOW AND DOOR TO BE CENTERED TO THE WALL, UNLESS OTHERWISE NOTED, TYP. SHOWER AND TUB/SHOWER COMBINATION IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE.
- 4) THE MAXIMUM HOT WATER TEMP DISCHARGING FROM THE BATHUB AND WHIRLPOOL BATHUB FULLER SHALL BE LIMITED TO 120 DEG F.
- 5) RAISED PLATFORM SHOULD BE 18" ABOVE FLOOR, THAT THE GAS WATER HEATER WILL HAVE TWO SEDIMENT STRIPS AND PRESSURE RELIEF VALVE WILL BE TERMINATE AT THE EXTERIOR OF THE HOUSE.
- 6) 30"x24" MIN. FLOOR ACCESS.
- 7) PROVIDE 1-HOUR FIRE RATED DOOR OR SELF-CLOSING, SELF-LATCHING, TIGHT FITTING, SOLID WOOD 1-3/8" THICK DOOR.
- 8) TEMP. GLASS DOOR AND ENCLOSURE, TYP. WALL COVERING SHALL BE TILE WITH GEMATE BED 1/2" MIN. ABOVE GRAN AT SHOWER OR TUB WITH SHOWER. MATERIALS OTHER THAN STRUCTURAL ELEMENTS TO BE MOISTURE RESISTANT, TYP.
- 9) WALLS AND CEILING IN GARAGE SEPARATING LIVING AREA SHALL BE COVERED WITH 5/8" TYPE "X" GYPSUM BD.
- 10) KITCHEN HOOD: PROVIDE A SHOCK-DRIFT DAMPER, HOOD SHALL BE INSTALLED DIRECTLY OVER THE COOK TOP, OR AS HIGH AS THE STOVE AND CENTERED OVER STOVE, 30" MIN. CLEARANCE FROM THE COOKING SURFACE, AND MUST BE SEPARATED BY 1/4" MIN. GAP FROM THE COMBUSTIBLES OR METAL CABINET, FURNACE AT ABOVE CEILING. KITCHEN EXHAUST FAN REQUIRED CFM AND DUCT SIZE SHOULD COMPLY WITH CA ENERGY CODE SECTION 15000 AND ASHRAE 62.2.
- 11) PROPOSED HOME NETWORK PANEL LOCATION, CONTRACTOR TO VERIFY SPECIFIC MODEL WITH OWNER.
- 12) MARBLE HEARTH, MAESTIC GAS FIREPLACE & FLUE SYSTEM W/ REMOTE CONTROL, THERMAL VENT DAMPER, U.L. LISTING # MH6018 @ DINING ROOM.

- 14) CEILING ACCESS W/ 20" MAX. OF ATTIC FURNACE
- 15) DRYER VENT THROUGH UNDERFLOOR TO EXTERIOR, MIN 4" DIA., BACKDRAFT DAMPER AT TERMINATION, NO MORE THAN 2 ELBOWS.
- 16) AT LEAST ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A MIN. CLEAR WIDTH OF 32" WHEN MEASURED BETWEEN THE FACE OF THE DOOR AND STOP, WITH THE DOOR OPEN 90 DEGREES. THE MIN. CLEAR HEIGHT OF THE THRESHOLD TO THE BOTTOM OF THE STOP, OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MIN. DIMENSIONS. INDICATE ON THE PLAN THE DESIGNED EGRESS DOORS AND INDICATE THIS DOOR SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 17) PENETRATIONS THROUGH FIRE-RATED RESISTANT WALL OR FLOOR/CEILING ASSEMBLIES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R302.4
- 18) OR FLOOR-CEILING ASSEMBLIES SEPARATING DWELLING UNITS, AIR-BORNE & IMPACT SOUND INSULATION SHALL BE PROVIDED. (CRC APPENDIX K AK101.1)
- A. AIR-BORNE SOUND INSULATION FOR FLOOR-CEILING ASSEMBLIES SHALL MEET A SOUND TRANSMISSION CLASS (STC) RATING OF 45 WHEN TESTING IN ACCORDANCE WITH ASTM E90. PENETRATIONS OR OPENINGS IN CONSTRUCTION ASSEMBLIES FOR PIPING, ELECTRIC DEVICES, RECESSED CABINETS, BATHUBS, SOFFITS, OR HEATING, VENTILATING, OR EXHAUST DUCTS SHALL BE SEALED OR INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED RATING. FLOOR-CEILING ASSEMBLY THAT COMPLIES.
- B. IMPACT SOUND INSULATION FOR FLOOR-CEILING ASSEMBLIES SHALL HAVE AN IMPACT INSULATION CLASS (IIC) RATING OF NOT LESS THAN 45 WHEN TESTED IN ACCORDANCE WITH ASTM E 492.

- 19) VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS (2016 CRC R 327.6.2):
 - * THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.
 - * THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
 - * THE MATERIALS USED SHALL BE CORROSION RESISTANT.

- 20) VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH SECTION 1203 OF THE CRC AND SECTIONS R327.6.1 THROUGH R327.6.3 OF THE 2016 CRC TO RESIST BUILDING IGNITION FROM THE INSTRUCTION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.
- 21) THE TEMPERATURE AND PRESSURE RELIEF VALVE DRAIN SHALL SLOPE 1/4" PER FOOT TO THE EXTERIOR AND TURN DOWN BETWEEN 6" AND 24" ABOVE FINISHED GRADE, FOOT TO THE EXTERIOR AND TURN DOWN BETWEEN 4" AND 24" ABOVE FINISHED GRADE.
- 22) THE ENCLOSED ACCESSIBLE SPACE UNDER THE STAIRS SHALL BE PROTECTED WITH 1/2" GYP. BD. ON THE ENCLOSED SIDE OF THE WALLS, UNDER-STAR SURFACE AND SOFFITS; BD. ON THE ENCLOSED SIDE OF THE WALLS, UNDER-STAR SURFACE AND SOFFITS.
- 23) IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN TOP STORY AND THE ROOF SPACE, PER CRC R302.11.
- 24) CONTRACTOR IS NOT TO WASH THE WINDOWS OR REMOVE LABELS PRIOR TO INSPECTION AND VERIFICATION OF U AND SHGC PROPERTIES.
- 25) AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST AN INSULATION CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER IN A CONSPICUOUS LOCATION IN THE BUILDING STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24 PART 2 CHAPTER 2-53 OF THE CALIFORNIA ADMINISTRATIVE CODE.
- 26) PROVIDE EMERGENCY EGRESS WINDOW AT EACH SLEEPING ROOM. SPECIFY THAT THE ESCAPE OPENING HAS A MIN. NET CLEAR OPENING OF 5.7 SQ. FT. (GRADE-LEVEL OPENING SHALL BE MIN. 5 SQ. FT.); MIN. NET CLEAR OPENING HEIGHT OF 24"; AND MIN. NET CLEAR OPENING WIDTH OF 20". FURNISH SPECIFY THAT SUCH WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" ABOVE THE FLOOR AND OPEN DIRECTLY TO STREET, PUBLIC ALLEY, YARD OR COURT THAT OPENS TO A PUBLIC WAY. [R310]

ATTIC ACCESS NOTE:
CRC R807.1 ATTIC ACCESS LOCATIONS TO ANY LOWER ROOF ATTIC SPACES THAT EXCEED 30 SQ. FT. & HAVE A VERTICAL HT. OF 30" OR GREATER. ROUGH-FRAMED OPENINGS SHALL NOT BE LESS THAN 22"x30"

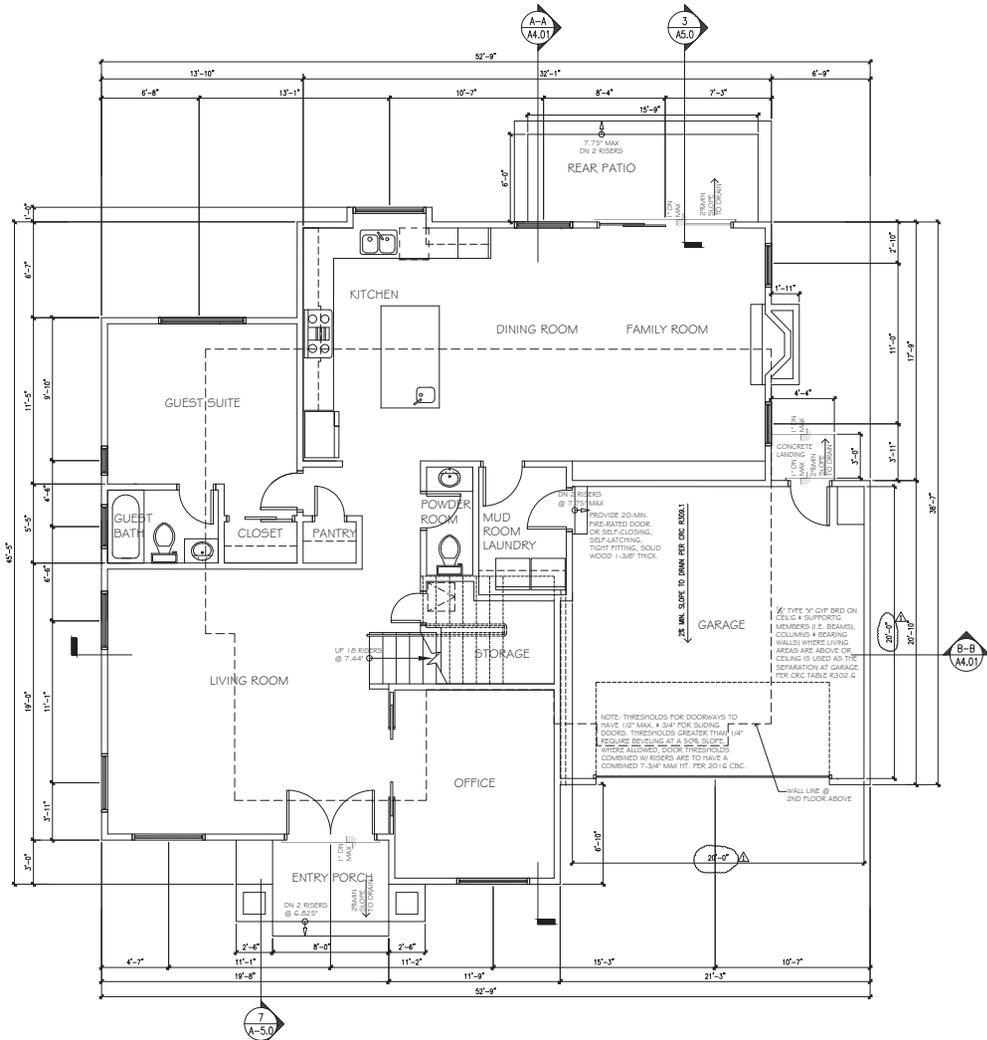
THRESHOLD NOTE:
2016 CRC THRESHOLDS FOR DOORWAYS TO HAVE 1/2" MAX. & 3/4" AT SLIDING DOORS. THRESHOLDS GREATER THAN 1/4" REQUIRE BEVELING AT A 50% SLOPE, WERE ALLOWED. DOOR THRESHOLDS COMBINED WITH RISERS ARE TO HAVE A COMBINED MAX HT. OF 7-3/4"

CRAWLSPACE VENTILATION NOTES:

1. REQ. VENT AREA FOR ENTIRE HOUSE: 1,251.6/150 = 10.3 SQ. FT. VENT PROVIDED: (10) 14"x8" = 15 X .70 = 10.5 SQ. FT. PROVIDE TOTAL: 10 FOUNDATION VENTS COVER VENTS WITH 1/4" CORROSION RESISTANT WIRE MESH. NO VENTS OCCUR AT THE SHEARWALL LOCATIONS

CRAWLSPACE VENTILATION CALCULATIONS:

SPACE	VENTED AREA	NFA REQD.	NFA PROVIDED
CRWALSPACE	1,551.6 SQ.FT.	(10) 14"x8" FOUNDATION VENT = 10.3 SQ. FT.	TOTAL = 10.5 SQ. FT.



2-0 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES:

- 2" DIA. EAVE VENT HOLES AT EA. BLOCK, TYP. COVERED W/ CORROSION RESISTANT METAL MESH OPENING OF 1/4".
- DISCHARGE POINT FOR EXHAUST AIR WILL BE AT LEAST 3 FEET FROM ANY OPENING WHICH ALLOWS AIR ENTRY INTO OCCUPIED PORTIONS OF THE BUILDING.
- R/W, TYP. DIRECTED TO SPLASH BLOCKS OR OTHER IMPERVIOUS SURFACE THAT DEFLECTS WATER AWAY FROM THE BUILDING, 5% SLOPE TO LANDSCAPING AREA.
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS (2010 CRC R 327.6.2):
 - * THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16TH INCH AND SHALL NOT EXCEED 1/8TH INCH.
 - * THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.
 - * THE MATERIALS USED SHALL BE CORROSION RESISTANT.
- VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH SECTION 1203 OF THE CBC AND SECTIONS R327.6.1 THROUGH R327.6.3 OF THE 2010 CRC TO RESIST BUILDING IGNITION FROM THE INSTRUCTION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENINGS.

VENTILATION NOTES:

KEEP ALL THE EXISTING VENTILATION OPENINGS TO OPEN, BOTH @ ROOF AND FOUNDATION.
PURCH 2" Ø HOLES ON ROOF SHEATHING UNDER THE CALIFORNIA ROOF FRAMING AREA.
NO VENTS SHALL OCCUR AT THE SHEARWALL LOCATIONS.

ATIC ACCESS NOTE:

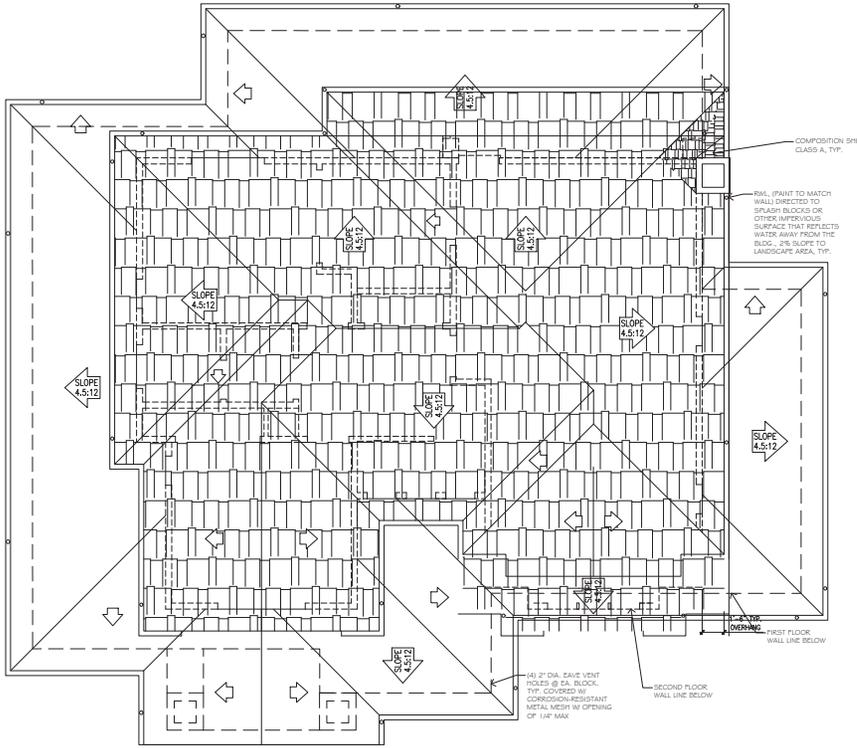
A) ATIC ACCESS LOCATIONS TO ANY LOWER ROOF ATTIC SPACES THAT EXCEED 30 SQ. FT. & HAVE A VERTICAL HEIGHT OF 30" OR GREATER, ROUGH-FRAMED OPENINGS SHALL NOT BE LESS 22"x30" PER CRC R807.1.

UPPER ROOF VENTILATION CALCULATION:

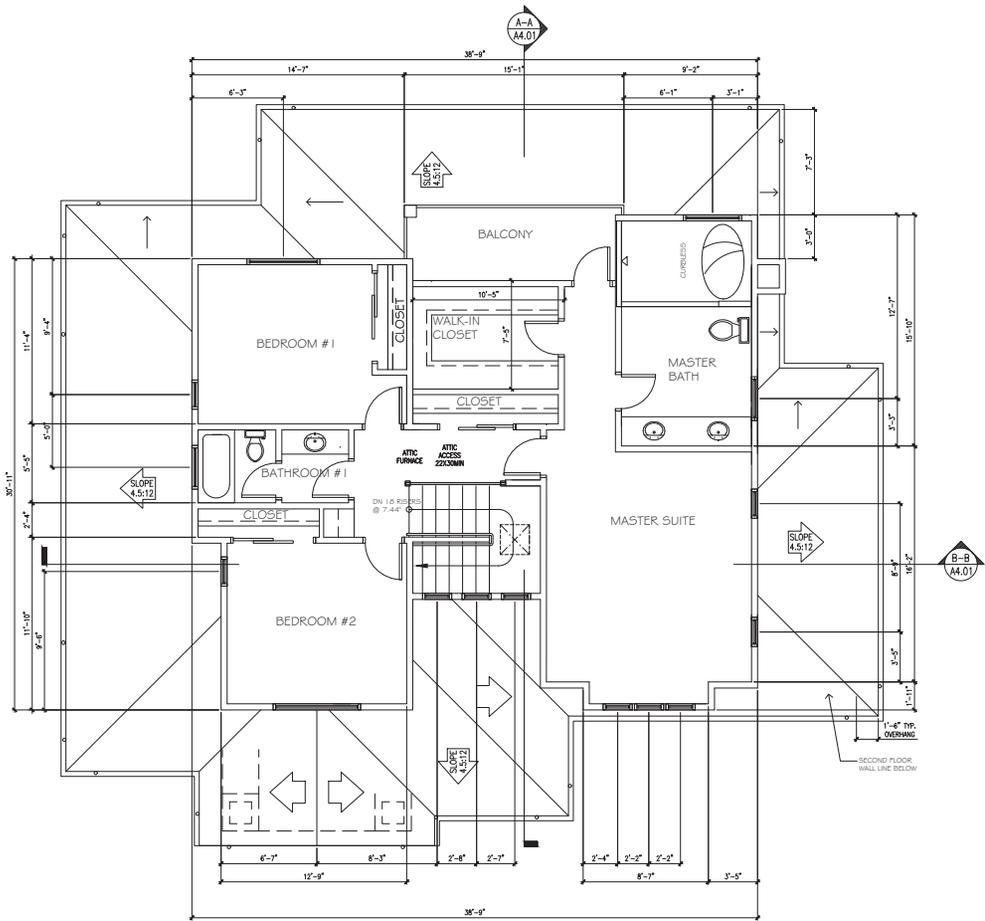
REQ. VENT AREA: 1,275 / 150 = 8.5 SQ. FT.
EAVE VENTS: AT EACH BAY WHERE JOISTS ARE 24" O. C. (S. S. D.) PROVIDE (4) 2" VENTILATION HOLES THROUGH STRUCT'L BLOCKING. PROVIDE CERTIFIED RADIANT BARRIER- POLAR PLY AT UNDERSIDE OF THE PLYWOOD. PROVIDE PVC INSULATION SHIELD TO HOLD INSULATION AND KEEP 1" MIN. SPACE FOR FREE FLOW OF AIR.
1. EAVE VENTS: TOTAL 59 BAYS X 4 X 0.022 = 5.1 SQ. FT.
2. GABLE VENTS
PROVIDE 4 GABLE VENTS: 4 X 4.6 = 18.4 SQ. FT.
TOTAL PROVIDED VENT AREA: 18.4 + 5 = 23.4 SQ. FT. > 8.5 SQ. FT.

LOWER ROOF VENTILATION CALCULATION:

REQ. VENT AREA: 1,147.2 / 150 = 7.6 SQ. FT.
EAVE VENTS: AT EACH BAY WHERE JOISTS ARE 24" O. C. (S. S. D.) PROVIDE (4) 2" VENTILATION HOLES THROUGH STRUCT'L BLOCKING. PROVIDE CERTIFIED RADIANT BARRIER- POLAR PLY AT UNDERSIDE OF THE PLYWOOD. PROVIDE PVC INSULATION SHIELD TO HOLD INSULATION AND KEEP 1" MIN. SPACE FOR FREE FLOW OF AIR.
1. EAVE VENTS: TOTAL 88 BAYS X 4 X 0.022 = 7.7 SQ. FT.
2. GABLE VENTS
PROVIDE 2 GABLE VENTS: 2 X 4.6 = 9.2 SQ. FT.
TOTAL PROVIDED VENT AREA: 9.2 + 7.7 = 16.9 SQ. FT. > 7.6 SQ. FT.



2-2 ROOF PLAN
SCALE: 1/4" = 1'-0"



2-1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL, CA 95008



20370 TOWN CENTER LN SUITE 139 CUPERTINO, CA 95014 408.865.0577



WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITAL 03.2019
1ST PLAN CHECK 06.2019
2ND PLAN CHECK 08.2019
THIRD PLAN CHECK 11.2019

PROJECT NO. 1808 DATE 10.01.18

SECOND FLOOR PLAN
ROOF PLAN

A-2.1

WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL, CA 95008



203770 TOWN CENTER LN SUITE 129
CUPERTINO, CA 95014
408.865.0577



WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITAL 03.2019
1ST PLAN CHECK 08.2019
2ND PLAN CHECK 08.2019
THIRD PLAN CHECK 11.2019

PROJECT NO. 1809 DATE 10.01.18
DRAFTED BY: REY MAPALO

FLOOR AREA DIAGRAM

A-2.2

2ND FLOOR AREA CALCULATION:

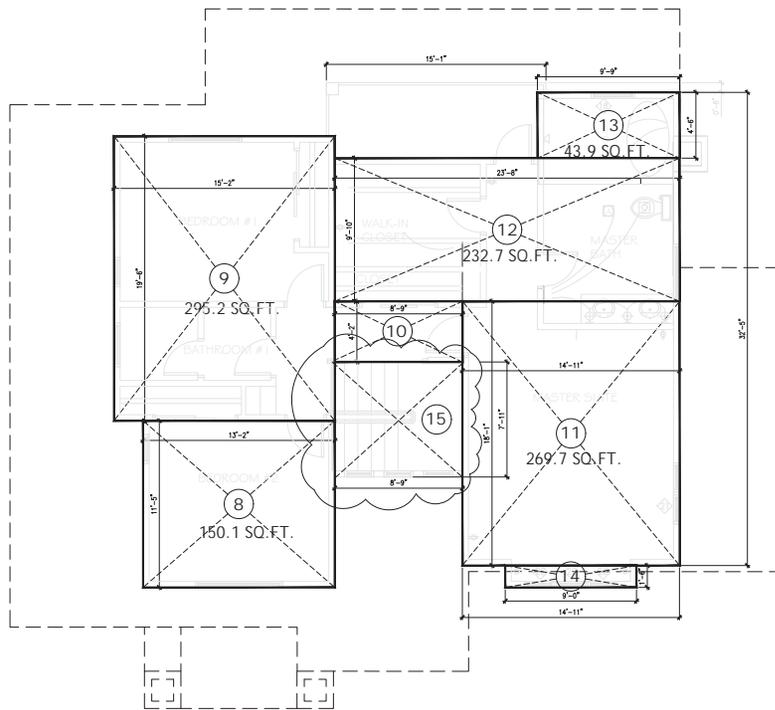
SECTION	LENGTH	WIDTH	AREA
8	13'-2"	11'-9"	150
9	19'-2"	19'-2"	296
10	8'-9"	4'-2"	36
11	14'-11"	18'-1"	270
12	23'-8"	9'-10"	233
13	9'-9"	4'-2"	41
14	9'-0"	1'-0"	9
15	7'-11"	8'-9"	69
TOTAL			1,112 SQ. FT.

2ND FLOOR LIVING AREA 1,112 SQ. FT.
 1ST + 2ND FLOOR LIVING AREA 2,673 SQ. FT.
 GARAGE 430 SQ. FT.
TOTAL 3,103 SQ. FT.
 PROPOSED F.A.R. 38.8% 3,103 SQ. FT.
 MAXIMUM F.A.R. 45% 3,600 SQ. FT.
 ALL DIMENSIONS ARE MEASURED FROM EXTERIOR WALLS
 LOT SIZE: 8,000 SQ. FT.
 1ST FLOOR LIVING AREA 1,561 SQ. FT.
 GARAGE 430 SQ. FT.
 FRONT PORCH + REAR PATIO 177 SQ. FT.
TOTAL 2,168 SQ. FT.
 PROPOSED LOT COVERAGE - 27%
 MAXIMUM LOT COVERAGE - 33% 2,800 SQ. FT.

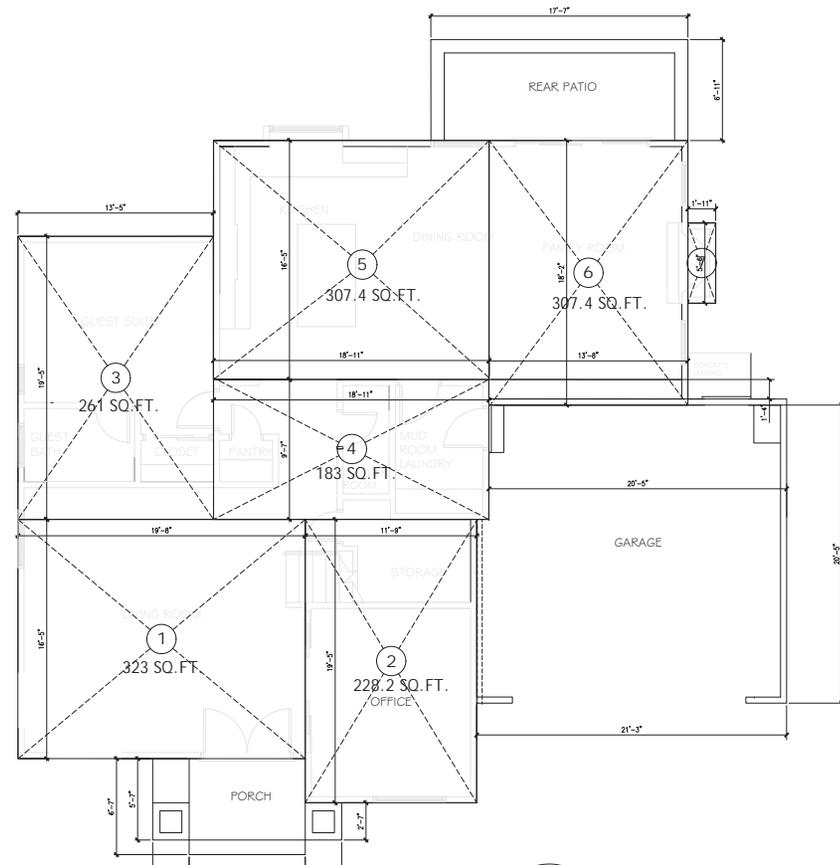
1ST FLOOR AREA CALCULATION:

SECTION	LENGTH	WIDTH	AREA
1	19'-8"	10'-9"	323
2	19'-5"	11'-9"	228
3	19'-5"	13'-5"	261
4	18'-11"	9'-8"	183
5	18'-11"	16'-3"	307
6	18'-2"	13'-8"	248
7	9'-2"	11'-1"	11
TOTAL			1,561 SQ. FT.

1ST FLOOR LIVING AREA 1,561 SQ. FT.
 GARAGE 430 SQ. FT.
 FRONT PORCH 58 SQ. FT.
 REAR PATIO 122 SQ. FT.
 ENTIRE 1ST FLOOR AREA INC. PORCH + PATIO 1,891 SQ. FT.



2-4 SECOND FLOOR AREA DIAGRAM
SCALE: 1/4" = 1'-0"



2-3 FIRST FLOOR AREA DIAGRAM
SCALE: 1/4" = 1'-0"

#	ROOM	Size (W x H)	Type	Door Mat.	In/Out	Frame Mat.	Frame In/Out	Frame Fin. Glazing	Safety Rating	Hdr Group	Remarks
1	ENTRY	3'6" X 8'0"	IS	WD	F/P	WD	F/P	P/P	YES		
2	DINING/REAR PATIO	12'0" X 8'0"	SL	V	FP	V	FP	FP	YES		
3	GARAGE/SIDE PARKING	16'0" X 7'0"	H	AL	FP	AL	FP	FP	YES		
4	GARAGE	16'0" X 7'0"	G	AL	FP	AL	FP	FP	YES		
5	STUDY	2'8" X 8'0"	IS	WD	F/P	WD	F/P	P/P			
6	FOYER/CLOSET	4'0" X 8'0"	SL	WD	F/P	WD	F/P	P/P			
7	POWDER	2'4" X 8'0"	IS	WD	F/P	WD	F/P	P/P			
8	PANTRY	2'4" X 8'0"	OS	WD	F/P	WD	F/P	P/P			
9	GARAGE/DINING	2'8" X 8'0"	IS	WD	F/P	WD	F/P	P/P	IRE-WID	1 3/4" MIN SW SELF-CLOSING LIGHT-FITING	
10	BEDROOM 3	2'8" X 8'0"	IS	WD	F/P	WD	F/P	P/P			
11	BEDROOM 3/CLOSET	2'8" X 8'0"	IS	WD	F/P	WD	F/P	P/P			
12	BEDROOM 1	3'0" X 8'8"	IS	WD	F/P	WD	F/P	P/P			
13	BEDROOM 1/CLOSET	2'8" X 8'8"	SL	WD	F/P	WD	F/P	P/P			
14	HALLWAY BATH	2'8" X 8'8"	IS	WD	F/P	WD	F/P	P/P			
15	BEDROOM 2	2'8" X 8'8"	IS	WD	F/P	WD	F/P	P/P			
16	BEDROOM 2/CLOSET	5'0" X 8'8"	SL	WD	F/P	WD	F/P	P/P			
17	LAUNDRY	3'0" X 8'8"	BF	WD	F/P	WD	F/P	P/P			
18	MASTER BEDROOM	2'8" X 8'8"	IS	WD	F/P	WD	F/P	P/P			
19	MASTER WALK-IN CLO	2'8" X 8'8"	OS	WD	F/P	WD	F/P	P/P			
20	MASTER BATH	2'8" X 8'8"	IS	WD	F/P	WD	F/P	P/P			
21	ENTRY	12'0" X 8'0"	IS	WD	F/P	WD	F/P	P/P	YES		
22	GARAGE	16'0" X 7'0"	G	AL	FP	AL	FP	FP	YES		
23	GARAGE	16'0" X 7'0"	G	AL	FP	AL	FP	FP	YES		
24	GARAGE	16'0" X 7'0"	G	AL	FP	AL	FP	FP	YES		

DOOR SCHEDULE NOTES:
 Type: BF= Bi-Folding G= Garage H= Half-Light IS= Inswingling M= Mirrored
 P= Panel PK= Pocket SF= Siding French SL= Sliding S= Pair
 Materials: AL= Aluminum GL= Glass H= Hollow Metal W= Wood WC= Wood Clad WD= Wood
 Finishes: C= Clad CC= Custom Clad FP= Factory Painted FS= Factory Stained P= Primed, GC= Painted S= Stained P/P= Primed & Painted
 Glazing: C= Custom Glass Panel D= Double Glazed S= Single Glazed (All door lights shall be safety glazed with 1/4" min. thick safety glass)
 Hardware: B= Blind L= Interior P= Pocket S= Side S= Side Manuf. Hardware
 Sill: AL= Aluminum BZ= Bronze ST= Stone SD= Standard WD= Wood

1. VERIFY ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER PRIOR TO ORDERING AND FRAMING
 2. WOOD CASING ON ALL DOORS

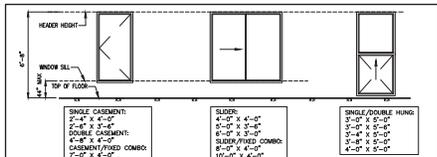
3-3 DOOR SCHEDULE

#	ROOM	Size (W x H)	Type	Mat.	In/Out	Frame Mat.	Frame In/Out	Frame Fin. Glazing	Safety Rating	EGRESS	Remarks
1	OFFICE	5'0" X 5'10"	F	V	V/V	V	V	V	YES		
2	LIVING ROOM	5'0" X 5'10"	F	V	V/V	V	V	V	YES		
3	LIVING ROOM	4'0" X 5'6"	DH	V	V/V	V	V	V			
4	LIVING ROOM	4'0" X 5'6"	DH	V	V/V	V	V	V			
5	GUEST BATHROOM	3'0" X 2'0"	DH	V	V/V	V	V	V			
6	GUEST SUITE	2'0" X 2'0"	DH	V	V/V	V	V	V			
7	GUEST SUITE	6'0" X 5'0"	S	V	V/V	V	V	V	YES		
8	KITCHEN	5'0" X 5'0"	DH	V	V/V	V	V	V			
9	DINING ROOM	4'0" X 5'0"	F	V	V/V	V	V	V	YES		
10	FAMILY ROOM	3'0" X 5'10"	S	V	V/V	V	V	V	YES		
11	FAMILY ROOM	3'0" X 5'10"	S	V	V/V	V	V	V	YES		
12	STAIRS	(3) 2'0" X 3'0"	S	V	V/V	V	V	V	YES		
13	BEDROOM #2	6'0" X 5'0"	S	V	V/V	V	V	V	YES		
14	BEDROOM #2	2'0" X 3'0"	S	V	V/V	V	V	V	YES		
15	BATHROOM #1	3'0" X 2'0"	DH	V	V/V	V	V	V			
16	BEDROOM #1	2'0" X 3'0"	S	V	V/V	V	V	V	YES		
17	BEDROOM #1	5'0" X 5'0"	S	V	V/V	V	V	V			
18	MASTER BATHROOM	4'0" X 4'6"	F	AL	AL	AL	AL	AL			
19	MASTER BATHROOM	3'0" X 3'6"	SL	V	V/V	V	V	V			
20	MASTER SUITE	2'0" X 2'4"	DH	V	V/V	V	V	V			
21	MASTER SUITE	2'0" X 2'4"	DH	V	V/V	V	V	V			
22	MASTER SUITE	(3) 2'0" X 5'2"	DH	V	V/V	V	V	V			

WINDOW & SKYLIGHT SCHEDULE NOTES:
 TYPE: DH= Double Hung C= Casement SL= Sliding Awning F= Fixed
 MATERIAL: AL= Aluminum STL= Steel V= Vinyl WC= Wood Clad WD= Wood
 FINISH: C= Clad CC= Custom Clad FP= Factory Painted P= Paint grade
 GLAZING: I= Clear Insulated Glass L= Clear Laminated Glass P= Single Float Glass
 LIGHTS: TDL= True Divided Light, Upper sash single glazed with storm panel, lower sash clear insulated glass.

1. SEE EXTERIOR ELEVATIONS FOR SILL/HEAD HEIGHTS AND WINDOW SWING INFO. VERIFY ALL ROUGH OPENINGS PRIOR TO ORDERING.
 2. COORDINATE THE WINDOW STYLES AND LIGHT PATTERNS WITH THE EXTERIOR ELEVATIONS PROVIDED ON AS
 3. VERIFY ROUGH OPENING DIMENSIONS WITH DOOR MANUFACTURER PRIOR TO ORDERING AND FRAMING.
 4. VINYL ON ALL WINDOWS.

3-4 WINDOW SCHEDULE



PURPOSE: THE ROOMS OF THE HOME COMPLIANCE BUILDING CODE (CBC) SECTION 1030 EMERGENCY ESCAPE OR RESCUE WINDOW IN RESIDENTIAL BUILDINGS, BASEMENTS IN RESIDENTIAL BUILDINGS, AND ALL SLEEPING ROOMS BELOW THE 4TH STORY MUST BE EQUIPPED WITH EGRESS WINDOWS. THE ROOMS MUST BE EQUIPPED WITH EGRESS WINDOWS THAT MEET THE REQUIREMENTS OF THE CBC SECTION 1030. THE ROOMS MUST BE EQUIPPED WITH EGRESS WINDOWS THAT MEET THE REQUIREMENTS OF THE CBC SECTION 1030. THE ROOMS MUST BE EQUIPPED WITH EGRESS WINDOWS THAT MEET THE REQUIREMENTS OF THE CBC SECTION 1030.

LOCATION: THE EMERGENCY ESCAPE AND RESCUE WINDOWS SHALL BE LOCATED ON THE EXTERIOR OF THE BLDG. THIS IS INTENDED FOR FIRE PERSONNEL TO RESCUE THE OCCUPANTS FROM THE EXTERIOR & FOR OCCUPANTS TO EXIT DIRECTLY OUT OF THE BLDG. WITHOUT HAVING TO RE-ENTER.

TYPES/SIZES OF WINDOW ALLOWED: EMERGENCY ESCAPE OR RESCUE WINDOWS MUST HAVE THE FOLLOWING CHARACTERISTICS:
 1. MUST BE OPERABLE, USE SUCH AS DOUBLE-HUNG, HORIZONTAL SLIP OR CASMENT WINDOWS OPERATED BY THE TURN OF A CRANK.
 2. MUST NOT REQUIRE SPECIAL KNOWLEDGE OR EFFORT TO OPERATE.
 3. MUST HAVE A NET CLEAR OPENING WIDTH OF 20 INCHES AND NET CLEAR OPENING HEIGHT OF 24 INCHES.
 4. HAVE A MINIMUM NET CLEAR OPENING AREA OF 5.7 SQ. FT. @ UPPER FLOORS & 5.0 SQ. FT. @ GROUND FLOOR OPENINGS.
 5. HAVE A BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR.

SECURITY DEVICES: EMERGENCY WINDOWS, DOORS OR WINDOW WELLS MAY BE PROVIDED WITH SECURITY DEVICES SUCH AS GRILLES, BARS AND STEEL SHUTTERS, PROVIDED:
 1. THE DEVICES ARE EQUIPPED WITH APPROVED MECHANISMS THAT ARE OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY
 2. OR FROM OUTSIDE WITHOUT THE USE OF A KEY
 3. THE DEVICES SHALL BE INSTALLED WITH APPROVED EXTERIOR RELEASE SERVICE FOR USE BY THE FIRE DEPARTMENT ONLY WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION
 4. THE BUILDING IS EQUIPPED WITH SMOKE DETECTORS.

RESIDENTIAL EGRESS WINDOWS (2016 CBC) SECTION 1030 EMERGENCY ESCAPE & RESCUE

3-5 EGRESS WINDOWS



WONG RESIDENCE

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WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITAL 03.2019
 1ST PLAN CHECK 03.2019
 2ND PLAN CHECK 09.2019
 3RD PLAN CHECK 11.2019

PROJECT NO. 1808 DATE 10.01.18
 DRAFTED BY: REY MAPALO

FRONT & REAR ELEVATIONS
 DOOR & WINDOW SCHEDULES

A-3.0

WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD,
CAMPBELL
CA 95008



20370 TOWN CENTER LN
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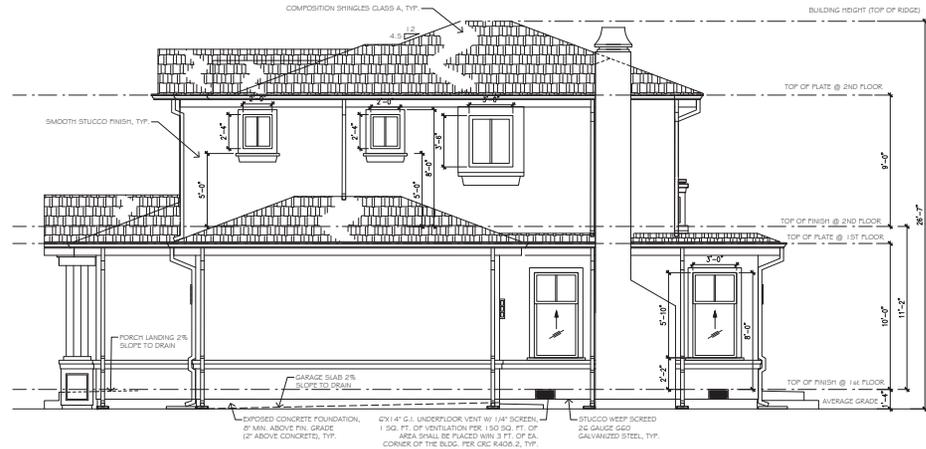
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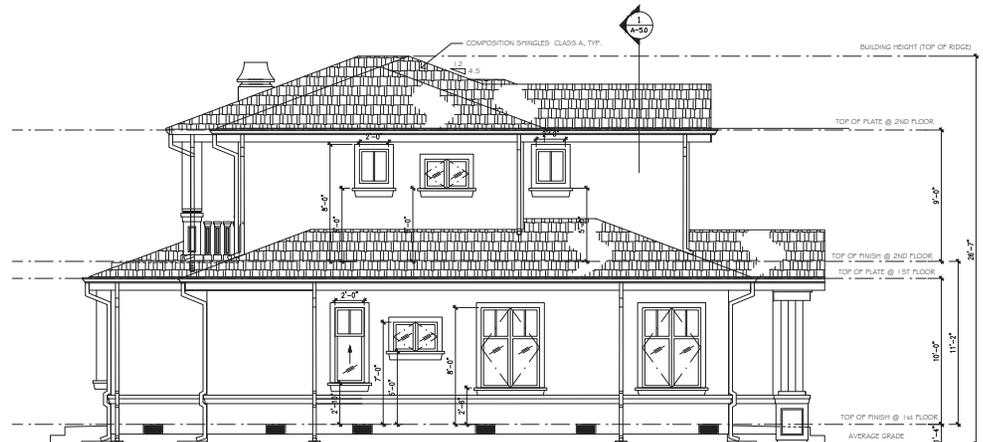
PROJECT NO. 1808 DATE 10.01.18
DRAFTED BY: REY MAPALO

RIGHT & LEFT ELEVATIONS

A-3.1



3-6 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



3-7 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1149 S SAN TOMAS AQUINO RD

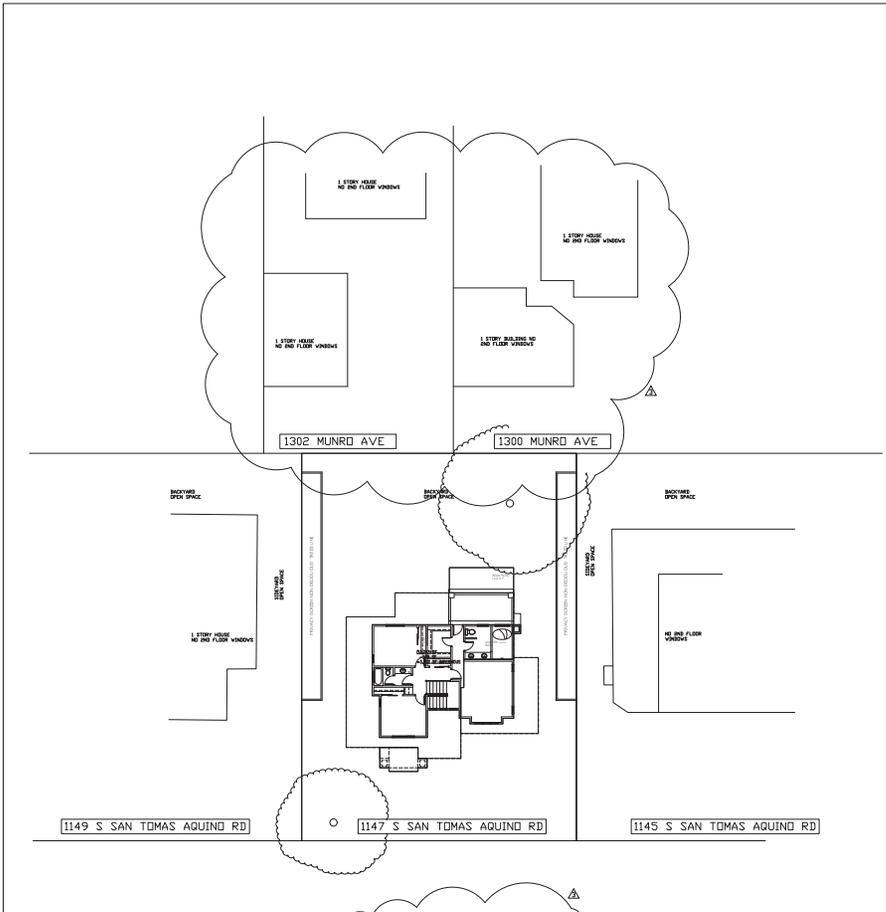


1147 S SAN TOMAS AQUINO RD

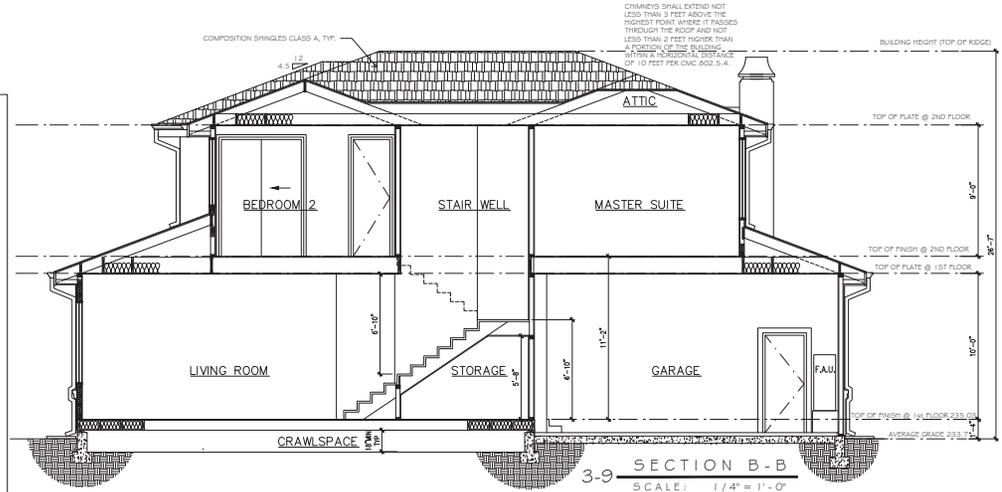


1145 S SAN TOMAS AQUINO RD

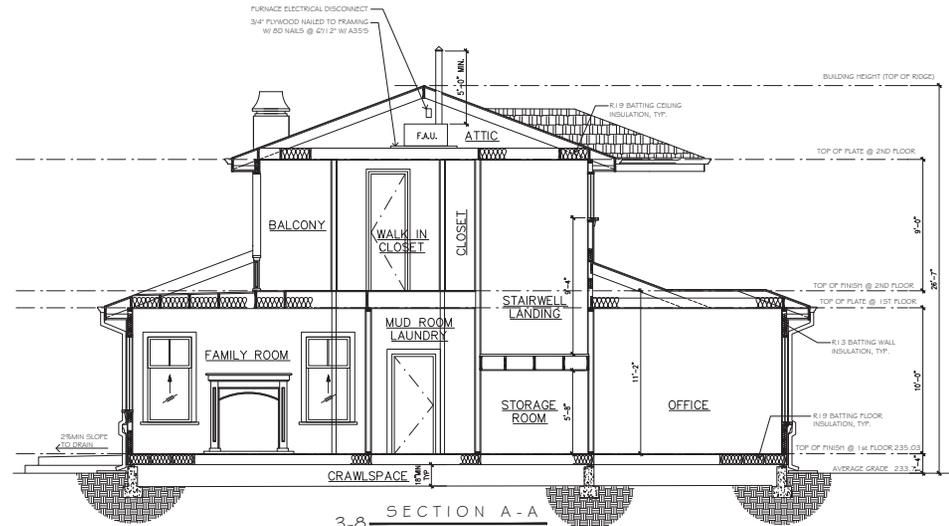
4-1 STREETSCAPE
SCALE: 1/4" = 1'-0"



4-2 PRIVACY PLAN
SCALE: 1/16" = 1'-0"



3-9 SECTION B-B
SCALE: 1/4" = 1'-0"



3-8 SECTION A-A
SCALE: 1/4" = 1'-0"

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WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

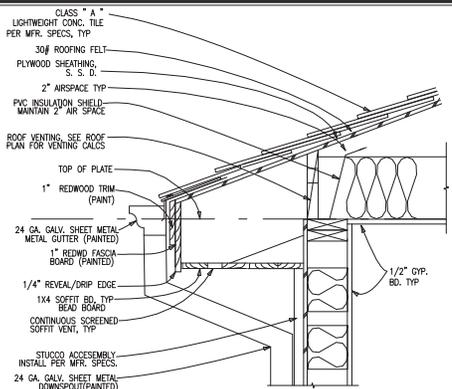
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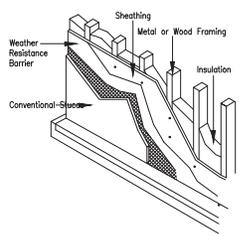
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SECTIONS
STREETSCAPE

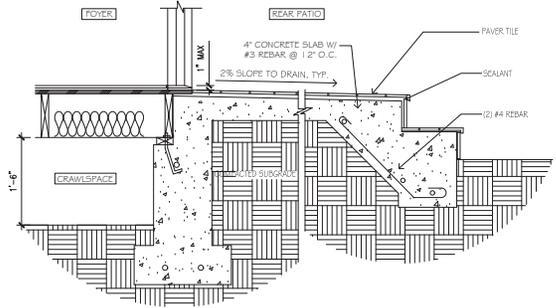
A-4.0



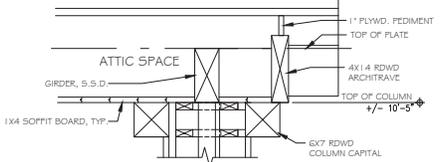
1 TYP. LOWER AND UPPER EAVE DETAIL 1 1/2" 2



3 STUCCO DETAIL 1"

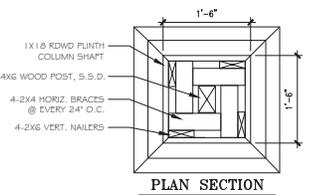


SECTION @ REAR PATIO 1" 1

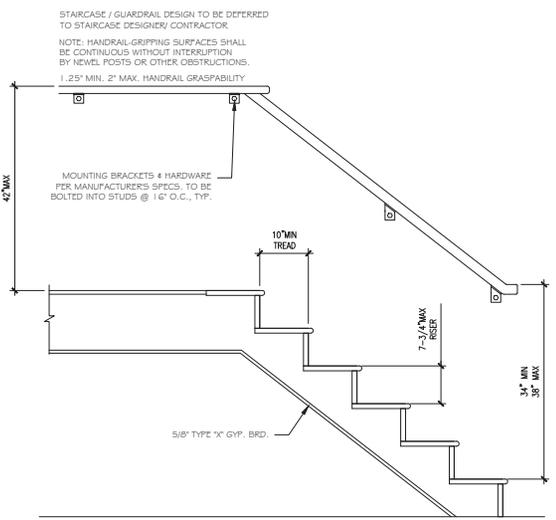


SECTION

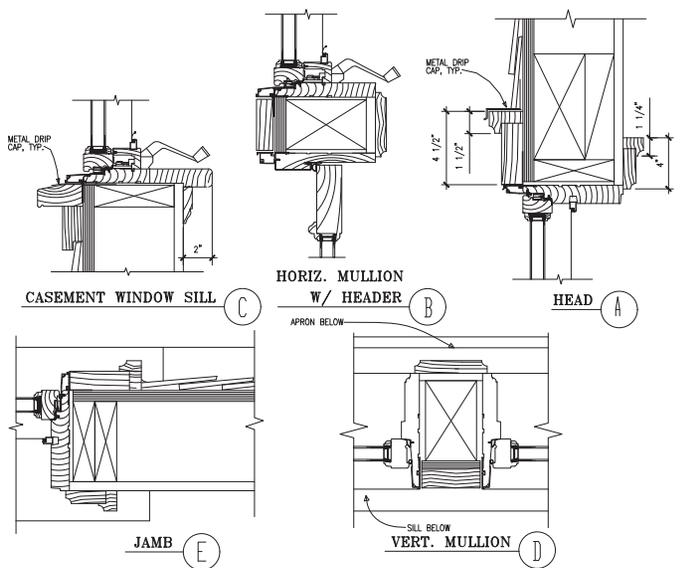
7 PORCH POST DETAIL 1 1/2" 9



PLAN SECTION



8 1 1/2" 9



9 TYPICAL WINDOW CASING DETAIL 3"

WONG
RESIDENCE

1147 SOUTH SAN
TOMAS AQUINO ROAD,
CAMPBELL,
CA 95008



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DETAILS

A-5.0

ELECTRICAL / MECHANICAL LEGEND:

- ⊕ CEILING MOUNTED FIXTURE
- ⊕ PENDANT LIGHT FIXTURE
- ⊕ CEILING MOUNTED FAN/LIGHT
- ⊕ CEILING HIGH EFFICACY EXTERIOR
- ⊕ RECESSED FIXTURE (IC RATED)
- ⊕ RECESSED-HIGH EFFICACY EXTERIOR
- ⊕ WET AREA RECESSED FIXTURE
- FLOURESCENT T5
- FLOURESCENT T5 - DIMMABLE
- WALL-MOUNTED FIXTURE
- WALL-MOUNTED FIXTURE W/ OCCUPANCY SENSOR
- WALL-MOUNTED FIXTURE W/ VACANCY SENSER
- EXTERIOR WALL-MOUNTED HIGH EFFICACY FIXTURE
- STRIP LIGHTING
- FLOURESCENT TUBE LIGHTS
- SWITCH
- 3-WAY SWITCH
- 3-WAY SWITCH W/ DIMMER
- SWITCH W/ DIMMER
- SWITCH W/ VACANCY SENSOR
- GARAGE DOOR OPENER
- OUTLET (12" ABOVE F.F.)
- OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- UNDER COUNTER OUTLET
- OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- EXTERIOR OUTLET W/ GFCI
- APPLIANCE OUTLET
- FLOOR OUTLET
- 220V OUTLET
- ELECTRIC VEHICLE CHARGING STATION
- GAS CONNECTION
- EXTERIOR HOSE BIB
- INTERIOR WATER SUPPLY
- TV CABLE JACK
- PHONE JACK
- ETHERNET PORT (BT FLOOR / 2ND FLOOR @ 100/100)
- DDBORELL
- AIR SUPPLY REGISTER
- AIR SUPPLY REGISTER @ BASEBOARD
- AIR RETURN REGISTER @ WALL
- PROGRAMMABLE THERMOSTAT (+5°C)
- PHOTOELECTRIC SMOKE ALARM
- FIRE-PLACE
- DUAL SENSOR SMOKE ALARM (PHOTOELECTRIC & IONIZATION)
- CARBON MONOXIDE (CO) ALARM
- EXHAUST FAN - CEILING
- WINDOW EXHAUST FAN W/ MIN. VELOCITY RATE OF 0.08 CMPS @ 20" PRESS. @ 10"
- WET AREA FLOURESCENT LIGHT EXHAUST DISCONNECT TO OUTSIDE LIGHT & FAN SWITCH SEPARATE
- AN OCCUPANCY SENSOR AUTOMATICALLY TURNS THE LIGHTS OR MOTOR LOAD ON WHEN MOTION IS DETECTED WITHIN THE SENSOR VIEWING RANGE AND AUTOMATICALLY DEACTIVATES THE LIGHTS OR MOTOR LOAD AFTER A DESIGNATED ELAPSE WHEN THE ROOM IS VACANT AND MOTION IS NO LONGER DETECTED.
- ** ALL RECEPTABLES LOCATED WITHIN THE KITCHEN AREA SHALL BE TAMPER-RESISTANT RECEPTABLES PER ARTICLE 406.11 OF THE C.E.C. 2016 CODE.
- *** ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY AND BE CONTROLLED BY MOTION SENSORS AND PHOTO CONTROLS
- **** ALL LIGHTING TO BE HIGH EFFICACY LIGHTING ONLY
- ***** VACANCY SENSOR REQUIRE THE USER TO MANUALLY TURN ON THE LIGHTS OR MOTOR LOAD. THE SENSOR WILL AUTOMATICALLY TURN LIGHTS/MOTOR OFF AFTER A DESIGNATED ELAPSE WHEN THE ROOM IS VACANT AND MOTION IS NO LONGER DETECTED. CEC 150.0(K)(2)

MISCELLANEOUS ELECTRIC NOTES:

- AT LEAST ONE LUMINAIRE IN BATHROOM, LAUNDRY/UTILITY ROOM, GARAGE TO BE CONTROLLED BY A VACANCY SENSOR.
- ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY AND CONTROLLED BY ONE OF THE FOLLOWING COMBINATIONS:
 - I. PHOTOELECTRIC AND MOTOR SENSOR
 - II. PHOTOCELL AND THE SWITCH
 - III. ASTRONOMICAL TIME CLOCK
 - IV. EMCS WITH FEATURES OF ASTRONOMICAL TIME CLOCK.
- LUMINAIRES RECESSED IN INSULATED CEILINGS SHALL COMPLY WITH THE FOLLOWING:
 - A. SHALL BE CLEARANCE IC LISTED AND CERTIFIED
 - B. BE SEALED WITH GASKET OR CAULK BETWEEN LUMINAIRE HOUSING AND CEILING AND AT ALL AIR LEAK PATHS BETWEEN CONTIGUOUS AND UNDISJOINED SPACES.
 - C. SHALL NOT EXHAUST SMOKE BARE SODIUM
- THE WHOLE HOUR NEEDS TO BE SHOWN WITH ADRAS 62.2 VENTILATION STANDARDS. SEE CA ENERGY CODE 62.2 5001) PROVIDE CALCULATIONS ON PLANS. SHOW THE LOCATION OF THE PHOTOELECTRIC FAN AND SPECTRY MINIMUM VENTILATION RATE.
- SCREWBORNE PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN SODIUM-BASED AND LIGHT APPENDIX B) COMPLIANT LAMPS. JAB COMPLIANT LIGHT SOURCES MUST BE MARKED AS JAB-2016 OR JAB-2016-1/2-AB-2016-1/2. LUMINAIRES ARE DENIED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRE. SEC 150.0(K)(3)
- ALL JAB COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS ARE CONTROLLED BY VACANCY SENSORS OR DIMMERS (EXCEPT CLOSETS LESS THAN 70DF AND HALLWAYS). SEC 150.0(K)(1)
- I. CEILING RECESSED DOWNLIGHT LUMINAIRE
- II. LED LUMINAIRE WITH INTEGRAL SOURCE
- III. MR-BASED LED LAMPS (E.C. MH16, AR111, ETC.)
- IV. RP-24 BASED LED LIGHT SOURCES

- WEIGHT NUMBER OF BLACK ELECTRICAL BODIES MORE THAN 5" ABOVE THE FINISHED FLOOR TO NOT GREATER THAN NUMBER OF BEDROOMS. SHOW THESE ELECTRICAL BOXES CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. SEC 150.0(K)(3)
- SEPARATE SWITCHING FOR ANY UNDER CABINET LIGHTING INCLUDES KITCHEN LIGHTING FROM OTHER LIGHTING SYSTEMS. SEC 150.0(K)(2)

- A. ALL LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0(A)-IC(ENCL 150.0(K)(3A))
- B. IN ALL BATHING, GARAGES, LAUNDRY AND UTILITY AREAS, AT LEAST ONE LUMINAIRE IN EACH SHALL BE CONTROLLED BY A VACANCY SENSOR (ICENCL 150.0(K)(3A))
- C. PERMANENTLY MOUNTED OUTDOOR LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A MEET THE REQUIREMENTS PER CEC 150.0(K)(3A-D)

DUCTS IN THE GARAGE & SUITS SEPARATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL & SHALL HAVE NO OPENING INTO THE GARAGE.

- 11 RECESSED LIGHTING FIXTURES SHALL BE RATED AS AIR-TIGHT (ATI) AND, WHEN INSTALLED IN AN INSULATED CEILING SHALL HAVE AN APPROVED ZERO CLEARANCE INSULATION COVER (IC)
- 12 OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLOURESCENT) OR CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL, AND WP. SEE NOTE A, B & C.
- 13 ALL OUTLETS MUST BE TAMPER RESISTANT PER ARTICLE 12016 CEC 406.11

ELECTRICAL / GENERAL NOTES:

PROVIDE A 125 VOLT 15 OR 20 AMP RECEPTABLE WITHIN 25' OF HEATING OR AIR CONDITIONING EQUIPMENT. 210.63 CEC 2016

TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND LIMITED TO SUPPLYING WASH AND DRYER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MIDWAVE - ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. 210.11(1)(C) & 210.52(D)

A DEDICATED MINIMUM 20AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTABLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLET FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED). CEC 210.11(1)(D) & 210.52(D)

A MINIMUM 20 AMP SMALL APPLIANCE BRANCH CIRCUIT SHALL BE PROVIDED FOR ALL RECEPTABLE OUTLETS IN THE KITCHEN, DINING AREA, PANTRY, OR OTHER SIMILAR AREAS (CEC 210.11 (C) (1))

AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTABLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C) (2))

IN EVERY DWELLING UNIT, FIXED APPLIANCES SUCH AS FOOD WASTE DISPOSERS, DISHWASHERS, WASHING MACHINES, DRYERS, LAUNDRY TRAY LOCATIONS BUILT-IN REFRIGERATORS OR FREEZERS, FURNACES, GAS UNITS, BURNER HEATERS OR ANY OTHER FIXED APPLIANCE WITH A MOTOR OF 1/4 C.H.P. OR LARGER SHALL BE ON A SEPARATE 20 AMP BRANCH CIRCUIT.

125- AND 150-VOLT RECEPTABLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSEURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG GFCI IS INSERTED. IEC 406.8(B) (11)

TAMPER RESISTANT RECEPTABLES AT ALL 124, 12V, 15 AND 20 AMP RECEPTABLES. CEC 406.11

CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE THE REST OF THE ALARMS PER CEC 9315.5 & 9315.7, AND WIRED ON A LIGHTING CIRCUIT WITH BATTERY BACKUP. EXISTING ALARMS SHALL BE SOLELY BATTERY OPERATED. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 36" HORIZONTAL PATH FROM THE SUPPLY OR RETURN REGISTERS OF A HEATING OR COOLING SYSTEM. R314 CEC 2016 CARBON MONOXIDE ALARMS SHALL BE SECURELY FASTENED TO THE WALLS. ALARMS EXCEPT NOT REQUIRED IN BEDROOMS. R315 CEC 2016

APPLIANCE DESIGNER TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. 303.4 CMC / 2016 (SEISMIC BRACING FOR GAS APPLIANCES)

APPLIANCES INSTALLED IN GARAGES OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR ELEVATED OR OUT OF THE NORMAL PATH OF VEHICLES. INSTALL A 4" DIAMETER BOLLARD FILLED W/ CONCRETE EMBEDDED 36" INTO 1/2" DIAMETER FOOTING IN FRONT OF APPLIANCE OR PROVIDE A DETAIL, AND DR CALCULATION FROM AN ENGINEER FOR REVIEW.

APPLIANCE DESIGNER TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. 303.4 CMC / 2016 (SEISMIC BRACING FOR GAS APPLIANCES)

AT EACH KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, COUNTER SPACE WIDER THAN 12", LOCATED SUCH THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTABLE. CEC 21-52(D)(1)

EXTERIOR RECEPTABLES MUST BE WITHIN 6'-0" OF GRADE, GFCI AND WATERPROOF. CEC 210.52(E)

VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER. CEC 150.0(M)12B

EQUIPMENT VENTING THROUGH A DIRECT PATH TO THE ROOF MUST HAVE THE EXHAUST VENTS AWAY FROM THE SUPPLY VENTS.

EXTEND CLEANOUTS TO INDICATE THAT NO UNDER-FLOOR CLEANOUT SHALL BE LOCATED MORE THAN 5 FEET FROM AN ACCESS DOOR, TRAP DOOR, OR DRAIN HOLE. 2016 CEC 707.9

DRYER MUST BE EQUIPPED WITH A BACKDRIFT DAMPER WITH NO SCREEN. THE DUCT IS LIMITED TO 14 FEET IN LENGTH TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO CMC 504.3

2. ALL BRANCH CIRCUITS THAT SUPPLY OUTLETS INSTALLED IN DWELLINGS UNIT KITCHENS, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, BATHROOMS, LIBRARIES, GENS, BEDROOMS, SUNROOMS, BREAKFAST ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREA, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ANTI-FAULT CIRCUIT INTERRUPTER. CEC 210.12

3. SMOKE DETECTORS IN NEW CONSTRUCTION AND ADDITIONS ARE TO BE 1' HIGH WITH A BATTERY BACK-UP AND INTERCONNECTED.

4. PROVIDE A DEDICATED 20AMP CIRCUIT FOR THE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTABLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLET FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED. IN NO CASE SHALL THE RECEPTABLE BE LOCATED MORE THAN 12" BELOW THE TOP OF THE BASIN. ALL BATHROOM OUTLETS TO BE GFCI. SECTION 201.6 (C) 210.52(D) OF 2016 CEC.

5. NEW INSTALLED LIGHTING IN BEDROOMS, FAMILY ROOM, LIVING ROOMS, HALLWAYS, DINING ROOMS, ETC. SHALL BE HIGH EFFICACY FIXTURES (E.G. FLOURESCENT), OR ALL SWITCHES SHALL BE DIMMER SWITCHES, OR CONTROLLED BY AN OCCUPANT SENSOR WITH MANUAL ON AND AUTOMATIC OFF CONTROLS. SEE NOTE A, B & C.

6. SPECIFY CLEARANCES OF CLOSET LIGHTS TO SHELVES, SURFACE MOUNTED INCANDESCENT FIXTURES AND STORAGE SPACE. SURFACE MOUNTED FLOURESCENT FIXTURES AND STORAGE SPACE. RECESSED INCANDESCENT AND FLOURESCENT REQUIRES 6-INCHES FROM SHELVES AND STORAGE SPACE. 12016 CEC 410.8)

7. PROVIDE A DEDICATED 30 AMP CIRCUIT FOR THE LAUNDRY. (EC 10 TO REC 210.11)

8. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR THE FURNACE AND PROVIDE A RECEPTABLE WITHIN 25'. 201.6 (C) 210.52(D)

9. ALL OUTDOOR RECEPTABLES OUTLETS ARE TO BE WAATHER PROOF ENCLOSURE CAPABLE OF REMAINING SHUT WHEN IN USE, AND ALSO GFCI PER ARTICLE 406.8 OF 2016 CEC.

MISCELLANEOUS LIGHTING NOTES (CALIFORNIA TITLE 24 SECTION 150)

10. NEWLY INSTALLED LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY FIXTURES (E.G. FLOURESCENT) OR BE CONTROLLED BY AN OCCUPANT SENSOR WITH MANUAL ON AND AUTOMATIC OFF CONTROLS. SEE NOTE A, B & C.

11. RECESSED LIGHTING FIXTURES SHALL BE RATED AS AIR-TIGHT (ATI) AND, WHEN INSTALLED IN AN INSULATED CEILING SHALL HAVE AN APPROVED ZERO CLEARANCE INSULATION COVER (IC)

12. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY FIXTURES (E.G. FLOURESCENT) OR CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL, AND WP. SEE NOTE A, B & C.

13. ALL OUTLETS MUST BE TAMPER RESISTANT PER ARTICLE 12016 CEC 406.11

MECHANICAL NOTES:

- A. THE FURNACE IN THE GARAGE SHALL BE INSTALLED SO THAT THE BURNERS AND BURNER-IGNITION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR PER CMC 303.1
- B. THE FURNACE IN THE GARAGE SHALL BE GUARDED AGAINST PHYSICAL DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES PER CMC 303.1

WATER HEATER NOTES:

- MANDATORY WATER HEATING SYSTEM REQUIREMENTS OF CEC 150.0(M)1
- A. A 120V ELECTRICAL RECEPTABLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER WITH NO OBSTRUCTIONS AND B. A CATEGORY 'B' OR 'V' VENT, OR A TYPE 'B' VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND
- C. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALWAYS NATURAL DRAINING WITHOUT PUMP ASSISTANCE; AND
- D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR.

PLUMBING NOTES:

- MAXIMUM FLOW RATES:
- PER CPC CHAPTER 4 & CDBSC 4.303.1
- WATER CLOSETS 1.28 GPF
- LAUNDRY FAUCETS 1.2 GPM @ 20 PSI MAX
- KITCHEN FAUCETS 1.8 GPM @ 60 PSI
- SHOWERHEADS 2.0 GPM @ 80 PSI

ELECTRIC VEHICLE CHARGING NOTES:

- PER CDBSC 4.106.4.1
- A. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 200V 30-VECT BRANCH CIRCUIT
- B. THE RACEWAY SHALL NOT BE LESS THAN NOMINAL 1-INCH DIAMETER.
- C. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
- D. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS 'EV CHARGABLE'
- E. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE TO INSTALL A 40 AMPERE PATERNS INTO A DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- F. THE SERVICE PANEL OR SUBPANEL OR CIRCUIT BREAKER SHALL IDENTIFY THE RESERVED OVERCURRENT PROTECTIVE DEVICE (B) AS 'EV CHARGABLE'

SHEET NOTES:

- 1-GENERAL CONTRACTOR TO VERIFY 'ALL' LIGHTING & ELECTRICAL SPECIFICATIONS WITH CLIENT PRIOR TO INSTALLATION.
- 2-CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 1/4" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2" FOR EVERY ELBOW IN EXCESS OF 2.
- 3-TANKLESS WATER HEATER MUST BE INSTALLED AT LEAST 5 FT. ABOVE FINISHED FLOOR. GAS UTILIZING APPLIANCES MUST BE ELEVATED OUT OF VEHICULAR TRAVEL PER SECTION 507.13.1 OF 2016 CPC & R315 OF 2016 CMC.
- 4-GFCI WET-LISTED OUTLET AT EACH BALCONY (SEE SHALL BE INSTALLED 6" 1/2" MAX ABOVE FLOOR. FIN. PER CEC ART. 210.52(E)

GENERAL CONTRACTOR TO VERIFY "ALL" LIGHTING & ELECTRICAL SPECIFICATIONS WITH CLIENT PRIOR TO INSTALLATION.

EXHAUST DUCT NOTES:

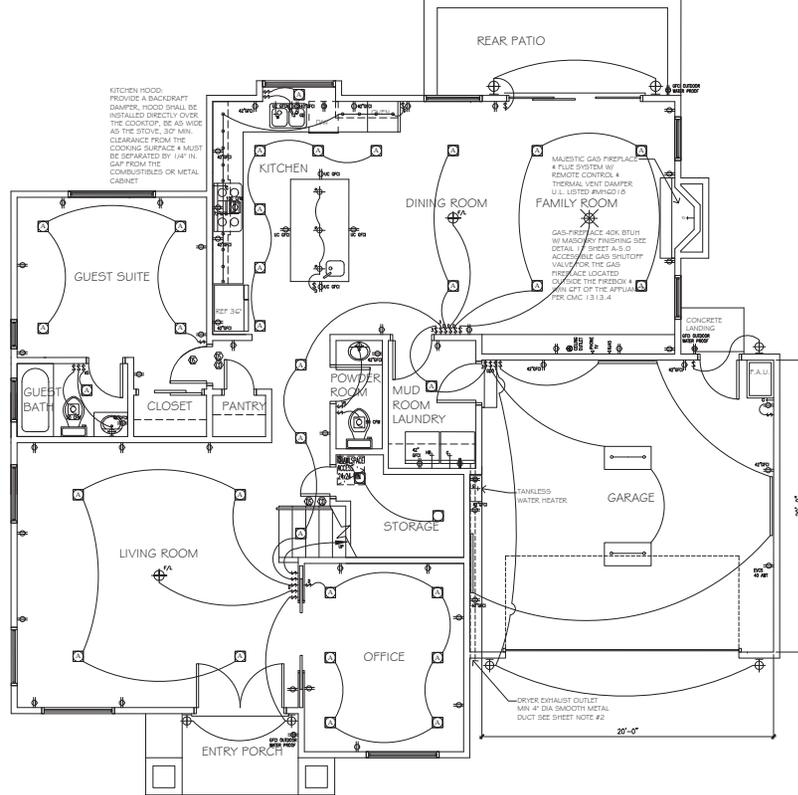
CLOTHES DRYER MOISTURE EXHAUST DUCTS PER CMC 504.4 DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING, NOT LESS THAN 2 FEET FROM OPENINGS INTO THE BUILDING. DUCTS SHALL BE EQUIPPED WITH A BACKDRIFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION. DUCTS SHALL NOT BE CONNECTED OR INSTALLED WITH SHEET METAL BOWTIES OR OTHER PATTERNS THAT WILL OBSTRUCT THE FLOW. DUCTS SHALL BE OF METAL AND HAVE SMOOTH INTERIOR SURFACES. DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET INCLUDING TWO 90-DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2 PER CMC 504.3.

EXHAUST FAN NOTE:

EXHAUST FANS IN THE BATHROOMS WILL BE ENERGY STAR COMPLIANT, TERMINATE OUTSIDE THE BUILDING AND WILL BE CONTROLLED BY A HUMIDITY CONTROL. CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT (CDBSC 4.506.1).

ATTIC ACCESS NOTE:

ATTIC ACCESS LOCATIONS TO ANY LOWER ROOF ATTIC SPACES THAT EXCEED 30 SQ. FT. & HAVE A VERTICAL IN. OF 30" OR GREATER. ROOF-FRAMED OPENINGS SHALL NOT BE LESS THAN 22"X30" PER CEC 9007.1



1-0 FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

WONG RESIDENCE

1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL, CA 95008



20270 TOWN CENTER LN SUITE 123 CAMPBELL, CA 95014 408.865.0597



WONG RESIDENCE
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL

PLAN SUBMITAL	03/2019
1ST PLAN CHECK	03/2019
2ND PLAN CHECK	03/2019
THIRD PLAN CHECK	11/2019

PROJECT NO. 1808 DATE 10.01.18
DRAWN BY: REY MAPALO

FIRST FLOOR ELECTRICAL PLAN

E-1.0

ELECTRICAL/MECHANICAL LEGEND:

- ⊕ CEILING MOUNTED FIXTURE
- ⊕ PENDANT LIGHT FIXTURE
- ⊕ CEILING MOUNTED FAN
- ⊕ CEILING MOUNTED FAN/LIGHT
- ⊕ CEILING HIGH EFFICACY EXTERIOR
- ⊕ RECESSED FIXTURE (IC RATED)
- ⊕ RECESSED-HIGH EFFICACY EXTERIOR
- ⊕ WET AREA RECESSED FIXTURE
- FLOURESCENT T5
- FLOURESCENT T5 - DIMMABLE
- WALL-MOUNTED FIXTURE
- WALL-MOUNTED FIXTURE W/ OCCUPANCY SENSOR
- WALL-MOUNTED FIXTURE W/ VACANCY SENSOR
- EXTERIOR WALL-MOUNTED HIGH EFFICACY FIXTURE
- STRIP LIGHTING
- FLOURESCENT TUBE LIGHTS
- SWITCH
- 3WAY SWITCH
- 3WAY SWITCH W/ DIMMER
- SWITCH W/ DIMMER
- SWITCH W/ VACANCY SENSOR
- GARAGE DOOR OPENER
- OUTLET (12' ABOVE F.F.)
- OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- UNDER COUNTER
- OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- EXTERIOR OUTLET W/ GFI
- APPLIANCE OUTLET
- FLOOR OUTLET
- 220V OUTLET
- GAS CONNECTION
- EXTERIOR HOSE BIB
- INTERIOR WATER SUPPLY
- TV CABLE JACK
- PHONE JACK
- ETHERNET PORT (BT FLOOR/ROOM AND/100/3100)
- DOORBELL
- AIR SUPPLY REGISTER
- AIR SUPPLY REGISTER @ BARBERDARD
- AIR RETURN REGISTER @ WALL
- PROGRAMMABLE THERMOSTAT (+50')
- PHOTOELECTRIC SMOKE ALARM
- WALL-MOUNTED SMOKE ALARM (PHOTOELECTRIC & IONIZATION)
- CARBON MONOXIDE (CO) ALARM
- EXHAUST FAN - CEILING
- WINDOW EXHAUST FAN W/ VENTILATION RATE
- WET AREA FLOURESCENT LIGHT EXHAUST DISCONNECT TO OUTSIDE LIGHT & FAN SWITCH SEPARATE
- AN OCCUPANCY SENSOR AUTOMATICALLY TURNS THE LIGHTS OR MOTOR LOAD ON WHEN MOTION IS DETECTED WITHIN THE SENSOR'S RANGE AND AUTOMATICALLY TURNS THE LIGHTS/MOTOR OFF AFTER A DESIGNATED ELAPSE WHEN THE ROOM IS VACANT AND MOTION IS NO LONGER DETECTED.
- ALL RECEPTACLES LOCATED WITHIN THE KITCHEN AREA SHALL BE TAMPER-RESISTANT RECEPTACLES PER ARTICLE 406.11 OF THE I.E.C. 2016 CODE.
- ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY AND BE CONTROLLED BY MOTION SENSORS AND PHOTO CONTROLS.
- ALL LIGHTING TO BE HIGH EFFICACY LIGHTING ONLY.
- VACANCY SENSORS REQUIRE THE USER TO MANUALLY TURN ON THE LIGHTS OR MOTOR LOAD. THE SENSOR WILL AUTOMATICALLY TURN LIGHTS/MOTOR OFF AFTER A DESIGNATED ELAPSE WHEN THE ROOM IS VACANT AND MOTION IS NO LONGER DETECTED. CENE 150.0124.

MISCELLANEOUS ELECTRIC NOTES:

- AT LEAST ONE LUMINAIRE IN BATHROOM, LAUNDRY/UTILITY ROOM AND GARAGE TO BE CONTROLLED BY A VACANCY SENSOR.
- ALL OUTDOOR LIGHTING TO BE HIGH EFFICACY AND CONTROLLED BY ONE OF THE FOLLOWING COMBINATIONS:
 - A. PHOTOELECTRIC AND MOTION SENSOR
 - B. PHOTOELECTRIC AND THE ROOM'S DIMMER, PARLOR, LIBRARY, DEN, BEDROOM, SUNROOM, BREAKFAST ROOMS, DINING ROOMS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FULT CIRCUIT INTERRUPTER. CEC 210.12
 - C. SMOKE DETECTORS IN NEW CONSTRUCTION AND EXISTING MUST VENT AIR FROM A BATTERY BACK-UP AND INTERCONNECTED.
 - D. PROVIDE A DEDICATED 20AMP CIRCUIT FOR THE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) IN NO CASE SHALL THE RECEPTACLE BE LOCATED MORE THAN 12' BELOW THE TOP OF THE BASIN.
 - E. ALL BATHROOM OUTLETS TO BE GFI. SECTION 210.110 210.520 OF 2016 IEC.
 - F. NEW INSTALLED LIGHTING IN BEDROOMS, FAMILY ROOM, LIVING ROOMS, HALLWAYS, DINING ROOMS, ETC. SHALL BE HIGH EFFICACY FIXTURES (E.G. FLOURESCENT), OR ALL SWITCHES SHALL BE DIMMER SWITCHES OR BE CONTROLLED BY AN OCCUPANCY SENSOR WITH MANUAL ON AND AUTOMATIC OFF CONTROLS. SEE NOTE A, B & C.
 - G. SPECIFY CLEARANCES OF CLOSET LIGHTS TO SHELVES, SURFACE MOUNTED INCANDESCENT REQUIRES 12-INCHES CLEARANCE FROM SHELVES AND STORAGE SPACE. SURFACE MOUNTED INCANDESCENT AND FLOURESCENT REQUIRES GANCHED FROM SHELVES AND STORAGE SPACE. (2016 CEC 410.B)
 - H. PROVIDE A DEDICATED 30 AMP CIRCUIT FOR THE LAUNDRY. (2016 IEC 210.11)
 - I. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR THE GARAGE AND PROVIDE A RECEPTACLE WITHIN 25' 2016 IEC 210.631
 - J. ALL OUTDOOR RECEPTACLE OUTLETS ARE TO BE IN WEATHER PROOFED ENCLOSURE CAPABLE OF REMAINING SHUT WHEN IN USE, AND ALSO GFCI PER ARTICLE 406.6 OF 2016 IEC.
 - K. MISCELLANEOUS LIGHTING NOTES (CALIFORNIA TITLE 24 SECTION 150)
 - L. NEWLY INSTALLED LIGHTING IN BATHROOMS, BEDROOMS, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY FIXTURES (E.G. FLOURESCENT) OR BE CONTROLLED BY AN OCCUPANCY SENSOR WITH MANUAL ON AND AUTOMATIC OFF CONTROLS. SEE NOTE A, B & C.
 - M. RECESSED LIGHTING FIXTURES SHALL BE RATED AS AIR-TIGHT (ATI) AND, WHEN INSTALLED IN AN INSULATED CEILING SHALL HAVE AN APPROVED INSULATED CEILING INSULATION COVER (IC).
 - N. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY (LED BY A MOTION SENSOR WITH INTEGRAL PHOTOCONTROL, AND W/ SEE NOTE A, B & C.
 - O. ALL OUTLETS MUST BE TAMPER RESISTANT PER ARTICLE (2016 IEC 406.11)
- SCREEN-BASED PERMANENTLY INSTALLED LIGHT FIXTURES MUST COMPLY WITH THE FOLLOWING:
 - I. COMPLIANT LAMPS, AS COMPLIANT LIGHT SOURCES MUST BE MARKED AS JAB-2016-10 OR JAB-2016-17/JAB-2016-16/LUMINAIRES ARE DEEMED APPROPRIATE FOR USE IN ENCLOSED LUMINAIRE(S). CEC 150.0135
 - II. ALL JAB COMPLIANT LIGHT SOURCES IN THE FOLLOWING LOCATIONS (EXCEPT CLOSETS LESS THAN 70SF AND HALLWAYS). CEC 150.0136(2)(k)
 - III. CEILING RECESSED CLOSET LUMINAIRES
 - IV. LED LUMINAIRES WITH INTEGRAL SOURCE (E.G. LED TRACK LED LAMPS (E, H16, I, ART 111, ETC.) III, 60-24 BASED LED LIGHT SOURCES.
- LIMIT THE NUMBER OF BLACK ELECTRICAL BOXES MORE THAN 8' ABOVE THE FINISHED FLOOR TO NOT GREATER THAN THE NUMBER OF BEDROOMS. SHOW THESE ELECTRICAL BOXES CONTROLLED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. CEC 150.0138
- SEPARATE SWITCHING FOR ANY UNDER CABINET LIGHTING (INCLUDING KITCHEN LIGHTING) FROM OTHER LIGHTING SYSTEMS. CEC 150.0132(L)
- EXHAUST FANS SWITCHED SEPARATE FROM LIGHTING OR OUTLETS IN ROOMS WHERE LIGHTING CAN BE TURNED OFF WHILE THE FAN IS RUNNIG AT BATHROOMS.
- A. ALL LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CENE TABLE 150.0A.(CENE 150.0133(B))
- B. IN BATHROOMS, GARAGES, LAUNDRY RM & UTILITY RM, AT LEAST ONE LUMINAIRE IN EACH SHALL BE CONTROLLED BY A VACANCY SENSOR (CENE 150.0134)
- C. PERMANENTLY MOUNTED OUTDOOR LIGHTING SHALL BE HIGH EFFICACY IN ACCORDANCE WITH CENE TABLE 150-A & MEET THE REQUIREMENTS PER CENE 150.0133(A)

DIETS IN THE GARAGE & QUITS REINFORCING THE WALLS OR REINFORCING SEPARATELY THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 3/8 GAGE SHEET PILE, & SHALL HAVE NO DRIPNHS INTO THE GARAGE.

ELECTRICAL / GENERAL NOTES:

- PROVIDE A 125 VOLT 15 OR 20 AMP RECEPTACLE WITHIN 25' OF HEATING OR AIR CONDITIONING EQUIPMENT. 210.63 CEC 2016
- TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOODS, DISHWASHERS, DISHwashERS OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP WALL OUTLETS INCLUDING THE RECEPTACLE. (CEC 210.11(D)(1) & 210.52(2))
- A DEDICATED MINIMUM 20AMP CIRCUIT IS REQUIRED TO SERVE THE REQUIRED BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CEC 210.11(D)(1) AND 210.52(2)
- A MINIMUM 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, DINING AREA, PANTRY, OR OTHER SIMILAR AREAS (CEC 210.11(C)(1))
- AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. (CEC 210.11(C)(2))
- IN EVERY DWELLING UNIT, FIXED APPLIANCES SUCH AS FOOD WARE DRINDING, DISHWASHERS, WASHING MACHINES, DRYERS, LAUNDRY TRAY LOCATIONS BUILT-IN REFRIGERATORS OR FREEZERS, FURNACES, AC UNITS, BUILT-IN HEATERS OR ANY OTHER FIXED APPLIANCE WITH A MOTOR OF H.C. HP, OR LARGER SHALL BE ON A SEPARATE 20 AMP BRANCH CIRCUIT.
- 125- AND 150-VOLT RECEPTACLES INSTALLED OUTDOORS IN A WET LOCATION SHALL HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INTERPRETED. CEC 406.9(B)(11).
- TAMPER RESISTANT RECEPTACLES AT ALL 124, 150, AND 20 AMP RECEPTACLES. CEC 406.11
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND BE INTERCONNECTED IN SUCH A MANNER THE ACTIVATION OF ONE ALARM WILL ACTIVATE THE REST OF THE ALARMS PER CEC R315.5 & R315.7, AND WIRED ON A LIGHTING CIRCUIT WITH BATTERY BACKUP. EXISTING ALARMS MAY BE SOLELY BATTERY OPERATED. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN A 20' HORIZONTAL PATH FROM THE SUPPLY OR RETURN REGISTERS OF A HEATING OR COOLING SYSTEM. R314 CEC 2016 CARBON MONOXIDE ALARMS: SAME REQUIREMENTS AS SMOKE ALARMS EXCEPT NOT REQUIRED IN BEDROOMS. R315 CEC 2016
- APPLIANCE DESIGNER TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. 303.4 CMC / 2016 (SEISMIC BRACING FOR GAS APPLIANCES)
- APPLIANCES INSTALLED IN GARAGES OR OTHER AREAS SUBJECT TO MECHANICAL DAMAGE SHALL BE GUARDED AGAINST BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR ELEVATED OR OUT OF THE NORMAL PATH OF VEHICLES. INSTALL A 4" DIAMETER BOLLARD FILLED W/ CONCRETE EMBEDDED 36" INTO 12" DIAMETER FOOTING IN FRONT OF APPLIANCE OR PROVIDE A DETAIL AND DR CALCULATION FROM AN ENGINEER FOR REVIEW.
- APPLIANCE DESIGNER TO BE FIXED IN POSITION SHALL BE SECURELY FASTEN IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED IN THE BUILDING CODE. 303.4 CMC / 2016 (SEISMIC BRACING FOR GAS APPLIANCES)
- AT EACH KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM COUNTER SPACE WIDER THAN 12", LOCATED SO THAT NO POINT ALONG THE COUNTER WALL IS OVER 24" FROM A RECEPTACLE. CEC 21-52(2)(1)
- EXTERIOR RECEPTACLES MUST BE WITHIN 45' OF GRADE, GFCI AND WEATHERPROOF. CEC 210.52(1)(2)
- VENTILATION HEATING AND AIR CONDITIONING SYSTEMS SHALL HAVE MERV 6 FILTERS OR BETTER. CEC 150.01M128
- EQUIPMENT VENTING THROUGH A DIRECT PATH TO THE ROOF MUST HAVE THE EXHAUST VENT AIR FROM THE ROOF.
- EXTEND CLEANOUTS TO INDICATE THAT NO UNDER-FLOOR CLEANOUT SHALL BE LOCATED MORE THAN 5 FEET FROM AN ACCESS DOOR. TRAP DOOR, HUB 2016 IEC 707.9
- DRYER MUST BE EQUIPPED WITH A BACKDRAFT DAMPER WITH NO SCREEN. THE DUCT IS LIMITED TO 14 FEET IN LENGTH TWO 90 DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO CMC 504.3

MECHANICAL NOTES:

- A. THE FURNACE IN THE GARAGE SHALL BE INSTALLED SO THAT THE BURNERS AND BURNER-BRINTION DEVICES ARE LOCATED NOT LESS THAN 18 INCHES ABOVE THE FLOOR PER CMC 505.1
- B. THE FURNACE IN THE GARAGE SHALL BE GUARDED AGAINST PHYSICAL DAMAGE BY BEING INSTALLED BEHIND PROTECTIVE BARRIERS OR BY BEING ELEVATED OR LOCATED OUT OF THE NORMAL PATH OF VEHICLES PER CMC 505.1

WATER HEATER NOTES:

- MANDATORY WATER HEATING SYSTEM REQUIREMENTS OF CMC 130.0(3)
- A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND
- B. A CATEGORY "B" OR "IV" VENT, OR A TYPE "B" VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED; AND
- C. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE; AND
- D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 300.000 BTU/Hr.

PLUMBING NOTES:

- MINIMUM FLOW RATES:
- PER CPC CHAPTER 4 & CDBSC 4.303.1
- WATER CLOSETS 1.28 GPM @ 60 PSI MAX
- LAUNDRY FAUCETS 1.2 GPM @ 60 PSI MAX
- KITCHEN FAUCETS 1.8 GPM @ 60 PSI
- SHOWERHEADS 2.0 GPM @ 80 PSI

ELECTRIC VEHICLE CHARGING NOTES:

- PER CDBSC 4.106.4.1
- A. INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208V-240VOLT BRANCH CIRCUIT
- B. THE RACEWAY SHALL NOT BE LESS THAN NOMINAL 1-INCH DIAMETER.
- C. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX, OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
- D. THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS EV CHARGEABLE.
- E. THE SERVICE PANEL AND/OR SUBPANEL SHALL BE PROVIDED TO INSTALL A 40 AMPERE FUSE AND A DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- F. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE SERVICE OVERCURRENT PROTECTIVE DEVICE (S) AS 'EV CHARGEABLE'.

SHEET NOTES:

- 1-GENERAL CONTRACTOR TO VERIFY 'ALL' LIGHTING & ELECTRICAL SPECIFICATIONS WITH CLIENT PRIOR TO INSTALLATION.
- 2-GLOTHY DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING & HAVE A BACK DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' W/ TWO ELBOWS. THIS SHALL BE REDUCED 2' FOR EVERY ELBOW IN EXCESS OF 2'.
- 3-TANKLESS WATER HEATER MUST BE MOUNTED AT LEAST 5 FT. ABOVE FINISHED FLOOR. GAS UTILIZING APPLIANCES MUST BE ELEVATED OUT OF VEHICULAR WAY PER SECTION 507.1.3.1 OF 2016 CPC & R315 OF 2016 CMC.
- 4-GFCI WET-TESTED OUTLET AT EACH BALCONY DECK SHALL BE INSTALLED @ 1'-2" MAX ABOVE FLR. FIN. PER CEC ART. 210.52(1)

GENERAL CONTRACTOR TO VERIFY 'ALL' LIGHTING & ELECTRICAL SPECIFICATIONS WITH CLIENT PRIOR TO INSTALLATION.

EXHAUST DUCT NOTES:

- CLOTHES DRYER MOISTURE EXHAUST DUCTS PER CMC 504.3
- DUCTS SHALL TERMINATE ON THE OUTSIDE OF THE BUILDING, NOT LESS THAN 3 FEET FROM DRIPNHS INTO THE BUILDING
- DUCTS SHALL BE EQUIPPED WITH A BACKDRAFT DAMPER. SCREENS SHALL NOT BE INSTALLED AT THE DUCT TERMINATION.
- DUCTS SHALL NOT BE CONNECTED OR INSTALLED WITH OTHER METAL SCREENS OR OTHER PARTS THAT WILL OBSTRUCT THE FLOW.
- DUCTS SHALL BE MADE OF METAL AND HAVE SMOOTH INTERIOR SURFACES.
- DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET INCLUDING TWO 90-DEGREE ELBOWS FROM THE CLOTHES DRYER TO THE POINT OF TERMINATION. REDUCE THIS LENGTH BY 2 FEET FOR EVERY ELBOW IN EXCESS OF 2 PER CMC 504.3.

EXHAUST FAN NOTE:

- EXHAUST FANS IN THE BATHROOMS WILL BE ENERGY STAR COMPLIANT; TERMINATE OUTSIDE THE BUILDING AND WILL BE CONTROLLED BY A HUMIDITY CONTROL DAMPER OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT TO 80 PERCENT (CDBSC 4.506.1).

ATTIC ACCESS NOTE:

- ATTIC ACCESS LOCATIONS TO ANY LOWER ROOF ATTIC SPACES THAT EXCEED 30 SQ. FT. & HAVE A VERTICAL HT. OF 30" OR GREATER, ROOF-FRAMED OPENINGS SHALL NOT BE LESS THAN 22"x30" PER CEC 1807.1

WONG RESIDENCE

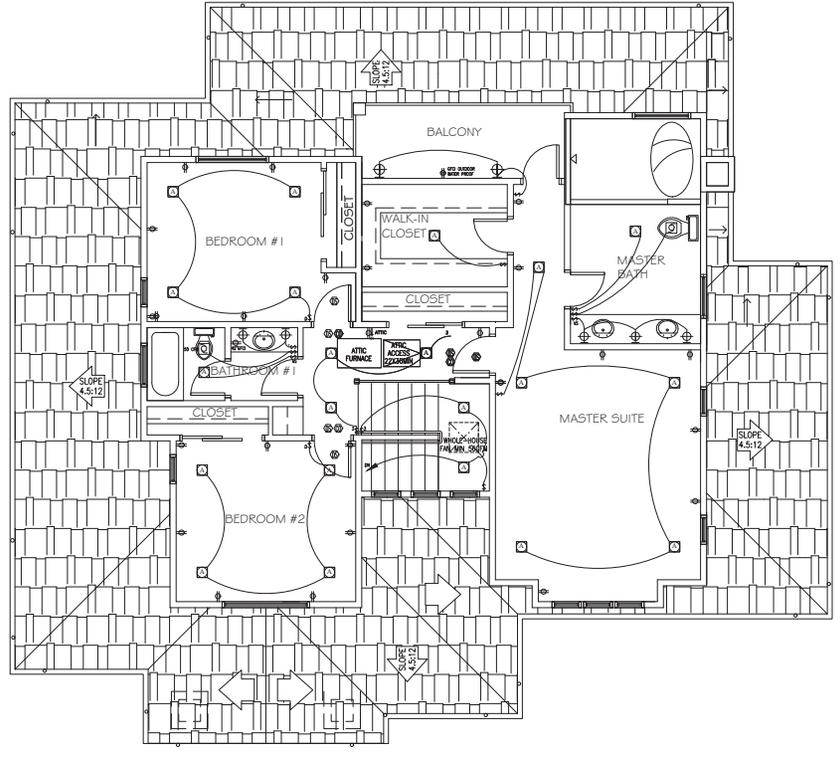
1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL, CA 95008



2023/9 TOWN CENTER LN CAMPBELL, CA 95014 408.865.0597



WONG RESIDENCE
 1147 SOUTH SAN TOMAS AQUINO ROAD, CAMPBELL



2-0 SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

PLAN SUBMITAL	03/2019
1ST PLAN CHECK	09/2019
2ND PLAN CHECK	09/2019
THIRD PLAN CHECK	11/2019

PROJECT NO. 1808 DATE 10.01.19
DRAWN BY: REV MAPALO

SECOND FLOOR ELECTRICAL PLAN

E-2.0

GRADING AND DRAINAGE NOTES

- CALIFORNIA BUILDING CODE**
ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.
- O.S.H.A. REGULATIONS**
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- GEOTECHNICAL (SOILS) REPORT**
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY _____ DATED ____ PROJECT NO. _____
EXISTING BUILDING DEMOLITION AND REBUILD - ARCHITECT IS USING MOST CONSERVATIVE SOIL CONDITIONS FOR FOUNDATION DESIGN.

- SPECIFICATIONS AND OBSERVATIONS**
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER'S REPORT AND CITY (886-2150) SHALL BE NOTICED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM**
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMIT, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.

- LOCAL NON-POINT SOURCE ORDINANCE**
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

- UNDERGROUND UTILITIES AND STRUCTURES**
THE EXISTENCE AND APPROXIMATE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

- EROSION CONTROL**
EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADDED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.

- UTILITY ELEVATION VERIFICATION**
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.

- UTILITY CROSSINGS**
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

- GRADING REQUIREMENTS**
DRAINAGE INCLUDING ALL ROCK AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNERS AND CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL RESGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.

- GRADED SITE ELEVATIONS**
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE FINISH FLOOR AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS. PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

- CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY**
THE PERMITTEE 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.

- TOPOGRAPHY SURVEY**
THE TOPOGRAPHY SURVEY MADE BY WILSON LAND SURVEYS ON 12-05-18

- TREE REMOVAL AND PRESERVATION**
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.

- PROJECT PLANS**
THIS PLAN IS PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE. FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.

- FINAL LETTER OF INSPECTION**
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

- GRADE EVENLY**
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

- APPROVAL OF PLANS**
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. 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. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

- WELL LOCATIONS**
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2000 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

- EARTHWORK QUANTITIES**
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.

- ELEVATION ADJUSTMENTS**
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL PLANNING DIVISION.

- TRUCK ROUTE**
NOT APPLICABLE. PROJECT WILL NOT BE MOVING MORE THAN 10,000 CY. OF EARTH.

- CONTRACTOR RESPONSIBILITIES**
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTORS WORKMANS ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

- NEAT AND CLEAN PREMISES**
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNDESIRABLE ACCUMULATION OF RUBBISH

ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 1147 SOUTH SAN TOMAS AQUINO

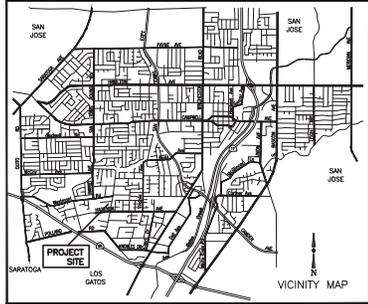
BUILDING PERMIT NO. 20_____

ASSESSORS PARCEL NO. 403-15-003

DEED # 23886666



CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS



	SF	% COVERAGE
EXISTING CONDITIONS	1,732	21.6%
PERVIOUS	2,327	29.1%
IMPERVIOUS	5,675	70.9%

AGENCY INDEX

- | | |
|---|----------------|
| SANTA CLARA COUNTY FIRE DEPARTMENT (408) 378-4010 | (408) 866-2150 |
| CITY OF CAMPBELL - PUBLIC WORKS (408) 866-2121 | (408) 811-3900 |
| CITY OF CAMPBELL - POLICE (408) 866-2121 | (408) 811-3900 |
| SBC TELEPHONE (408) 866-2121 | (408) 811-3900 |
| PACIFIC GAS & ELECTRIC (408) 973-8980 | (408) 973-8980 |
| SAN JOSE WATER COMPANY (408) 270-7000 | (408) 265-2000 |
| SANTA CLARA VALLEY WATER DISTRICT (408) 265-2000 | (408) 452-9100 |
| COMCAST CABLE TELEVISION (408) 452-9100 | (408) 378-2407 |
| WEST VALLEY SANITATION DISTRICT (408) 378-2407 | |

- ANY ABANDONED UNDERGROUND PIPES**
IF PIPES REMAINS ARE DISCOVERED DURING CONSTRUCTION, UNLESS THE CORNER HAS NOTIFIED THE PERMITTEE BY WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL, WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTICED THE CORNER AND SHALL STATE THAT THE CORNER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.

- HUMAN REMAINS**
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORNER HAS NOTIFIED THE PERMITTEE BY WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL, WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTICED THE CORNER AND SHALL STATE THAT THE CORNER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.

- MAINTENANCE PROCEDURES**
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

- DUST CONTROL**
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF GRADING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEP (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

- CONSTRUCTION MITIGATION MEASURE**
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.

- CONSTRUCTION PERIMETER RETENTION WALLS**
ALL PERIMETER OR RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.

- STORMWATER TREATMENT FACILITIES**
ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.

- ### ABBREVIATIONS
- | | | | |
|-----|-------------------|------|--------------------------|
| AB | AGGREGATE BASE | LOL | LAYOUT LINE |
| AC | ASPHALT CONCRETE | MAX | MAXIMUM |
| BC | BEGIN CURVE | MH | MANHOLE |
| BCR | BEGIN CURB RETURN | MIN | MINIMUM |
| CL | CLASS | OG | ORIGINAL GRADE |
| DA | DIAMETER | FB | FULL BOX |
| DWV | DRIVEWAY | PCC | PORTLAND CEMENT CONCRETE |
| ECR | END CURVE | PVC | POLYVINYL CHLORIDE |
| ED | END CURB RETURN | R | RADIUS |
| ED | EDGE DRAIN | RCP | REINFORCED CONCRETE PIPE |
| EX | EXISTING | R/W | RIGHT-OF-WAY |
| FC | FACE OF CURB | STA | STATION |
| FG | FINISH GRADE | SW | SIDEWALK |
| FH | FIRE HYDRANT | TC | TOP OF CURB |
| INV | INVERT | TEMP | TEMPORARY |
| IRR | IRRIGATION | TYP | TYPICAL |

CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE
PLAN CHECK # _____
APPROVED BY: _____
DATE: _____

FILL:	5 CY
CUT:	14 CY
IMPORT:	0 CY
EXPORT:	9 CY

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA (CALIFORNIA) PERMITS. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT APPROVAL FROM THE ENGINEER OF WORK. PREPARED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PREVENT OR UNDESIRABLE AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: _____ DATE: _____

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LEGEND

EXISTING	PROPOSED	
SIDEWALK		
CURB AND GUTTER		
CENTER LINE		
PROPERTY LINE		
EDGE OF PAVEMENT		
DRIVEWAY		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT		
BENCH MARK		
MANHOLE		
STORM DRAIN INLET		
WATER METER		
VALVE		
FIRE HYDRANT		
STREET LIGHT		
POWER POLE		
PULL BOX		
CABLE TELEVISION LINE		
ELECTRICAL LINE		
IRRIGATION LINE		
NATURAL GAS LINE		
OVERHEAD LINE		
SANITARY SEWER LINE		
STORM DRAIN LINE		
TELEPHONE LINE		
WATER LINE		
TRAFFIC SIGNAL CONDUIT		
LIGHTING CONDUIT		
ROADSIDE SIGN & SIGN CODE		
FENCE		
TREE/SHRUB		

BENCHMARK

ELEVATION: 237.771 FEET
LOCATION: N.W. CORNER SAN TOMAS AQUINO RD. & HACIENDA AVE. AT CENTER OF C.R.
DESCRIPTION: #56 - 2-1/4" BRASS DISK IN TOP OF CURB

SHEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THIS PROJECT AS REQUIRED IN SECTION 8700 OF THE BUSINESS AND PROFESSIONS CODE, AND THAT THIS DESIGN IS CONSISTENT WITH CURRENT STANDARDS.
THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.
THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

SIGNATURE: P.R.
NICHOLAS G. MILLER, P.E.
FEBRUARY 20_____
445 FLOWER LANE
MOUNTAIN VIEW, CA 94033
PHONE: (868) 911-3010

DATE: _____
DRAWN BY: ECM
DESIGNED BY: NOM

NO. _____
REVISION _____

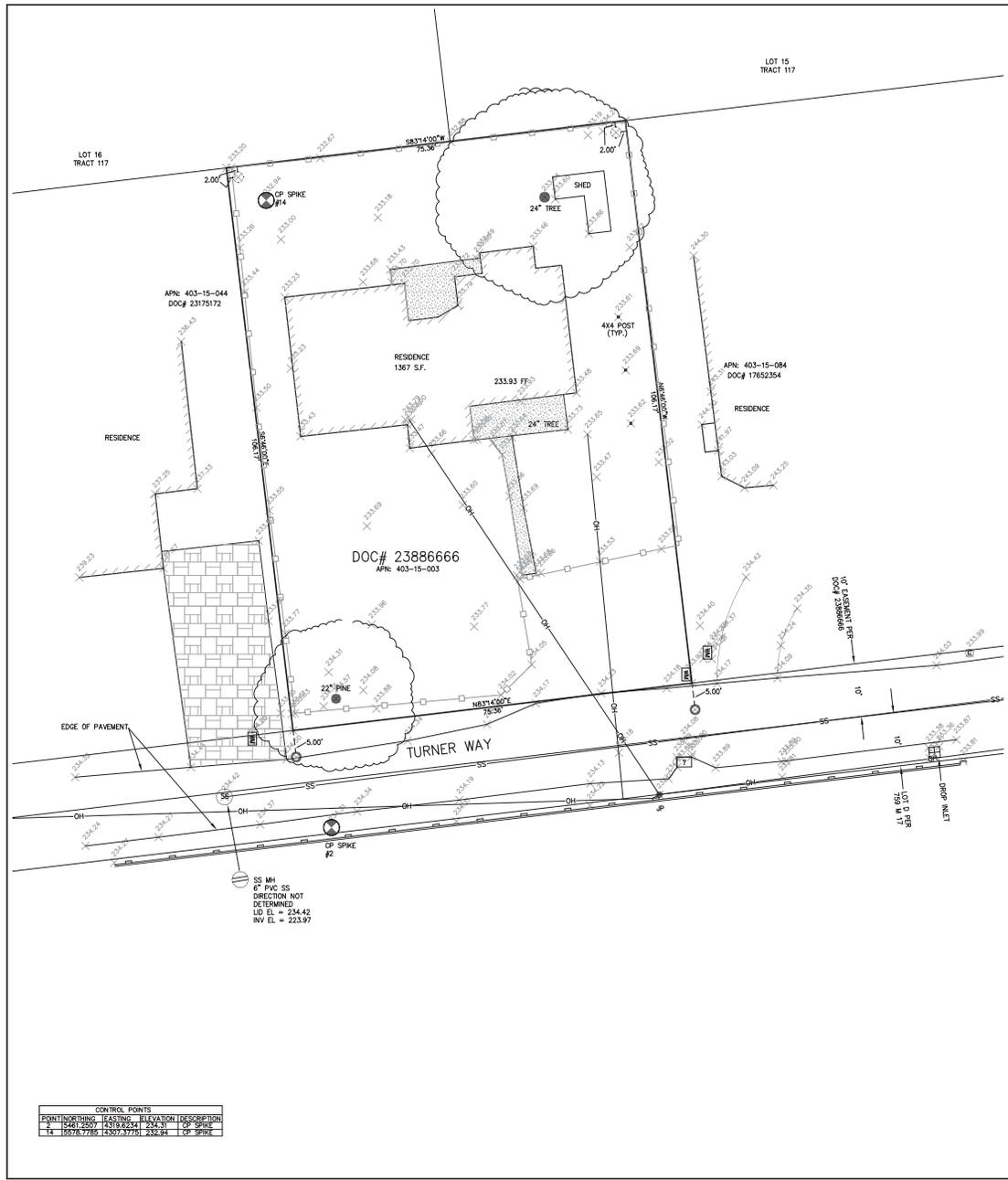
DESIGN EVEREST, INC.
365 FLOWER LANE
MOUNTAIN VIEW, CA 94033
PHONE: (868) 911-3010

TITLE SHEET
GRADING AND DRAINAGE PLANS
PROJECT ADDRESS: 1147 S. SAN TOMAS AQUINO
DEED # 2388666 BUILDING PERMIT NO. 20_____

CAMPBELL, CALIFORNIA

SCALE: N.T.S.

SHEET: 1 OF 8



SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

Kenneth D. Wilson 12-6-18

KENNETH D. WILSON LS 5571

SITE BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS CITY OF CAMPBELL BENCHMARK NUMBER 56 HAVING AN ELEVATION OF 237.77.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).

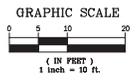
UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

A TITLE REPORT WAS NOT AVAILABLE FOR THIS PROPERTY WHEN THE MAP WAS PREPARED. CAUTION SHOULD BE EXERCISED WHEN DESIGNING THE SITE. THERE MAY BE EXISTING EASEMENTS THAT IMPACT THE PROPERTY.

LEGEND

- FOUND AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP LS 5571
- SET 1/2" ALUMINUM TAG LS 5571 IN CONCRETE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊕ WATER METER
- ⊕ JOINT POLE
- SURVEY
- BLUE PAINT - EVIDENCE OF UNDERGROUND WATER LINE
- ELECTRIC METER
- GAS METER
- MONITORING WELL
- YELLOW PAINT - EVIDENCE OF UNDERGROUND GAS LINE
- PHONE BOX
- EVIDENCE OF UNDERGROUND PHONE LINE
- TV BOX
- OVERHEAD LINE
- EVIDENCE OF UNDERGROUND TV LINE
- STORM DRAIN MANHOLE
- DROP INLET
- SEWER MANHOLE
- GREEN PAINT - EVIDENCE OF UNDERGROUND SEWER LINE
- SIGN
- △ CONTROL POINT
- ☆ LAPP POST
- ELECTRIC BOX
- WOOD FENCE
- CONCRETE
- LIVE OAK
- WO
- RW
- REDWOOD
- TYPICAL
- PROPERTY LINE
- CHAIN LINK FENCE
- PUBLIC UTILITY EASEMENT
- S.P.E.
- SLOPE PROTECTION EASEMENT
- BRICKS
- PAVERS
- BUILDING



Email: kenneth@wilsonlandsurveys.com
www.wilsonlandsurveys.com



CONTROL POINTS			
POINT NUMBER	READING	ELEVATION	DESCRIPTION
1	2341.2507	4319.2234	CP SPIKE
2	2341.2507	4319.2234	CP SPIKE
3	2341.2507	4319.2234	CP SPIKE
4	2341.2507	4319.2234	CP SPIKE

This map was prepared as an independent survey for the purpose of a subdivision of land shown on the map. The information shown hereon and not shown is not to be used for any purpose without the written authority of Wilson Land Surveys.

Copyright © 2018 KENNETH D. WILSON
All rights reserved. Copies of this survey shall have the address of the map-maker, the title of the map, the name of the surveyor, the date of the survey, the name of the State of California, and the name of the Surveyor, Los Gatos, CA.



TOPOGRAPHIC SURVEY	
AS REQUESTED BY:	STEVEN WANG
LEGAL DESCRIPTION:	PARCEL OF LAND IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AS DESCRIBED IN THE DEED RECORDED AS DOCUMENT NUMBER 23886668 RECORDS OF SAID COUNTY AND STATE.
APN:	403-15-003
DATE:	NOVEMBER 2018
FILENAME:	J-098 SAN TOMAS AQUINO
SITE ADDRESS:	1147 S SAN TOMAS AQUINO ROAD CAMPBELL
DRAWN BY:	SCALE: PROJECT: JOB NUMBER: SHEET:
KDW	1"= 10' J-098 J-098 1 OF 1

ON-SITE GRADING & DRAINAGE PLANS

STANDARD GRADING & DRAINAGE PLAN NOTES

Revision 11/16/2018

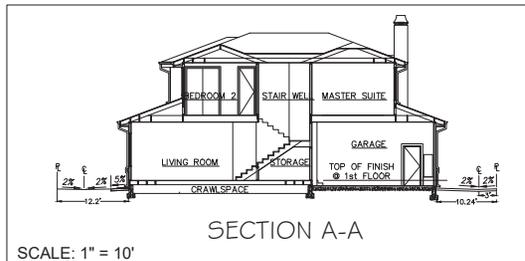
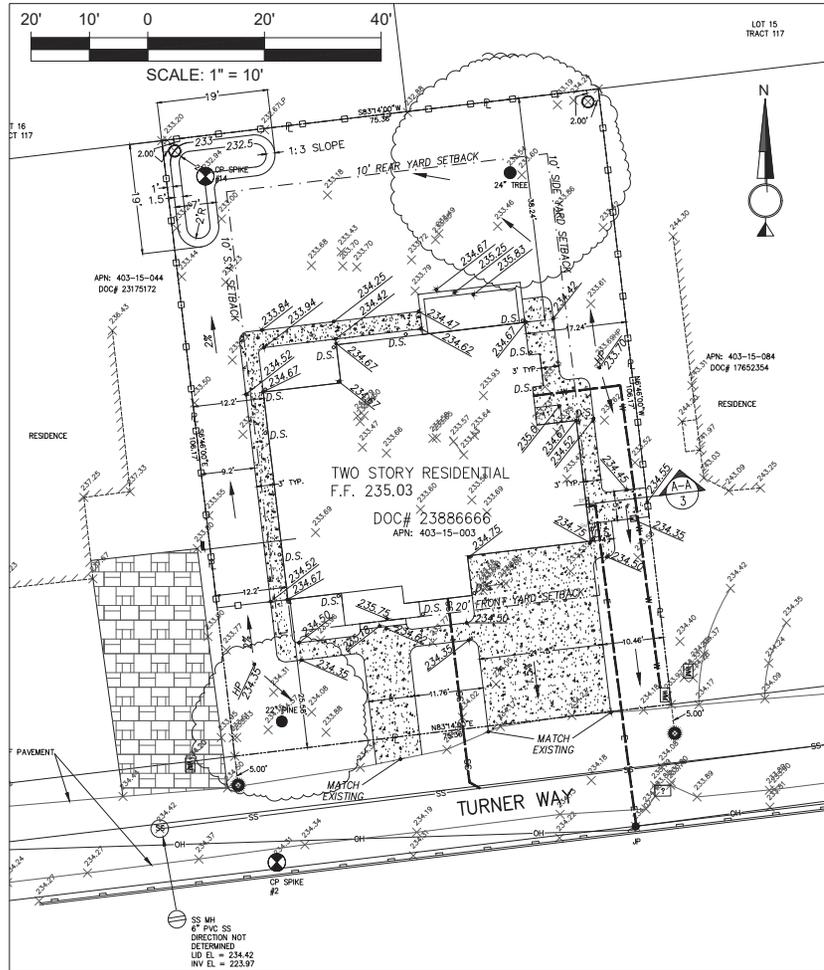
Note: This drawing is approved subject to:

- All grading is subject to observation by the City, Permittee or representative shall notify the City of San Jose Department of Public Works Project Inspector at least 48 hours before start of any grading. The Project Inspector is _____ Voicemail No. (408) 975-_____
- 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 that are independent of any building structure (see note 3 below). This approval does not confer any rights of entry to either public property or the private property of others. Approval of this plan also does not constitute approval of any improvements with the exception of those listed above. Proposed improvements, with the exception of those listed above, are subject to review and approval by the responsible authorities and all other required permits shall be obtained.
- Unless otherwise noted on the plan, any depiction of a retaining structure on this plan shall not constitute approval for construction of the retaining structure unless a separate structural review, by the Department of Public Works is completed and approved.
- It shall be the responsibility of the Permittee or agent to identify, locate and protect all underground facilities.
- The permittee or agent shall maintain the streets, sidewalks and all other public rights-of-way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be removed from the publicly owned property during construction and upon completion of the project. All adjacent 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.
- This project has been designed to comply with the Flood Hazard Area Regulations as stated in Chapter 17.08 of the San Jose Municipal Code.
- All known well locations on the site have been included and such wells shall be maintained or abandoned according to current regulations administered by the Santa Clara Valley Water District. Call (408) 265-2600 Extension 2690 to arrange for District observation of all well abandonments.
- 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 Santa Clara 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.
- Bolt-down storm drain manhole covers shall be used when storm drain manholes are not in the street (i.e. landscaped areas, sidewalks, on-site easements, etc.).
- Storm Drain Inlets:
 - Stenciling Location: Contractor shall stencil all storm drain inlets and catch basins with the "NO DUMPING - FLOWS TO NEIGHBORHOOD CREEK" stencil. The "No Dumping" message should be applied to both the top of the curb and the face of the curb next to the storm drain inlet, preferably on the left side. If this is not feasible, place the message in the street in front of the inlet.
 - Previously Marked Inlets: Inlets that have already been labeled with permanent plastic "No Dumping" markers do not need stenciling. If the inlet has been previously stenciled, paint over the old paint and apply a fresh stencil.
 - Colors and Materials: Use white traffic striping paint for the background and blue traffic striping paint for the lettering. Traffic striping paint can be purchased at commercial paint retailers or through specialty traffic control or construction suppliers. The use of ordinary paint for storm drain marking is not allowed. The stencils may be obtained, at no charge, through the Environmental Services Department. Contact Amber Schat at 408-945-3000

STORMWATER MANAGEMENT PLAN EXEMPTION:

Exempt projects are defined as:

Construction of one single-family home, which is not part of a larger common plan of development, with the incorporation of appropriate pollutant source control and design measures, and using landscaping to treat runoff from house-associated impervious surfaces such as from roofs, patios, driveways, sidewalks and similar surfaces.

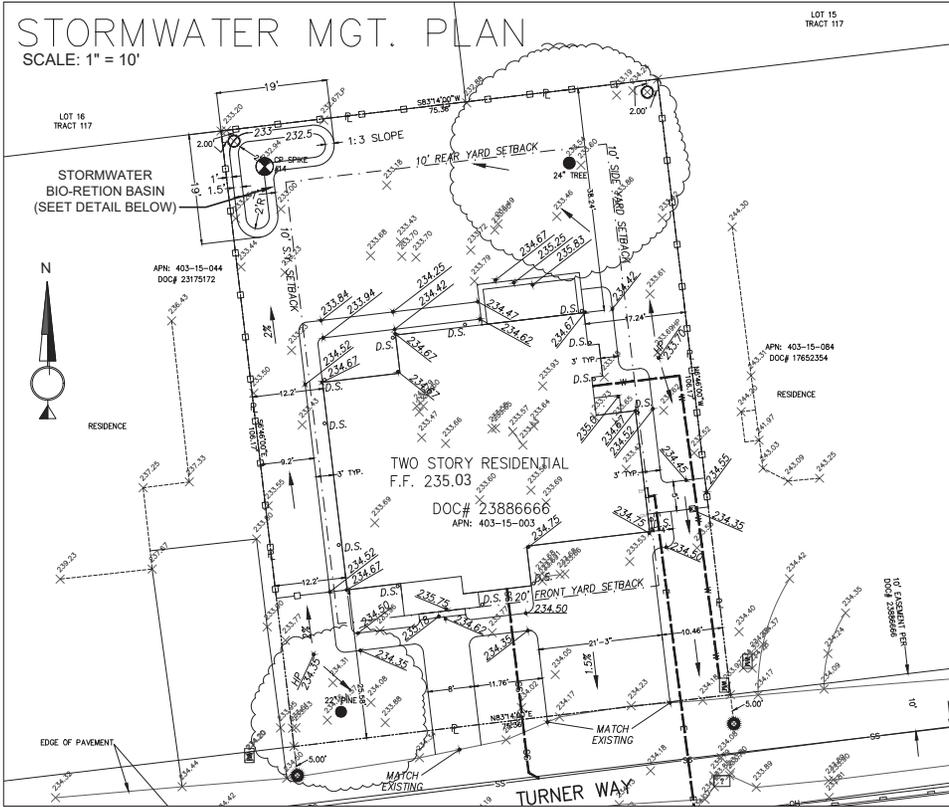


LEGEND

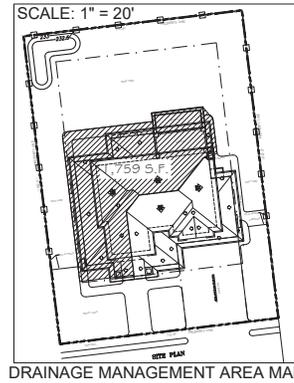
EXISTING	PROPOSED

	Revision	Date	By	Chk'd
No.	Revision	Date	By	Chk'd
Date:	Drawn By: NGM	Designed By: NGM		
DESIGN EVEREST, INC. 1147 S. SAN TOMAS AQUINO MOUNTAIN VIEW, CA 94043 PHONE: (888) 311-3016				
SHEET DESCRIPTION ON-SITE GRADING & DRAINAGE PLANS 1147 S. SAN TOMAS AQUINO BUILDING PERMIT NO. _____				
SCALE: 1" = 10'				
SHEET: 3/8				

COMPOSITE UTILITY & STORMWATER MGT. PLAN

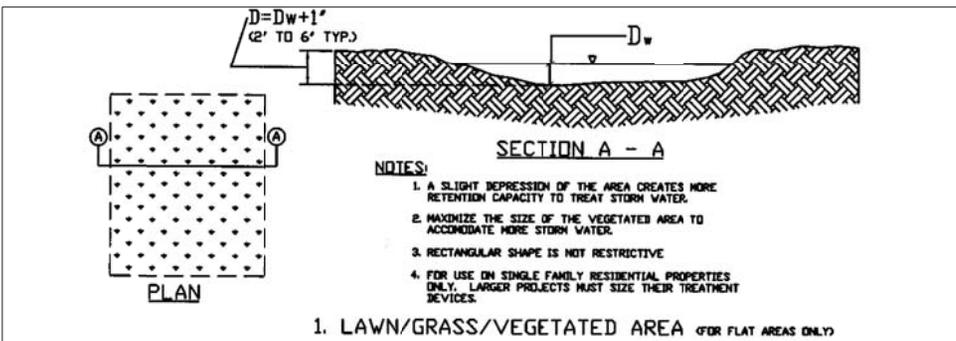
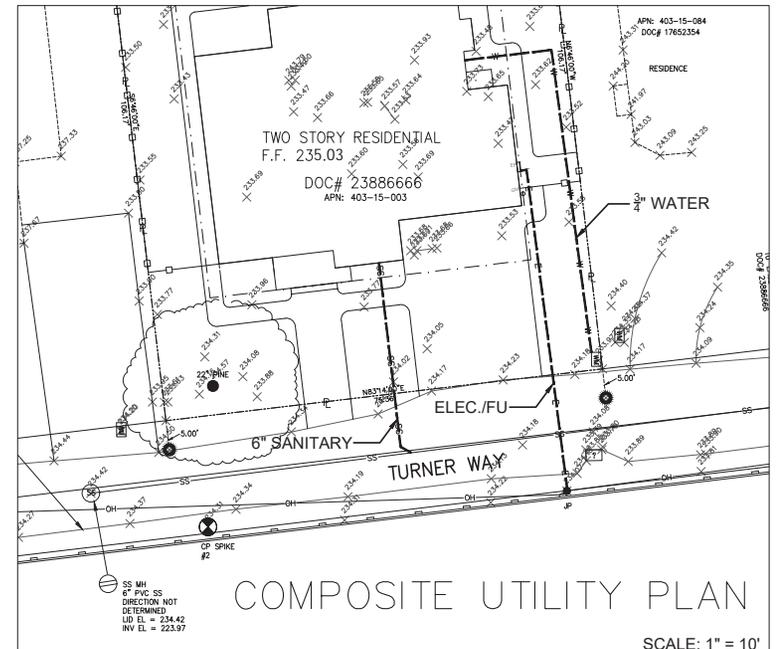


STORMWATER BIO-RETENTION BASIN SIZING CALCULATIONS:
VOLUME REQUIRED = 4% * 1,759 SF = 70 C.F.
VOLUME PROVIDED = ELEV. 233 = 190 SQ. FT.
ELEV. 232.5 = 100 SQ. FT.
190 + 100 / 2 * 0.5 = 72.5 C.F.



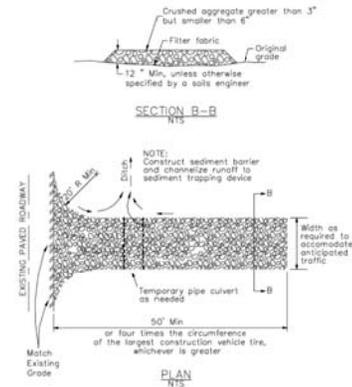
LEGEND

EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER	
CENTER LINE	
PROPERTY LINE	
EDGE OF PAVEMENT	
DRIVEWAY	
PCC OR AC REMOVAL	
STANDARD CITY MONUMENT	
BENCH MARK	
MANHOLE	
STORM DRAIN INLET	
WATER METER	
VALVE	
FIRE HYDRANT	
STREET LIGHT	
POWER POLE	
PULL BOX	
CABLE TELEVISION LINE	
ELECTRICAL LINE	
IRRIGATION LINE	
NATURAL GAS LINE	
OVERHEAD LINE	
SANITARY SEWER LINE	
STORM DRAIN LINE	
TELEPHONE LINE	
WATER LINE	
TRAFFIC SIGNAL CONDUIT	
LIGHTING CONDUIT	
ROADSIDE SIGN & SIGN CODE	
FENCE	
TREE/SHRUB	



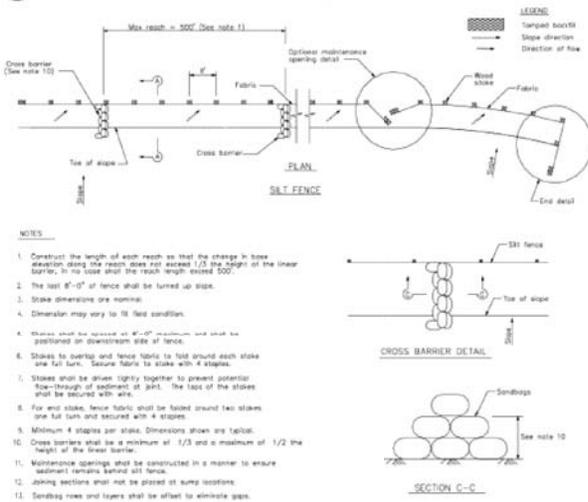
3 Stabilized Construction Entrance/Exit

CASQA Detail TC-1



1 Silt Fence

CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

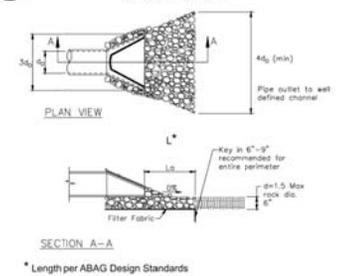
- Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-3) or latest.
- Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
- Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
- Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-9) or latest.
- Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
- Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
- Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
- Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
- Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
- Erosion & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

- Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber rolls or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction road entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
- Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
- Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
- Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
- It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
- Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

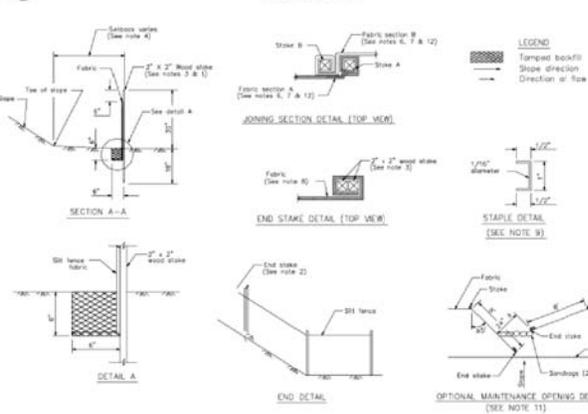
4 Velocity Dissipation Devices

CASQA Detail EC-10



2 Silt Fence

CASQA Detail SE-1

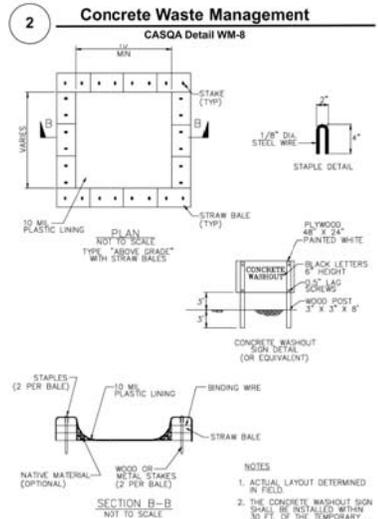
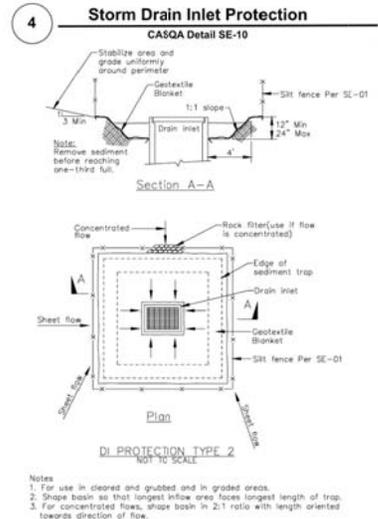
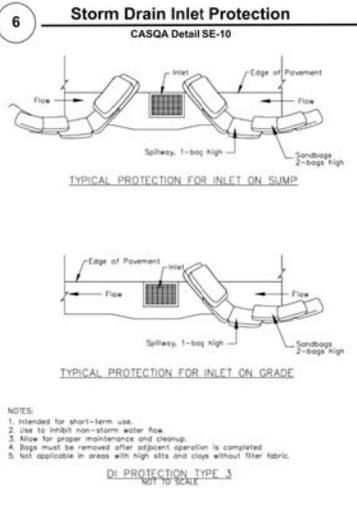
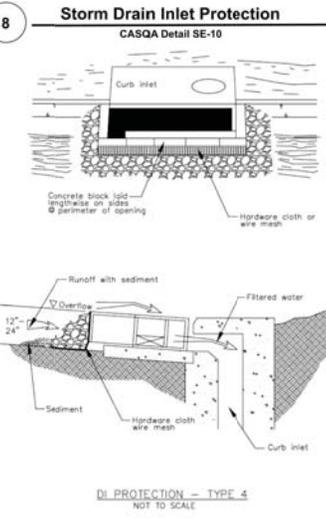
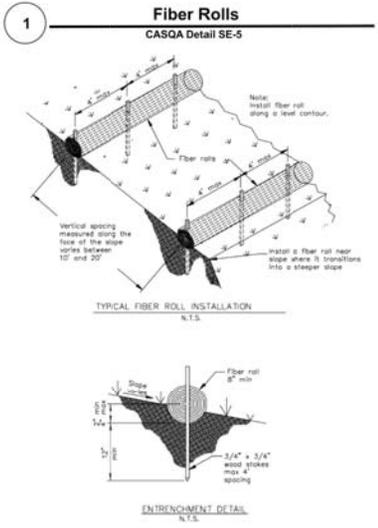
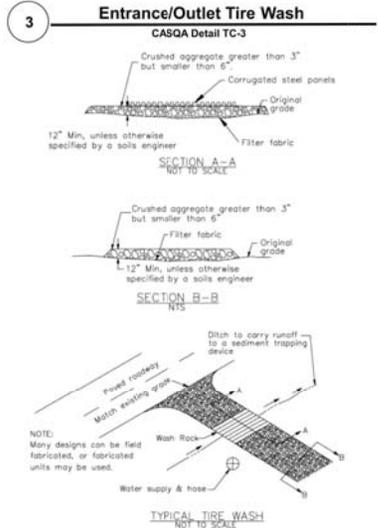
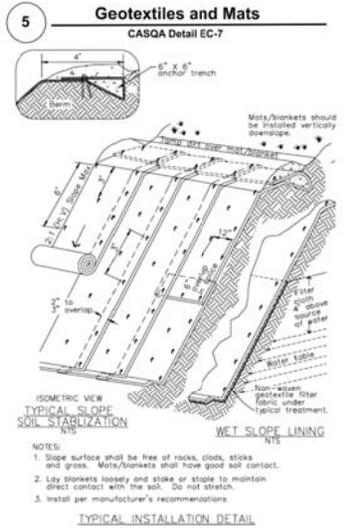
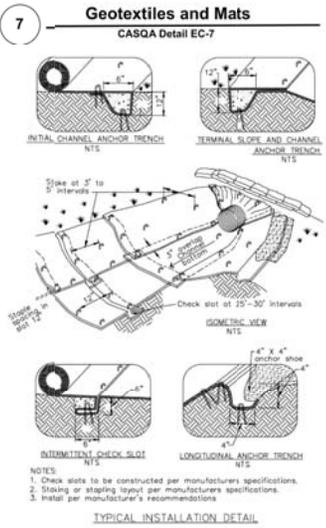


Project Information

No.	Revision	Date	By	Checked
Date:	Drawn By: NGM	Designed By: NGM		
DESIGN EVEREST, INC. 305 FLOWER LANE NO. 1000 PHOENIX, ARIZONA 85004-3003 PHONE: (602) 312-3015				
SHEET DESCRIPTION ON-SITE GRADING & DRAINAGE PLANS 1147 S. San Tomas Aquino, Campbell, CA BUILDING PERMIT NO. _____				
SCALE:				
SHEET:				



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.camphandbooks.com.



Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

Project Information

Best Management Practices and Erosion Control Details Sheet 2
County of Santa Clara



BMP-2

No.	Revision	Date	By	Chkd
Date: _____				
Drawn By: NGM				
Designed By: NGM				
DESIGN EVEREST, INC.				
305 FLOWER LANE				
MOUNTAIN VIEW, CA 94039				
PHONE: (650) 311-3015				
SHEET DESCRIPTION				
ON-SITE GRADING & DRAINAGE PLANS				
1147 S. San Tomas Aquino, Campbell, CA				
BUILDING PERMIT NO. _____				
SCALE: _____				
SHEET: 6 / 8				

EROSION CONTROL PLAN

WORK TO BE DONE:

EROSION CONTROL WORK CONSIST OF THE FOLLOWING WORK TO BE DONE ACCORDING TO THESE PLANS, THE CURRENT CITY OF CAMPBELL OR SANTA CLARA COUNTY AREA REGIONAL STANDARD DRAWINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AND PER THE CITY OF CAMPBELL OR SANTA CLARA COUNTY GRADING ORDINANCE.

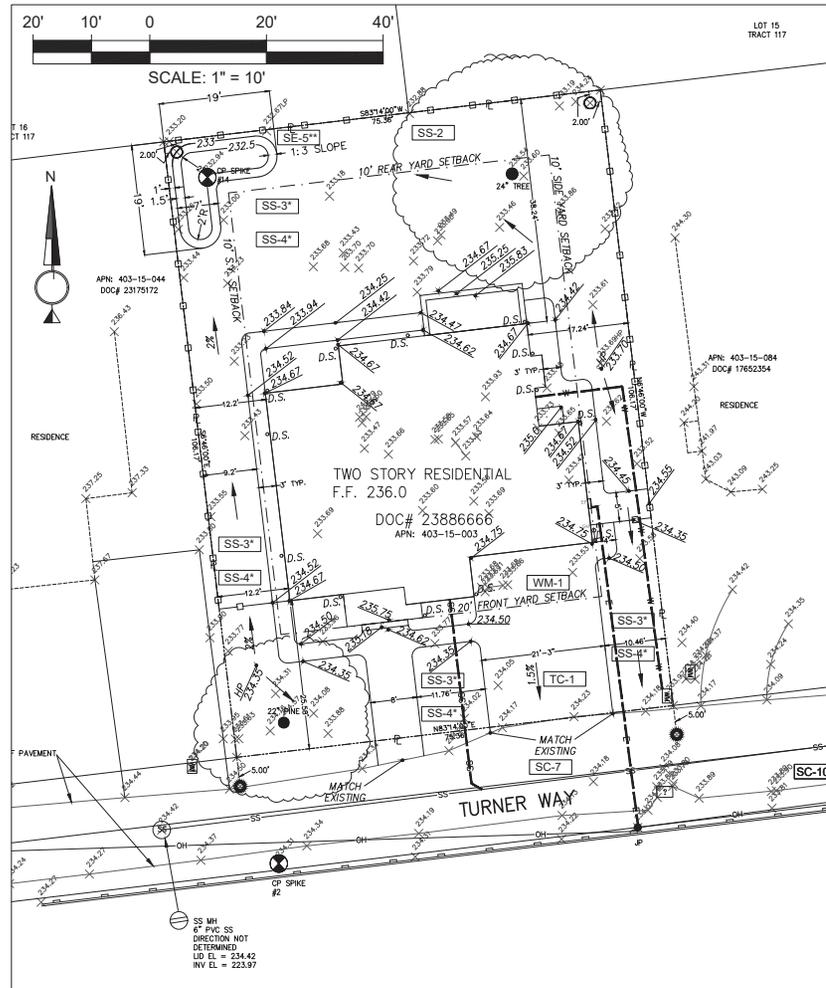
NOTE: THIS LIST IS PARTIAL, APPLY BMPS PER SHEETS 5 AND 6 AS SITE CONDITIONS CHANGE AND REQUIRE ALTERNATE MEASURES TO PREVENT SOIL EROSION.

BMP LEGEND (SEE ALSO P.5 AND P.6)

- SS-2 PRESERVATION OF EXISTING VEGETATION
- SS-3* BONDED OR STABILIZED FIBER MATRIX (WINTER)
- SS-4* HYDROSEEDING (SUMMER)
- WM-1 MATERIAL DELIVERY & STORAGE
- TC-1 STABILIZED CONSTRUCTION ENTRANCE
- SC-7 STREET SWEEPING AND VACUUMING
- SC-10 STORM DRAIN INLET PROTECTION
- DIRECTION OF LOT DRAINAGE
- SE-5* FIBER ROLL(S)

*TEMPORARY MEASURES IF NEEDED, FIRST FOLLOW LANDSCAPE PLAN FOR PERMANENT EROSION CONTROL MEASURES FOR PLANTING AREAS

**ASSES PRESERVATION OF EXISTING LANDSCAPING AND DETERMINE IF ADDITIONAL SOIL EROSION PROTECTION IS NEEDED IN THE FORM OF FIBER ROLLS OR EQUAL TO PREVENT THE MIGRATION OF SEDIMENT ON TO OTHER PROPERTIES.



LEGEND

EXISTING	PROPOSED

	Revision	Date	By	Chkd
No.				
Date: _____				
Drawn By: NGM				
Designed By: NGM				
SHEET DESCRIPTION EROSION CONTROL PLAN 11147 S. SAN TOMAS AQUINO BUILDING PERMIT NO. _____				
SCALE: 1" = 10'				
SHEET: 7/8				

FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR:

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff.
- Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drain, drainage ditches, or streams.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-reinforced mortar that wash into lakes, streams, or canyons are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that accepts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities deplete soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle, and equipment washing off site.
- If you must drive and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by installing equipment from runoff channels, and by washing for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

PAINTING CLEANUP

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (pump or vacuum) building cleaning water and dispose to the sanitary sewer.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including shdges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including shdges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff eroding a site and slow the flow with check dams or roughened ground surfaces.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment
- Concrete mixers
- Concrete mixers
- General contractors
- Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for embankment construction.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.

GENERAL BUSINESS PRACTICES

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleaning methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking off pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happens right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw cut slurry, or excavated material. Extra planning is required to save and dispose of materials properly and guard against pollution of storm drains and creeks.

MATERIALS/WASTE/HANDLING

BEST MANAGEMENT PRACTICES FOR THE:

- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm-water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

Spill Response Agencies

1. Dial 911
 2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0711.
 3. Governor's Office of Emergency Services, Warning Center (800) 852-7550 (24 hours).
- Local Pollution Control Agencies
- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
 - Santa Clara Valley Water District (408) 927-0710
 - San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
 - Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
 - Sunnyvale Water Pollution Control Plant (408) 730-7270
 - Palo Alto Regional Water Quality Control Plant (415) 320-2508
 - Serving East Palo Alto, Los Altos, Los Altos Hills, Menlo Park, Palo Alto, and Stanford

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

- A. Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- B. Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- C. Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.
- D. Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

Checked By:	Date:
Reviewed By:	Date:
No.	Date: 07/07/03
Drawn By:	Designated By:

PLAN FOR THE IMPROVEMENT OF
BLUEPRINT FOR A CLEAN BAY
ENCROACHMENT PERMIT NO.



FRONT SETBACK HARDSCAPE COVERAGE

Front setback area: 1500 sf

Front yard area



Allowable coverage: 50% or 750 sf

Proposed coverage



Proposed coverage:

Driveway: 425 sf

Entry Walk: 135 sf

Total: 57% 560 sf



TILBAGHIA

CAREX

ECHEVERIA

HELICTOTRICHON

ACHILLEA

ACHILLEA



LOROPETALUM

PHORMIUM

PITOSPORIUM

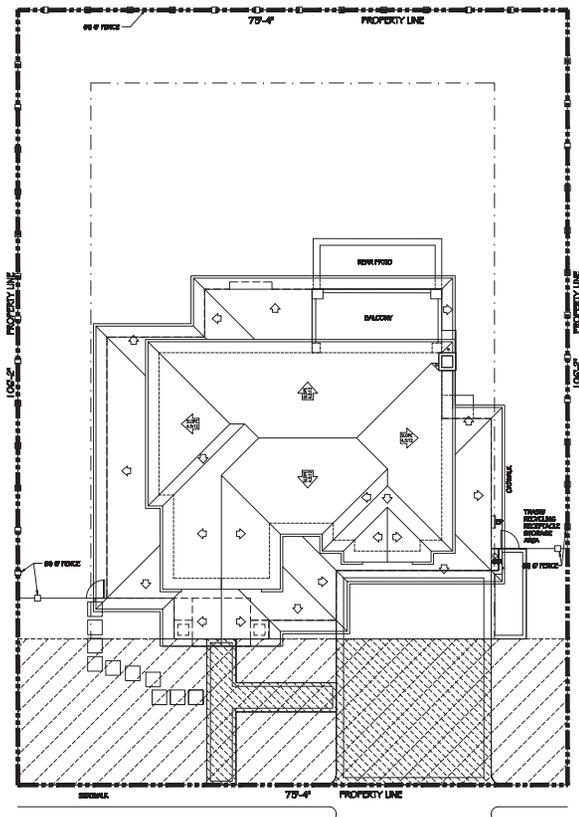
COTINUS

LAMANDRA

COTINUS



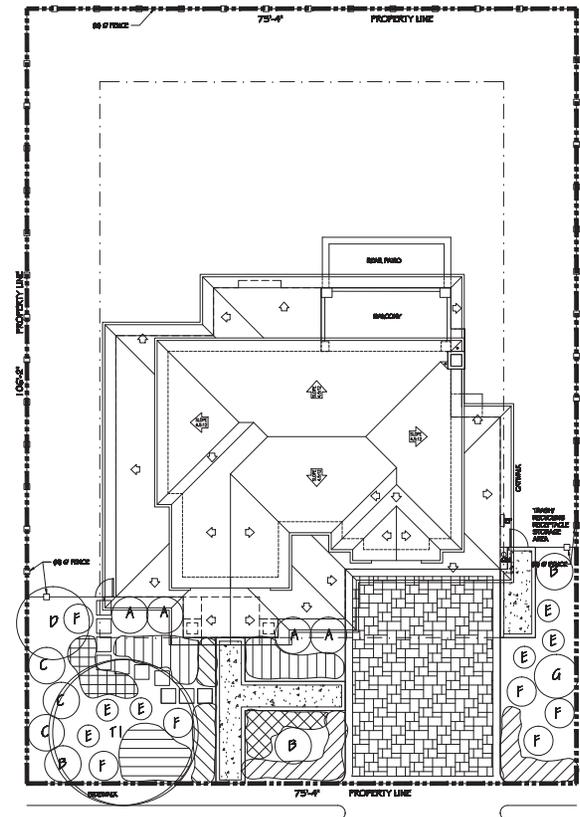
PISTACHIA



SITE PLAN

FRONT YARD COVERAGE

1/8" = 1'-0"



SITE PLAN

MASTER/PLANTING PLAN

1/8" = 1'-0"



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OWNERSHIP AND USE OF DRAWINGS

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WONG RESIDENCE

for:

1147 SOUTH SAN TOMAS AQUINO
CAMPELL, CA. 95008

MASTER PLANTING PLAN
FRONT YARD COVERAGE

date: 2/19/19

scale: NOTED

drawn by: WJH

job no. 21911

sheet

of

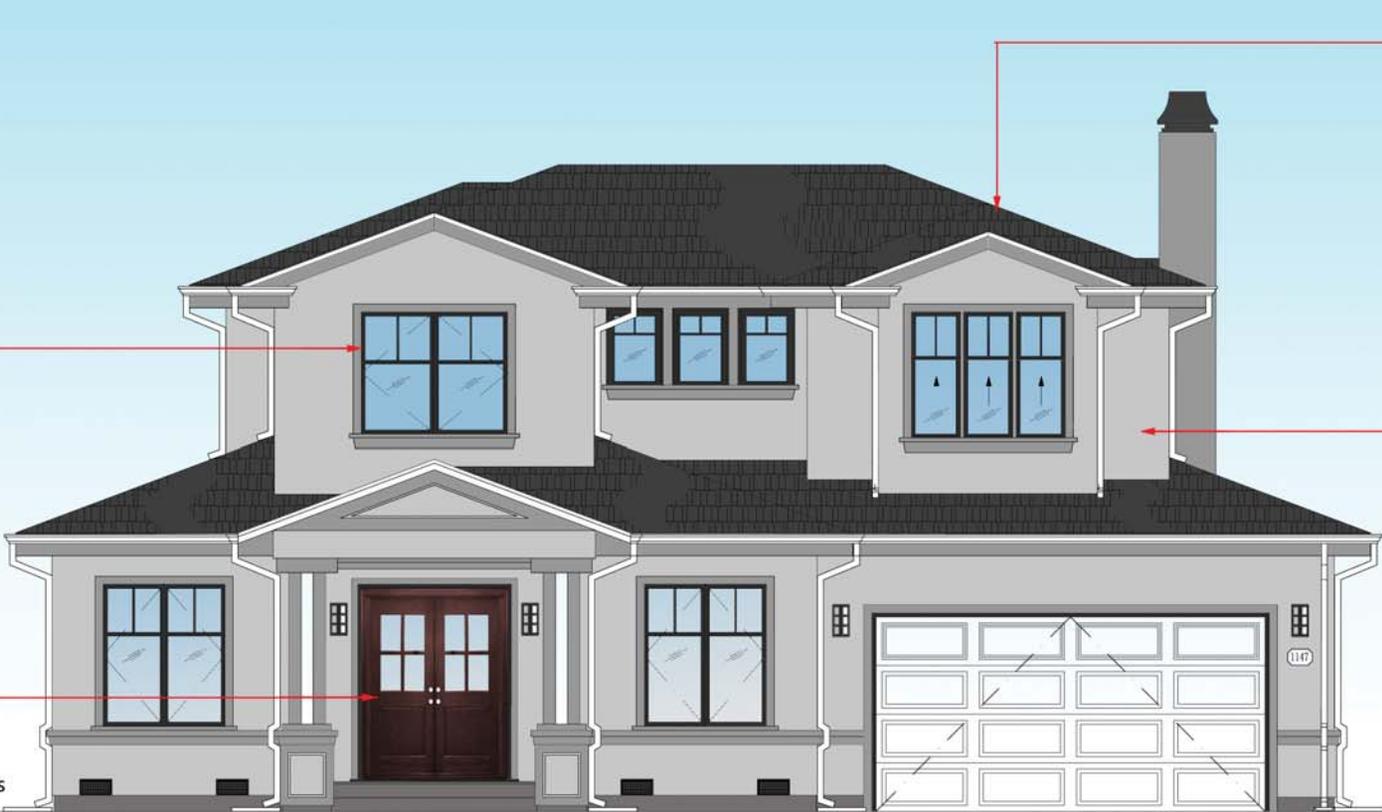
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Andersen windows
Black 200 Series



Andersen door
Cocoa bean
Straightline (334) with sidelights



Black/Charcoal
Architectural Shingles



BHER
N510-3 Exterior Paint

