



CITY OF CAMPBELL
Community Development Department

May 3, 2019

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **May 14, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Continued Public Hearing to consider the application of Ayesha Sikandar for a Site and Architectural Review Permit to allow the construction of a new approximately 3,976 square-foot two-story single-family residence on property located at **1113 S. San Tomas Aquino Road**. Staff is recommending that this project be deemed Categorical Exempt Under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

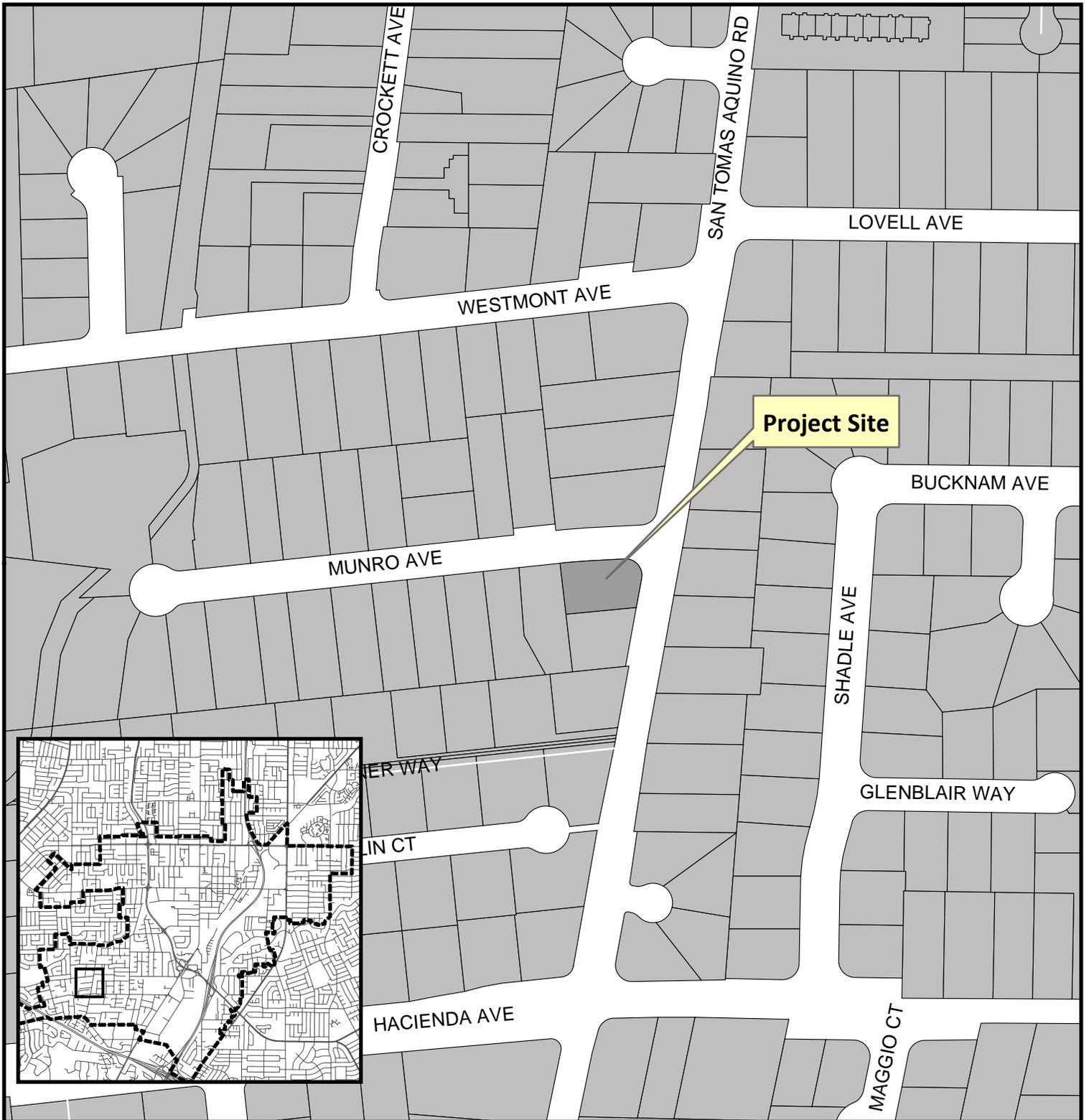
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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

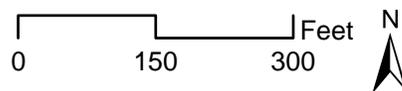
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1113 S. San Tomas Aquino Road**

Project Location Map



Project Location: 1113 S. San Tomas Aquino Rd
Application Type: Site and Architectural Review Permit
Planning File No.: PLN2018-298
Description: New approx. 3,976 sf two-story single-family residence



Community Development Department
Planning Division

GENERAL REQUIREMENTS:

1A. GENERAL:
THESE DRAWINGS AND SPECIFICATIONS ARE WRITTEN TO DESIGNATE CERTAIN PRODUCTS AND METHODS OF EXECUTION BUT ARE NOT INTENDED TO BE COMPLETE AND COVER ALL ITEMS OF CONSTRUCTION. THE CONTRACTOR SHALL USE REGIONALLY RECOGNIZED STANDARDS AND PROCEDURES IN HIS CONSTRUCTION UNLESS OTHERWISE SPECIFICALLY CALLED FOR. IN CASE OF QUESTION, NOTIFY ARCHITECT.

1B. ERRORS AND OMISSIONS:
THE CONTRACTOR SHALL NOT TAKE ADVANTAGE OF ANY UNINTENTIONAL ERROR OR OMISSION IN THE DRAWING OR SPECIFICATIONS. THE CONTRACTOR SHALL BE EXPECTED TO FURNISH ALL NECESSARY MATERIAL AND LABOR THAT ARE NECESSARY TO MAKE A COMPLETE JOB TO THE TRUE INTENT OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT IN WRITING.

1C. DIMENSIONS AND SCALE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO START OF CONSTRUCTION. WRITTEN DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS AT ALL TIMES. SIMILAR DETAILS SHALL APPLY AT SIMILAR CONDITIONS. LARGE SCALE DRAWINGS ARE TO TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. NO DEVIATION FROM THE DRAWINGS SHALL BE MADE EXCEPT WITH THE CONSENT OF THE ARCHITECT.

1D. CONSTRUCTION OBSERVATION/REVIEWS DEFINITION:
CONSTRUCTION OBSERVATION AS USED IN THESE SPECIFICATIONS MEAN VISUAL OBSERVATION OF MATERIALS, EQUIPMENT AND CONSTRUCTION WORK ON AN INTERMITTENT BASIS TO DETERMINE THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND ITS DESIGN INTENT. SUCH OBSERVATION DOES NOT CONSTITUTE ACCEPTANCE OF THE WORK NOR SHALL BE CONSTRUED TO RELIEVE THE CONTRACTOR IN ANY WAY OF HIS RESPONSIBILITY TO PROVIDE AND INSTALL ITEMS AS CALLED OUT IN THE DRAWINGS AND SPECIFICATIONS.

1E. GUARANTEE:
ALL LABOR, MATERIAL AND EQUIPMENT SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF (1) ONE YEAR FROM DATE OF ACCEPTANCE AGAINST DEFECTS IN WORKMANSHIP AND/OR MATERIALS, UNLESS OTHERWISE STATED OR NOTED, WHERE THE STATUTE OF LIMITATIONS APPLIES, IT SHALL TAKE PRECEDENCE.

1F. CLEAN - UP:
CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS. ALL ITEMS SHALL BE LEFT FREE FROM ALL FOREIGN MATTER. AT COMPLETION, HOUSE SHALL BE PROFESSIONALLY CLEANED.

GENERAL NOTES:

1) FINISHED GROUND SURFACES SHALL BE GRADED TO DRAINAGE THE FINISHED SITE PROPERLY. FINISHED GROUND SLOPE WITHIN FIVE FEET OF THE BUILDING OR STRUCTURE SHALL SLOPE AWAY AT A 5% ALL EXTERIOR HARD SURFACES (INCLUDING TERRACES) SHALL BE INSTALLED WITH A 1% MINIMUM SLOPE AND SHALL DRAIN AWAY FROM THE BUILDING. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1.5% MAXIMUM ALLOWABLE GRADED SLOPE IS 3% HORIZONTAL TO 1 VERTICAL (3%)

2) LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.

3) NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.

4) CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.

5) ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPED AREAS.

6) PROVIDE 5% MIN. SLOPES FOR GRADE AWAY FROM FOUNDATIONS AND DRAINAGE AWAY FROM ADJACENT PROPERTY LINES.

ENERGY COMPLIANCE NOTES:

1. ALL RECESSED LUMINARIES IN INSULATED CEILINGS SHALL BE IC RATED, ELECTRONIC BALLAST AND AIR-TIGHT (AT).

SUPPLEMENTARY CONDITIONS:

1. THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND SHALL BASE HIS BID UPON EXISTING CONDITIONS. ALL EXISTING CONDITIONS SHALL BE VERIFIED FOR COMPATIBILITY WITH HIS NEW CONSTRUCTION SHOWN HEREIN. IN THE EVENT THAT DISCREPANCIES ARE FOUND IN THE DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED BEFORE WORK CAN PROCEED.

2. THE CONTRACTOR SHALL FIELD INSPECT THE JOB SITE PRIOR TO COMMENCEMENT OF WORK AND SHALL ADHERE ACCESS, SAFETY AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNER, BUILDING DEPARTMENT AND ALL OTHER LOCAL AGENCIES.

3. THE CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIAL IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES PER INDUSTRY STANDARDS UNLESS NOTED OTHERWISE. ALL PRODUCTS SHALL BE USED PER MANUFACTURERS RECOMMENDATION.

4. ANY PORTION OF THE EXISTING BUILDING, SITE OR LANDSCAPING DAMAGED BY THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE RESTORED TO THE CONDITION PRIOR TO DAMAGE AT NO COST TO THE OWNER OR TENANT.

5. NEITHER THE ARCHITECTS REVIEW OR APPROVAL OF SHOP DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR DEVIATIONS FROM THE INTENT OF THE DRAWINGS AND SPECIFICATIONS UNLESS AGREED TO BY ARCHITECT IN WRITTEN FORM.

6. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK IN THE FIELD TO ENSURE TIMELY COMPLETION OF THE PROJECT.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED TO COMPLETE THE WORK, INCLUDING, BUT NOT LIMITED TO:

- i) ALL WORK REQUIRED TO PREPARE FOR NEW WORK.
- ii) THE REMOVAL OR RELOCATION OF ALL EXISTING PIPES, CONDUITS, WIRES, ETC. AS REQUIRED IN ORDER TO COMPLETE THE WORK.
- iii) ALL TEMPORARY SHORING REQUIRED DURING CONSTRUCTION TO ALLOW FOR NEW WORK.
- iv) THE PROTECTION OF THE WORK FROM ANY DAMAGE DUE TO FIRE, WEATHER OR VANDALISM.

8) THE REMOVAL OF ALL DEBRIS AND EXCESS MATERIAL AND BROOM CLEANING EACH AREA AFTER WORK IS COMPLETED.

PROJECT INFORMATION:

OWNER: CB HOME DEVELOPMENTS INC.
1113 S. SAN THOMAS AQUINO RD.
CAMPBELL, CA 95008
415.377.2786
jyfe693@hotmail.com

DESIGNER: AYESHA SIKANDAR
MA DIMENSIONS
533 AIRPORT BLVD., SUITE 220
BURLINGAME, CA 94010
650-373-2166
eyesha@madimensions.com

CIVIL ENGINEER: SAIED RAZAVI, PE
SMP ENGINEERS
1534 CAROB LANE,
LOS ALTOS, CA 94024
650 941-8055
srazavi@smpengineers.com

SURVEYOR: L. WADE HAMMOND
COMPANY: 36660 NEWARK BLVD. SUITE C
NEWARK, CA 94560
510 579 6112
wade@wlandsurveyor.com

STRUCTURAL ENGINEER/TD
COMPANY:
ADDRESS:
CONTACT:
EMAIL:

TITLE-24 ENGINEER: TBD
COMPANY:
ADDRESS:
CONTACT:
EMAIL:

CONTRACTOR: TBD
COMPANY:
ADDRESS:
CONTACT:
EMAIL:

CAL GREEN: TBD
COMPANY:
ADDRESS:
EMAIL:
GREEN POINT:

APPLICABLE CODES:

2016 CBC, CPC, CMC AND CEC AS AMENDED BY STATE OF CA AND LOCAL JURISDICTIONS.
2016 CALIFORNIA ENERGY CODE.

CITY OF CAMPBELL MUNICIPAL CODE (CMC) AND CALIFORNIA CODE OF REGULATIONS (CCR).

- CALIFORNIA FIRE CODE 2016 EDITION
- CALIFORNIA BUILDING CODE 2016 EDITION
- CALIFORNIA RESIDENTIAL CODE 2016 EDITION
- CALIFORNIA MECHANICAL CODE 2016 EDITION
- CALIFORNIA PLUMBING CODE 2016 EDITION
- CALIFORNIA ELECTRICAL CODE 2016 EDITION
- ENERGY EFFICIENCY STANDARDS 2016 EDITION(TITLE 24)

PROJECT DATA TABLE:

APN #: 403-14-034
ADDRESS: 1113 S. SAN THOMAS AQUINO CAMPBELL, CA 95008
2
R1-0
TYPE OF CONST: TYPE-B
BLOCK ID: 16
LOT NUMBER: 34

TOTAL AREA: 4,207 SQ. FT.
EXTERIOR PORCHES: 231 SQ. FT.

(P) NEW FAR: 2,083 SQ. FT.
1st. FLOOR PLAN: 1,439 SQ. FT.
2nd. FLOOR PLAN: 446 SQ. FT.
GARAGE: 446 SQ. FT.
FAR: 3,976 SQ. FT.

3,976/9,160 = 43%

LOT AREA: 9,160 SQ. FT.
ALLOWED LOT COVERAGE SQ. FT 9,160 X .35 = 3206

(P) LOT COVERAGE (P-1ST.) 2,083 + (P- GARAGE) 446+ (P-PORCHES) 231: 2,760 SQ. FT.
2,760/9,160 = 30%

(P) (NEW) (HABITABLE LIVING): (P-1st) 2,083 + (P-2nd) 1,439 = 3,522 SQ. FT.

FLOOR AREA LIMIT (FAR): ALLOWABLE FAR: (9,160 x .45) 4,122 SQ. FT.

FIRE SPRINKLERS REQUIRED
FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD.

SCOPE OF WORK:

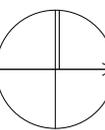
1. NEW TWO STORY SINGLE FAMILY HOME.

SHEET INDEX table with columns ID, COVER SHEET, NAME. Rows include A.0 through C.6 covering various plan types like PROPOSED SITE PLAN, FLOOR PLANS, ELEVATIONS, etc.



MUNRO FARMHOUSE
1113 S. SAN THOMAS AQUINO CAMPBELL, CA 95008-5937

PLAN NORTH



APN NUMBER: 403-14-034

DATE: Wednesday, April 24, 2019

PLAN CHECK: PLN2019-298

BID DATE:

FINAL PERMIT:

REVISIONS:

PLANNED BY PLAN CHECK COMMENTS BY SEP 16, 2019

NO PLANNING PLAN CHECK COMMENTS BY DECEMBER 1, 2019

THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.

COVER SHEET

A-0

PAGE: 1 of 18

LEGEND table listing symbols for PROPERTY LINE, ELECTRICAL POWER LINE, SEWER LINE, COLD WATER LINE, GAS LINE, TREE PROTECTION ZONE, DOOR SCHEDULE, WINDOW SCHEDULE, RAIN WATER LEADER, EXISTING, NEW, REMODELLED, UNLESS OTHERWISE NOTED, BY OWNER, OWNER PROVIDE, CONTRACTOR INSTALL, VERIFY IN FIELD, FACE OF FINISH, ABOVE FINISH FLOOR, TYPICAL.

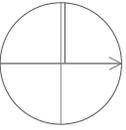
SYMBOL LIBRARY table with columns SYMBOL, DETAIL NUMBER, DETAIL CALLOUT, SHEET NUMBER, SECTION NUMBER, REVISION NUMBER, REVISION AREA, ROOF SLOPE ANGLE, SLOPE DIRECTION.

NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.



MUNRO FARMHOUSE
 1113 S. SAN THOMAS AQUINO
 CAMPBELL, CA
 95008-5937

PLAN NORTH

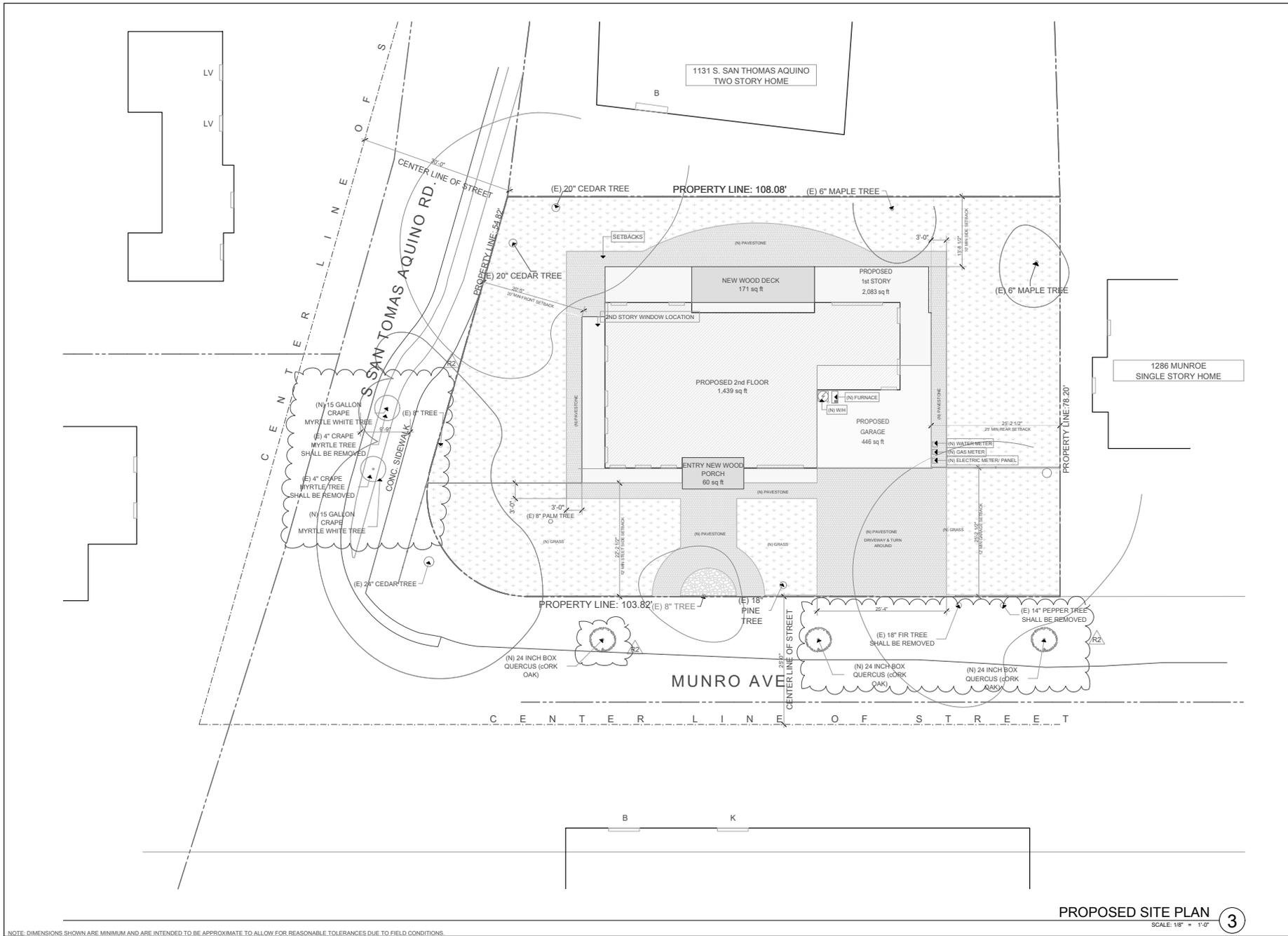


APN NUMBER	403-14-004
DATE	Wednesday, April 24, 2019
PLAN CHECK	PLN2018-296
BID DATE	
FINAL PERMIT	
REVISIONS:	
R1	PLANNING- R1 PLAN CHECK COMMENTS #1 SEP 29, 2018
R2	PLANNING- PLAN CHECK COMMENTS #2 DECEMBER 7, 2018

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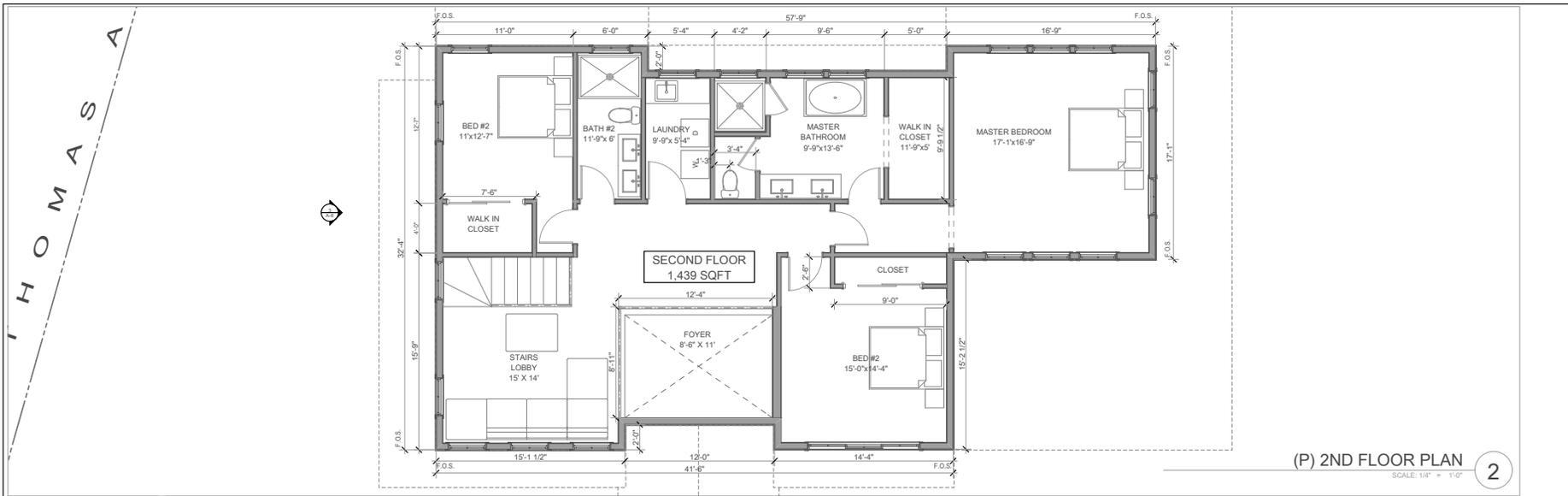
PROPOSED SITE PLAN

A-1

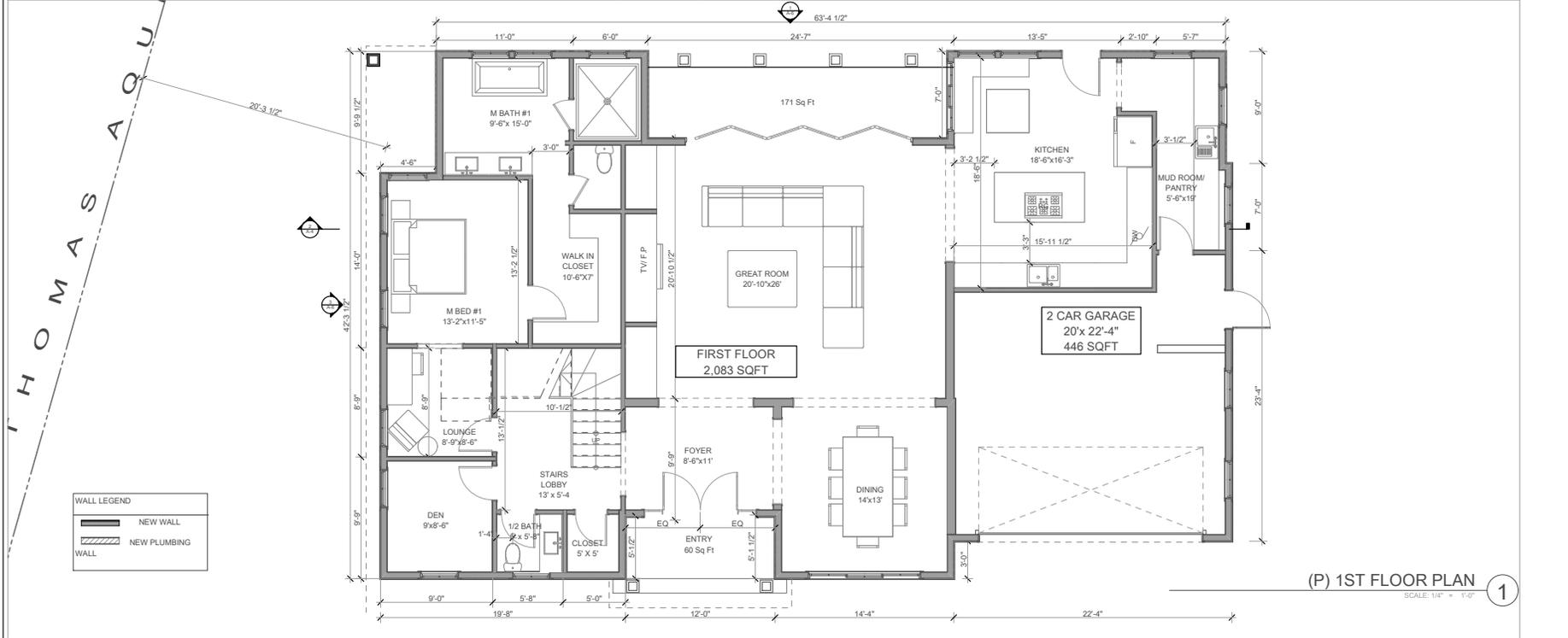


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PROPOSED SITE PLAN 3
 SCALE: 1/8" = 1'-0"



(P) 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0" **2**



(P) 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0" **1**

NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.

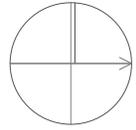
WALL LEGEND

	NEW WALL
	NEW PLUMBING WALL



MUNRO FARMHOUSE
1113 S. SAN THOMAS AQUINO
CAMPBELL, CA
95008-5937

PLAN NORTH



APN NUMBER 463-14-064
DATE Wednesday, April 24, 2019

PLAN CHECK PLN2018-298
BID DATE
FINAL PERMIT

REVISIONS:

R1	PLANNING- R1 PLAN CHECK	COMMENTS #1 SEP 29, 2018
R2	PLANNING- PLAN CHECK	COMMENTS #2 DECEMBER 7, 2018

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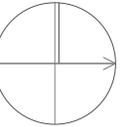
PROPOSED FLOOR PLANS

A-3



**MUNRO
FARMHOUSE**
1113 S. SAN THOMAS AQUINO
CAMPBELL, CA
95008-5937

PLAN
NORTH



APN NUMBER 403-14-004

DATE Wednesday, April 24, 2019

PLAN CHECK PLN2018-298

BID DATE

FINAL PERMIT

REVISIONS:

R1 PLANNING- R1 PLAN CHECK

COMMENTS #1 SEP 29, 2018

R2 PLANNING- PLAN CHECK

COMMENTS #2 DECEMBER 7, 2018

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**PROPOSED ROOF
PLAN & SECTION**

A-4

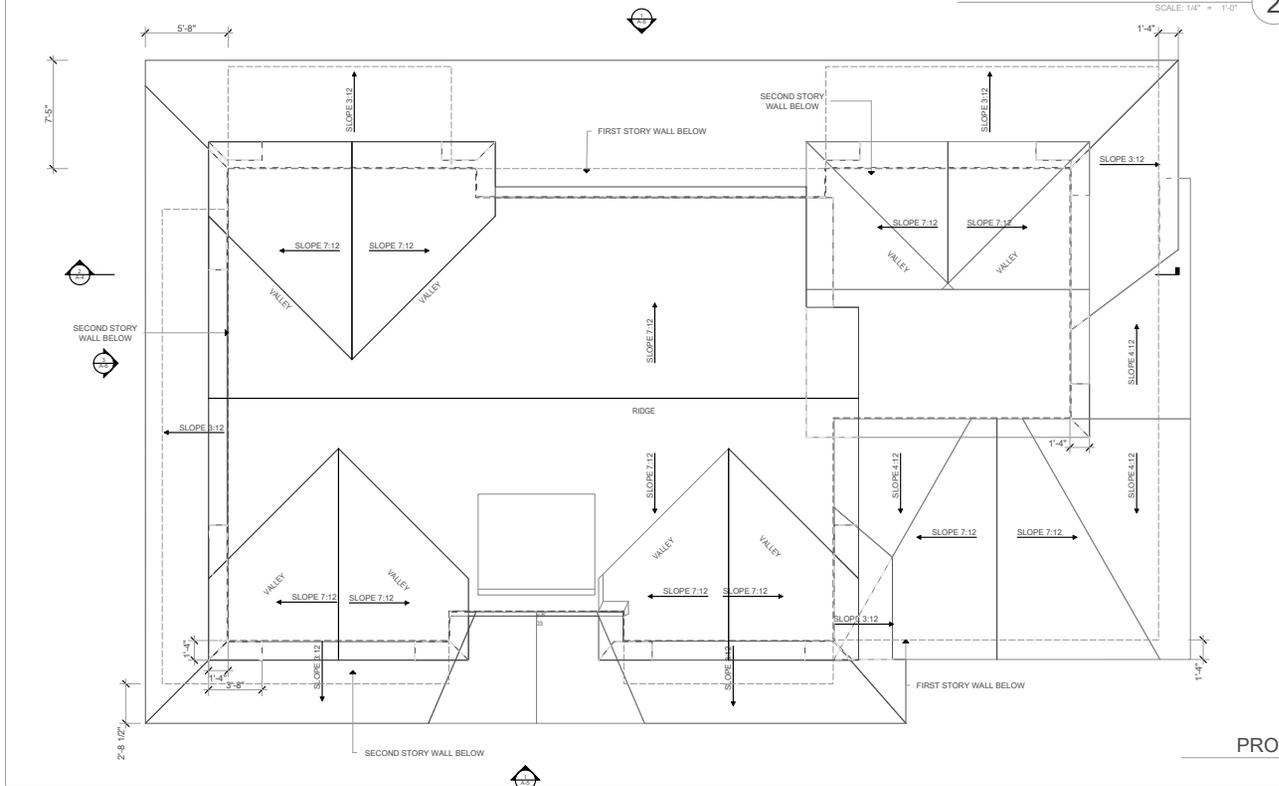
PAGE: 5 OF 18



PROPOSED SECTION 1

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

2



PROPOSED ROOF PLAN

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

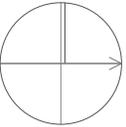
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NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.



MUNRO FARMHOUSE
 1113 S. SAN THOMAS AQUINO
 CAMPBELL, CA
 95008-5937

PLAN NORTH



APN NUMBER 433-14-034

DATE Wednesday, April 24, 2019

PLAN CHECK PLAN2018-298

BID DATE

FINAL PERMIT

REVISIONS:

R1 PLANNING- R1 PLAN CHECK

COMMENTS #1 SEP 29, 2018

R2 PLANNING- PLAN CHECK

COMMENTS #2 DECEMBER 7, 2018

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PROPOSED ELEVATIONS

A-5

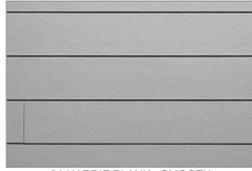
PAGE: 6 OF 18

FINISH LEGEND:

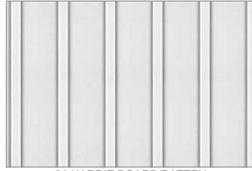
- 1.) METAL ROOF
ABC
"BURNISHED SLATE"
- 2.) SMOOTH SIDING (4" / 8")
JAMES HARDIE
"ARTIC WHITE"
- 3.) BOARD N. BATTEN
JAMES HARDIE
"ARTIC WHITE"
- 4.) LANDMARK
COMPOSITION SHINGLES
"BLACK WALNUT"
- 5.) GARAGE DOOR FACE
KELLY MOORE KMA89
"BLACK OAK"



1.) ABC - AMERICAN BUILDING COMPONENTS
METAL ROOF
"BURNISHED SLATE"



2.) HARDIE PLANK - SMOOTH
"ARTIC WHITE"



3.) HARDIE BOARD/BATTEN
"ARTIC WHITE"



4.) LANDMARK COMPOSITION SHINGLES
"BLACK WALNUT"



5.) GARAGE DOOR
KELLY MOORE - KMA89
"BLACK OAK"



(P) MUNRO ELEVATION

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

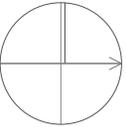
1

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MUNRO FARMHOUSE
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PLAN NORTH



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REVISIONS:
 R1 PLANNING- R1 PLAN CHECK
 COMMENTS #1 SEP 29, 2018
 R2 PLANNING- PLAN CHECK
 COMMENTS #2 DECEMBER 7, 2018

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PROPOSED ELEVATIONS

A-6

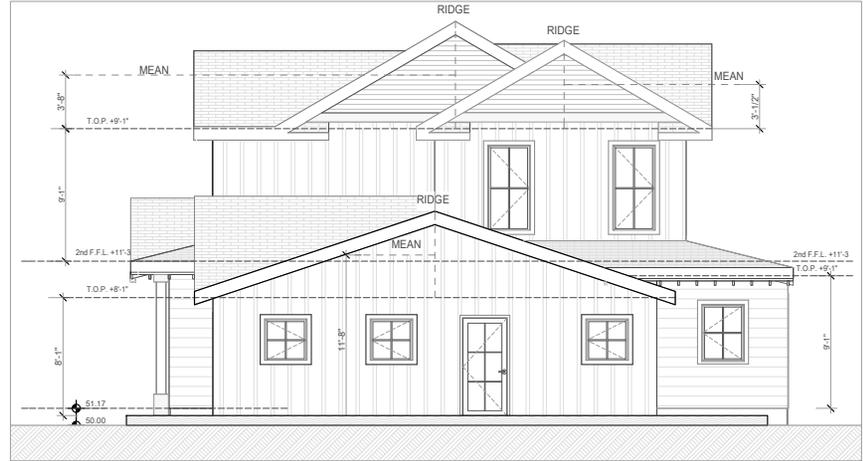
PAGE: 7 OF 18



PROPOSED LEFT ELEVATION

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

3



PROPOSED RIGHT ELEVATION

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

2



PROPOSED REAR ELEVATION

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

1

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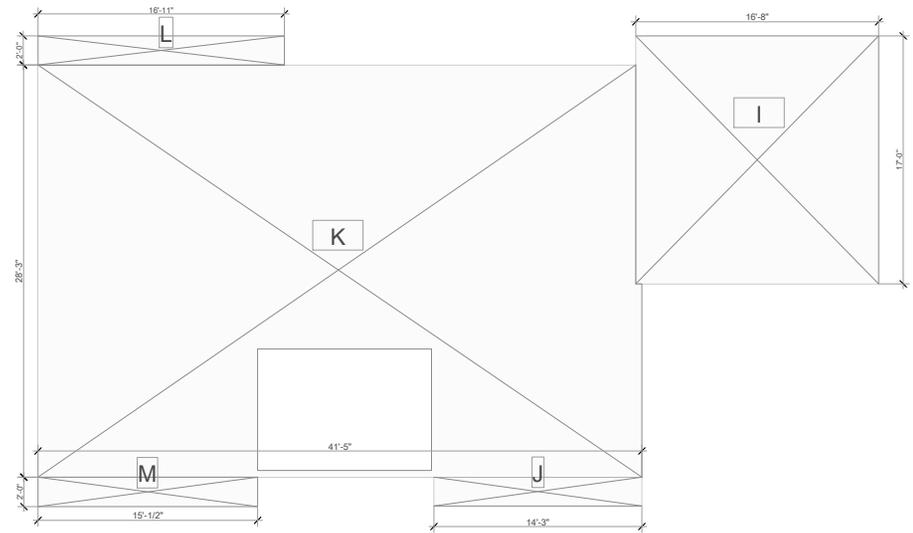
FIRST FLOOR AREA DIAGRAM	
ID	AREA
B	228
C	118
D	71
E	1,245
F	123
G	98
H	200
2,083 sq ft	

2ND FLOOR AREA DIAGRAM	
ID	Area
I	283
J	28
K	1,064
L	34
M	30
1,439 sq ft	

TOTAL FLOOR AREA	
ID	Area
A	454
B	228
C	118
D	71
E	1,245
F	123
G	98
H	200
I	283
J	28
K	1,064
L	34
M	30
3,976 sq ft	

GARAGE AREA DIAGRAM	
ID	Area
A	446
446 sq ft	

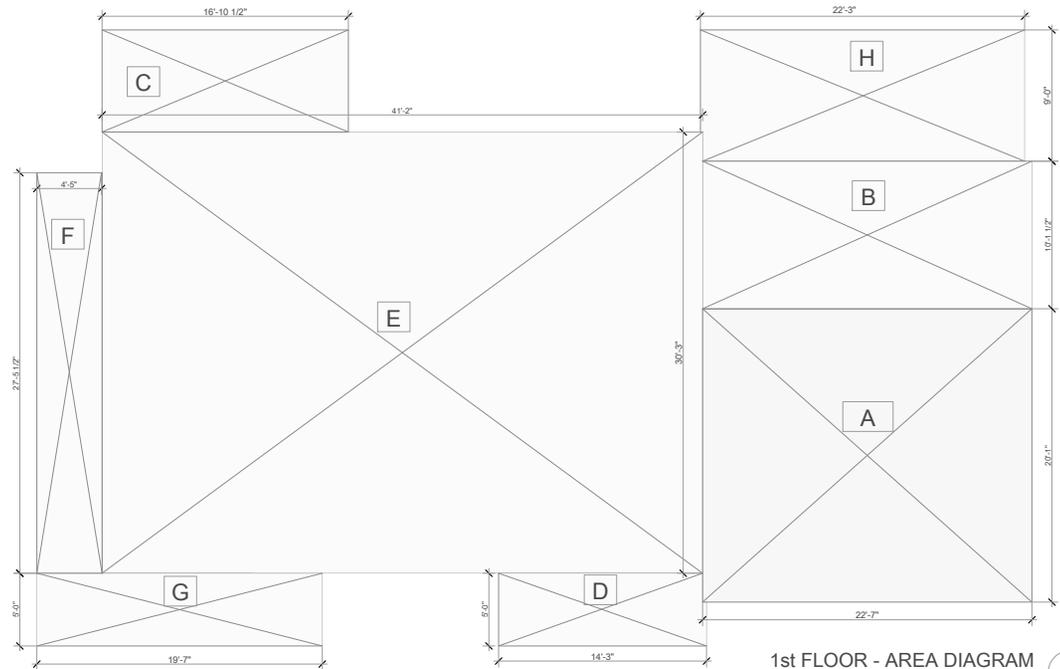
NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.



2nd FLOOR AREA DIAGRAM

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

2



1st FLOOR - AREA DIAGRAM

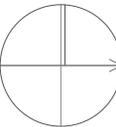
SCALE: 1/4" = 1'-0"

1



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FINAL PERMIT

REVISIONS:

R1 PLANNING- R1 PLAN CHECK

COMMENTS #1 SEP 29, 2018

R2 PLANNING- PLAN CHECK

COMMENTS #2 DECEMBER 7, 2018

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FLOOR AREA DIAGRAMS

A-7

PAGE: 8 OF 18

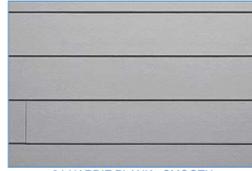


MUNRO FARMHOUSE
 1113 S. SAN THOMAS AQUINO
 CAMPBELL, CA
 95008-5937

- FINISH LEGEND:**
- 1.) COMPOSITION SHINGLES
 LANDMARK "BLACK WALNUT"
 - 2.) SMOOTH SIDING
 JAMES HARDIE
 "ARTIC WHITE"
 - 3.) BOARD N. BATTEN
 JAMES HARDIE
 "ARTIC WHITE"
 - 4.) GARAGE DOOR FACE
 KELLY MOORE KMA89
 "BLACK OAK"
 - 5.) COMPOSITION SHINGLES
 LANDMARK "BLACK WALNUT"



1.) LANDMARK
 COMPOSITION SHINGLES
 "BLACK WALNUT"



2.) HARDIE PLANK - SMOOTH
 "ARTIC WHITE"



3.) HARDIE BOARD/BATTEN
 "ARTIC WHITE"



4.) LANDMARK
 COMPOSITION SHINGLES
 "BLACK WALNUT"

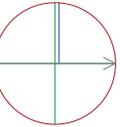


5.) GARAGE DOOR
 KELLY MOORE - KMA89
 "BLACK OAK"



MUNROE STREET - FRONT ELEVATION

PLAN
 NORTH



APN NUMBER 403-14-004
 DATE Tuesday, April 30, 2019
 PLAN CHECK PLN2018-298
 BID DATE
 FINAL PERMIT
 REVISIONS:
 R1- PLANNING- R1 PLAN CHECK
 COMMENTS #1 SEP 29, 2018
 R2- PLANNING- PLAN CHECK
 COMMENTS #2 DECEMBER 7, 2018

THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.

PROPOSED RENDERED STREETSCAPE

A-8

NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.



1287 MUNRO AVE 8



1299 MUNRO AVE 7



1311 MUNRO AVE 6



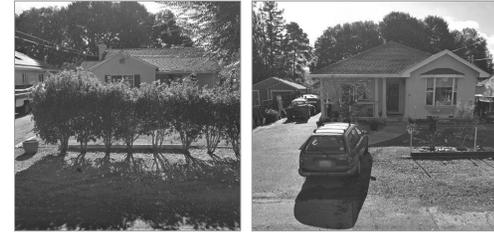
1251 MUNRO AVE 9



1300 MUNRO AVE 5



1049 SOUTH SAN THOMAS AQUINO 10



1290 MUNRO AVE 4 1288 MUNRO AVE 3



1070 SOUTH SAN THOMAS AQUINO 11



1080 SOUTH SAN THOMAS AQUINO 12



1108 SOUTH SAN THOMAS AQUINO 14



1286 MUNRO ROAD 2



1090 SOUTH SAN THOMAS AQUINO 13



1131 SOUTH SAN THOMAS AQUINO 15

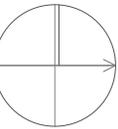


1113 SOUTH SAN THOMAS AQUINO ROAD 1



MUNRO FARMHOUSE
1113 S. SAN THOMAS AQUINO
CAMPBELL, CA
95008-5937

PLAN NORTH



APN NUMBER 405-14-004

DATE Wednesday, April 24, 2019

PLAN CHECK PLN2018-298

BID DATE

FINAL PERMIT

REVISIONS:

R1- PLANNING- R1 PLAN CHECK

COMMENTS #1 SEP 20, 2018

R2- PLANNING- PLAN CHECK

COMMENTS #2 DECEMBER 7, 2018

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NEIGHBORHOOD PHOTOS

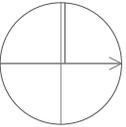
A-9

NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.



MUNRO FARMHOUSE
 1113 S. SAN THOMAS AQUINO
 CAMPBELL, CA
 95008-5937

PLAN NORTH



APN NUMBER 403-14-004
 DATE Wednesday, April 24, 2019

PLAN CHECK PLN2018-296
 BID DATE

FINAL PERMIT

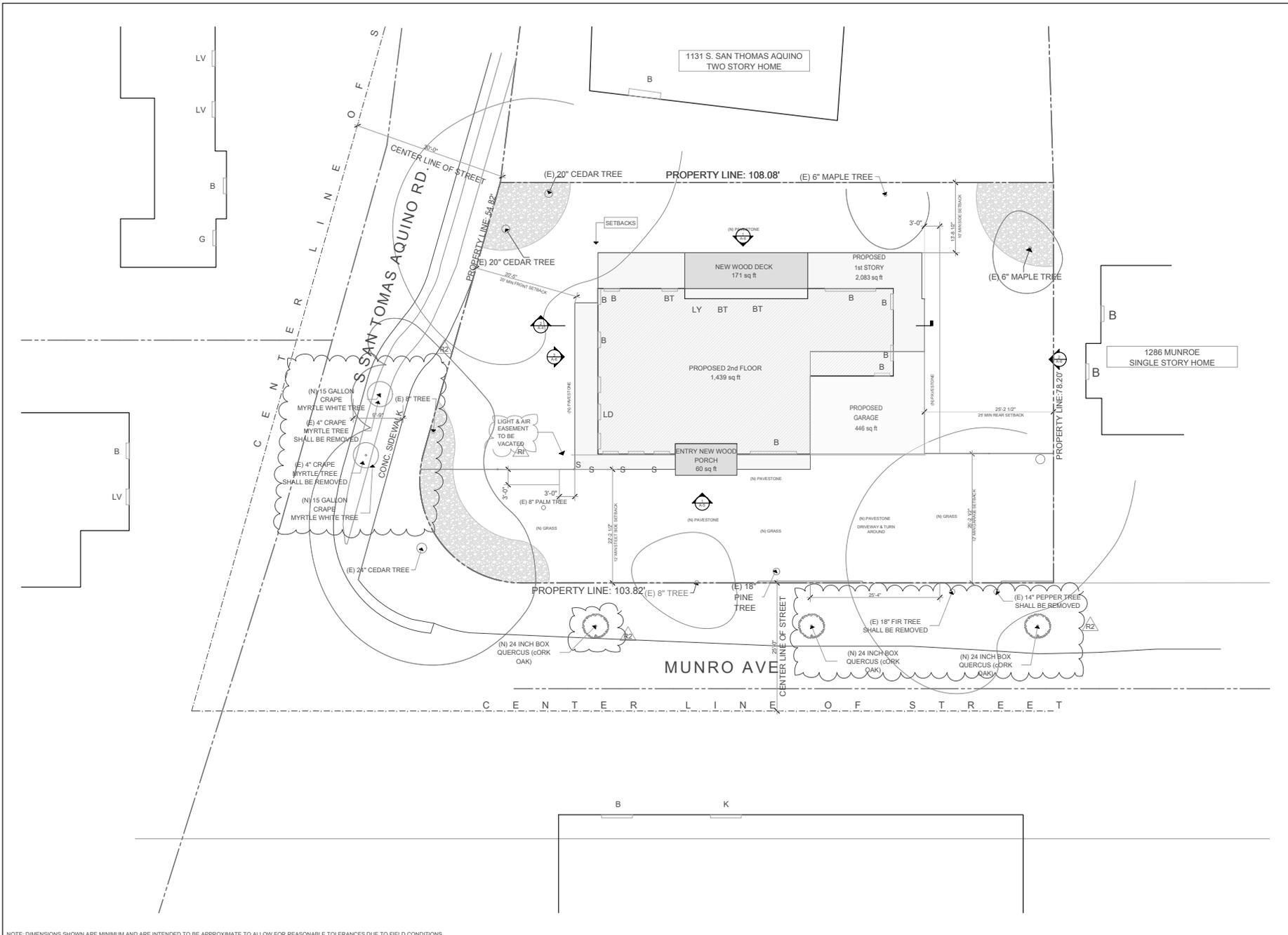
REVISIONS:
 R1 PLANNING- R1 PLAN CHECK COMMENTS #1 SEP 29, 2018
 R2 PLANNING- PLAN CHECK COMMENTS #2 DECEMBER 7, 2018

THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE DESIGNER AND SHALL NOT BE REPRODUCED, PUBLISHED, OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE DESIGNER.

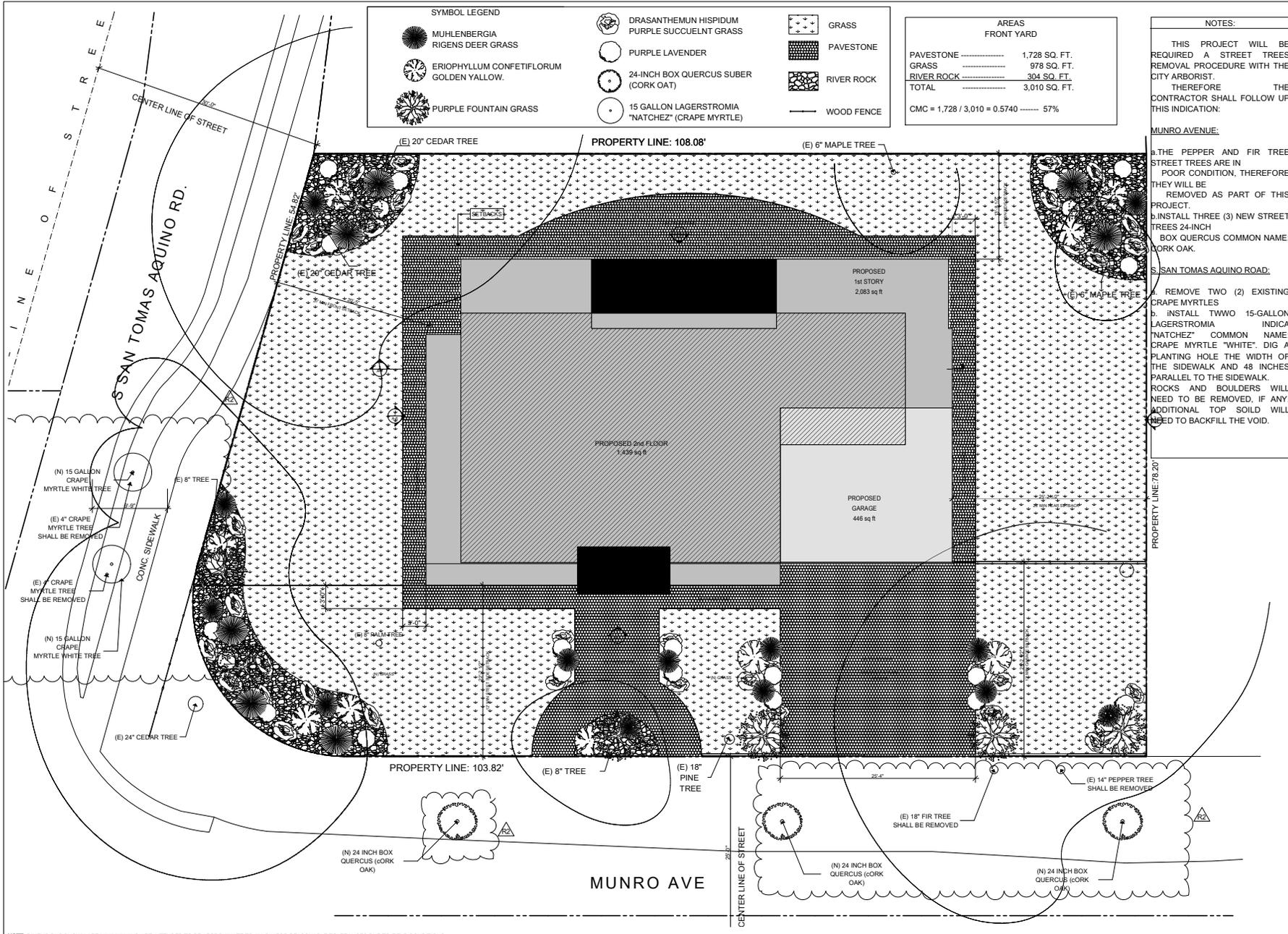
NEIGHBORS

A-10

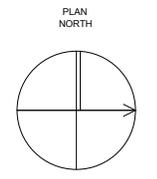
PAGE: 11 OF 18



NOTE: DIMENSIONS SHOWN ARE MINIMUM AND ARE INTENDED TO BE APPROXIMATE TO ALLOW FOR REASONABLE TOLERANCES DUE TO FIELD CONDITIONS.



MUNRO FARMHOUSE
1113 S. SAN THOMAS AQUINO
CAMPBELL, CA
95008-5937



APR NUMBER 403-14-034

DATE Wednesday, April 24, 2019

PLAN CHECK PLND018-208

BID DATE

FINAL PERMIT

REVISIONS

PLANNED: RI PLAN CHECK COMMENTS BY SEP 16, 2018

NO PLANNING PLAN CHECK COMMENTS BY DECEMBER 7, 2018

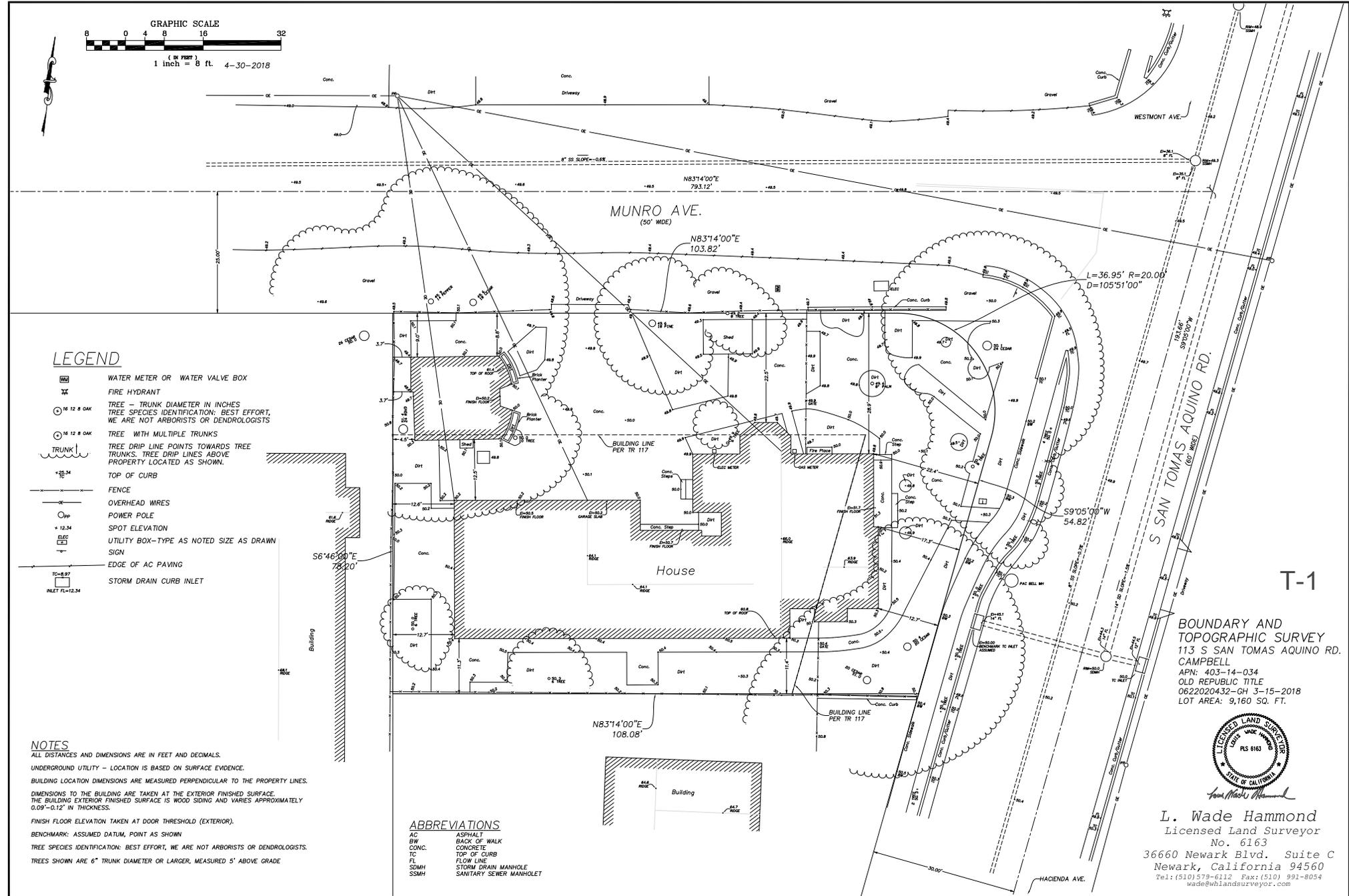
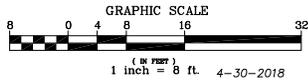
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PROPOSED LANDSCAPE PLAN

L-1

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

DATE: 12 of 18



LEGEND

- WATER METER OR WATER VALVE BOX
- FIRE HYDRANT
- TREE - TRUNK DIAMETER IN INCHES
TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS
- TREE WITH MULTIPLE TRUNKS
- TREE DRIP LINE POINTS TOWARDS TREE TRUNKS. TREE DRIP LINES ABOVE PROPERTY LOCATED AS SHOWN.
- TOP OF CURB
- FENCE
- OVERHEAD WIRES
- POWER POLE
- SPOT ELEVATION
- UTILITY BOX-TYPE AS NOTED SIZE AS DRAWN
- SIGN
- EDGE OF AC PAVING
- STORM DRAIN CURB INLET

- NOTES**
 ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.
 UNDERGROUND UTILITY - LOCATION IS BASED ON SURFACE EVIDENCE.
 BUILDING LOCATION DIMENSIONS ARE MEASURED PERPENDICULAR TO THE PROPERTY LINES.
 DIMENSIONS TO THE BUILDING ARE TAKEN AT THE EXTERIOR FINISHED SURFACE.
 THE BUILDING EXTERIOR FINISHED SURFACE IS WOOD SIDING AND VARIES APPROXIMATELY 0.09"-0.12" IN THICKNESS.
 FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 BENCHMARK: ASSUMED DATUM, POINT AS SHOWN
 TREE SPECIES IDENTIFICATION: BEST EFFORT, WE ARE NOT ARBORISTS OR DENDROLOGISTS.
 TREES SHOWN ARE 6" TRUNK DIAMETER OR LARGER, MEASURED 5' ABOVE GRADE

- ABBREVIATIONS**
 AC ASPHALT
 BW BACK OF WALK
 CONC. CONCRETE
 TC TOP OF CURB
 FL FLOW LINE
 SDMH STORM DRAIN MANHOLE
 SSMH SANITARY SEWER MANHOLE

BOUNDARY AND TOPOGRAPHIC SURVEY
 113 S SAN TOMAS AQUINO RD.
 CAMPBELL
 APN: 403-14-034
 OLD REPUBLIC TITLE
 0622020432-GH 3-15-2018
 LOT AREA: 9,160 SQ. FT.



L. Wade Hammond
 Licensed Land Surveyor
 No. 6163
 36660 Newark Blvd. Suite C
 Newark, California 94560
 Tel: (510) 579-6112 Fax: (510) 991-8054
 wade@whlandsurveyor.com

T-1

GRADING AND DRAINAGE NOTES

- CALIFORNIA BUILDING CODE**
ALL WORK SHALL COMPLY WITH THE 2016 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 REVIEWED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY AMERICAN SOILS TESTING INC., DATED JAN 12 2019, PROJECT NO. 18-8693-S.
- 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/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED 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 PERMITS, 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 LOCATIONS 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 CLAIM 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 PLANTINGS AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADABLE 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 PERMITS 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 ANY POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.
- GRADING REQUIREMENTS**
DRAINAGE, INCLUDING ALL ROOF 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 REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 5% FOR AT LEAST 10 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 2%.
- GRADED SITE ELEVATIONS**
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF 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 ROBERT JAMES CRAIG ON 3/27/2017.
- 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 A 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 CONFIR 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 RECORDED, 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 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL MAINTENANCE.
- EARTHWORK QUANTITIES**
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.
- 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 BUILDING DIVISION.
- TRUCK ROUTE**
THE TRUCK ROUTE SHALL BE W SAN TOMAS AQUINO, TOWARD W, HAGENBACH AVE, TURN LEFT ONTO W HAGENBACH AVE, TOWARD WINCHESTER BLVD, TURN LEFT ONTO WINCHESTER BLVD, TOWARD SAN TOMAS EXPY, TURN RIGHT ONTO SAN TOMAS EXPY, TURN LEFT ONTO SAN TOMAS EXPY, TURN LEFT ONTO SAN JOSE, CONTINUE ON CA-17 N. DRIVE TO SOUTHWOOD 1280.
- CONTRACTOR RESPONSIBILITIES**
THE CONTRACTOR 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 MANNER AS OFTEN AS DIRECTED OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

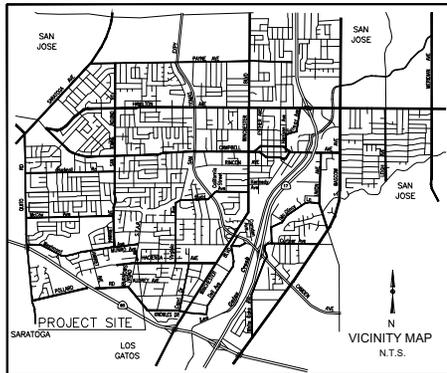
ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 1113 S SAN TOMAS AQUINO RD, CAMPBELL, CA 95008

BUILDING PERMIT NO. BLDXXXX-XXXX
ASSESSORS PARCEL NO. 403-14-034
NEW SINGLE FAMILY HOUSE



CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS



AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
AT&T TELEPHONE	(408) 811-3900
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-3900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

- ABANDONED UNDERGROUND PIPES**
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL BUILDING DIVISION.
- HUMAN REMAINS**
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN 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 WITH SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER 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 DIGGING 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 HEAVILY 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 SWEEPED (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 PERMITTER RETENTION WALLS**
ALL PROPERTY LINE 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
BOR	BEGIN CURB RETURN	MIN	MINIMUM
BW	BOTTOM OF WALL	OG	ORIGINAL GRADE
CL	CLASS	PCC	PULL BOX
CON	CONCRETE	PC	PORTLAND CEMENT CONCRETE
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
EC	END CURVE	R	RADIUS
ECR	END CURB RETURN	RCP	REINFORCED CONCRETE PIPE
ED	EDGE DRAIN	R/W	RIGHT-OF-WAY
EX	EXISTING	STA	STATION
FC	FACE OF CURB	SW	SIDEWALK
FG	FINISH GRADE	TC	TOP OF CURB
FH	FIRE HYDRANT	TEMP	TEMPORARY
INV	INVERT	TW	TOP OF WALL
IRR	IRRIGATION	TYP	TYPICAL
		WLK	WALKWAY

CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE

PLAN CHECK # _____
APPROVED BY: _____
DATE: _____

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE INTENT AND PURPOSE OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION ACT AND THE CURRENT NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THE PLAN AND ALL APPLICABLE CODES. THE APPROVAL SHALL NOT BE HELD TO BE UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

(NAME) _____ DATE _____
G.E.# _____

BY: _____ DATE: _____

Earthwork Quantities

FILL:	32 CY
CUT:	78 CY
IMPORT:	0 CY
EXPORT:	46 CY

NOTE: EARTHWORK QUANTITIES ARE INDICATED ESTIMATE. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS FOR BIDDING PURPOSES.

SURVEY MAP DISCLAIMER NOTE:

SMP ENGINEERS ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE TOPOGRAPHIC SURVEYING DEPICTED ON THIS PLAN SET. TOPOGRAPHIC SURVEYING MAP WAS PREPARED BY OTHERS AND FURNISHED TO SMP ENGINEERS BY THE OWNER.

SEAL 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 THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE 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 TECHNOLOGIES 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.E.

PRINT

SMP ENGINEERS
1534 CANAL LANE, LOS ALTOS, CA 94024
TEL: (650) 941-8008

INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	1
GRADING AND DRAINAGE PLAN	2
DETAILS	3
EROSION CONTROL PLAN	4
BLUE PRINT FOR A CLEAN BAY	5

LEGEND

EXISTING	PROPOSED
SIDEWALK	[Symbol]
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 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]
WALL	[Symbol]

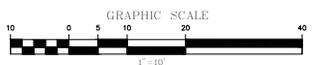
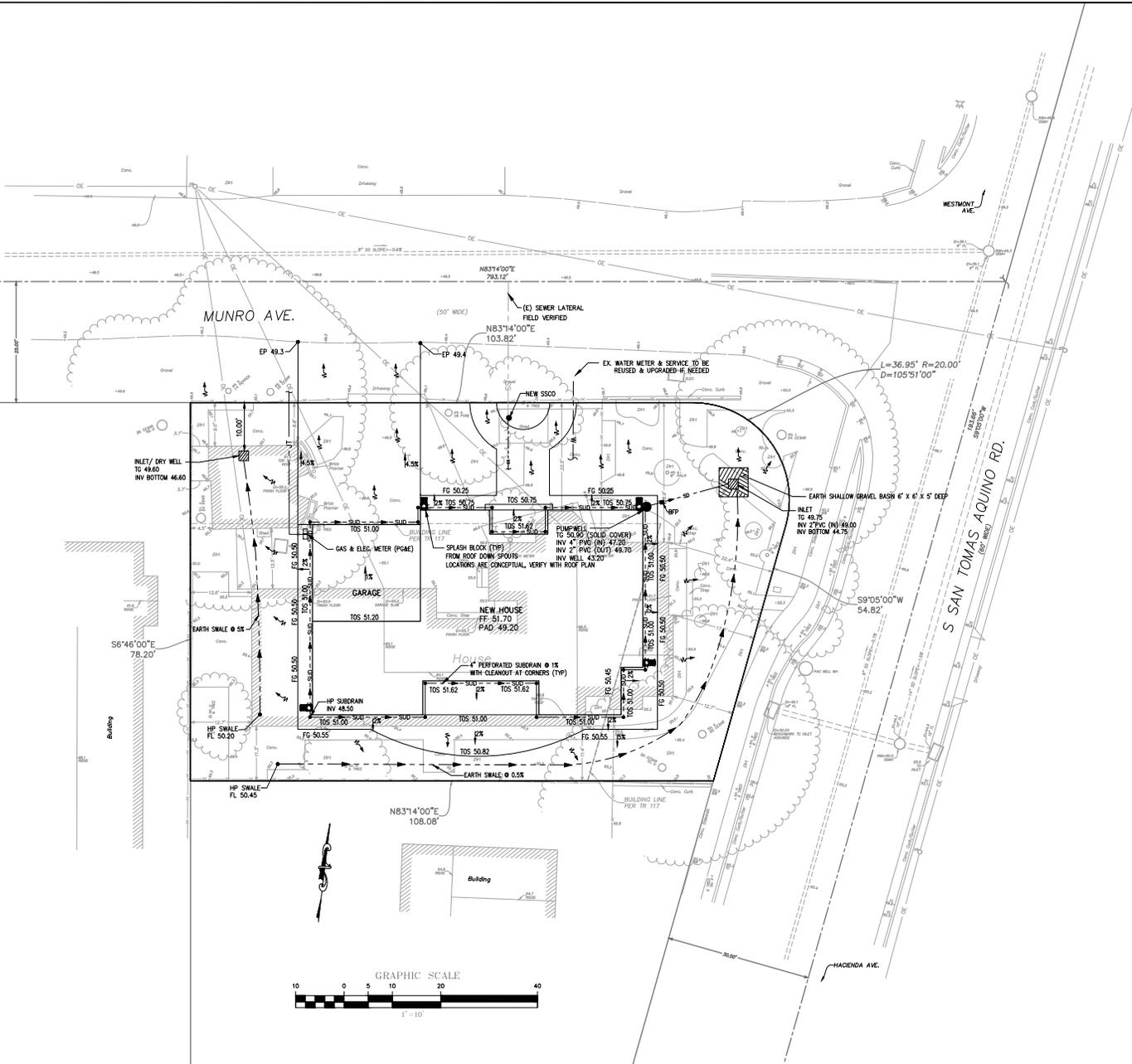
COVER SHEET
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOUSE
1113 S. SAN TOMAS AQUINO RD. CAMPBELL, CA 95008

DATE: 04/02/2019
Prepared By: S.M.
Checked By: S.M.
SMP Job No.: 218128

LOS ANGELES DISTRICT OF S.F.P.
FALL 1955 (REV. 8-14-1955)
E-MAIL: SMO@SMP.COM
WWW.SMPENGINEERS.COM

SCALE: _____
SHEET: 1 of 5

0.210 ACRES
9160 SQ. FT.
TYP



C-2



SCALE:
1" = 10'

SHEET:
2 OF 5

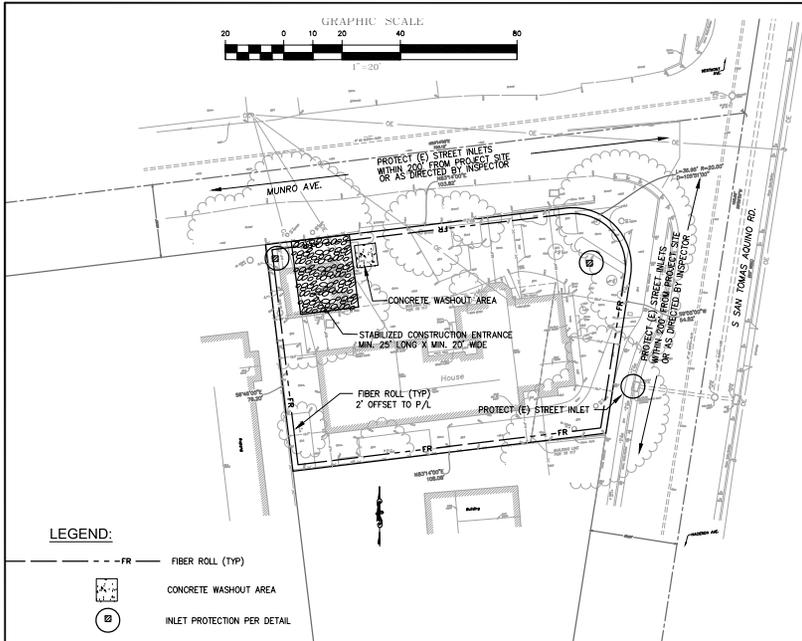
GRADING AND DRAINAGE PLAN
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOUSE
1113 S. SAN TOMAS AQUINO RD. CAMPBELL, CA 95008

1113 SAN TOMAS AQUINO RD. CAMPBELL, CA 95008
LOS ANGELES: (916) 882-8224
SAN FRANCISCO: (415) 941-8955
FALL RIVER: (508) 941-8955
E-MAIL: SRAD@SRAD.COM
SRADENGINEERING.COM

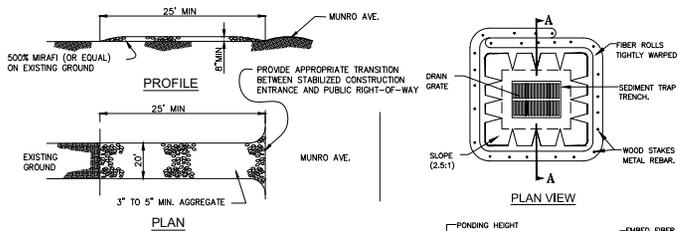


DATE: 11/07/2018
Prepared By: S.R.
Checked By: S.R.
SMP Job No. 218128

No.	Revision	Date	By	Check

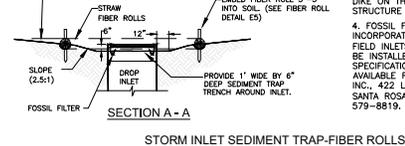


SITE PLAN
1"=20'



Maintenance
 - The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
 - All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
 - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

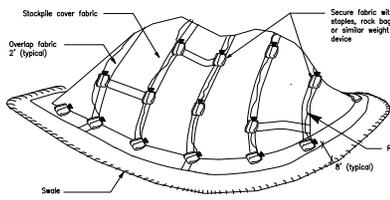
STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)



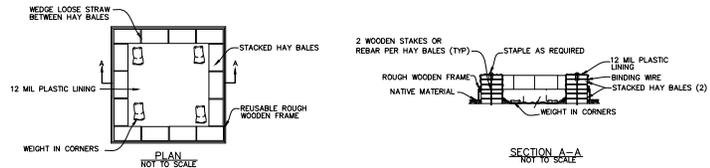
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20' - 30' FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-9819.

LEGEND:

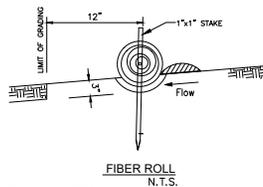
- FR - FIBER ROLL (TYP)
- [Symbol] - CONCRETE WASHOUT AREA
- [Symbol] - INLET PROTECTION PER DETAIL



PERSPECTIVE
TEMPORARY COVER ON STOCK PILE
N.T.S.



CONCRETE WASHOUT AREA
N.T.S.

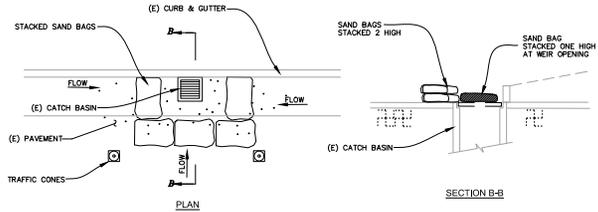


FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1ST to April 30TH. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be closed to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.



11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property. Immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of dirt material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
15. With the approval of the city inspector, erosion and sediment controls maybe removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

DATE:	04/02/2019
DESIGNED BY:	S.P.
CHECKED BY:	S.R.
SMP JOB NO.:	2112128

ENGINEERS
CIVIL ENGINEERS

LOWEY, WATKINS & ASSOCIATES
1000 AVENUE OF THE STARS
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EROSION CONTROL PLAN
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOUSE
1113 S. SAN TOMAS AQUINO RD. CAMPBELL, CA 95008

C-4



SCALE:	1" = 20'
SHEET:	4 OF 5

