



CITY OF CAMPBELL
Community Development Department

May 17, 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 28, 2019**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Dave Lazares for a Site and Architectural Review Permit (PLN2019-04) to allow the construction of a two-story single-family residence on a vacant property located at **1212 Steinway Avenue**. 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.

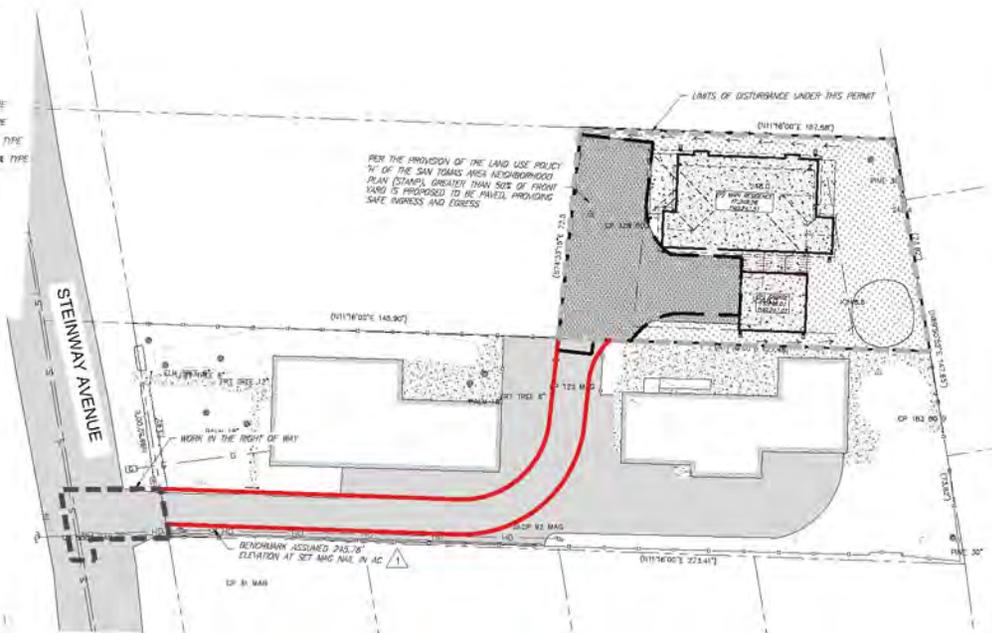
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **1212 Steinway Avenue**

LEGEND

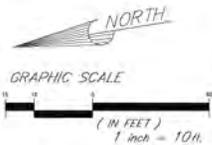
- RECORD BOUNDARY LINE
- (L) FLOWLINE
- (P) FLOWLINE
- (P) SHALLOW SWALE
- DSL DRAINAGE SETBACK LINE
- BE BUILDING ENVELOPE
- WOOD FENCE
- WIRE FENCE
- LIMITS OF DISTURBANCE UNDER THIS PERMIT
- WORK IN THE IN ROW LSP
- FIBER ROLL BARRIER
- TREE PROTECTION
- EXISTING MAJOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- NEW PLAN (C) CULVERT/STORMDRAIN W/SIZE & TYPE
- NEW PLAN (P) CULVERT/STORMDRAIN W/SIZE & TYPE
- NEW PLAN (P) PERFORATED/STORMDRAIN W/SIZE & TYPE
- NEW PLAN (P) SOLID PERFORATED OUTLET W/SIZE & TYPE
- (C) ASPHALT CONCRETE SURFACE
- (P) ASPHALT CONCRETE SURFACE
- (C) GRAVEL SURFACE
- (P) GRAVEL SURFACE
- (C) CONCRETE SURFACE
- (P) CONCRETE SURFACE
- (C) DECKING
- (P) DECKING
- (C) PAVERS
- (P) PAVERS
- LANDSCAPE AREA SHD
- WALL
- RANDOM CONTROL POINT W/IF
- EXISTING STORM DRAIN DROP INLET
- PROPOSED STORM DRAIN DROP INLET
- PROPOSED DOWNSPOUT LOCATION
- FIRE HYDRANT
- BOLLARD
- WELL
- SPOT ELEVATION
- FINISH ELEVATION
- TREE TYPE & DIA.
- TREE TO BE REMOVED
- WATER VALVE
- BUILDING CALLOUTS
- CONSTRUCTION KEYNOTES

**LANDS OF LAZARES
GRADING & DRAINAGE DESIGN
STEINWAY AVENUE, CAMPBELL
APN: 406-16-007**



ABBREVIATIONS

AC	ASPHALT CONCRETE	LA	LANDSCAPE AREA
AD	AREA DRAIN	LG	LIVE OAK TREE
BAV	BAY TREE	MAV	MADONNA
BAVC	BAY VERTICAL CURVE ELEV	MAW	MANNING
BAVCS	BAY VERTICAL CURVE STA	MAWT	MAMONATA TREE
BB	BOTTOM OF WALL	NYS	NOT TO SCALE
CL	CENTERLINE	O	OILY
CMR	COILSHEATH METAL PIPE	OR	OAK TREE
CO	CLEAN OUT	OC	ON CENTER
DI	DRAIN INLET	(P)	PROPOSED
DS	DOWNSPOUTS	PERF	PERFORATED
(E)	EXISTING	PT	PINE TREE
EC	EXISTING GRADE	PT	POINT
E1	EASEMENT LINE	RCR	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE ELEV	ROW	RIGHT OF WAY
EVCSS	END VERTICAL CURVE STA	RT	REDWOOD TREE
ELEV	ELEVATION	SAD	SEC ARCHITECTURAL DRAWINGS
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSD	SEC STRUCTURAL DRAWINGS
FR	FR TREE	TBR	TO BE REMOVED
FL	FLOW LINE	TS	TOP OF DRIVE
FS	FINISHED SURFACE	TW	TOP OF WALL
FSS	FIRE SAFE STANDARDS	UN	UNLESS OTHERWISE NOTED
GB	GRADE BANK	USP	UNDER SEPARATE PERMIT
GED	GEOTECHNICAL	VF	VERIFY IN FIELD
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LEVEL



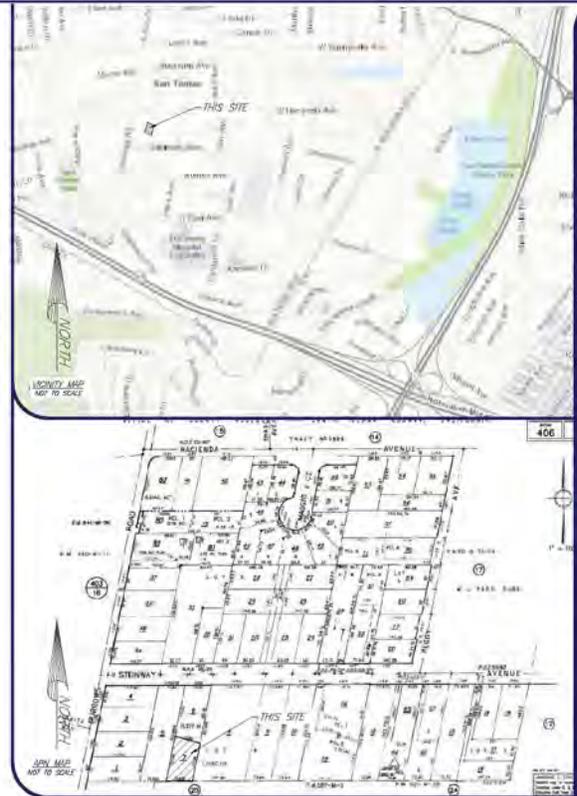
EARTHWORK QUANTITIES TOTAL

CUT = 88 C.Y.
FILL = 79 C.Y.
TOTAL = 16 C.Y. EXPORT
DISTURBED AREA = 0.19 ACRES
EXCESS MATERIAL TO BALANCE ONSITE

NOTE: APPROXIMATE EARTH QUANTITY PROVIDED FOR PERMIT QUALIFICATION. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL MATERIAL TAKEOFFS.

SHEET INDEX

- C1 TITLE SHEET
- C2 GENERAL NOTES
- C3 GRADING AND DRAINAGE DETAILS
- C4 EXISTING CONDITIONS
- C5 GRADING & DRAINAGE PLAN
- C6 UTILITY PLAN
- C7 FIRE ACCESS PLAN
- C8 EROSION CONTROL PLAN



PROJECT INFORMATION

PROJECT STATEMENT:
THESE PLANS WERE PREPARED TO FACILITATE THE GRADING AND DRAINAGE ACTIVITIES ASSOCIATED WITH THE PROPOSED RESIDENTIAL DEVELOPMENT INCLUDING NEW HOME RESIDENCES, OPENINGS, AND VEGETATED SWALES.

PROPERTY OWNERS:
DAVID LAZARES
STEINWAY AVENUE
CAMPBELL, CA 95008
(408) 399-4393

BUSINESS INFORMATION-ARCHITECT:
489 CHURCH LANE
SAN JOSE, CA 95123

DESIGNER INFORMATION-ONE:
HOGAN LAND SERVICES
2001 41ST AVENUE
SODDLE, CA 95071
(707) 544-2104

PERMITTING AGENCIES:
LEAD AGENCY:
CITY OF CAMPBELL
OTHER:
NDAE

TOPOGRAPHIC INFORMATION PROVIDED BY:
HOGAN LAND SERVICES - (MAY, 2016)
HOGAN LAND SERVICES - (FEBRUARY, 2019)

PROJECT DATUM & BENCHMARKS:

- 1) THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS PER RECORD DATA ONLY.
- 2) HORIZONTAL CONTROL:
BETWEEN MONUMENTS BOWLS FOUND ON THE CENTERLINE OF STEINWAY AVE AS SHOWN ON C.R. #862, HELD BEARING AS SHOWN ON 60-M-37 FOR CENTERLINE OR P/W. (189°32'E)
- 3) VERTICAL CONTROL:
ELEVATION DATUM IS DERIVED FROM AN DPUS DPUS SOLUTION OVER CP 31 (245.78') NAVD83.

LOT COVERAGE = $\frac{2800}{6200} = 45\%$

REVISION BLOCK

NO.	COMMENTS	DATE	BY
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THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF DAVID LAZARES IN NOVEMBER, 2018
 JEFF FLOESCHER P.E., LICENSE # 3809

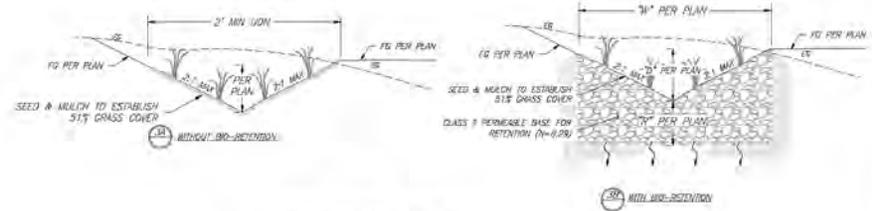
HOGAN LAND SERVICES
 2001 41ST AVENUE, SUITE A
 SODDLE, CA 95071
 TEL: (925) 426-5417
 FAX: (925) 426-5224
 www.hoganls.com

APN: 406-16-007

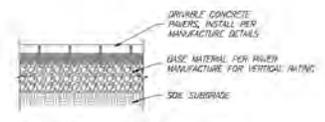
TITLE SHEET

STEINWAY AVENUE
 CAMPBELL, CALIFORNIA

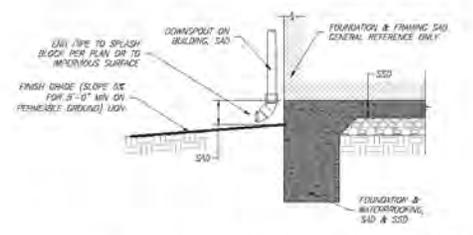
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3 VEGETATED SWALE N/E



2 PAVER DRIVEWAY SECTION N/E



1 TYPICAL PERIMETER FOOTING DRAIN & DOWNSPOUT CONNECTION N/E

REVISION BLOCK		
NO.	COMMENTS 1-26-19	RS
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2		
3		

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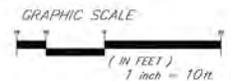
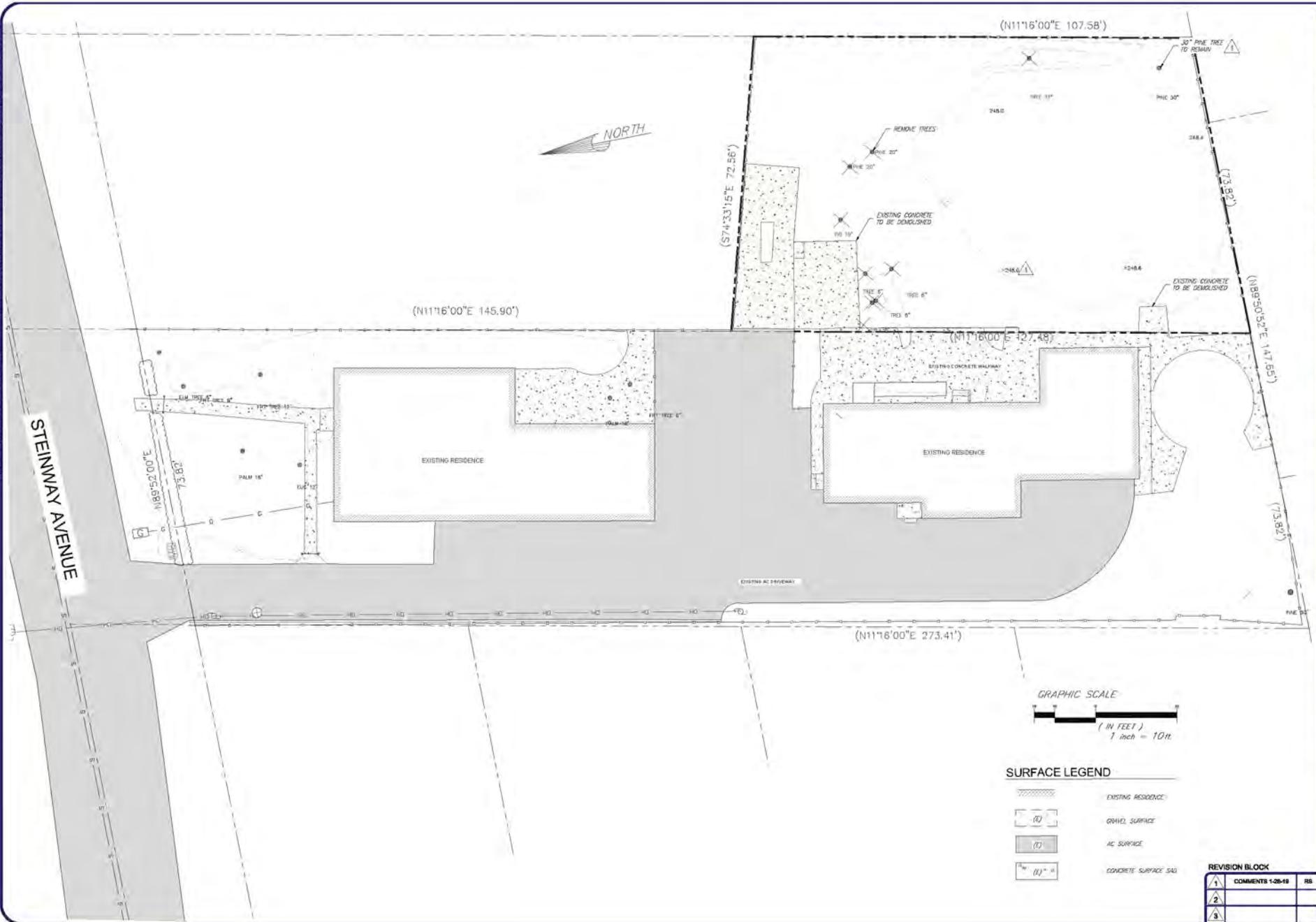
HOGAN LAND SERVICES
 206 41ST AVENUE, SUITE A
 SCOTT VALLEY, CALIFORNIA 95073
 TEL: (925) 426-4107
 FAX: (925) 426-0224
 www.hogan.com

GRADING & DRAINAGE DETAILS
 APN: 405-16-007
 STEINWAY AVENUE
 CAMPBELL, CALIFORNIA

DATE	NO.	BY	CHKD.	DATE	NO.	BY

JEFF FLEISSNER, P.E., 42869

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SURFACE LEGEND

	EXISTING RESIDENCE
	GRAVEL SURFACE
	AC SURFACE
	CONCRETE SURFACE S&D

REVISION BLOCK

NO.	COMMENTS	DATE	BY
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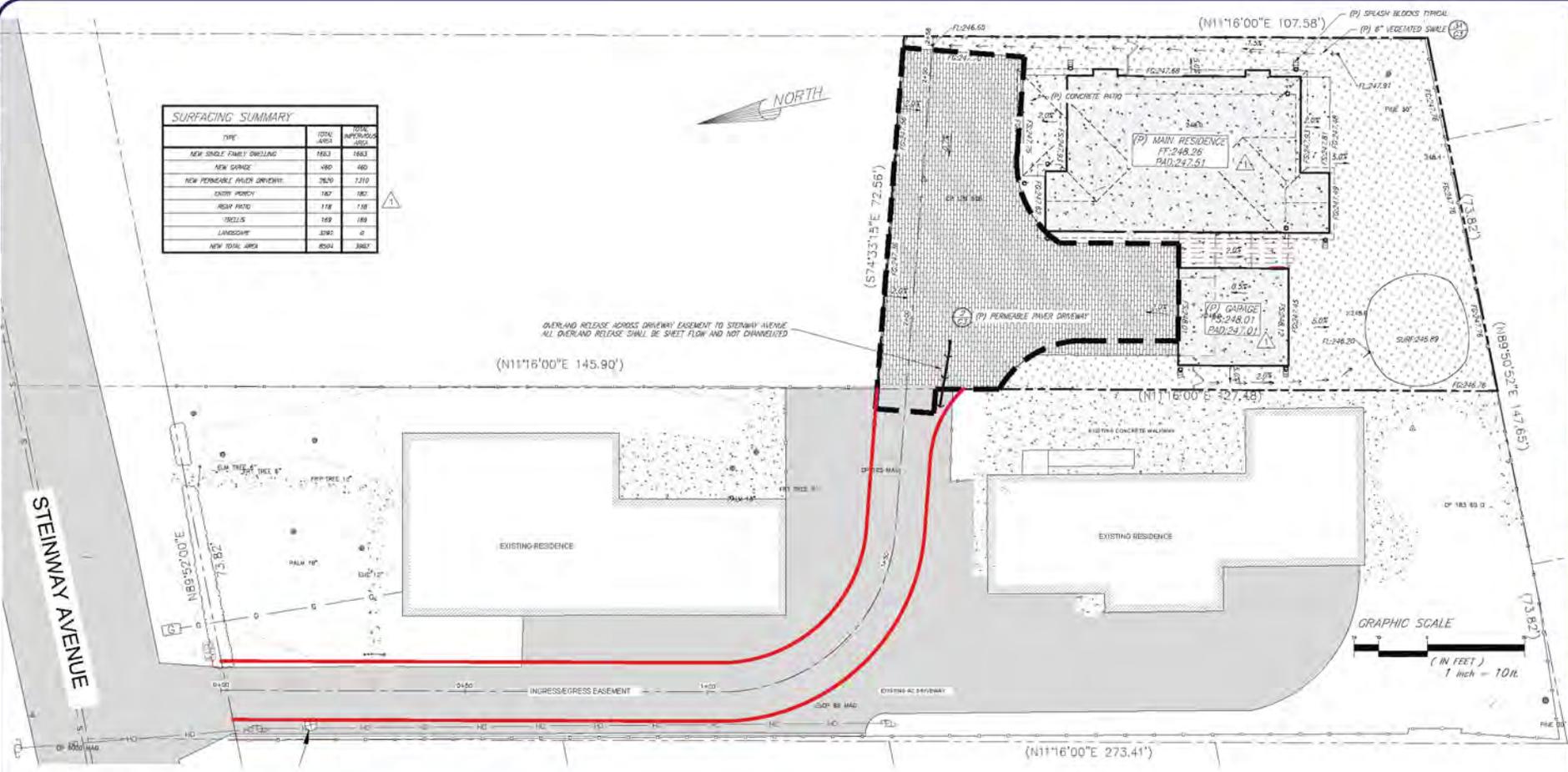
EXISTING CONDITIONS
 APN: 405-16-007
 STEINWAY AVENUE
 CAMPBELL, CALIFORNIA

HOGAN LAND SERVICES
 A FULL SERVICE SURVEYING & ENGINEERING FIRM
 205 41ST AVENUE, SUITE A
 SCOTTS VALLEY, CA 95073
 TEL: (831) 435-4147
 FAX: (831) 435-0224
 www.hoganls.com

DATE	NO.	BY	JOB #
1/26/19	1	RS	3009

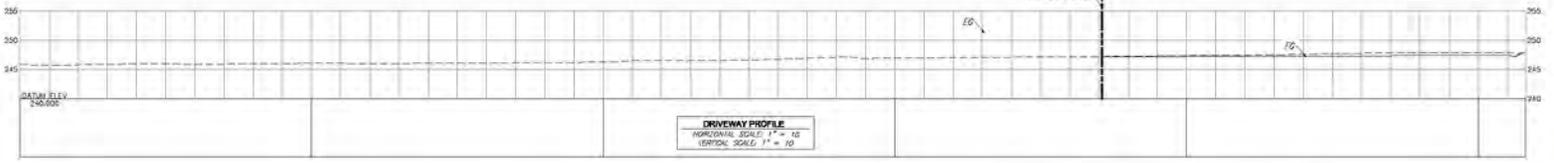
THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF DAVID LACROIX IN NOVEMBER, 2018
 JEFF FLOSSNER P.E. A2590

SURFACING SUMMARY		
TYPE	2024 APPROX.	2024 APPROX.
NEW SINGLE FAMILY DWELLING	1663	1663
NEW DRIVE	480	480
NEW PERMEABLE PAVED DRIVEWAY	2620	2310
ENTRY PORCH	180	180
REAR PATIO	118	118
DECK	189	189
LANDSCAPE	2092	0
NEW TOTAL AREA	2504	3062



SURFACE LEGEND

- ROOF LINE
- SLAB ON GRADE
- GRAVEL SURFACE
- AC SURFACE
- CONCRETE SURFACE SLO
- PAVER SURFACE SLO
- LANDSCAPE AREA SLO



- NOTES TO CONTRACTOR:**
- ALL CUTS AND FILL SLOPES SHALL BE PLANTED WITH EROSION RESISTANT VEGETATION UPON COMPLETION OF GRADING ON NO LATER THAN OCTOBER 31ST (SEE NOTES ON SHEET C2).
 - SEE SHEETS 2 FOR COMPLETE EROSION PREVENTION & SEDIMENT CONTROL NOTES.
 - CONSTRUCTION MUST ALSO COMPLY WITH THE STATE ISSUED CONSTRUCTION GENERAL PERMIT (CGO) AND ASSOCIATED SWPPP (IF APPLICABLE).
 - THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND MARKING EXISTING UNDERGROUND UTILITIES. LOCATIONS OF EXISTING UTILITIES HAVE NOT BEEN SURVEYED. RELOCATE EXISTING UTILITIES AS NECESSARY FOR PROPOSED ALIGNMENT.
 - ALL EARTHWORK SHALL BE IN COMPLIANCE WITH THE PROJECT GEOTECHNICAL REPORT AND APPROVED IN THE FIELD BY THE REGISTERED GEOTECHNICAL ENGINEER.
 - SEE LANDSCAPE & ARCHITECTURAL PLAN FOR CONFIRMATION OF ALL TREES/LANDSCAPE AREA SPECIFICATION.

REVISION BLOCK		
NO.	COMMENTS	RS
1	1-26-19	
2		
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HOGAN LAND SERVICES
 205 41ST AVENUE, SUITE A
 CAMPBELL, CALIFORNIA 95008
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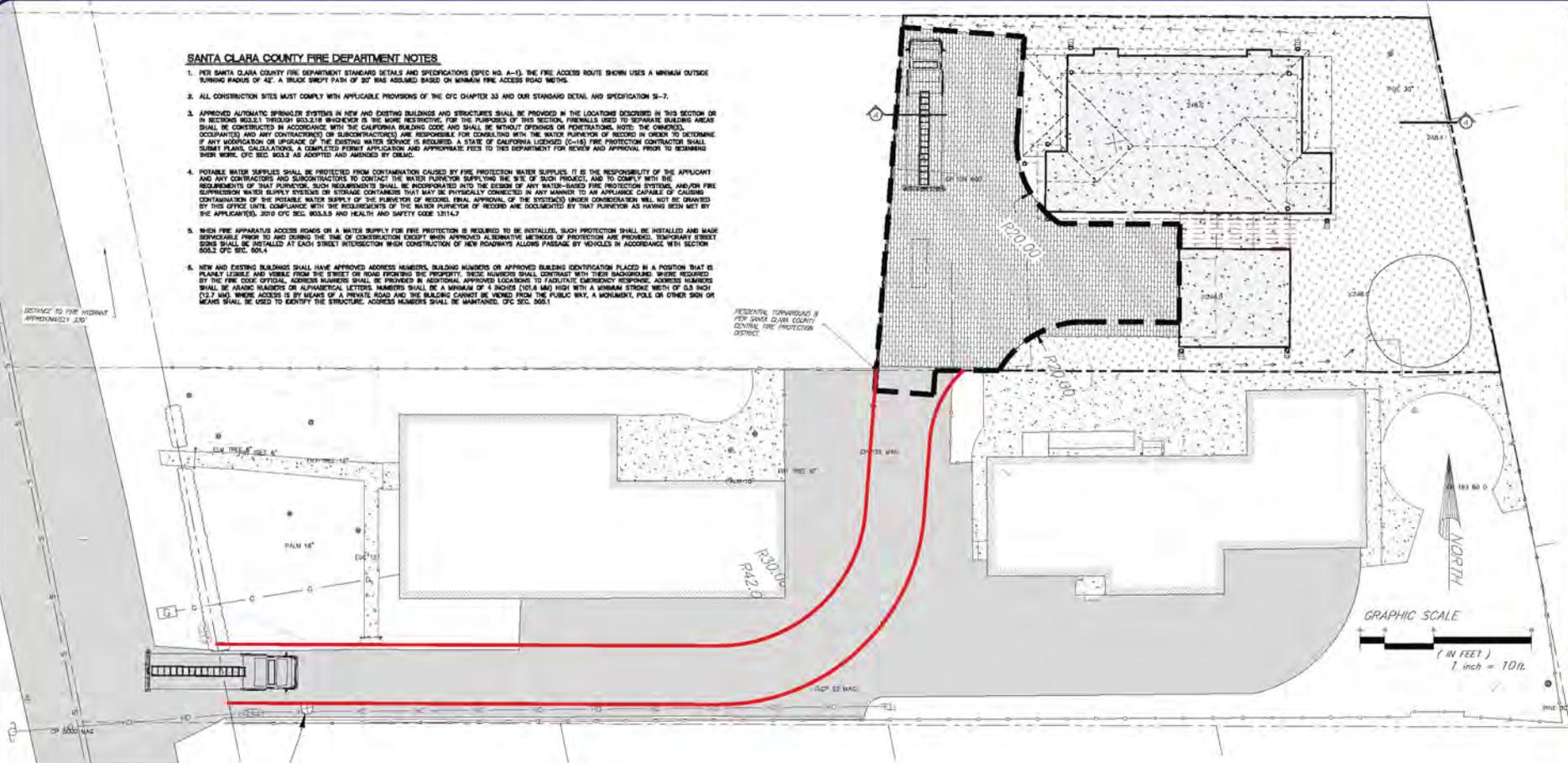
GRADING & DRAINAGE PLAN
 APN: 405-16-007

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SANTA CLARA COUNTY FIRE DEPARTMENT NOTES

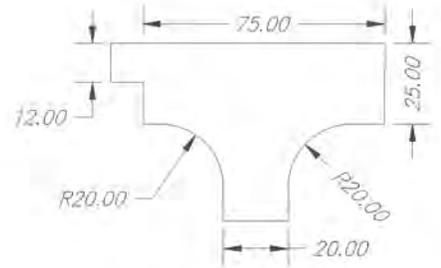
- FOR SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS (SPEC NO. A-1), THE FIRE ACCESS ROUTE SHOWN USES A MINIMUM OUTSIDE TURNING RADIUS OF 42'. A BRUCK SHIFT PAIR OF 20" IS ASSUMED BASED ON MINIMUM FIRE ACCESS ROAD WIDTHS.
- ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.
- APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW AND EXISTING BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION OR IN SECTION 803.2.1.6. WHOEVER IS THE FIRE PROTECTING FOR THE PURPOSES OF THIS SECTION, FIREWALLS USED TO SEPARATE BUILDING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND SHALL BE WITHOUT OPENINGS OR PENETRATIONS. NOTE: THE OWNER, OCCUPANTS AND ANY CONTRACTORS OR SUBCONTRACTORS 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. CFC SEC. 803.2 AS ADOPTED AND AMENDED BY ORD. 61.
- 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). 2019 CFC SEC. 803.2.5 AND HEALTH AND SAFETY CODE 13114.2
- WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY STREET SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES IN ACCORDANCE WITH SECTION 804.2 CFC SEC. 804.4
- 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. BASIC 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 ON ALPHABETIC 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 MARK SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 806.1

APPROVED TURNAROUNDS AS PER SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT

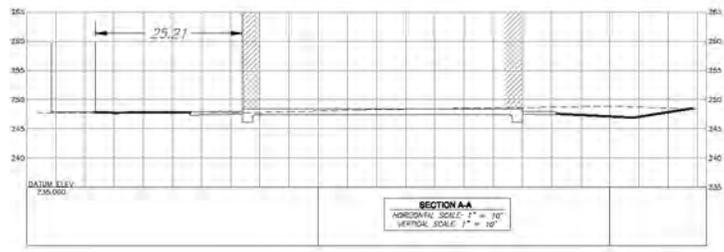


SURFACE LEGEND

- ROOF LINE
- SLAB ON GRADE
- GRAVEL SURFACE
- AC SURFACE
- CONCRETE SURFACE SLO
- PAVER SURFACE SLO
- LANDSCAPE AREA SLO



STANDARD FIRE TRUCK TURNAROUND
PER SANTA CLARA COUNTY CENTRAL FIRE PROTECTION DISTRICT



REVISION BLOCK		
NO.	COMMENTS	RS
1		
2		
3		

THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF DAVID LAMORE IN NOVEMBER, 2018

HOGAN LAND SERVICES
A TOTAL SOLUTION PROVIDER

2065 41ST AVENUE, SUITE A
SANTA CLARA, CALIFORNIA 95051

TEL: (408) 426-5417
FAX: (408) 426-5224

www.hoganls.com

DATE: 10/18
JOB # 2019

DESIGNER: JEFF FLORESER P.E., A2000

FIRE ACCESS PLAN

APN: 405-16-007

STEINWAY AVENUE
CAMPBELL, CALIFORNIA

C7

SITE HOUSEKEEPING REQUIREMENTS

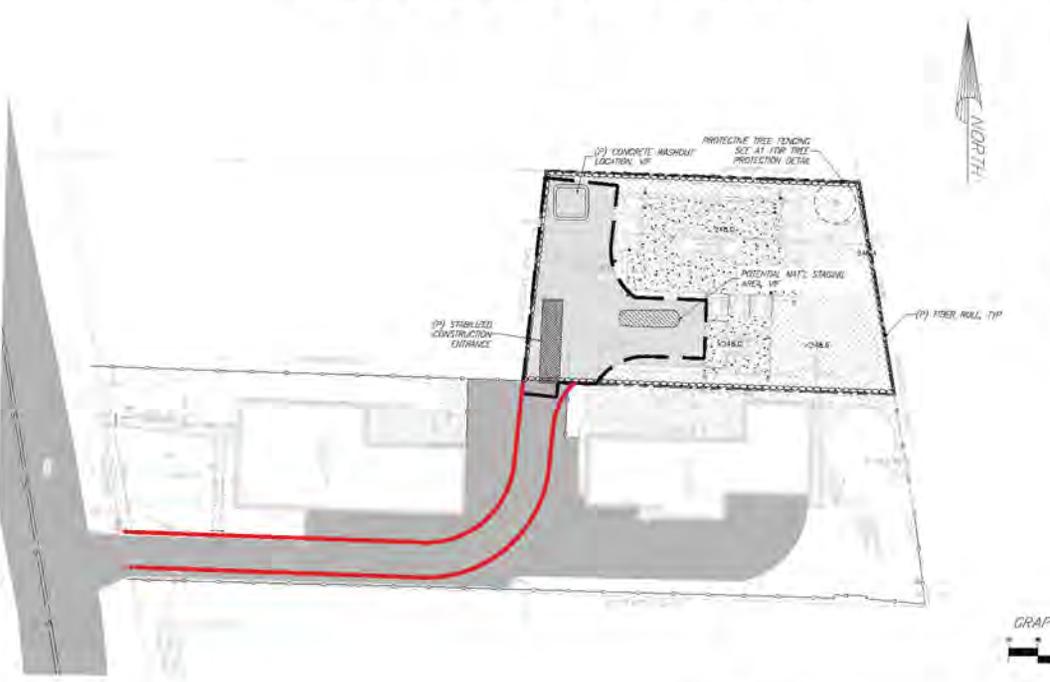
- CONSTRUCTION MATERIALS**
1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (E.G. SOIL, SLAG, AGGREGATE, FLY-ASH, STEEL, MISMAKED LING, ETC.) SHALL BE COVERED AND BARRIERS.
 2. ALL CHEMICALS SHALL BE STORED IN IMPROVED CONTAINERS (WITH APPROPRIATE SECONDARY EQUIPMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) ON P.A. STORAGE SHEET COMPLYING WITH REGULATIONS.
 3. COVERAGE OF CONSTRUCTION MATERIALS TO PREVENT SPILLAGE SHALL BE MAINTAINED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNATED TO BE DISPOSED AND CONSIDERED TO ENVIRONMENTAL CONDITIONS (E.G. PAINTS, EQUIPMENT OILS, CABINETS, CONDENSATORS, REGULATORS, BATTERIES, ETC.).
 4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRANSPORT OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

- WASTE MANAGEMENT**
1. DISPOSAL OF AND PROTECTION OF WASTE MATERIALS ON INTERIORS OR EXTERIORS OF SITE SURFACES AND INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
 2. SOLIDIFICATION FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER AND SHALL BE LOCATED A MINIMUM OF 30 FEET AWAY FROM ANY POLE, STREET OR EXISTING STORM DRAINAGE AREA OF OTHER DRAINAGE FACILITY.
 3. SANITATION FACILITIES SHALL BE ADDED TO REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
 4. OILY WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
 5. DISCHARGE FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
 6. EXISTING WASTE MATERIALS SHALL BE COVERED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
 7. PROHIBITED FROM OFF-SITE: WASTE MATERIALS AND NON-HAZARDOUS WASTE SHALL BE IMPLEMENTED.
 8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF APPROPRIATELY.
 9. CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN AGGREGATE POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND INTO THE SURROUNDING AREAS.

- VEHICLE STORAGE AND MAINTENANCE**
1. MAINTENANCE SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
 2. ALL EQUIPMENT OR VEHICLES WHICH ARE TO BE STORED, MAINTAINED AND STORED OILS SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BARRIERS.
 3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF APPROPRIATELY.

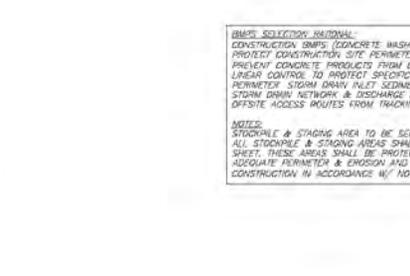
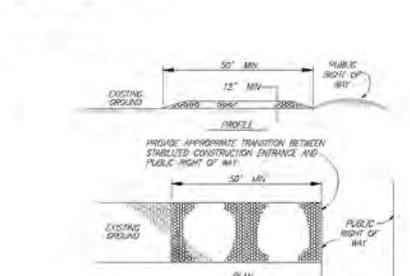
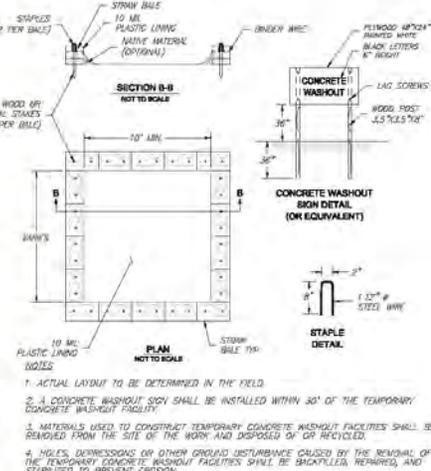
- LANDSCAPE MATERIALS**
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TURFED WHEN THEY ARE NOT ACTIVELY BEING USED.
 2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
 3. DETERMINE THE APPLICATION OF SOIL CONDITIONER LANDSCAPE MATERIAL WHICH GOES BEYOND A FERTILIZER AND LEVEL OF DRAINAGE OR PREVENTION.
 4. APPLY EROSION CONTROL MATERIALS AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER RECOMMENDATIONS OR EXPERIENCED FIELD PERSONNEL.
 5. STOCK FERTILIZER AND OTHER LANDSCAPE MATERIALS IN PALLETS AND COVERED BY STORMWATER SUCH MATERIALS WHICH NOT BEING USED ON SITE.

EROSION CONTROL PLAN



EROSION CONTROL NOTES

1. BETWEEN OCTOBER 15, AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION BY ALL MEANS. ANY GRILLS, FISH BARRIERS, OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT TURBID RUNOFF TO ADJACENT PROPERTIES.
2. UNNECESSARY GRADING AND DISTURBANCE OF SOIL SHALL BE AVOIDED.
3. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF DURING RAINFALL EVENTS.
4. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED AREAS SHALL BE PERMANENTLY REVEGETATED WITH GRASS.
5. ANY MATERIALS STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
6. DURING CONSTRUCTION, NO TURBID SITE WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. SIZE OF SET AND DRAINAGE TEMPS, FISH BARRIERS, OR FISH GRILLS MAY BE USED TO PREVENT SUCH DISCHARGE.
7. CONTRACTOR SHALL NOTIFY THE CITY OF CAMPBELL AT LEAST 48 HOURS BEFORE ANY EROSION CONTROL IS BEGUN.
8. ALL CONSTRUCTION SHALL CONFORM TO REQUIREMENTS OF THE CITY OF CAMPBELL SOI CLEARING, STAGING OR EXCAVATION SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THERE IS AN APPROVED EROSION CONTROL PLAN. ALL EXPOSED SOIL SHALL BE COVERED, BARRIERS, OR OTHERWISE PROTECTED BY OCTOBER 15.
9. CONSTRUCTION SHALL INSTALL UNDERPROGRAM STORM DRAIN SYSTEM AND STORM DRAIN INLET BARRIERS PRIOR TO OCTOBER 15.
10. BARE SOIL SHALL BE COVERED WITH SEED AND STRAW BALECH AT AN APPLICATION RATE OF 3 LB/1000 S.F. AND COVERED WITH A LAYER OF STRAW AT AN APPLICATION RATE OF 3-5 BALS/1000 S.F.



3 CONCRETE WASHOUT
 CONCRETE WASHOUT SHALL BE USED AS A LAST RESORT ONLY. INSTRUCT TRUCKS TO RETURN TO PLANT W/ SPILLS

2 STABILIZED CONSTRUCTION ENTRANCE

1 FIBER ROLL BARRIER
 NOTE: INSTALL FIBER ROLL ON CONDUIT

WATER COLLECTION DETAIL:
 CONSTRUCTION SITES (CONCRETE WASHOUT, CONSTRUCTION ENTRANCE, LINEAR CONTOURS) SELECTED TO PROTECT CONSTRUCTION SITE PERIMETER FROM NON STORM WATER DISCHARGE. CONCRETE WASHOUT TO PREVENT CONCRETE PRODUCTS FROM DISCHARGING FROM CONSTRUCTION SITE. FIBER ROLLS/STAY FENCE/ LINEAR CONTROLS TO PROTECT SEDIMENT STOCKPILES OR STAGING AREAS. & THE CONSTRUCTION SITE PERIMETER. STORM DRAIN INLET SEDIMENT BARRIERS TO PREVENT NON STORM WATER FROM ENTERING THE STORM DRAIN NETWORK & DISCHARGE FROM SITE. CONSTRUCTION STABILIZED ENTRANCE TO PROTECT OFFSITE ACCESS ROUTES FROM TRACKING OFF THE JOB SITE.

NOTES:
 STOCKPILE & STAGING AREA TO BE SELECTED BY PROJECT GENERAL CONTRACTOR OR RESPONSIBLE PARTY. ALL STOCKPILE & STAGING AREAS SHALL BE LOCATED WITHIN THE DISTURBED AREA LIMITS SHOWN ON THIS SHEET. THESE AREAS SHALL BE PROTECTED AT ALL TIMES TO PREVENT NON STORM WATER DISCHARGE. ADEQUATE PERIMETER & EROSION AND SEDIMENTATION CONTROLS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION IN ACCORDANCE W/ NOTES ON SHEET 62 & PROJECT SHEET 9 IF APPLICABLE.

REVISION BLOCK		
NO.	COMMENTS 1-26-19	RS
1		
2		
3		

HOGAN LAND SERVICES
 2064 41ST AVENUE, SUITE A
 CAMPBELL, CALIFORNIA 95008
 TEL: (925) 426-4147
 FAX: (925) 426-4224
 www.hoganland.com
 APN: 405-16-007
 EROSION CONTROL PLAN
 C8

FRESH CONCRETE AND MORTAR APPLICATION BEST MANAGEMENT PRACTICES FOR:

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

- When coming to your driveway or sidewalk construction, wash from your dirt area, not down the driveway or onto the street or storm drain.
- Place bag holder or dust control outside driveway to capture runoff carrying mortar in current before it reaches the storm drain.

- Secure bags of cement after they are open. Do not keep work bags or remove powder away from bags, sweep driveways, sidewalks and roof.

- When breaking up concrete, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.

- Dispose of small amounts of clean, dry concrete, grout, and mortar in the trash.
- Never bury waste material.

GENERAL BUSINESS PRACTICES

- Built in your yard and the construction site, always wear both dry and wet material under cover, protected from rainfall and runoff.
- Swept by materials from wind.

- Sweep bags of cement after they are open. Do not keep work bags or remove powder away from bags, sweep driveways, sidewalks and roof.

- Built out concrete structures in designated wash-out area in your yard, where the water will flow into concrete ponds or silt silt.
- Whenever possible, recycle washed or pumped back into concrete for reuse. Never dispose of concrete in the street, storm drain, drainage ditches, or streams.

DURING CONSTRUCTION

- Don't mix up new fresh concrete to cement that you will use in early.
- Set up and operate silt fences on top or heavy plastic strip fabric.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-based mortar that wash into lakes, streams, or streams are toxic to fish and the aquatic environment. Disposing of these materials in the storm drain or creek causes various problems and is prohibited by law.

ROADWORK AND PAVING BEST MANAGEMENT PRACTICES FOR THE:

- Builders
- Contractors
- General contractors
- Home builders
- Developers

- Develop and implement erosion control plan for construction site.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform minor pipe repair, install designated areas at your yard, away from the construction site.

- When refueling or vehicle equipment maintenance must be done on site, designate a specific area for refueling and maintenance.

- Do not use diesel fuel in designated equipment or zone.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
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STORM DRAIN POLLUTION FROM EARTH MOVING ACTIVITIES

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

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STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and potholes repairs lay down right in the street, where there are numerous opportunities for storm drain contamination by asphalt, cement slurry, or untreated materials. Extra planning is required to store and dispose of materials properly and prevent significant pollution of storm drains and creeks.

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LANDSCAPING, GARDENING, AND POOL MAINTENANCE BEST MANAGEMENT PRACTICES FOR THE:

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

- Never discharge pool or spa water to a street or storm drain.
- Fill.
- When emptying a pool or spa, for example, discharge for a few days, and then empty the water by draining it gradually into 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. Consult algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a general herbicide. Storage treatment technology cannot remove all of the metals that enter a treatment plant.

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- Do not mix or take liquids out into the street.

GENERAL BUSINESS PRACTICES

- Protect walkways and landscaping materials from wind and rain by covering them under tarps or covered plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a site 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 your lawn with hula hula or other erosion control.
- Recycling is an excellent form of erosion control for any site.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose and reverse the likelihood that earth and garden chemicals will runoff into the storm drain 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 in aquatic life.

ROADWORK AND PAVING BEST MANAGEMENT PRACTICES FOR THE:

- Builders
- Contractors
- General contractors
- Home builders
- Developers

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HEAVY EQUIPMENT OPERATION BEST MANAGEMENT PRACTICES FOR THE:

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

- Never leave down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rug) whenever possible. If you must use water, use just enough to stop the dirt down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dirt control.
- Clean up spills in dirt areas by digging up and properly disposing of contaminated soil.
- Report spill event spills to the appropriate response agencies immediately.

- Designate one area of the construction site, well away from construction 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 have a car and engine, never use, add oil, or replace motor oil, radiator coolant, or other fluids on site, use drip tray or drip cloth to catch drips and spills. Collect all spent fluids, store in sealed containers, and recycle whenever possible.
- Do not use diesel fuel in designated equipment or zone.
- Do not mix or take liquids out into the street.

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SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

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ROADWORK AND PAVING BEST MANAGEMENT PRACTICES FOR THE:

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- Contractors
- General contractors
- Home builders
- Developers

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PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

- Painters
- Pipefitters
- Plumbers
- Electricians
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

- Never clean brushes or remove paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint, not brushes in the street possible and rinse in the sanitary sewer.
- For oil based paints, paint, not brushes in the street possible, filter and reuse fillers and solvents. Dispose of excess liquids, not: combine as hazardous waste.
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ROADWORK AND PAVING BEST MANAGEMENT PRACTICES FOR THE:

- Builders
- Contractors
- General contractors
- Home builders
- Developers

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PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

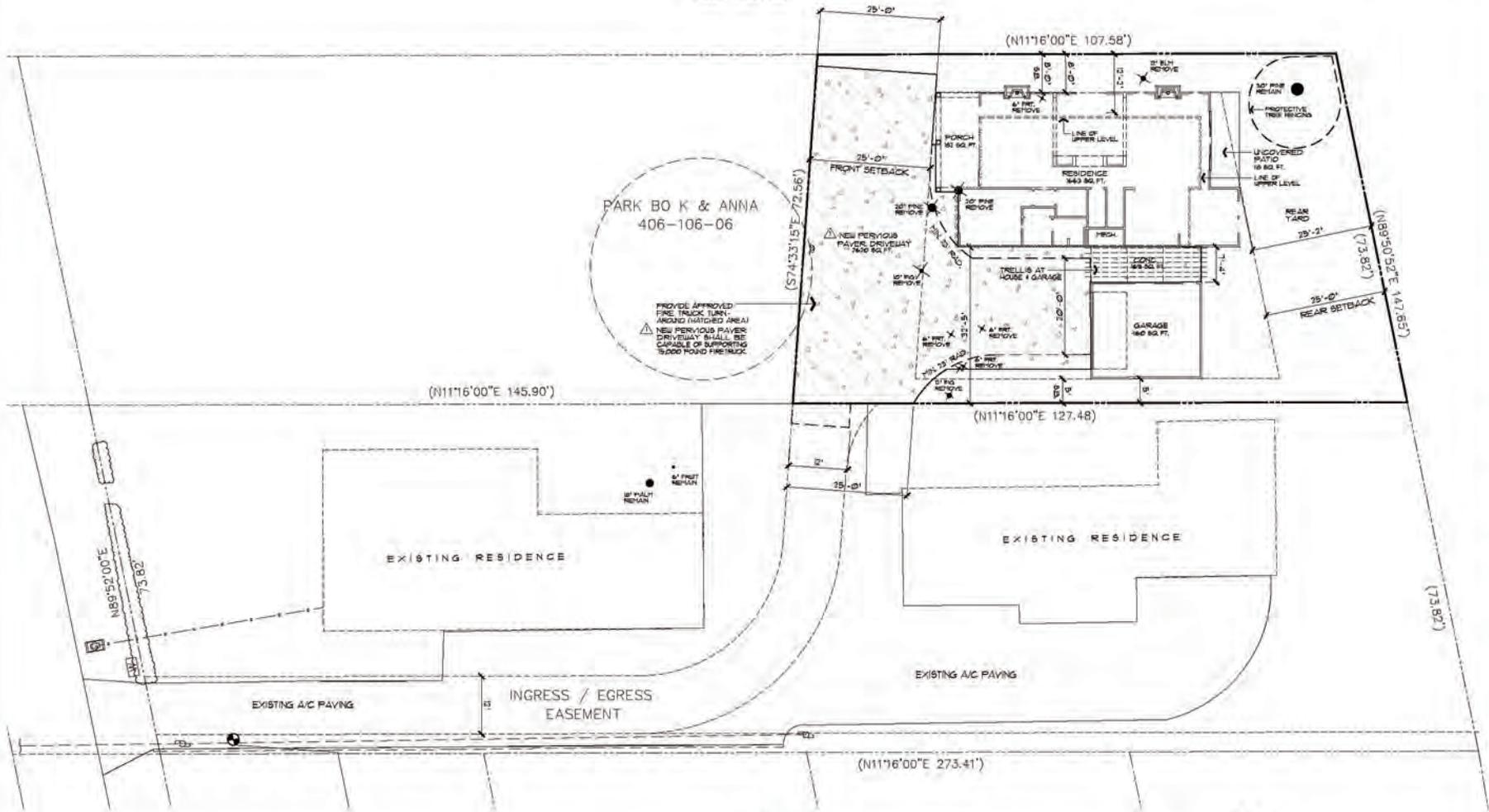
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- Report spill event spills to the appropriate response agencies immediately.

- Designate one area of the construction site, well away from construction or storm drain inlets, for auto and equipment parking

DAFTARI-FARAHBAKSH
NAZANIN (TE)
406-106-06



PARK BO K & ANNA
406-106-06

PROVIDE APPROVED
FIRE TRUCK TURN
AROUND (HATCHED AREA)
NEW PERVIOUS PAVED
DRIVEWAY SHALL BE
CAPABLE OF SUPPORTING
15,000 POUND FIRE TRUCK

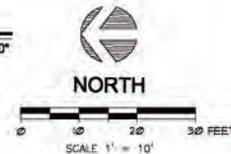
Site Plan

GENERAL NOTES:
 VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
 SLOPE ALL FINISH GRADIES & FINISH PAVING 1% AWAY FROM STRUCTURE FOR DRAINAGE & LANDSCAPED AREAS & MIN. 2% SLOPE & PAVED AREAS.
 ALL DOWNPOUTS SHALL DIRECTLY RAINWATER AWAY FROM FOUNDATION.
 ALL CONCRETE PLACEMENT (DRIVEWAY, WALKS, ETC.) SHALL BE CONSTRUCTED IN ACCORDANCE OF THE CDC.

REFER TO THE CIVIL DRAWINGS FOR ALL ON-SITE & ALL ON-SITE IMPROVEMENTS.
 REFER TO THE CIVIL DRAWINGS FOR ALL ON-SITE GRADING AND DRAINAGE REQUIREMENTS.

SCALE: 1"=8'-0"

LOT SIZE (NET)	AREA (SQ. FT.)
LOT SIZE (NET)	8504 SQ. FT.
HOUSE	1643 SQ. FT.
GARAGE	440 SQ. FT.
ENTRY PORCH	10 SQ. FT.
REAR PORCH	18 SQ. FT.
TRELLIS	189 SQ. FT.
BUILDING COVERAGE	2300 SQ. FT. (26.9 %)
PAVING COVERAGE	2820 SQ. FT. (32.9 %)
LANDSCAPE COVERAGE	3250 SQ. FT. (38.1 %)



NO./DATE/REVISION
1. 11/21/2016 COMMENTS 1-31-16

UNIQUE HOME DESIGNS
 Land Planning and Residential Design
 495 Citrus Lane, St. Jose, California 95123
 (408) 372-3554

Proposed Site Plan
 Steinway Partners
 Steinway Avenue
 Campbell, California

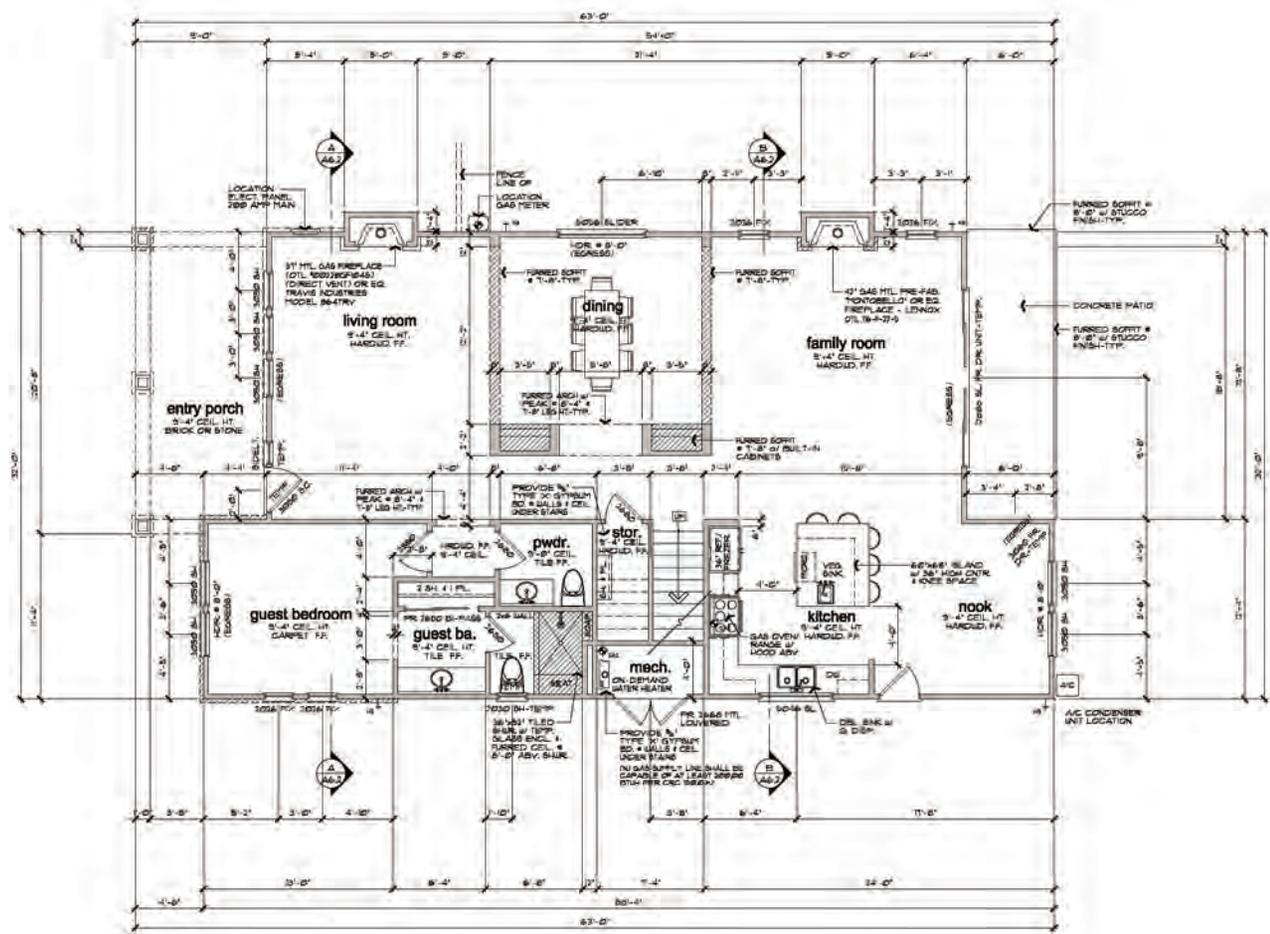
DATE: FEB. 2, 2016
 SCALE: 1"=10'
 PROJECT MANAGER: GREG ZIERMAN
 DRAWN BY: GZ
 JOB NO: STEINWAY-2016
 SHEET: A1

GENERAL NOTES:

- 1.0001 ALL DOOR SIZES SHALL BE FOR DESIGN PURPOSES ONLY. ACTUAL SIZES & DOOR SIZES SHALL BE PROVIDED BY THE MANUFACTURER. DOOR & WINDOW SIZES SHALL BE CALLED OUT FROM MANUFACTURER'S SPECIFICATIONS. APPROXIMATE SIZES TO BE USED - PARENTHESIZED (SIZES)
- 1.0002 ALL INTERIOR DOORS SHALL BE 4'-0" WIDE
- 1.0003 ALL EXTERIOR DOORS SHALL BE 4'-0" WIDE
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CAL Green Requirements

- 1.0001 ALL DOORS SHALL BE 4'-0" WIDE
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Main Level Floor Plan

1863 sq. ft. Main Level
 1275 sq. ft. Upper Level
 2938 sq. ft. Total Living Area
 460 sq. ft. Garage
 3398 sq. ft. Total Floor Area - 39.9%



NO DATE/REVISION
1. PLAN NO. COMMENTS 1-3-15

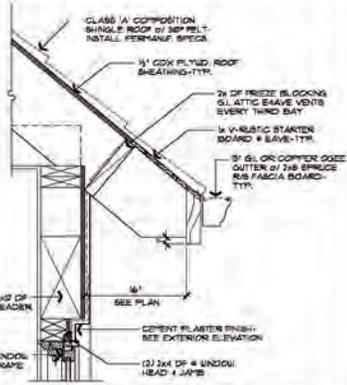
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 Lead Planning and Residential Design
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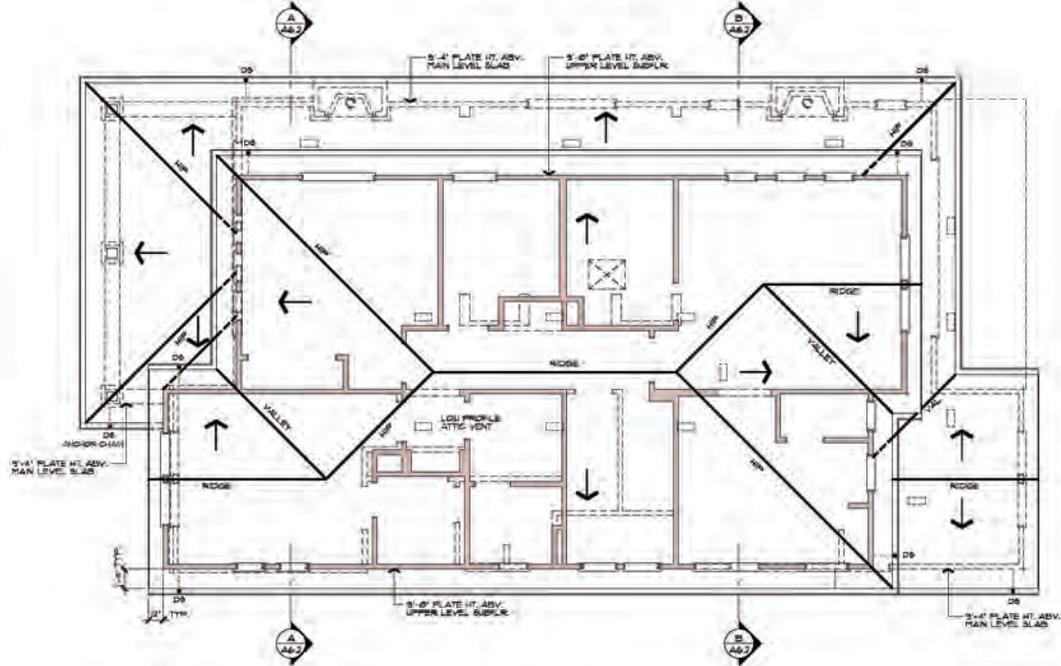
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1 TYPICAL EAVE DETAIL



Roof Plan

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

ROOF PLAN NOTES:

ROOF SLOPE IS TO BE 4:12.

ARROWS INDICATE DIRECTION OF ROOF SLOPE.

MAIN LEVEL PLATE HEIGHT SHALL BE 5'-0" SLAB.

UPPER LEVEL PLATE HEIGHT SHALL BE 9'-0" UNDO OVERLANDS ARE TO BE 3" AT EAVES & 2" AT GABLES UNDO

PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER CBC = TYPICAL

INSTALL G.I. METAL ROOF JACKS FOR PLUMBING VENTS, ETC. AS REQUIRED

PROVIDE 3" DIA. G.I. DOWNSPOUTS AT 3" DIA. DOWNSPOUTS CONNECT ALL DOWNSPOUTS SHALL DRAIN WATER AWAY FROM FOUNDATIONS AND ONTO VEGETATED AREAS - TYPICAL

MAIN LEVEL ATTIC VENTILATION:

723 SQ. FT. OF ATTIC SPACE @ 150' x 482 SQ. FT. 482 SQ. FT. x 144 SQ. INCHES = 69312 SQ. INCHES REQUIRED PROVIDE GALV. 8" x 27" ATTIC EAVE VENTING = 1260 SQ. IN. OF ATTIC VENTING PER EACH EAVE VENT 69312 SQ. IN. ÷ 1260 = 5498.56 SQ. IN. REQUIRED 48000 SQ. INCHES REQUIRED = 78 SQ. INCHES PER EACH EAVE VENT = 81 OR 8 ATTIC EAVE VENTS REQUIRED

A MINIMUM OF 50% OF REQUIRED VENTILATING AREA SHALL BE PROVIDED BY CHIMNEY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE

81225 SQ. IN. ÷ 81 = 818.88 SQ. IN. x 4.8 ON 1 CHIMNEY VENT SHALL BE REQUIRED 3 FEET ABOVE EAVE PER CBC

NOTE: ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING CHIMNEY FRIDGE PROFILE VENTS-TYPICAL

UPPER ATTIC VENTILATION:

1713 SQ. FT. OF ATTIC SPACE @ 100' x 1713 SQ. FT. 846 SQ. FT. x 144 SQ. INCHES = 121632 SQ. INCHES REQUIRED PROVIDE GALV. 8" x 27" ATTIC EAVE VENTING = 1260 SQ. IN. OF ATTIC VENTING PER EACH EAVE VENT 121632 SQ. IN. ÷ 1260 = 9649.33 SQ. IN. REQUIRED 48000 SQ. INCHES REQUIRED = 78 SQ. INCHES PER EACH EAVE VENT = 81 OR 8 ATTIC EAVE VENTS REQUIRED

A MINIMUM OF 50% OF REQUIRED VENTILATING AREA SHALL BE PROVIDED BY CHIMNEY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE

81225 SQ. IN. ÷ 81 = 818.88 SQ. IN. x 4.8 ON 1 CHIMNEY VENT SHALL BE REQUIRED 3 FEET ABOVE EAVE PER CBC

NOTE: ROOFING CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING CHIMNEY FRIDGE PROFILE VENTS-TYPICAL

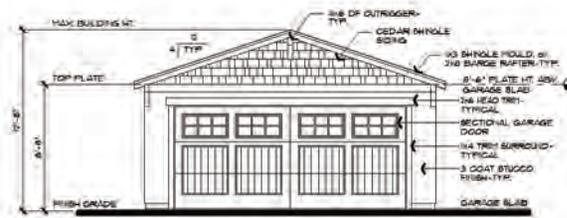
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 498 Chabot Lane, San Jose, California 95128
 (408) 972-1594

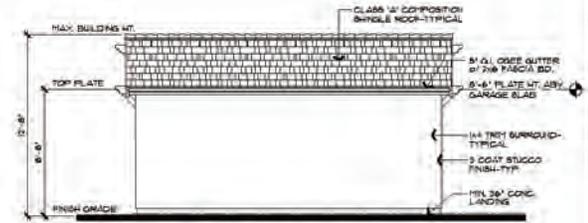
UNIQUE HOME DESIGNS
 and Residential Design
 Land Planning
 498 Chabot Lane, San Jose, California 95128
 (408) 972-1594

PROPOSED ROOF PLAN
 STEINWAY PARTNERS
 STEINWAY AVENUE
 CAMPBELL, CALIFORNIA

DATE: FEB. 4, 2019
 SCALE: 1/4" = 1'-0"
 PROJECT NUMBER: GARCIA / FERRMAN
 DRAWN: JC
 JOB NO.: STEINWAY-2019
 SHEET:



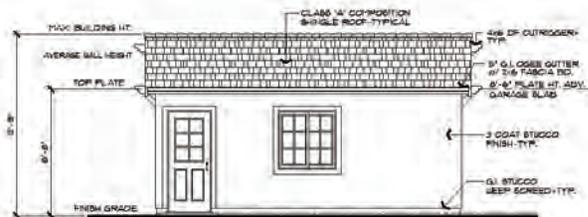
Front Elevation



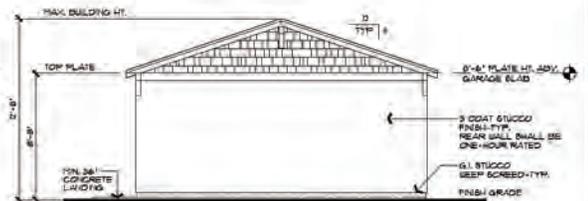
Right Elevation



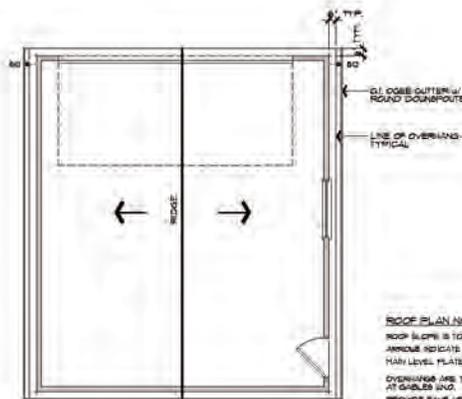
C Cross Section



Left Elevation



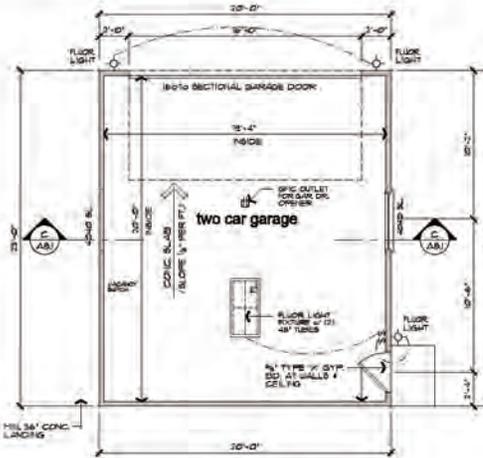
Rear Elevation



ROOF PLAN NOTES:
 ROOF SLOPE IS TO BE 12:12.
 ARROWS INDICATE DIRECTION OF ROOF SLOPE.
 MAIN LEVEL PLATE HEIGHT SHALL BE 8'-0" UNO.
 OVERHANGS ARE TO BE 6" AT EAVES + 6" AT GABLES UNO.
 PROVIDE BAY VENTS FOR ATTIC VENTILATION PER CBC - TYPICAL.
 VENT ALL 8" MINIMUM ROOF JOCKS FOR PLUMBING VENTS, ETC. AS REQUIRED.
 PROVIDE 2" x 4" x 8" GUTTER w/ 3" DIA. DOWNSPOUT. CONNECT ALL DOWNSPOUTS SHALL DIRECT ROOF WATER AWAY FROM FOUNDATIONS AND OTHER VULNERABLE AREAS - TYPICAL.

Garage Roof Plan

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



Garage Floor Plan

460 sq. ft. Garage Area

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

GENERAL NOTES:

WOOD & DOOR SIZES SHOWN ARE FOR DESIGN PURPOSES ONLY. ACTUAL UNDOOR & DOOR SIZES SHALL BE DETERMINED BY THE TRADES. MAKE & MODEL NUMBERS SHALL BE CALLED OUT PER APPLICABLE MANUFACTURER'S SPECIFICATIONS. WINDOWS TO BE GLAZED (FINISH).

ALL EXTERIOR HEADINGS SHALL BE 4" x 4" UNO.

ALL EXTERIOR DOORS SHALL BE AT LEAST 3 1/2" THICK.

ALL GLASS DOORS, GLASS WITHIN 24" OF DOORS & WITHIN 8" OF FLOORS GLASS SUBJECT TO MECHANICAL ETC. SHALL BE SAFETY TEMPERED PER CBC.

SEAL ALL EXTERIOR WALLS WITH GOM FLYWOOD TYPICAL THROUGHOUT.

ALL MOSE BUBBS SHALL HAVE NON-REMOVABLE TYPE BACK-FLUSH PREVENTION DEVICE.

ELECTRICAL NOTES:

ANY PERMANENTLY INSTALLED LIGHT FIXTURES MUST CONTAIN NON-FUSIBLE JOE (JOE) AMPERAGE & CORN LAMP. LAMP ARE CORN LAMP. LAMP HOLDERS MUST BE MARKED AS LOW-VOLT OR HIGH-VOLT. FOR USE IN ENCLOSED SPACES. PER CBC 90.0.0.0.

ALL OUTDOOR LIGHTS SHALL BE HIGH EFFICACY WITH FULL ON/OFF SWITCH AND ONE OF THE FOLLOWING:
 1. PHOTOELECTRIC AND MOTION SENSOR.
 2. PHOTOELECTRIC AND AUTOMATIC LIGHT CONTROL.
 3. PHOTOELECTRIC AND AUTOMATIC LIGHT CONTROL.
 4. REMOTE MANAGEMENT CONTROL SYSTEM.

NOTES:

ELECTRICAL CONTINUITY SHALL NOT BE A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 200-MA VOLT CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE. THE RACEWAY SHALL BE THE TRADEWAY SHALL ORIGINATE AT THE MAIN SERVICE PANEL OR SUBPANEL AND SHALL TERMINATE INTO A LAMP CABINET OR BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN BY CHANGING RACEWAYS ARE REQUIRED TO BE CONTIGUOUS AT ENDS AND BRANCHES PER CALIFORNIA LAW 91.

ALL LIGHTING IN THE GARAGE SHALL BE HIGH EFFICACY AND SHALL BE CONTROLLED BY A VENTILATION SENSOR (THERMO-ON OCCUPANCY SENSOR) PHOTOELECTRIC SENSOR AND PHOTOELECTRIC (MOTION SENSOR) PER CBC 90.0.0.0.

NO.	DATE	REVISION

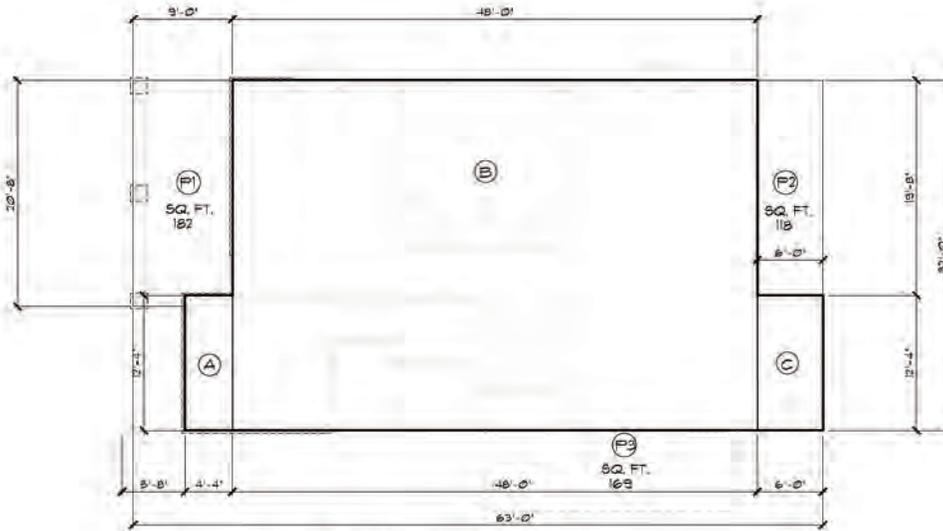
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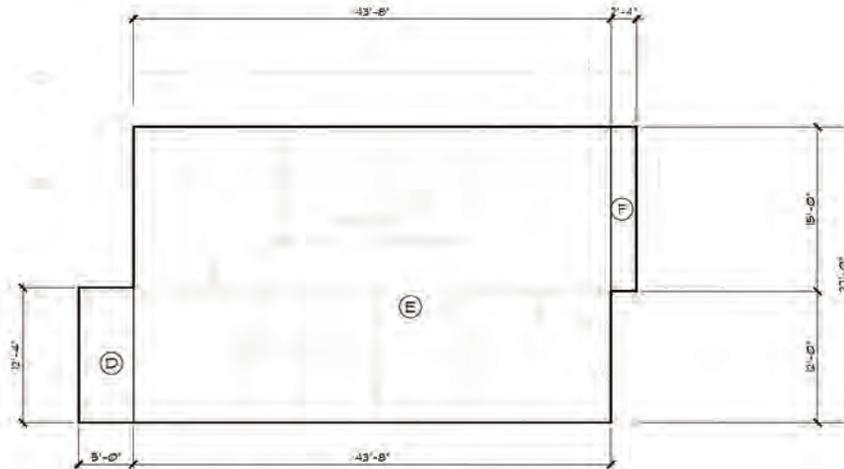
PROJECT TITLE: Detached Garage Plan & Elevations
 PROJECT NUMBER: Stainway Partners
 PROJECT ADDRESS: Stainway Avenue, Campbell, California

DATE: FEB. 4, 2018
 SCALE: 1/4"=1'-0"
 PROJECT NUMBER: G2
 DRAWN BY: G2
 JOB NO.: STEINWAY-2018
 SHEET:

A8



MAIN LEVEL FLOOR AREA DIAGRAM
SCALE: 3/16" = 1'-0"



UPPER LEVEL FLOOR AREA DIAGRAM
SCALE: 3/16" = 1'-0"

Square Footage Calculation

△ LOT SIZE: 8,504 SQ. FT.
 MAIN LEVEL FLOOR AREA:
 A. 4'-4" x 12'-4" = 53.38 SQ. FT.
 B. 48'-0" x 32'-0" = 1536.00 SQ. FT.
 C. 6'-0" x 12'-4" = 73.98 SQ. FT.
 MAIN LEVEL AREA: 1663.28 SQ. FT. (1663 SQ. FT.)

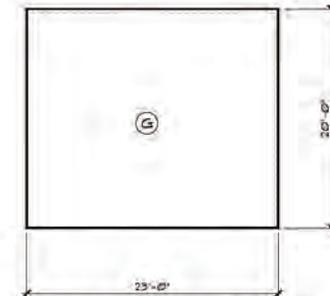
UPPER LEVEL FLOOR AREA:
 D. 5'-0" x 12'-4" = 61.65 SQ. FT.
 E. 43'-0" x 21'-0" = 903.00 SQ. FT.
 F. 2'-4" x 15'-0" = 34.95 SQ. FT.
 UPPER LEVEL AREA: 1275.42 SQ. FT. (1275 SQ. FT.)

GARAGE AREA:
 G. 20'-0" x 23'-0" = 460.00 SQ. FT.
 GARAGE AREA: 460.00 SQ. FT. (460 SQ. FT.)

MAIN LEVEL AREA: 1663 SQ. FT.
 UPPER LEVEL AREA: 1275 SQ. FT.
 TOTAL LIVING AREA: 2938 SQ. FT.
 GARAGE AREA: 460 SQ. FT.
 TOTAL FLOOR AREA: 3398 SQ. FT. (339.9%)

PORCHES:
 P1. 9'-0" x 20'-2" = 182.00 SQ. FT.
 P2. 6'-0" x 19'-0" = 114.00 SQ. FT.
 P3. 7'-4" x 23'-0" = 169.92 SQ. FT.
 COVERED PORCH AREA: 465.92 SQ. FT. (466 SQ. FT.)

SITE COVERAGE:
 △ LOT SIZE (NET): 8,504 SQ. FT.
 HOUSE: 1663 SQ. FT.
 GARAGE: 460 SQ. FT.
 ENTRY PORCH: 182 SQ. FT.
 REAR PORCH: 114 SQ. FT.
 TRELLIS: 16.9 SQ. FT.
 BUILDING COVERAGE: 2320 SQ. FT. (30.8 %)
 △ PAVING COVERAGE: 2,820 SQ. FT. (30.8 %)
 △ LANDSCAPE COVERAGE: 3204 SQ. FT. (38.1 %)



GARAGE FLOOR AREA DIAGRAM
SCALE: 3/16" = 1'-0"

NO.	DATE	REVISION
1		CONCEPT
2		
3		
4		
5		

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DRAWN TITLE: Square Footage Diagram
 JOB TITLE: Steinway Partners
 JOB ADDRESS: Steinway Avenue, Campbell, California

DATE: FEB 4, 2018
 SCALE: 3/16" = 1'-0"
 PROJECT MANAGER: GREG ZIERMAN
 DRAWN: GZ
 JOB NO.: STEINWAY-2018
 SHEET: A9

