



CITY OF CAMPBELL
Community Development Department

February 26, 2021

NOTICE OF PUBLIC HEARING
THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM

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, **March 9, 2021**, for a Public Hearing to consider the application of Akbar Abdollahi for a Planned Development Permit (PLN-2018-225) to allow the construction of nine (9) single family residences, a new private street, and associated site and landscaping improvements; a Tentative Subdivision Map to subdivide the site into nine (9) single-family lots with one (1) common lot; a Parking Modification Permit to allow a reduction in the number of required parking spaces; a Tree Removal Permit to allow the removal of one (1) fruitless mulberry tree; and a Variance to allow the retention of existing overhead utility lines and/or the placement of new poles for property located at **202 W. Rincon Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to electronically participate in this Zoom PC meeting at https://us02web.zoom.us/webinar/register/WN_QRq7_Ld6R5mPvs3hsgTtPQ. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, March 5th, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. 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 by email to planning@campbellca.gov. Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by Friday, February 26th, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or ClerksOffice@campbellca.gov at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

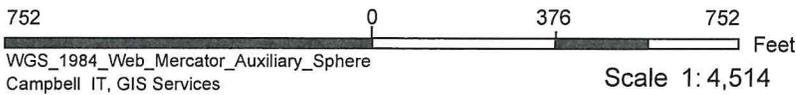
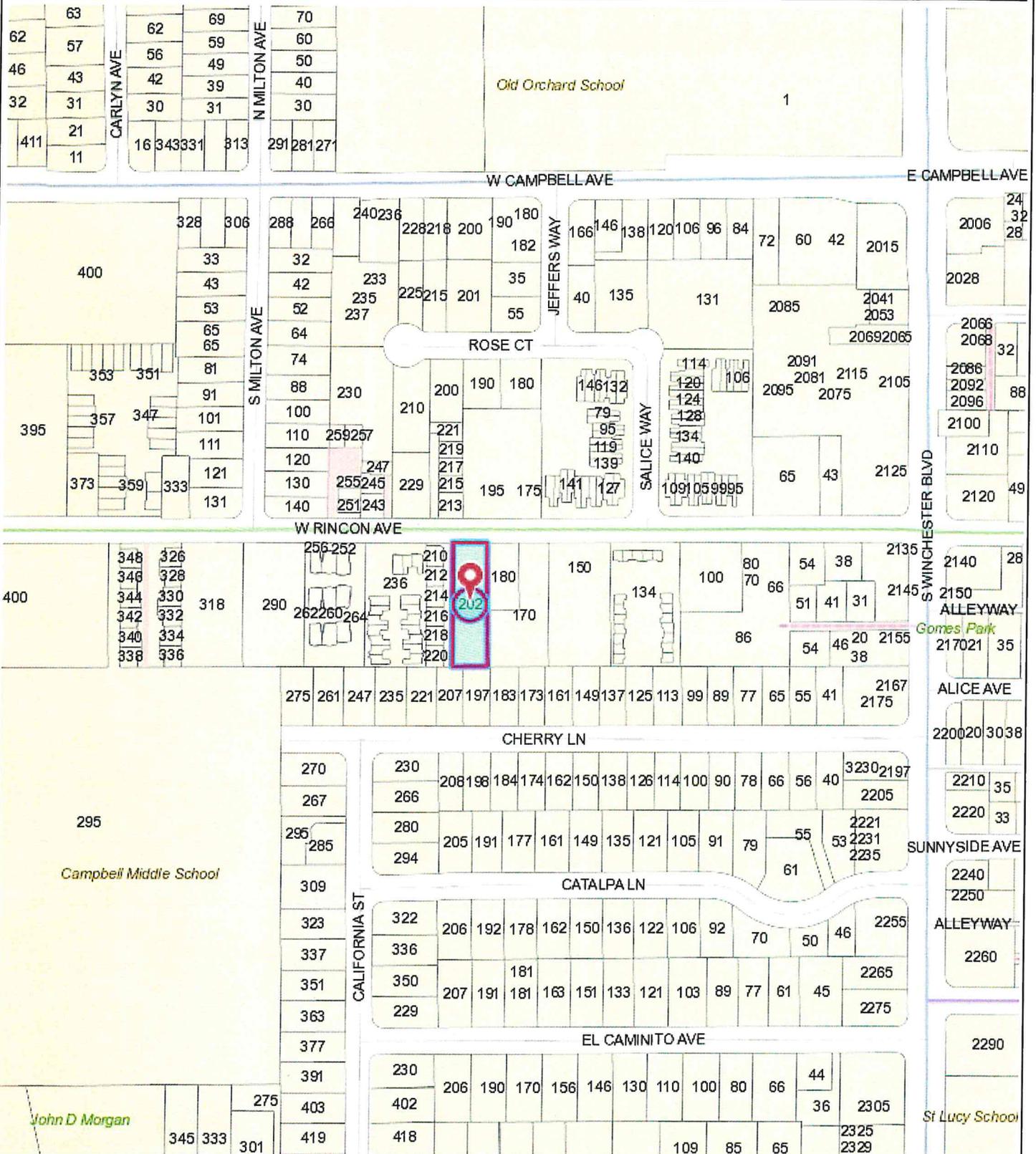
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE:

When calling on this Notice, refer to **202 W Rincon Ave**



Location Map - 202 W Rincon Ave



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

PROPOSED RESIDENTIAL PROJECT AT: 202 WEST RINCON AVENUE, CAMPBELL, CA

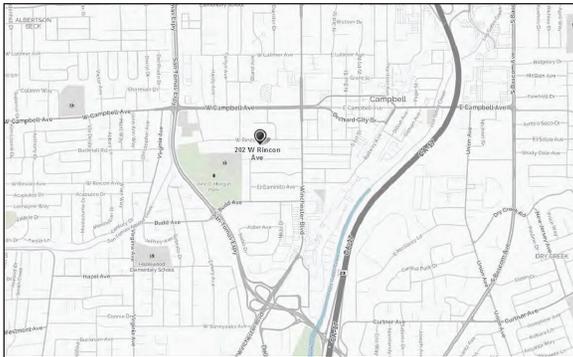
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| PARCELS | AREA SQ. FT. | AREA AC. |
|-------------------|--------------|----------|
| LOT 1 | 1,978 | 0.045 |
| LOT 2 | 1,162 | 0.027 |
| LOT 3 | 1,271 | 0.029 |
| LOT 4 | 1,271 | 0.029 |
| LOT 5 | 1,122 | 0.026 |
| LOT 6 | 1,122 | 0.026 |
| LOT 7 | 1,272 | 0.029 |
| LOT 8 | 1,272 | 0.029 |
| LOT 9 | 2,174 | 0.050 |
| LOT A COMMON AREA | 6,020 | 0.230 |
| TOTAL | 22,674 | 0.521 |

SEE SHEET C-1 FOR IMPERVIOUS AND LANDSCAPE AREAS CALCULATIONS



VICINITY MAP

202 W. RINCON AVE.
CAMPBELL, CA 95008

A2 LAND INVESTMENT, LLC
MR. AKBAR ABDULLAHI
(408) 202-1100

APN # 305-33-007
ZONING : P-D (PLANNED DEVELOPMENT)
OCCUPANCY TYPE: R-3/U
CONSTRUCTION TYPE: V-B
LOT AREA: 22,674 S.F. / GROSS 25,074 S.F. TO CENTER LINE OF STREET

PROJECT SCOPE:
DEMOLISH EXISTING HOUSE AND CONSTRUCT
8 SINGLE FAMILY 3 STORY HOMES WITH ATTACHED 2 CARS GARAGE EACH
AND 1 SINGLE FAMILY 2 STORY HOME WITH ATTACHED 2 CARS GARAGE

THE PROVISION OF TWO FUTURE (2) INTERIOR ACCESSORY DWELLING UNITS
IN ACCORDANCE WITH CMC 21.23.090
THE FUTURE UNITS WILL BE LOCATED IN THE FIRST FLOOR OF UNITS 5 & 6

PARKING PROVIDED: 26 CARS
2 COVERED IN EACH GARAGE = 18 CARS
PLUS 8 GUEST PARKING

| SQUARE FOOTAGE SUMMARY FOR THE PROJECT | |
|--|----------------|
| TOTAL LIVING AREA | 17,020 SQ. FT. |
| GARAGES AREA | 3,240 SQ. FT. |
| TOTAL AREA | 20,260 SQ. FT. |
| FAR | 89% (OF NET) |
| LOT COVERAGE (7,180 S.F.) | 31.7 % |

| DEVELOPMENT DATA | | | |
|---------------------------------------|---------------|------------|---------------|
| SQUARE FOOTAGE SUMMARY FOR EACH UNIT: | | | |
| | LIVING AREA | GARAGE | TOTAL |
| LOT 1 TO 8 | 1,910 SQ. FT. | 360 SQ.FT. | 2,270 SQ.FT. |
| LOT 9 | 1,740 SQ. FT. | 360 SQ.FT. | 2,100 SQ.FT. |
| TOTAL S.F. | - | - | 20,260 SQ.FT. |

SHEET INDEX

- A1.0 PROJECT DATA
- A1.1 SITE PLAN
- A1.2 EXISTING SITE PLAN
- A1.3 CONSTRUCTION STAGING PLAN
- L1.1 CONCEPTUAL LANDSCAPE PLAN

- A2.1 FLOOR PLANS LOTS 1 TO 8
- A2.2 FLOOR PLANS LOT 9

- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A3.3 EXTERIOR ELEVATIONS LOT 9

- A4.0 STREETScape / SECTIONS
- A4.1 STREETScape / SECTIONS
- A5 ROOF PLANS

- C-1 COVER SHEET / DETAILS / NOTES
- C-2 PRELIMINARY GRADING PLAN
- C-3 STORM WATER CONTROL PLAN / DETAILS
- C-4 PRELIMINARY UTILITY
- TM TENTATIVE MAP

- E1-1 DRIVEWAY LIGHTING PLAN AND SCHEDULES
- E1-2 DRIVEWAY PHOTOMETRIC PLAN
- E1-3 LIGHTING SCHEDULES AND DETAILS

AUTOMATIC RESIDENTIAL FIRE SPRINKLERS TO BE
INSTALLED UNDER SEPARATE PERMIT

PROJECT SUMMARY

SHEET INDEX

**“Rough Framing and Final Inspection Required by Planning”
“Front yard landscaping shall be installed prior to final inspection”**

ALL EXISTING AND NEW UTILITIES SHALL BE PLACED UNDERGROUND WITHOUT EXCEPTION

PROJECT SUMMARY

**A2 LAND INVESTMENT, LLC
202 W. RINCON AVE.
CAMPBELL, CA**

| | |
|-----------|-------------|
| DATE: | 8-20-2020 |
| SCALE: | - |
| DRAWN: | CB |
| JOB NO. | |
| SHEET NO. | A1.0 |
| OF SHEETS | |

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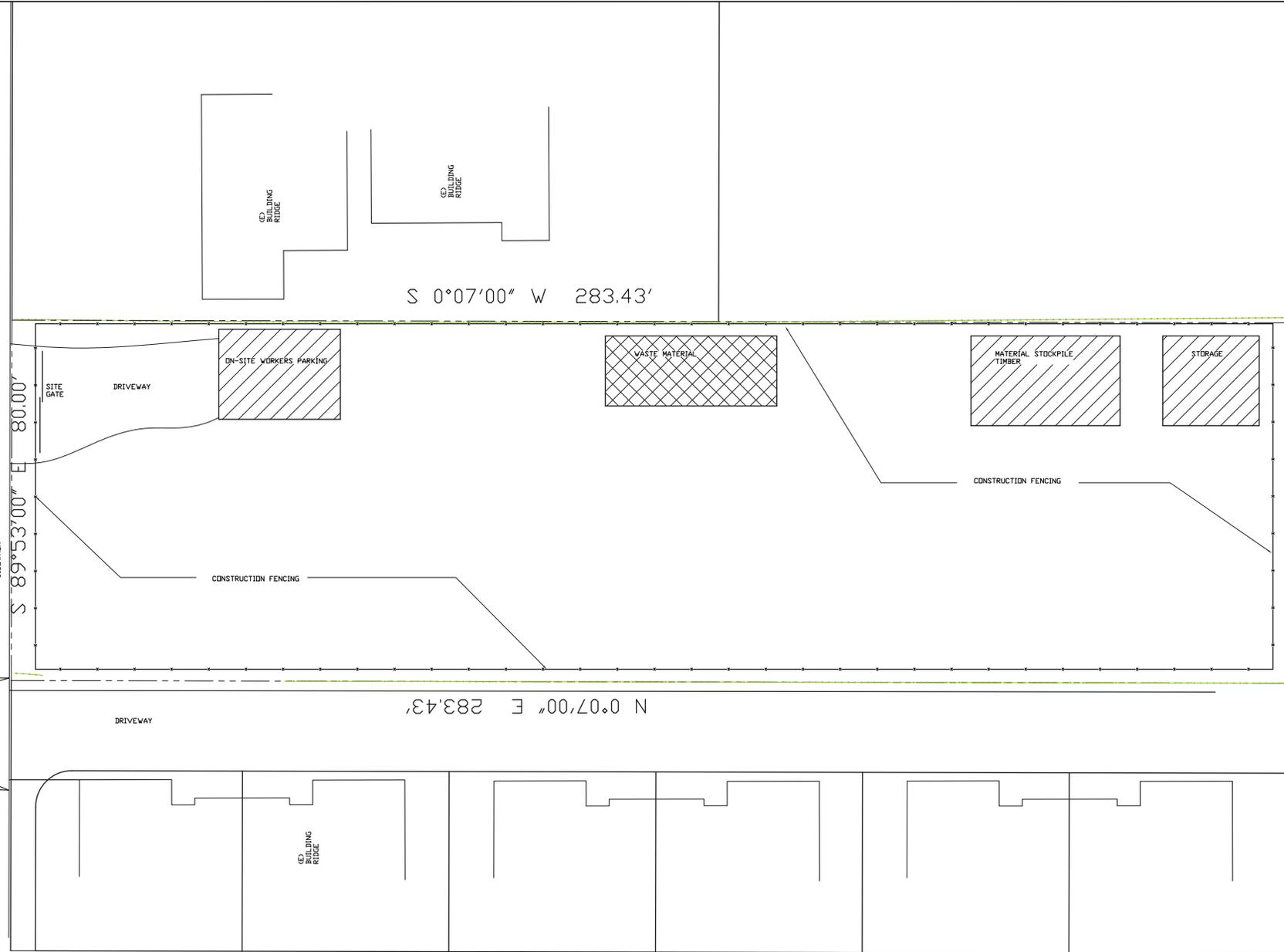
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W. RINCON AVE.



CS
SIDEWALK
U
VA

FRS
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CONSTRUCTION STAGING PLAN

A2 LAND INVESTMENT, LLC
 202 W. RINCON AVE
 CAMPBELL, CA

DATE: 5-20-2020
 SCALE: 1"=10'-0"
 DRAWN: CB
 JOB NO: -

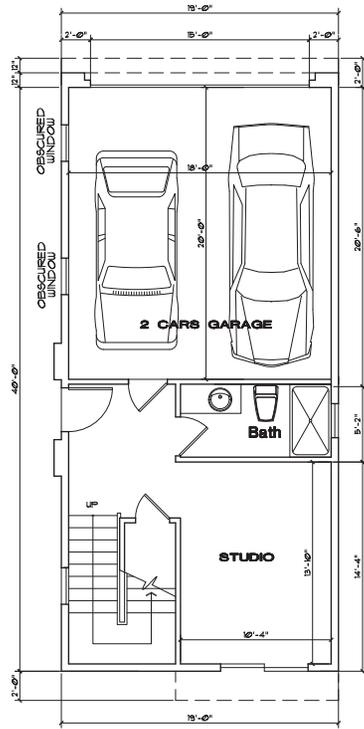
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CONSTRUCTION STAGING PLAN

1"=10'-0"

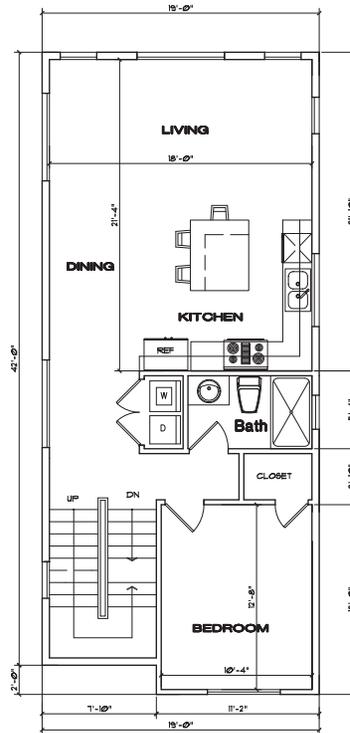
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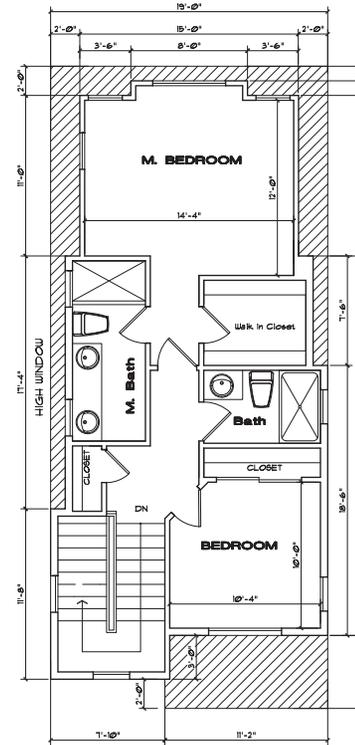


LIVING AREA: 400 S.F.
GARAGE: 360 S.F.

FIRST FLOOR: 760 S.F.



SECOND FLOOR: 820 S.F.



THIRD FLOOR: 690 S.F.

TOTAL AREA: 2,270 SQ.FT.
LOTS 1 TO 8

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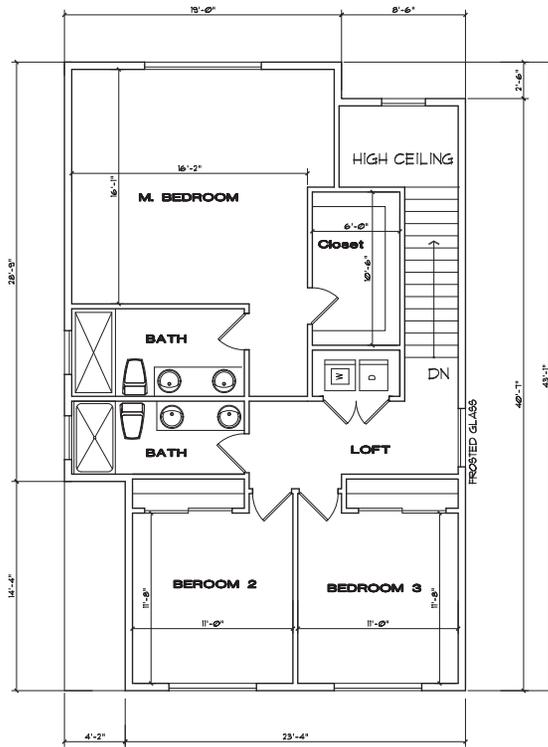
FLOOR PLANS
LOTS 1 TO 8

A2 LAND INVESTMENT, LLC
202 W. FINCON AVE
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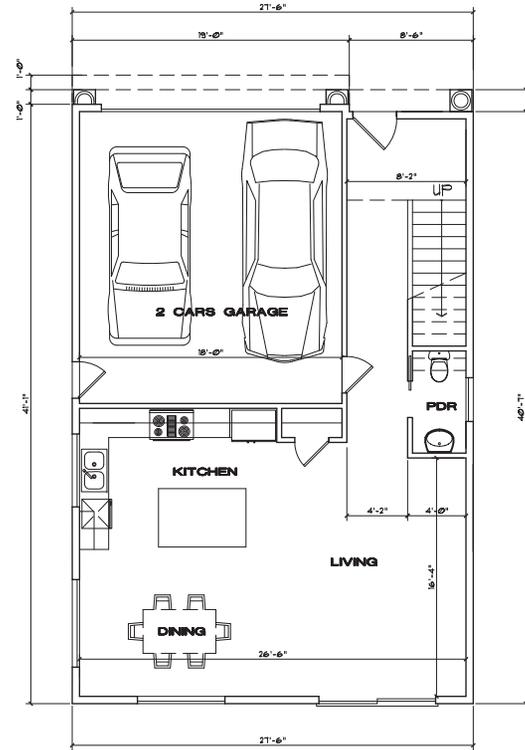
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A2.1

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SECOND FLOOR: 1,000 S.F.



LIVING AREA: 740 S.F.
GARAGE: 360 S.F.

FIRST FLOOR: 1,100 S.F.

LOT 9 TOTAL AREA: 2,100 SQ.FT.

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FLOOR PLANS
LOT 9

A2 LAND INVESTMENT, LLC
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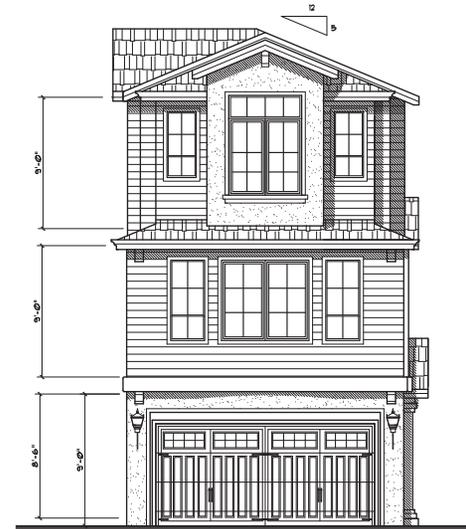
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SIDE ELEVATION



FRONT ELEVATION

TYPICAL FINISHES:
 ROOF: COMPOSITION ROOF SHINGLES
 MISSION STYLE ROOF TILES
 3/4" TYPE 36 FELT UNDERLAYMENT,
 INSTALLED PER MANUF.
 EXTERIOR: HORIZONTAL SIDING / STUCCO FINISH
 TRIM: 4" DETAILS, PAINTED WOOD TRIM



SIDE ELEVATION



REAR ELEVATION

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EXTERIOR ELEVATIONS
LOTS 1 - 3 - 5 - 6 - 8

A2 LAND INVESTMENT, LLC
 202 W. RINCON AVE
 CAMPBELL, CA

| | |
|---------|-----------|
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EXTERIOR ELEVATIONS

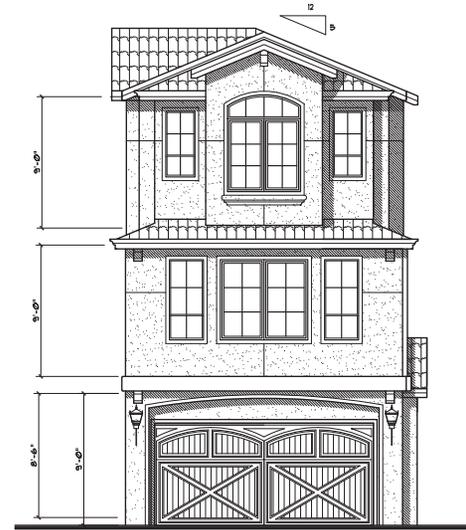
1/4"=1'-0"

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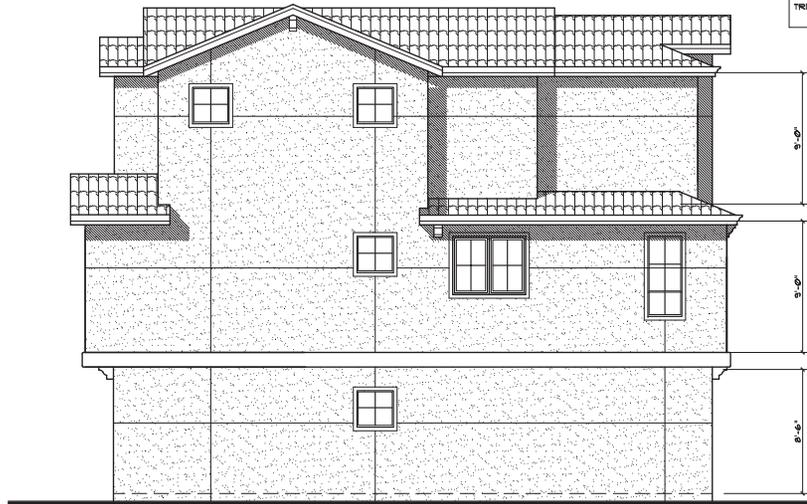


SIDE ELEVATION



FRONT ELEVATION

TYPICAL FINISHES:
 ROOF: COMPOSITION ROOF SHINGLES O/ TYPE 30 FELT UNDERLAYMENT, INSTALLED PER MANUF.
 EXTERIOR: HORIZONTAL SIDING / STUCCO FINISH
 TRIMS & DETAILS: PAINTED WOOD TRIM



SIDE ELEVATION



REAR ELEVATION

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EXTERIOR ELEVATIONS
 LOTS 2 - 4 - 7

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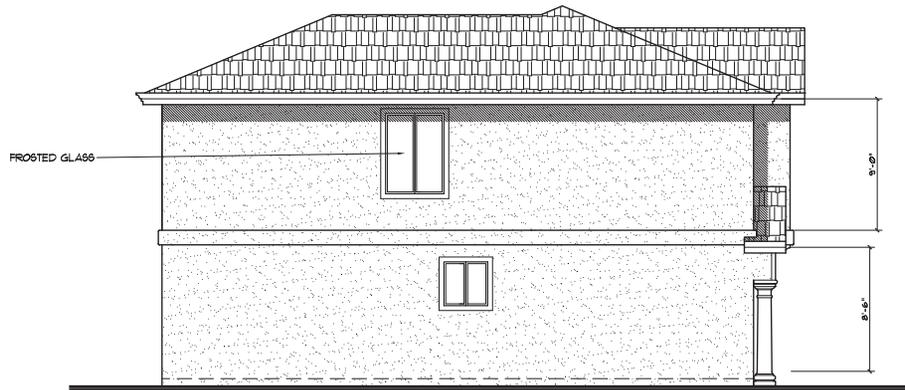
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EXTERIOR ELEVATIONS

1/4"=1'-0"

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LEFT SIDE ELEVATION

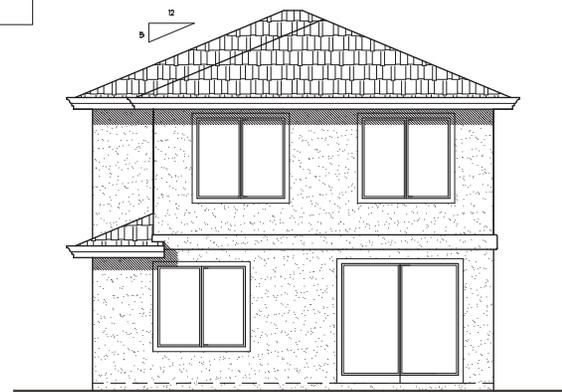


FRONT ELEVATION

TYPICAL FINISHES:
 ROOF: COMPOSITION ROOF SHINGLES
 MISSION STYLE ROOF TILES
 O/ TYPE 30 FELT UNDERLAYMENT,
 INSTALLED PER MANUF.
 EXTERIOR: HORIZONTAL SIDING / STUCCO FINISH
 TRIMS & DETAILS: PAINTED WOOD TRIM



RIGHT SIDE ELEVATION



REAR ELEVATION

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EXTERIOR ELEVATIONS
 LOT 5

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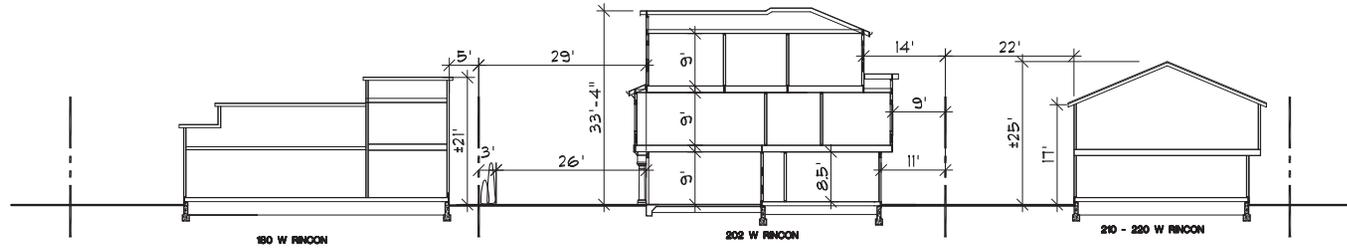
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EXTERIOR ELEVATIONS

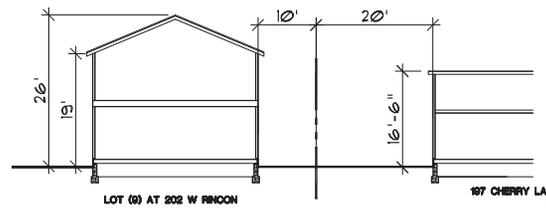
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ADJACENT PROPERTIES SECTION (EAST - WEST)



SECTION THROUGH ADJACENT PROPERTY TO THE SOUTH



NORTH ELEVATION (202 W RINCON)



STREETSCAPE / SECTION

1"=10'-0"

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STREETSCAPE / SECTION

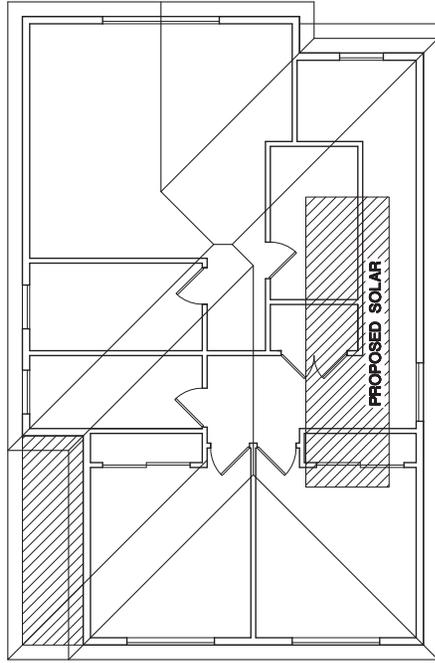
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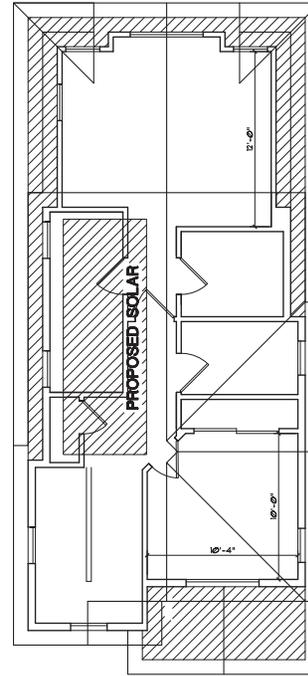
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ROOF PLAN LOT 9



ROOF PLAN LOTS 1 TO 8

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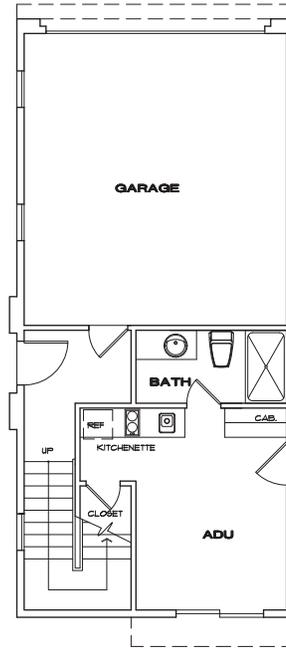
ROOF PLANS

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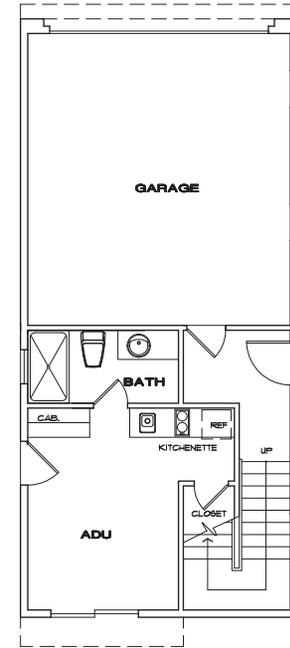
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UNIT ⑤
FIRST FLOOR LEVEL
250 S.F.



UNIT ⑥
FIRST FLOOR LEVEL
250 S.F.

UNITS 5 & 6 PROPOSED CONVERSION
OF THE LOWER FLOOR TO A.D.U.

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ADU PROPOSED
FLOOR PLANS
FOR UNITS 5 & 6

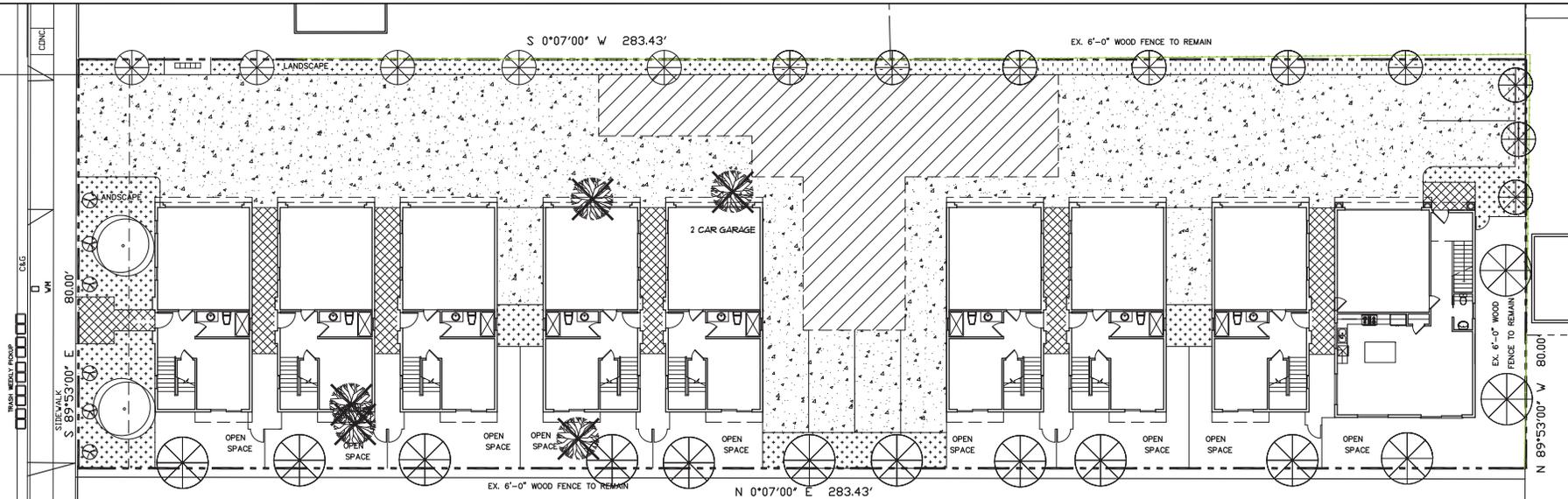
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202 W. RINCON AVE
CAMPBELL, CA

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PRELIMINARY LANDSCAPE PLAN

A2 LAND INVESTMENT, LLC
 202 W. RINCON AVE
 CAMPBELL, CA

DATE: 8-26-2020
 SCALE: 1"=10'-0"
 DRAWN: CB
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LANDSCAPING AND IRRIGATION PLANS PREPARED IN COMPLIANCE WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

- LOCATION, SIZE AND NAME OF ALL PLANTINGS, INCLUDING TREES, BARRIERS, GROUNDCOVER, ETC.
- LOCATION, SIZE (DBH) AND DRAINAGE CAPACITY OF EXISTING TREES TO REMAIN OR REMOVED
- ALL IMPERVIOUS SURFACES, INCLUDING DRIVEWAYS, WALKWAYS, PATIOS, ETC.
- IRRIGATION DETAILS, INCLUDING LINEA TYPERS, BACKFLOW, ETC.
- DOCUMENTED SQUARE FOOTAGE OF ALL LANDSCAPED AREAS
- PLANT PALETTE (PHOTOGRAPHIC DEPICTIONS OF ALL PROPOSED PLANTINGS)

FORMULATED TREATED AREAS SHALL BE PLANTED WITH LANDSCAPING COMPLYING WITH ARTICLE 15.0 OF THE C.A. SUDWATER LANDSCAPE PLAN, AS A CONDITION OF THE SANTA CLARA VALLEY WISER POLLUTION PREVENTION PROGRAM.

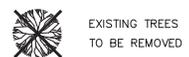
THE PROJECT LANDSCAPING PLANS SHALL COMPLY WITH MUELLO

- NOTES:**
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2' MIN)
 - ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8" FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
 - ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION.
 - REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
 - 600 LAIN SHALL BE DUALF PEEBLE BLEND.
 - PROVIDE 3" OF MEDIUM BARK THROUGHOUT SITE
 - PROVIDE WATER - EFFICIENT LANDSCAPE UNDERGROUND SERVICE ALERT -
 - BEFORE TO ANY DIGGING OR TREBUCHING, CALL 18003313600

- Tree Protection Fencing (if necessary):**
- Shall be installed as shown on the landscape plan.
 - Shall be established prior to the arrival of construction equipment or materials on site.
 - Shall be comprised of six-foot high chain link fencing mounted on eight-foot tall, 2-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart.
 - Shall be posted with signs saying "TREE PROTECTION FENCE - DO NOT REMOVE WITHOUT APPROVAL FROM CITY ARBORIST."
 - Call City Arborist for an inspection of tree protection fencing once it has been installed. This is required prior to obtaining building division permits.
 - Tree protection fencing shall remain undisturbed throughout the construction until final inspection. If contractor feels that work must be done inside the fenced area, call City Arborist to arrange a field meeting.

| SYM. | Count | SIZE | COMMON NAME |
|------|-------|---------|--|
| | | 15 GA. | AGAPANTHUS 'TINKERBELL' LILY-OF-THE-NILE |
| | 14 | 10 GA. | ESCALLONIA FRADESII ESCALLONIA |
| | 2 | 36" BOX | NEW TREES FLOWERING PLUM MULTI-TRUNK |
| | 13 | 24" BOX | NEW TREES ITALIAN CYPRESS |
| | | | LANDSCAPED AREA TRAILING LANTANA @ 24"O.C. |
| | | | PRIVATE YARDS LANDSCAPE WILL BE TURF GRASS |
| | | | PAVED AREAS USE PERMEABLE INTERLOCKING CONCRETE PAVERS - TYPICAL |
| | | | FIRE TRUCK TURNAROUND SAME PAVERS AS DRIVEWAY |

- Landscaping shall be installed prior to final inspection.
- The project shall comply with the Water Efficiency Landscape Ordinance



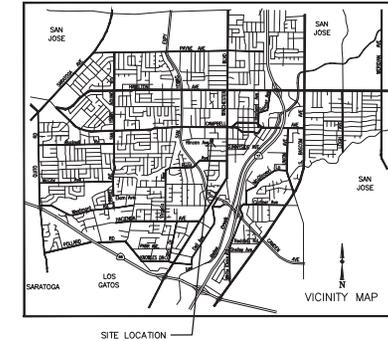
PRELIMINARY LANDSCAPE PLAN 1"=10'-0"

| ABBREVIATIONS | | | |
|---------------|----------------------------|-------------|---------------------------|
| DESCRIPTION | DESCRIPTION | DESCRIPTION | |
| AB | AGGREGATE BASE | LANDG | LANDING |
| AC | ASPHALT CONCRETE | LP | LOW POINT |
| AD | AREA DRAIN | L/S | LANDSCAPE |
| BC | BACK OF CURB | MON | MONUMENT |
| BEL | BACKFLOW PREVENTOR | N | NORMAL GROUND |
| BN | BOTTOM OF WALL | OC | OVERHEAD CONCRETE |
| C&C | CURB AND CUTTER | PC | POLL BOX |
| C&C/A | CENTERLINE | PGEV | PG&E VAULT |
| CLSW | CENTERLINE SWALE | PL/P | PROPERTY LINE |
| CD | CLEANOUT | PP | POWER POLE |
| CP | CONTROL POINT | PPP | PLASTIC PERFORATED PIPE |
| CP | DROP INLET | PS | PUBLIC SERVICE ASSESSMENT |
| D-S | DOWN-SPOUT | PVC | POLYVINYL CHLORIDE |
| D/W | DRIVEWAY | R/W | RIGHT OF WAY |
| ELECT | ELECTRIC | RC | REINFORCED CONCRETE PIPE |
| EP | EDGE OF PAVEMENT ELEVATION | SD | STORM DRAIN CLEANOUT |
| EUC | EUCALYPTUS TREE | SDM | STORM DRAIN MANHOLE |
| EX | EXISTING | SS | STANDARD |
| FF | FINISH FLOOR | SS | SANITARY SEWER |
| FG | FINISH GRADE | SSM | SANITARY SEWER MANHOLE |
| FFH | FIRE HYDRANT | SW | SIDEWALK |
| FL | FLOWLINE | TC | TOP OF CURB |
| FV | FENCE | TE | TOP OF FOUNDATION |
| FOC | FACE OF CURB | TG | TOP OF GRADE |
| GB | GRADE BREAK | TS | TOP OF SLAB |
| GUY WRE | GUY WIRE | TP | TOP OF PAVEMENT |
| HP | HIGH POINT | TP | TOP OF WALL |
| DIP | DUCTILE IRON PIPE | (TYP) | TYPICAL |
| INVT | INVERT | VCP | VITRIFIED CLAY PIPE |
| JP | JOINT POLE | W | WHITE LINE STRIPE |
| JB | JUNCTION BOX (UTILITY) | WM | WATER METER |
| LOP | LOP OF CUTTER | WV | WATER VALVE |

PRELIMINARY IMPROVEMENT PLANS

TEN LOT SUBDIVISION
202 WEST RINCON AVENUE, CAMPBELL, CA
APN: 305-33-007

| PRE-CONSTRUCTION VS. POST-CONSTRUCTION IMPERVIOUS AREA COMPARISON | | | | |
|---|---------------|---------------|---------------|-------------------|
| PRE-CONSTRUCTION IMPERVIOUS AREA CALCULATION | | | | |
| DESCRIPTION | AREA (SQ.FT.) | AREA (ACRES) | PERCENTAGE | MATERIAL |
| HOUSE | 2,497 | 0.057 | 11.0% | ROOFING |
| CONC. PAD | 1,415 | 0.032 | 6.2% | CONCRETE |
| AC DWY | 2,962 | 0.068 | 13.1% | AC |
| WALKWAYS, PORCH, PATIOS | 802 | 0.018 | 3.5% | CONCRETE |
| TOTAL PROJECT IMPERVIOUS AREA | 7,676 | 0.176 | 33.9% | IMPERVIOUS |
| TOTAL PROJECT PERVIOUS AREA | 14,998 | 0.344 | 66.1% | PERVIOUS |
| TOTAL SITE AREA | 22,674 | 0.521 | 100.0% | |
| POST-CONSTRUCTION IMPERVIOUS AREA CALCULATION | | | | |
| DESCRIPTION | AREA (SQ.FT.) | AREA (ACRES) | PERCENTAGE | MATERIAL |
| LOT 1 HOUSE FOOTPRINT | 755 | 0.017 | 3.3% | ROOFING |
| LOT 2 HOUSE FOOTPRINT | 755 | 0.017 | 3.3% | ROOFING |
| LOT 3 HOUSE FOOTPRINT | 755 | 0.017 | 3.3% | ROOFING |
| LOT 4 HOUSE FOOTPRINT | 755 | 0.017 | 3.3% | ROOFING |
| LOT 5 HOUSE FOOTPRINT | 755 | 0.017 | 3.3% | ROOFING |
| LOT 6 HOUSE FOOTPRINT | 755 | 0.017 | 3.3% | ROOFING |
| LOT 7 HOUSE FOOTPRINT | 755 | 0.017 | 3.3% | ROOFING |
| LOT 8 HOUSE FOOTPRINT | 755 | 0.017 | 3.3% | ROOFING |
| LOT 9 HOUSE FOOTPRINT | 1,106 | 0.025 | 4.9% | ROOFING |
| LOT A WALKWAY, DRIVEWAY & PARKING | 1,443 | 0.033 | 6.4% | CONCRETE |
| LOT 1 TO 9, PORCHES, WALKWAY, DRIVEWAY | 1,366 | 0.031 | 6.0% | CONCRETE |
| TOTAL PROJECT IMPERVIOUS AREA | 9,956 | 0.229 | 43.9% | IMPERVIOUS |
| LOT A PERVIOUS PAVERS DRIVEWAY, STALLS | 7,066 | 0.162 | 31.2% | PERVIOUS AC |
| PROJECT LANDSCAPE/ GROUND | 5,653 | 0.130 | 24.9% | LANDSCAPE |
| TOTAL PROJECT PERVIOUS AREA | 12,719 | 0.292 | 56.1% | PERVIOUS |
| TOTAL SITE AREA | 22,674 | 0.521 | 100.0% | |
| PRE VS. POST COMPARISON | | AREA (SQ.FT.) | AREA (ACRES) | PERCENTAGE |
| PROJECT IMPERVIOUS AREA INCREASE | | 2,279 | 0.052 | 10.1% |



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E-MAIL: BRAZAVIM@SMPENGINEERS.COM

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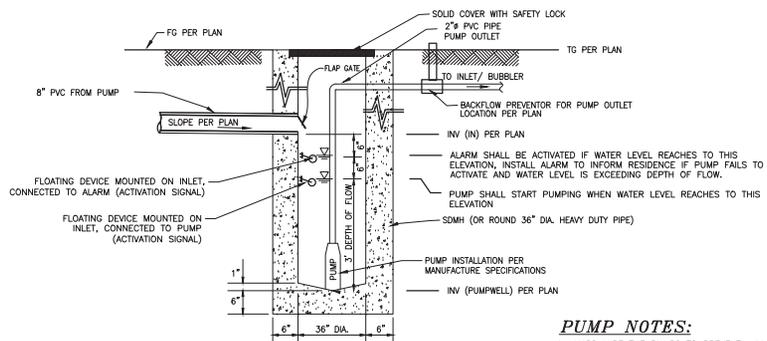
PRELIMINARY IMPROVEMENT PLANS
TEN LOT SUBDIVISION
202 W. RINCON AVENUE
CAMPBELL, CALIFORNIA
UTILITY, GRADING AND DRAINAGE PLAN
PRELIMINARY IMPROVEMENT PLAN

Revisions:
Date: 08/19/2020
Scale: AS SHOWN
Designed by: S.P.
Checked by: S.R.
Job #: 218042

1 OF 4
C-1

LEGEND

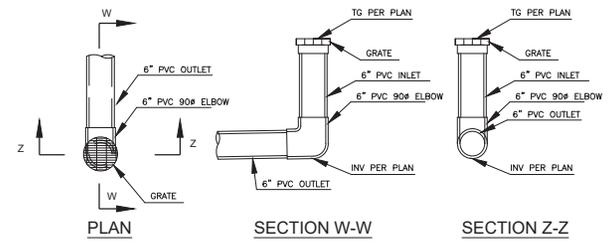
| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|--|
| --- | --- | PROPERTY LINE |
| --- | --- | FILL AREA LIMIT |
| --- | --- | CUT AREA LIMIT |
| --- | --- | CONTOUR |
| --- | --- | WATER LINE |
| --- | --- | STORM DRAIN PIPE (SOLID) |
| --- | --- | SANITARY SEWER PIPE |
| --- | --- | SUBDRAIN PIPE (PERFORATED) |
| --- | --- | OVERHEAD UTILITIES WITH POLE |
| --- | --- | G LINE |
| --- | --- | ELECTRIC LINE (UNDERGROUND) |
| --- | --- | JOINT TRENCH (UNDERGROUND) |
| --- | --- | STREET LIGHT VAULT |
| --- | --- | SSCO |
| --- | --- | SANITARY SEWER MANHOLE |
| --- | --- | STORM DRAIN MANHOLE |
| --- | --- | SURVEY CITY MONUMENT |
| --- | --- | ELECTROLER |
| --- | --- | WATER METER |
| --- | --- | TREE WITH TRUNK |
| --- | --- | STREET TREE |
| --- | --- | 6" WOODEN FENCE |
| --- | --- | TREE PROTECTION FENCE 5" TALL CHAIN LINK |
| --- | --- | EARTHSWALE |
| --- | --- | CONCRETE SWALE |
| --- | --- | EASEMENT |
| --- | --- | AREA DRAIN/ INLET |
| --- | --- | OVERLAND RELEASE PATH |
| --- | --- | DRAINAGE PATH |
| --- | --- | (E) TREE TO BE REMOVE |
| --- | --- | DOWN-SPOUT |
| --- | --- | POP-UP EMITTER |



PUMPWELL DETAIL FOR OVERFLOW
NTS

PUMP NOTES:

- HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
- PUMPS TO BE CONNECTED TO BACKUP BATTERY OPERATED PUMPS, TO PREVENT FLOODING IN CASE OF BACKOUT.
- PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
- PROVIDE RESERVE PUMP (BATTERY OPERATED) FOR EACH PUMP WELL.
- PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.



STORM DRAIN AREA DRAIN
NTS

PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION



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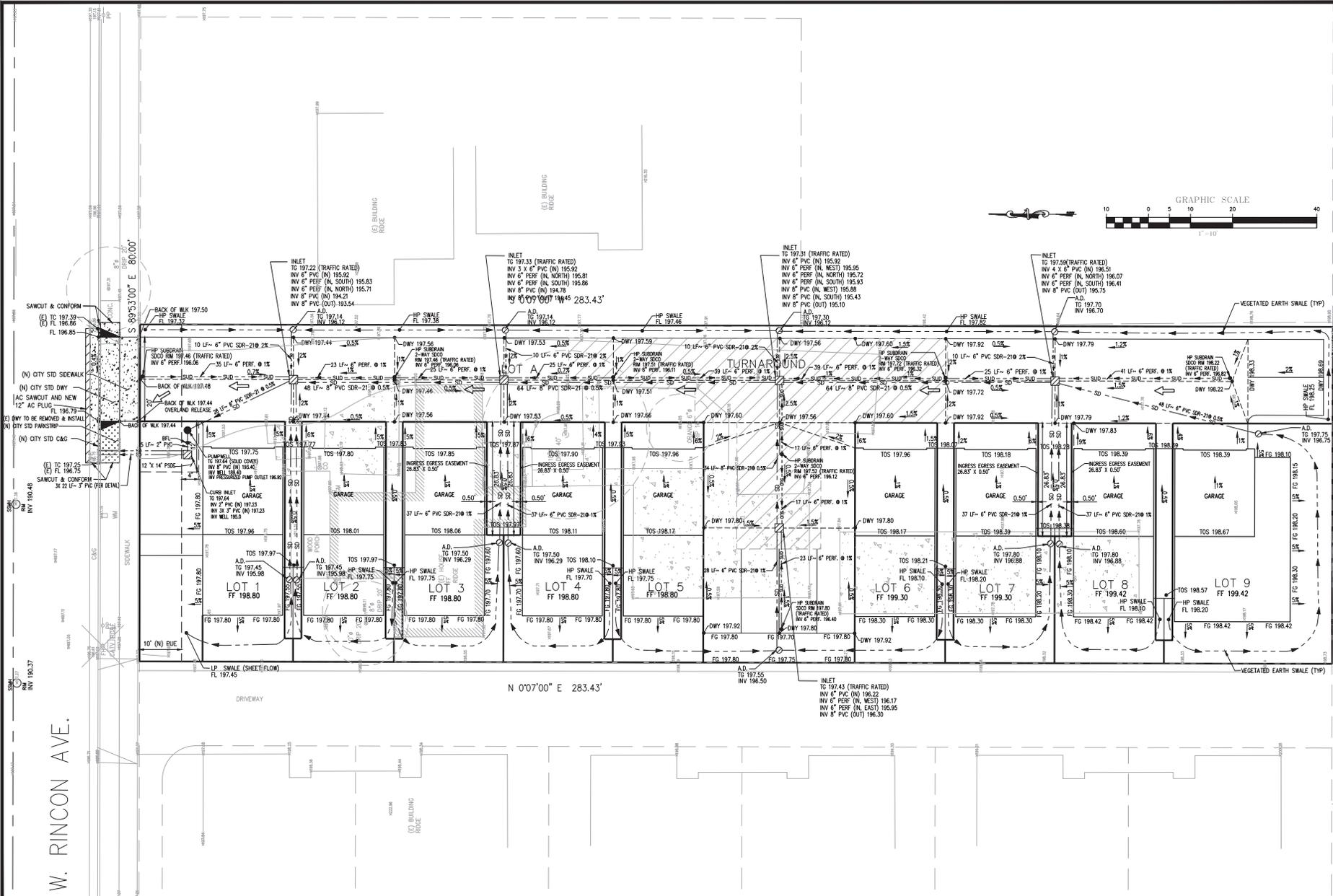
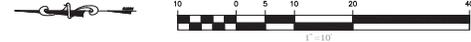
PRELIMINARY IMPROVEMENT PLANS
TEN LOT SUBDIVISION
202 W. RINCON AVENUE
CAMPBELL, CALIFORNIA
GRADING AND DRAINAGE PLAN
PRELIMINARY IMPROVEMENT PLAN

Revisions:

Date: 08/19/2020
Scale: 1" = 10'
Designed by: S.P.
Checked by: S.R.
Job #: 218042

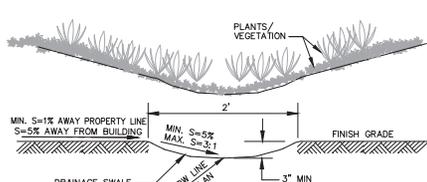
2 OF 4
C-2

GRAPHIC SCALE

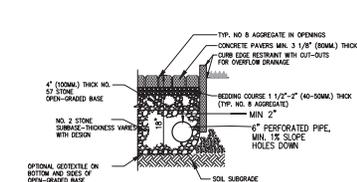


W. RINCON AVE.

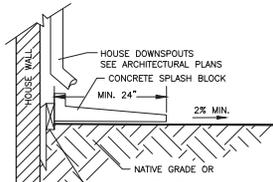
PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION



GRASSY-SWALE DETAIL
N.T.S.

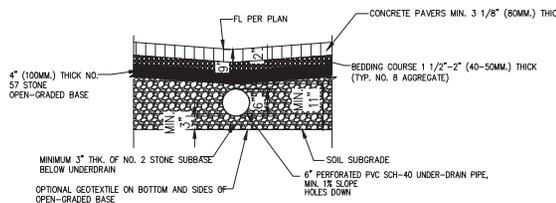


TYPICAL PERMEABLE INTERLOCKING CONCRETE PAVERS
N.T.S.

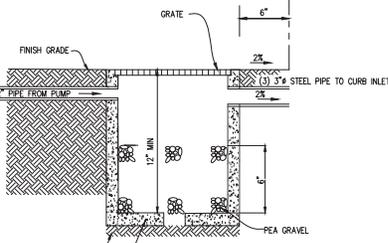


SPLASH BLOCK
N.T.S.

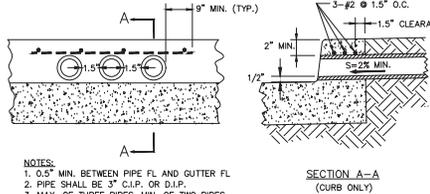
PARKING LOT AC PAVEMENT NOTES:
1- INSTALL FILTER FABRIC TO ENCLOSE OPEN GRADED BASE. PROVIDE MIN. 8" OVERLAP AT SEAMS.
2- THICKNESS OF NO. 2 STONE SHALL BE MIN. 12".



PERVIOUS CONCRETE PAVERS DRIVEWAY & UNDER-DRAIN DETAIL
N.T.S.

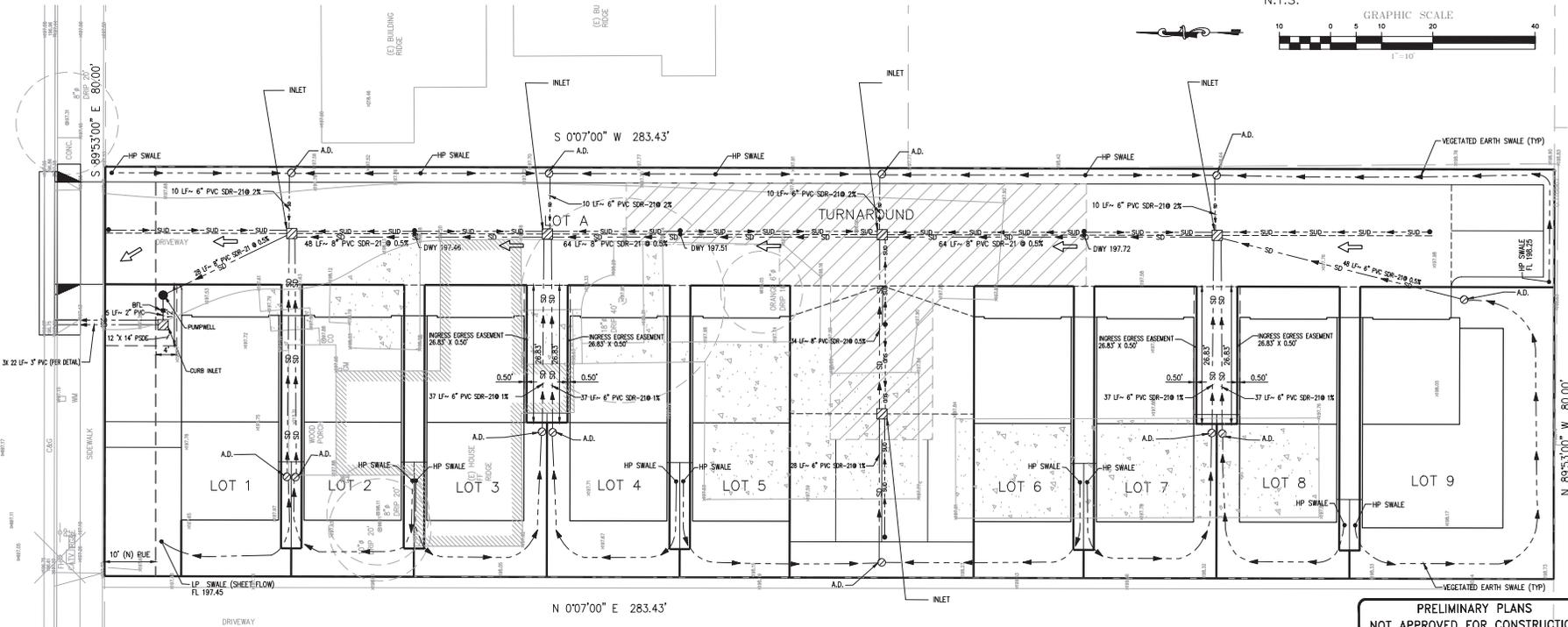


CURB INLET DETAIL



NOTES:
1. 0.5" MIN. BETWEEN PIPE FL AND GUTTER FL
2. PIPE SHALL BE 3" C.I.P. OR D.I.P.
3. MAX. OF THREE PIPES, MIN. OF TWO PIPES

- Compliance with NPDES Permit Provision C.3:**
The San Francisco Bay Regional Water Quality Control Board (SFRWQCB) incorporated updated requirements into Santa Clara County's National Pollution Discharge Elimination System (NPDES) Permit in August 06. These updated stormwater quality control requirements are predominantly in the category of new development discharge controls. The Permit requires that permanent, post-construction stormwater quality control measures be implemented as part of development projects.
- Updated stormwater quality control measures include:
- Source Control Measures
- Site Design Measures
- Treatment Control Measures
- Beginning August 15, 2006, all projects creating or replacing 10,000 sq. ft. or more of impervious surface area must design and install a permanent post-construction stormwater treatment facility on the site. The system must be designed and installed according to numeric sizing criteria.
- All projects, regardless of size that create or replace impervious surface may be required to install stormwater quality controls to the maximum extent practicable.
- This project proposes to implement appropriate source control and site design measures. The project creates/replaces LESS THAN 10,000 SQFT of impervious surface area, therefore, it is not required to provide stormwater treatment facilities based on numeric sizing criteria. However, the project proposes to implement stormwater treatment measures to maximize the removal of pollutants to the maximum extent practicable.
- 1 Source Control Measures:
- Covered material storage and Garage.
 - 2 Site Design Measures:
- Pervious power driveway with underdrain
- Extensive landscaping areas to promote on-site infiltration as much as possible.
- Roof downspout splash blocks that deflect the water away from the building and flow to on-site landscaped areas, or vegetated/grassed swales.
 - 3 Stormwater Treatment Measures:
NOT APPLICABLE



**PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION**



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PRELIMINARY IMPROVEMENT PLANS
TEN LOT SUBDIVISION
202 W. RINCON AVENUE
CAMPBELL, CALIFORNIA
STORMWATER PLAN
PRELIMINARY IMPROVEMENT PLAN

Revisions:

Date: 08/19/2020
Scale: 1" = 10'
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Checked by: S.R.
Job #: 218042



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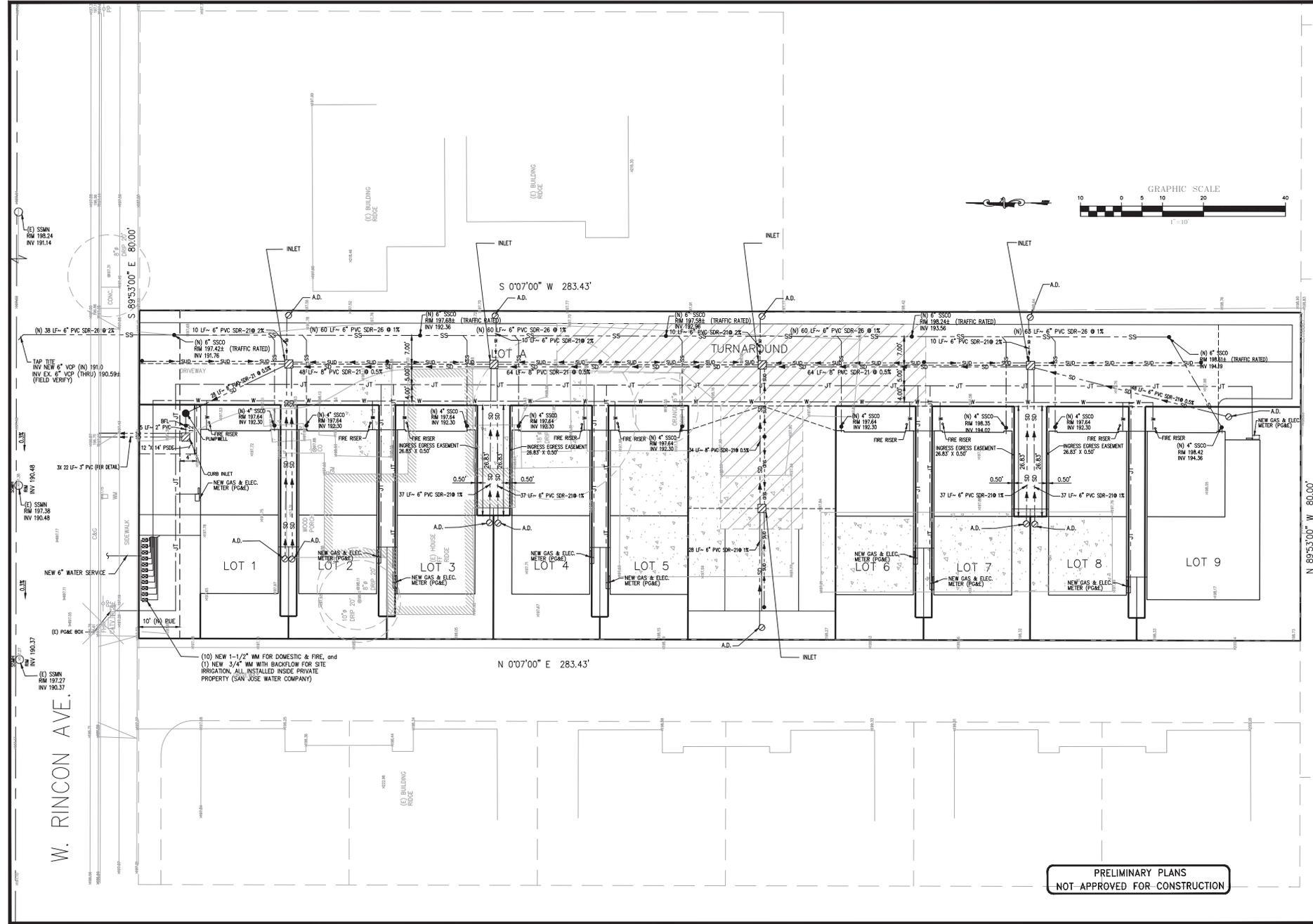
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PRELIMINARY IMPROVEMENT PLANS
TEN LOT SUBDIVISION
202 W. RINCON AVENUE
CAMPBELL, CALIFORNIA
UTILITY PLAN
PRELIMINARY IMPROVEMENT PLAN

Revisions:

Date: 08/19/2020
Scale: 1" = 10'
Designed by: S.P.
Checked by: S.R.
Job #: 218042

4 OF 4
C-4



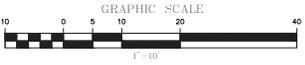
PRELIMINARY PLANS
NOT APPROVED FOR CONSTRUCTION

W. RINCON AVE.

S 89°53'00" E 80.00'

N 0°07'00" E 283.43'

N 89°53'00" W 80.00'



(1) SSIN RM 198.24 INV 191.14

(1) SSIN RM 197.38 INV 190.48

(1) SSIN RM 197.27 INV 190.37

(1) NEW 1-1/2" MM FOR DOMESTIC & FIRE, and
(1) NEW 3/4" MM WITH BACKFLOW FOR SITE
IRRIGATION, ALL INSTALLED INSIDE PRIVATE
PROPERTY (SAN JOSE WATER COMPANY)

(N) 38 LF- 6" PVC SDR-26 @ 2%

3X 22 LF- 5" PVC PER RETAIL

(E) PG&E BOX

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

NEW GAS & ELEC. METER (PG&E)

(N) 4" SSOO RM 197.42 INV 191.76 (TRAFFIC RATED)

(N) 4" SSOO RM 197.64 INV 192.30

(N) 6" SSOO RM 197.68 INV 192.36 (TRAFFIC RATED)

(N) 6" SSOO RM 197.58 INV 192.26 (TRAFFIC RATED)

(N) 6" SSOO RM 197.58 INV 192.26 (TRAFFIC RATED)

(N) 6" SSOO RM 197.58 INV 192.26 (TRAFFIC RATED)

(N) 6" SSOO RM 197.58 INV 192.26 (TRAFFIC RATED)

(N) 6" SSOO RM 197.58 INV 192.26 (TRAFFIC RATED)

(N) 6" SSOO RM 197.58 INV 192.26 (TRAFFIC RATED)

(N) 6" SSOO RM 197.58 INV 192.26 (TRAFFIC RATED)

(N) 6" SSOO RM 197.58 INV 192.26 (TRAFFIC RATED)

(N) 10 LF- 6" PVC SDR-26 @ 1%

(N) 10 LF- 6" PVC SDR-26 @ 2%

(N) 10 LF- 6" PVC SDR-26 @ 1%

GENERAL NOTES

- OWNER AND DEVELOPER:
AKBAR ABDOLLAHI
3131 S. BASCOM AVE.
SUITE 101
CAMPBELL, CA 95008
- CIVIL ENGINEER
SMP ENGINEERS
1534 CAROB LN.
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
- EXISTING ZONING: P-D
- EXISTING APN: 305-33-007
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: NINE TOWNHOUSE SINGLE FAMILY DWELLINGS
- EXISTING BUILDING: SINGLE FAMILY RESIDENCE.
- GENERAL PLAN: LOW DENSITY RESIDENTIAL
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
- WATER: SAN JOSE WATER COMPANY
- FIRE PROTECTION: SANTA CLARA COUNTY FIRE DEPARTMENT
- SANITARY SEWER: WEST VALLEY SANITATION
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE: AT&T
- CABLE: COMCAST
- SCHOOL DISTRICT: CAMPBELL UNIFIED SCHOOL DISTRICT
- STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH THE CITY OF CAMPBELL ORDINANCES.
- AREA TO BE SUBDIVIDED: 22,674.4 SQUARE FEET
- NEW EASEMENT FOR PRIVATE INGRESS, PRIVATE EGRESS, PRIVATE UTILITIES, PRIVATE STORM DRAIN AND PRIVATE SANITARY SEWER AS SHOWN.
- CONTOUR ELEVATION: CITY OF CAMPBELL BENCHMARK
- ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF.
- EXISTING WELLS: NONE
- NO NEW STREET NAME.

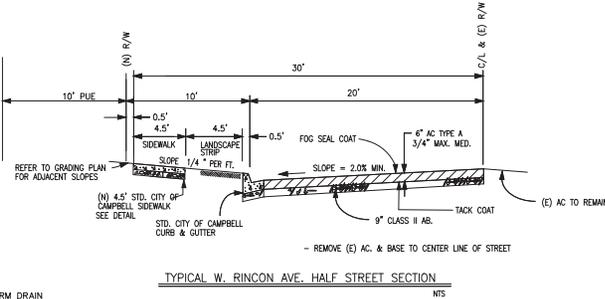
**TENTATIVE MAP
TEN LOT SUBDIVISION**

THE LAND REFERRED TO IS SITUATED IN THE COUNTY OF SANTA CLARA, CITY OF CAMPBELL, STATE OF CALIFORNIA, AND INCLUDES PARCEL WITH APN 305-33-007

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA
SCALE: 1"=10' AUGUST 2020

**SMP ENGINEERS
CIVIL ENGINEERS**

1534 CAROB LANE
LOS ALTOS, CA 94024

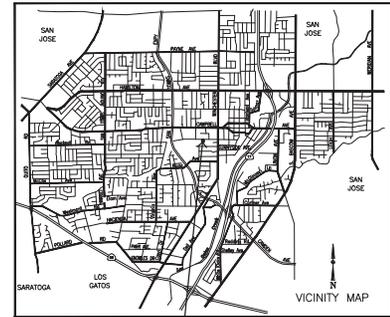


LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- DISTINCTIVE BORDER LINE
- - - (E) PROPERTY LINE
- EASEMENT
- PSE PUBLIC SERVICE EASEMENT
- PRUE PRIVATE UTILITY EASEMENT
- PSDE PRIVATE STORM DRAINAGE EASEMENT
- PSSE PRIVATE SANITARY SWEAR EASEMENT
- PIEE PRIVATE INGRESS/ EGRESS EASEMENT
- PUE PUBLIC UTILITY EASEMENT

LOT AREA TABLE

| DESCRIPTION | AREA (SQFT) | AREA (ACRE) |
|-------------|-------------|-------------|
| LOT 1 | 1,978 | 0.045 |
| LOT 2 | 1,162 | 0.027 |
| LOT 3 | 1,271 | 0.029 |
| LOT 4 | 1,271 | 0.029 |
| LOT 5 | 1,122 | 0.026 |
| LOT 6 | 1,122 | 0.026 |
| LOT 7 | 1,272 | 0.029 |
| LOT 8 | 1,272 | 0.029 |
| LOT 9 | 2,174 | 0.050 |
| LOT A | 10,030 | 0.230 |
| TOTAL | 22,674 | 0.521 |

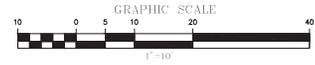
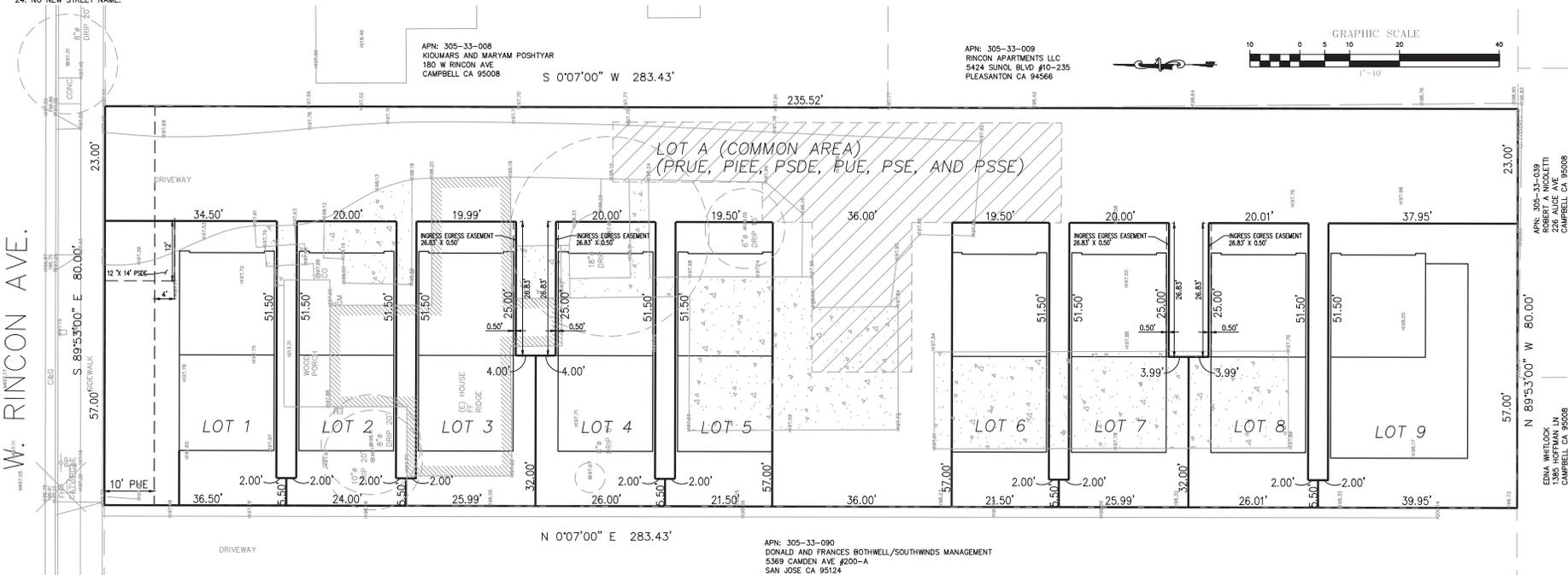


BASIS OF BEARINGS:

THE BEARING S 89°53'00" E OF CENTERLINE OF W. RINCON AVE. AS SHOWN ON THAT CERTAIN TRACT NO. 6487, RECORDED IN BOOK 452 OF MAPS AT PAGE 15, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS OF BEARINGS SHOWN ON THIS MAP

PROJECT BENCHMARK:

REFERENCED CITY OF CAMPBELL BENCHMARK:
BM# 38 EL: 199.81' (NAVD88)



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ENGINEERS
CIVIL ENGINEERS

1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SRAZAMB@SMPENGINEERS.COM

OWNER:

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SMP ENGINEERS
CIVIL ENGINEERS

**TENTATIVE MAP
TEN LOT SUBDIVISION
202 W. RINCON AVENUE
CAMPBELL, CALIFORNIA**

APN: 305-33-007

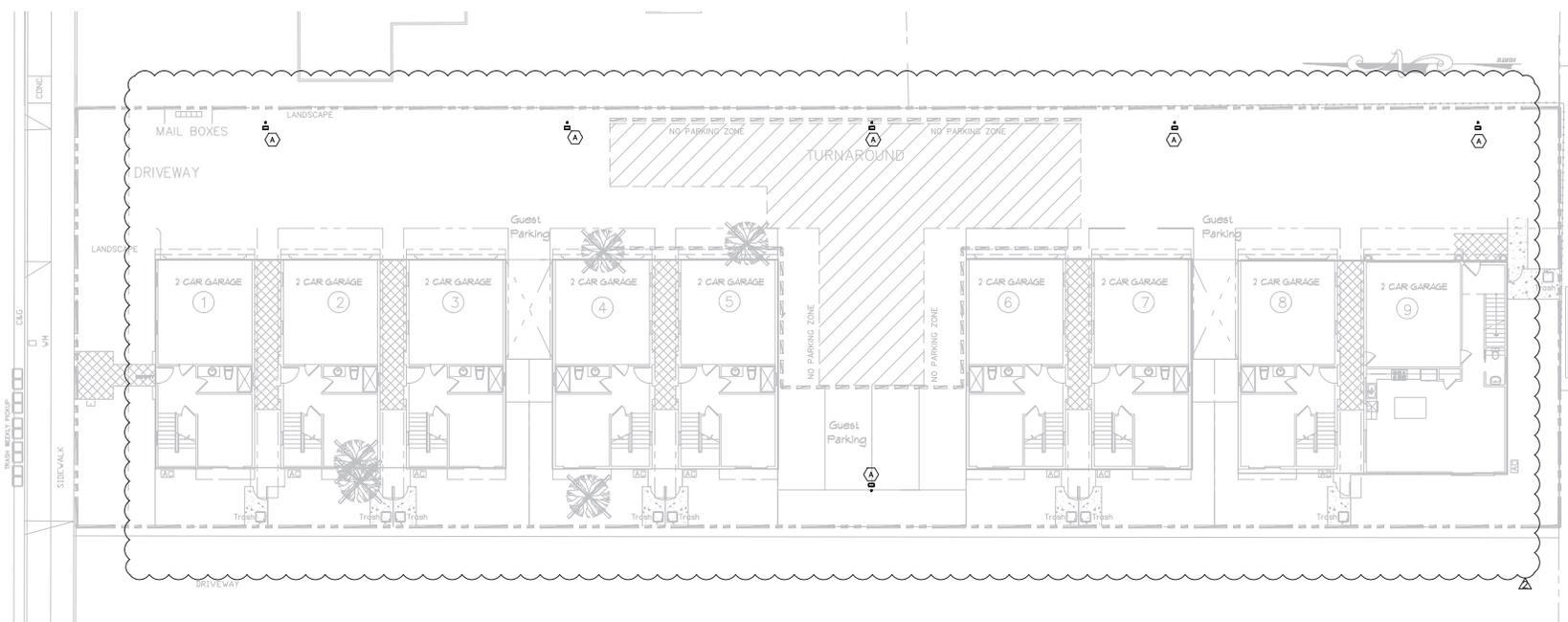
APN: 305-33-009
RINCON APARTMENTS LLC
5424 SUNOL BLVD #10-235
PLEASANTON CA 94566

APN: 305-33-090
DONALD AND FRANCES BOTHWELL/SOUTHWINDS MANAGEMENT
5369 CAMDEN AVE #200-A
SAN JOSE CA 95124

EDNA WATLOCK
1385 HOFFMAN LN
CAMPBELL CA 95008

Revisions:

Date: 08/19/2020
Scale: 1"=10'
Designed by: S.P.
Checked by: S.R.
Job #: 218042



1 DRIVELAY LIGHTING PLAN
SCALE: 3/32"=1'-0"

| LIGHTING FIXTURE SCHEDULE | | | | | | | | | |
|---------------------------|--------|--|-----------------------------------|---------|-------|----|--------------|------------------------|-----------------------------------|
| FIXTURE | SYMBOL | DESCRIPTION | MANUFACTURER & MODEL | VOLTS | LAMPS | VA | MOUNTING | DRIVER | REMARKS |
| A | □ | POLE MOUNTED AREA LED LIGHT WEATHER PROOF | GENERAL ELECTRIC EVOLVE SERIES | 120VOLT | LED | 62 | POLE MOUNTED | ELECTRONIC DIMMABLE | WITH PHOTOCELL AND BACK SHIELD |

2 LIGHTING SCHEDULE
SCALE: NOT TO SCALE

I & A ENGINEERING
1610 BLOSSOM HILL ROAD, SUITE "A"
SAN JOSE, CALIFORNIA 95124
TEL: (408) 288-8337
FAX: (408) 288-1135

202 WEST PINACON AVE
CAMPBELL, CA 95008

PROJECT: RESIDENTIAL - PROJECT
DRAWING TITLE: DRIVELAY LIGHTING PLAN
AND LIGHTING SCHEDULE

| REV | DATE | DESCRIPTION |
|-----|----------|----------------------|
| 1 | 11/21/18 | FLOOR CHECK COMMENTS |
| 2 | 09/19/18 | FLOOR PLAN CHANGES |
| | | |
| | | |
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| | | |
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| | | |

JOB NO.: 18-101
CAD FILE:
DESIGN'D BY: I. R. DRAWN BY: M. A.
CHK'D BY: I. R. APP'D BY: I. R.
DATE: 09/01/18 SCALE: AS NOTED
DRAWING NO.:

EI-1
SHEET * OF *

PROJECT:

DRAWING TITLE:

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------|
| 1 | 11/22/18 | PLAN CHECK COMMENTS |
| 2 | 01/01/19 | FLOOR PLAN CHANGES |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

JOB NO.: 18-101

CAD FILE:

DESIGN'D BY: I. R. DRAWN BY: M. A.

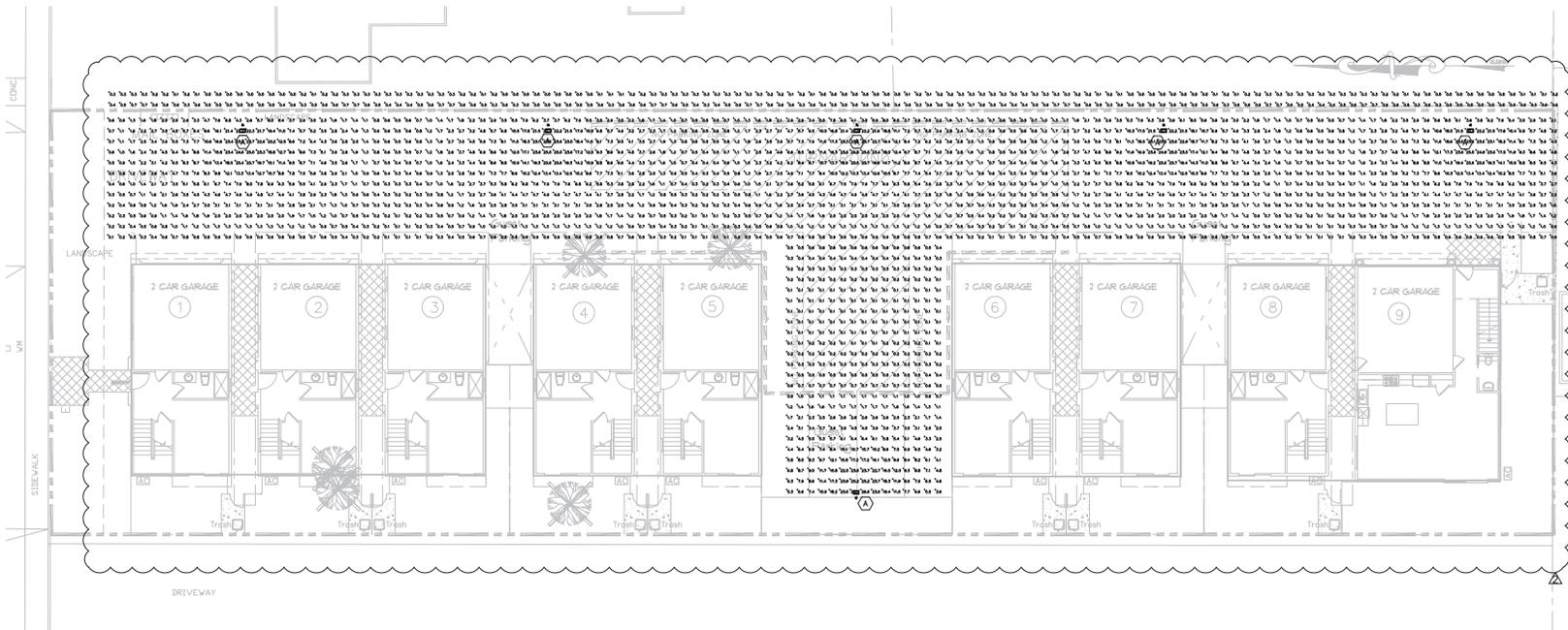
CHK'D BY: I. R. APP'D BY: I. R.

DATE: 09/01/18 SCALE: AS NOTED

DRAWING NO.:

E1-2

SHEET * OF *



1 DRIVEWAY PHOTOMETRIC PLAN 2
 SCALE: 3/32"=1'-0"

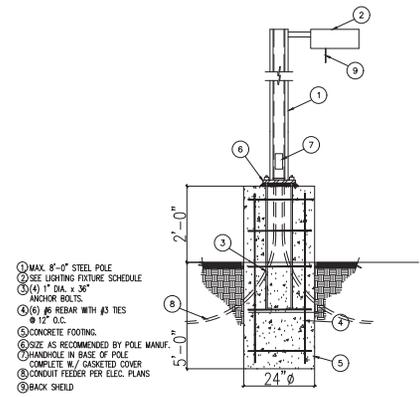
PROJECT: _____
DRAWING TITLE: _____

| REV | DATE | DESCRIPTION |
|-----|----------|---------------------|
| 1 | 11/22/18 | PLAN CHECK COMMENTS |
| 2 | 09/19/18 | FLOOR PLAN CHANGES |
| | | |
| | | |
| | | |
| | | |

JOB NO.: 18-101
CAD FILE: _____
DESIGN'D BY: I. R. DRAWN BY: M. A.
CHK'D BY: I. R. APP'D BY: I. R.
DATE: 09/01/18 SCALE: AS NOTED
DRAWING NO.:

NOTES:

1. ALL ELECTROLIERS SHALL BE ANCHORED TO A CONCRETE FOOTING AND MUST COMPLY WITH THE COUNTY'S GROUNDING REQUIREMENT.
2. LIGHT POLES SHALL BE GROUNDED PER NEC REQUIREMENTS.



SINGLE LIGHT FIXTURE
SCALE: N.T.S.

1 TYPICAL LIGHT POLE FOOTING DETAIL
SCALE: N.T.S.

| Symbol | Label | QTY | Manufactur er | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens per Lamp | LLF | Wattage |
|--------|----------|-----|--|---|--|------|-----------------|---|--------------------|------|---------|
| | A | 6 | IGE LIGHTING SOLUTIONS Recreation, Residential, Roadway, Sidewalk, Site, Street, Utility, Walkway, Warehouse, Decorative, Direct, Security, Wet Location | EASC_B2FS4 0 WITH ELS- EASX-ABL- BLCK | Evolve LED Area Light - Scalable - EASC | LED | 1 | EASC_B2FS4 0 - ELS-EASX- ABL- BLCK.ies | \$199 | 0.95 | 62 |

| Statistics | | | | | | |
|---------------|--------|--------|---------|--------|---------|---------|
| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
| Drive Way | + | 4.0 fc | 26.6 fc | 0.1 fc | 266.0:1 | 40.0:1 |
| Property Line | + | 0.3 fc | 0.7 fc | 0.0 fc | N/A | N/A |