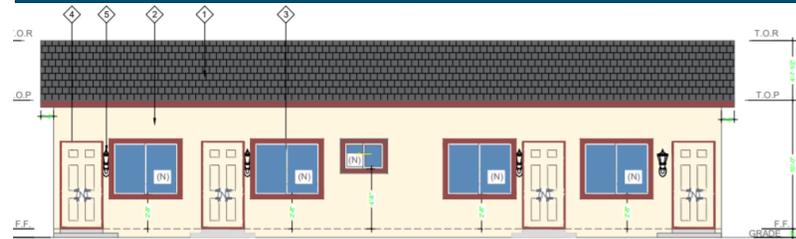


## Location of Proposed Project



## Project Image



### PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



City of Campbell  
70 North First Street  
Campbell, CA 95008 -1423

# Courtesy Notice

Dear Campbell Resident,

August 31, 2022

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

**Project Address:** 68 Page St

**Zoning | Area Plan:** R-1 | N/A

**Neighborhood Association(s):** N/A

**File No.:** PLN-2022-101

**APN:** 279-46-021

**Applicant:** Yanjun Wang

**Property Owner:** Wang Yanjun Et Al

**Application Type:** Variance

**Project Planner:** Daniel Fama, Senior Planner

**Email Contact:** DanielF@campbellca.gov

**Phone Contact:** (408) 866-2193

## Project Description:

Construction of a 1,056 square-foot single-family residence with a 529 square-foot attached ADU, with substandard front- and street-side set-backs (14 ½-ft. and 3-ft, respectively), including retention of an existing detached non-conforming garage

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell Ca 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal. To view the project plans, please scan the QR code.

\*\*Asistencia en Español disponible,

Simplemente marque (408) 866-2140 y pida traduccion en Español



**GENERAL NOTES**

- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
- ANY CHANGES PRIOR TO APPROVED SET OF PLANS, 168CAD BUILDING DESIGN MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY 168CAD BUILDING DESIGN IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. 168CAD BUILDING DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT LIMITED TO:
  - METAL DOOR AND WALL CONNECTION
  - CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING.
  - JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS).
  - STAINLESS STEEL TO WALLS
- DO NOT CAULK ANY OTHER AREAS, ESPECIALLY AT GREYWOOD.
- CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
- UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
- DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
- ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE "QUALITY STANDARDS" ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKS AND OCCUPANTS AT ALL TIMES.
- ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE ANY INSTALLATION.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- PROJECT SHALL CONFORM TO THE:
  - 2019 CBC.
  - 2019 CMC
  - 2019 CPC
  - 2019 CEC
  - 2019 T-24
  - 2020 LA COUNTY CRC
  - AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
- ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

**SPECIFICATION**

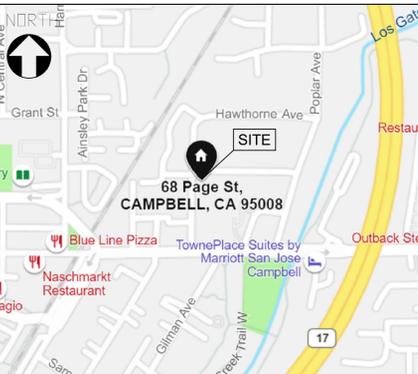
**SCOPE OF WORK**

- (N) SINGLE FAMILY RESIDENTIAL - 1056 S.F.
- REPLACE ALL RUG TO WOOD FLOORING (SPV)
- REPLACE ALL OUT SIDE WALL TO STUCCO
- UPGRADE 50 AMP PANEL TO 200 AMP
- REMOVE EXISTING PATIO AND STORAGE

**LEGEND**

- |                               |                          |
|-------------------------------|--------------------------|
| <b>W</b> (E) WATER METER      | <b>A/C</b> AIR CONDITION |
| <b>G</b> GAS METER            | <b>S</b> SEWER           |
| <b>E</b> (E) ELECTRICAL PANEL | <b>D</b> DOWN SPOUT      |
| <b>P</b> POWER POLE           | <b>F</b> FIRE HYDRANT    |

**VICINITY MAP**



**PROJECT DATA**

A.P.N. 279-46-021  
 YEAR BUILT 1915  
 ZONING R-1  
 OCCUPANCY GROUP R-3U  
 CONSTRUCTION TYPE V-B  
 STORIES : 1  
 LOT SIZE 3463 S.F.  
**EXISTING:**  
 (E) FLOOR AREA 622 S.F.  
 (E) 1 CAR GARAGE 329 S.F.  
 (E) STORAGE TO BE REMOVED 105 S.F.  
 (E) PATIO TO BE REMOVED 204 S.F.  
**PROPOSED:**  
 (N) SINGLE FAMILY RESIDENTIAL 1056 S.F.  
 LOT COVERAGE=(1056+329)/3463=1385/3463=39.99%  
 FAR=1056/3463=30.49%

**CONSULTANT INFOR.**

**OWNER**  
 NAME YANJUN WANG  
 PHONE 408-883-5533  
 ADDRESS 68 PAGE ST, CAMPBELL, CA 95008  
**DESIGNER**  
 NAME ALAN GAO  
 ADDRESS 135 SOUTH STATE COLLEGE SUITE 200, BREA, CA 92821  
 PHONE (626)-899-6108  
**STRUCTURAL**  
 NAME NB ENGINEERING INC  
 EMAIL GAO@NBENGINEERING.NET  
 PHONE (626) 269-9321  
**ENERGY**  
 NAME BLUE SEA DESIGN LLC.  
 ADDRESS 17770 CASTLETON ST. # 589 CITY OF INDUSTRY, CA 91748  
 PHONE (626) 810-3333

**SHEET INDEX**

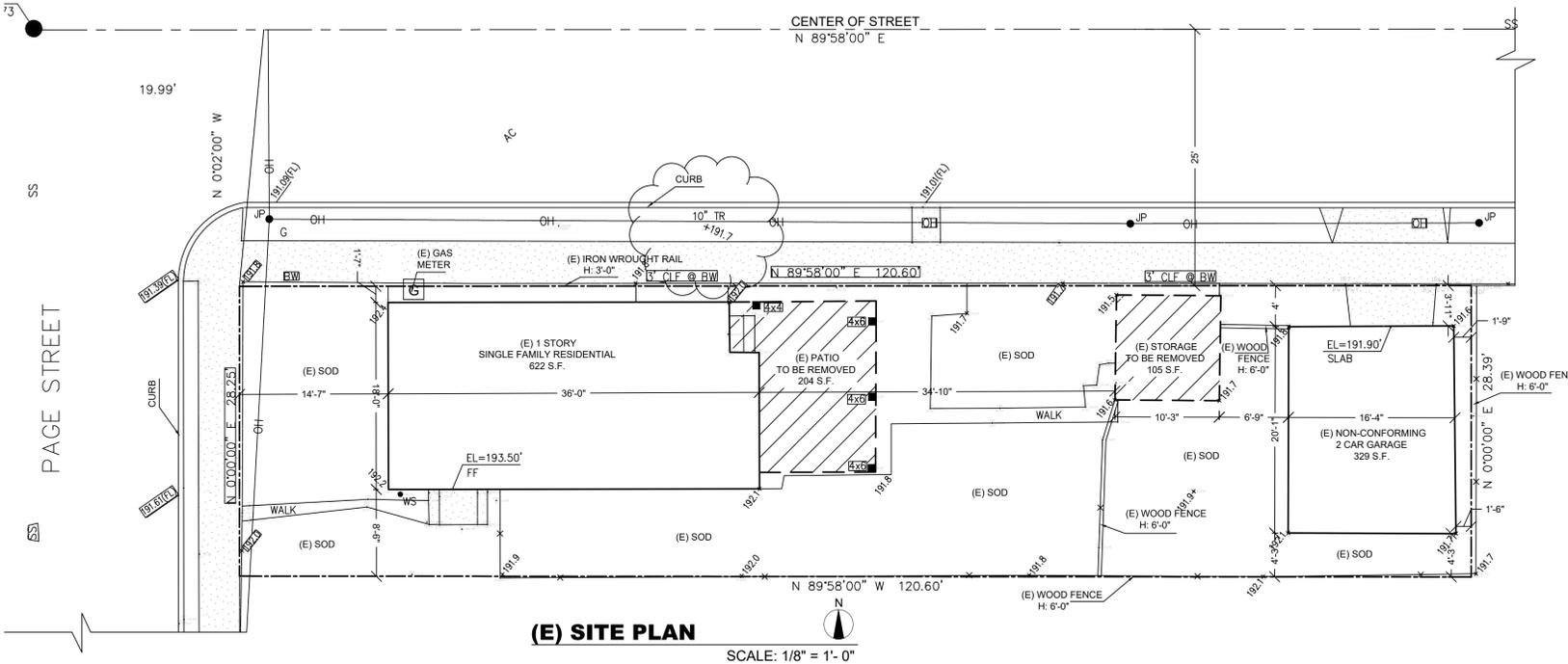
- A-1. COVER SHEET, (E) SITE PLAN, PROPOSED SITE PLAN
- A-2. FLOOR AREA PLAN, PROPOSED STREETSCAPE ELEVATIONS
- A-3. (E) FLOOR PLAN, PROPOSED FLOOR PLAN
- A-4. (E) ELEVATIONS, PROPOSED ELEVATIONS
- A-5. (E) ROOF PLAN, PROPOSED ROOF PLAN
- A-6. SECTIONS
- A-7. SITE PHOTOS

**SYMBOL LEGEND**

- DETAIL NUMBER  
DRAWING WHERE DETAIL IS DRAWN
- WALL SECTION NUMBER  
DRAWING WHERE SECTION IS DRAWN
- INTERIOR OR EXTERIOR ELEVATION  
DRAWING WHERE ELEVATION IS DRAWN
- REVISION CALLOUT
- KEY NOTE, REFER TO LISTING  
ON SAME DWG. FOR DESCRIPTION
- WINDOW SYMBOL
- DOOR NUMBER
- PHOTOGRAPH DIAGRAMS

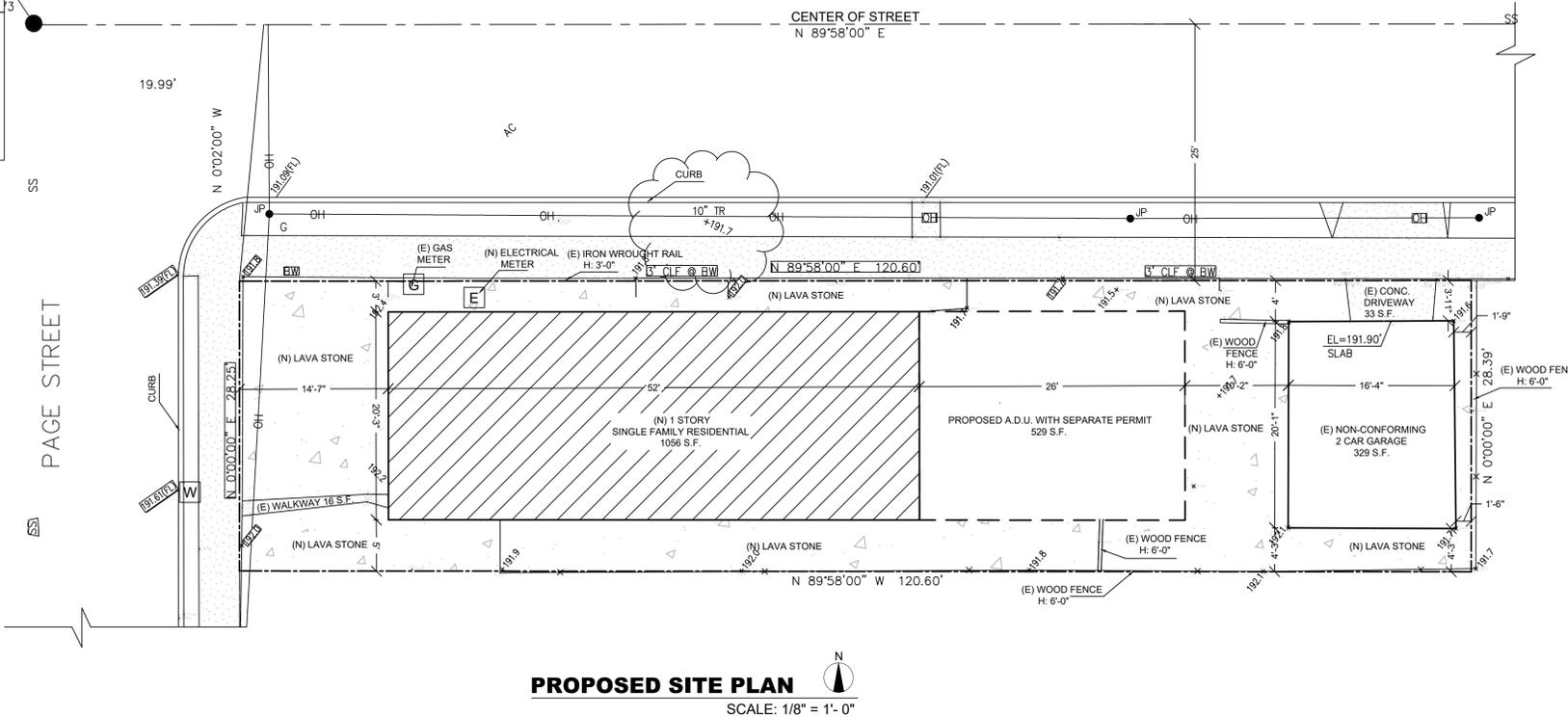
**ABBREVIATIONS**

- |                         |                             |
|-------------------------|-----------------------------|
| ACT -ACOUSTICTILE       | GEN -GENERAL                |
| AFF -ABOVE FINISH FLOOR | HYD -HYDRANT                |
| BLDG -BUILDING          | INSUL -INSULATION           |
| BLK -BLOCK              | LAV -LAVATORY               |
| BMT -BOTTOM             | LT -LIGHT                   |
| C.B. -CATCHBASIN        | MAR -MARBLE                 |
| CEM -CEMENT             | MAS -MASONRY                |
| CERT. -CERAMIC TILE     | MAX -MAXIMUM                |
| C.J. -CONTROL JOINT     | MECH -MECHANICAL            |
| CLR -CLEAR              | MIN. -MINIMUM               |
| CLG -CEILING            | MISC. -MISCELLANEOUS        |
| CONC. -CONCRETE         | NO -NUMBER                  |
| CONSTR. -CONSTRUCTION   | OIC -ON CENTER              |
| CONT. -CONTINUOUS       | O.D. -OUTSIDE DIAMETER      |
| CONTR. -CONTRACTOR      | O/O -OUT TO OUT             |
| CTR. -CENTER            | OPNG -OPENING               |
| DET -DETAIL             | PLYWD -PLYWOOD              |
| DIA -DIAMETER           | PTD -PAINTED                |
| DIM -DIMENSION          | R.D. -ROOF DRAIN            |
| D.O. -DOOR OPENING      | REINF. -REINFORCEMENT       |
| DWG -DRAWING            | REOD. -REQUIRED             |
| ELEV. -ELEVATION        | STD -STANDARD               |
| EXT -EXTERIOR           | T.O.P. -TOP OF PLATE        |
| F.F. -FINISH FLOOR      | TYP -TYPICAL                |
| F.G. -FINISH GRADE      | VCT -VINYL COMPOSITION TILE |
| FIN -FINISH             | WD -WOOD                    |
| FLR -FLOOR              | WT -WEIGHT                  |
| FDN -FOUNDATION         | (N) -NEW                    |
| FTG -FLOORING           | (E) -EXISTING               |



**ANY TREE ON THE SITE: NO**

- (N) LAVA STONE
- CONC.



135 SOUTH STATE COLLEGE  
 SUITE 200, BREA, CA, 92821  
 168cad@gmail.com  
 Tel: (626) 899-6108  
 www.168CAD.net

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**SHEET TITLE**

**COVER SHEET,  
 (E) SITE PLAN,  
 PROPOSED  
 FLOOR PLAN**

**PROJECT NAME & ADDRESS**  
 (N) 1 STORY  
 SINGLE FAMILY RESIDENTIAL

68 PAGE ST  
 CAMPBELL, CA 95008

Date	08/24/22
Drawn	ALAN
Sheet	A-1
of Sheet	

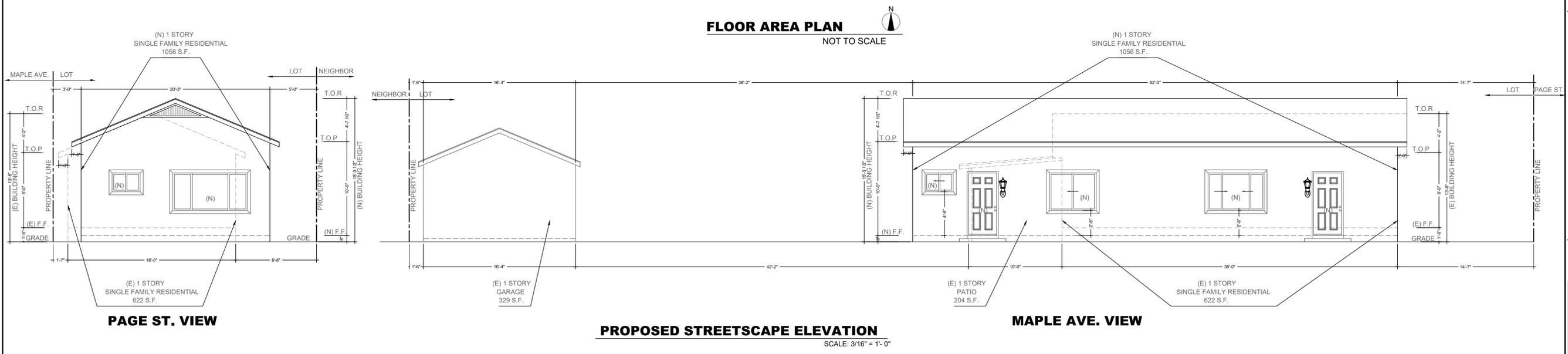
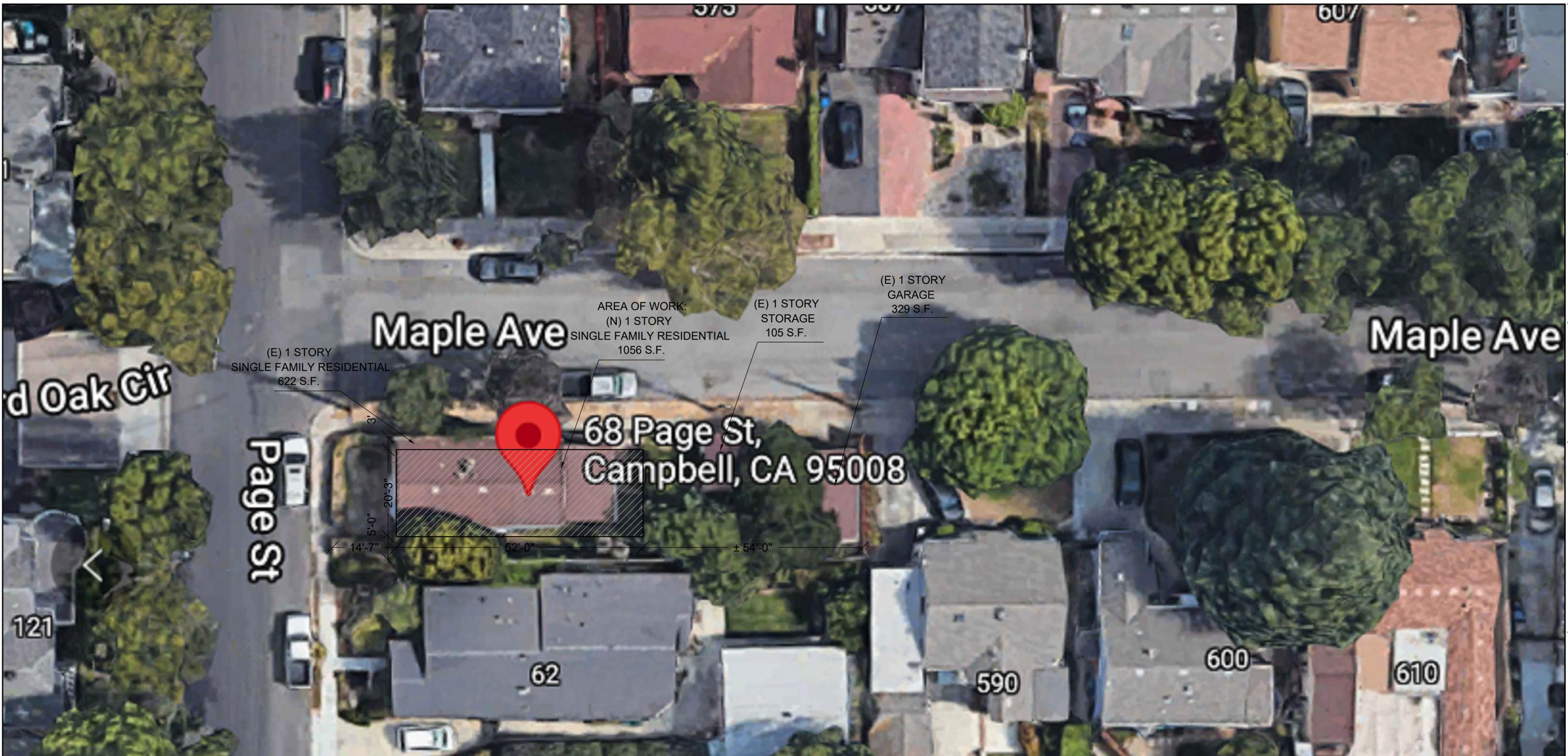
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**SHEET TITLE**

**FLOOR AREA  
PLAN,  
PROPOSED  
STREETSCAPE  
ELEVATIONS**

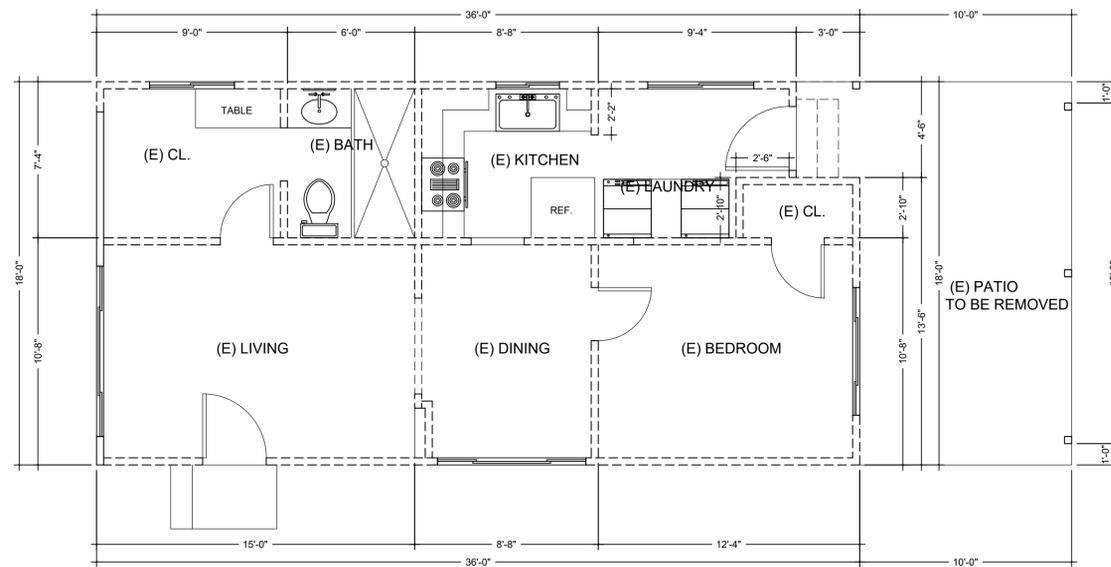


**PROJECT NAME & ADDRESS**  
**(N) 1 STORY  
SINGLE FAMILY RESIDENTIAL**

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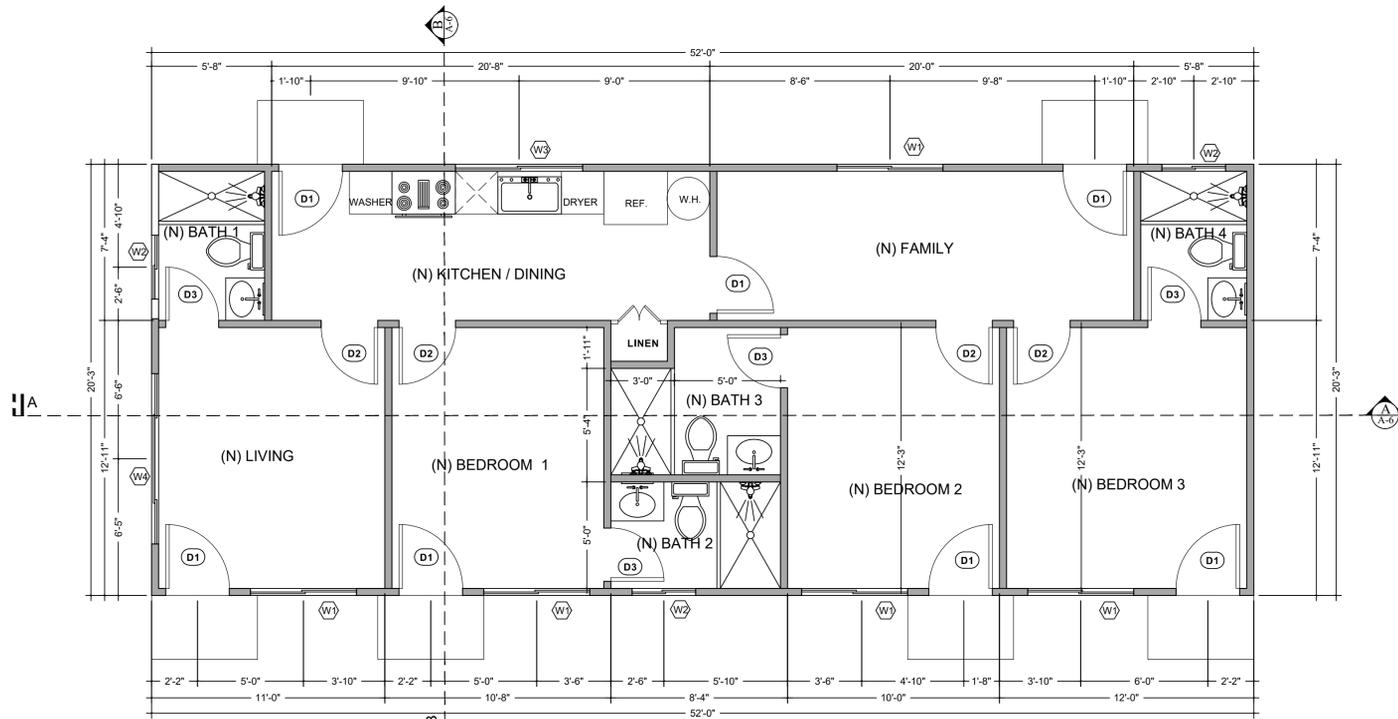
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**A-2**  
of Sheet



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

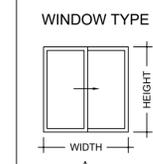
WALL LEGEND	
	(E) WALLS TO BE REMAIN
	(E) WALLS TO BE REMOVED



**PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'- 0"

DOOR SCHEDULE						
KEY	DIMENSION		TYPE	MATERIAL	HARDWARE	REMARK
	W	H				
1	3'-0"	6'-8"	SWING	WOOD		
2	2'-8"	6'-8"	SWING	WOOD		
3	2'-6"	6'-8"	SWING	WOOD		

NOTES:  
ABOVE THE TUB AND SHOWER ON THE FLOOR PLAN OR INCLUDE IN THE WINDOW SCHEDULE ALL TEMPER GLAZING.  
ALL SLIDING GLASS DOORS AND DOORS WITH GLASS SHOULD BE TEMPER GLASS.



WINDOW SCHEDULE					
KEY	DIMENSION		TYPE	FRAME	MATERIAL
	W	H			
1	5'-0"	4'-0"	A	VINYL	LOW E, INSULATED
2	3'-0"	2'-0"	A	VINYL	LOW E, INSULATED
3	6'-0"	3'-0"	A	VINYL	LOW E, INSULATED
4	8'-0"	4'-0"	A	VINYL	LOW E, INSULATED

WALL LEGEND	
	(E) WALLS TO BE REMAIN
	(N) WALLS PER STRUCTURAL PLAN

REVISIONS	
DATE	NO.
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**SHEET TITLE**  
**(E) FLOOR PLAN, PROPOSED FLOOR PLAN**

**PROJECT NAME & ADDRESS**  
**(N) 1 STORY SINGLE FAMILY RESIDENTIAL**  
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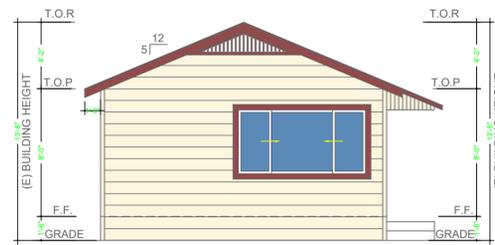
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**SHEET TITLE**

**(E) ELEVATIONS  
PROPOSED  
ELEVATIONS**



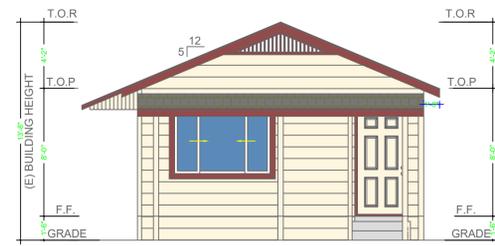
**(E) WEST ELEVATION**

SCALE: 3/16" = 1'-0"



**(E) SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



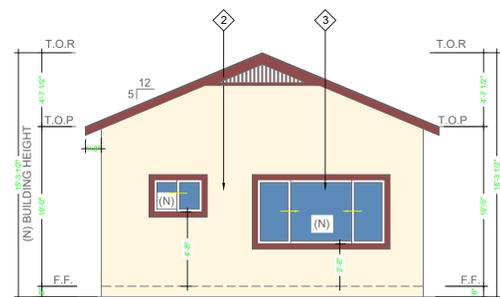
**(E) EAST ELEVATION**

SCALE: 3/16" = 1'-0"



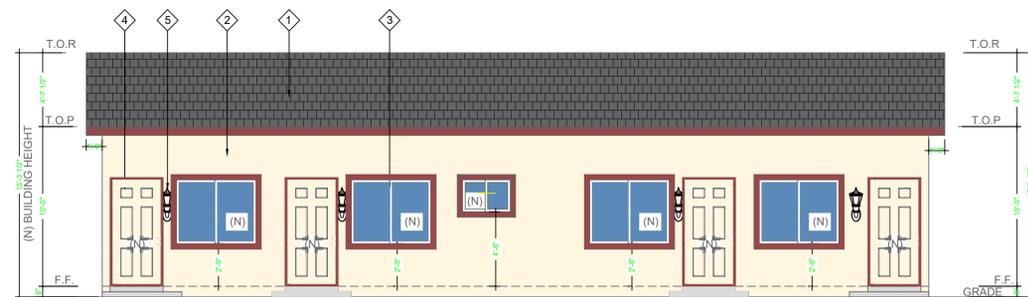
**(E) NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



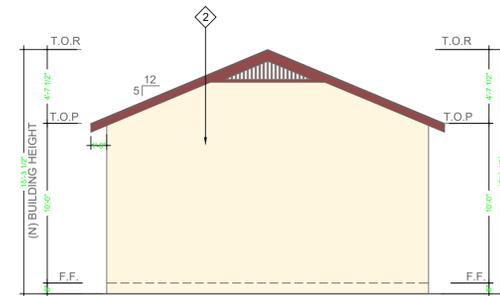
**PROPOSED WEST ELEVATION**

SCALE: 3/16" = 1'-0"



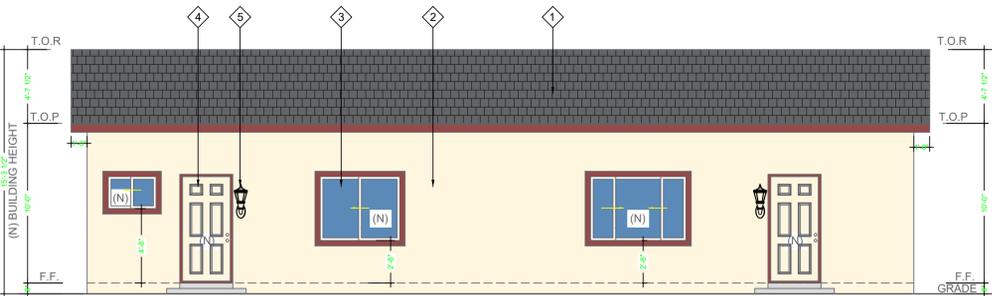
**PROPOSED SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

**ELEVATION KEY NOTES**

- (N) COMPOSITION (CLASS-A) ROOF SHINGLES WITH 2 LAYERS, COLOR & STYLE MATCH EXISTING, ICCP ESR 1389 / COMPOSITION ASPHALT SHINGLE PRODUCTS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- (N) EXTERIOR WALL STUCCO, COLOR & STYLE MATCH EXISTING, BRAND OMAE, ICCP ESR-2071
- (N) VINYL WINDOWS, COLOR & STYLE MATCH EXISTING
- (N) DOORS, COLOR & STYLE MATCH EXISTING
- (N) EXTERIOR WALL LIGHT, COLOR & STYLE MATCH EXISTING

**PROJECT NAME & ADDRESS**  
**(N) 1 STORY  
SINGLE FAMILY RESIDENTIAL**

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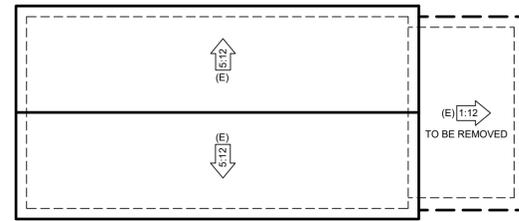
**SHEET TITLE**

**(E) ROOF PLAN  
PROPOSED  
ROOF PLAN**

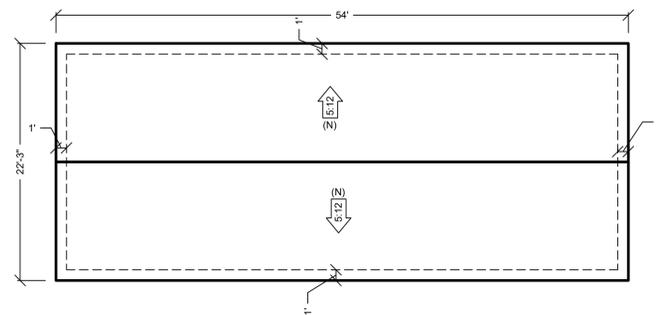
**PROJECT NAME & ADDRESS**  
**(N) 1 STORY  
SINGLE FAMILY RESIDENTIAL**

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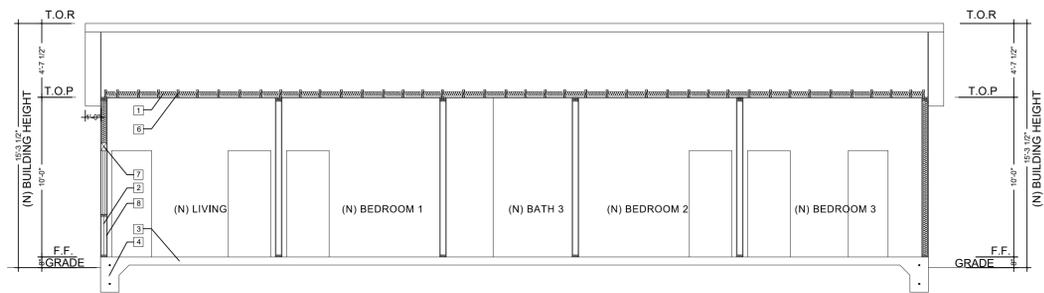
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<b>A-5</b>	
<b>of Sheet</b>	



**(E) ROOF PLAN**  
SCALE: 1/8" = 1'-0"

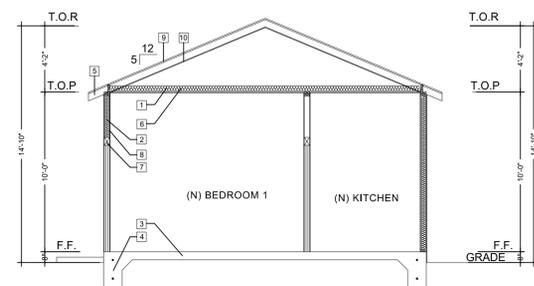


**PROPOSED ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**SECTION A**

SCALE: 3/16" = 1'-0"



**SECTION B**

SCALE: 3/16" = 1'-0"

SECTION MATERIAL LEGEND	
1	R-30 INSULATION FOR CEILING AREA (TYP.)
2	R-11 INSULATION FOR EXTERIOR WALL AREA (TYP.)
3	CONC. FOUNDATION SLAB SEE STRUCT. PLAN FOR DETAIL.
4	FOUNDATION FOOTING SEE STRUCT. PLAN FOR DETAIL.
5	2X ROOF RAFTER (SEE STRUCT. FOR SIZE-TYP.)
6	2X CEILING JOIST (SEE STRUCT. FOR SIZE-TYP.)
7	HEADER / BEAM PER PLAN (SEE STRUCT. PLAN FOR DETAIL-TYP.)
8	WALL TRUSS PER PLAN (SEE STRUCT. PLAN FOR DETAIL-TYP.)
9	1/2" PLYWOOD (CDX) W/ RADIANT BARRIER UNBLOCKED P.I. INDEX 247 0
10	RADIANT BARRIER

**REVISIONS**

DATE	NO.
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**SHEET TITLE**

**SECTIONS**

**PROJECT NAME & ADDRESS**

(N) 1 STORY  
SINGLE FAMILY RESIDENTIAL

66 PAGE ST  
CAMPBELL, CA 95008

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EAST

SOUTH

WEST

NORTH



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168cad@gmail.com  
Tel: (626) 899-6108  
www.168CAD.net

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SHEET TITLE

SITE PHOTOS

PROJECT NAME & ADDRESS  
(N) 1 STORY  
SINGLE FAMILY RESIDENTIAL

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Date	08/24/22
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	of Sheet

**GENERAL NOTES**

- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
- ANY CHANGES PRIOR TO APPROVED SET OF PLANS, 168CAD BUILDING DESIGN MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY 168CAD BUILDING DESIGN IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. 168CAD BUILDING DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT NOT LIMITED TO:
  - METAL DOOR AND WALL CONNECTION
  - CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING.
  - JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS).
  - STAINLESS STEEL TO WALLS
- DO NOT CAULK ANY OTHER AREAS. ESPECIALLY AT GREYWOOD CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
- UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
- DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
- ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKS AND OCCUPANTS AT ALL TIMES.
- ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE ANY INSTALLATION.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- PROJECT SHALL CONFORM TO THE:
  - 2019 CBC
  - 2019 CMC
  - 2019 CPC
  - 2019 CEC
  - 2019 T-24
  - 2020 LA COUNTY CRC
  - AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
- ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

**SPECIFICATION**

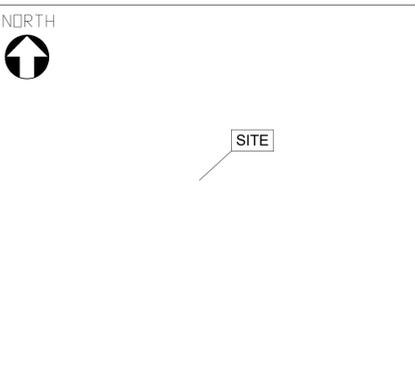
**SCOPE OF WORK**

- (N) SINGLE FAMILY RESIDENTIAL 1056 S.F.
- REPLACE ALL RUG TO WOOD FLOORING (SPV)
- REPLACE ALL OUT SIDE WALL TO STUCCO
- UPGRADE 50 AMP PANEL TO 200 AMP
- REMOVE EXISTING PATIO AND STORAGE

**LEGEND**

- |                               |                          |
|-------------------------------|--------------------------|
| <b>W</b> (E) WATER METER      | <b>A/C</b> AIR CONDITION |
| <b>G</b> GAS METER            | <b>S</b> SEWER           |
| <b>E</b> (E) ELECTRICAL PANEL | <b>D</b> DOWN SPOUT      |
| <b>P</b> POWER POLE           | <b>F</b> FIRE HYDRANT    |

**VICINITY MAP**



**PERVIOUS/IMPERVIOUS AREAS DOCUMENTATION**

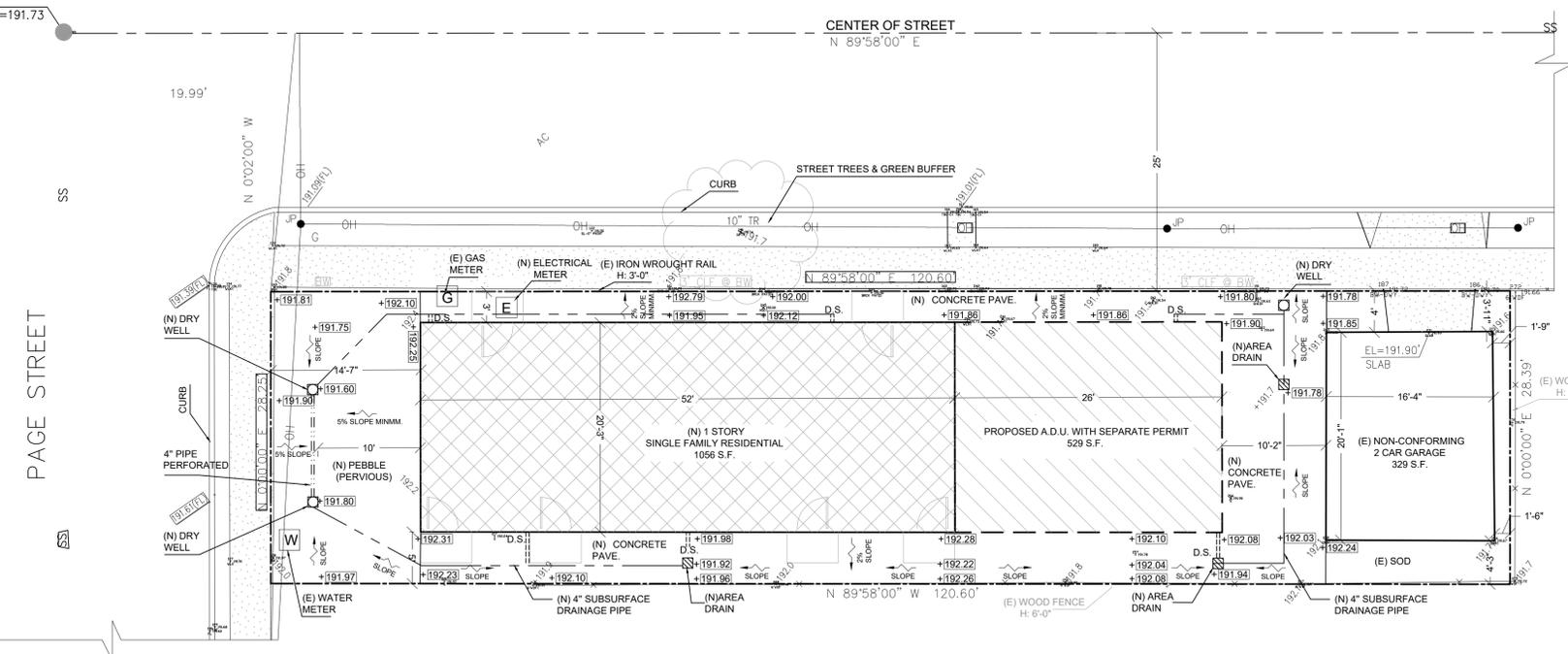
<b>COMBINED PERVIOUS/ IMPERVIOUS AREAS</b>	1500 S.F.
<b>PERVIOUS AREAS</b>	534.5 S.F.
PROPOSED PEBBLE AREA	412 S.F.
EXISTING SOD	122.5 S.F.
<b>IMPERVIOUS AREAS</b>	965.5 S.F.
PROPOSED CONCRETE PAVING AREA	909 S.F.
EXISTING CONCRETE	56.5 S.F.

**STATED MAXIMUM DEPTH AND VOLUMES OF CUT AND FILL**

<b>MAXIMUM DEPTHS</b>	
CUT	0.15 FEET
FILL	0.36 FEET
<b>MAXIMUM VOLUMES</b>	
CUT	158.52 CUBIC FEET
FILL	359.325 CUBIC FEET
ESTIMATED TOTAL FILL:	200.805 CUBIC FEET

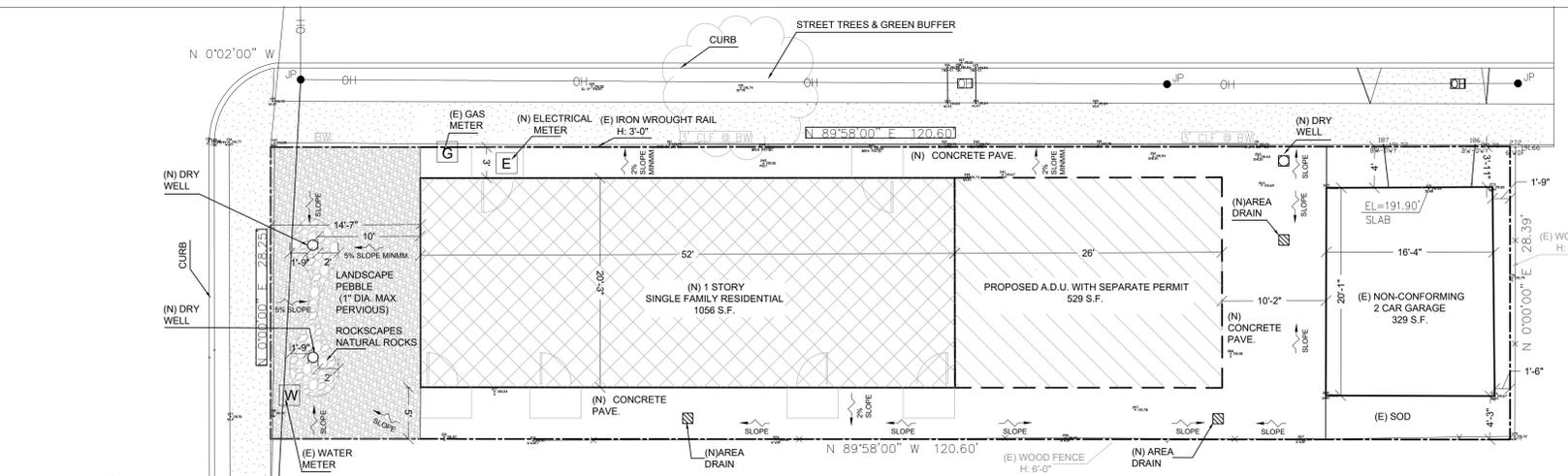
**PROJECT DATA**

A.P.N.	279-46-021
YEAR BUILT	1915
ZONING	R-1
OCCUPANCY GROUP:	R-3/U
CONSTRUCTION TYPE:	V-B
STORIES : 1	
LOT SIZE	3463 S.F.
<b>EXISTING:</b>	
(E) FLOOR AREA	622 S.F.
(E) 1 CAR GARAGE	329 S.F.
(E) STORAGE TO BE REMOVED	105 S.F.
(E) PATIO TO BE REMOVED	204 S.F.
<b>PROPOSED:</b>	
(N) SINGLE FAMILY RESIDENTIAL	1056 S.F.
LOT COVERAGE=(1056+329)/3463=1385/3463=39.99%	
FAR=1056/3463=30.49%	



**SURVEYED LOT DIMENSIONS COMBINED UTILITY, GRADING, AND DRAINAGE PLAN**

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



**LANDSCAPE PLAN NO IRRIGATION INVOLVED**

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

**CONSULTANT INFOR.**

<b>OWNER</b>	NAME: YANJUN WANG PHONE: 408-883-5533 ADDRESS: 68 PAGE ST, CAMPBELL, CA 95008
<b>DESIGNER</b>	NAME: ALAN GAO ADDRESS: 135 SOUTH STATE COLLEGE SUITE 200 , BREA, CA 92821 PHONE: (626)-899-6108
<b>STRUCTURAL</b>	NAME: NB ENGINEERING INC EMAIL: GAO@NBENGINEERING.NET PHONE: (626) 269-9321
<b>ENERGY</b>	NAME: BLUE SEA DESIGN LLC. ADDRESS: 17770 CASTLETON ST. # 589 CITY OF INDUSTRY, CA 91748 PHONE: (626) 810-3333

**SHEET INDEX**

A-1	COVER SHEET, (E) SITE PLAN, PROPOSED SITE PLAN
A-2	(E) FLOOR PLAN, PROPOSED FLOOR PLAN
A-3	(E) ELEVATIONS, ROOF PLAN, PROPOSED ELEVATIONS, ROOF PLAN
G-1	GRADING, DRAINAGE, LANDSCAPE & COMBINED UTILITY PLANS

**SYMBOL LEGEND**

	DETAIL NUMBER DRAWING WHERE DETAIL IS DRAWN
	WALL SECTION NUMBER DRAWING WHERE SECTION IS DRAWN
	INTERIOR OR EXTERIOR ELEVATION DRAWING WHERE ELEVATION IS DRAWN
	REVISION CALLOUT
	KEY NOTE, REFER TO LISTING ON SAME DWG. FOR DESCRIPTION
	WINDOW SYMBOL
	DOOR NUMBER
	PHOTOGRAPH DIAGRAMS

**ABBREVIATIONS**

ACT.	-ACOUSTICTILE	GEN	-GENERAL
AFF	-ABOVE FINISH FLOOR	HYD	-HYDRANT
BLDG	-BUILDING	INSUL	-INSULATION
BLK	-BLOCK	LAV	-LAVATORY
BMT	-BOTTOM	LT	-LIGHT
C.B.	-CATCHBASIN	MAR	-MARBLE
CEM	-CEMENT	MAS	-MASONRY
CERT	-CERAMIC TILE	MAX	-MAXIMUM
C.J.	-CONTROL JOINT	MECH.	-MECHANICAL
CLR.	-CLEAR	MIN.	-MINIMUM
CLG	-CEILING	MISC.	-MISCELLANEOUS
CONC	-CONCRETE	NO	-NUMBER
CONSTR.	-CONSTRUCTION	O/C	-ON CENTER
CONT.	-CONTINUOUS	O.D.	-OUTSIDE DIAMETER
CONTR.	-CONTRACTOR	O/O	-OUT TO CUT
CTR	-CENTER	OPNG	-OPENING
DET.	-DETAIL	PLYWD	-PLYWOOD
DIA.	-DIAMETER	PTD	-PAINTED
DIM	-DIMENSION	R.D.	-ROOF DRAIN
D.O.	-DOOR OPENING	REINF.	-REINFORCEMENT
DWG	-DRAWING	REDD.	-REQUIRED
ELEV.	-ELEVATION	STD	-STANDARD
EXT	-EXTERIOR	T.O.P.	-TOP OF PLATE
F.F.	-FINISH FLOOR	TYP	-TYPICAL
F.G.	-FINISH GRADE	VCT	-VINYL COMPOSITION TILE
FIN	-FINISH	WD	-WOOD
FLR	-FLOOR	WT	-WEIGHT
FDN	-FOUNDATION	(N)	-NEW
FTG	-FOOTING	(E)	-EXISTING
FURR	-FURRING		



135 SOUTH STATE COLLEGE  
SUITE 200, BREA, CA, 92821  
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Tel: (626) 899-6108  
www.168CAD.net

**REVISIONS**

DATE	NO.
04/11/2022	1
06/04/2022	2
06/15/2022	3

THESE DRAWINGS AND SPECIFICATIONS, IDEAS, DESIGNS AND ARRANGEMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF 168CAD DESIGN NO PART SHALL BE COPIED, REPRODUCED OR OTHERWISE USED, DIRECTLY OR INDIRECTLY, IN WHOLE OR IN PART, IN CONNECTION WITH ANY OTHER WORK OR PROJECT WITHOUT THE WRITTEN CONSENT OF 168CAD. VISUAL CONTACT WITH THESE DRAWINGS AND/OR SPECIFICATIONS SHALL CONSTITUTE A PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**SHEET TITLE**

**GRADING, DRAINAGE, LANDSCAPE & COMBINED UTILITY PLANS**



**PROJECT NAME & ADDRESS**  
**(N) 1 STORY SINGLE FAMILY RESIDENTIAL**  
68 PAGE ST  
CAMPBELL, CA 95008

Date	08/04/22
Drawn	ALAN
Sheet	G-1
of Sheet	

# Site Photography



1



2



3



4



5



6



7



8



There is no tree on the property. Thus tree survey and tree removal and protection plan are not applicable.

Please find the survey attached to prove no tree on the property.

**BASIS OF BEARINGS:**

THE BEARING S 00°00'00" E FOR THE MONUMENT LINE OF PAGE STREET WAS ESTABLISHED BETWEEN TWO FOUND STREET MONUMENTS IN PAGE STREET, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 8357", FILED IN BOOK 643 OF MAPS, AT PAGE 30, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS FOR THIS MAP.

**BENCHMARK:**

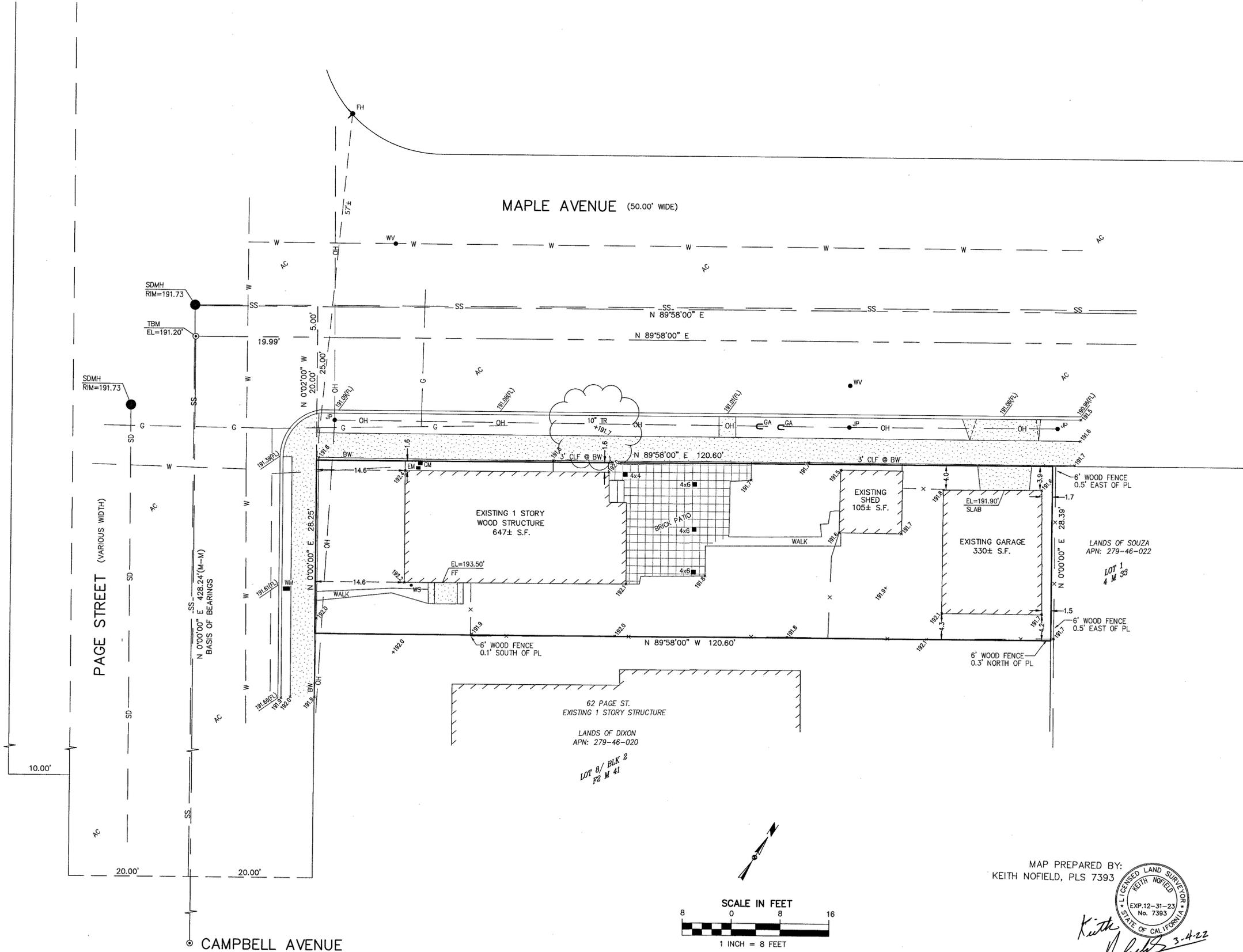
TEMPORARY BENCHMARK "TBM" ELEVATION = 191.20' (NAVD 1988); ESTABLISHED ON TOP OF A 2 5/8" DIAMETER BRASS DISK IN WELL AT THE INTERSECTION OF PAGE STREET AND MAPLE AVENUE, AS SHOWN HEREON. ESTABLISHED BY GPS METHODS FOR THIS PROJECT.

**NOTES:**

- UTILITY LOCATIONS ARE ONLY APPROXIMATE AND NOT INTENDED FOR USE WITH CONSTRUCTION. INFORMATION WAS ACQUIRED FROM A FIELD SURVEY. CONTACT "USA" AT 1-800-642-2440, LOCAL UTILITY COMPANIES, AND THE CITY OF CAMPBELL FOR ASSISTANCE WITH LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- DIMENSIONS ARE 90° MEASUREMENTS.
- BUILDING LOCATIONS ARE MEASURED AT GROUND LEVEL, AT THE EXISTING STUCCO/PANELING OF THE STRUCTURE.
- PROPERTY ADDRESS: 68 PAGE STREET, CAMPBELL.
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS = 3,415 S.F.
- FEMA FLOOD ZONE: (ZONE X - UNSHADED): "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY WAS PROVIDED BY ORANGE COAST TITLE COMPANY OF NORTHERN CALIFORNIA, DATED NOVEMBER 30, 2021, UNDER ORDER NO. 520-2298038-60. IT WAS EXAMINED BY KEITH NOFIELD PROFESSIONAL LAND SURVEYING. ALL EASEMENTS IDENTIFIED IN THE REPORT HAVE BEEN SHOWN. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S SEAL AND SIGNATURE, IS NOT CONSIDERED AN ORIGINAL MAP.

**LEGEND:**

- SUBJECT PROPERTY LINE
- PROPERTY LINES / RIGHT OF WAY
- CENTERLINE
- MONUMENT LINE
- DIMENSION LINE
- x FENCE (AS NOTED)
- G GAS LINE (PAINT MARKS)
- W WATER LINE (PAINT MARKS)
- OH OVERHEAD LINES
- SD STORM DRAINAGE LINE
- SS SANITARY SEWER LINE
- ⊙ FOUND STREET MONUMENT (643 M 31)
- AC ASPHALT CONCRETE
- BW BACK WALK
- CLF CHAIN LINK FENCE
- EL ELEVATION
- EM ELECTIC METER
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- FL FLOW LINE
- GA GUY ANCHOR
- GM GAS METER
- JP JOINT POLE
- (M-M) MONUMENT TO MONUMENT
- O.R. OFFICIAL RECORDS
- PL PROPERTY LINE
- S.F. SQUARE FEET
- SDMH STORM DRAINAGE MANHOLE
- SSMH SANITARY SEWER MANHOLE
- TBM TEMPORARY BENCHMARK
- TR TREE (SPECIE UNKNOWN)
- WM WATER METER
- WS WATER SERVICE
- WV WATER VALVE
- 12" TREE DIAMETER
- +191.0 TREE DRIPLINE, SIZE & TYPE NOTED (IF KNOWN)
- ⊕ GROUND ELEVATION
- CONCRETE



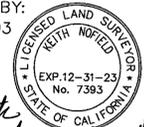
**KEITH NOFIELD, PROFESSIONAL LAND SURVEYING**  
 5178 MOWRY AVENUE, STE. 2151, FREMONT, CA 94538  
 (510) 488-2703 EMAIL: KN0F7393@GMAIL.COM

**LANDS OF WANG**  
 68 PAGE STREET  
 CAMPBELL, CA 95008  
 (DOC. NO. 25233112 O.R.)  
 APN: 279-46-021

**TOPOGRAPHIC SURVEY**  
 PORTION LOT 9/ BLOCK 2  
 CR & CW PAGE'S SUBDIVISION  
 VOLUME F-2 MAPS, PAGE 41

FILENAME: 22.008 TS  
 CHECKED BY:  
 DRAWN BY: KLN  
 SCALE: 1" = 8'  
 DATE: 3/04/2022  
 PROJECT NO.: 22-008  
 SHEET NO.:

MAP PREPARED BY:  
 KEITH NOFIELD, PLS 7393



*Keith Nofield* 3-4-22