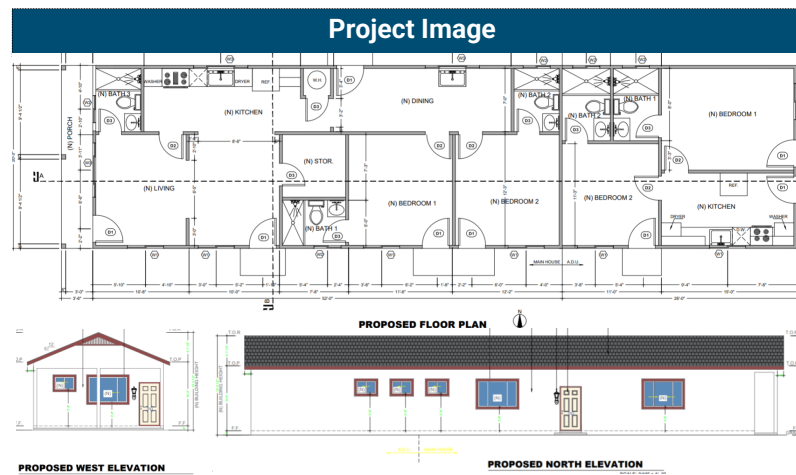






City of Campbell
70 North First Street
Campbell, CA 95008 -1423



Revised Courtesy Notice

Dear Campbell Resident,

October 18, 2022

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

Project Address: 68 Page St.

Zoning | Area Plan: R-1-6 | 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 accessory dwelling unit (ADU), with substandard front- and street-side setbacks (11-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

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

1. 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.
2. 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.
3. ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
4. 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.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
6. 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.
7. 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.
8. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT LIMITED TO:
 1. METAL DOOR AND WALL CONNECTION
 2. CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING.
 3. JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS).
 4. STAINLESS STEEL TO WALLS
9. 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.
10. UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
11. DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
12. 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.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKS AND OCCUPANTS AT ALL TIMES.
14. 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.
15. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE ANY INSTALLATION.
16. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
17. 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.
18. ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

SPECIFICATION

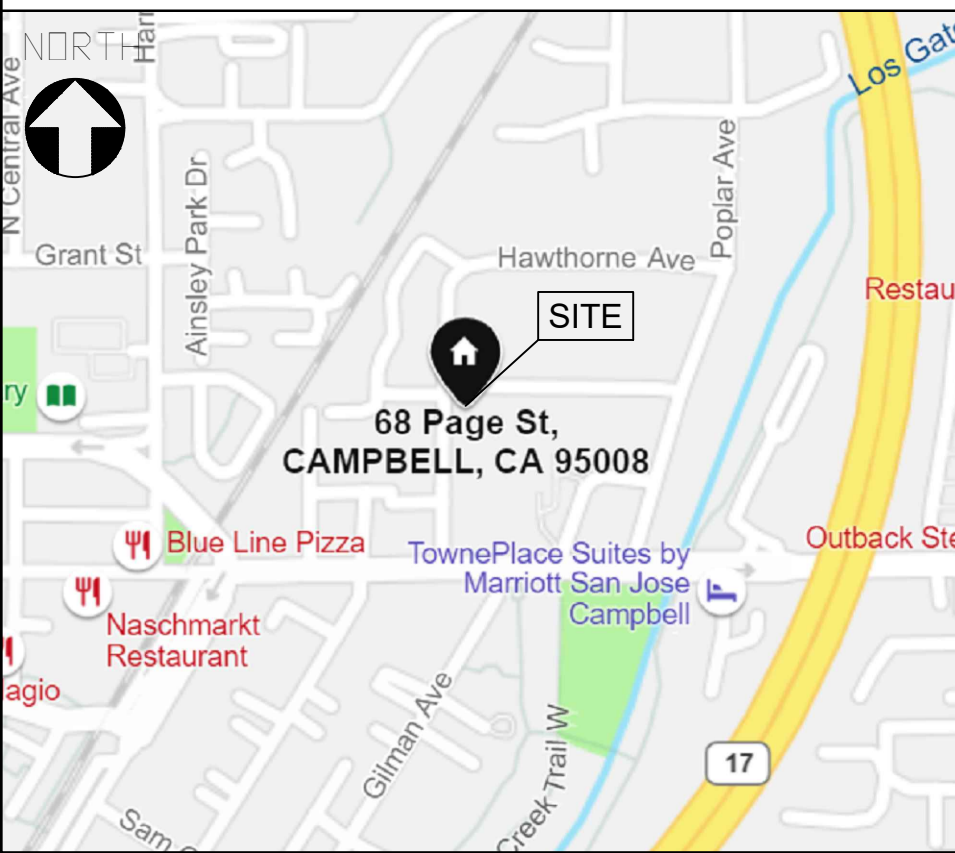
SCOPE OF WORK

1. (N) SINGLE FAMILY RESIDENTIAL 1056 S.F. WITH (N) PORCH 70 S.F.
2. REPLACE ALL RUG TO WOOD FLOORING (SPV)
3. REPLACE ALL OUT SIDE WALL TO STUCCO
4. UPGRADE 50 AMP PANEL TO 200 AMP
5. REMOVE EXISTING PATIO AND STORAGE
6. PROPOSED A.D.U. 529 S.F.

LEGEND

	(E) WATER METER		AIR CONDITION
	GAS METER		SEWER
	(E) ELECTRICAL PANEL		DOWN SPOUT
	POWER POLE		FIRE HYDRANT

VICINITY MAP



PROJECT DATA

A.P.N.	279-46-021
YEAR BUILT	1915
ZONING	R-1-6
OCCUPANCY GROUP:	R-3U
CONSTRUCTION TYPE:	V-B
STORIES : 1	
LOT SIZE	3415 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.
(N) PORCH	70 S.F.
(E) 2 CAR GARAGE	329 S.F.
(N) ATTACHED A.D.U.	529 S.F.
LOT COVERAGE=(1056+70+329)/3415=1455/3415=42.6%	
FAR=1056/3415=30.92%	

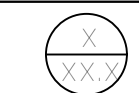
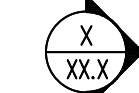
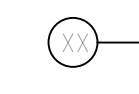
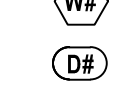
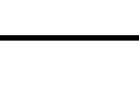
CONSULTANT INFOR.

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 PLANS, PROPOSED FLOOR PLAN
A-4. (E) ELEVATIONS, PROPOSED ELEVATIONS
A-5. (E) ROOF PLAN, PROPOSED ROOF PLAN
A-6. SECTIONS

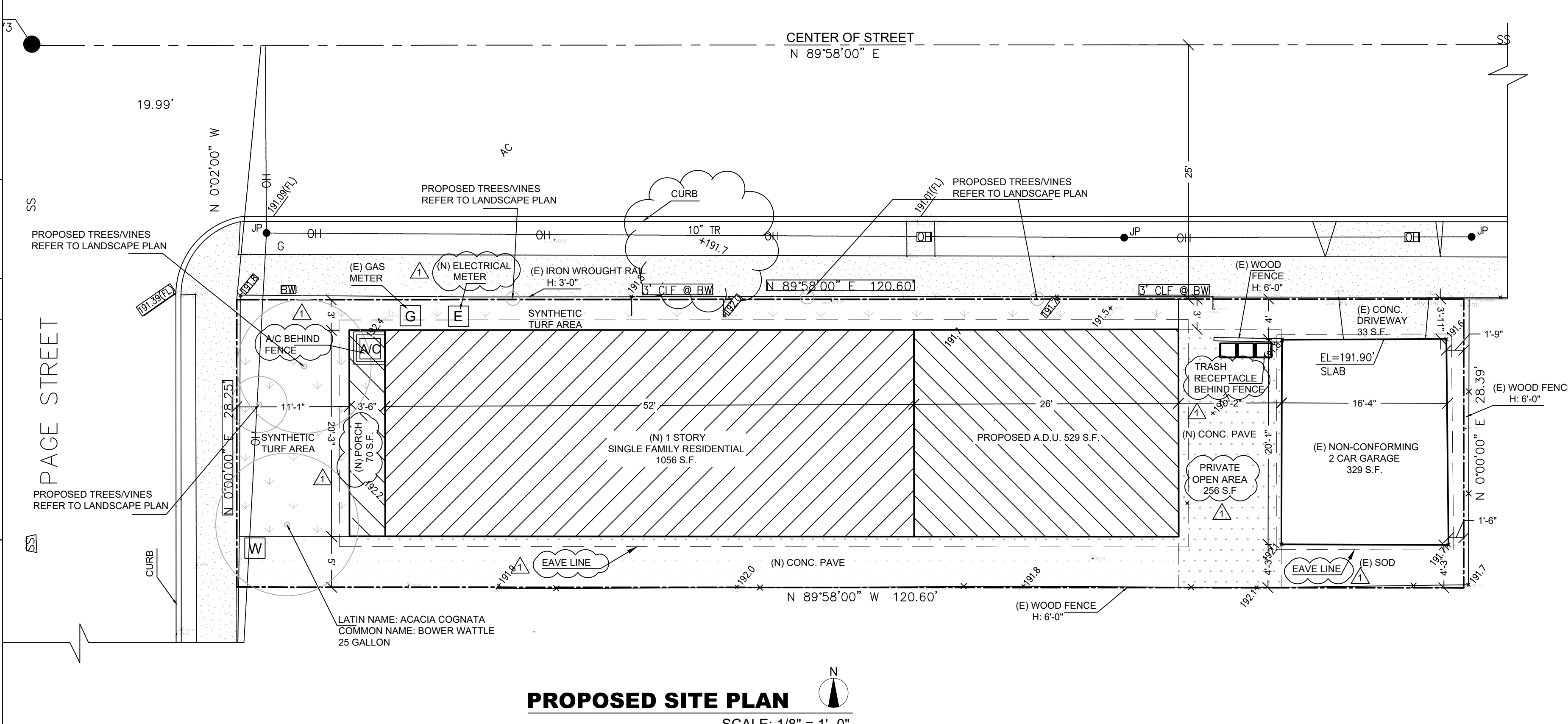
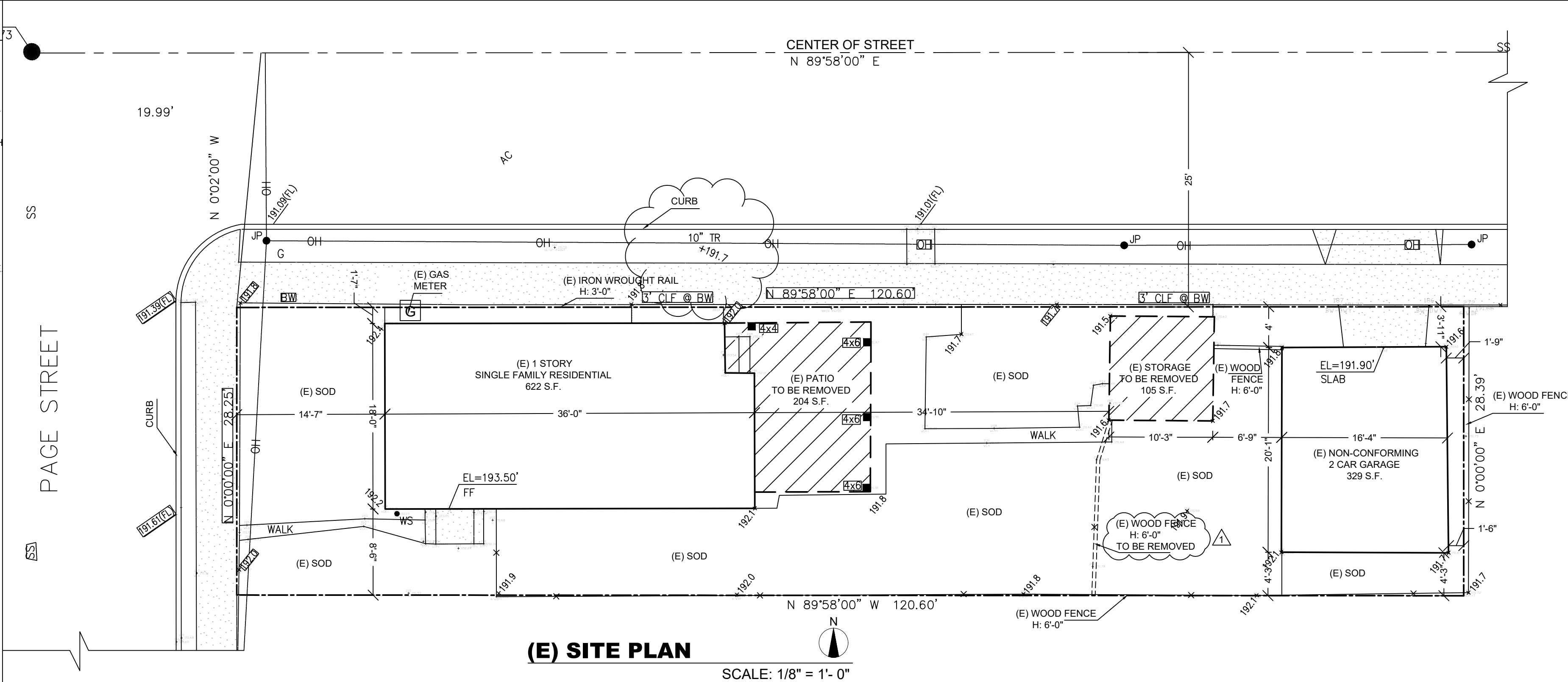
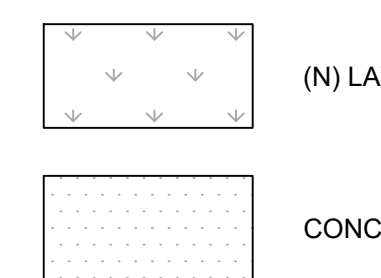
SYMBOL LEGEND

	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. -ACUOSTICTILE	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
CLS -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 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 -FOOTING	(E) -EXISTING
FURR -FURRING	

ANY TREE ON THE SITE: NO



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www.168cad.net

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168cad@gmail.com
Tel: (626) 899-6108
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REVISIONS

DATE	NO.
10/05/2022	1

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SHEET TITLE

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

THE OWNER HAS CHECKED
THE PLAN AND CONFIRMED
THAT THE PLAN IS CORRECT

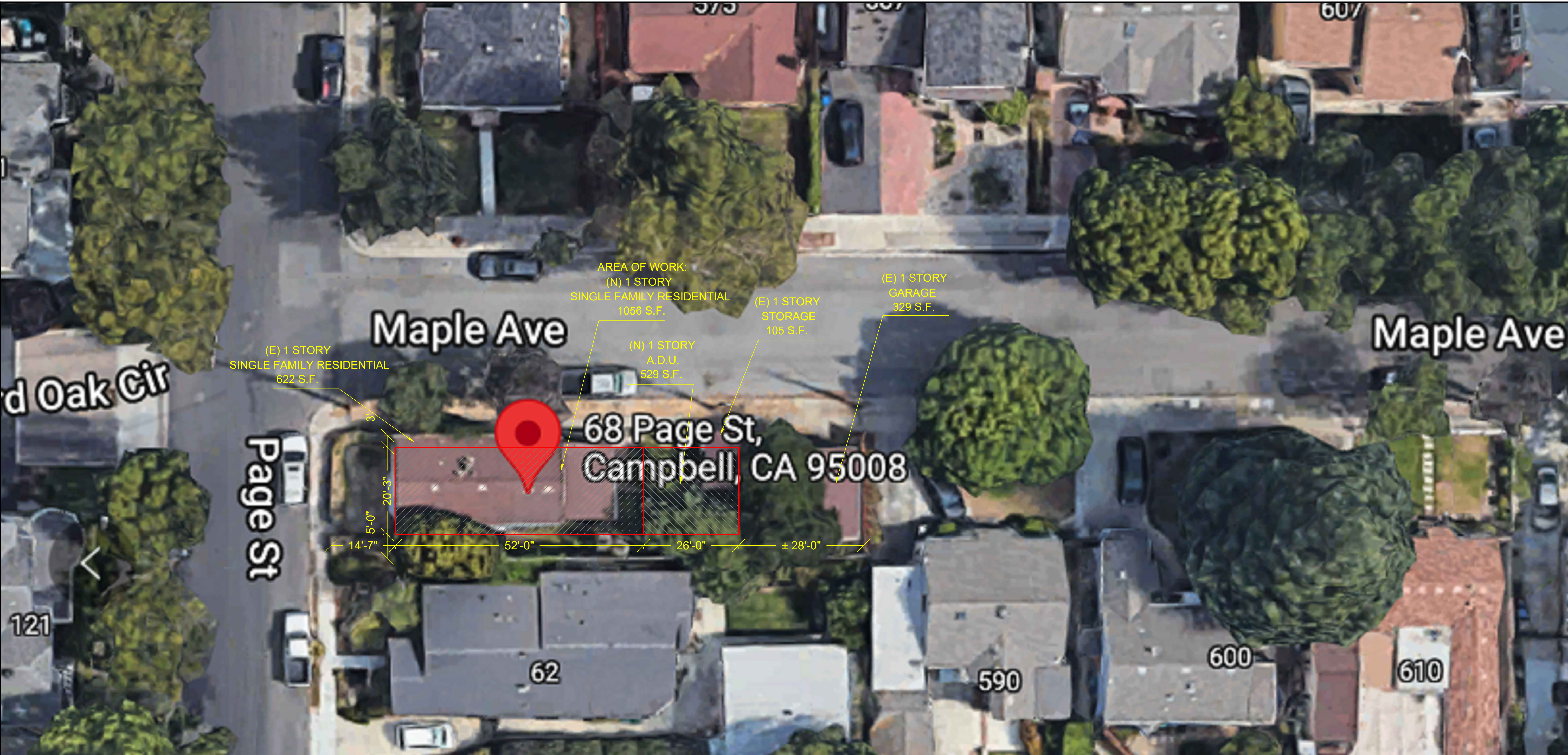
DATE

PROJECT NAME & ADDRESS

(N) 1 STORY
SINGLE FAMILY
RESIDENTIAL

68 PAGE ST
CAMPBELL, CA 95008

Date	10/17/22
Drawn	ALAN
Sheet	A-1
of Sheet	



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SHEET TITLE

FLOOR AREA
PLAN,
PROPOSED
STREETSCAPE
ELEVATIONS

THE OWNER HAS CHECKED
THE PLAN AND CONFIRMED
THAT THE PLAN IS CORRECT

DATE

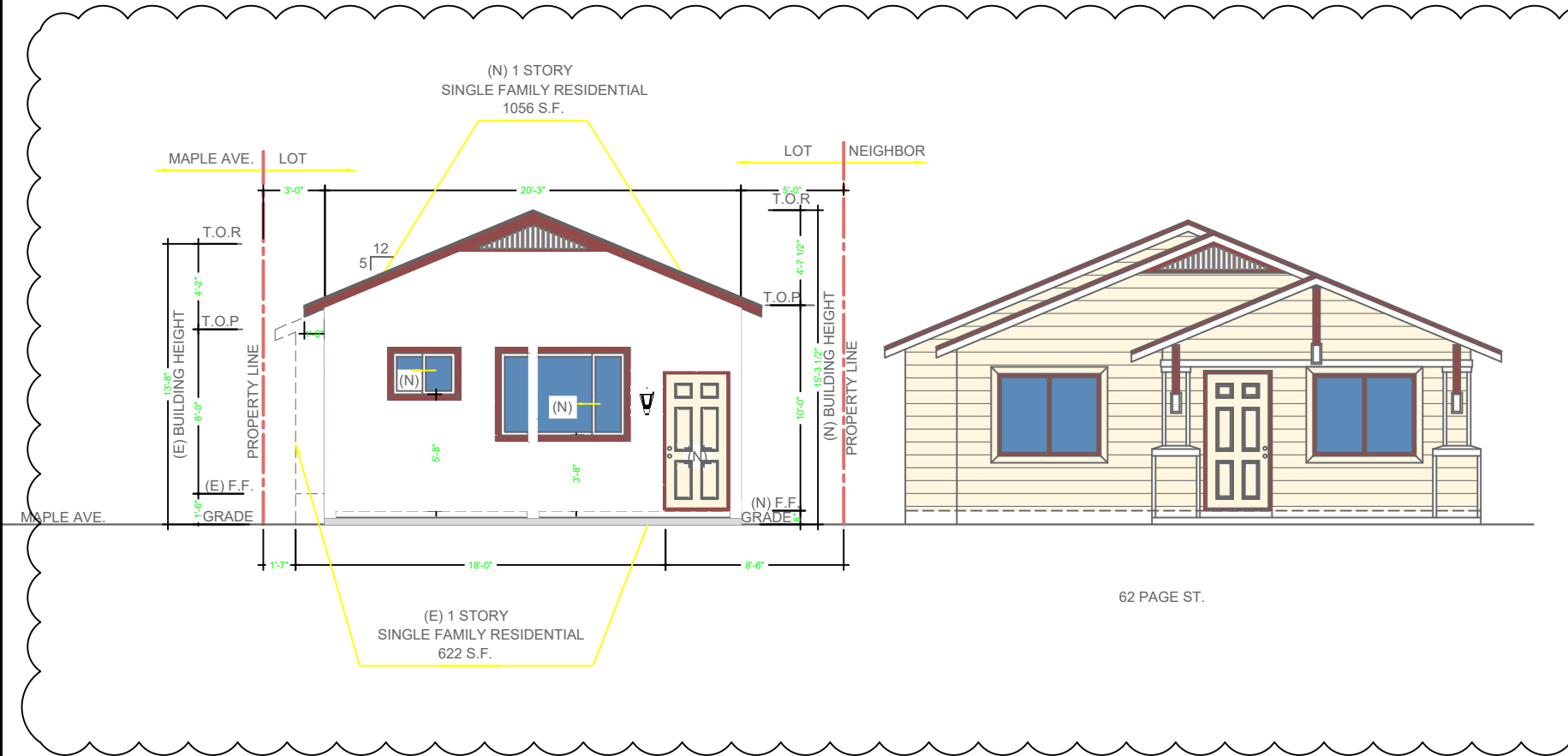
PROJECT NAME & ADDRESS

(N) 1 STORY
SINGLE FAMILY
RESIDENTIAL

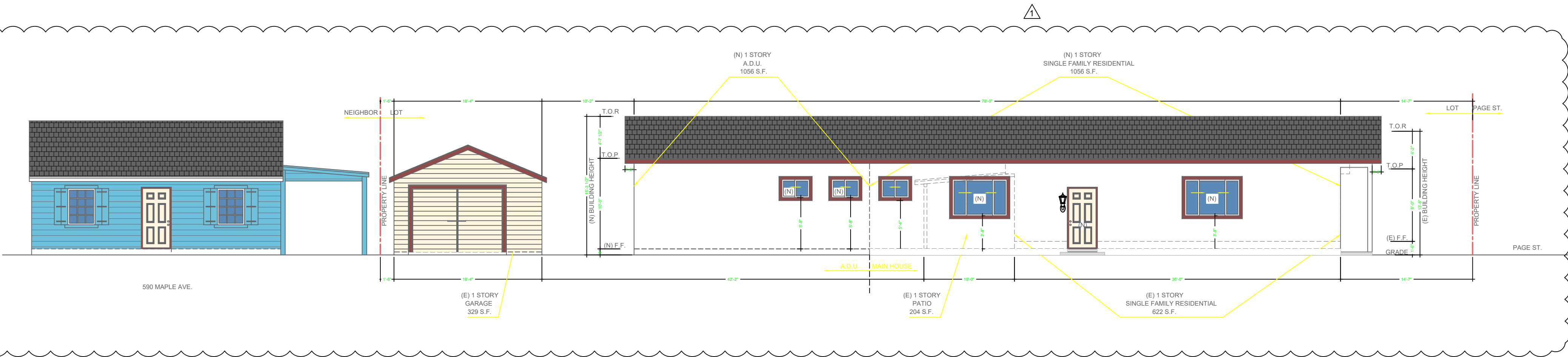
68 PAGE ST
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Date	10/17/22
Drawn	ALAN
Sheet	A-2
	of Sheet

FLOOR AREA PLAN
NOT TO SCALE



PAGE ST. VIEW



PROPOSED STREETSCAPE ELEVATION
SCALE: 1/8" = 1'- 0"

MAPLE AVE. VIEW

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SHEET TITLE

(E) FLOOR
PLANS,
PROPOSED
FLOOR PLAN

THE OWNER HAS CHECKED
THE PLAN AND CONFIRMED
THAT THE PLAN IS CORRECT

DATE

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

68 PAGE ST
CAMPBELL, CA 95008

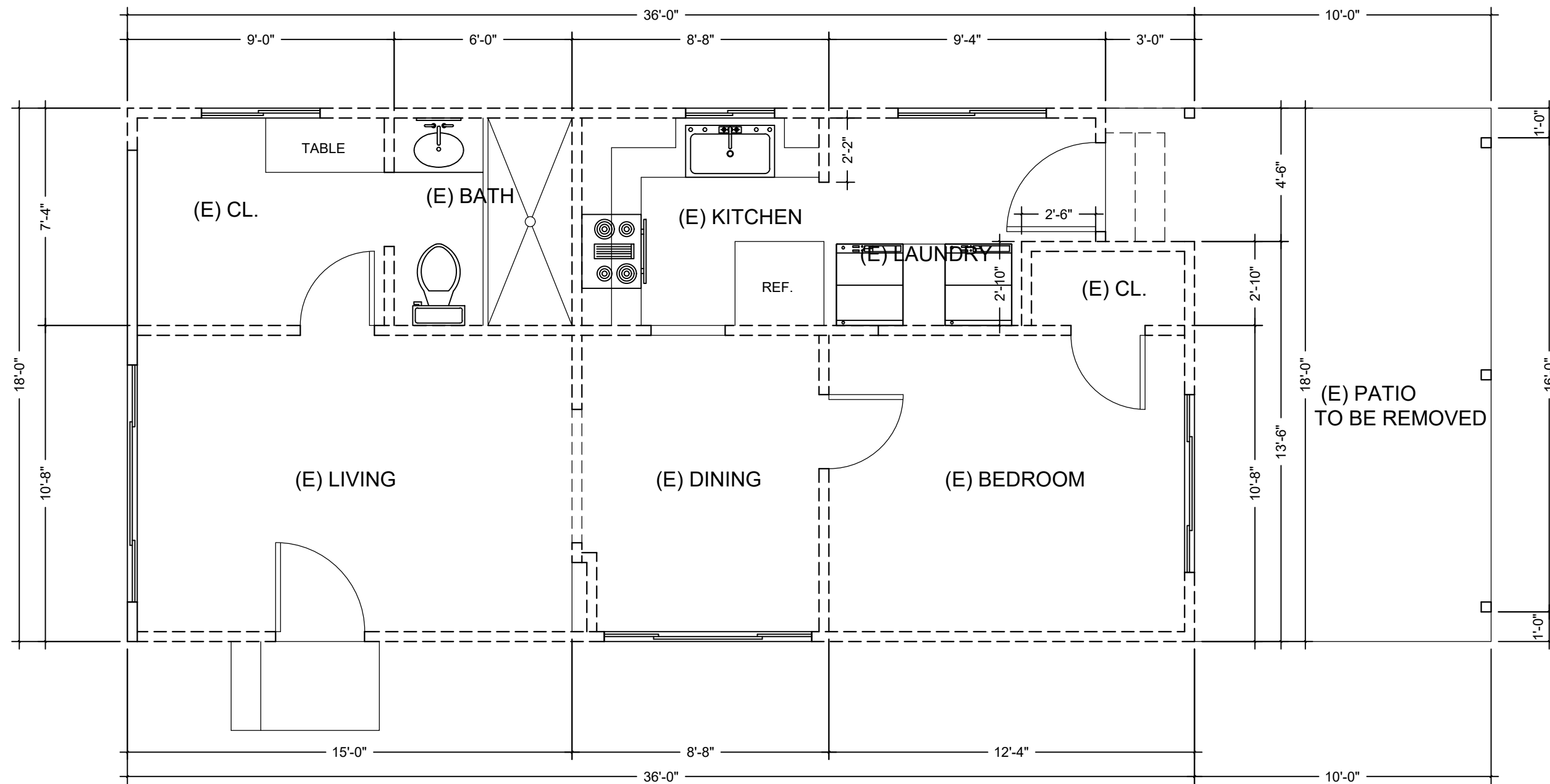
Date 10/17/22

Drawn ALAN

Sheet

A-3

of Sheet

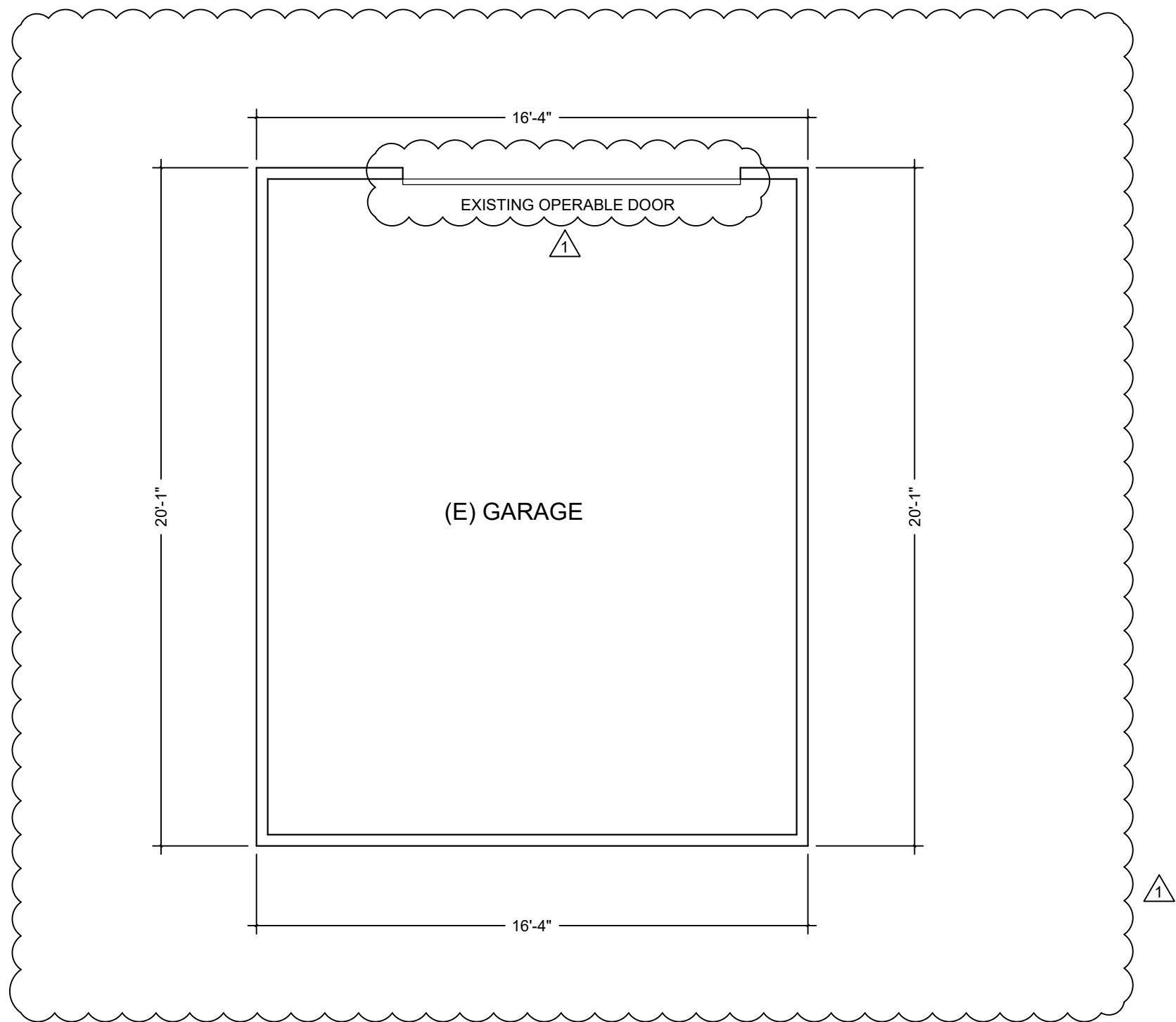


(E) FLOOR PLAN

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

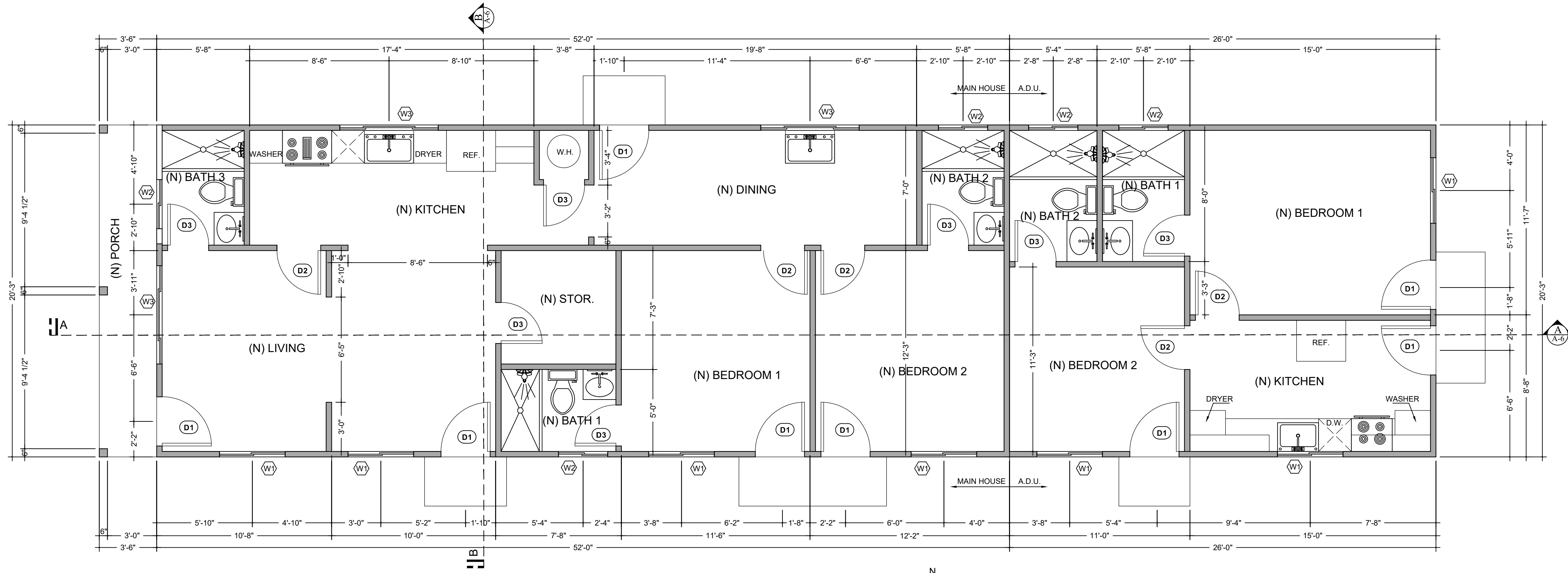
WALL LEGEND

- (E) WALLS TO BE REMAIN
- (E) WALLS TO BE REMOVED



(E) GARAGE FLOOR PLAN

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



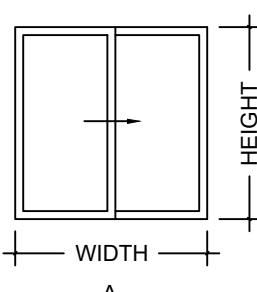
PROPOSED FLOOR PLAN

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.

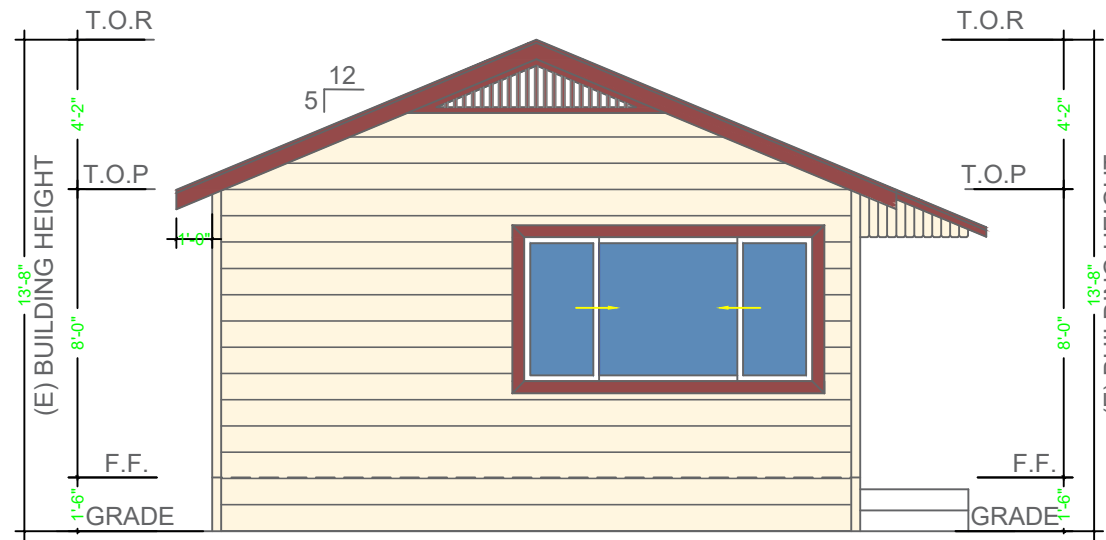
WINDOW TYPE



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

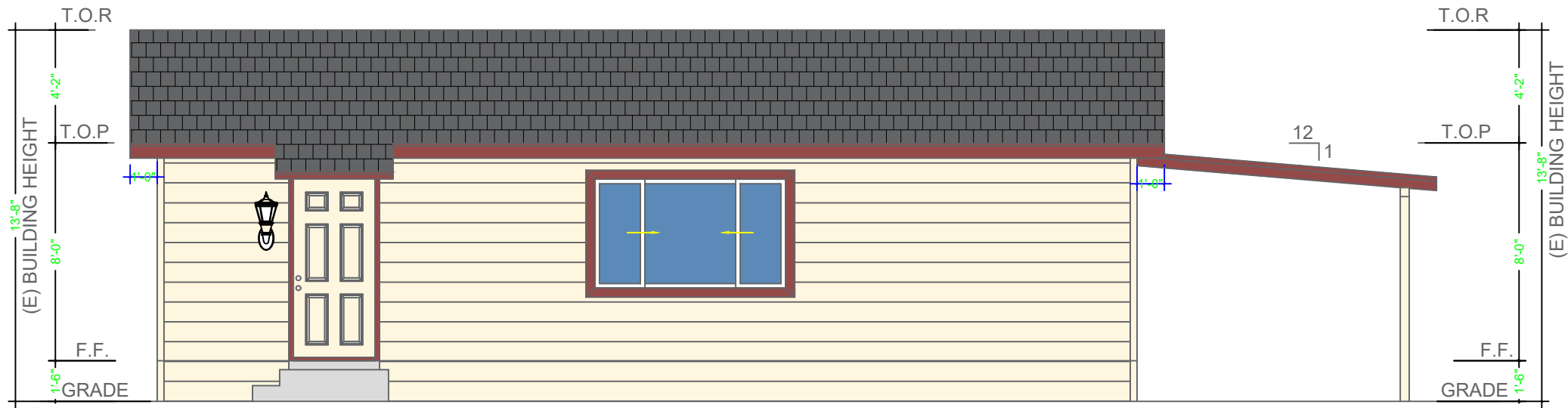
WALL LEGEND

- (E) WALLS TO BE REMAIN
- (N) WALLS PER STRUCTURAL PLAN



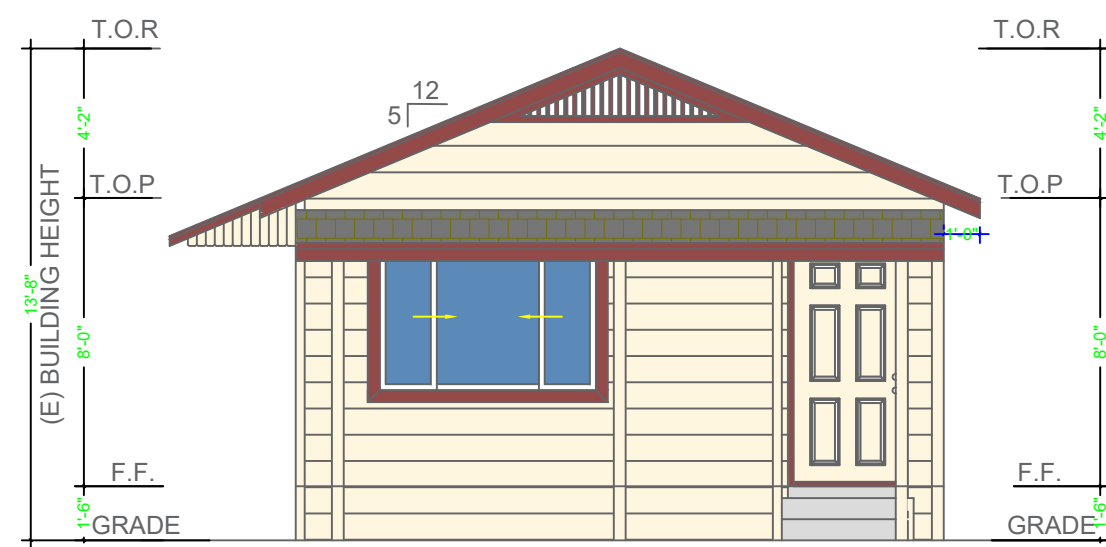
(E) WEST ELEVATION

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



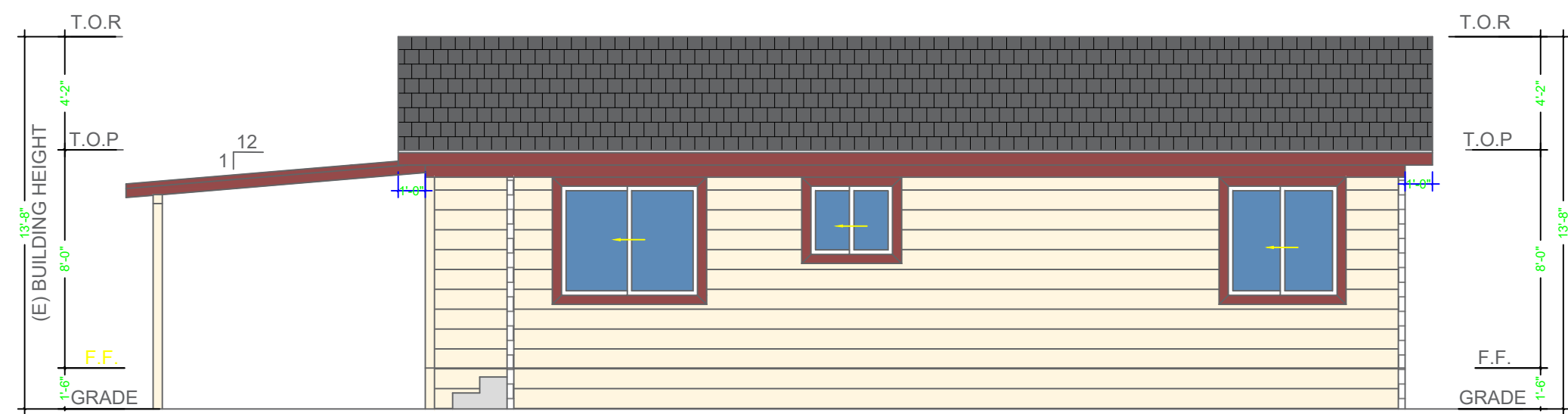
(E) SOUTH ELEVATION

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



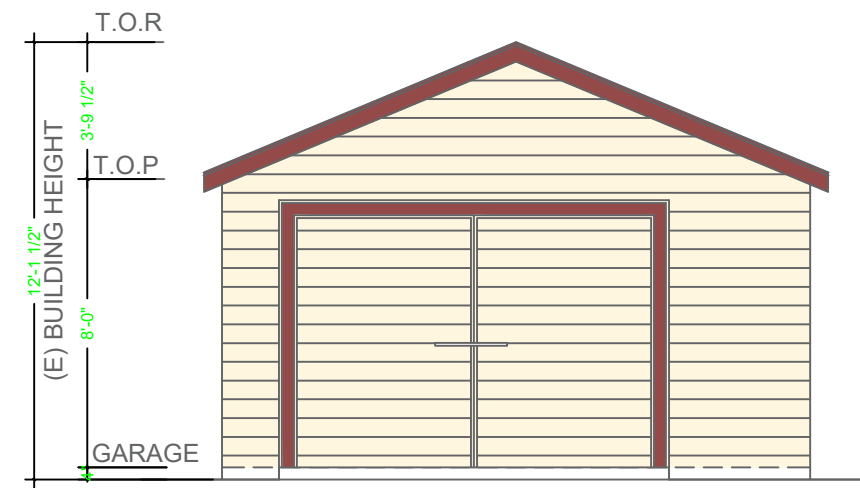
(E) EAST ELEVATION

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



(E) NORTH ELEVATION

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



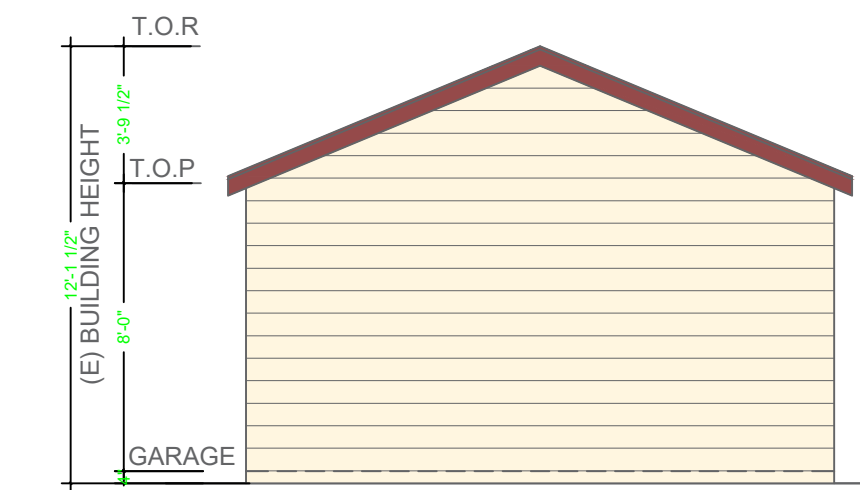
(E) GARAGE NORTH ELEVATION

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



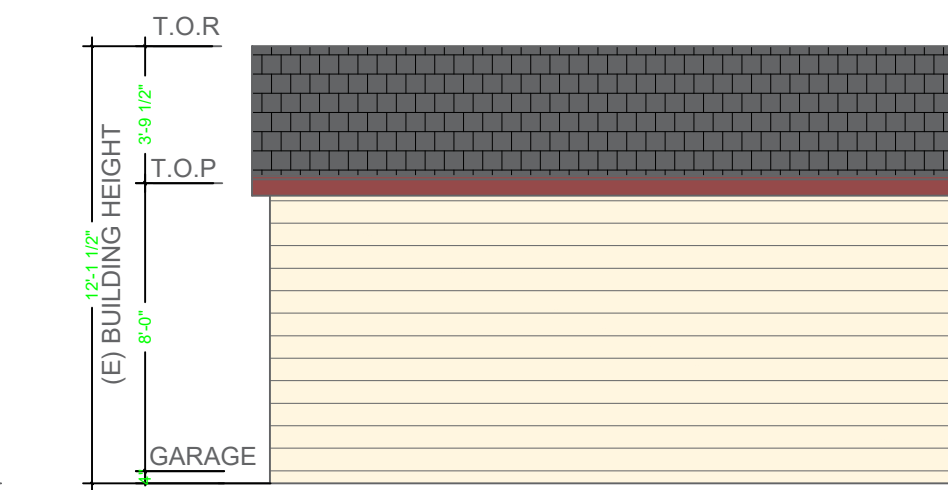
(E) GARAGE WEST ELEVATION

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



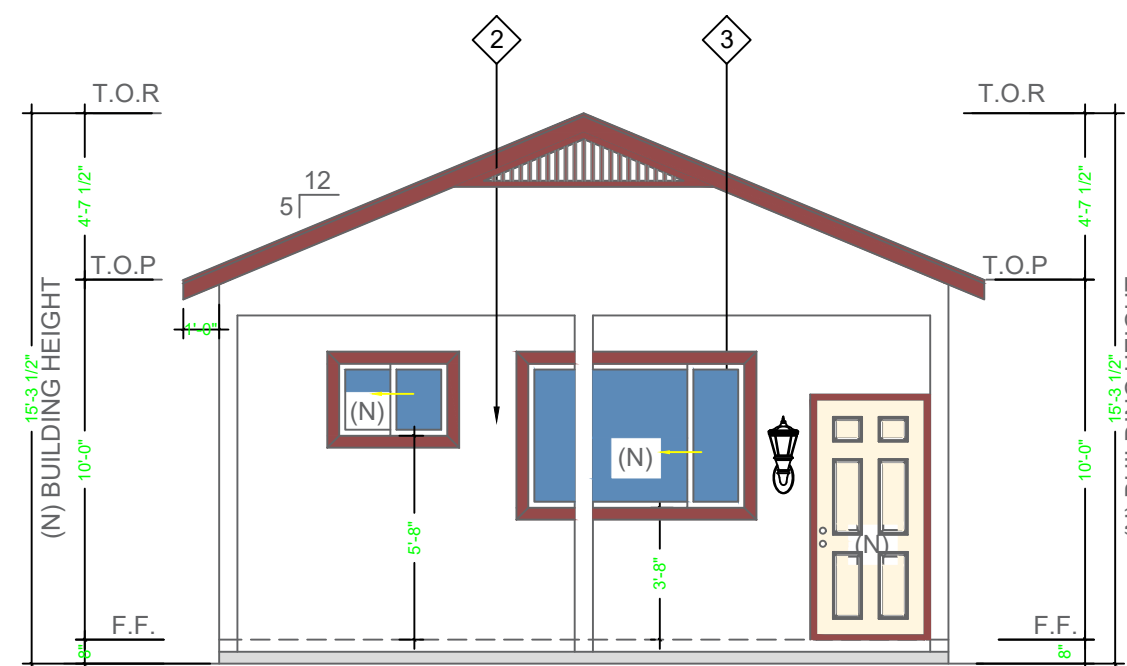
(E) GARAGE SOUTH ELEVATION

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



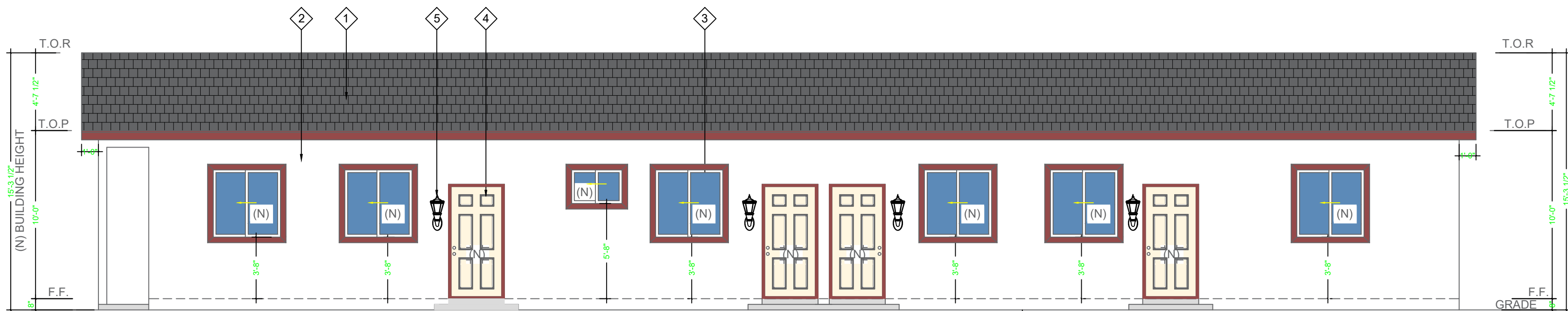
(E) GARAGE EAST ELEVATION

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



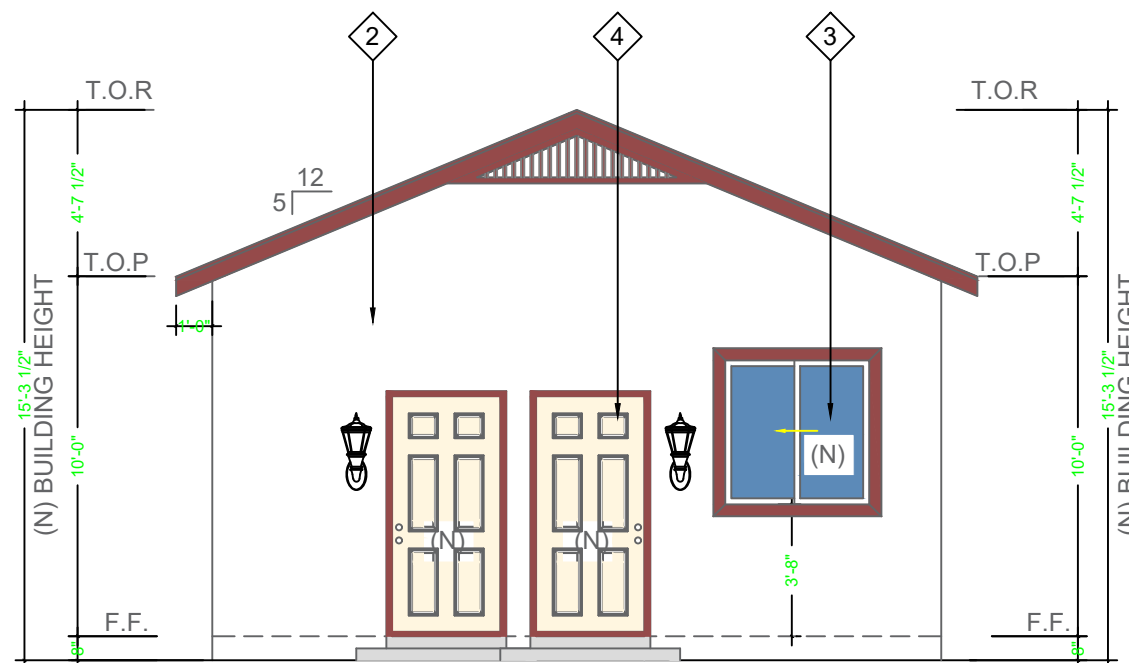
PROPOSED WEST ELEVATION

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



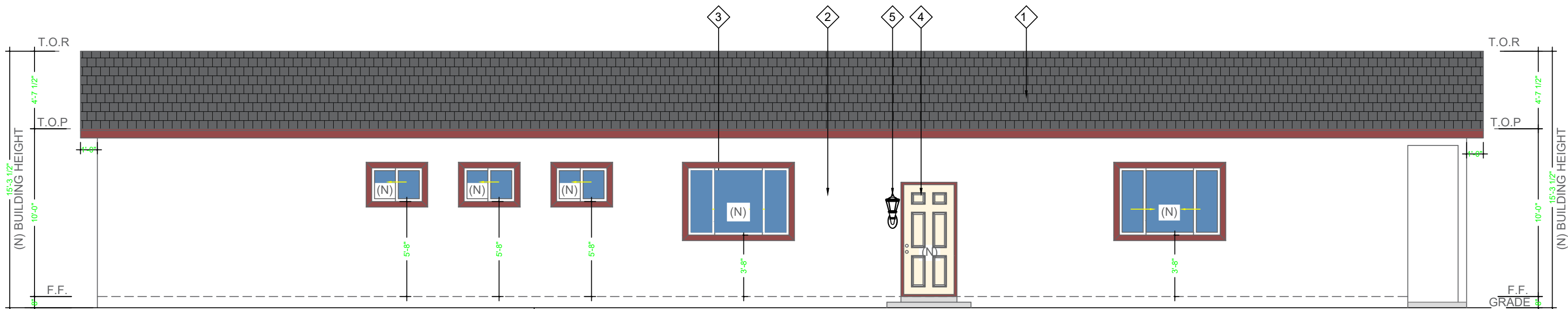
PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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



PROPOSED NORTH ELEVATION

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

ELEVATION KEY NOTES	
1	(N) COMPOSITION (CLASS-A) ROOF SHINGLES WITH 2 LAYERS. COLOR & STYLE MATCH EXISTING. ICC® ESR-1389 / COMPOSITION ASPHALT SHINGLE PRODUCTS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2	(N) EXTERIOR WALL STUCCO, COLOR & STYLE MATCH EXISTING. BRAND OMEGA, ICC® ESR-2671
3	(N) VINYL WINDOWS, COLOR & STYLE MATCH EXISTING
4	(N) DOORS, COLOR & STYLE MATCH EXISTING
5	(N) EXTERIOR WALL LIGHT, COLOR & STYLE MATCH EXISTING

REVISIONS

DATE	NO.
10/05/2022	1

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SHEET TITLE

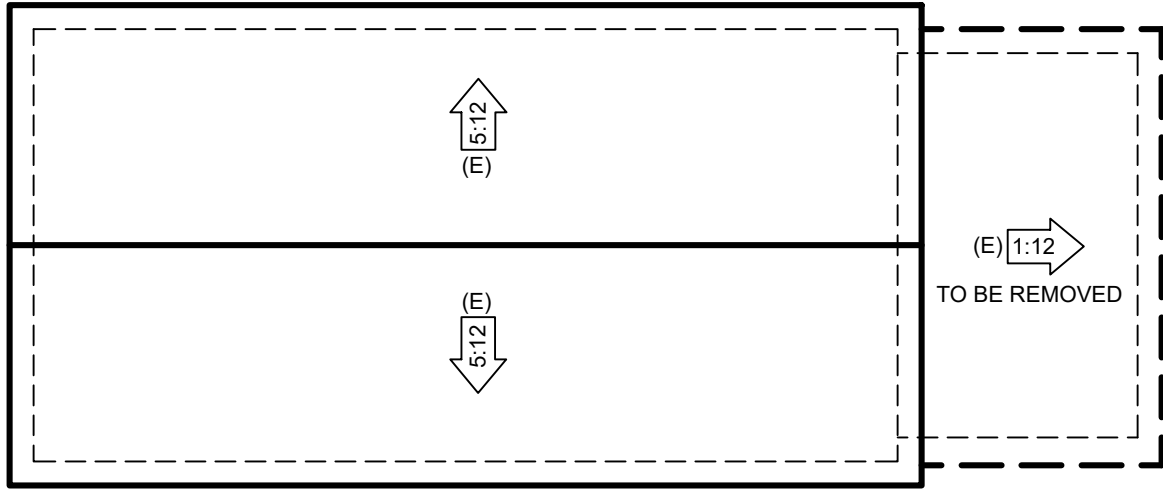
(E) ELEVATIONS
PROPOSED
ELEVATIONS

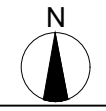
THE OWNER HAS CHECKED
THE PLAN AND CONFIRMED
THAT THE PLAN IS CORRECT

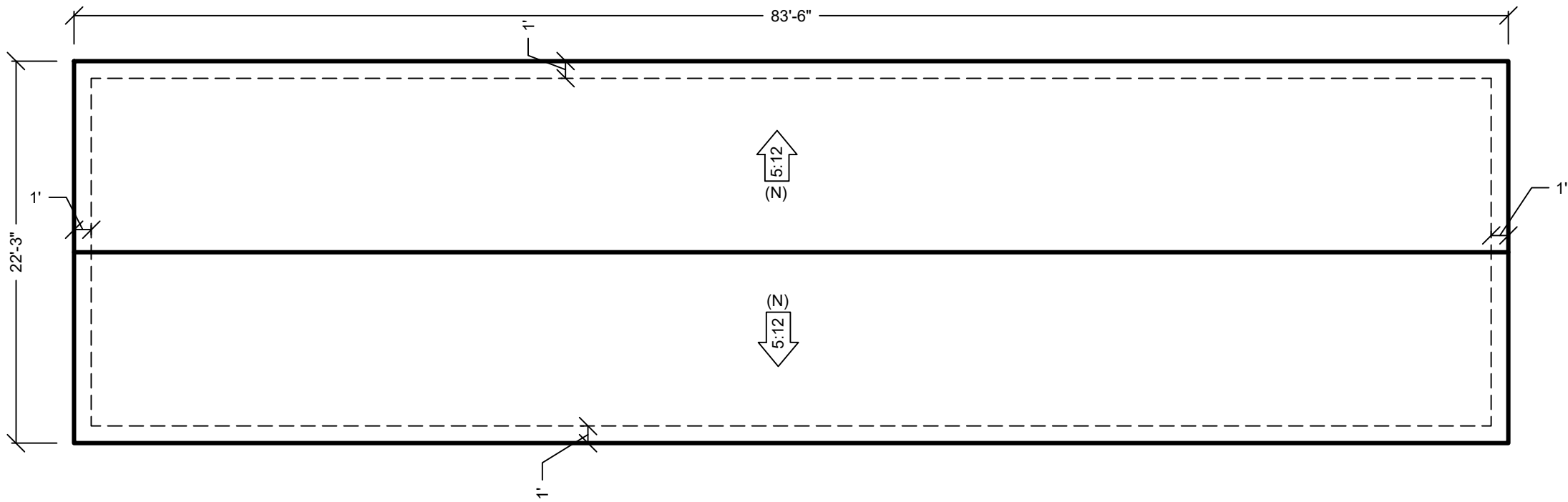
DATE

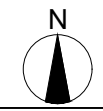
PROJECT NAME & ADDRESS
(N) 1 STORY
SINGLE FAMILY
RESIDENTIAL
68 PAGE ST
CAMPBELL, CA 95008

Date	10/17/22
Drawn	ALAN
Sheet	A-4
of	Sheet



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



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

REVISIONS

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SHEET TITLE

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

**THE OWNER HAS CHECKED
THE PLAN AND CONFIRMED
THAT THE PLAN IS CORRECT**

DATE _____

PROJECT NAME & ADDRESS

(N) 1 STORY
SINGLE FAMILY
RESIDENTIAL

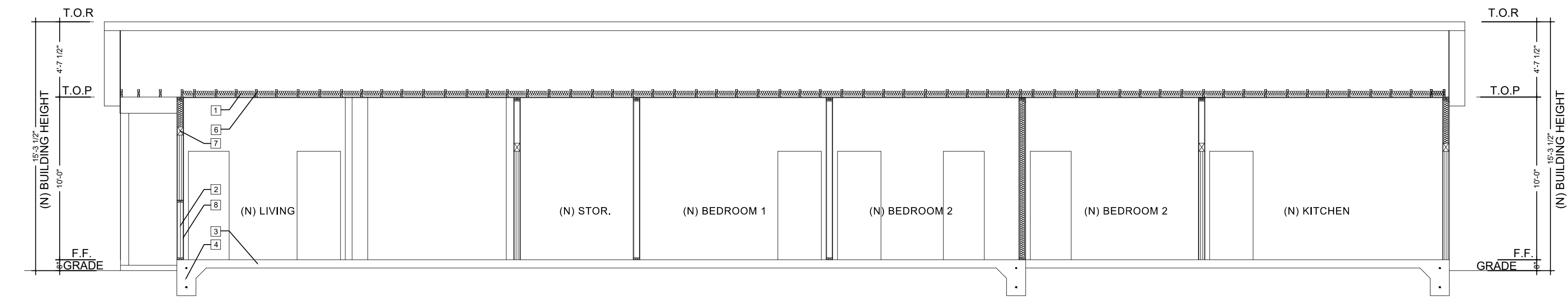
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Date	10/17/22
Drawn	ALAN

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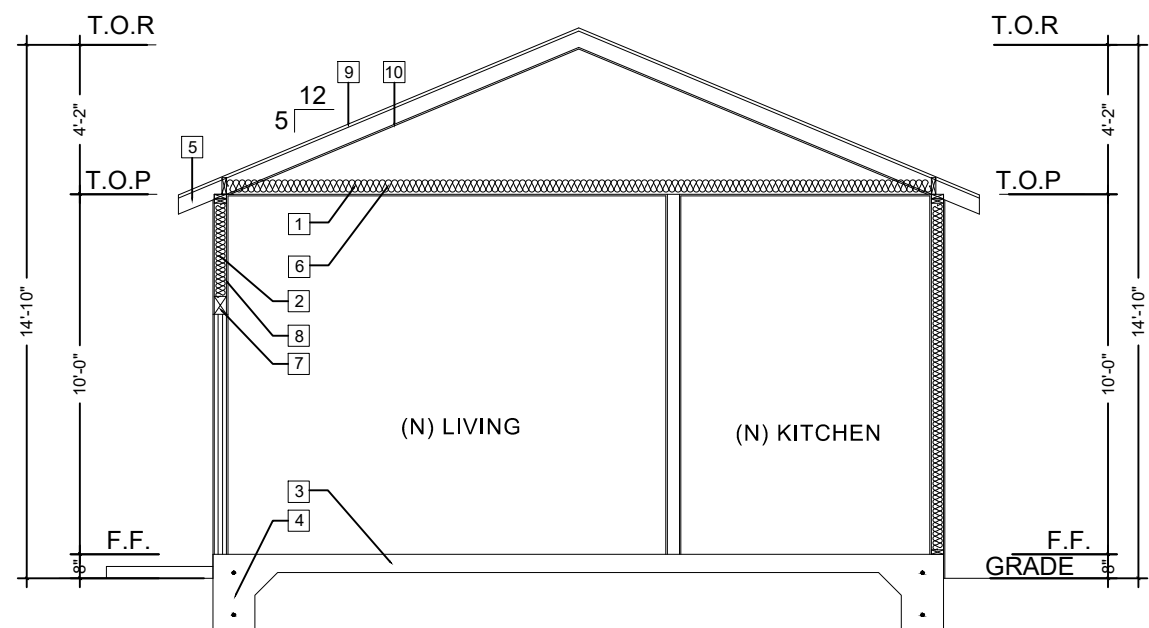
A-5

of **Sheet**



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 24/ 0
- 10 RADIANT BARRIER



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SHEET TITLE

SECTIONS

THE OWNER HAS CHECKED
THE PLAN AND CONFIRMED
THAT THE PLAN IS CORRECT

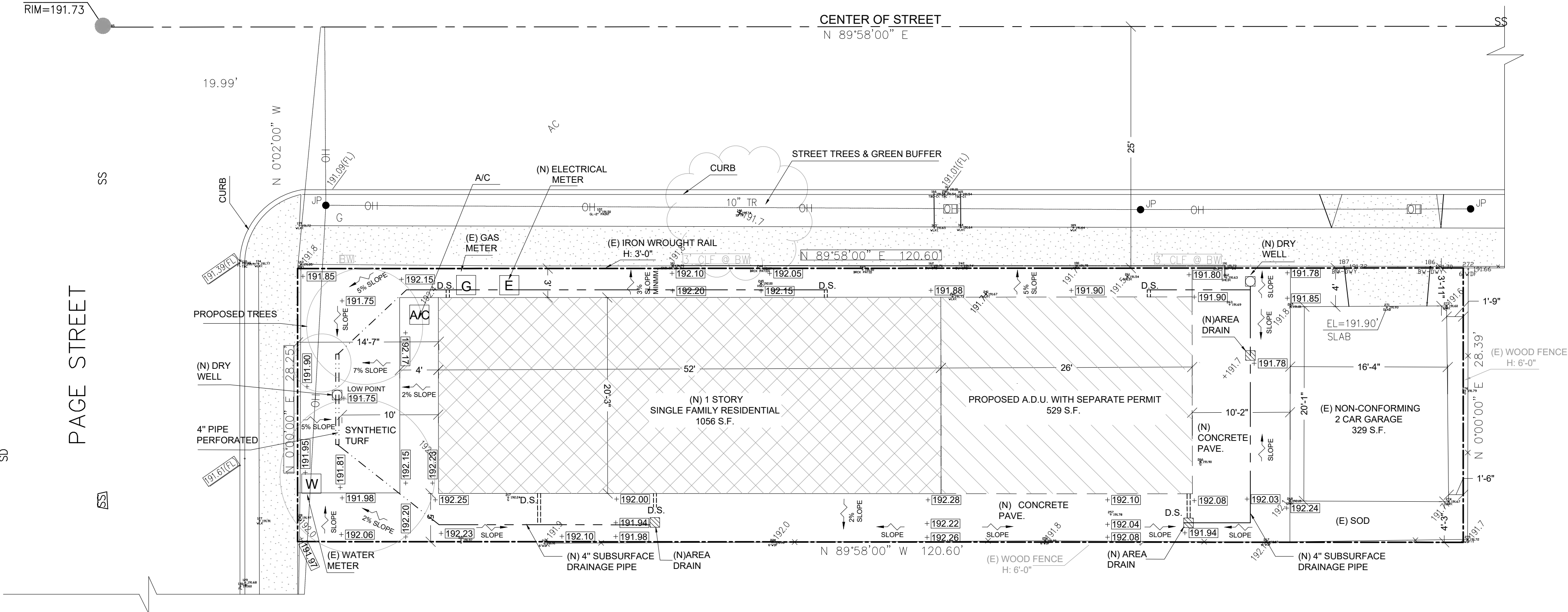
DATE

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68 PAGE ST
CAMPBELL, CA 95008

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Sheet	A-6
of	Sheet

GENERAL NOTES

1. 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.
2. 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.
3. ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
4. 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.
5. ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
6. 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.
7. 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.
8. SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT LIMITED TO:
 1. METAL DOOR AND WALL CONNECTION
 2. CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING.
 3. JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS).
 4. STAINLESS STEEL TO WALLS
9. CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
10. UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
11. DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
12. 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.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKS AND OCCUPANTS AT ALL TIMES.
14. 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.
15. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE ANY INSTALLATION.
16. MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
17. PROJECT SHALL CONFORM TO THE:
 - 2019 CBC,
 - 2019 CMC
 - 2019 CPC
 - 2019 DEC
 - 2019 T-24
 - 2020 LA COUNTY CRCAND ALL CITY AND COUNTY LAWS AND ORDINANCES.
18. ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.



SURVEYED LOT DIMENSIONS
COMBINED UTILITY, GRADING,
AND DRAINAGE PLAN

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

SPECIFICATION

SCOPE OF WORK

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

PERVIOUS/IMPERVIOUS AREAS
DOCUMENTATION

COMBINED PERVIOUS/ IMPERVIOUS AREAS	1500 S.F.
PERVIOUS AREAS	368.5 S.F.
PROPOSED SYNTHETIC TURF	246 S.F.
EXISTING SOD	122.5 S.F.
IMPERVIOUS AREAS	1131.5 S.F.
PROPOSED CONCRETE PAVING AREA:	1075 S.F.
EXISTING CONCRETE	56.5 S.F.

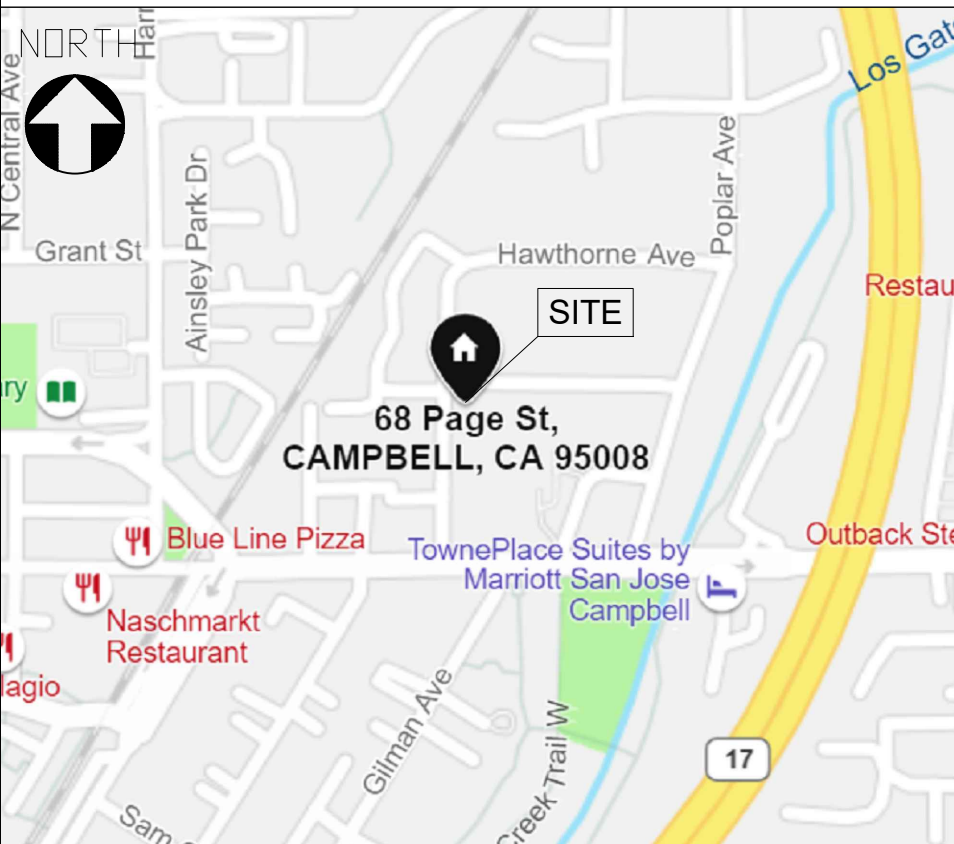
STATED MAXIMUM DEPTH AND
VOLUMES OF CUT AND FILL

MAXIMUM DEPTHS	
CUT	0.15 FEET
FILL	0.36 FEET
MAXIMUM VOLUMES	
CUT	158.52 CUBIC FEET
FILL	359.325 CUBIC FEET
ESTIMATED TOTAL FILL:	200.805 CUBIC FEET

LEGEND

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

VICINITY MAP



PROJECT DATA

A.P.N.	279-46-021
YEAR BUILT	1915
ZONING	R-1-6
OCCUPANCY GROUP:	R-3-U
CONSTRUCTION TYPE:	V-B
STORIES : 1	
LOT SIZE	3415 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.
(E) 1 CAR GARAGE	329 S.F.
(N) ATTACHED A.D.U.	529S.F.
LOT COVERAGE=(1056+329)/3415=1385/3415=40.56%	
FAR=1056/3415=30.95%	

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 (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.-ACOUSITICLE	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 OUT
OPNG -OPENING	PLYWD -PLYWOOD
DET. -DETAIL	PTD -PAINTED
DIA. -DIAMETER	R.D. -ROOF DRAIN
DIM -DIMENSION	REINF. -REINFORCEMENT
D.O. -DOOR OPENING	REQD. -REQUIRED
DWG -DRAWING	STD -STANDARD
ELEV. -ELEVATION	T.O.P. -TOP OF PLATE
EXT -EXTERIOR	TYP -TYPICAL
F.F. -FINISH FLOOR	VCT -VINYL COMPOSITION TILE
F.G. -FINISH GRADE	WD -WOOD
FIN -FINISH	WT -WEIGHT
FLR -FLOOR	(N) -NEW
FDN -FOUNDATION	(E) -EXISTING
FTG -FOOTING	
FURR -FURRING	



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SHEET TITLE

GRADING,
DRAINAGE,
LANDSCAPE &
COMBINED
UTILITY PLANS



PROJECT NAME & ADDRESS

(N) 1 STORY
SINGLE FAMILY RESIDENTIAL

68 PAGE ST
CAMPBELL, CA 95008

Date	10/15/22
Drawn	ALAN
Sheet	G-1
of	Sheet