

Notice of Public Hearing

Dear Campbell Resident,

February 15, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday March 14, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 24-28 E. Campbell Ave.

Zoning | Area Plan: P-D | Downtown Development Plan

Neighborhood Association(s): DT Campbell Neighborhood Assoc.

Council District: 3

File No.: PLN-2022-79

APN: 279-46-021

Applicant: Joma Studio Architects

Property Owner: Payman Farzaneh

Application Type: Planned Development Permit

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Construction of a 3-story, approximately 8,000 square-foot mixed-use building, consisting of ground-floor and 2nd-level (mezzanine) commercial/office space, and three 1-bedroom upper-level apartment units. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Tentative City Council Meeting Date: April 18, 2023

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom: (<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream (<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- 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 traducción en Español



MEMORANDUM



Community Development Department
Planning Division

To: Site and Architectural Review Committee

Date: February 15, 2023

From: Daniel Fama, Senior Planner *DF*

Via: Rob Eastwood, Community Development Director *RE*

Subject: Planned Development Permit

File No.: PLN-2022-79 ~ 24-28 E. Campbell Avenue

BACKGROUND

Proposed Project: The above referenced application (referenced Attachment Plans) would allow construction of a 3-story, approximately 8,000 square-foot mixed-use building, consisting of ground-floor and 2nd-level (mezzanine) commercial/office space, and three 1-bedroom upper-level apartment units, as depicted, below:



Project Site: The project site consists of two small parcels, approximately 4,400 square-feet in area, located along East Campbell Avenue, one parcel east of South Winchester Boulevard, within the P-D (Planned Development) Zoning District and the *Central Commercial* General Plan Land Use District, and subject to the Downtown Development Plan. The site borders retail buildings to the east and west, and residential uses to the south, as shown, below. The property is currently developed a retail building (former Heroes Comics) and a two-level dwelling on the rear parcel.



PROJECT DATA

Zoning Designation:	P-D (Planned Development)	
General Plan Designation:	<i>Central Commercial</i>	
Proposed Density:	23.3 units/gr. acre	(up to 27 units/gr. acre Max. Density)

Lot Area

Gross Lot Area:	5,600 square-feet (to Street Centerline)
Existing Net Lot:	4,400 square-feet (current)
New Lot Area:	4,320 square-feet (post-dedication)

Building Height (New): 41 feet¹ 45 feet (Max. Allowed)

Building Square Footage : 7,943 square-feet

Floor Area Ratio (FAR) 1.05² 1.5 (Max. Allowed)

Parking: 0 stalls 0 stalls (per AB 2097)

Building Setbacks	<u>Proposed</u>	<u>Required</u>
Front (north):	¾ feet	N/A
Sides (west):	0 feet	N/A
Sides (east):	½ feet	N/A
Rear (south):	15 feet	N/A

DISCUSSION

Scope of Review: The Site and Architectural Review Committee's (SARC) role is to review the architectural design and site configuration of the proposed project for compatibility with City design standards and guidelines and to make recommendations as appropriate to the Planning Commission. Please note that this application **does not** constitute a "housing development project" under the Housing Accountability Act in that less than two-thirds of the square footage comprises residential use (approximately 49% of the building). As such, the SARC may apply the City's non-objective design criteria in its review of the proposal, as it finds necessary.

Downtown Campbell Development Plan: The application should be evaluated for consistency with the [Downtown Campbell Development Plan](#), specifically the policies discussed, below.

- **Mixed-Use Building:** The project proposes a ground-floor showroom space, rear and upper-level (mezzanine) office space, and upper-level apartment units at the maximum density allowable, providing a variety of daytime and evening land uses on a small parcel consistent with Policy LU-5.1.

Policy LU-5.1: Mixed Use Projects: Encourage property owners and developers to consider residential mixed use projects where appropriate, particularly east of the light rail tracks, to facilitate housing adjacent to mass transit and to help create a "24 hour" Downtown community.

¹ Building height is measured to the top "building's highest roof surface," except for "roof structures for the housing of elevators, stairways, tanks..." (CMC Sec. 21.18.050). As such, the building height is measured to the top roof surface of the rooftop restroom rather than the elevator or stairway enclosures or the surface level of the primary building roof.

² For a mixed-use building, the FAR excludes the residential component of the building per CMC Sec. 21.36.130.B.3.

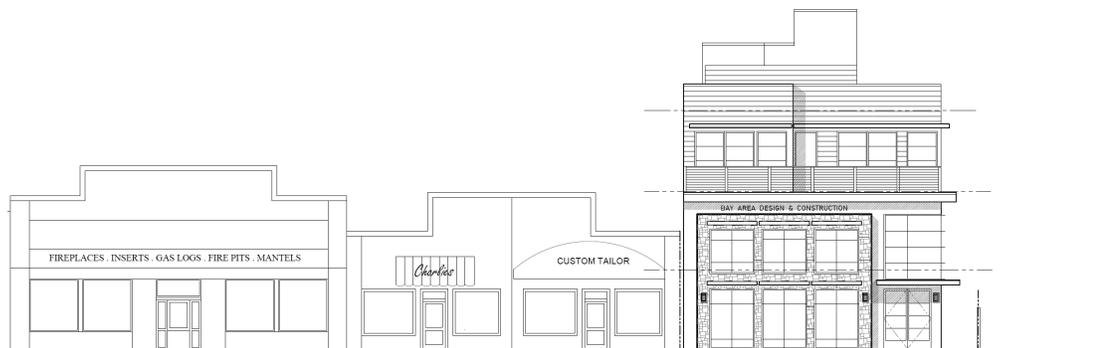
- **Physical Development:** The proposed project would add new development beyond the Downtown's traditional core (i.e., the area bounded by the loop streets). As shown in the photo, below, this will be a highly visible building that will strengthen the connection between Downtown Campbell and the Winchester Boulevard corridor, in furtherance of Policy LU-6.1.

Policy LU-6.1: Expansion of Downtown: Facilitate and encourage the evolution of the Downtown beyond the loop streets, eastward to the Hwy 17 overpass and westward to the Community Center, through public improvements, urban design and land use patterns that connect, both visually and physically this stretch of Campbell Avenue.



- **Density:** The proposed project will maximize the use of a small property with a 3-story mixed-use building in an urban-scale appropriate for a downtown environment, without exceedance of any applicable development standards (height, FAR, density), consistent with Policy LU-7.1. This is illustrated in the project's streetscape drawing, below, which shows the proposed building aligns with the linear extent of the adjacent building and is only approximately 50% taller. The building's massing is also minimized such that the upper-level, beyond the terrace, is stepped back from the lower two-levels by 20-feet, which will result in a 2-story feel at the street-level.

Policy LU-7.1: Urban/Small Town Densities: Downtown development should achieve densities and development patterns consistent with urban centers and central businesses districts, while maintaining a small town scale.



- Building Orientation:** The ground floor showroom/retail space will connect directly onto the Campbell Avenue sidewalk to provide a strong pedestrian-connection (residential access will be taken from the side of the building via a walkway). Due to the property's narrowness, this storefront would extend only 35-feet in width, which is roughly equal to the width of the neighboring "The Energy House" building, which would maintain development pattern of this segment of East Campbell Avenue, consistent with Policy D-1.1.

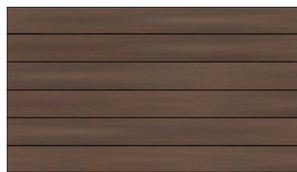
Policy D-1.1: Building Orientation and Layout: New development and major rehabilitation projects shall orient buildings on the street to create a continuous development pattern geared to the pedestrian.

- Building Articulation:** Three primary building materials are proposed—stacked stone, stucco, and composite siding—accented with metal elements that along with varied wall planes and ample fenestration, result in well-articulated elevations that lend layers of depth to the building. The overall design approach provides a contemporary appearance using traditional materials and building forms, consistent with newer development in the Downtown and Policy D-1.2, below. Of note, the design treatment extends the entirety the west elevation (as shown on Page 1), which will be visible through the adjacent parking lot until such time that the neighboring property (Subway/ Psycho Donuts) is itself developed in the future.

Policy D-1.2: Building Articulation: Given the unique character of the Downtown district, new development and major rehabilitation projects shall incorporate the traditional architectural style, articulation and details that reflect the City’s history and promote its future.



1 NATURAL STONE CLADDING
 BY ECO OUTDOOR - RODA



2 COMPOSITE SIDING
 FIBERON - COLOR: SUMAC



3 ALUM. METAL CLAD ENTRY CANOPY



4 CABLE RAILING GUARDRAIL
 AT REAR BALCONIES



FRONT/NORTH ELEVATION
 1/4"=1'-0"



5 EXT. WALL COLOR
 SMOOTH FINISHED CEMENT PLASTER
 SHERWIN WILLIAMS - SW 7650



6 ALUMINUM STOREFRONT GLAZING (DARK
 BRONZE)
 RESIDENTIAL & COMMERCIAL



7 METAL SUNSHADE (SIMILAR)

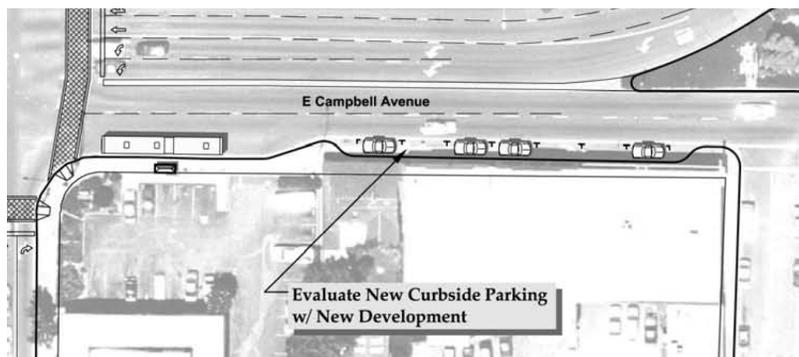
Parking: Under the recently adopted AB-2097, the City is precluded from applying a parking standard for any project within one-half mile of major public transit. As the Downtown Campbell Light Rail Station is approximately one-third of a mile away, the project is not required to have and does not provide any parking facilities. As such, customers and residents will have to rely on existing area street parking (although the applicant has indicated he may secure a private shared parking arrangement with the adjacent property owner).

Open Space: There is no open space requirement for projects within the P-D Zoning District. However, the proposed building would include an accessible rooftop deck spanning the entirety of the building that will provide recreational space of the residents (enhanced by a rooftop restroom). Additionally, each of the units will also have a private balcony or terrace.

Noise: All residential projects are subject to the City's noise standard of 65 dBA for exterior noise levels and 45 dBA for interior noise levels from stationary noise sources and traffic-related noise exposure standard of 60 dBA CNEL for outdoor noise in noise-sensitive outdoor activity areas and 45 dBA CNEL for indoor noise. The applicant's acoustical study provides recommended STC (Sound Transmission Class) for the window systems necessary to satisfy these standards.

Public Improvements: The Public Works Department is requiring that the project dedicate two-feet of property along the frontage to allow for a widened 10-foot public sidewalk. This is a lesser improvement than that contemplated by the [Winchester Boulevard Master Plan](#). Although the project site is located within the Downtown Development Plan, the Winchester Boulevard Master Plan has a slight overlap in this area in the street improvement section, where it recommends that the City evaluate new curbside parking, as excerpted from Pg. 35, below. Given the already compact size of this property, city staff determined that requiring such a large dedication of land (7-8 feet) would represent a disproportional exaction that would infringe on the owner's property rights.

Improvements are recommended for the southerly portion of the Winchester/Campbell Avenue intersection as well. These include new sidewalk and street lighting, a bulb-out at the southwest corner (no lane modification required), and reconfiguration of the southerly frontage of East Campbell Avenue to accommodate curbside parking if new development occurs, similar to conditions within Downtown. This would require dedication of 7 to 8 feet of property along frontage to allow for this parking area and a sidewalk space.



SUMMARY

The SARC should discuss the proposed project's design approach and site layout. If the SARC believes that the project warrants changes, the applicant may be asked to revise the design for review by the Planning Commission.

VICINITY MAP



ABBREVIATIONS

DIA.	DIAMETER
A.F.F.	ABOVE FINISHED FLOOR
B.P.	BEARING PLATE
CL	CENTERLINE
C.O.	CLEAN-OUT
CKIP	COOKTOP
S	DRYER
D.H.	DOOR HEADER
D.O.	DOUBLE OVEN
DN	DOWN
DS.	DOWNSPOUT
D.W.	DISHWASHER
<S>	EXISTING
F	FURNACE
G.S.M.	GALVANIZED SHEET METAL
G.W.B.	GYPSUM WALL BOARD
J.T.	JOINT TRENCH
M.C.	MEDICINE CABINET
(N)	NEW
N.T.S.	NOT TO SCALE
O.H.	OVERHANG
P & S	PIPE & SHELF
P.T.	PRESSURE TREATED
PTD.	PAINTED
R	RADIUS
R/F	REFRIGERATOR/FREEZER
S	SETBACK
S.B.	STORM DRAIN
ST	STOVE
T.B.D.	TO BE DETERMINED
T.O. PLATE	TOP OF PLATE
T.O. SLAB	TOP OF SLAB
T.O. SURFLOOR	TOP OF SURFLOOR
T.O. WALL	TOP OF WALL
T.P.H.	TOILET PAPER HOLDER
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W.H.	WINDOW HEADER
WH	WATER HEATER

PROJECT INFORMATION

OWNER: (BAY AREA CONSTRUCTION)
PAYMAN FARZANEH (408)209-8942

ARCHITECT:
JOMA STUDIO ARCHITECTS (650) 532-8200

SURVEYOR & CIVIL:
SMP ENGINEERS (650) 941-8055

MEP CONSULTANT:
I & A ENGINEERS (408) 489-9133

ACOUSTIC CONSULTANT:
CSDA DESIGN GROUP (415) 321-1145

SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK LINE OR LINE OF EASEMENT
	UTILITY LINE- UNDERGROUND
	UTILITY LINE- OVERHEAD
	CONTOUR LINE
	NEW ADDITION

PROJECT DESCRIPTION

- DEMOLITION OF (E) ONE STORY RETAIL STORE AT THE FRONT PARCEL AND TWO STORY RESIDENCE AT THE REAR PARCEL.
- DEVELOP A NEW 3 STORY MIXED-USE BUILDING ON ZERO LOT LINE, JOINED 2 PARCELS. THE COMMERCIAL (BUILDING MATERIAL RETAIL CENTER & SHOWROOM) AND SUPPORTING OFFICES SHALL BE LOCATED ON THE GROUND FLOOR AND SECOND FLOOR MEZZANINE. THERE SHALL BE (3) RESIDENTIAL UNITS
- (NOT "PUBLIC HOUSING") OCCUPYING 2ND & 3RD FLOOR WITH LIMITED RESIDENTIAL PARKING LOCATED AT THE GARAGE AT THE REAR OF THE SITE. ADDITIONAL REQUIRED PARKING FOR COMMERCIAL USE SHALL BE CONTRACTED WITH LOCAL GARAGE OR MITIGATED WITH IN-LIEU FEE AS DETERMINED BY THE CITY OF CAMPBELL.
- TENANTS OPEN SPACE AREA AT THE ROOF DECK

PLANNING DATA

PROJECT ADDRESS: 24 - 28 E. CAMPBELL AVENUE
 A.P.N.: 412-05-034 & 412-05-038
 ZONING DISTRICT: PD-C3
 OCCUPANCY: B, R-2 & U
 GROSS LOT AREA: 5,600 S.F.
 NET LOT AREA (AFTER DEDICATION): 4,320 S.F.
 PROPOSED DENSITY: 23.34 UNITS/GR. ACRE
 MAX. DENSITY ALLOWED: 27 UNITS/GR. ACRE
 MAX. FLR. AREA RATIO: UP TO 1.5 (= 6,480 S.F., EXCLUDING RESIDENTIAL FLOOR AREA, TITLE 21, SECTION 21.36.130-83)

PROPOSED FLR. AREA RATIO (EXCLUDING RESIDENTIAL): 1.05 (COMMERCIAL & COMMON AREAS)
 PROPOSED FLOOR AREA:
 FIRST FLOOR: 3,012 S.F. (COMMERCIAL, ELEVATOR/STAIR CORE, STORAGE & TRASH)
 2ND FLOOR: 2,143 S.F. (RES., COMMERCIAL & CORE)
 3RD FLOOR: 2,788 S.F. (RESIDENTIAL & BLDG. CORE)

TOTAL RESIDENTIAL: 3,939 S.F.
 TOTAL COMMERCIAL: 2,754 S.F.
 BUILDING CORE LOBBY
 INC. STORAGE & TRASH: 1,250 S.F.
 TOTAL FLOOR AREA: 7,943 S.F. (-3,939 RES.) = 4,004
 4,004 S.F. = OK (< 6,480 S.F. ALLOWED)

REQUIRED SETBACKS: NONE
 PROPOSED SETBACKS:
 FRONT - 2'-8" (INCLUDING 2 FEET DEDICATION)
 SIDE (EAST) - VARIES BETWEEN 6 INCHES TO 4 FEET
 SIDE (WEST) - VARIES BETWEEN 3 - 5 FEET
 REAR - 15' (FIRST FLR.) & 11'-4" (2ND FLR.)
 MAX. HEIGHT LIMIT: 45 FT.
 PROPOSED MAX. HEIGHT: 42 FT.
 (E) FLOOR AREA TO BE DEMOLISHED: 2,370 S.F. (+/-), BUILDING FOOTPRINT
 ROOF OPEN SPACE: 1,900 S.F. (+/-)
 CONSTRUCTION TYPE: TYPE V-A

GENERAL

THIS BUILDING WILL BE DESIGNED TO COMPLY WITH THE RECOMMENDATIONS OF THE CSDA ENVIRONMENTAL NOISE STUDY.

ACCESSIBILITY

THIS SPACE AND ALL WORK PROPOSED BY THIS PERMIT WILL BE IN FULL COMPLIANCE WITH CALIFORNIA ACCESSIBILITY REQUIREMENTS, 2019 CBC CHAPTER 11A (APPLICABLE TO RESIDENTIAL DWELLINGS & ANY COMMON USE SPACES SERVING THE DWELLING UNITS) AND CHAPTER 11B (APPLICABLE TO OFFICE AND COMMERCIAL PORTION OF THE PROJECT & ANY PUBLIC USE AREAS SERVING THE RESIDENTIAL PORTION OF THE BUILDING).

BUILDING CODE DATA

OCCUPANCY: B, R-2 & U
 COMMERCIAL BUSINESS, DISPLAY & RESIDENTIAL UNITS
 CONSTRUCTION: TYPE VA
 STORIES: 3 STORY
 BUILDING CODE: THE PROJECT SHALL COMPLY WITH:
 -2019 CA. BUILDING CODE
 -2019 CA. FIRE CODE, CMC & CCR
 -2019 CA. RESIDENTIAL CODE
 -2019 CA. PLUMBING CODE
 -2019 CA. MECHANICAL CODE
 -2019 CA. ELECTRICAL CODE
 -2019 CA. ENERGY CODE
 -2019 CA GREEN BUILDING STANDARDS CODE
 ALL OTHER STATE AND LOCAL ORDINANCES & REGULATIONS



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A 1.1	CIRCULATION & LANDSCAPING PLAN
A 1.2	(E) SITE PHOTOS
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A 4.1	PROPOSED ELEVATIONS
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A 5.2	SECTIONS - FIRE GROUND & AERIAL ACCESS
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MEP	
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SANTA CLARA COUNTY FIRE NOTES

DEFERRED SUBMITTAL

- APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AS DEFERRED SUBMITTAL FOR THE COMMERCIAL SPACE, RESIDENTIAL UNITS, TRASH ENCLOSURE & GARAGE.
 - FIRE ALARM REQUIREMENT: Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72. Submit shop drawings (3 sets) and a permit application to the SCCFD for approval before installing or altering any system. Call (408) 341-4420 for more information.
 - TWO-WAY COMMUNICATION SYSTEM
 - EMERGENCY RESPONDER RADIO COVERAGE
- GENERAL FIRE NOTES**
- AERIAL ACCESS IS REQUIRED FOR ROOF ACCESS. CAMPBELL AVENUE (26' WIDE) QUALIFIES FOR AERIAL ACCESS. SEE A5.2 FOR SECTIONAL VIEW.
 - GROUND LADDER SHALL BE PROVIDED TO THE RESIDENTIAL UNITS. SEE A5.2 FOR SECTIONAL VIEW.
 - PUBLIC/PRIVATE FIRE HYDRANT IS REQUIRED. THERE SHALL BE NO COMBUSTIBLE CONSTRUCTION PRIOR TO HYDRANT INSTALLATION.
 - THE PEDESTRIAN GATE ON THE SIDE OF THE PROPERTY SHALL HAVE AN APPROVED KNOX BOX. SEE NOTE ON A1.0
 - A STANDPIPE SHALL BE USED ON THIS PROJECT
 - CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 & AND SCCFD'S SPECIFICATION S1-7.
 - REQUIRED FIRE FLOW: THE MINIMUM REQUIRED FIRE FLOW FOR THIS PROJECT IS 1,000 GALLONS PER MINUTES (GPM) AT 20 PSI RESIDUAL PRESSURE. THIS FIREFLOW ASSUMES INSTALLATION OF AUTOMATIC FIRE SPRINKLERS PER CFC (903.3.1.3).

- BUILDINGS & FACILITIES ACCESS: APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITH THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY [CFC, SECTION 503.1.1].
- ADDRESS IDENTIFICATION: NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. 2019 CFC SEC. 903.3.5 & HEALTH & SAFETY CODE 13114.7.

NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

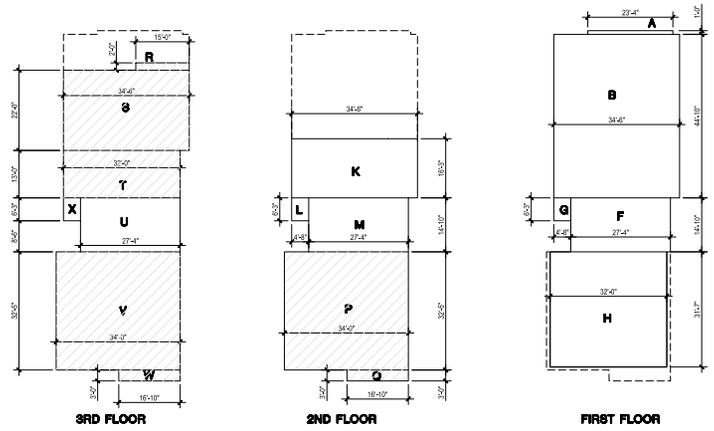
JOMA STUDIO ARCHITECTS
 200 INDUSTRIAL ROAD • SUITE 150
 SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 11/30/2022
 SCALE: AS NOTED

T

FLOOR AREA CALCULATIONS; 24-28 E. Campbell Avenue					
SECTION	DIMENSIONS	FLR. AREA OF EACH SECTION	SECTION	DIMENSIONS	FLR. AREA OF EACH SECTION
A	(23.33' x 1')	24 S.F.	N	(15' x 2)	30 S.F.
B	(34.5' x 44.83')	1,546 S.F.	S	(34.5' x 22')	759 S.F.
C	NOT USED	-	T	(32' x 13')	416 S.F.
D	NOT USED	-	U	(27.33' x 14.8')	404 S.F.
E	NOT USED	-	V	(34' x 32.4')	1100 S.F.
F	(27.33' x 15.5')	405 S.F.	W	(16.8' x 3')	50 S.F.
G	(4.66' x 6.25')	29 S.F.	X	(4.66' x 6.25')	29 S.F.
H	(32' x 31.5')	1008 S.F.	TOTAL 3RD FLOOR AREA:		2,788 S.F.
TOTAL FIRST FLOOR AREA:		3012 S.F.			
K	(34.5' x 16.25')	560 S.F.			
L	(4.66' x 6.25')	29 S.F.			
M	(27.33' x 14.8')	404 S.F.	TOTAL FLOOR AREA (S. FEET):		7,943
N	(34' x 32.4')	1100 S.F.	RESIDENTIAL FLR. AREA EXCLUSION*:		- 3,939
O	(16.8' x 3')	50 S.F.	FINAL FLOOR AREA (S. FEET):		4,004
TOTAL 2ND FLOOR AREA:		2143 S.F.	MAX. ALLOWED:		6,480

* RESIDENTIAL FLOOR AREA NOT COUNTED TOWARDS F.A.R. - Campbell Municipal Code: 21.36.130-B3



FLOOR AREA CALCULATIONS
1/16" = 1'-0"



NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

JOMA STUDIO ARCHITECTS
200 INDUSTRIAL ROAD • SUITE 150
SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 11/20/2022
SCALE: AS NOTED

A0.1

Newport™ 2-light Wall Light Architectural Bronze 6048AZ

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SPECIFICATIONS

Certifications/Qualifications
www.kichler.com/warranty

Dimensions
Base Backsplash 4.25 X 12.75
Extension 3.75"
Weight 3.30 LBS
Height from center of Nail opening 7.75"
(Screw Depth)
Height 15.25"
Width 9.25"

Light Source
Lamp Included Not Included
Lamp Type CFL
Light Source Incandescent
Max. Universal Watt 30W
of Ballast/EI Modules 2
Socket Type Medium
Socket Watt 150"

Mounting/Installation
Interior/Exterior Exterior
Location Rating Wet
Mounting Style Wall Mount
Mounting Weight 1.40 LBS

FIXTURE AT 'RIBUBES'

Finishing
Diffuser Description White Polycarbonate Diffuser
Primer Material ALUMINUM

Product/Ordering Information
SKU 6048AZ
Finish Architectural Bronze
Style Contemporary
UPC 783927392514

Finish Options
● Architectural Bronze
● Brushed Nickel

ALSO IN THIS FAMILY

6048N 6048AZ 6048S

EXTERIOR LIGHTING SPECIFICATION

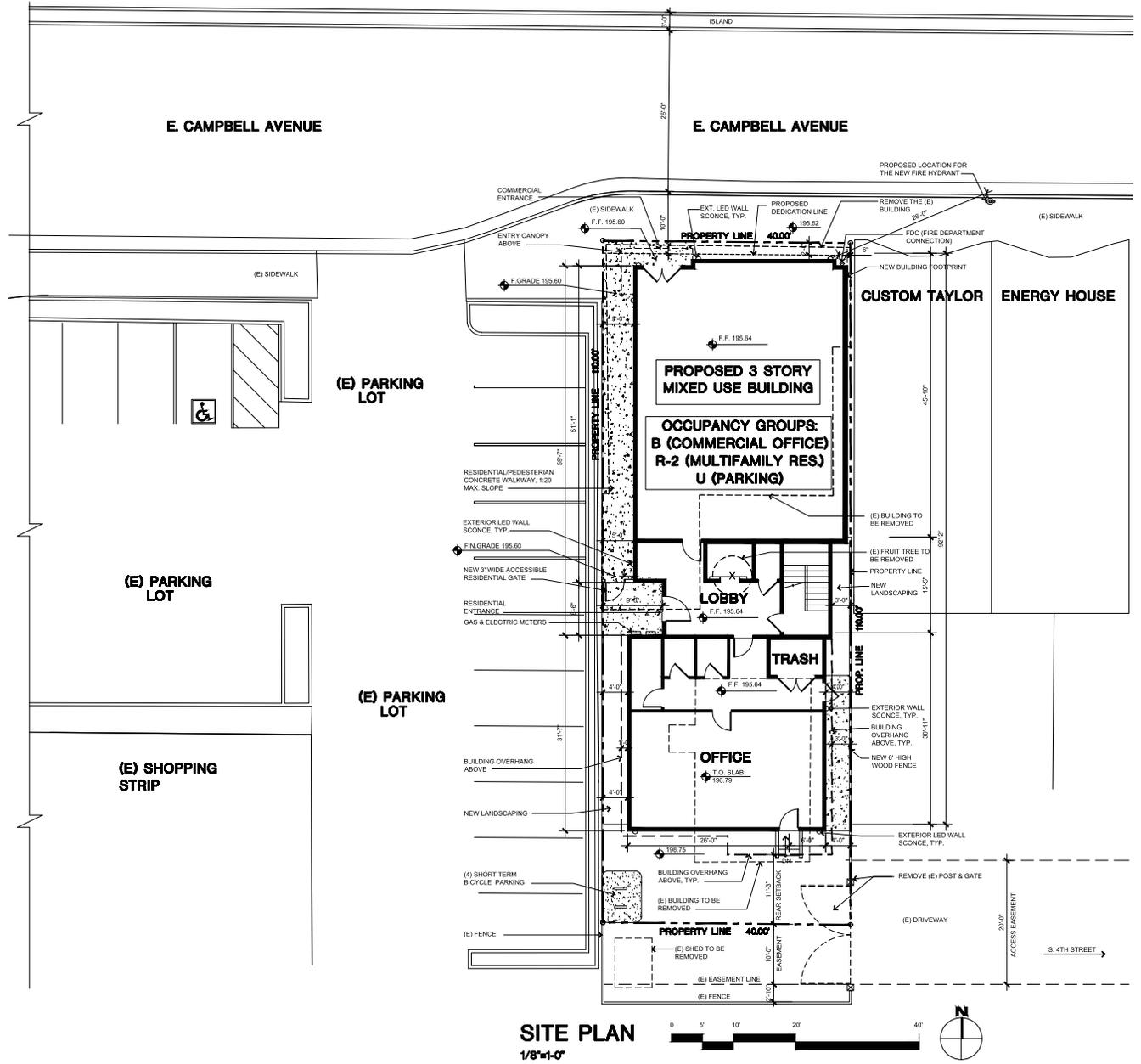
Kichler.com KICHLER



(E) FIRE HYDRANT LOCATION AND DISTANCE TO THE SITE

NTA

NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

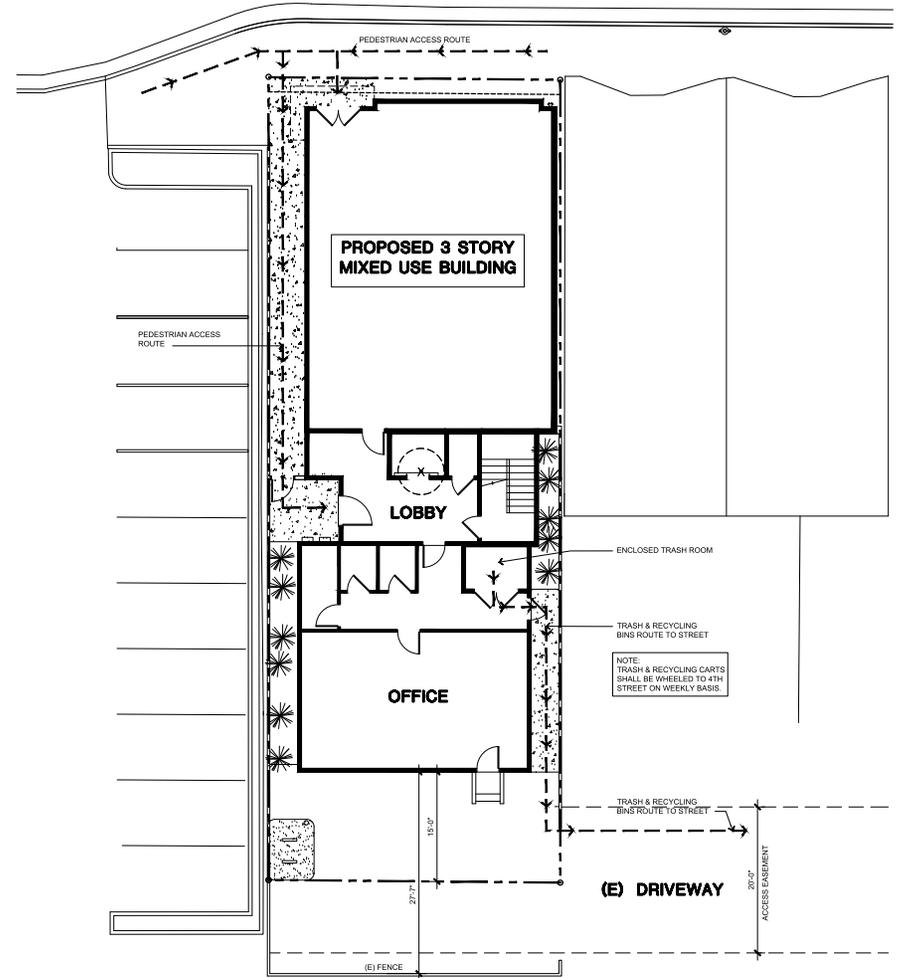
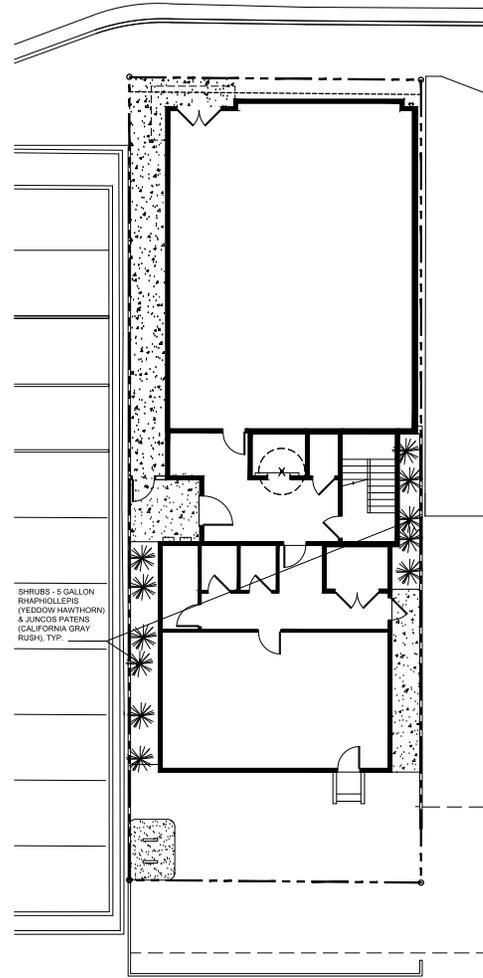
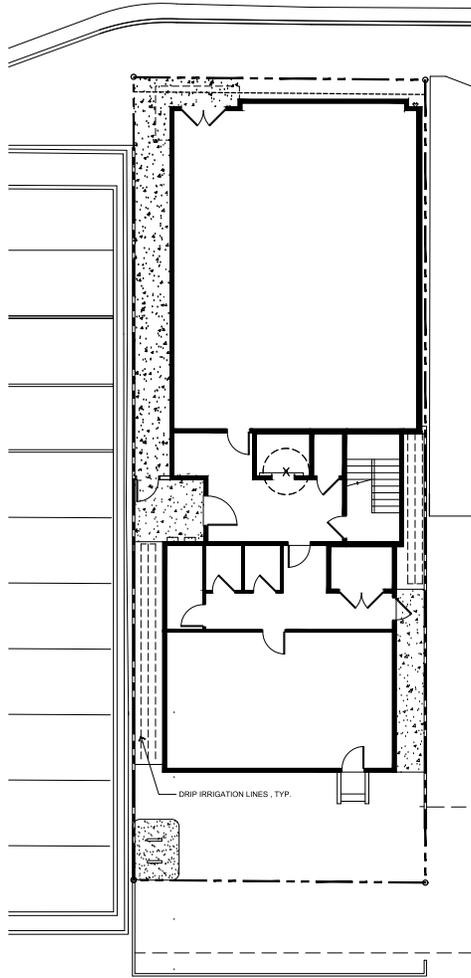


JOMA STUDIO ARCHITECTS
200 INDUSTRIAL ROAD • SUITE 150
SAN CARLOS • CA 94070

A1.0

APN: 412-05-034 & 412-05-038

E. CAMPBELL AVENUE



NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

JOMA STUDIO ARCHITECTS
200 INDUSTRIAL ROAD • SUITE 150
SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 11/20/2022
SCALE: AS NOTED

A1.1



1



2



3



4



5



SITE MAP

PROJECT SITE



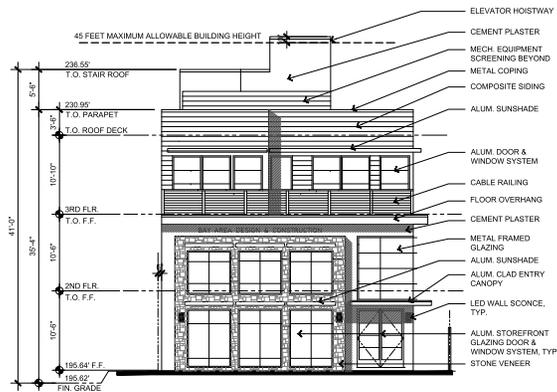
6

NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

JOMA STUDIO ARCHITECTS
 200 INDUSTRIAL ROAD • SUITE 150
 SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 11/20/2022
 SCALE: AS NOTED

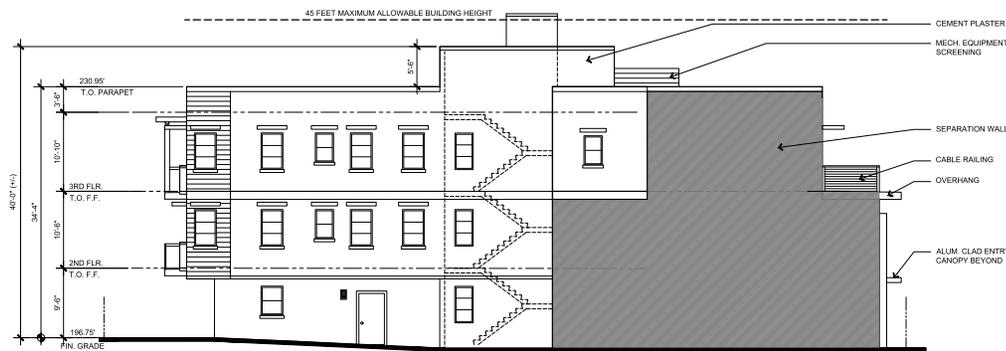
A1.2



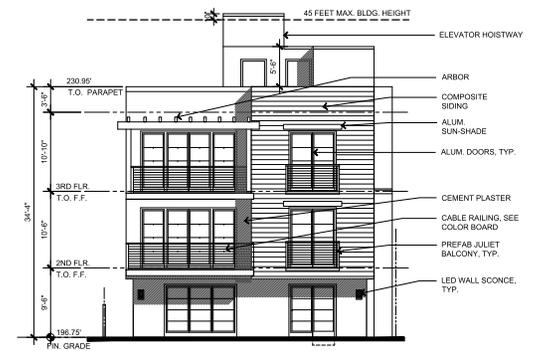
**FRONT/NORTH ELEVATION
E. CAMPBELL AVENUE VIEW**



SIDE/WEST ELEVATION



SIDE/EAST ELEVATION



REAR/SOUTH ELEVATION

NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

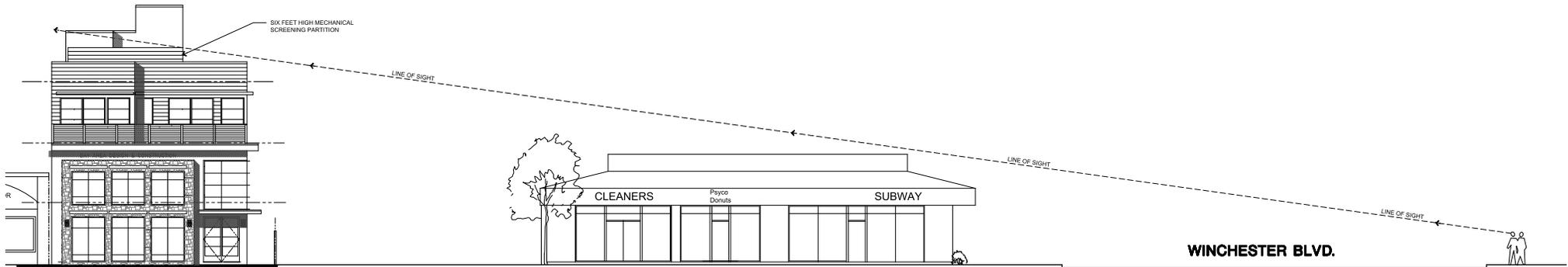
JOMA STUDIO ARCHITECTS
200 INDUSTRIAL ROAD • SUITE 150
SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 11/30/2022
SCALE: 1/8"=1'-0"

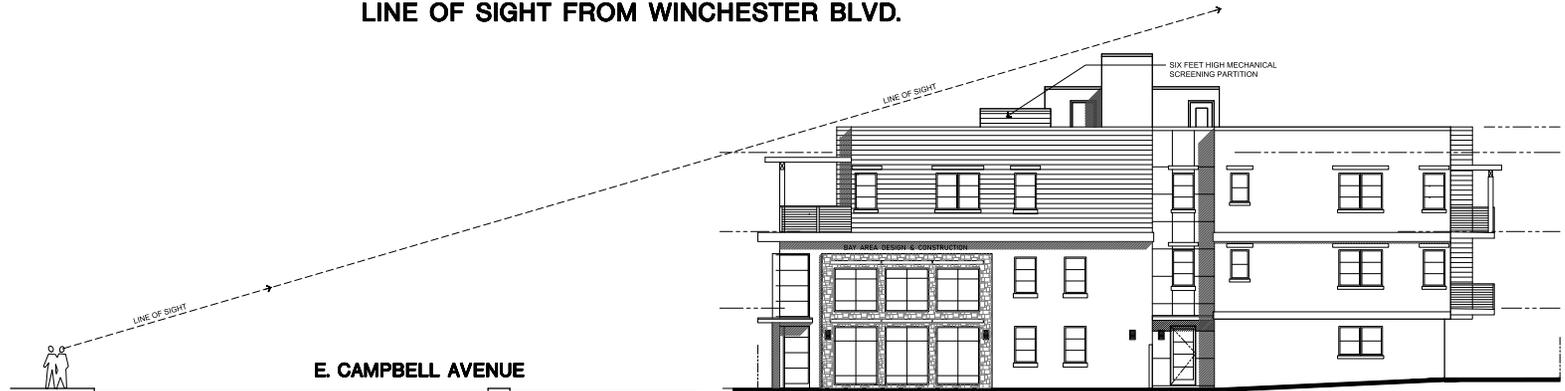
A4.1



E. CAMPBELL AVENUE PARTIAL FACADE



LINE OF SIGHT FROM WINCHESTER BLVD.



LINE OF SIGHT CROSS CAMPBELL AVE.

NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

JOMA STUDIO ARCHITECTS
 200 INDUSTRIAL ROAD • SUITE 150
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PROJECT NO: 2120 DATE: 11/30/2022
 SCALE: 1/8"=1'-0"

A4.2



NOTE: PLEASE NOTE THAT
THE FRONT 3RD FLOOR
TRELLIS HAS BEEN OMITTED

FRONT/NORTH ELEVATION

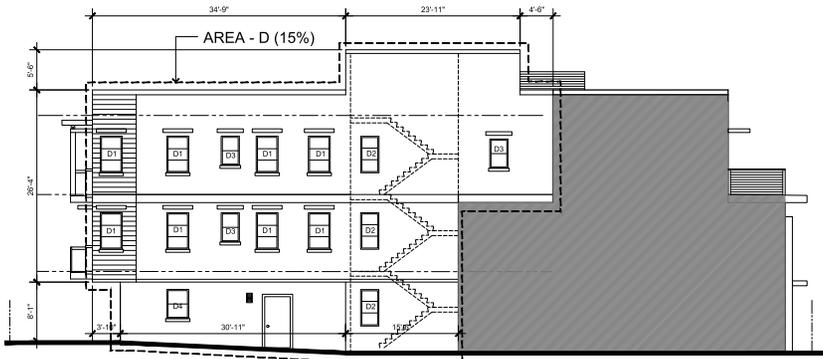
1/4"=1'-0"

NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

JOMA STUDIO ARCHITECTS
200 INDUSTRIAL ROAD • SUITE 150
SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 06/28/2022
SCALE: 1/8"=1'-0"

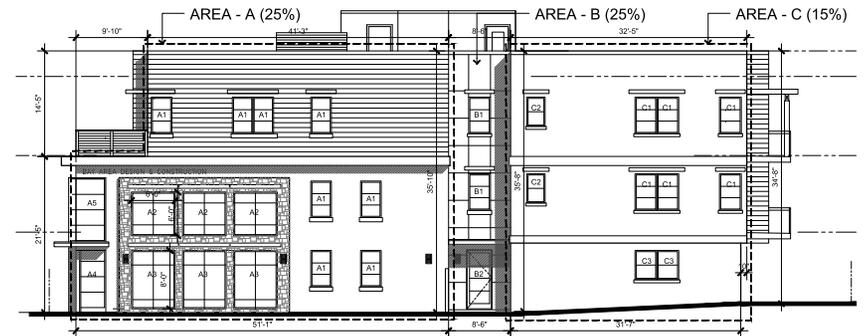
A4.3



SIDE ELEVATION - EAST

AREA - D'

TAG	SIZE	AREA, S.F.
D1	3' x 5' = 15 S.F.	15 x (8) WINDOWS = 120
D2	2'-6" x 5' = (2.5 x 5) = 12.5 S.F.	12.5 x (3) WIN. = 37.5
D3	2'-6" x 4' = (2.5 x 4) = 10	10 x (3) WIN. = 30
D4	3' x 4' = 12	12 x (1) = 12
		TOTAL AREA - D' = 200 S.F.



SIDE ELEVATION - WEST

TABLE 705.8 - MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
3 FEET TO LESS THAN 5 FEET (AREA 'C' & 'D')	UNPROTECTED SPRINKLERED	15%
5 FEET TO LESS THAN 10 FEET (AREA 'A' & 'B')	UNPROTECTED SPRINKLERED	25%

- AREA - 'A' = 1,688 S.F. WALL SURFACE (5 FEET TO THE PROPERTY LINE)
ALLOWABLE OPENING = 25% OR 422 S.F. OF GLAZING
PROPOSED TOTAL GLAZING = 481.9 S.F. < 422 = OK
- AREA - 'B' = 304 S.F. WALL SURFACE (5 FEET TO THE PROPERTY LINE)
ALLOWABLE OPENING = 25% OR 76 S.F. OF GLAZING
PROPOSED TOTAL GLAZING = 50 S.F. < 76 = OK
- AREA - 'C' = 1,132 S.F. WALL SURFACE (4 TO THE PROPERTY LINE)
ALLOWABLE OPENING = 15% OR 169.8 S.F. OF GLAZING
PROPOSED TOTAL GLAZING = 134 S.F. < 169.8 = OK
- AREA - 'D' = 2,074 S.F. WALL SURFACE (3' & 4' TO THE PROPERTY LINE)
ALLOWABLE OPENING = 15% OR 311 S.F. OF GLAZING
PROPOSED TOTAL GLAZING = 200 S.F. < 311 = OK

AREA - A'

TAG	SIZE	AREA, S.F.
A1	2'-10" x 5' = (2.83 x 5) = 14.2 S.F.	14.2 x (8) WINDOWS = 113.6
A2	5'-8" x 5'-8" = (5.66 x 5.66) = 32 S.F.	32 x (3) WIN. = 96
A3	5'-8" x 7'-8" = (5.66 x 7.66) = 43.3	43.3 x (3) WIN. = 130
A4	3'-3" x 8'-0" = 3.3 x 8.5 = 28	28 x (1) = 28
A5	4' x 8'-0" = 4 x 8.5 = 34	34 x (1) = 34
		TOTAL AREA - A' = 401.6 S.F.

AREA - B'

B1	2'-6" x 4'-3" = (2.5 x 4.66) = 11.6 S.F.	11.6 x (2) WINDOWS = 23.2
B2	3'-4" x 6' = (3.33 x 6) = 26.7 S.F.	26.7 x (1) DOOR = 26.7 S.F.
		TOTAL AREA - B' = 50 S.F.

AREA - C'

C1	3' x 5' = 15 S.F.	15 x (6) WINDOWS = 90 S.F.
C2	2'-6" x 4' = (2.5 x 4) = 10 S.F.	10 x (2) WIN. = 20
C3	3' x 4' = 12 S.F.	12 x (2) WIN. = 24
		TOTAL AREA - C' = 134 S.F.

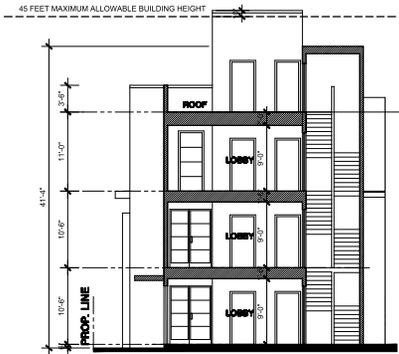
EXTERIOR WALL OPENING ANALYSIS PER 2019 CBC (CHAPTER 7, TABLE 705.8)

NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

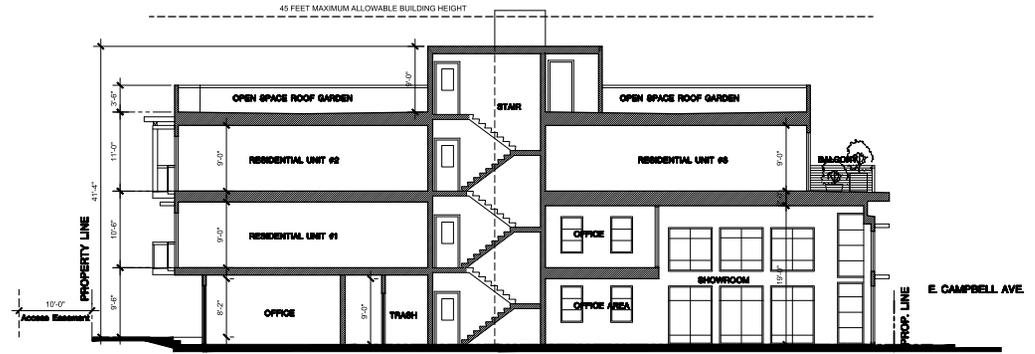


PROJECT NO: 2120 DATE: 11/30/2022
SCALE: 1/8"=1'-0"

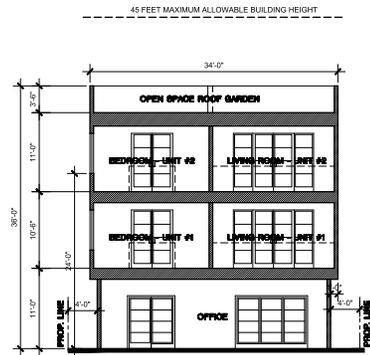
A4.4



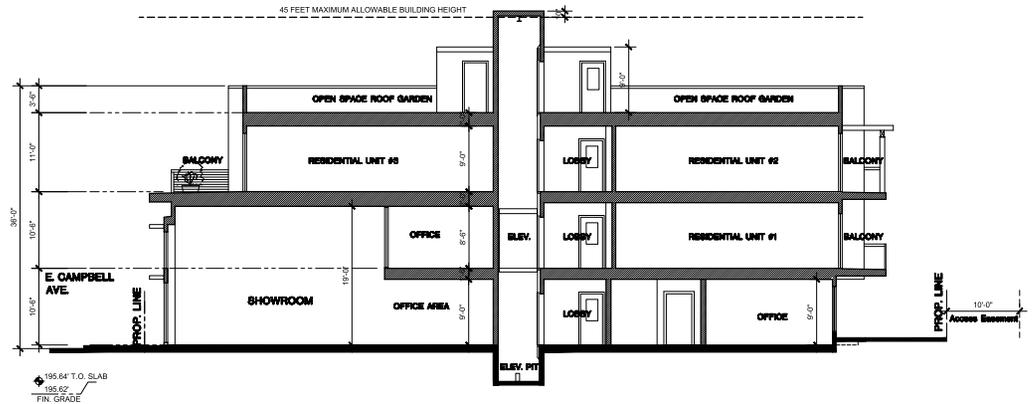
BUILDING SECTION - C C



BUILDING SECTION - A A



BUILDING SECTION - D D



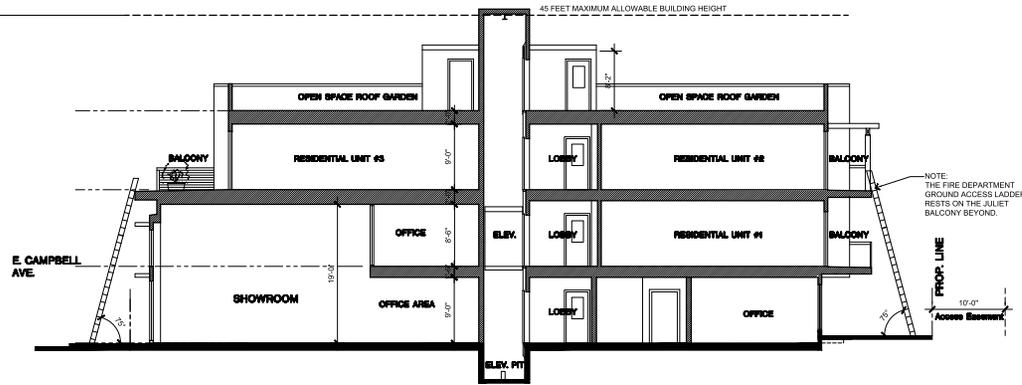
BUILDING SECTION - B B

NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

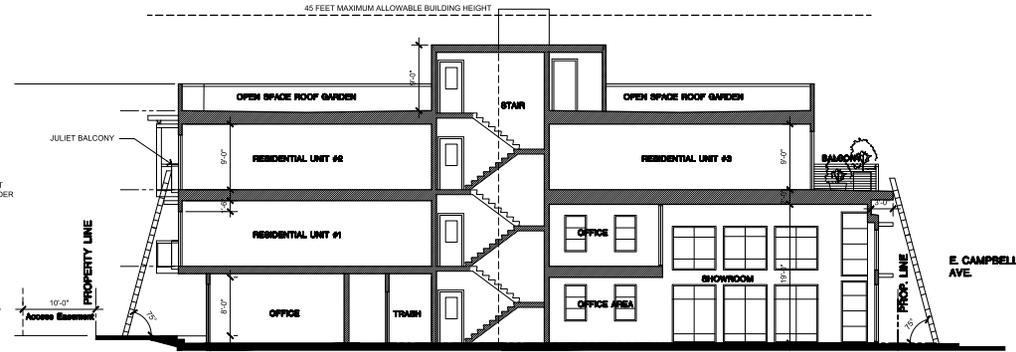
JOMA STUDIO ARCHITECTS
 200 INDUSTRIAL ROAD • SUITE 150
 SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 11/30/2022
 SCALE: 1/8"=1'-0"

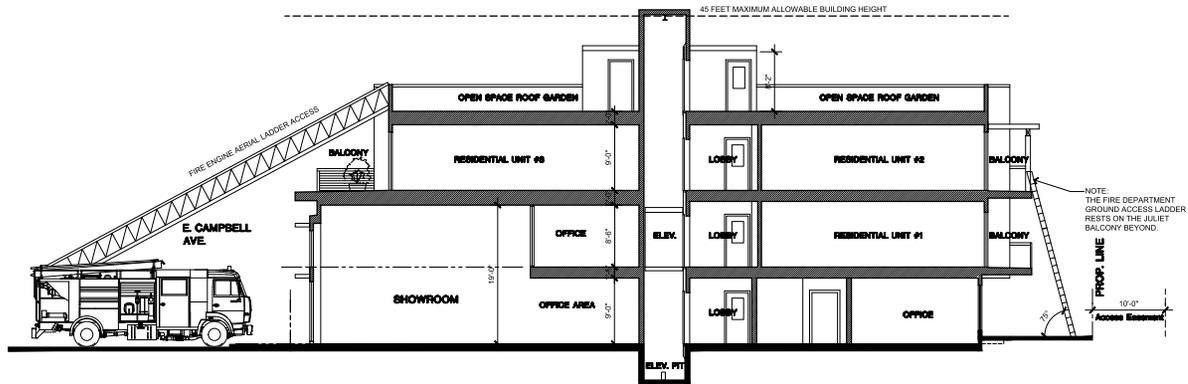
A5.1



BUILDING SECTION - B B
FIRE DEPT. GROUND LADDER ACCESS TO REAR BEDROOM



BUILDING SECTION - A A
FIRE DEPT. GROUND LADDER ACCESS TO REAR BEDROOM



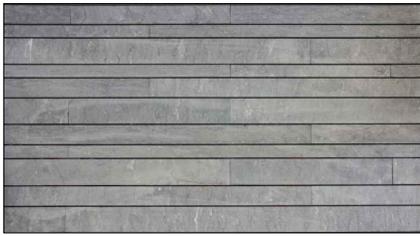
BUILDING SECTION - B B
FIRE DEPT. AERIAL LADDER ACCESS TO ROOF

NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

JOMA STUDIO ARCHITECTS
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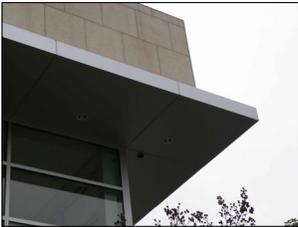
A5.2



1 NATURAL STONE CLADDING
BY ECO OUTDOOR - RODA



2 COMPOSITE SIDING
FIBERON - COLOR: SUMAC



3 ALUM. METAL CLAD ENTRY CANOPY



4 CABLE RAILING GUARDRAIL
AT REAR BALCONIES



5 EXT. WALL COLOR
SMOOTH FINISHED CEMENT PLASTER
SHERWIN WILLIAMS - SW 7650



6 ALUMINUM STOREFRONT GLAZING (DARK
BRONZE)
RESIDENTIAL & COMMERCIAL



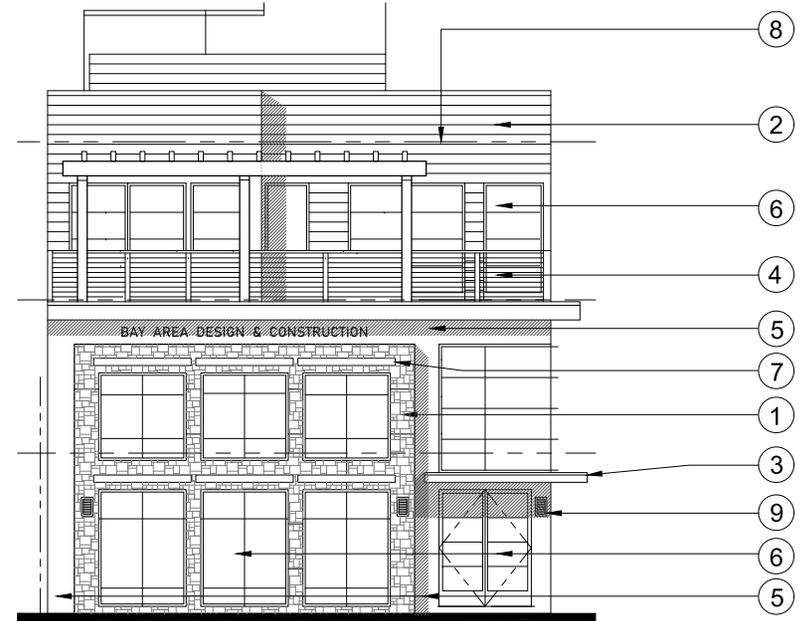
7 METAL SUNSHADE (SIMILAR)



8 ROOFING MEMBRANE
(LIGHT GRAY)
IB ROOFING SYSTEM
PVC MEMBRANE



9 LED WALL SCONCE
MODEL; NEWPORT2 BY KITCHLER
COLOR; ARCH. BRONZ



FRONT ELEVATION - E. CAMPBELL AVE.

COLOR AND MATERIAL PALETTE
NTS

NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008



PROJECT NO: 2120 DATE: 11/20/2022
SCALE: N.T.S.

CB

GRADING AND DRAINAGE NOTES

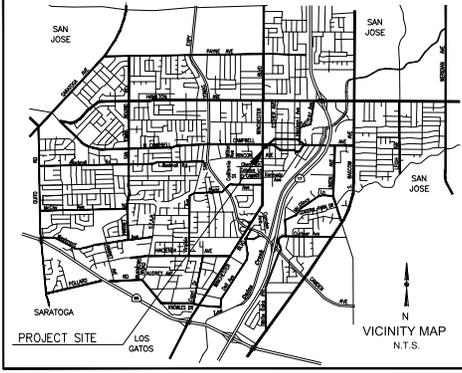
- CALIFORNIA BUILDING CODE**
ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE.
- O.S.H.A. REGULATIONS**
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- GEOTECHNICAL (SOILS) REPORT**
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY AMERICAN SOIL TESTING, DATED MARCH 22, 2024, PROJECT NO. 21-7692-9.
- SPECIFICATIONS AND OBSERVATIONS**
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM**
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.
- LOCAL NON-POINT SOURCE ORDINANCE**
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
- UNDERGROUND UTILITIES AND STRUCTURES**
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE DILIGENCE MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE JOB SITE.
- EROSION CONTROL**
EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN IF APPLICABLE, FOR DETAILS OF PLANTING.
- UTILITY ELEVATION VERIFICATION**
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
- UTILITY CROSSINGS**
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.
- GRADING REQUIREMENTS**
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNERS AND CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 5% FOR AT LEAST 10 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 2%.
- GRADED SITE ELEVATIONS**
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
- CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY**
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- TOPOGRAPHY SURVEY**
THE TOPOGRAPHY SURVEY MADE BY SMP ENGINEERS ON 3/16/2020.
- TREE REMOVAL AND PRESERVATION**
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.
- PROJECT PLANS**
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.
- FINAL LETTER OF INSPECTION**
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.
- GRADE EVENLY**
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- APPROVAL OF PLANS**
APPROVAL OF THIS PLAN APPLIES ONLY TO THE ENCAINATION, PLACEMENT, AND PROTECTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFIRM ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS, PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- WELL LOCATIONS**
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.
- EARTHWORK QUANTITIES**
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.
- ELEVATION ADJUSTMENTS**
ADJUSTMENTS OF PAVED OR PAVING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.
- TRUCK ROUTE**
THE TRUCK ROUTE SHALL BE: HEAD WEST ON CAMPBELL AVE., THEN TURN LEFT ONTO S. WINGCHETTER BLVD., TURN RIGHT ONTO THE CALLEJON.
- CONTRACTOR RESPONSIBILITIES**
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTOR OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMANS ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- NEAT AND CLEAN PREMISES**
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008
BUILDING PERMIT NO. BLDXXXX-XXXX
ASSESSORS PARCEL NO. 412-05-038
NEW MIXED-USE BUILDING



CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS



ABBREVIATIONS		DESCRIPTION	
AB	AGGREGATE BASE (CLASS AS NOTED)	JP	JOINT POLE
AC	ASPHALT CONCRETE	MO	MONUMENT
AD	AREA DRAIN	OG	ORIGINAL GROUND
BC	BEOM OF CURVE	FB	FULL BOX
BFP	BACK FLOW PREVENTER	PV	PIPE VAULT
BO	BLOW OFF	PL	PROPERTY LINE
BW	BACK OF WALK	PP	POWER POLE
BT	BLACK WEAULT TREE	PP	PLASTIC PERFORATED PIPE
CF	CENTRAL GARAGE FINISH FLOOR (BACK)	PSE	PUBLIC SERVICE EASEMENT
CFL	CENTRAL	PVC	POLYVINYL CHLORIDE
CLSW	CENTRAL SWALE	R/W	RIGHT OF WAY
CO	CORNER	RCP	REINFORCED CONCRETE PIPE
CO	CONCRETE	SD	STORM DRAIN
CP	CONTROL POINT	SDM	STORM DRAIN MANHOLE
DDW	DIRT DRIVEWAY	SS	SANITARY SEWER LINE
D	DROP INLET	SSM	SANITARY SEWER MANHOLE
DETAL	DAYLIGHT	SW	SIDEWALK
ELECT	ELECTRODER	SW	SIDEWALK
EP	EDGE OF PAVEMENT ELEVATION	TOP	TOP OF CURB
EUC	EUCALYPTUS TREE	TOP	TOP OF BANK
ET	EXISTING	TOE	TOE OF SLOPE
FF	FINISHED FLOOR	TOP	TOP OF FOUNDATION
FG	FINISH GRADE	TOP	TOP OF PIPE
FI	FIRE HYDRANT	UG	UNDERGROUND GAS
FL	FLOW LINE	USS	UNDERGROUND SANITARY SEWER
ENG	FENCE	UT	UNDERGROUND STORM DRAIN
FOG	FOG LINE	UT	UNDERGROUND TELEPHONE
GF	GRADE BREAK	UV	UNDERGROUND WATER
GF	GARAGE FINISHED FLOOR (FRONT)	WV	WATER VALVE
GUY	GUY WIRE	WL	WHITE LINE STRIPE
HP	HIGH POINT	WV	WATER VALVE
IP	IRON PIPE	YL	YELLOW LINE STRIPE
LP	LOW POINT		
C&G	CURB AND GUTTER		

AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - FIRE DEPARTMENT	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
AT&T TELEPHONE	(408) 911-3000
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407

EARTHWORK TABLE FOR LOT LEFT

	FILL (CY)	CUT (CY)	IMPORT (CY)	EXPORT (CY)
BUILDING	0	126		
GARAGE	0	5		
DRIVEWAY	0	3		
WALKWAY	0	5		
SITE	0	9		
TOTAL	0	148	0	148

Earthwork Quantities

FILL:	0 CY
CUT:	148 CY
IMPORT:	0 CY
EXPORT:	148 CY

NOTE: QUANTITIES ARE ENGINEER'S ESTIMATE. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS FOR BIDDING PURPOSES.

NOTE:

1. EARTHWORK QUANTITIES ON THIS TABLE ARE FOR INFORMATION ONLY. CONTRACTORS ARE TO PERFORM THEIR OWN QUANTITY TAKE OFFS.

- CONSTRUCTION MITIGATION MEASURE**
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.
- CONSTRUCTION PERIMETER RETENTION WALLS**
THE PERIMETER RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.
- STORMWATER TREATMENT FACILITIES**
ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.

CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE

PLAN CHECK # _____ BY: _____ DATE: _____

APPROVED BY: _____

DATE: _____

INDEX OF DRAWINGS

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

LEGEND

EXISTING	PROPOSED
SIDEWALK	[Symbol]
CURB AND GUTTER	[Symbol]
CENTER LINE	[Symbol]
PROPERTY LINE	[Symbol]
EDGE OF PAVEMENT	[Symbol]
DRIVEWAY	[Symbol]
PCB OR AC REMOVAL	[Symbol]
STANDARD CITY MONUMENT	[Symbol]
BENCH MARK	[Symbol]
MANHOLE	[Symbol]
STORM DRAIN INLET	[Symbol]
WATER METER	[Symbol]
VALVE	[Symbol]
FIRE HYDRANT	[Symbol]
STREET LIGHT	[Symbol]
POWER POLE	[Symbol]
PULL BOX	[Symbol]
CABLE TELEVISION LINE	[Symbol]
ELECTRICAL LINE	[Symbol]
IRRIGATION LINE	[Symbol]
NATURAL GAS LINE	[Symbol]
OVERHEAD LINE	[Symbol]
SANITARY SEWER LINE	[Symbol]
STORM DRAIN LINE	[Symbol]
TELEPHONE LINE	[Symbol]
WATER LINE	[Symbol]
TRAFFIC SIGNAL CONDUIT	[Symbol]
LIGHTING CONDUIT	[Symbol]
ROADSIDE SIGN & SIGN CODE	[Symbol]
FENCE	[Symbol]
TREE/SHRUB	[Symbol]
WALL	[Symbol]
OVERLAND RELEASE PATH	[Symbol]

BASIS OF BEARINGS:
THE BEARINGS S 89°22'09" E OF CENTERLINE OF E. CAMPBELL AVE., AS SHOWN ON CERTAIN PAVED MAP, FILED FOR RECORD IN BOOK 696 OF MAPS AT PAGE 17, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:
BM# 10 EL: 195.874' (PER CORNER RECORD # 1813)

SEAL OF ENGINEER OF WORK:
I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS SET FORTH IN SECTION 67003 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES.

THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

Signature: *Samuel Razavi*
P.E.
C 52724
SMP ENGINEERS
1534 CAROL LANE, LOS ALTOS, CA 94024
TEL: (650) 941-8005



CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE

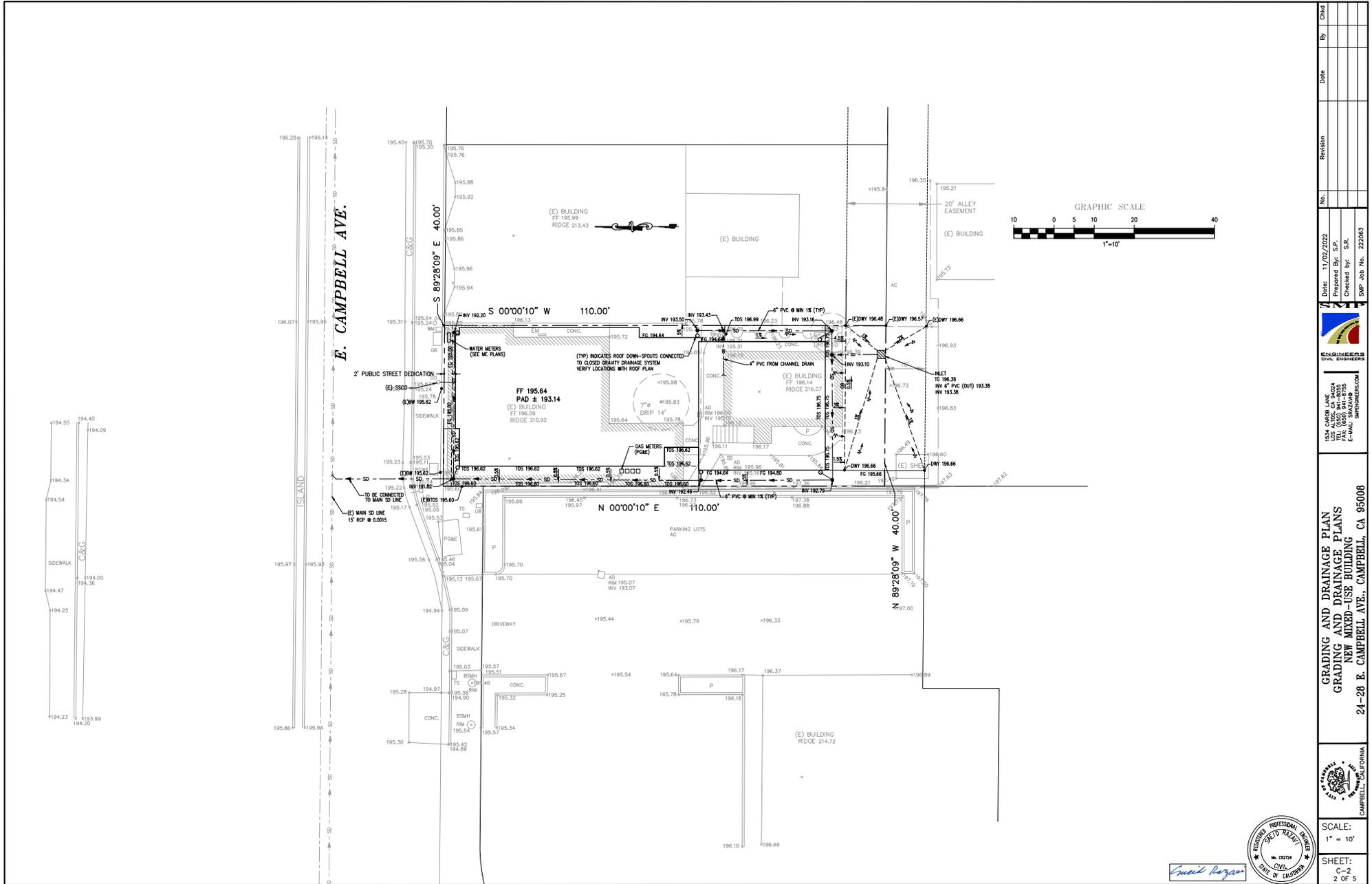
COVER SHEET
GRADING AND DRAINAGE PLANS
NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008

SCALE: _____ N.T.S.

SHEET: _____ OF 5

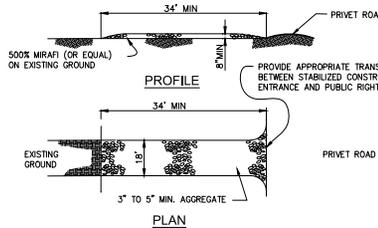
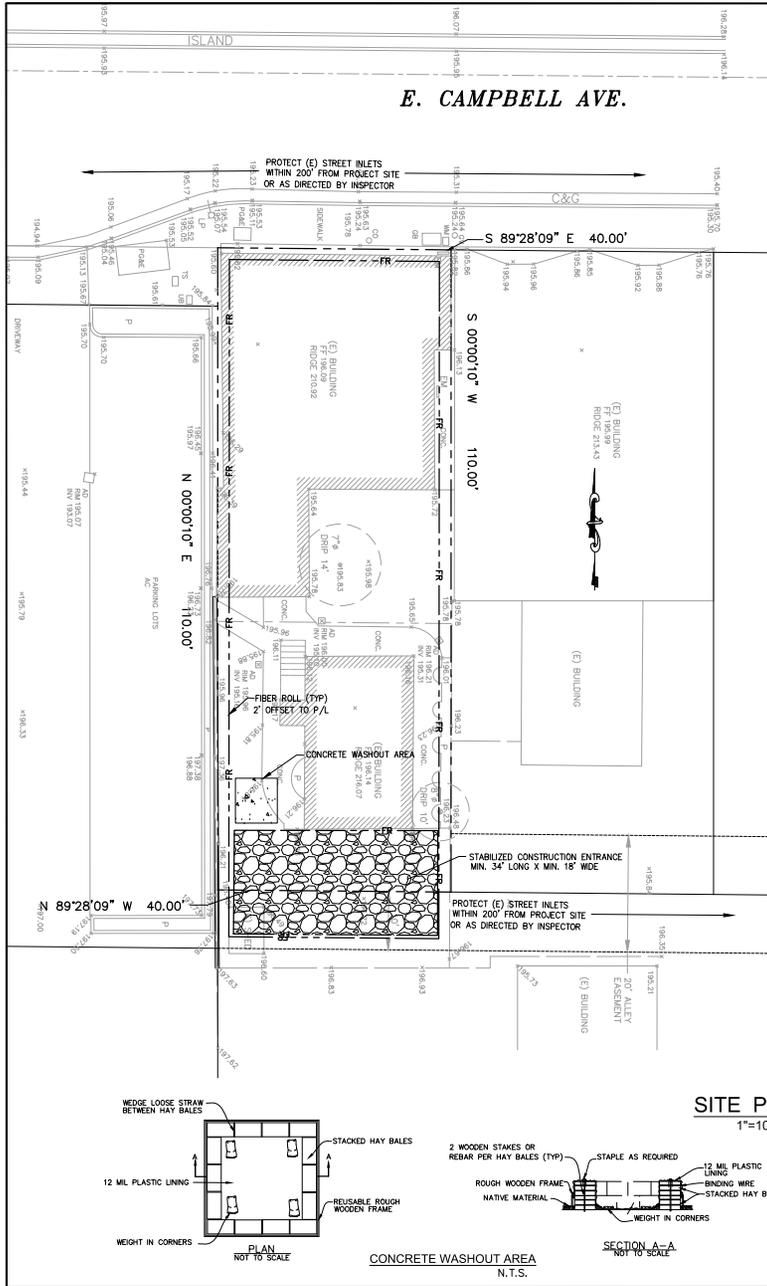
1534 CAROL LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8005
FAX: (650) 941-8006
E-MAIL: SRAZAVI@SMPENGINEERS.COM
WWW.SMPENGINEERS.COM

Date: 11/02/2022
Prepared By: S.P.
Checked By: S.R.
SMP Job No.: 220603



1554 CAROLINE 1554 CAROLINE TEL: (925) 941-8000 FAX: (925) 941-8000 E-MAIL: SHIP@ENR.COM		Date: 11/02/2022	Revision	By	Chd
		Prepared By: S.P.	No.		
GRADING AND DRAINAGE PLAN GRADING AND DRAINAGE PLANS NEW MIXED-USE BUILDING 24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008		Checked By: S.R.			
		SMP Job No. 222063			
SCALE: 1" = 10' SHEET: C-2 2 OF 5					

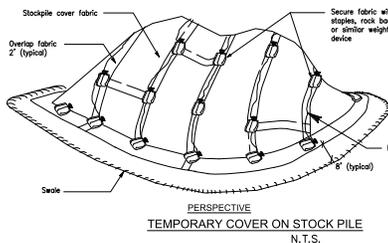
E. CAMPBELL AVE.



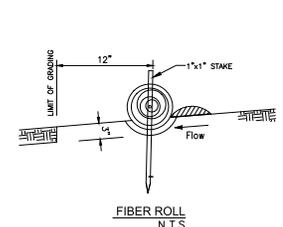
Maintenance

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

STABILIZED CONSTRUCTION ENTRANCE (TO BE MAINTAINED)



TEMPORARY COVER ON STOCK PILE N.T.S.



FIBER ROLL N.T.S.

FIBER ROLL NOTES

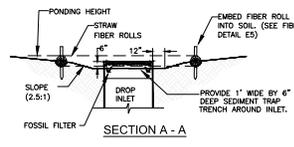
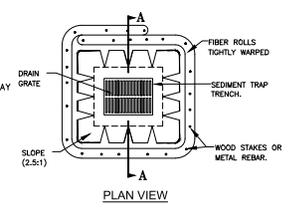
1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillside, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1st to April 30th. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.
11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
13. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
14. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
15. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
16. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

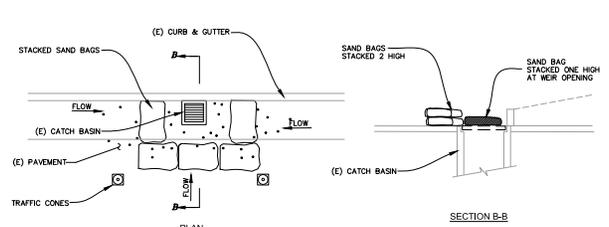
- A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and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



SECTION A-A

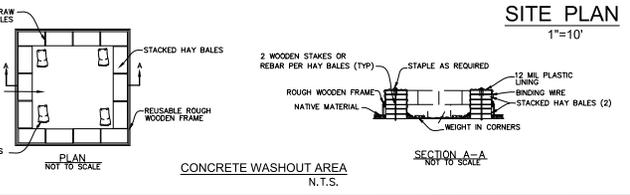
1. PLACE FIBER ROLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES, INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.

STORM INLET SEDIMENT TRAP-FIBER ROLS



EXISTING STREET DRAINAGE INLET PROTECTION N.T.S.

SITE PLAN 1"=10'



CONCRETE WASHOUT AREA N.T.S.

Drawn By:	_____
Checked By:	_____
Date:	11/02/2022
Prepared By:	S.P.
Checked By:	S.R.
No.:	_____
Revision:	_____
SNP Job No.:	222043

1535 CAROL LANE
TEL: (925) 941-8000
FAX: (925) 941-8005
E-MAIL: SHAFER@SHAFERENGINEERS.COM

**EROSION CONTROL PLAN
GRADING AND DRAINAGE PLANS
NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008**

SCALE: 1" = 20'

SHEET: C-4 of 5

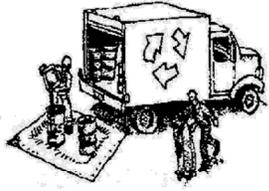
PROFESSIONAL ENGINEER
No. 028704
CIVIL
STATE OF CALIFORNIA

Small Rojas

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



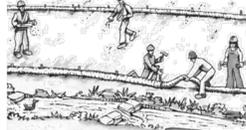
Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

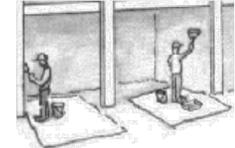
Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

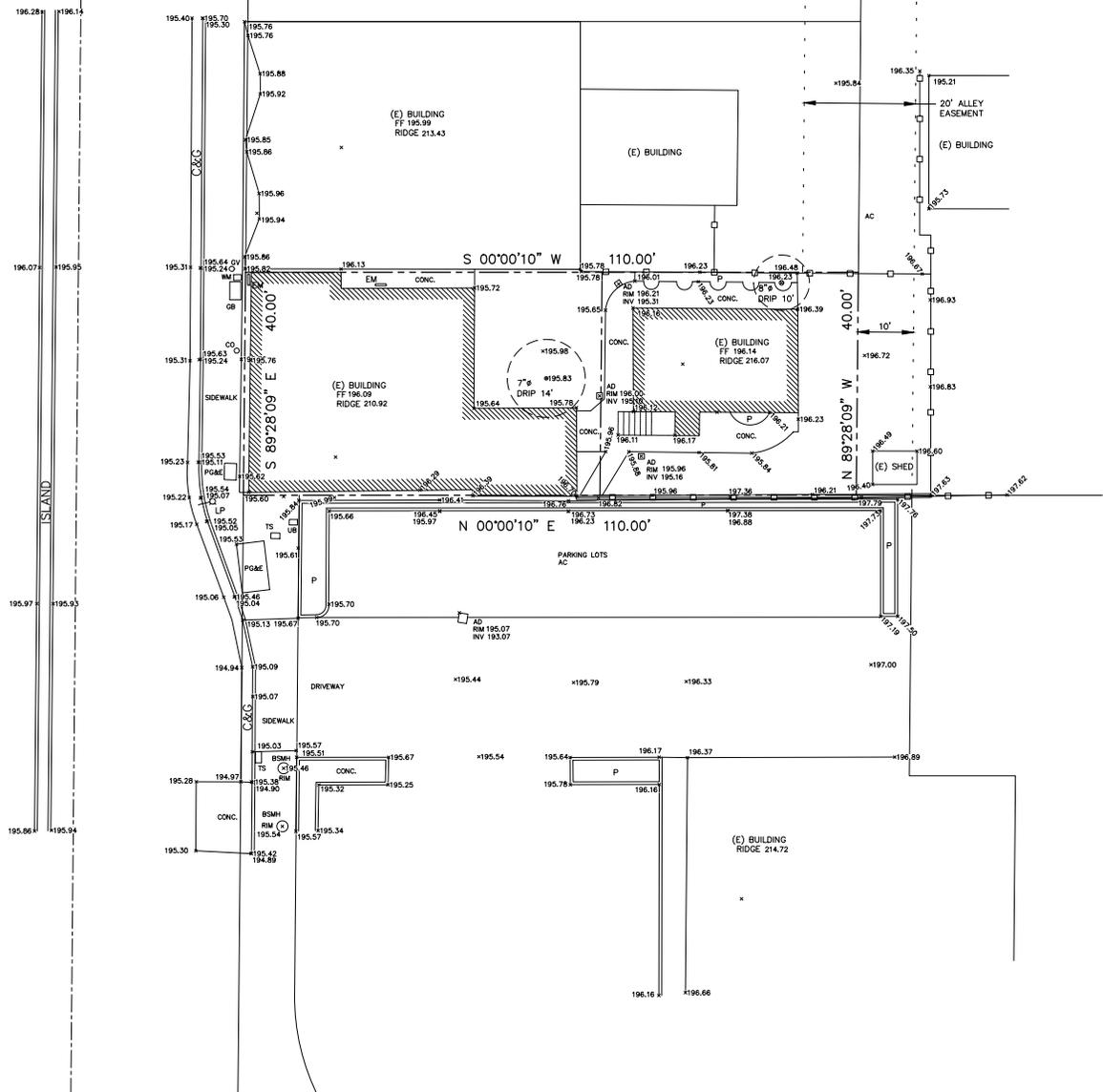
Storm drain polluters may be liable for fines of up to \$10,000 per day!

Emil Rayan



1558 CAROL LANE SAN JOSE, CA 95128 TEL: (408) 941-8000 FAX: (408) 941-8005 E-MAIL: SHIMMER@CS.COM SHIMMERENGINEERS.COM	Date: 11/02/2022 Prepared By: S.P. Checked By: S.R. SMP Job No. 222063	Revision No. Date By Check
BLUEPRINT FOR A CLEAN BAY GRADING AND DRAINAGE PLANS NEW MIXED-USE BUILDING 24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008	SCALE: N.T.S.	SHEET: C-5 5 OF 5

E. CAMPBELL AVE.



LEGEND

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	ALLEY EASEMENT LINE	BSSL	BUILDING SETBACK LINE
---	---	C&G	CURB AND GUTTER
---	---	CB	CATCH BASIN
---	---	CO	CLEAN OUT
---	---	DW	DRIVEWAY
---	---	EM	ELECTRIC BOX
---	---	EP	ELECTRIC METER
---	---	GA	EDGE OF PAVEMENT
---	---	FH	FIRE HYDRANT
---	---	GM	GUY ANCHOR
---	---	GV	GAS VALVE
---	---	IV	IRRIGATION VALVE
---	---	LP	LIGHT POLE
---	---	MB	MAIL BOX
---	---	MH	UTILITY MANHOLE
---	---	P.U.E.	PUBLIC UTILITY EASEMENT
---	---	P	PLANTER AREA
---	---	PP	POWER POLE
---	---	(R)	RADIAL BEARING
---	---	SL	STREET LIGHT
---	---	SDMH	STORM DRAINAGE MANHOLE
---	---	SSMH	SANITARY SEWER MANHOLE
---	---	SSCO	SANITARY SEWER CLEAN OUT
---	---	TOD	THROUGH CURB DRAIN
---	---	TS	TRAFFIC SIGN
---	---	VC	VALLEY GUTTER
---	---	WM	WATER METER
---	---	WV	WATER VALVE
---	---	GB	GAS BOX

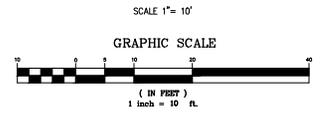
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY, UNLESS SPECIFIED ON THIS MAP. LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
THE BEARING S 89°28'09" E OF CENTERLINE OF E. CAMPBELL AVE., AS SHOWN ON CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 696 OF MAPS AT PAGE 17, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:
BM# 10 EL: 195.874' (PER CORNER RECORD # 1813)

- NOTES:**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 2. THE GROSS AREA OF LAND OF RECORD IS 4399.80 SQ. FT. ±.
 3. THE MAP WAS BASED ON A GRANT DEED DOC.# 23891202 BY FIRST AMERICAN CO. DATED 03/20/2016, RECORDED IN SANTA CLARA COUNTY.
 4. ALL EXISTING BUILDINGS ARE WOOD.
 5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



24 EAST CAMPBELL AVE.
CAMPBELL, CA 95008
APN: 412-05-038



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by: S.S.
Checked by: S.P.
Date: 11/01/2021
Project No: 219058

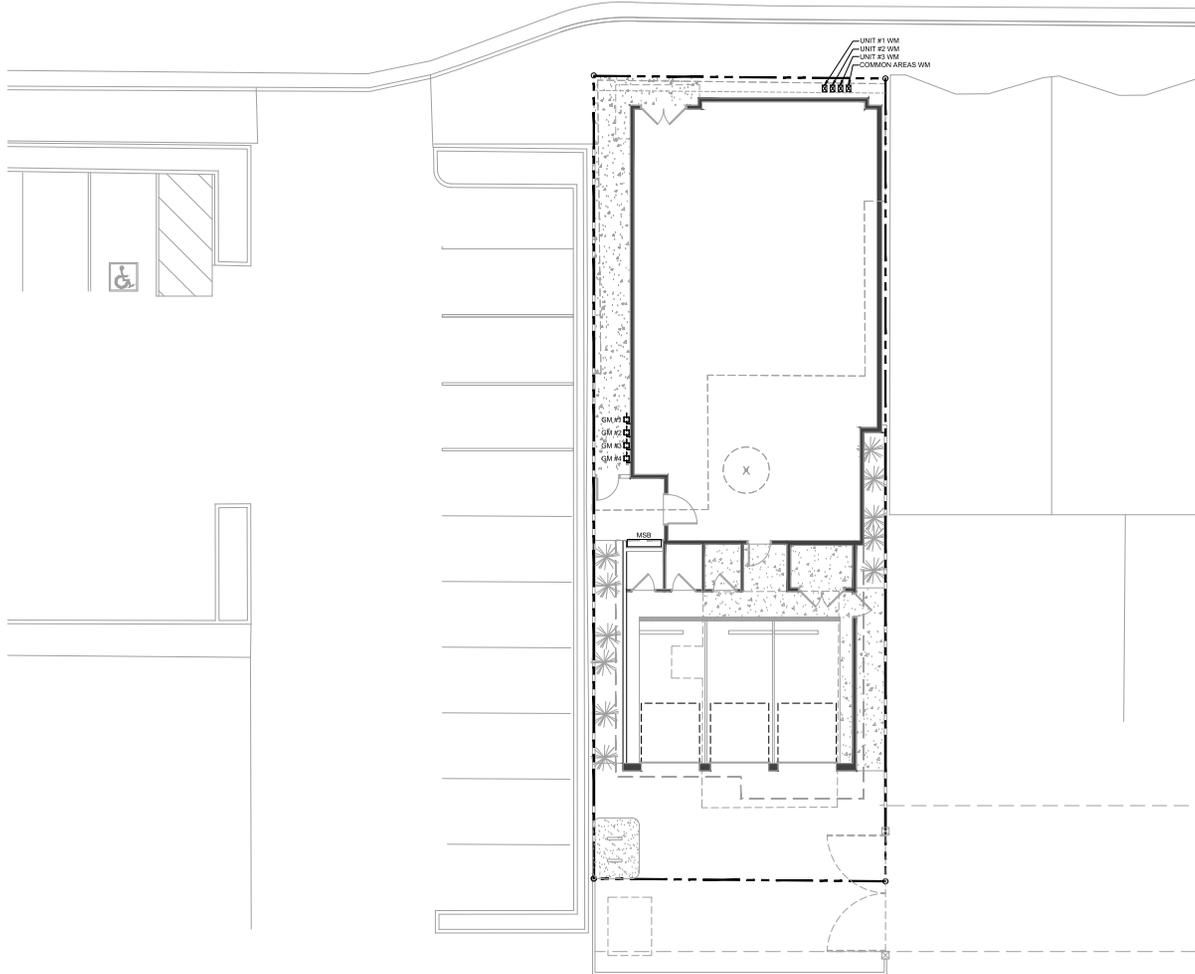


TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF CAMPBELL



1 SITE PLAN—PLUMBING & ELECTRICAL
SCALE: 1/8" = 1'-0"

I & A ENGINEERING

1610 BLOSSOM HILL ROAD, SUITE "B"
SAN JOSE, CALIFORNIA 95124
TEL: (408) 268-8337
FAX: (408) 268-1135

DRAWINGS NOT FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED TO DO SO. ALL DIMENSIONS ARE SHOWN TO THE CENTER UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORD DRAWINGS.

24-28 E CAMPBELL AVE
CAMPBELL CA 95008

PROJECT: 3-STORY MIXED USED BUILDING

DRAWING TITLE:
SITE PLAN
PLUMBING-ELECTRICAL

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

JOB NO.: 22-123
CADD FILE:
DESIGN'D BY: I. R. DRAWN BY: H. N.
CHK'D BY: I. R. APP'D BY: I. R.
DATE: 10/6/22 SCALE: AS NOTED

DRAWING NO.:
PE1-0
SHEET * OF *