

Courtesy Notice

Dear Campbell Resident,

June 23, 2023

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

Project Address: 250 Grant St.

Zoning | Area Plan: P-D | DCNA

Neighborhood Association(s): N/A

Council District: 3

File No: PLN-2023-114

APN: 279-41-053

Applicant: Pinnacle Construction

Property Owner: Dan Paustian

Application Type: Administrative Planned Development Permit

Project Planner: Nishant Seoni, Contract Associate Planner

Email Contact: nishantS@campbellca.gov

Project Description:

To allow construction of an approximately two-story, 1,607 square foot single-family residence.

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 traducción en Español



SITE PLAN

PROJECT STREET ADDRESS: 250 GRANT STREET

BUILDING PERMIT NO. 2019 - _____

ASSESSORS PARCEL NO. 279-41-053

TRACT NO. ____ / PARCEL MAP _____

OWNER/DEVELOPER:

DAN PAUSTIAN
250 GRANT ST.
CAMPBELL, CA 95008
(408) 316-6793 PH.

ENGINEER:

SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
(951) 279-4041 PH.
(951) 279-2830 FAX

SITE ADDRESS:

250 GRANT ST
CAMPBELL, CA 95008

ASSESSORS PARCEL NO.:

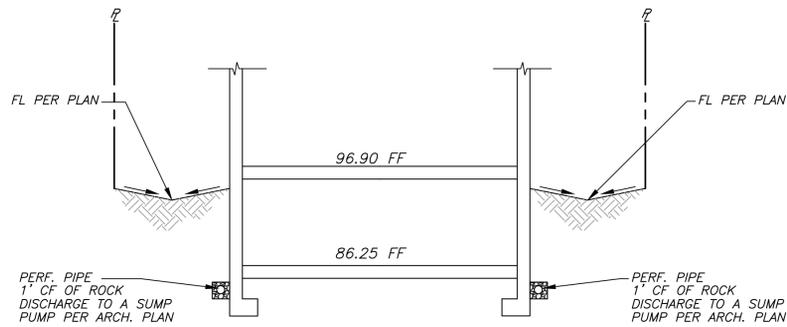
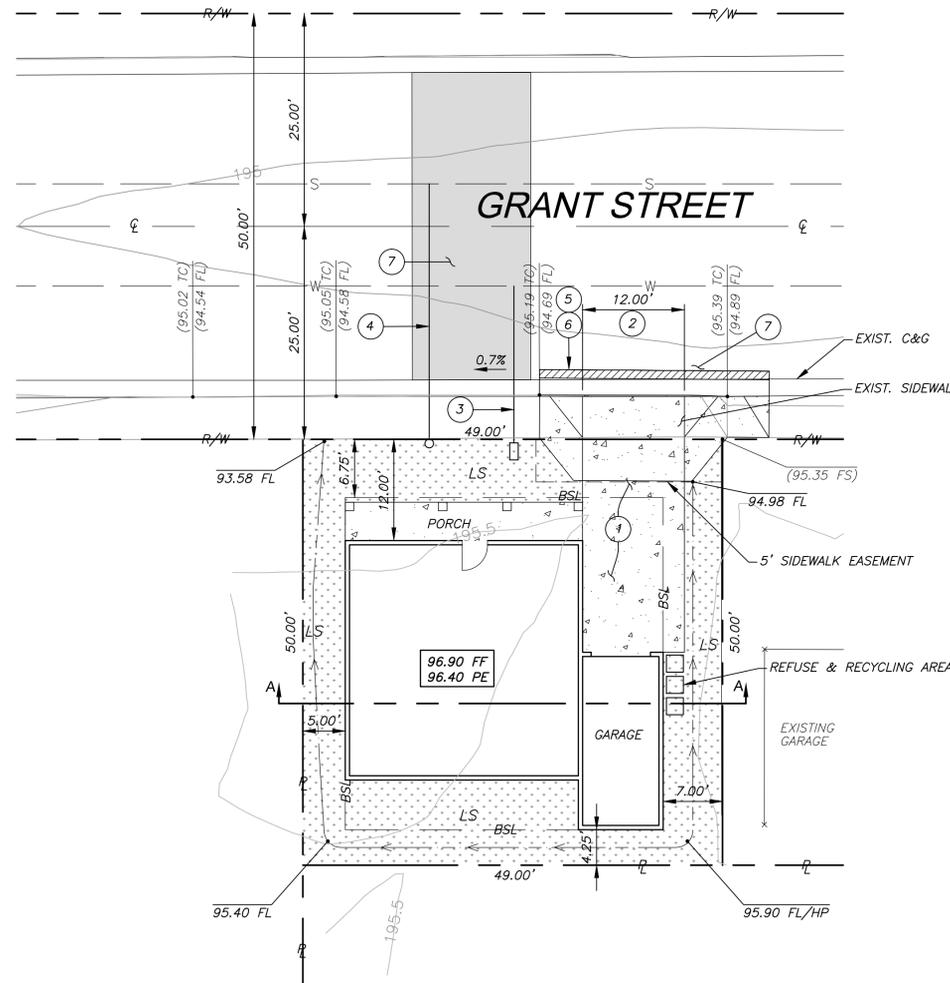
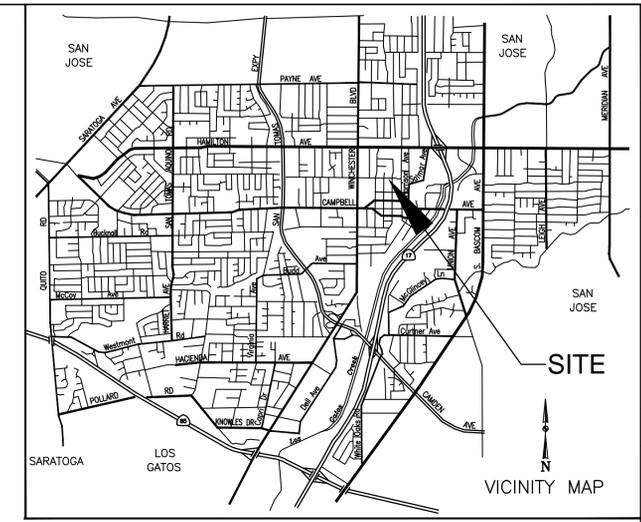
279-41-053

AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
SBC TELEPHONE	(408) 811-3900
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

AREA

TOTAL AREA =	2,475 sf (0.057 acre)
DISTURBED AREA =	1,443 sf (0.033 acre)
PERVIOUS AREA =	1,032 sf (42%)
IMPERVIOUS AREA =	1,443 sf (58%)



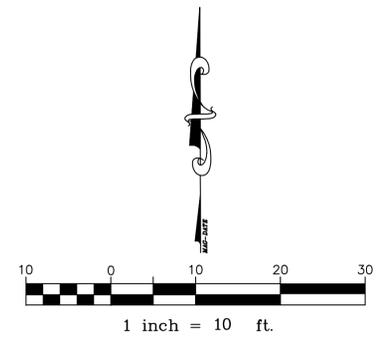
SECTION "A-A":
N.T.S.

LEGEND

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

ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS	OG	ORIGINAL GRADE
DIA	DIAMETER	PB	PULL BOX
DWY	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	END CURVE	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	R	RADIUS
ED	EDGE DRAIN	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT-OF-WAY
FC	FACE OF CURB	STA	STATION
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL
LS	LANDSCAPING		



CONSTRUCTION NOTES:	QUANTITIES:
1 - CONST. 4" PCC W/ #4 @ 24" O.C.E.W.	230 S.F.
2 - CONST. DRIVEWAY APPROACH PER CITY STD. D-15	1 EA.
3 - CONST. 1" WM	1 EA.
4 - CONST. 4" SEWER LATERAL	1 EA.
5 - CONST. FULL DEPTH AC TO MATCH EXIST. PER CITY STD. A-3	22 L.F.
6 - CONST. CURB AND GUTTER PER CITY STD. D-20	22 L.F.
7 - GRIND EXISTING A.C. 2" DEEP AND OVERLAY	350 S.F.

Date:	5-24-2019	Revision:		By:	
Drawn By:	TOM T.	No.:		Date:	
Designed By:	SAK AK.	Revision:		By:	

SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. RAMONA AVE. STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041

SITE PLAN
PROJECT ADDRESS 250 GRANT STREET
PARCEL/TRACT MAP NO. XX BUILDING PERMIT NO. 2019-

CAMPBELL, CALIFORNIA

SCALE:	N.T.S.
SHEET:	1 OF 1

**250 Grant St, Site
Photography Sheet**

**Front View Facing
Home**



#5

#4

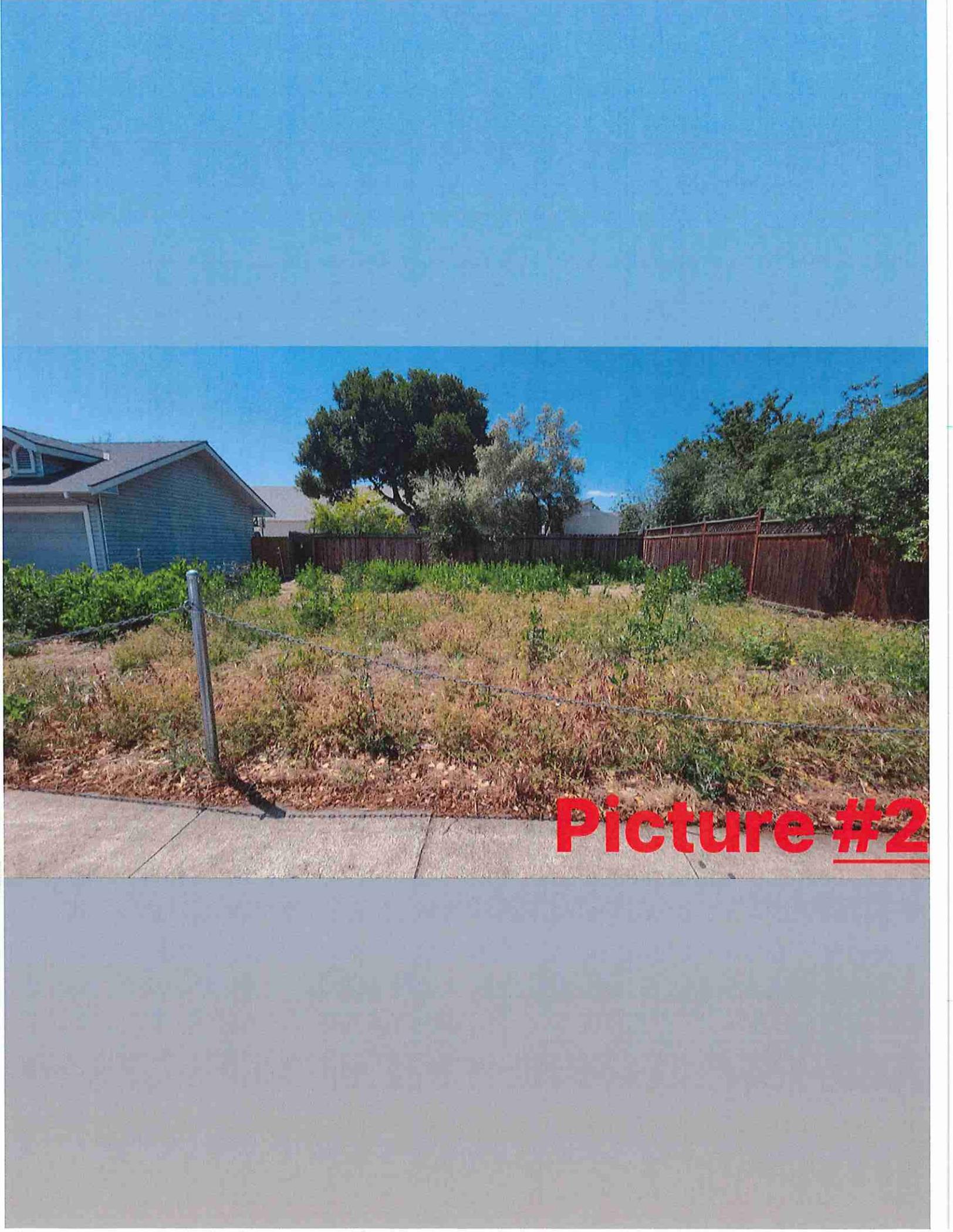
#1

#2

#3



Picture #1



Picture #2



Picture #3



Picture #4



Picture #5

PROJECT SUMMARY

ASSESSORS PARCEL NUMBER: 279 - 41 - 053

SCOPE OF WORK: Construction of a new two-story single-family residence on a vacant lot

LOT SIZE:

3,712.5 Gross sq. ft. (Property to center line of street) Note: (50' + 25') X 49'-6"

2,475.0 Net sq. ft.

HEIGHT and SETBACKS:

Proposed building height from finished grade	24' - 0"
First story setback from the closest point	6'-10" to column in front, 11'-10" to front wall, 7' on left and 5" on right side, 10' back, 4'-2" behind garage
Second-story setback from the closest point (typically the roof edge)	11' front, 5'-11" on left, 9'-9' right, 4'-2" & 12'-8" back

DEVELOPMENT DATA:	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	-	990.8		40.0%
Landscape coverage (left of sidewalk, right of sidewalk and house, plus 1' strip at back of lot left, back and right side)	-	454		18.3%
Paving coverage – Front (driveway, porch and sidewalk)	-	256		10.3%
Pervious Paver coverage (left side and rear)	-	735		29.7%
Living Area (1 st & 2 nd Floor)	-	1,399.2		
Garage Area	-	208.3		
Total building sq. ft.		1,607.6	Floor Area Ratio	
Net lot size		2,475	64.95%	

ADJACENT LAND USES:

- North Grant Street (and residence, chiropractic office)
- South Church Parking Lot
- East Residence Garage/Driveway
- West Residence Backyard

PARKING: 2 Total; 1 covered, one uncovered

NUMBER OF TREES: 1, Front Yard

Notes:

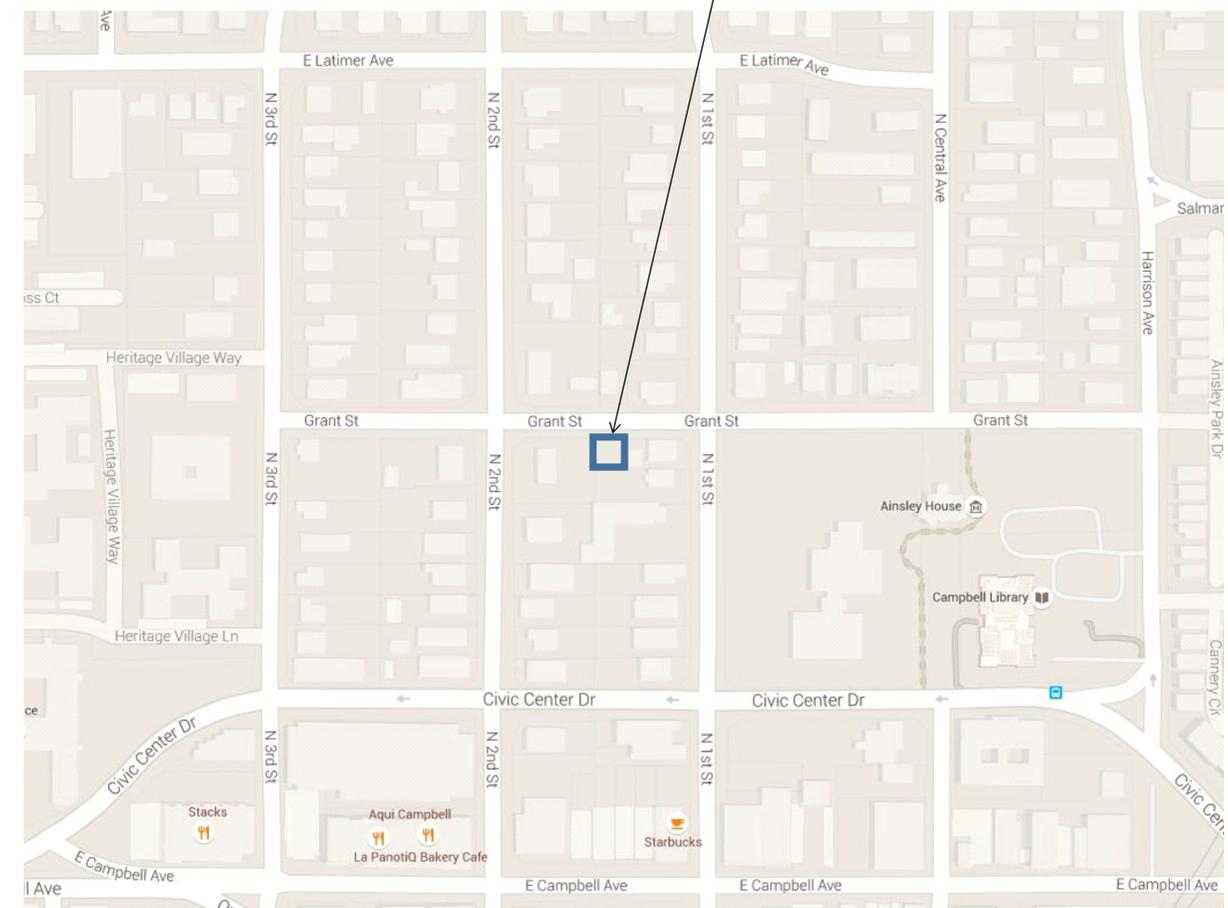
Fire Department: Prior to issuance of building permits, Applicant will: make application to, and receive from, the Building Department all applicable construction permits. All construction sites will comply with applicable provisions of CFC Chapter 33 and our Standard Detail and Specification SI-7; A State of California licensed (C-16) Fire Protection Contractor will submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work; All Water Requirements per 2010 CFC Sec. 903.3.5 and Health and Safety Code 13114.7 will be addressed; Address numbers shall be provided and maintained. CFC Sec. 505.1.

Public Works: Prior to issuance of building permits, the following will be provided: An itemized response for Street Improvement, Grading and Drainage Plans will be provided; 5' Easement for sidewalk prepared by a registered civil engineer/land surveyor; Storm Drain Area Fees; compliance with Stormwater Pollution Prevention measures; Utility placement; Water Meters and Sewer Cleanout placement; Utility Coordination Plan; Pavement Restoration Plan; Street Improvement Agreements/Plans/Encroachment Permit/Fees/Deposits; Street Improvements Completed for Occupancy/Building Permit Final. Utility Encroachment Permit and Additional Street Improvements (if required)

PROJECT LOCATION: 250 Grant Ave, Campbell CA 95008	279 - 41 - 053
(Address)	(Assessor's Parcel Number)
GENERAL PROJECT DESCRIPTION: Construction of a new two-story single family residence	
ZONING: PD - Planned Development	GENERAL PLAN: South of Campbell Ave Plan (SOCA)
APPLICANT INFORMATION:	
NAME: Dan Paustian / Terrie Pattee	
ADDRESS: 354 Stowell Avenue	
TELEPHONE: (408) 732-9698	
CITY/STATE: Sunnyvale / CA	ZIP: 94085
CELL: (408) 316-6793	
EMAIL: info@tdicap.com	

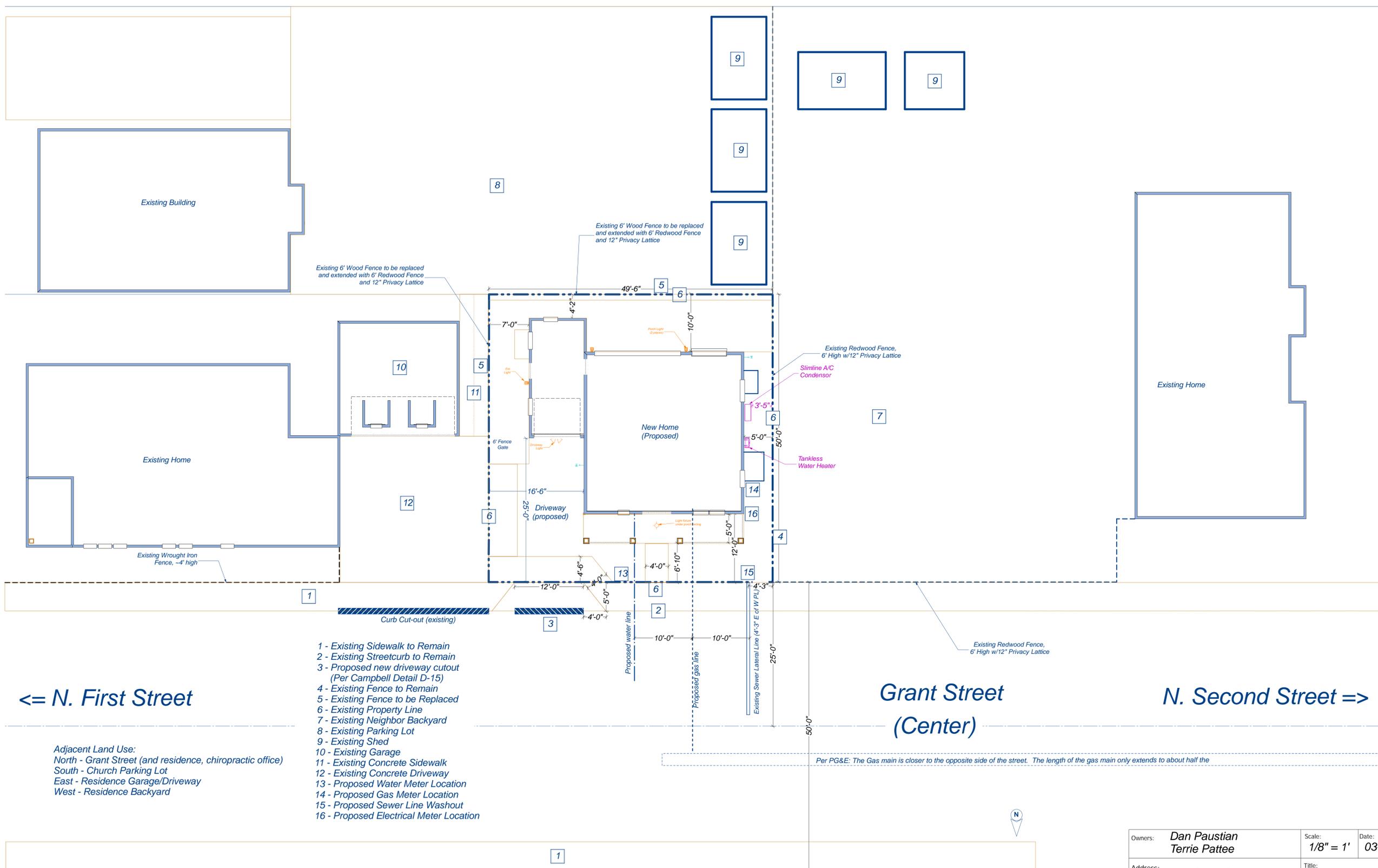
Vicinity Map

APN: 279-41-053



200 ft

Owners: Dan Paustian Terrie Pattee	Scale: n/a	Date: 03/21/2018	Rev: E
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Vicinity Map & Project Summary	Sheet: 1 of 7	
File: Project Summary.pdf			



- 1 - Existing Sidewalk to Remain
- 2 - Existing Streetcurb to Remain
- 3 - Proposed new driveway cutout (Per Campbell Detail D-15)
- 4 - Existing Fence to Remain
- 5 - Existing Fence to be Replaced
- 6 - Existing Property Line
- 7 - Existing Neighbor Backyard
- 8 - Existing Parking Lot
- 9 - Existing Shed
- 10 - Existing Garage
- 11 - Existing Concrete Sidewalk
- 12 - Existing Concrete Driveway
- 13 - Proposed Water Meter Location
- 14 - Proposed Gas Meter Location
- 15 - Proposed Sewer Line Washout
- 16 - Proposed Electrical Meter Location

<= N. First Street

**Grant Street
(Center)**

N. Second Street =>

Adjacent Land Use:
 North - Grant Street (and residence, chiropractic office)
 South - Church Parking Lot
 East - Residence Garage/Driveway
 West - Residence Backyard

Per PG&E: The Gas main is closer to the opposite side of the street. The length of the gas main only extends to about half the

V - Existing Chiropractic Office - V

V - Existing Homes - V

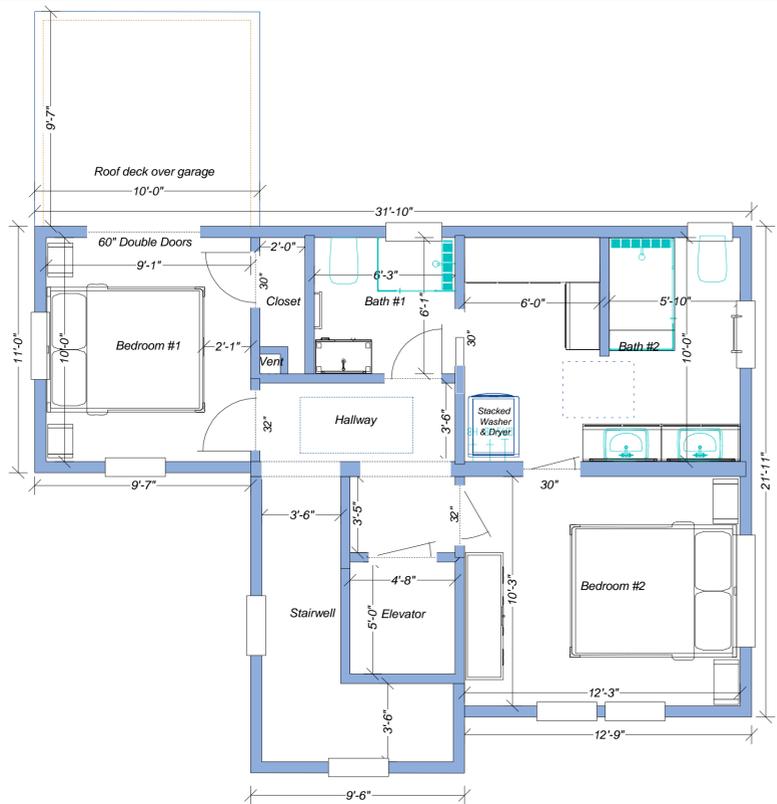
Owners:	Dan Paustian Terrie Pattee	Scale:	1/8" = 1'	Date:	03-21-2018	Rev.:	E
Address:	250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title:	Plot Plan		Sheet:	2 of 7	
		File:	B - Plot Plan.pdf				



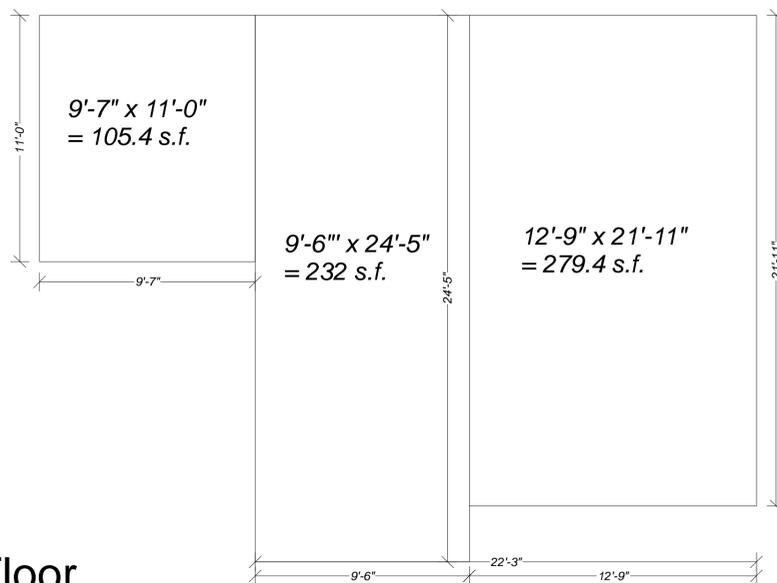
View Facing South from Grant Street



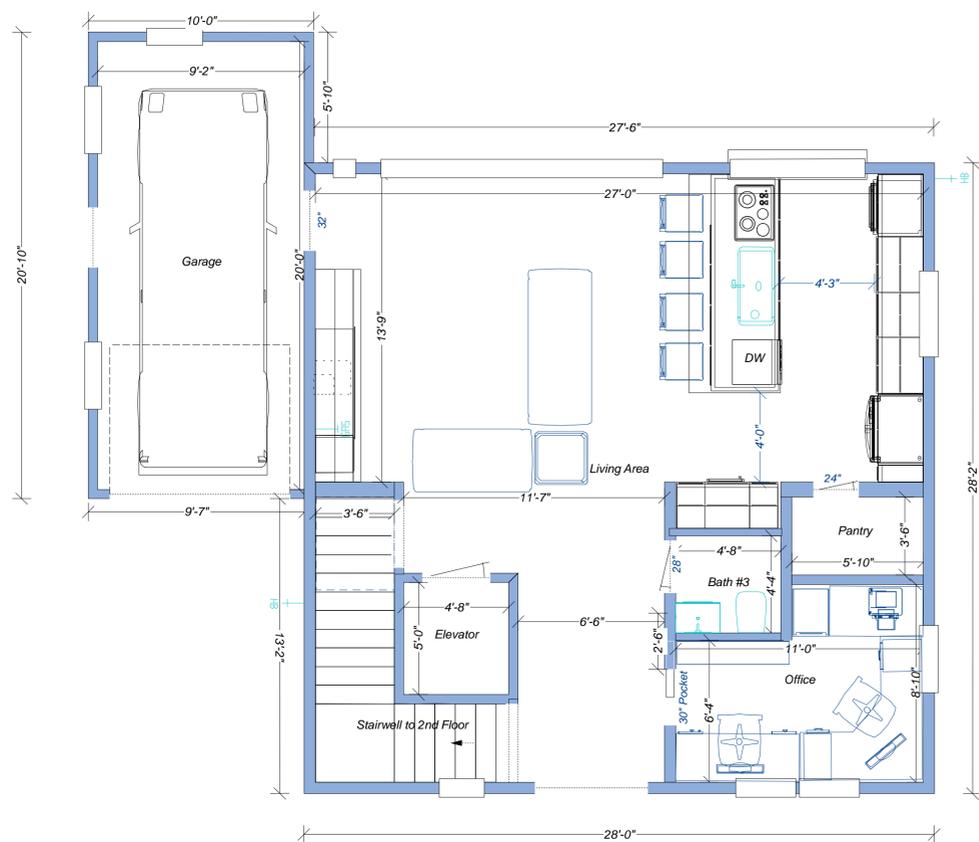
Owners: Dan Paustian Terrie Pattee	Scale: 1/8" = 1'	Date 03-21-2018	Rev: E
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Streetscape File: G - Streetscape.pdf	Sheet 3 of 7	



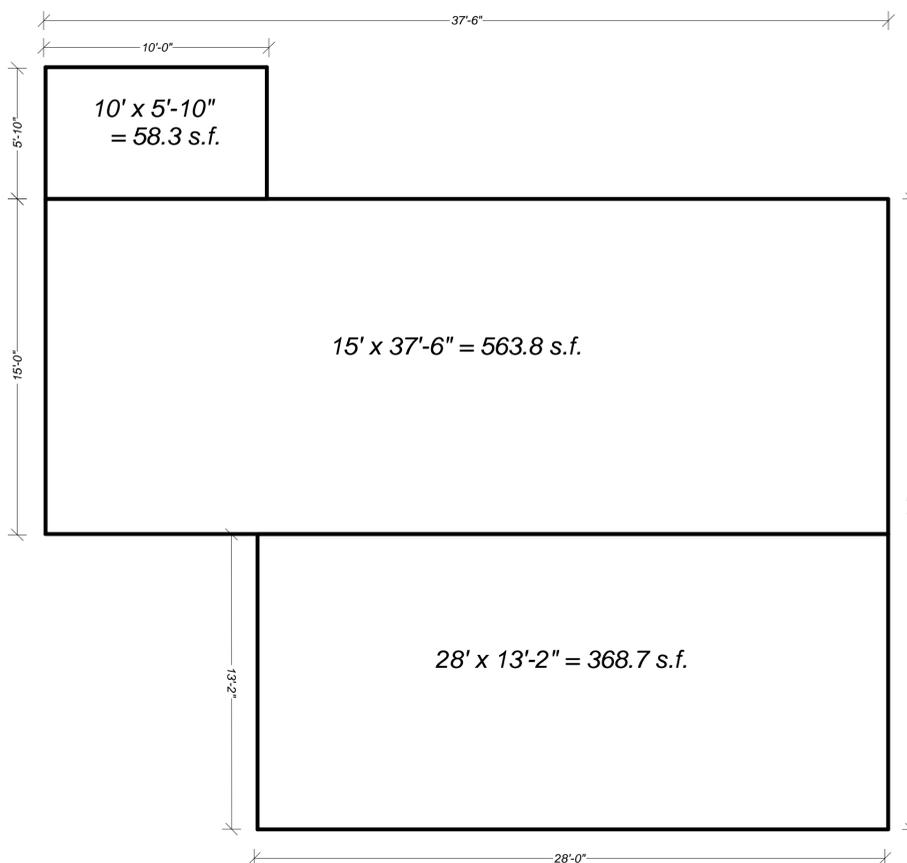
Second Floor



Second Floor:
 105.4 s.f. + 232 s.f. + 279.4
 = 616.8 s.f.



First Floor



First Floor:
 58.3 s.f. + 563.8 s.f. + 368.7
 = 990.8 s.f.

Total First and Second Floor: 1,607.6 s.f.



Owners: Dan Paustian Terrie Pattee	Scale: ¼" = 1'	Date 03-21-2018	Rev: E
Address: 250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title: Building Cross-Section	File: D - Floor Plan 1 & 2	Sheet 6 of 7

Existing 6' Wood Fence to be replaced and extended with 6' Redwood Fence and 12" Privacy Lattice

1 ft. gap w/gravel from property line to pavers for drainage

Existing 6' Wood Fence to be replaced and extended with 6' Redwood Fence and 12" Privacy Lattice

35 Gal. Trash Bins
20"w x 23"d x 39"h
(3 places)

Existing Redwood Fence,
6' High w/12" Privacy Lattice

Wood Fence and Gate

5' Setback w/drought tolerant landscaping

Approx. Location of Gas Meter
(TBD by PG&E)

Approx. Location of Electrical Meter
(TBD by PG&E)

Landscaping to consist of a variety of drought tolerant grasses, plant and small trees, with drip irrigation

Approx. Location of Sewer Washout

ADA Sidewalk Easement

Approx. Location of Water Meter

Sidewalk (existing)

25' to Center of Grant St.

Landscaping
68 s.f. Left of sidewalk
+ 265 s.f. Right of sidewalk and house
+ 80 s.f. Left of driveway
+ 50 s.f. 1 ft. strip at back of lot
= 454 s.f. Total Landscape Coverage

Permeable Paver Coverage
237 s.f. Driveway
+ 498 s.f. Left and rear of house
= 735 s.f. Total Front Paving Coverage

Pavement Coverage
89 s.f. ADA Sidewalk (driveway)
+ 140 s.f. Porch
+ 27 s.f. Front Side walk
= 256 s.f. Total Front Paving Coverage

Ground Level



Owners:	Dan Paustian Terrie Pattee	Scale:	1/4" = 1'	Date:	03-21-2018	Rev.:	E
Address:	250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title:	Landscape Plan	File:	D - Landscape Plan.pdf	Sheet:	7 of 9

SUBMITTAL INFORMATION

GENERAL NOTES

STATE: CALIFORNIA
 CODES: 2019 CALIFORNIA RESIDENTIAL BLDG. CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ELECTRIC CODE
 2019 CALIFORNIA ENERGY CODE (TITLE 24)
 2019 CALIFORNIA GREEN BUILDING STDS. CODE

DESIGN CRITERIA

OCCUPANCY CATAGORY: R-3
 RISK CATAGORY: II
 SEISMIC CATAGORY: D
 CONSTRUCTION TYPE: V-B SPRINKLER PROTECTED

NOTE: BUILDING IS FIRE SPRINKLERED AND THE INSPECTIONS BY THE AHJ OF THE SPRINKLER SYSTEM INCLUDING A ROUGH INSPECTION AT FRAME INSPECTION AND A FINAL INSPECTION SHALL BE COMPLETED AND APPROVED PRIOR TO REQUESTING THE CORRESPONDING BUILDING INSPECTION.

GRAVITY LOAD PARAMETERS

	DEAD	LIVE	SNOW	TOTAL
ROOF LOAD:	15 PSF	20 PSF		35 PSF
FLOOR LOAD:	15 PSF	40 PSF		55 PSF
WALL (EXT):	10 PSF			10 PSF
WALL (INT):	10 PSF			10 PSF
EXTERIOR DECK:	15 PSF	60 PSF		75 PSF

WIND DESIGN SPEED: 110 MPH (EXPOSURE C)

ROOF PITCH: 4.22/12, 5.22/12, 5/12

STATE AND THIRD PARTY LABELS ON PAGE A1 & A2

SUBMITTAL DWG. INDEX

- C1 - COVER PAGE
- E1 - ELEVATIONS
- E2 - ELEVATIONS
- F1 - FOUNDATION LEVEL FLOORPLAN
- A1 - MAIN LEVEL FLOORPLAN
- A2 - UPPER LEVEL FLOORPLAN
- EL1 - FOUNDATION LEVEL ELECTRIC LAYOUT
- EL2 - MAIN LEVEL ELECTRIC LAYOUT
- EL3 - UPPER LEVEL ELECTRIC LAYOUT
- P1 - DWV/PLUMB SUPPLY SCHEMATICS
- SE1 - SECTIONS AND DETAILS
- RS1 - RESUME OF SITE WORK

SUBMITTAL SPRINKLER INDEX

- FP-0 - DETAIL/OVERALL SITE PLAN
- FP-1 - FLOOR PLAN - BASEMENT & MAIN LEVEL
- FP-2 - FLOOR PLAN - UPPER LEVEL
- FP-3 - SECTION VIEW
- FP-4 - DETAIL / CUT SHEETS

SUBMITTAL TITLE 24 INDEX

- T-1 - TITLE 24
- T-2 - TITLE 24
- T-3 - TITLE 24

SUBMITTAL CAL GREEN INDEX

- CAL-GREEN SHEET 1
- CAL-GREEN SHEET 2

SUBMITTAL STRUCTURAL INDEX

- SCS - STRUCTURAL COVER SHEET
- SN1 - STRUCTURAL GENERAL NOTES
- SN2 - STRUCTURAL GENERAL NOTES
- S1 - FOUNDATION PLAN
- S2 - BASEMENT FRAMING PLAN
- S3 - MAIN LEVEL FLOOR FRAMING PLAN
- S4 - MAIN LEVEL CEILING FRAMING PLAN
- S5 - UPPER LEVEL FLOOR FRAMING PLAN
- S6 - ROOF FRAMING PLAN
- SD1 - FOUNDATION ATTACHMENT DETAILS
- SD2 - STRUCTURAL GENERAL DETAILS
- SD3 - MODULAR FLOOR DETAILS
- SD4 - STRUCTURAL ROOF DETAILS

STRUCTURAL DESIGN BY:
 INNOVATIVE STRUCTURAL ENGINEERING
 P.E. SEALED BY: - SHAWN LOTHROP



ILLUSTRATION FOR REFERENCE ONLY

NOT FOR PLACEMENT IN
 FIRE HAZARD SEVERITY ZONE

SUBMITTAL NOTES:

- THIS HOME AND ALL ITS ENTIRETY SHALL BE BUILT TO THE HCD REQUIREMENTS OF THE FACTORY-BUILT HOUSING PROGRAM IN THE FACTORY AND ON-SITE.
- ANY DEVIATIONS BY THE THIRD PARTY INSPECTOR TO THE SUBMITTED PLAN SET SHALL INCLUDE THE CORRESPONDING CODE REFERENCE IN THE WRITTEN DEVIATION.
- HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR AND THE STATE OF CALIFORNIA INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVAL AND PLAN INSPECTORS. STATE STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY LOCAL OR OTHER AGENCIES.
- PURSUANT TO SECTION 19981 (c) OF THE HEALTH & SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED DURING INSTALLATION UNLESS APPROVED.
- HOUSE SHALL NOT BE SET WITHIN 10'-0" OF ANOTHER HOME WITHOUT APPROVED FIRE SEPARATION

PLANT LOCATION:

S2A MODULAR
 300 PARK CENTER DRIVE
 PATTERSON, CA 95363

MANUFACTURER:
 S2A MODULAR, LLC
 300 PARK CENTER DRIVE
 PATTERSON, CA 95363



BUILDER:

SUBMITTAL CONSULTANT:

PROJECT NAME:
 NEW MODULAR CONSTRUCTION
 FOR: DAN PAUSTIAN
 JOB LOCATION:
 250 GRANT STREET
 CAMPBELL, CA 95008
 APN: 279-41-053

DRAWN BY: S2A

DATE: 4.24.19

SCALE: NONE

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	4.29.19	REDLINES
2.	5.22.19	REDLINES
3.	11.25.20	REDLINES
4.	3.10.21	REDLINES
5.	11.2.21	REDLINES
6.	2.2.23	REDLINES

APPROVAL STAMPS:

QUOTE NO: 20015

SERIAL NO. X

SHEET TITLE

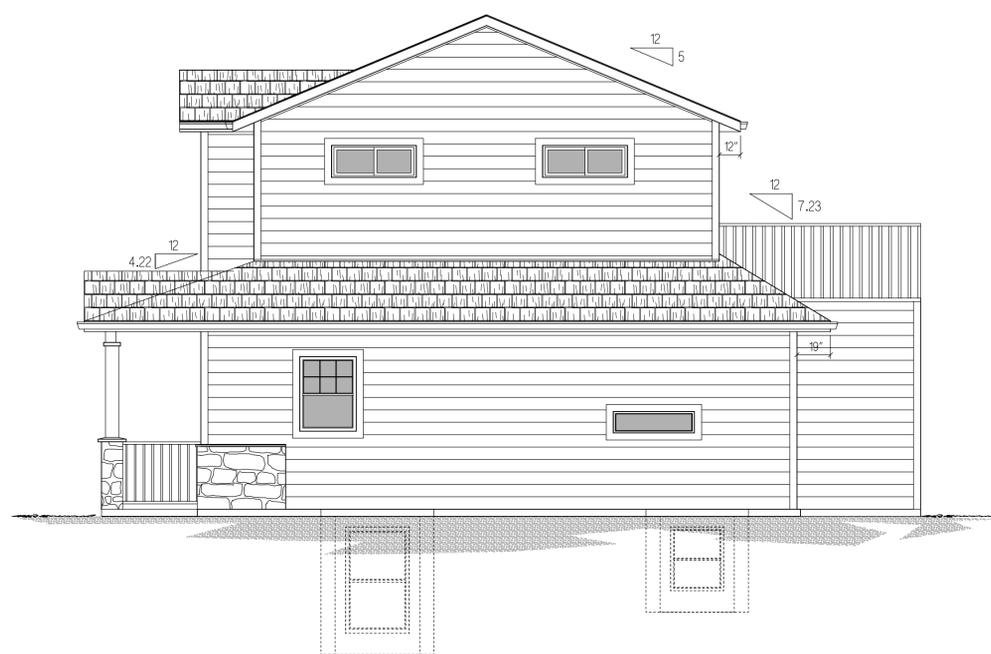
COVER PAGE

DRAWING NUMBER

C1



FRONT ELEVATION



RIGHT ELEVATION

ATTENTION LOCAL INSPECTIONS DEPARTMENT:
 THE SET-UP INSTRUCTIONS FOR THIS MODULAR BUILDING SHOULD BE PROVIDED BY THE BUILDING MANUFACTURER AND ATTACHED TO THESE PLANS. ANY PLAN SET WHICH DOES NOT INCLUDE AN ATTACHMENT ENTITLED SET-UP INSTRUCTIONS IS INCOMPLETE. IN ADDITION TO THE SET-UP THE FOLLOWING INSTRUCTIONS AND/OR INSTALLATIONS ARE SPECIFIED AND/OR REQUIRED IF APPLICABLE TO PROPERLY INSTALL THE BUILDING.

1. ON-SITE RAMPS, STAIRS AND GENERAL ACCESS TO THE BUILDING.
2. THE COMPLETED FOUNDATION SUPPORT SYSTEM, TIEDOWNS, AND/OR ANCHORAGE SYSTEMS.
3. ON-SITE FASTENINGS AT THE FLOOR AND ROOF RIDGE AT MATE LINES.
4. ON-SITE INSTALLATION OF INSULATION AT MATE LINES FOR FLOORS, CEILINGS AND ENDWALLS.
5. ALL EXPOSED ON-SITE PLUMBING (IE: CRAWL SPACE) SHOULD BE INSULATED TO PROTECT FROM FREEZING.
6. ATTIC VENTILATION (MIN. 1/150) ACHIEVED BY RIDGE AND GABLE VENTS (SITE INSTALLED). VENTILATION OF THE LOWER 1/2 OF ATTIC SPACE WILL BE MET THROUGH GABLE VENTS.
7. ON-SITE ELECTRICAL, PLUMBING, AND GAS INTERMODULE CONNECTIONS.
8. BUILDING DRAINS, CLEANOUTS, HOOK-UPS TO ON-SITE PLUMBING SYSTEMS.
9. ON-SITE HVAC INTERMODULE DUCT AND SYSTEM CONNECTIONS.
10. ON-SITE COMPLETION OF ROOF.
11. ON-SITE CONSTRUCTION OF COVERED PORCHES).
12. IF GUTTERS ARE INSTALLED BY MFG. OR SITE INSTALLED THEY SHALL ALSO HAVE GUTTER COVERS INSTALLED.
13. ON-SITE COMPLETION OF STAIRS IF APPLICABLE

ALL ELEVATIONS SHOWN FOR REFERENCE ONLY.
 BUILDER/CONTRACTOR IS RESPONSIBLE FOR
 FIELD VERIFICATION OF CODES & CONDITIONS.

ELEVATION NOTES:

IF APPLICABLE, HANDICAP RAMP(S), STAIR(S), AND HANDRAILS ARE SITE INSTALLED, DESIGNED BY OTHERS AND SUBJECT TO LOCAL CODES. THIS STRUCTURE IS A MODULAR (FACTORY BUILT) BUILDING WHICH IS TO BE CONSTRUCTED AND INSPECTED IN ACCORDANCE WITH AN APPROVED THIRD PARTY QUALITY ASSURANCE PROGRAM TO INSURE COMPLIANCE WITH THE REFERENCED CODES.
 ALL ROOFING, VENTILATION, SOFFIT, EAVES AND DECKING THAT WILL BE SITE INSTALLED WILL MEET ALL FIRE RATING REQUIREMENTS.
 HCD GIVES AUTHORITY TO THE APPROVED THIRD PARTY INSPECTOR TO HAVE JURISDICTION OVER PLAN APPROVALS AND PLAN INSPECTORS. THIRD PARTY STAMPED PLANS ARE FINAL AND CANNOT BE SUBJECT TO CHANGE BY OTHER AGENCIES.

MANUFACTURER:
 S2A MODULAR, LLC
 300 PARK CENTER DRIVE
 PATTERSON, CA 95363



BUILDER:

SUBMITTAL CONSULTANT:

PROJECT NAME:
 NEW MODULAR CONSTRUCTION
 FOR: DAN PAUSTIAN

JOB LOCATION:
 250 GRANT STREET
 CAMPBELL, CA 95008

APN: 279-41-053

DRAWN BY: LCL

DATE: 10.31.18

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

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	2.2.23	CHIMNEY

APPROVAL STAMPS:

QUOTE NO: X

SERIAL NO. X

SHEET TITLE
 EXTERIOR ELEVATIONS

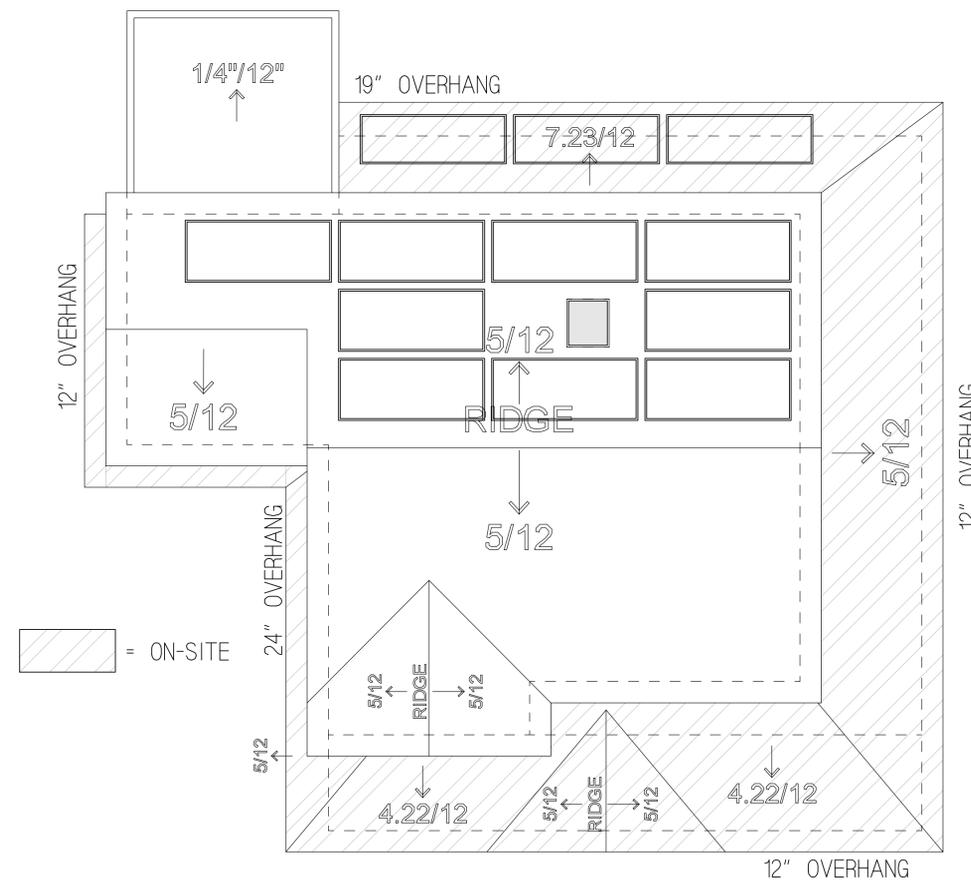
DRAWING NUMBER
 E1



LEFT ELEVATION



REAR ELEVATION



PROPOSED ROOF OVERHEAD LAYOUT



MANUFACTURER:
S2A MODULAR, LLC
300 PARK CENTER DRIVE
PATTERSON, CA 95363



BUILDER:

SUBMITTAL CONSULTANT:

PROJECT NAME:
NEW MODULAR CONSTRUCTION
FOR: DAN PAUSTIAN

JOB LOCATION:
250 GRANT STREET
CAMPBELL, CA 95008
APN: 279-41-053

DRAWN BY: LCL

DATE: 10.31.18

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

REVISIONS:

NO.	DATE	DESCRIPTION
1.	2.2.23	CHIMNEY

APPROVAL STAMPS:

QUOTE NO: X

SERIAL NO. X

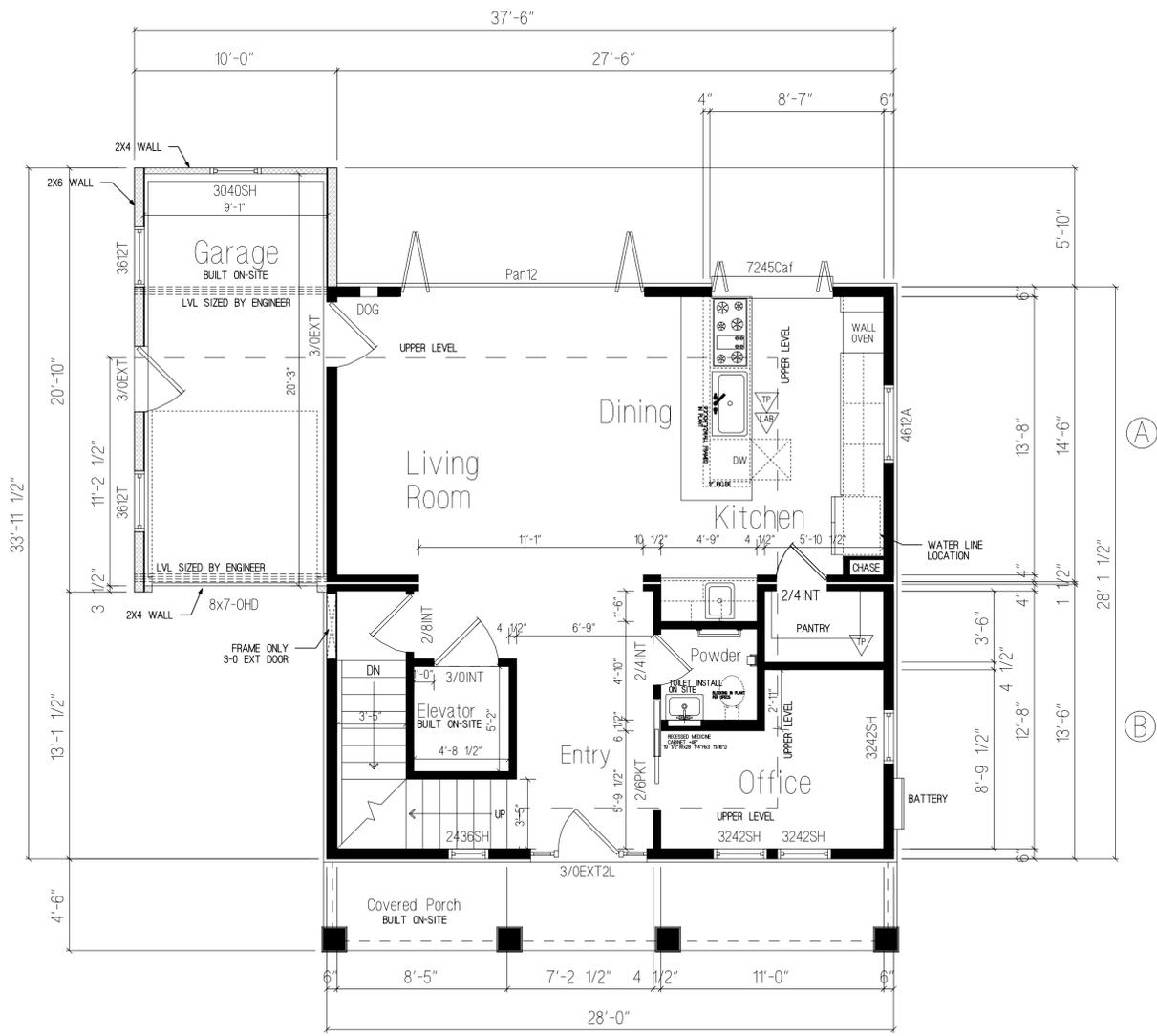
SHEET TITLE

EXTERIOR
ELEVATIONS

DRAWING NUMBER

E2

FLOORS:	A = 14'-6" X 28'-0" B = 13'-6" X 28'-0" C = 14'-6" X 31'-9" D = 13'-6" X 22'-3"
FLOORS:	2x10 SPF#2 OR BETTER SPACED 16" O.C. 2x10 RIMS 8'-0" CEILING HGT. (BOTH LEVEL)
ROOFS:	5/12 HINGED MANUFACTURED TRUSS 24" O.C. 12" OVERHANGS
	THIRD PARTY INSPECTOR INSIGNIA
	STATE LABEL



- GENERAL NOTES:**
- LABELS PER PRINT.
 - THE SUPPORT AND FIRE STOPPING FOR FLUES AND DUCTS FOR SITE INSTALLED HEATING SYSTEMS, WATER HEATERS, FIREPLACES, ETC. SHALL BE INSTALLED BY OTHERS.
 - THIS BUILDING MAY BE BUILT PARTIALLY OR COMPLETELY REVERSED.
 - ALL HALLWAYS ARE 36" MIN. IN WIDTH.
 - FURNACE, WATER HEATER, AND VENTS MAY BE SITE INSTALLED. (COMBUSTION AIR & FRESH AIR TO BE SUPPLIED ON SITE BY OTHERS.
 - ALL FIREPLACES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND BE PROVIDED WITH GLASS DOORS.
 - ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE BACKFLOW PREVENTION DEVICES.
 - ALL SHOWER AND BATHTUB SLIDING OR SWINGING DOORS SHALL BE TEMPERED.
 - PROVIDE OUTSIDE COMBUSTION AIR AT EXTERIOR WALL AT ALL FIREPLACES.
 - BATHTUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6'-0" ABOVE THE FLOOR PER CRC 307.2.
 - EXTERIOR LIGHTS MAY BE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
 - SIDING FOR ENDS IS SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
 - BOTTOM ROW OF SIDING MAY BE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
 - SMOKE ALARMS/DETECTORS SHALL BE HARDWIRED INTERCONNECTED, AND HAVE BATTERY BACK-UP.

MANUFACTURER:
S2A MODULAR, LLC
300 PARK CENTER DRIVE
PATTERSON, CA 95363

BUILDER:

SUBMITTAL CONSULTANT:

PROJECT NAME:
NEW MODULAR CONSTRUCTION
FOR: DAN PAUSTIAN

JOB LOCATION:
250 GRANT STREET
CAMPBELL, CA 95008

APN: 279-41-053

DRAWN BY: LCL

DATE: 10.31.18

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

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	9/20/21	REDLINES
2.	2/2/23	FIREPLACE

APPROVAL STAMPS:

QUOTE NO: 2011

SERIAL NO. X

SHEET TITLE

FLOORPLAN

DRAWING NUMBER

A1

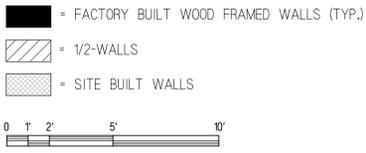
ROUGH OPENING SCHEDULE ARE LISTED ON SCHEDULE
ALL EXTERIOR DOORS TO GARAGE WILL BE FACTORY LABELED FOR A MIN. 20 MIN. FIRE RATING
ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ. FT., 5'-0" SQ. FT. ALLOWABLE AT GRADE. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES. FINISH SILL HEIGHT SHALL BE NOT MORE THAN 44 INCHES ABOVE THE FINISHED FLOOR OR LESS THAN 18" ABOVE FINISHED FLOOR (UNLESS TEMPERED).
ADDITIONAL REQUIREMENTS MAY BE NEEDED IF WINDOWS ARE INSTALLED IN CERTAIN WUIC AREAS.

NAME	TYPE	QTY.	WIDTH	HEIGHT	HEADER HEIGHT	DESCRIPTION	LEVEL A
3/0EXTL	EXTERIOR DOOR	1	5'-9"	6'-10 1/4"	6'-10 1/4"	3-0 EXTERIOR DOOR w/2 SIDELITES	
3/0EXT	EXTERIOR DOOR	2	3'-2 1/2"	6'-11 1/4"	6'-11 1/4"	3-0 EXTERIOR DOOR	
8x8-OHD	EXTERIOR DOOR	1	8'-2"	8'-2"	8'-2"	8' X 8' OVERHEAD DOOR	
Pan12	EXTERIOR DOOR	1	12'-2"	6'-10 1/4"	7'-10 1/4"	Folding Panaramic Door	
2/4INT	INTERIOR DOOR	2	2'-6"	6'-10 1/2"	6'-10 1/2"	2'-4" INTERIOR SWINGING DOOR	
2/6PKT	INTERIOR DOOR	1	2'-8"	7'-0"	7'-0"	2'-6" POCKET DOOR	
2/8INT	INTERIOR DOOR	1	2'-10"	6'-10 1/2"	6'-10 1/2"	2'-8" INTERIOR SWINGING DOOR	
3/0INT	INTERIOR DOOR	1	3'-2"	6'-10 1/2"	6'-10 1/2"	3'-0" INTERIOR SWINGING DOOR	
2436SH	WINDOW	1	2'-0"	3'-0"	6'-10 1/4"	SINGLE HUNG WINDOW	
3040SH	WINDOW	1	2'-6"	3'-4"	6'-10"	SINGLE HUNG WINDOW (GARAGE)	
3242SH	WINDOW	3	2'-8"	3'-6"	6'-10 1/4"	SINGLE HUNG WINDOW	
3612T	WINDOW	2	3'-0"	1'-0"	6'-10"	TRANSOM WINDOW (GARAGE)	
4612A	WINDOW	1	3'-10"	1'-0"	4'-3"	AWNING WINDOW	
7245Caf	WINDOW	1	6'-0"	3'-9"	6'-10 1/4"	CAFE WINDOW	
DOG	WINDOW	1	10 5/8"	1'-7 1/8"	1'-9 1/8"	NICHE	

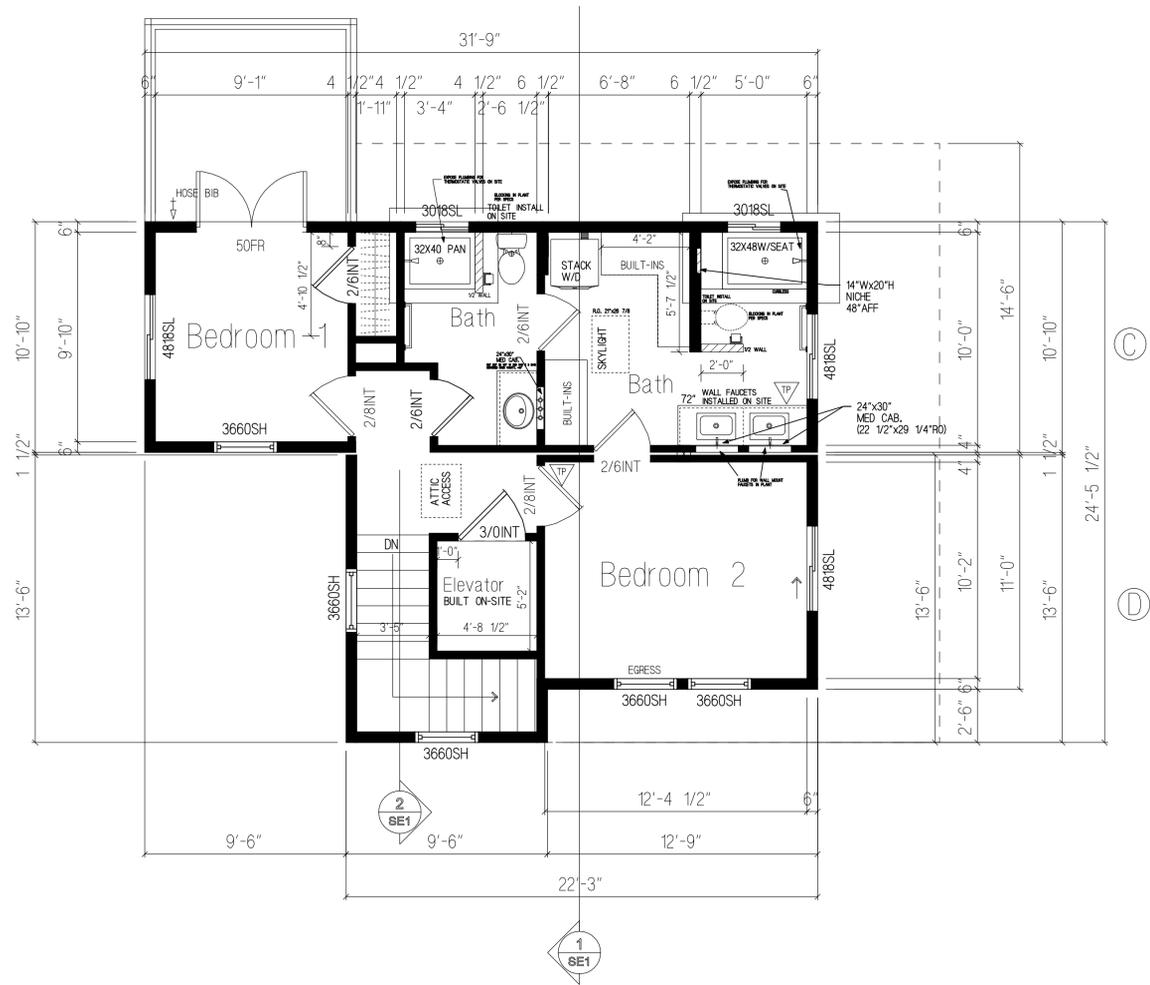
NOTE:
INTERIOR WALL DIMENSIONING IS TO FINISH
EXTERIOR DIMENSIONS ARE TO WOOD RIM

MAIN LEVEL FLOORPLAN

787.5 SQ. FT. MAIN LEVEL AREA
615.24 SQ. FT. UPPER LEVEL AREA
916.38 SQ. FT. ON-SITE LOWER LEVEL LIVING AREA
2,319.12 SQ. FT. TOTAL LIVING AREA
200.81 SQ. FT. GARAGE AREA



932 SQ. FT. LIVING AREA EACH SIDE
3,728 TOTAL SQ. FT. LIVING AREA



- GENERAL NOTES:**
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 3. THIS BUILDING MAY BE BUILT PARTIALLY OR COMPLETELY REVERSED.
 4. ALL HALLWAYS ARE 36" MIN. IN WIDTH.
 5. FURNACE, WATER HEATER, AND VENTS MAY BE SITE INSTALLED. (COMBUSTION AIR & FRESH AIR TO BE SUPPLIED ON SITE BY OTHERS.)
 6. ALL FIREPLACES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS AND BE PROVIDED WITH GLASS DOORS.
 7. ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE BACKFLOW PREVENTION DEVICES.
 8. ALL SHOWER AND BATHTUB SLIDING OR SWINGING DOORS SHALL BE TEMPERED.
 9. PROVIDE OUTSIDE COMBUSTION AIR AT EXTERIOR WALL AT ALL FIREPLACES.
 10. BATHTUB AND SHOWER FLOORS AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE UP TO A HEIGHT OF 6'-0" ABOVE THE FLOOR PER CRC 307.2.
 11. EXTERIOR LIGHTS MAY BE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
 12. SIDING FOR ENDS IS SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
 13. BOTTOM ROW OF SIDING MAY BE SHIPPED LOOSE FOR ON-SITE INSTALLATION BY OTHERS.
 14. SMOKE ALARMS/DETECTORS SHALL BE HARDWIRED INTERCONNECTED, AND HAVE BATTERY BACK-UP.

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APPROVAL STAMPS:

QUOTE NO: X

SERIAL NO. X

SHEET TITLE
UPPER LEVEL FLOORPLAN

DRAWING NUMBER
A2

UPPER LEVEL FLOORPLAN

61524 SQ. FT. UPPER LEVEL AREA

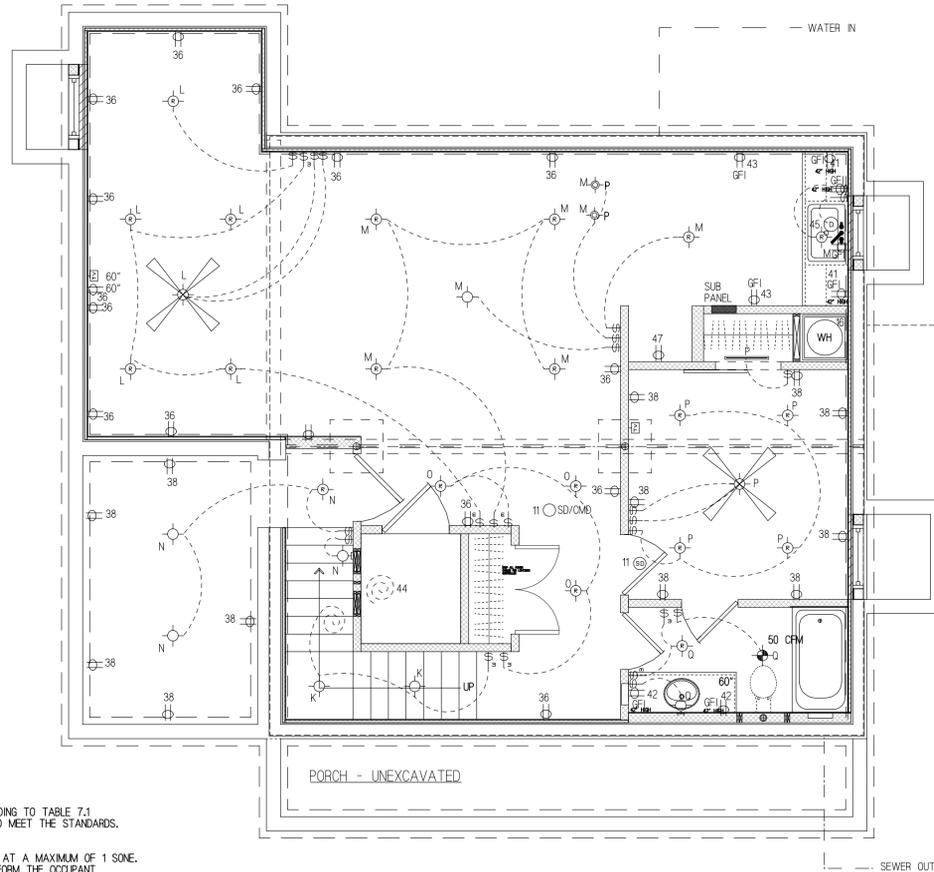
NOTE:
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ADDITIONAL REQUIREMENTS MAY BE NEEDED IF WINDOWS ARE INSTALLED IN CERTAIN WUIC AREAS.

NAME	TYPE	QTY.	WIDTH	HEIGHT	HEADER HEIGHT	DESCRIPTION
50FR	EXTERIOR DOOR	1	5'-2 1/2"	6'-10 1/4"	6'-10 1/4"	5'-0" EXTERIOR FRENCH DOORS
2/6INT	INTERIOR DOOR	4	2'-6"	6'-10 1/2"	6'-10 1/2"	2'-6" INTERIOR SWINGING DOOR
2/8INT	INTERIOR DOOR	2	2'-8"	6'-10 1/2"	6'-10 1/2"	2'-8" INTERIOR SWINGING DOOR
3/0INT	INTERIOR DOOR	1	3'-2"	6'-10 1/2"	6'-10 1/2"	3'-0" INTERIOR SWINGING DOOR
3018SL	WINDOW	2	2'-6"	1'-6"	6'-10 1/4"	SLIDER WINDOW
3660SH	WINDOW	5	3'-0"	5'-0"	6'-10 1/4"	SINGLE HUNG WINDOW
4818SL	WINDOW	3	4'-0"	1'-6"	6'-10 1/4"	SLIDER

ELECTRICAL LEGEND	
SW	SWITCH
3SW	3-WAY SWITCH
4SW	4-WAY SWITCH
CL	CEILING LIGHT
RL	RECESSED LIGHT
PL	PULL CHAIN LIGHT
WR	WEATHER PROOF REC. LIGHT
WRFL	WEATHER PROOF FLOOD
REL	REC. EYE LIGHT
WL	WALL LIGHT
BF	BATH FAN
BF	BATH FANLIGHT
TO	120V OUTLET
TO	220V OUTLET
TSO	120V SWITCHED OUTLET
TV	TELEVISION
TEL	TELEPHONE
SD	SMOKE DETECTOR
TH	THERMISTAT
BD	BARRAGE DISPOSAL
CLF	CEILING FANLIGHT
EP	ELECTRIC PANEL
CM	CARBON MONOXIDE DETECTOR
DM	DIMMER
GF	GROUNDING OUTLET
WP	WEATHER PROOF
USM	UNDER SHELF SURFACE MOUNT
CPS	CAT 5 PORT INTERNET/TV COMBO
V	VACUUM PORT
S	SPEAKER LOCATION
H	HEAT PUMP DISCONNECT
SP	SPRINKLER BELL
SB	SPRINKLER BOX
LS	LIGHTED EXIT SIGN
FD	FIRE EXTINGUISHER
OS	OCCUPANCY SENSOR W/MANUAL OVERRIDE
OPS	OPTICAL SENSOR W/MANUAL OVERRIDE
ZS	Z24 SURFACE MOUNT FLUORESCENT LIGHT
WML	WALL MOUNT LED LIGHT
RK	RUCK LIGHT SAEER KITCHEN CABINET
PL	PENDULUM LIGHT
TO	120V OUTLET W/ASB

NOTE: ALL LOWER LEVEL ELECTRIC INSTALLED ON-SITE



BATHROOM VENTILATION REQUIREMENTS:
 A) MINIMUM VENTILATION RATE OF 60 CFM
 B) MINIMUM DUCT DIAMETER 4" (INCHES)
 C) MAXIMUM ALLOWABLE DUCT LENGTH (FT) ACCORDING TO TABLE 7.1
 D) PROVIDE MAKE AND MODEL OF EXHAUST FAN TO MEET THE STANDARDS.

WHOLE BUILDING VENTILATION REQUIREMENTS:
 A) THE EXHAUST FAN WILL BE RATED FOR SOUND AT A MAXIMUM OF 1 SONE.
 B) OPERATIONAL SWITCH MUST BE LABELED TO INFORM THE OCCUPANT THAT THE FAN WILL RUN CONTINUALLY.
 C) PROVIDE THE LOCATION OF THE WHOLE BUILDING VENTILATION EXHAUST FAN AND SWITCH.

CEC ELECTRICAL NOTES:

4.06.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES, FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 NOMINAL 1-INCH INSIDE DIAMETER. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. RACEWAYS ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

4.06.4.1.1 IDENTIFICATION. THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACES RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE".

ALL CONDUCTORS AND CABLES MUST BE PROPERLY TERMINATED IN APPROVED BOXES BEFORE CONNECTING THE CIRCUIT TO THE BREAKER AND BEFORE RECEIVING FINAL INSPECTION APPROVAL IN THE FACTORY. NEC300.6

ALL 15 & 20 AMP RECEPTACLES TO BE TAMPER RESISTANT. NEC 210.52

ALL 15 AND 20 AMP BRANCH CIRCUITS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS SHALL BE AFCI PROTECTED. NEC 210.52(B)

A MINIMUM OF 50% OF THE KITCHEN LIGHTING IS REQUIRED TO BE HIGH EFFICIENCY. DINING ROOMS AND NOOKS ARE CONSIDERED PART OF THE KITCHEN AREA. 50.0 K13

A MINIMUM OF ONE HIGH EFFICIENCY LUMINAIRE SHALL BE INSTALLED IN EACH BATHROOM, AND ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICIENCY OR CONTROLLED BY VACANCY SENSORS. 50.0 K15

LIGHTING INSTALLED IN ATTACHED AND DETACHED GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY LUMINAIRES AND CONTROLLED BY VACANCY SENSORS. 50.0 K17

ALL OTHER ROOMS (OTHER THAN KITCHENS, BATHROOMS, GARAGES, AND UTILITY ROOMS) SHALL BE HIGH EFFICIENCY LIGHTING OR CONTROLLED BY DIMMERS OR VACANCY SENSORS. 50.0 K17

OUTDOOR LIGHTING SHALL BE HIGH EFFICIENCY.

BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT WITH HUMIDISTATE CONTROLS.

STANDARD ELECTRICAL NOTES:

- ALL CONDUCTORS WILL BE COPPER.
- RECEPTACLE OUTLET SPACING CONFORMS TO 2017 NAT. ELEC. CODE.
- USE LIGHTWEIGHT STEEL CLAD CABLE THIN 600 V RATED.
- SMOKE DETECTORS SHALL BE WIRED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL SMOKE DETECTOR ALARMS IN THE HOME. *IN MODELS WITH A BASEMENT, A JUNCTION BOX WILL BE INSTALLED UNDER THE FLOOR AND A SMOKE DETECTOR WILL BE SHIPPED LOOSE FOR SITE INSTALLATION.
- CEILING LIGHTS MAY BE REPLACED WITH CEILING FANLIGHT COMBINATIONS IF THEY ARE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND CODE REQUIREMENTS.
- LIGHTING FIXTURES INSTALLED IN CLOSETS WILL BE IN ACCORDANCE WITH THE 2017 NAT. ELEC. CODE.
- *LIGHTS AND ELECTRICAL CIRCUITS FOR BASEMENT, CRAWL SPACE, AND/OR GARAGE ARE TO BE PROVIDED ON SITE BY OTHERS.
- SPACES ARE PROVIDED IN THE PANEL BOX FOR EXPANSION.
- *ELECTRICAL INTERCONNECTION BETWEEN MODULES SHALL BE MADE IN THE BASEMENT OR CRAWL SPACE USING JUNCTION BOXES BY A QUALIFIED ELECTRICIAN ON SITE. JUNCTION BOXES AT THE MATE-LINES SHALL BE IDENTIFIED BY CIRCUIT.
- ELECTRICAL BOXES SHALL BE LISTED FOR THE SPECIFIC PURPOSE. BOXES FOR FIXTURE ATTACHMENTS SHALL BE DESIGNED FOR THAT PURPOSE WITH PROPER FIXTURE ATTACHMENT MEANS. ALL FIXTURES SHALL BE ADEQUATELY SUPPORTED PER THE FIXTURE MANUFACTURERS INSTRUCTIONS AND THEIR LISTING REPORT.
- THE METHOD OF MOUNTING FIXTURES AND WIRING INSTALLATION SHALL BE PER THE LISTING REPORT AND THE MANUFACTURERS INSTALLATION INSTRUCTIONS.
- SMOKE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA AND MUST BE INSTALLED IN EACH BEDROOM. AT LEAST ONE (1) SMOKE DETECTOR MUST BE INSTALLED ON EACH LEVEL, INCLUDING BASEMENTS. ALL SMOKE DETECTORS WITHIN A DWELLING UNIT SHALL BE HARD WIRED TO THE HOME ELECTRICAL AND INTERCONNECTED TO PROVIDE SIMULTANEOUS ACTIVATION. EACH SMOKE DETECTOR WILL BE EQUIPPED WITH A BATTERY BACK-UP.
- ALL BRANCH CIRCUITS THAT SUPPLY 125-V SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN DWELLING LIVING AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT.
- ALL 15 AND 20 AMP RECEPTACLES ARE TO BE TAMPER RESISTANT.
- BATHROOM EXHAUST FANS SHALL BE CONTROLLED BY HUMIDISTAT.
- ALL RECEPTACLES PLACED IN CRAWL SPACE WILL BE GFCI.
- ALL CONCEALED LIGHT FIXTURES WILL BE IC RATED WHEREVER INSULATION IS REQUIRED. THE HOUSING OF THE LUMINAIRES SHALL BE AIR TIGHT.
- A CO ALARM SHALL BE CENTRALLY LOCATED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. THE ALARMS SHOULD BE LOCATED AT LEAST 6" FROM ALL EXTERIOR WALLS AND AT LEAST 3'-0" FROM SUPPLY OR RETURN VENTS.
- CARBON MONOXIDE ALARMS SHALL BE HARD WIRED TO THE HOME ELECTRICAL AND SHALL BE EQUIPPED WITH A BATTERY BACKUP.

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

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	X	X

APPROVAL STAMPS:

QUOTE NO: X

SERIAL NO. X

SHEET TITLE
 LOWER LEVEL
 ELECTRIC PLAN

DRAWING NUMBER

EL1

LOWER LEVEL ELECTRIC PLAN

NOTE:

-AFCI SHALL SERVE ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS.

-ALL SWITCHES IN LIVING AREAS TO HAVE DIMMER SWITCHES TYP PER TITLE 24.

LOAD CALCULATIONS	
2,320 SQ. FT. @ 3 WATTS/SQ. FT.	7.0 KW
3 - 20 AMP APPL. CIRCUITS	5.1 KW
ELECTRIC COOKTOP	3 KW
ELECTRIC WALL OVEN	3.9 KW
ELECTRIC STACK W/D	5.0 KW
WATER HEATER	5.5 KW
DISHWASHER	2.0 KW
DISPOSAL	.8 KW
EV CAR CHARGING CIRCUIT	11.0 KW
SUB PANEL	10.0 KW
TOTAL	53.3 KW
10 KW @ 100%	10.00
REMAINDER 40%	17.32
ASSUMED HVAC	10.00
TOTAL LOAD	37.32
37,320 W/240 V.=155.5 AMPERES	
200 AMP SERVICE STANDARD	

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NO:	DATE:	DESCRIPTION:
1.	2.2.23	WH

APPROVAL STAMPS:

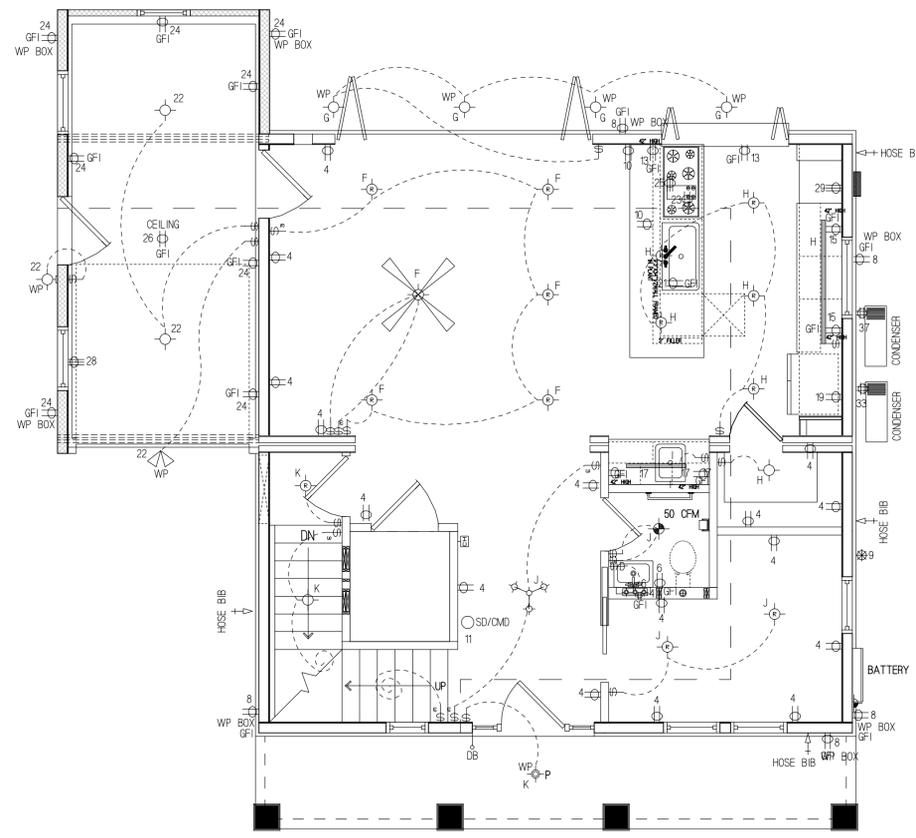
QUOTE NO: X

SERIAL NO. X

SHEET TITLE
MAIN LEVEL
ELECTRIC PLAN

DRAWING NUMBER

EL2



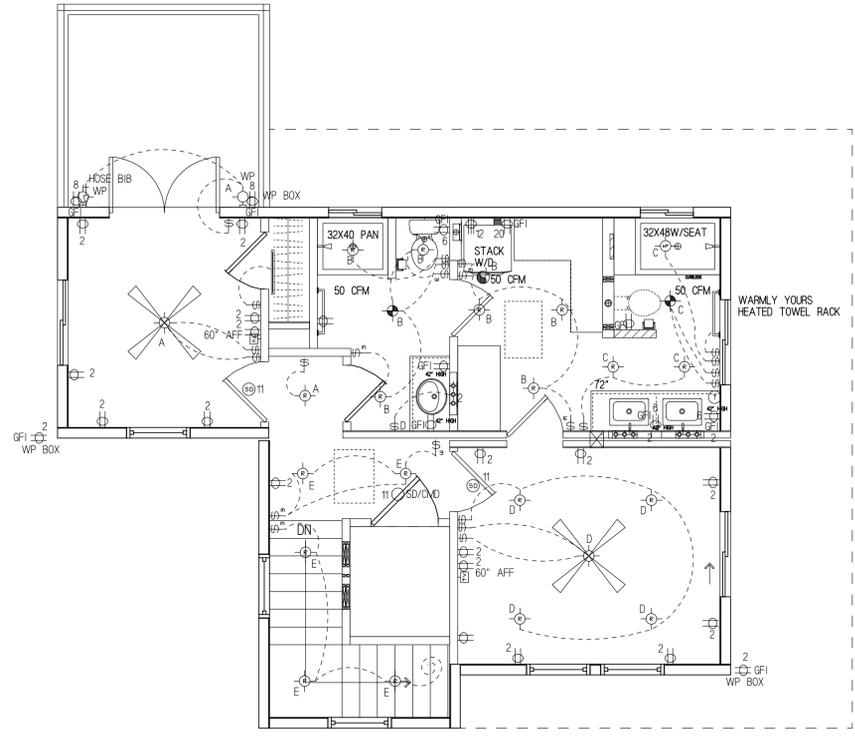
NOTE: A GFCI RECPT. SHALL BE INSTALLED WITHIN 25' OF THE HEAT PUMP UNITS TO BE USED FOR SERVICING

ELECTRICAL LEGEND	
[Symbol]	SWITCH
[Symbol]	3-WAY SWITCH
[Symbol]	4-WAY SWITCH
[Symbol]	CEILING LIGHT
[Symbol]	RECESSED LIGHT
[Symbol]	PULL CHAIN LIGHT
[Symbol]	WATER PROOF REC. LIGHT
[Symbol]	WEATHER PROOF FLOOD
[Symbol]	REL. EYE LIGHT
[Symbol]	WALL LIGHT
[Symbol]	BATH FAN
[Symbol]	BATH FANLIGHT
[Symbol]	TVS OUTLET
[Symbol]	220V OUTLET
[Symbol]	TVS SWITCHED OUTLET
[Symbol]	TELEVISION
[Symbol]	TELEPHONE
[Symbol]	SMOKE DETECTOR
[Symbol]	THERMOSTAT
[Symbol]	GARBAGE DISPOSAL
[Symbol]	CEILING FANLIGHT
[Symbol]	ELECTRIC PANEL
[Symbol]	CHIMNEY MONOXIDE DETECTOR
[Symbol]	CHIMNEY
[Symbol]	GROUNDED OUTLET
[Symbol]	WEATHER PROOF
[Symbol]	UNDER SHELF SURFACE MOUNT
[Symbol]	CAT 5 PORT INTERNET/TV COMBO
[Symbol]	VACUUM PORT
[Symbol]	SPEAKER LOCATION
[Symbol]	HEAT PUMP DISCONNECT
[Symbol]	SPRINKLER WELL
[Symbol]	SPRINKLER BOX
[Symbol]	LIGHTED EXIT SIGN
[Symbol]	FIRE EXTINGUISHER
[Symbol]	OCCUPANCY SENSOR W/MANUAL OVERRIDE
[Symbol]	OPTICAL SENSOR W/MANUAL OVERRIDE
[Symbol]	2X4 SURFACE MOUNT FLUORESCENT LIGHT
[Symbol]	WALL MOUNT LED LIGHT
[Symbol]	PULL LIGHT UNDER KITCHEN CABINET
[Symbol]	PENDULUM LIGHT
[Symbol]	TVS OUTLET W/ASB
[Symbol]	MOTION SENSOR FLOOD LIGHT
[Symbol]	CHANDLER
[Symbol]	LIGHTED MED. CABINET

MAIN LEVEL ELECTRIC PLAN

NOTE:
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-ALL SWITCHES IN LIVING AREAS TO HAVE DIMMER SWITCHES TYP PER TITLE 24.

ELECTRICAL LEGEND	
[Symbol]	SWITCH
[Symbol]	3-WAY SWITCH
[Symbol]	4-WAY SWITCH
[Symbol]	CEILING LIGHT
[Symbol]	RECESSED LIGHT
[Symbol]	PULL DOWN LIGHT
[Symbol]	WATER PROOF REC. LIGHT
[Symbol]	WEATHER PROOF FLOOD
[Symbol]	REC. EYE LIGHT
[Symbol]	WALL LIGHT
[Symbol]	BATH FAN
[Symbol]	BATH FANLIGHT
[Symbol]	TVY OUTLET
[Symbol]	200V OUTLET
[Symbol]	TVY SWITCHED OUTLET
[Symbol]	TELEVISION
[Symbol]	TELEPHONE
[Symbol]	SMOKE DETECTOR
[Symbol]	THERMISTAT
[Symbol]	GARBAGE DISPOSAL
[Symbol]	CEILING FANLIGHT
[Symbol]	ELECTRIC PANEL
[Symbol]	CARBON MONOXIDE DETECTOR
[Symbol]	CHIMES
[Symbol]	GROUNDING OUTLET
[Symbol]	HEATER FLOOR
[Symbol]	UNDER SHELF SURFACE MOUNT
[Symbol]	CAT 5 PORT INTERACTIVITY COMBO
[Symbol]	VACUUM PORT
[Symbol]	SPEAKER LOCATION
[Symbol]	HEAT PUMP DISCONNECT
[Symbol]	SPRINKLER BELL
[Symbol]	SPRINKLER BOX
[Symbol]	LIGHTED EXIT SIGN
[Symbol]	FIRE EXTINGUISHER
[Symbol]	OCCUPANCY SENSOR W/MANUAL OVERRIDE
[Symbol]	OPTICAL SENSOR W/MANUAL OVERRIDE
[Symbol]	2x4 SURFACE MOUNT FLUORESCENT LIGHT
[Symbol]	WALL MOUNT LED LIGHT
[Symbol]	ROCK LIGHT (UNDER KITCHEN CABINET)
[Symbol]	PENDULUM LIGHT
[Symbol]	TVY OUTLET W/USB
[Symbol]	MOTION SENSOR FLOOD LIGHT
[Symbol]	CHANDLER
[Symbol]	LIGHTED MED CABINET



UPPER LEVEL ELECTRIC PLAN

NOTE:
 -AFCI SHALL SERVE ALL BRANCH CIRCUITS SUPPLYING 15 AND 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS.
 -ALL SWITCHES IN LIVING AREAS TO HAVE DIMMER SWITCHES TYP PER TITLE 24.

CAT 6 DC LIGHTING CIRCUIT 32		
SLOT	WIRE	DESCRIPTION
A	CAT 6	BED 1/HALL LIGHTING
B	CAT 6	HALL BATH/BED 2 BATH LIGHTING
C	CAT 6	BED 2 BATH
D	CAT 6	BED 2
E	CAT 6	STAIRS
F	CAT 6	LIVING
G	CAT 6	REAR EXT.
H	CAT 6	KITCHEN/PANTRY
I	CAT 6	KITCHEN
J	CAT 6	OFFICE/POWDER
K	CAT 6	ENTRY/FRONT/BASE STAIRS
L	CAT 6	LOWER FAMILY
M	CAT 6	LOWER FAMILY/KITCHENETTE
N	CAT 6	LOWER STORAGE/STAIRS
O	CAT 6	LOWER HALL
P	CAT 6	BED 3
Q	CAT 6	LOWER BATH

ELECTRIC SUB PANEL CIRCUIT SCHEDULE						100 AMP
AMPS	WIRE-CU	DESCRIPTION	CIRCUIT	DESCRIPTION	WIRE-CU	AMPS
20	NM 12-2/WG	BASEMENT KITCHENETTE	41	42	BASEMENT BATH GF1'S	NM 12-2/WG 20
20	NM 12-2/WG	BASEMENT KITCHENETTE	43	44	ELEVATOR	NM 10-3/WG 30
20	NM 12-2/WG	BASEMENT DISPOSAL	45	46	"	"
15	NM 14-2/WG	REFRIGERATOR	47	48	OPEN	NM 14-2/WG 15
15	NM 14-2/WG	OPEN	49	50	OPEN	NM 14-2/WG 15

ELECTRIC CIRCUIT SCHEDULE						200 AMP
AMPS	WIRE-CU	DESCRIPTION	CIRCUIT	DESCRIPTION	WIRE-CU	AMPS
15	CAT 6	UPPER LEVEL LIGHTING	1	2	UPPER LEVEL RECPTS.	NM 14-2/WG 15
15	CAT 6	MAIN LEVEL LIGHTING	3	4	MAIN LEVEL RECPTS.	NM 14-2/WG 15
15	NM 14-2/WG	MINI SPLITS	5	6	BATH GF1'S	NM 12-2/WG 20
15	NM 14-2/WG	MINI SPLITS	7	8	EXTERIOR GF1'S	NM 12-2/WG 20
15	NM 14-2/WG	SPRINKLER POWER	9	10	DINING ROOM	NM 12-2/WG 20
15	NM 14-2/WG	SMOKE DETECTORS/CMD	11	12	ELECTRIC STACK W/D	NM 10-3/WG 30
20	NM 12-2/WG	KITCHEN APPL.	13	14	"	"
20	NM 12-2/WG	KITCHEN APPL.	15	16	ELECTRIC WATER HEATER	NM 10-2/WG 25
20	NM 12-2/WG	KITCHEN APPL.	17	18	"	"
20	NM 12-2/WG	REFRIGERATOR	19	20	LAUNDRY	NM 12-2/WG 20
20	NM 12-2/WG	DISHWASHER/DISPOSAL	21	22	GARAGE LIGHTING	NM 14-2/WG 15
20	NM 12-2/WG	RANGE HOOD	23	24	GARAGE RECPTS.	NM 12-2/WG 20
40	NM 8-2/WG	ELECTRIC COOKTOP	25	26	GARAGE DOOR OPENER	NM 14-2/WG 15
"	"	"	27	28	ELECTRIC CAR CHARGER	NM 6-3/WG 60
30	NM 10-3/WG	ELECTRIC OVEN CAB.	29	30	"	"
"	"	"	31	32	BASEMENT LIGHTING	CAT 6 15
30	NM 10-3/WG	COMPRESSER DISCONNECT	33	34	OPEN	NM 14-2/WG 15
"	"	"	35	36	BASEMENT RECPTS.	NM 14-2/WG 15
30	NM 10-3/WG	COMPRESSER DISCONNECT	37	38	SUB PANEL	NM 2-3/WG 100
"	"	"	39	40	"	"

MANUFACTURER:
 S2A MODULAR, LLC
 300 PARK CENTER DRIVE
 PATTERSON, CA 95363



BUILDER:

SUBMITTAL CONSULTANT:

PROJECT NAME:
 NEW MODULAR CONSTRUCTION
 FOR: DAN PAUSTIAN

JOB LOCATION:
 250 GRANT STREET
 CAMPBELL, CA 95008

APN: 279-41-053

DRAWN BY: LCL
 DATE: 10.31.18

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

REVISIONS:		
NO:	DATE:	DESCRIPTION:
1.	X	X

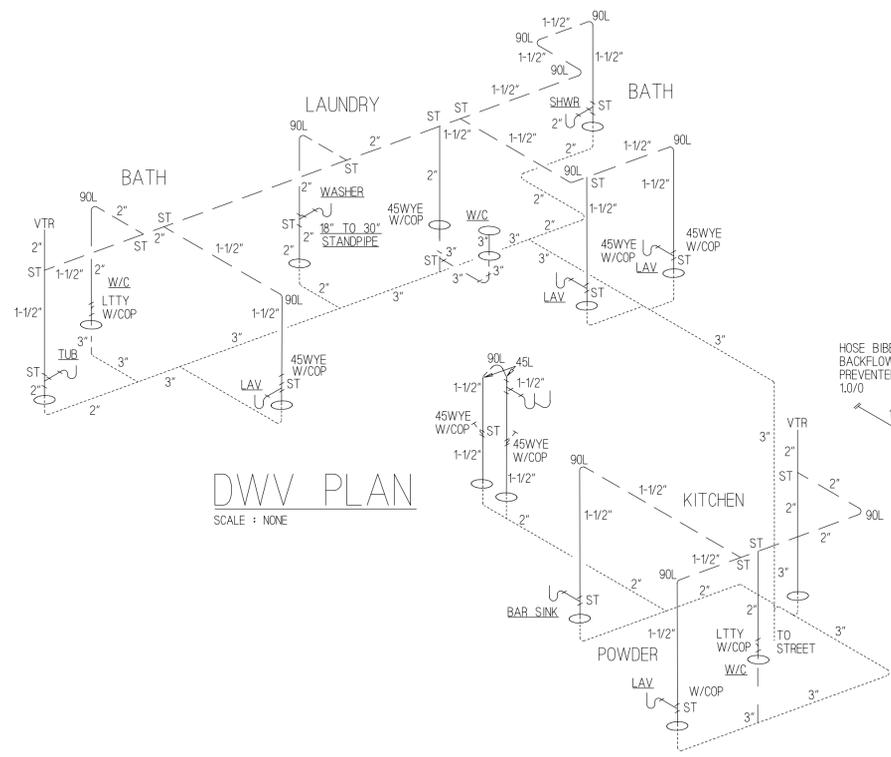
APPROVAL STAMPS:

QUOTE NO: 2011

SERIAL NO. X

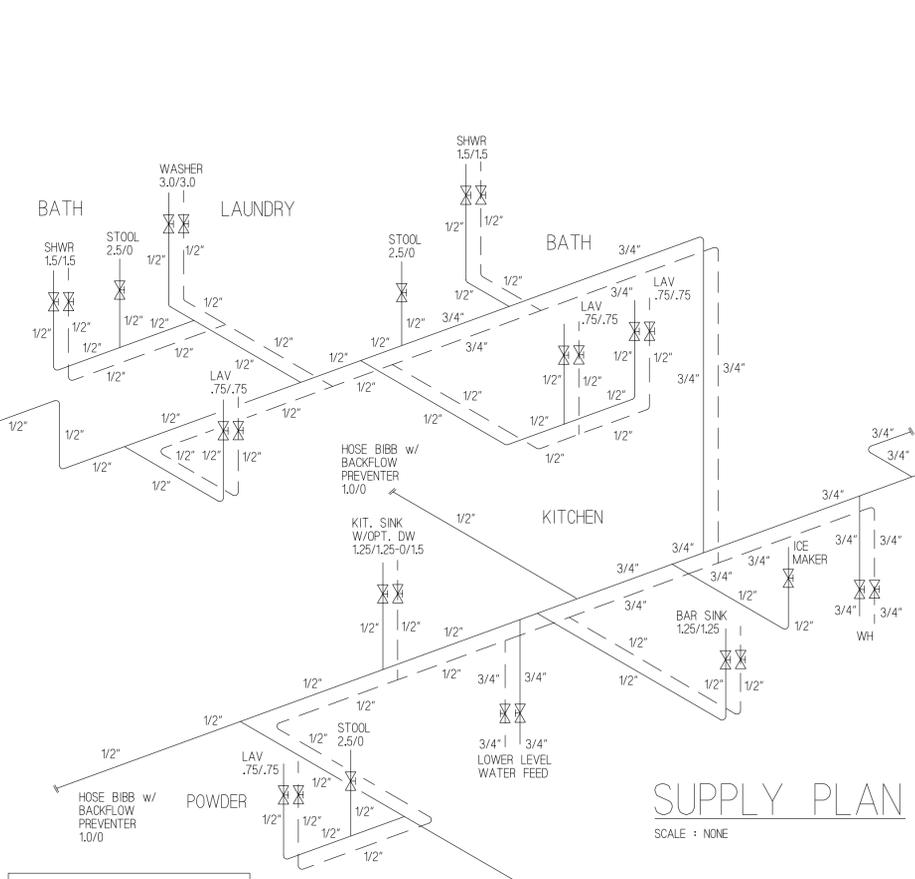
SHEET TITLE
 UPPER LEVEL
 ELECTRIC PLAN

DRAWING NUMBER
 EL3



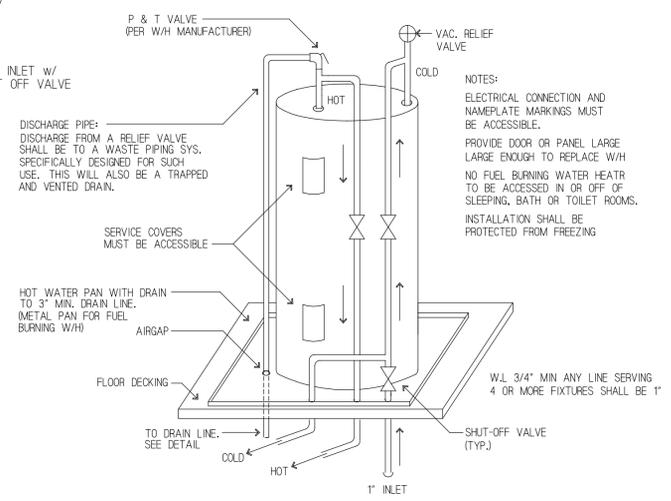
DWV PLAN
SCALE: NONE

- COLD (ALL PIPING BELOW FLOOR INSTALLED ON SITE)
- - - - - HOT (ALL PIPING BELOW FLOOR INSTALLED ON SITE)
- ⊗ SHUTOFF VALVE & AIR CHAMBER



SUPPLY PLAN
SCALE: NONE

ALL LOWER LEVEL PLUMBING TO BE ON-SITE BY OTHERS. ADD 9 INLET UNITS FOR PROPOSED LOWER LEVEL PLUMBING.



TYPICAL WATER HEATER DETAIL

NOTE: PROVIDE SIEMIC ANCHORAGE FOR WATER HEATER. WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST A HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER 1/3 AND LOWER 1/3 OF IT'S VERTICAL DIMENSIONS.

PLUMBING NOTES:

- WHEN WATER HEATERS OR HOT WATER STORAGE TANKS ARE INSTALLED IN LOCATIONS WHERE TANK OR CONNECTION LEAKAGE COULD CAUSE DAMAGE, THE TANK OR THE WATER HEATER SHALL BE INSTALLED IN A GALVANIZED STEEL OR OTHER METAL PAN OF EQUAL CORROSION RESISTANCE HAVING A MINIMUM THICKNESS OF 24 GAUGE, 0.0276 INCH. ELECTRICAL WATER HEATERS SHALL BE INSTALLED IN A METAL PAN AS REQUIRED OR IN A HIGH-IMPACT PLASTIC PAN OF AT LEAST 0.0625 INCH THICKNESS.
- THE PAN SHALL NOT BE LESS THAN 1 1/2 DEEP AND SHALL BE OF SUFFICIENT SIZE AND SHAPE TO RECEIVE ALL DRIPPING OR CONDENSATE FROM THE TANK OR WATER HEATER. THE PAN SHALL BE DRAINED BY AN INDIRECT WASTE PIPE HAVING A MINIMUM DIAMETER OF 1 INCH OR THE OUTLET DIAMETER OF THE REQUIRED RELIEF VALVE, WHICHEVER IS LARGER.
- THE PAN SHALL EXTEND FULL-SIZE AND TERMINATE OVER A SUITABLY LOCATED INDIRECT WASTE RECEPTOR OR FLOOR DRAIN OR EXTEND TO THE EXTERIOR OF THE BUILDING AND TERMINATE NOT LESS THAN 6 INCHES AND NOT MORE THAN 24 INCHES ABOVE THE ADJACENT GROUND SURFACE.
- IN CONCEALED LOCATIONS WHERE PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS OR SIMILAR MEMBERS LESS THAN 1 1/2 INCHES FROM THE NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED BY SHIELD PLATES. PROTECTIVE SHIELD PLATES SHALL BE A MINIMUM OF 1/16 INCH THICK STEEL, SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED, AND SHALL EXTEND A MINIMUM OF 2 INCHES ABOVE SOLE PLATES AND BELOW TOP PLATES.
- FIXTURES, INCLUDING P TRAPS, WITH CONCEALED SLIP-JOINT CONNECTIONS SHALL BE PROVIDED WITH ON ACCESS PANEL OR UTILITY SPACE AT LEAST 12 INCHES IN ITS SMALLEST DIMENSION OR OTHER APPROVED ARRANGEMENT SO AS TO PROVIDE ACCESS TO THE SLIP CONNECTIONS FOR INSPECTION AND REPAIR.
- THE DISCHARGE FROM AN AUTOMATIC CLOTHES WASHER SHALL BE THROUGH AN AIR BREAK AND CONNECTED TO A STANDPIPE.
- STANDPIPES SHALL BE INDIVIDUALLY TRAPPED. STANDPIPES SHALL EXTEND A MINIMUM OF 18 INCHES AND A MAXIMUM OF 30 INCHES ABOVE THE TRAP. ACCESS SHALL BE PROVIDED TO ALL STANDPIPE TRAPS AND DRAINS FOR RODDING.
- THE PUMP SHALL BE ACCESSIBLE ON ALL WHIRLPOOL BATHTUBS.
- SHOWER AND TUB-SHOWER COMBINATION VALVES SHALL BE BALANCED PRESSURE, THERMOSTATIC OR COMBINATION MIXING VALVES. SUCH VALVES SHALL BE EQUIPPED WITH HANDLE POSITION STOPS THAT ARE FIELD ADJUSTED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS TO A MAXIMUM HOT WATER SETTING OF 120 DEGREES F.
- THE FLOW VELOCITY OF THE WATER DISTRIBUTION SYSTEM SHALL BE CONTROLLED TO REDUCE THE POSSIBILITY OF WATER HAMMER. A WATER HAMMER ARRESTER SHALL BE INSTALLED WHERE QUICK CLOSING VALVES ARE UTILIZED, UNLESS OTHERWISE APPROVED. THE ARRESTER SHALL BE LOCATED WITHIN AN EFFECTIVE RANGE OF A QUICK CLOSING VALVE. WATER HAMMER ARRESTERS SHALL CONFORM TO ASSE 1010. ACCESS SHALL BE PROVIDED TO WATER HAMMER ARRESTERS.
- HOSE BIBB VALVES INSTALLED IN PLANT AND SHALL BE IDENTIFIED WITH A HANG TAG. WASHER AND HOSE BIBBS SHALL HAVE A VACUUM BREAKER INSTALLED.
- DRAIN WASTE AND VENT LINES SHALL MEET ASTM D2662-89A REQUIREMENTS AND BE COMPLIANT WITH ALL APPLICABLE STATE CODES.
- ALL PLUMBING VENTS TO BE A MINIMUM OF 10 FEET AWAY FROM OR AT LEAST 3'-0" ABOVE ANY OPERABLE SKYLIGHTS.
- CLEANOUTS IN BUILDING SEWERS SHALL BE PROVIDED IN ACCORDANCE WITH THE RULES, REGULATIONS AND ORDINANCES OF THE CITY. ALL CLEANOUTS SHALL BE MAINTAINED WATERTIGHT.
- WATER DISTRIBUTION SYSTEM SUPPLY LINES WILL BE COMPLIANT WITH ALL STATE CODES.

ALL PLUMBING IS STUBBED THRU

DWV GENERAL NOTES:

- ALL PIPES WILL CONSIST OF PVC AND BE COMPLIANT WITH ALL APPLICABLE STATE CODES.
- ALL PIPES AND FITTINGS TO BE 1 1/2 DIA. UNLESS SPECIED OTHERWISE
- A COPY OF THIS DRAWING SHALL BE INCLUDED IN THE INSTALLATION INSTRUCTIONS FOR SITE INSTALLATION OF PIPE AND FITTINGS.
- DRAIN DUMP MAY BE DTLR OR 90 DEGREES DBL. L OR WYE.
- DENOTES SHIP LOOSE FOR ON SITE INSTALLATION.
- STOOL TRAP ARM MAX. 6.
- DENOTES PLBG. THRU FLOOR.
- MIN. HORIZONTAL SLOPE FOR DRAIN LINES IS 1/4" PER 1'-0".
- ALL 1 1/2" P-TRAPS TO HAVE A MAXIMUM LENGTH OF 42" FOR TRAP ARM PER CPC CHAPTER 10
- ALL 2" P-TRAPS TO HAVE A MAXIMUM LENGTH OF 60" FOR TRAP ARM PER CPC CHAPTER 10

ALL PLUMBING BELOW SHIPPED FLOOR IS INSTALLED ON SITE BY OTHERS.

SUPPLY GENERAL NOTES:

- ALL SUPPLY LINES WILL CONSIST OF PEX PIPE / FLAIR-IT FITTINGS (PEX SHALL NOT BE USED WITHIN THE FIRST 18" 18" OF PIPING CONNECTED TO THE WATER HEATER PER CPC 604.13)
- EXTERIOR FAUCETS TO BE PROVIDED WITH ANTI-SIPHON DEVICES AND FROST PROOF.
- PROVIDE A WATERTIGHT PAN OF CORROSION RESISTANT MATERIALS SHALL BE INSTALLED BENEATH THE WATER HEATER WITH A MINIMUM THREE-QUARTER INCH (20 mm) DIAMETER DRAIN TO AN APPROVED LOCATION CPC 507.4
- SHOWERS AND TUBS: SHOWERS IN ALL BUILDINGS SHALL BE PROVIDED INDIVIDUAL CONTROL VALVES THAT LIMIT TEMPERATURE TO A MAXIMUM OF 120° (49°c). THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL CPC 408.3
- WATER CONSERVING PLUMBING FIXTURES ARE REQUIRED BY CAL GREEN 4.303.
TOILETS: 1.28 GPF
SHOWER HEADS: 2.0 GPM @ 80 PSI
LAVY FAUCETS: 1.5 GPM @ 60 PSI
KITCHEN FAUCETS: 1.8 GPM @ 60 PSI
- ALL COLD WATER PIPING SHALL BE LOCATED WITHIN CONDITIONED SPACE OR OTHERWISE PROTECTED FROM FREEZING IN ACCORDANCE WITH LOCAL ADOPTED CODES. - CPC 312.6
- ALL DOMESTIC HOT WATER PIPING CONDITIONS LISTED BELOW MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE BASED ON THE CONDUCTIVITY RANGE IN TABLE 120.3-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE, 150.0 (J) THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK
ALL PIPING WITH A NOMINAL DIAMETER OF 3/4" OR LARGER
ALL HOT WATER PIPING FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES
FLUID TEMPERATURE RANGE = 105° - 140° F
CONDUCTIVITY RANGE = 0.22 - 0.28
REQUIRED THICKNESS -
1" INSULATION FOR PIPES LESS THAN 1" NOMINAL DIAMETER -
1-1/2" INSULATION FOR PIPES 1" TO 1-1/2" NOMINAL DIAMETER -
SEE WATER HEATER CUT SHEETS FOR REQUIRED ENERGY EFFICIENT WATER HEATER
- STRAP WATER HEATER FOR SEISMIC RESTRAINT-CPC 507.2
- STORAGE GAS WATER HEATERS WITH AN ENERGY FACTOR EQUAL TO OR LESS THAN THE FEDERAL MINIMUM STANDARDS SHALL BE EXTERNALLY WRAPPED WITH INSULATION HAVING AN INSTALLED THERMAL RESISTANCE OF R-12 OR GREATER, 150.0 J

FIXTURE UNITS CHART					
DEVICE	QTY.	COLD F.U.'s	HOT F.U.'s	COM-BINED	INLET TOTAL
WATER CLOSET	2	2.5	0.0	2.5	5.0
LAV *	2	0.75	0.75	1.0	2.0
TUB/SHOWER *	1	3.0	3.0	4.0	4.0
SHOWER *	1	1.5	1.5	2.0	2.0
TUB *	1	3.0	3.0	4.0	4.0
SINK *	1	1.25	1.25	1.5	1.5
OPT. DISHWASHER	1	0.0	1.5	1.5	1.5
WASHER *	1	3.0	3.0	4.0	4.0
MISC.	0	0.0	0.0	0.0	0.0
OPT. H.B. (ONE)	1	2.5	0.0	2.5	2.5
OPT. H.B. (ADDT'L)	1	1.0	0.0	1.0	4.0
OPT. L SINK *	1	1.25	1.25	1.5	1.5
OPT. SINK *	1	1.25	1.25	1.5	1.5
OPT. LAV *	0	0.75	0.75	1.0	0.0
OPT. BAR SINK *	0	0.75	0.75	1.0	0.0
TOTAL FIXTURE UNITS					34.5

TABLE 610.3 UPC		
* - VALUE SHOWN FOR FIXTURES W/BOTH HOT & COLD WATER IS 75% OF THE VALUE LISTED IN UPC TABLE 610.3 (FOOTNOTE 3)		
BUILDING SERVICE TO METER	PIPE SIZE (ID)	MAX. F.U.'s
3/4"	1/2"	6
3/4"	3/4"	19
3/4"	1"	36
3/4"	1 1/4"	39
1"	1 1/4"	76
1"	1 1/2"	85

MANUFACTURER:
S2A MODULAR, LLC
300 PARK CENTER DRIVE
PATTERSON, CA 95363



BUILDER:

SUBMITTAL CONSULTANT:

PROJECT NAME:
NEW MODULAR CONSTRUCTION
FOR: DAN PAUSTIAN

JOB LOCATION:
250 GRANT STREET
CAMPBELL, CA 95008

APN: 279-41-053

DRAWN BY: LCL
DATE: 10.31.18
SCALE: 1/4" = 1'-0"

REVISIONS:		
NO.	DATE:	DESCRIPTION:
1.	2.3.23	REDESIGN
2.	2.7.23	REDLINES

APPROVAL STAMPS:

QUOTE NO: 2011

SERIAL NO. X

SHEET TITLE
PLUMBING & WATER LINES

DRAWING NUMBER
P1

ATTIC VENTING

EAVE VENTS AND RIDGE VENTS EQUAL TO 1/50 OF TOTAL ROOF AREA (THIS FACTOR MAY BE REDUCED TO 1/300 WHEN A .6 MIL VAPOR BARRIER OF 1 PERM OR LESS IS INSTALLED IN ATTIC) EAVE VENTING SUBJECT TO MUIC GUIDELINES IF APPLICABLE.

PRESCRIPTIVE INSULATION REQUIREMENTS

R-38 INSULATION TO BE PROVIDED IN ATTIC (ROOF)
 R-21 INSULATION TO BE PROVIDED IN EXTERIOR FRAMED WALLS
 OPTIONAL R-38 INSULATION MAY BE PROVIDED BETWEEN FLOOR JOISTS OVER UNCONDITIONED SPACE AND AREAS OVER OUTDOOR AIR (OPTIONAL IN-PLANT INSTALLATION)
 R-21 SHEET INSULATION RECOMMENDED FOR ON-SITE INSULATING OF CONDITIONED CRAWLSPACE WALLS.

FRAMING NOTES:

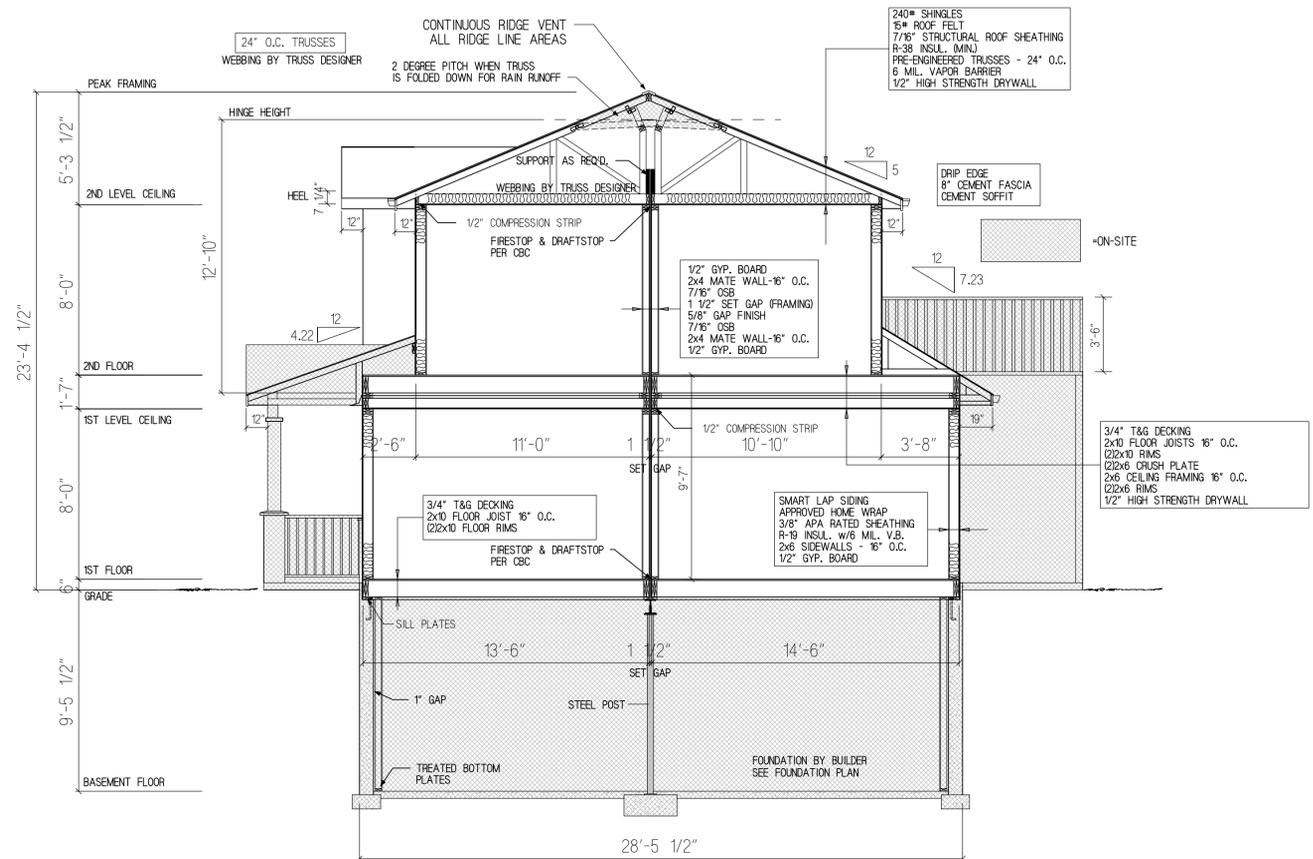
1. STUD TO PLATE 2x6 3-10d, 2x4 2-10d,
2. DOUBLE 2x6 OR 2x4 TWO ROWS 2d @16" STAGGERED.
3. FLOOR RIM AND BEAM PLYS TO BE FASTENED WITH 3 ROWS 10d NAILS @ 12".
4. HEADER PLYS TO BE FASTENED WITH 3 ROWS 10d @8".
5. HEADERS TO BE (3) 2x W/1/2" OSB FILLERS.
6. MINIMUM TOP PLATE LAP TO BE 48".
7. STUD GRADE TO BE SPF#2 OR BETTER.
8. PLATE GRADE TO BE SPF#2 OR BETTER.
9. RIM GRADE TO BE SPF#2 OR BETTER.
10. HEADER GRADE TO BE SPF#2 OR BETTER.
11. ROOF TRUSSES PLACED @ 24" O.C.
12. 2x10 FLOOR TRUSSES PLACED @ 16" O.C.

GENERAL NOTES

EXTERIOR JOINTS IN THE BUILDING ENVELOPE THAT ARE SOURCES OF AIR LEAKAGE SUCH AS ROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATIONS, BETWEEN WALLS AND ROOF/CEILING AND BETWEEN WALL PANELS, OPENINGS AT PENETRATIONS OF UTILITY SERVICES THROUGH WALLS, FLOORS, AND ROOFS AND ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED IN AN APPROVED MANNER.

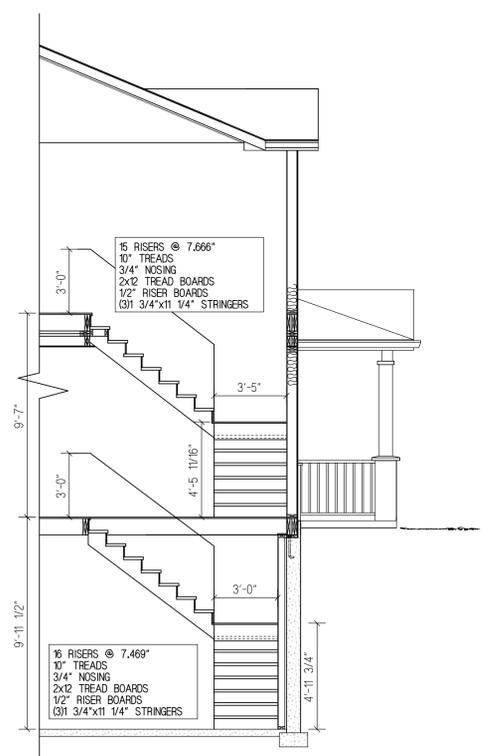
SOFFIT VENTS AND RIDGE VENTS EQUAL TO 1/50 OF TOTAL ROOF AREA (THIS FACTOR MAY BE REDUCED TO 1/300 WHEN A VAPOR BARRIER OF 1 PERM OR LESS IS INSTALLED IN ATTIC)

CONSTRUCTION WILL BE COMPLIANT WITH ALL STATE CODES

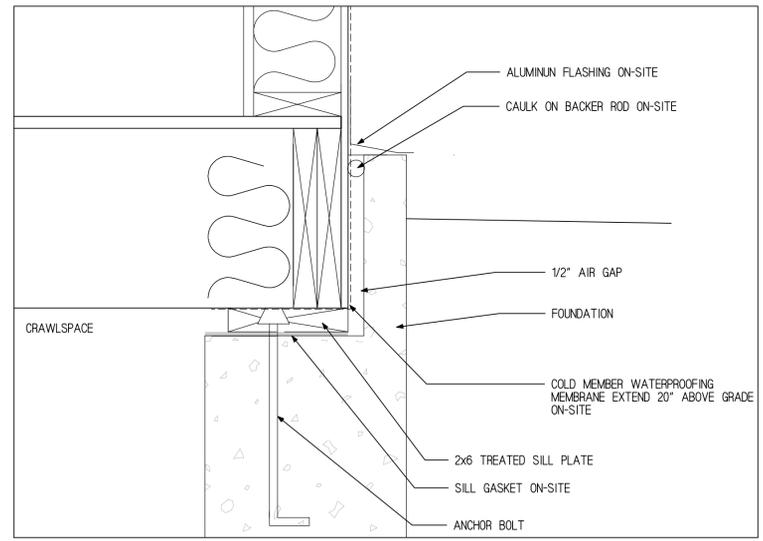


1
 SE1
 CROSS SECTION
 FOR REFERENCE ONLY

* FLAME SPREAD RATING FOR MAIN AREAS IS CLASS 3
 * FLAME SPREAD RATING FOR ENTRY AND HALLS IS CLASS 2



2
 SE1
 CROSS SECTION
 FOR REFERENCE ONLY



MANUFACTURER:
 S2A MODULAR, LLC
 300 PARK CENTER DRIVE
 PATTERSON, CA 95363



BUILDER:

SUBMITTAL CONSULTANT:

PROJECT NAME:
 NEW MODULAR CONSTRUCTION
 FOR: DAN PAUSTIAN

JOB LOCATION:
 250 GRANT STREET
 CAMPBELL, CA 95008
 APN: 279-41-053

DRAWN BY: LCL

DATE: 10.31.18

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

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.	X	X

APPROVAL STAMPS:

QUOTE NO: X

SERIAL NO. X

SHEET TITLE

SECTION VIEW

DRAWING NUMBER

SE1

RESUME OF SITE WORK

All work provided by others

- Complete foundation and structural tie-downs. Design and construction of foundation system and tie downs done by others and is subject to local jurisdiction having authority.
- Attach modules to foundation per approved foundation design package.
- Bridge sheathing at mate lines as required per structural drawing.
- Complete flue pipes for furnace and water heater.
- Complete moisture protection connections between modules at roof, walls, and floor.
- Interconnect fresh water plumbing at mateline in the crawl space
- Install waste and water manifolds in crawl space as required.
- Connect HVAC flex duct under floor per HVAC design provided with this package.
- Install air conditioning equipment including compressor, coolant lines and electrical connections as required by the local authority.
- Supply and install all gas line piping materials, manifolds and risers as required by the local authority.
- Complete electrical connections between the modules.
- Connect electrical service to the panel on home as required by local authority.
- Interconnect fire sprinkler system through access panels.
- Connect water, sewer, gas, and fire sprinkler service to home as required by local authority.
- Perform required test for electrical, plumbing, mechanical, and fire sprinklers as required by the local authority.
- Complete interior trim, finishing gypsum board, repairing cracks, adjusting doors, and installing carpets and other flooring as needed.
- Complete mod line structural connections per structural drawings.
- Complete Construction of all site-built garages, decks, caps, tower and their connections to all factory built mods and their foundation connections per structural drawings.

MANUFACTURER:



BUILDER:

PROJECT NAME:
NEW MODULAR CONSTRUCTION
FOR: DAN PAUSTIAN
JOB LOCATION:
250 GRANT STREET
CAMPBELL, CA 95008
APN: 279-41-053

DRAWN BY: LCL

DATE: 4.24.19

SCALE: NONE

REVISIONS:

NO:	DATE:	DESCRIPTION:
1.		

APPROVAL STAMPS:

SHEET TITLE

RESUME OF
SITE WORK

DRAWING NUMBER

RS1



250 Grant Color Materials Sheet

Exterior Siding



RAPIDS BLUE

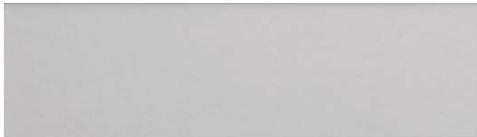
LP Smooth Lap Siding and Sherwin Williams Rapids Blue Paint

Roofing – 30 year Composite Shingles



ESTATE GRAY

Exterior Trim & Fascia



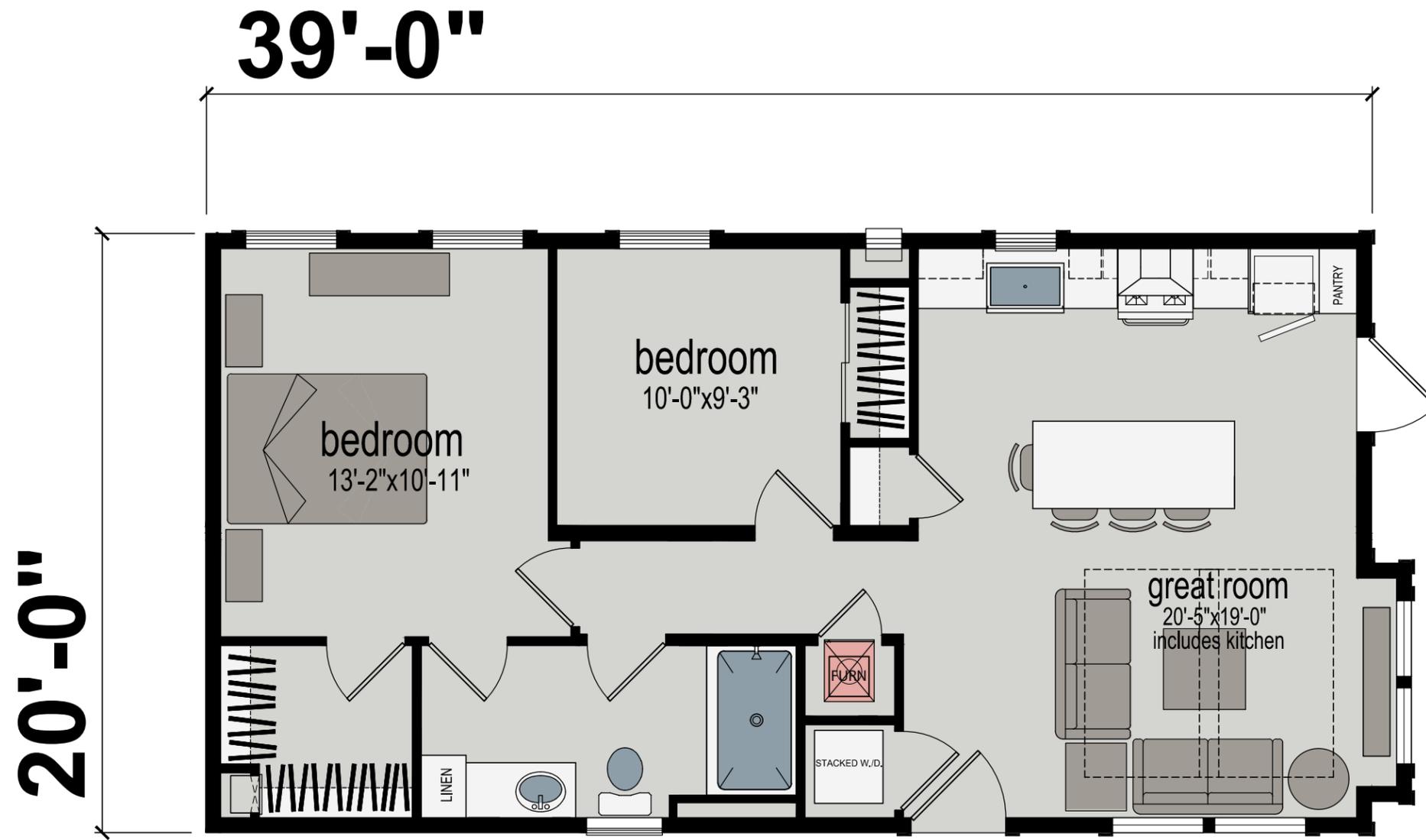
SNOWSCAPE WHITE

Sherwin Williams Snowscape White Trim

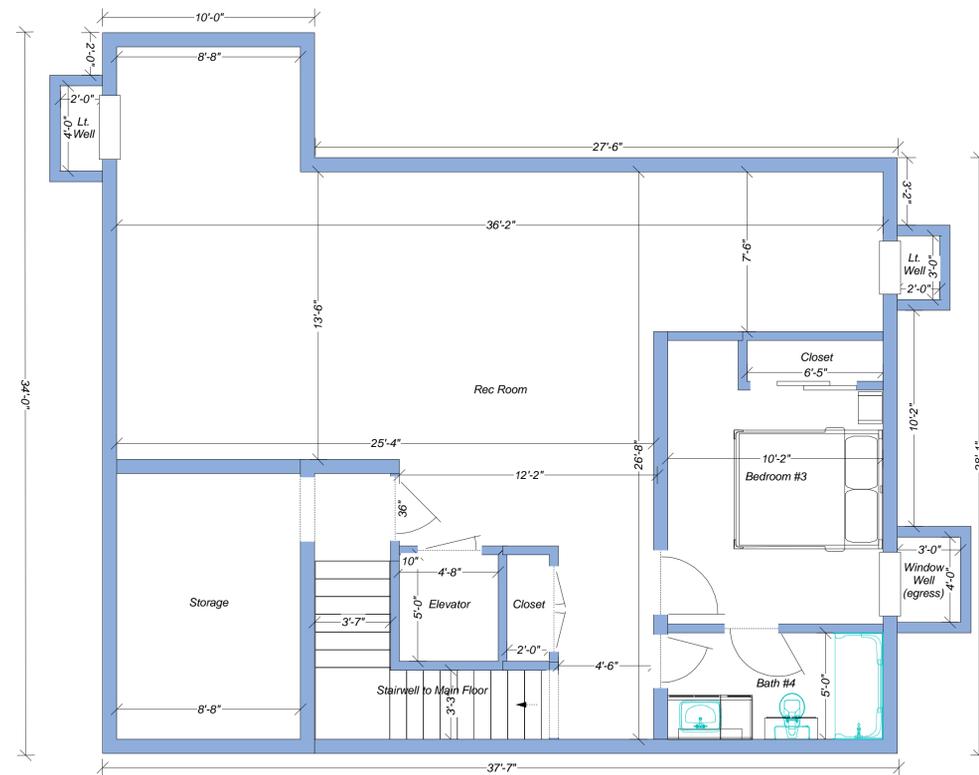
Stone Veneer (lower front of house)



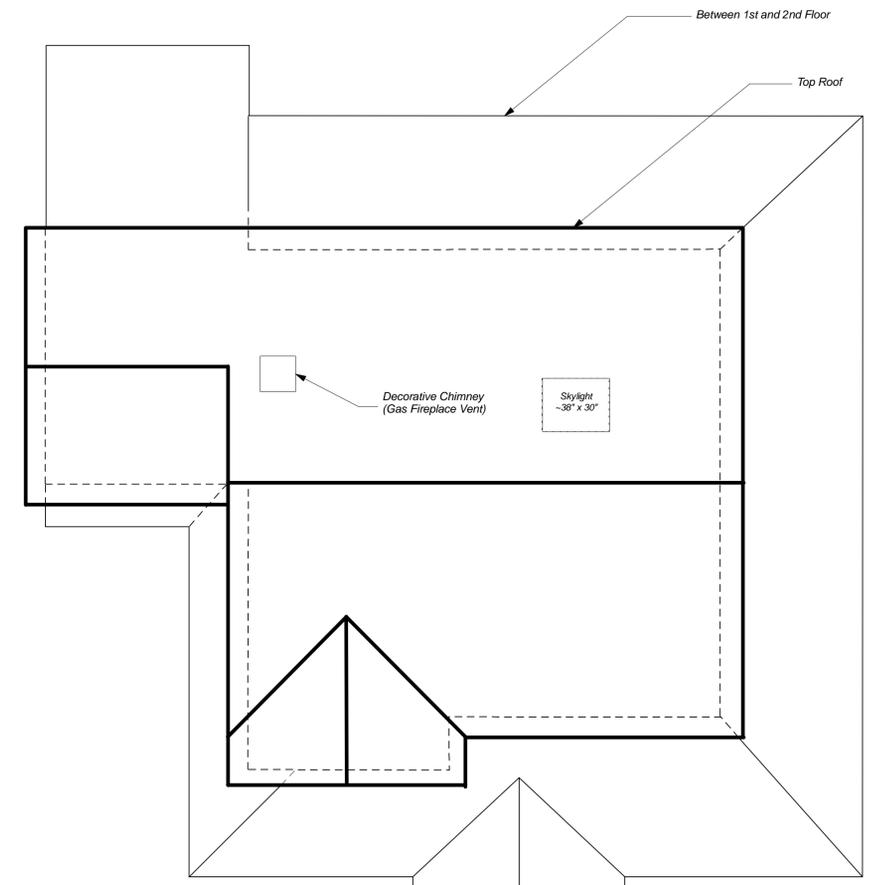
Pacific Ashlar



TWO BEDROOMS/ONE BATH OPTION



Basement Level



Roof Lines

Owners:	Dan Paustian Terrie Pattee	Scale:	1/4" = 1'	Date:	03-21-2018	Rev.:	E
Address:	250 Grant Street Campbell, CA 95008 APN: 279-41-053	Title:	Basement & Roof Lines	File:	D - Bsmt and Roof L.pdf	Sheet:	5 of 7

STREET IMPROVEMENT PLANS - OFF-SITE

250 GRANT STREET

ENCROACHMENT PERMIT NO. 2019-_____

GENERAL NOTES

1. ENCROACHMENT PERMIT

OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.

2. WORK CONFORMANCE REQUIREMENTS

THE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (CCSS) DATED JULY 1994, AND IN ACCORDANCE WITH THE PROJECT PLANS. ATTENTION IS ALSO DIRECTED TO THE CITY OF SAN JOSE STANDARD SPECIFICATIONS (SJS) AND STANDARD DETAILS (SJS) DATED JULY 1992, THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (SS) AND STANDARD PLANS (SSP) DATED MAY 2006, PORTIONS OF WHICH ARE INCORPORATED INTO THE CCSS BY REFERENCE.

3. WORK IN PUBLIC RIGHT-OF-WAY

THESE PLANS ONLY APPROVE WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS. SEPARATE PLAN APPROVALS AND PERMITS ARE REQUIRED FOR INSTALLATION OF ANY PUBLIC UTILITY FACILITY, AND ANY WORK ON PRIVATE PROPERTY.

4. CONTRACTOR RESPONSIBILITIES

THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.

5. GEOTECHNICAL (SOILS) REPORT

GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLED "_____" PREPARED BY _____, DATED _____. THE REPORT IS FOR INFORMATION ONLY.

6. PROJECT SCHEDULE

PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROJECT SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.

7. UNDERGROUND SERVICE ALERT

CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. CONTRACTOR SHALL HAND DIG TO EXPOSE EXISTING UTILITIES. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES IN ACCORDANCE WITH GOVERNMENT CODE SECTION 4216.

8. UNDERGROUND STRUCTURES

THE EXISTENCE AND LOCATIONS OF UNDERGROUND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL SUBSTRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT, MAKE EXPLORATORY EXCAVATIONS, AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THESE PLANS WHEN NECESSARY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.

9. TRAFFIC CONTROL PLAN

PREPARE, SUBMIT TO THE CITY ENGINEER FOR REVIEW, AND IMPLEMENT TRAFFIC CONTROL PLANS AS REQUIRED IN THE STANDARD SPECIFICATIONS. PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES, TO ENSURE SAFE PEDESTRIAN AND VEHICULAR ACCESS THROUGH AND AROUND THE JOB SITE. NOTIFY THE POLICE DEPARTMENT DAILY OF LANE CLOSURES OR DETOURS WITHIN ROADWAYS. PROVIDE A 24-HOUR EMERGENCY RESPONSE TELEPHONE NUMBER TO THE CITY ENGINEER.

10. EROSION, DUST, AND DRAINAGE CONTROL

PROVIDE TEMPORARY EROSION, DUST, AND DRAINAGE CONTROL MEASURES DURING CONSTRUCTION. FOLLOW BEST MANAGEMENT PRACTICES AS RECOMMENDED BY SANTA CLARA COUNTY NON-POINT SOURCE POLLUTION CONTROL PROGRAM. PRIOR TO CONCRETE SAWCUTTING OR WASHING, PLACE FILTER FABRIC MATERIAL IN THE FLOW LINE OF GUTTERS TO RETAIN DEBRIS AND TO PREVENT DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. PICK UP, SWEEP OR VACUUM, AND DISPOSE OF EXCESS SOIL AND DEBRIS FROM THE SITE. OBTAIN PERMITS AND PAY FEES REQUIRED TO DISPOSE OF EXCESS MATERIALS.

11. PROTECTION AND REPAIR OF IMPROVEMENTS AND UTILITIES

TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES WHICH ARE TO REMAIN IN PLACE. EXPEDITIOUSLY REPAIR IN KIND IMPROVEMENTS AND UTILITIES REMOVED OR DAMAGED BY THE CONTRACTOR'S OPERATIONS.

12. INCONSISTENCIES BETWEEN PLANS AND FIELD CONDITIONS

NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS. NO DEVIATION FROM THESE PLANS IS PERMITTED WITHOUT APPROVAL OF THE CITY ENGINEER.

13. CONSTRUCTION STAKING

SUBMIT TWO SETS OF CONSTRUCTION STAKING CUT SHEETS TO THE CITY PRIOR TO INSPECTION OF WORK REQUIRING STAKING.

14. INSTALLATION OF UNDERGROUND UTILITIES

INSTALL ALL UNDERGROUND UTILITIES IN PAVED AREAS PRIOR TO STARTING WORK ON NEW STREET STRUCTURAL SECTIONS OR OVERLAYS.

15. IRRIGATION LINES IN PUBLIC RIGHT-OF-WAY

REMOVE, PLUG OR RELOCATE EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 INCHES OF THE GRADING PLANE.

16. GRADE UNIMPROVED AREAS TO CONFORM

GRADE UNIMPROVED AREAS ADJACENT TO NEW CURBS, GUTTERS SIDEWALKS AND PAVEMENT TO CONFORM TO NEW IMPROVEMENTS AND TO PROVIDE FOR SAFETY AND DRAINAGE.

17. STREET LIGHTS

NEW STREET LIGHTS SHALL BE 240 VOLT. PG&E REQUIRED FEES, PERMITS, INSTALLATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER. PROVIDE A COPY OF PG&E RECEIPTS TO THE CITY ENGINEER.

18. SURVEY REFERENCE POINTS

PROTECT, OR RESTORE BY A LICENSED SURVEYOR CIVIL ENGINEER, SURVEY MONUMENTS AND BENCHMARKS DAMAGED, OR DESTROYED DURING CONSTRUCTION. FILE CORNER RECORD OR RECORD OF SURVEY AS REQUIRED.

19. AS BUILT PLANS

SUBMIT AS BUILT PLANS, SIGNED BY THE ENGINEER OF WORK AND ACCEPTABLE TO THE CITY ENGINEER, PRIOR TO FINAL ACCEPTANCE.

20. TRUCK ROUTE

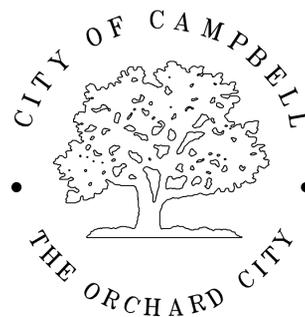
THE TRUCK ROUTE SHALL BE _____

21. UTILITY ENCROACHMENT PERMIT

OBTAIN SEPARATE PERMITS WITH EACH UTILITY COMPANY FOR THE INSTALLATION OF ALL UTILITIES THAT WILL SERVE THE DEVELOPMENT (INCLUDING WATER, SEWER, GAS, ELECTRIC, ETC.). APPLICANT SHALL APPLY FOR AND PAY ALL NECESSARY FEES FOR UTILITY PERMITS FOR SANITARY SEWER, GAS, WATER, ELECTRIC AND ALL OTHER UTILITY WORK. THE PLAN SHALL CLEARLY SHOW THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND THE ASSOCIATED MAIN LINES; INDICATE WHICH UTILITIES AND SERVICES ARE TO REMAIN; WHICH UTILITIES AND SERVICES ARE TO BE ABANDONED, AND WHERE NEW UTILITIES AND SERVICES WILL BE INSTALLED. JOINT TRENCHES FOR NEW UTILITIES SHALL BE USED WHENEVER POSSIBLE. THE LOCATIONS OF THE UTILITIES SHALL NOT DEVIATE FROM THE PROPOSED LOCATIONS ON THE OFF-SITE STREET IMPROVEMENT PLANS.

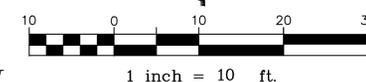
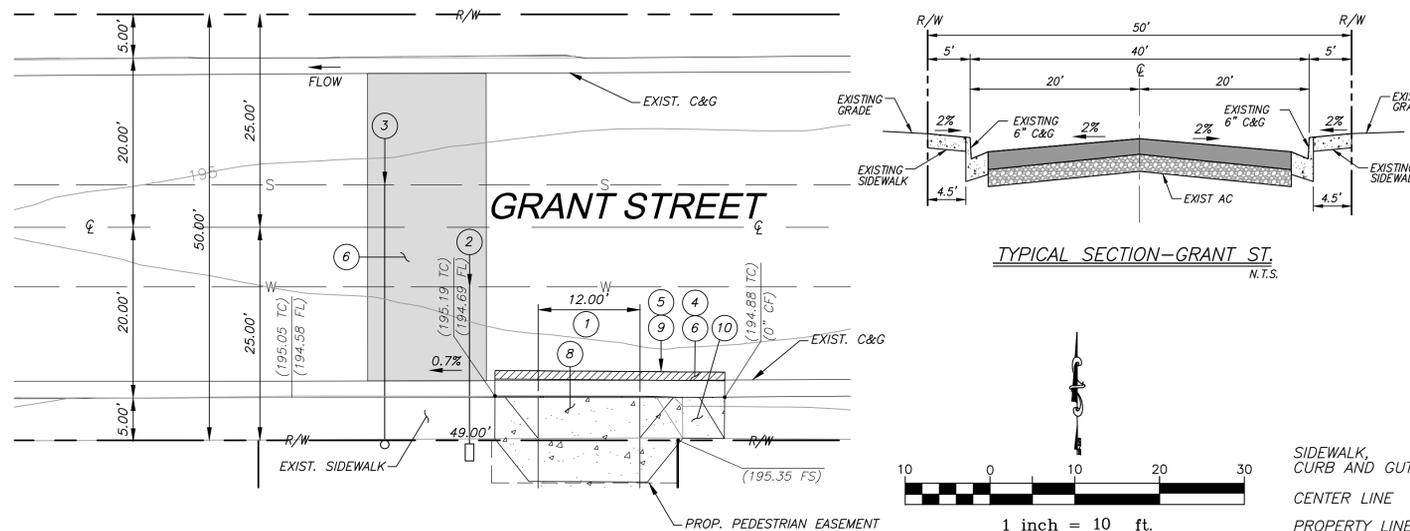
22. STORM SEWER SYSTEM REQUIREMENTS

- ALL STORM DRAIN LATERALS ARE TO BE 12" RCP UNLESS NOTED OTHERWISE.
- BOLT-DOWN MANHOLE COVERS SHALL BE USED WHEN MANHOLES ARE NOT LOCATED IN THE ROADWAY.
- CONTRACTOR SHALL PROVIDE VIDEO INSPECTION OF ALL NEWLY CONSTRUCTED STORM MAINS PRIOR TO PROJECT ACCEPTANCE.
- CONTRACTOR SHALL INSTALL "NO DUMPING - FLOWS TO BAY" MEDALLIONS OR STENCILS AT ALL INLETS AND CATCH BASINS WITHIN THE PROJECT LIMITS.



CITY OF CAMPBELL

DEPARTMENT OF PUBLIC WORKS



AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
SBC TELEPHONE	(408) 811-3900
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

Pavement Restoration Note:
The City Engineer reserves the right to amend or change the pavement restoration area should any utility trenches, connections, facilities, etc. change in location from what are shown on these plans, or for pavement damage caused by the Contractor's construction equipment. Any changes the City Engineer requires can include but are not limited to: full removal of existing pavement structural section, installation of pavement structural section, grinding and installation of pavement, overlay of pavement.

LEGEND

EXISTING	PROPOSED

NOTE:
PRIOR TO STARTING WORK IN THE RIGHT-OF-WAY, CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMIT (ENC2019-00000) FROM CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT

NOTE:
ANY EXISTING CURB, GUTTER, SIDEWALK OR PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACE IN KIND AT THE DETERMINATION OF THE PUBLIC WORKS INSPECTOR.

GENERAL APPROVAL NOTE:
APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER/ PERMITTEE OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION, PUBLIC INTEREST REQUIRES A MODIFICATION OF THESE PLANS, OR THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF CAMPBELL, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE CONSTRUCTED, AT NO COST TO THE CITY.

APPROVED FOR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AS DESIGN ONLY BASED UPON INFORMATION SUBMITTED HEREON.

AMY OLAY, P.E.
CITY ENGINEER
CITY OF CAMPBELL

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 DEFINED IN SECTION 6703 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.

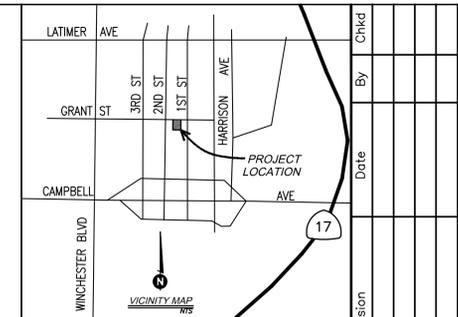
SIGNATURE _____ P.E.
PRINT
SAKE ENGINEERS INC.
400 S. RAMONA AVE. STE. 202 CORONA, CA 92879
(951) 279-4041



CONSTRUCTION NOTES:	QUANTITIES:
1 - CONST. DRIVEWAY APPROACH PER CITY OF CAMPBELL STD. D-15 CO-ORDINATE WORK WITH ADJACENT PROPERTY OWNER	1 EA.
2 - CONST. 1" WATER SERVICE PER SAN JOSE WATER COMPANY STD SER-16 TRENCH REPAIR PER CITY OF CAMPBELL STD D-8	1 EA.
3 - CONST. 4" SEWER LATERAL PER WEST VALLEY SANITATION DISTRICT STD DRAWINGS 3 & 15, TRENCH REPAIR PER CITY OF CAMPBELL STD D-8	1 EA.
4 - CONST. FULL DEPTH AC 12" WIDE TO MATCH EXIST. PER CITY OF CAMPBELL STD. A-3	27 L.F.
5 - CONST. CURB AND GUTTER PER CITY OF CAMPBELL STD. D-20	27 L.F.
6 - SAWCUT AND REMOVE PORTION EXISTING AC	27 S.F.
7 - APPLY 3/8" SLURRY SEAL	505 S.F.
8 - SAWCUT AND REMOVE PORTION EXISTING SIDEWALK	135 S.F.
9 - SAWCUT AND REMOVE PORTION CURB & GUTTER	27 L.F.
10 - SAWCUT AND REMOVE PORTION EXISTING DRIVEWAY APPROACH TO EXPANSION JOINT	31 S.F.

ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS	OG	ORIGINAL GRADE
DIA	DIAMETER	PB	PULL BOX
DWY	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	END CURVE	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	R	RADIUS
ED	EDGE DRAIN	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT-OF-WAY
FC	FACE OF CURB	STA	STATION
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL



Chkd	
By	
Date	
Revision	
No.	
8-2-2019	
Date:	
Drawn By:	TOM T.
Designed By:	TOM T.

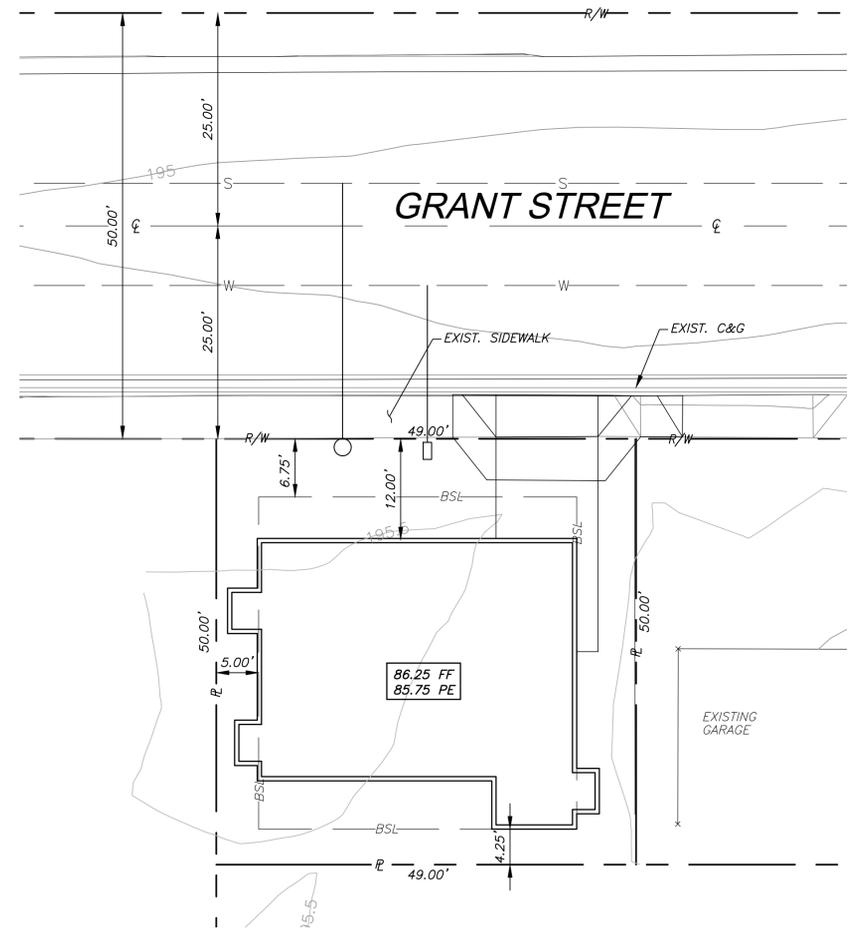
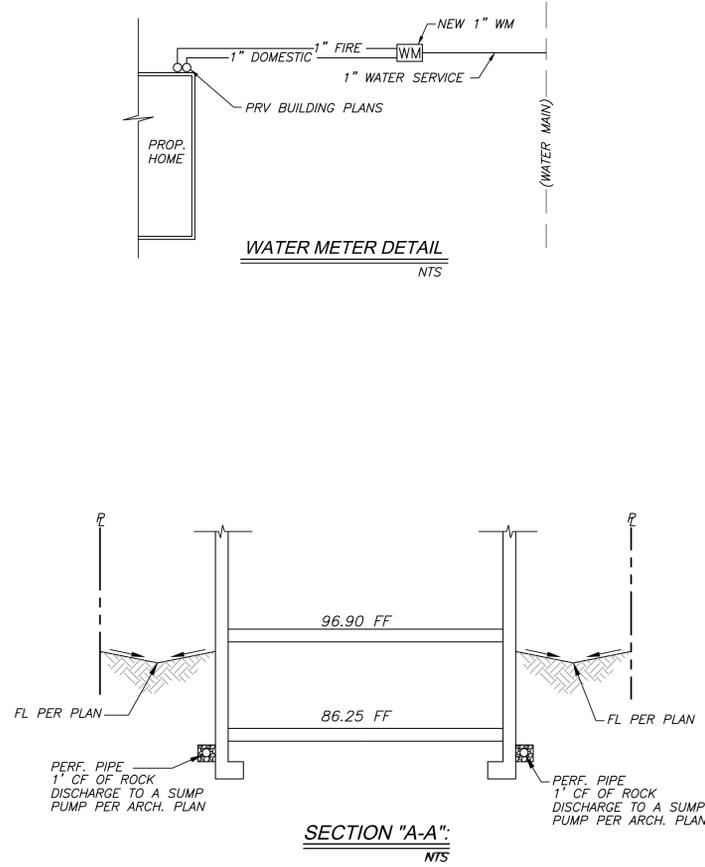
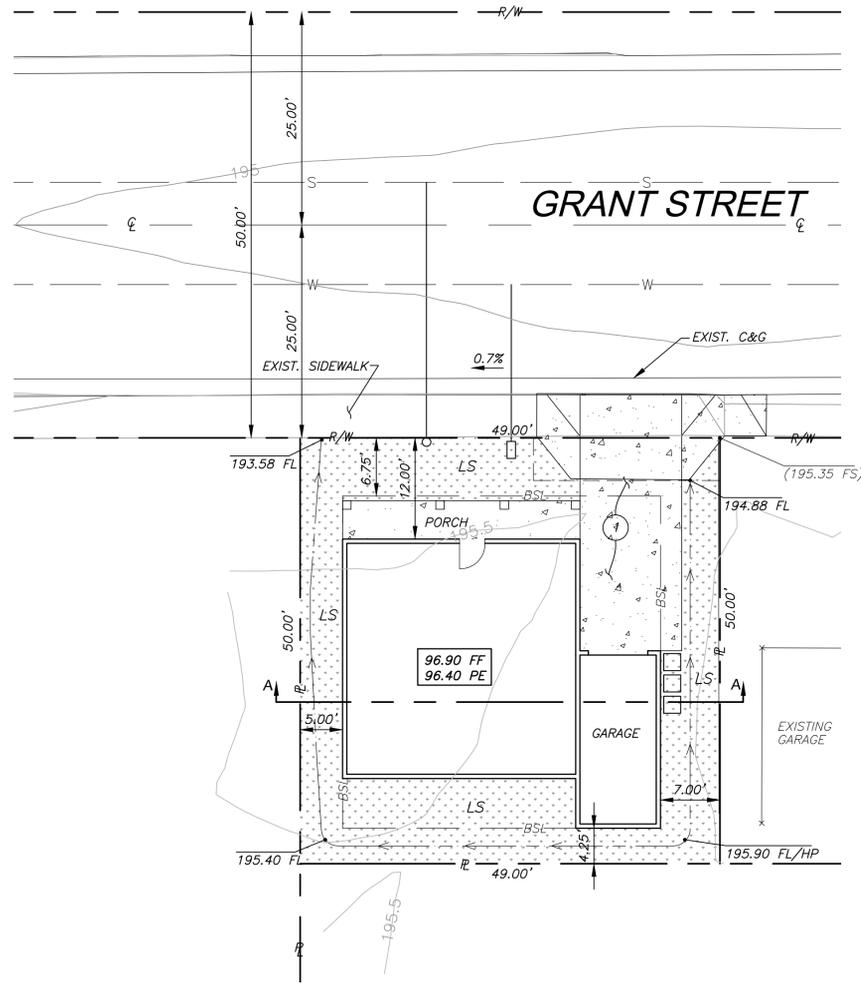
SAKE ENGINEERS, INC.
ENGINEERING & LAND DEVELOPMENT
400 S. RAMONA AVE. STE. 202
CORONA, CALIFORNIA 92879
(951) 279-4041

OFF-SITE STREET IMPROVEMENT PLAN
OFF-SITE IMPROVEMENT PLANS
250 GRANT STREET
ENCROACHMENT PERMIT NO. 2019-_____



SCALE:
N.T.S.

SHEET:
1 OF 1

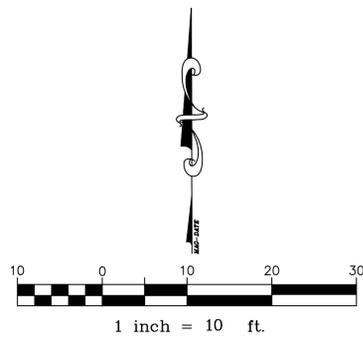


CONSTRUCTION NOTES:

QUANTITIES:

1 - CONST. 4" PCC W/ #4 @ 24" O.C.E.W.

365 S.F.



No.	Revision	Date	By	Chkd
8-2-2019				

Date: 8-2-2019

Drawn By: JOSE C.

Designed By: SAM AK.

SAKE ENGINEERS, INC.
ENGINEERING • SURVEYING • LAND DEVELOPMENT
400 S. HAMPA AVE., STE. 202
CAMPBELL, CALIFORNIA 95008
(916) 874-4441

GRADING PLAN
GRADING AND DRAINAGE PLANS
PROJECT ADDRESS 250 GRANT STREET
PARCEL/TRACT MAP NO. XX BUILDING PERMIT NO.
2019.



SCALE:
N.T.S.

SHEET:
2 OF 3

GRADING AND DRAINAGE NOTES

1. CALIFORNIA BUILDING CODE

ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.

2. O.S.H.A. REGULATIONS

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.

3. GEOTECHNICAL (SOILS) REPORT

THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY _____ DATED _____ PROJECT NO. _____

4. 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.

5. 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.

6. 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.

7. 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 PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

8. 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.

9. 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.

10. 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.

11. GRADING REQUIREMENTS

DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S 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 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.

12. 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.

13. 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.

14. TOPOGRAPHY SURVEY

THE TOPOGRAPHY SURVEY MADE BY _____ ON _____

15. 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.

16. 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.

17. FINAL LETTER OF INSPECTION

THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

18. GRADE EVENLY

THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

19. APPROVAL OF PLANS

APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER 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.

20. 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.

21. EARTHWORK QUANTITIES

THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.

22. ELEVATION ADJUSTMENTS

ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.

23. TRUCK ROUTE

THE TRUCK ROUTE SHALL BE _____

24. CONTRACTOR RESPONSIBILITIES

THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, 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.

25. 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

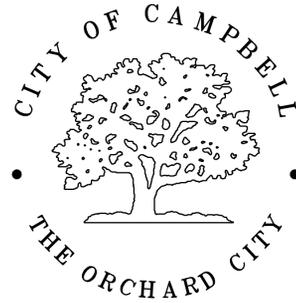
ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 250 GRANT STREET

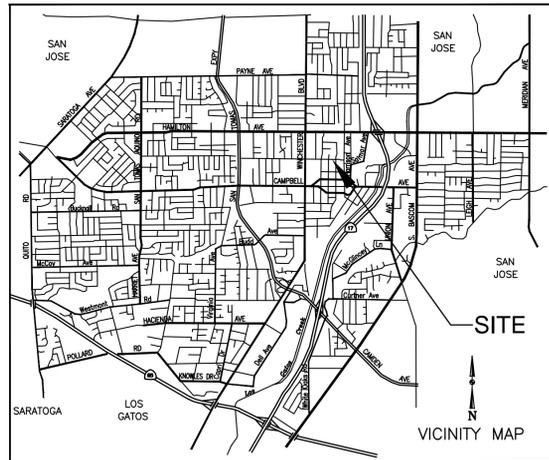
BUILDING PERMIT NO. 2019 - _____

ASSESSORS PARCEL NO. 279-41-053

TRACT NO. _____ / PARCEL MAP _____



CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS



AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
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WEST VALLEY SANITATION DISTRICT	(408) 378-2407

26. ANY ABANDONED UNDERGROUND PIPES

ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

27. HUMAN REMAINS

IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTIFIED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTIFIED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.

28. MAINTENANCE PROCEDURES

THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

29. DUST CONTROL

ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEPED (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

30. 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.

31. CONSTRUCTION PERIMETER RETENTION WALLS

ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.

32. STORMWATER TREATMENT FACILITIES

ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.

ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS	OG	ORIGINAL GRADE
DIA	DIAMETER	PB	PULL BOX
DWY	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	END CURVE	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	R	RADIUS
ED	EDGE DRAIN	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	RAW	RIGHT-OF-WAY
FC	FACE OF CURB	STA	STATION
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL

ABBREVIATIONS

OWNER/DEVELOPER:

DAN PAUSTIAN
250 GRANT ST.
CAMPBELL, CA 95008
(408) 316-6793 PH.

ENGINEER:

SAKE ENGINEERS, INC.
400 S. RAMONA AVE. STE. 202
CORONA, CA 92879
(951) 279-4041 PH.
(951) 279-2830 FAX

SITE ADDRESS:

250 GRANT ST
CAMPBELL, CA 95008

ASSESSORS PARCEL NO.:

279-41-053

ZONING:

EXISTING ZONE _____ P-D
PROPOSED ZONE _____ P-D
EXISTING USE _____ VACANT
PROPOSED USE _____ RESIDENTIAL

AREA

TOTAL AREA = 2,475 sf (0.057 acre)
DISTURBED AREA = 1,443 sf (0.033 acre)
PERVIOUS AREA = 1,032 sf (42%)
IMPERVIOUS AREA = 1,443 sf (58%)

Earthwork Quantities

FILL:	0
CUT:	400±
IMPORT:	0
EXPORT:	400±

CITY OF CAMPBELL
PLANNING DIVISION CLEARANCE

PLAN CHECK # _____
APPROVED BY: _____
DATE: _____

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON _____ IN CAMPBELL, CALIFORNIA, PROJECT NO. _____ DATED _____ PREPARED BY _____

(NAME) _____ DATE _____
G.E. # _____

REGISTERED PROFESSIONAL ENGINEER
GEO0000
EXP. _____

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: _____ DATE: _____

INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	1
GRADING AND DRAINAGE PLAN	2
EROSION CONTROL PLAN	3

LEGEND

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

YOU SHALL USE CITY LEGENDS. YOU MAY ADD TO THE LEGEND LIST.

BENCHMARK

ELEVATION: _____
LOCATION: _____
DESCRIPTION: _____
WEBSITE FOR CITYWIDE BENCHMARKS: <http://www.ci.campbell.ca.us/185/Benchmark>

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 DEFINED IN SECTION 6703 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 _____ P.E. _____
PRINT _____
SAKE ENGINEERS INC.
400 S. RAMONA AVE. STE. 202 CORONA, CA 92879
(951) 279-4041

Chkd By Date Revision No. 8-2-2019 Date: Drawn By: JOSE C. Designed By: SAM AK.

SAKE ENGINEERS, INC.
ENGINEERING & LAND DEVELOPMENT
CORONA, CALIFORNIA 92879
(951) 279-4041

TITLE SHEET
GRADING AND DRAINAGE PLANS
PROJECT ADDRESS 250 GRANT STREET
PARCEL/TRACT MAP NO. XX BUILDING PERMIT NO. 2019-

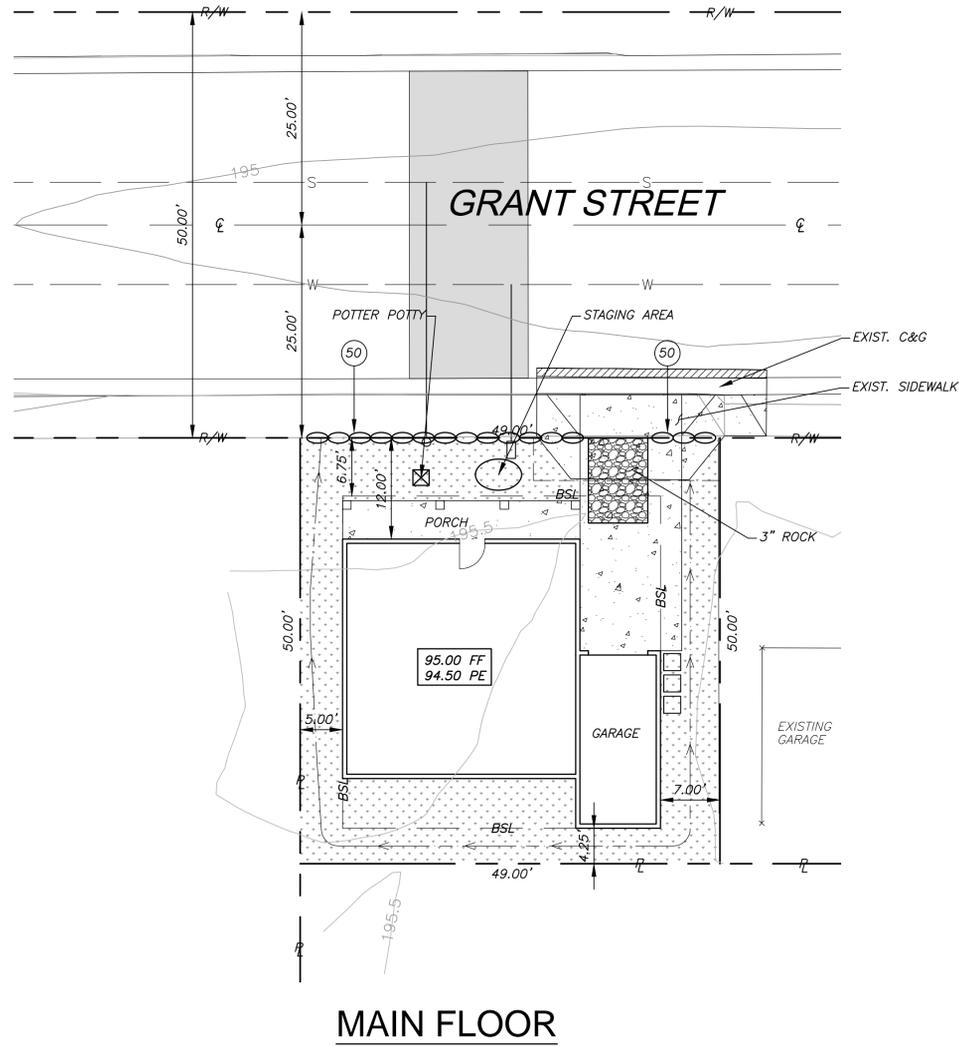
CAMPBELL, CALIFORNIA

SCALE: N.T.S.
SHEET: 1 OF 3

THE FOLLOWING NOTES AND BMPS AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY THE GRADING INSPECTOR):

EROSION CONTROL NOTES:

1. EROSION CONTROL IS REQUIRED FOR GRADING OPERATIONS ON A YEAR ROUND BASIS. APPROVED PLANS ARE REQUIRED FOR ALL WORK REQUIRING A GRADING PERMIT.
2. IN CASE OF EMERGENCY, CALL DAN PALUSTIAN OF _____ AT (408) 316-6793.
3. THE ENGINEER OF RECORD WILL SUPERVISE EROSION CONTROL WORK AND ENSURE THAT WORK IS IN ACCORDANCE WITH APPROVED PLANS.
4. CITY APPROVAL OF PLANS DOES NOT RELIEVE THE DEVELOPER FROM RESPONSIBILITY FOR THE CORRECTION OF ERROR AND OMISSION DISCOVERED DURING CONSTRUCTION. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE PUBLIC WORKS DIRECTOR FOR APPROVAL.
5. THE PUBLIC WORKS DIRECTOR RESERVES THE RIGHT TO MAKE CHANGES OR MODIFICATIONS TO THIS PLAN AS DEEMED NECESSARY.
6. STANDBY CREW FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) OR TO REPAIR ANY DAMAGED BMPS WHEN RAIN IS IMMINENT.
7. AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL BMPS SHALL BE IMPLEMENTED AND MAINTAINED TO PREVENT AND/OR MINIMIZE THE TRANSPORT OF SOIL IN RUNOFF FROM DISTURBED SOIL AREAS ON THE CONSTRUCTION SITE AT ALL TIMES. IN ADDITION, BMPS SHALL BE INSPECTED PRIOR TO PREDICTED STORM EVENTS AND FOLLOWING STORM EVENTS. BMPS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE CITY INSPECTOR.
8. ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40 PERCENT, AS FORECASTED BY THE NATIONAL WEATHER SERVICE.
9. AFTER A RAIN EVENT EXCEEDING ONE-QUARTER INCH IN ANY 12 HOUR PERIOD, OR UPON DIRECTION OF THE PUBLIC WORKS DIRECTOR, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK DAMS, SILT FENCES, AND DESILTING BASINS; AND THE BASINS SHALL BE PUMPED DRY AND RESTORED TO ORIGINAL DESIGN CONDITION. ANY EROSION CONTROL MEASURES DAMAGED DURING A RAIN EVENT SHALL ALSO BE IMMEDIATELY REPAIRED.
10. DESILTING BASINS ARE TO BE CONSTRUCTED AS GRADING OF INDIVIDUAL GRADING AREAS ARE COMPLETE PER ROUGH GRADING PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
12. AREAS SHALL BE MAINTAINED IN SUCH A STATE THAT FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES (INCLUDING ACCESS TO NEIGHBORING PROPERTIES).
13. GRADED AREAS AROUND THE SITE PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
14. TEMPORARY EROSION PROTECTION IS REQUIRED FOR MANUFACTURED SLOPES PRIOR TO PERMANENT PLANTING.
15. ALL DISTURBED SLOPES SHALL BE PLANTED AND PROTECTED WITHIN 45 DAYS OF THE COMPLETION OF EACH STAGE OF GRADING. SUITABLE MEASURES TO PREVENT SLOPE EROSION INCLUDING, BUT NOT LIMITED TO, RAPID GROWTH VEGETATION SUFFICIENT TO STABILIZE THE SOIL, SHALL BE INSTALLED ON ALL DISTURBED AREAS UNTIL SUCH TIME AS THE PERMANENT VEGETATIVE COVER SUFFICIENTLY MATURES TO PROVIDE PERMANENT STABILITY.
16. NO OBSTRUCTION OR DISTURBANCE OF NATURAL DRAINAGE COURSES OR EXISTING STORM DRAIN INLETS SHALL OCCUR DURING GRADING OPERATIONS, UNLESS ADEQUATE TEMPORARY/PERMANENT DRAINAGE FACILITIES HAVE BEEN APPROVED AND INSTALLED TO CARRY SURFACE WATER TO THE NEAREST PRACTICAL STREET, STORM DRAIN OR NATURAL WATER COURSE. ALL EXISTING DRAINAGE COURSES ON THE PROJECT SITE MUST BE MAINTAINED IN A STATE TO ALLOW FOR CONTINUOUS FUNCTION.
17. THE CONTRACTOR SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER THAT STORM RUNOFF WILL BE CONTAINED WITHIN THE PROJECT OR CHanneled INTO THE STORM DRAIN SYSTEM WHICH SERVES THE RUNOFF AREA. STORM RUNOFF FROM ONE AREA SHALL NOT BE ALLOWED TO DIVERT TO ANOTHER RUNOFF AREA.
18. CONFORMANCE WITH THE REQUIREMENTS OF THESE PLANS SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TO THIS SITE AND ADJACENT PROPERTIES. DURING GRADING OPERATIONS, TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTIES. TEMPORARY DRAINAGE CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
19. FILL AREAS WHILE BEING BROUGHT UP TO GRADE AND DURING PERIODS OF COMPLETION PRIOR TO FINAL GRADE, SHALL BE PROTECTED BY VARIOUS MEASURES TO ELIMINATE EROSION AND THE SILTATION OF DOWNSTREAM FACILITIES AND ADJACENT AREAS. THESE MEASURES MAY INCLUDE, BUT SHALL NOT BE LIMITED TO: TEMPORARY DOWN DRAINS, EITHER IN THE FORM OF PIPES OR PAVED DITCHES TO DESILT RUNOFF; PROTECTION SUCH AS SAND BAGS AROUND INLETS WHICH HAVE NOT BEEN BROUGHT UP TO GRADE; AND EARTH BERMS AND APPROPRIATE GRADING TO DIRECT DRAINAGE AWAY FROM THE EDGE OF THE TOP OF SLOPES SHALL BE CONSTRUCTED AND MAINTAINED ON THOSE FILL AREAS WHERE EARTHWORK OPERATIONS ARE NOT IN PROGRESS.
20. CLEARING AND GRUBBING SHOULD BE LIMITED TO AREAS THAT WILL RECEIVE IMMEDIATE GRADING. EROSION CONTROL MEASURES WILL BE REQUIRED TO PROTECT AREAS WHICH HAVE BEEN CLEARED AND GRUBBED PRIOR TO GRADING OPERATION, AND WHICH ARE SUBJECT TO RUNOFF DURING A RAIN EVENT. THESE MEASURES MAY INCLUDE BUT SHALL NOT BE LIMITED TO: GRADED DITCHES; BRUSH BARRIERS AND SILT FENCES. CARE SHALL BE EXERCISED TO PRESERVE VEGETATION BEYOND LIMITS OF GRADING.
21. CONSTRUCTION SITES SHALL BE MANAGED TO MINIMIZE THE EXPOSURE TIME OF DISTURBED SOIL AREAS THROUGH PHASING AND SCHEDULING OF GRADING TO THE EXTENT FEASIBLE AND THE USE OF TEMPORARY AND PERMANENT SOIL STABILIZATION.
22. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO ELIMINATE OR REDUCE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
23. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT WIND OR RUNOFF DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJOINING PROPERTIES.
24. DISCHARGES OTHER THAN STORM WATER (NON-STORM WATER DISCHARGES) ARE PROHIBITED, EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NPDES PERMIT, THE STATEWIDE GENERAL PERMIT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY, OR OTHER APPLICABLE GENERAL NPDES PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES, AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM STREET CLEANING; SUPER-CHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING; AND RUNOFF FROM EQUIPMENT AND VEHICLE WASHING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ONSITE PHYSICALLY SEPARATED FROM POTENTIAL STORM WATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
25. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
26. PAVED STREETS, SIDEWALKS AND OTHER IMPROVEMENTS SHALL BE MAINTAINED IN A NEAT AND CLEAN CONDITION, FREE OF LOOSE SOIL, CONSTRUCTION DEBRIS AND TRASH. STREET SWEEPING OR OTHER EQUALLY EFFECTIVE MEANS SHALL BE USED ON A REGULAR BASIS TO CONTROL SILT THAT HAS BEEN DEPOSITED ON STREETS OR SIDEWALKS. WATERING SHALL NOT BE USED TO CLEAN STREETS.
27. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES MAY REQUIRE A NPDES PERMIT FROM THE SANTA ANA REGIONAL BOARD.
28. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.



STREET MAINTENANCE

REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

SITE PREPARATION:

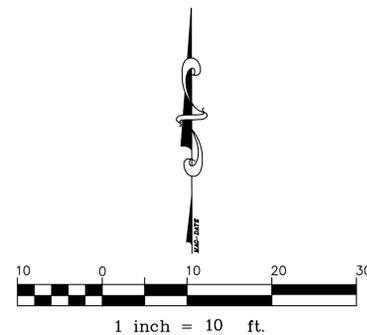
1. THE EMBANKMENT FOUNDATION AREA SHALL BE CLEARED OF ALL TREES, ROOTS, BRUSH, BOULDERS, SOD, AND DEBRIS.
2. ALL TOPSOIL CONTAINING EXCESSIVE AMOUNTS OF ORGANIC MATTER SHALL BE REMOVED.
3. ALL STORM DRAIN INLETS SHALL BE CAPPED AND/OR CATCH BASINS SHALL BE PROTECTED W/FILTER FABRIC HELD DOWN BY SANDBAGS AROUND BASINS.

CONSTRUCTION NOTES:

QUANTITIES:

50 - INSTALL SAND/GRAVEL BAGS PER DETAIL HEREON

90 S.F.



Revision	Date	By	Chkd

Date: 8-2-2019
 Drawn By: JOSE C.
 Designed By: SAM AK.

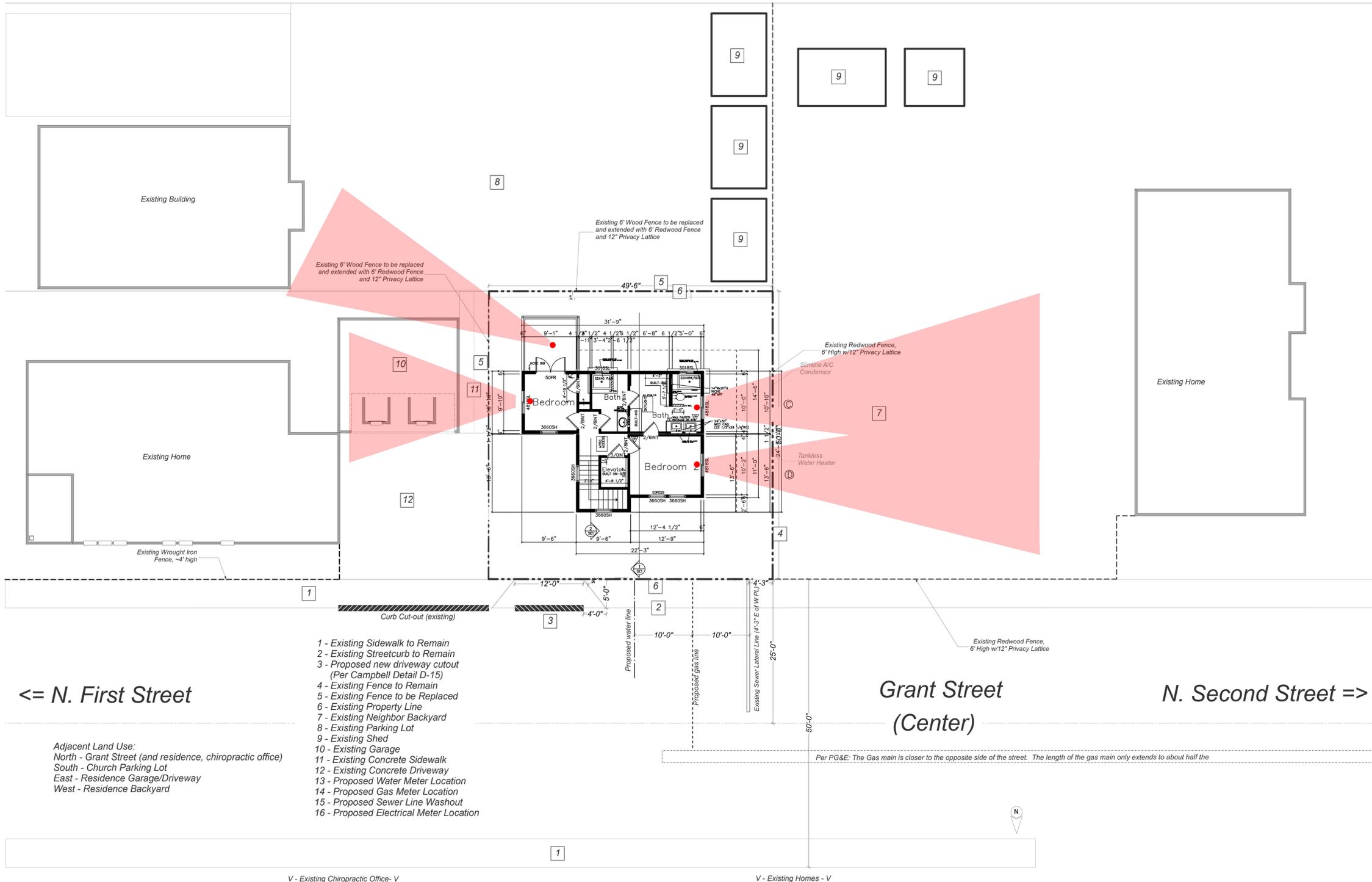
SAKE ENGINEERS, INC.
 ENGINEERING • SURVEYING • LAND DEVELOPMENT
 400 S. SHARON AVE. STE. 202
 CAMPBELL, CALIFORNIA 95008
 (916) 874-4401

EROSION CONTROL PLAN
GRADING AND DRAINAGE PLANS
PROJECT ADDRESS 250 GRANT STREET
PARCEL/TRACT MAP NO. XX BUILDING PERMIT NO. 2019.



SCALE:
N.T.S.

SHEET:
3 OF 3



<= N. First Street

Adjacent Land Use:
 North - Grant Street (and residence, chiropractic office)
 South - Church Parking Lot
 East - Residence Garage/Driveway
 West - Residence Backyard

- 1 - Existing Sidewalk to Remain
- 2 - Existing Streetcurb to Remain
- 3 - Proposed new driveway cutout (Per Campbell Detail D-15)
- 4 - Existing Fence to Remain
- 5 - Existing Fence to be Replaced
- 6 - Existing Property Line
- 7 - Existing Neighbor Backyard
- 8 - Existing Parking Lot
- 9 - Existing Shed
- 10 - Existing Garage
- 11 - Existing Concrete Sidewalk
- 12 - Existing Concrete Driveway
- 13 - Proposed Water Meter Location
- 14 - Proposed Gas Meter Location
- 15 - Proposed Sewer Line Washout
- 16 - Proposed Electrical Meter Location

Grant Street
(Center)

N. Second Street =>

V - Existing Chiropractic Office - V

V - Existing Homes - V

ARCHITECTS SF
SF ARCHITECTS

#	Revisions	Date

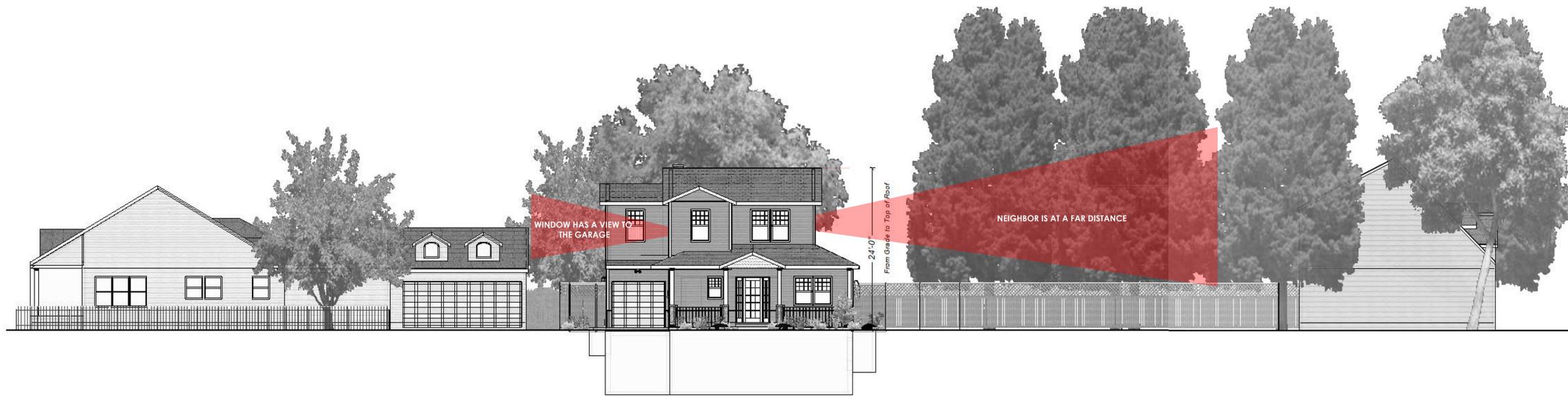


PROJECT:
250 GRANT STREET
CAMPBELL, CA, 95008
 APN - 279-41-053

DRAWING TITLE:
SECOND FLOOR
PRIVACY DIAGRAM

A-100

Address:
 PO BOX 428993 SAN FRANCISCO, CA 94142
 Email:
 fmatos@architects-sf.com
 Phone:
 (415) 519-4854



View Facing South from Grant Street

ARCHITECTS SF
SF ARCHITECTS

#	Revisions	Date



PROJECT:
250 GRANT STREET
CAMPBELL, CA, 95008
 APN - 279-41-053

DRAWING TITLE:
PRIVACY DIAGRAM

A-101

Phone: (415) 519-4484
 Email: francisco@architects-sf.com
 Address: PO BOX 428993 SAN FRANCISCO, CA 94142

CONDITION OF TITLE

Guarantee Number:

Issued By:



Fidelity National Title
Insurance Company

FSBC-TO16001231

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, AND THE GUARANTEE CONDITIONS ATTACHED HERETO AND MADE A PART OF THIS GUARANTEE,

FIDELITY NATIONAL TITLE INSURANCE COMPANY
a corporation, herein called the Company

GUARANTEES

the Assured named in Schedule A of this Guarantee

against loss or damage not exceeding the Amount of Liability stated in Schedule A sustained by the Assured by reason of any incorrectness in the Assurances set forth in Schedule A.

Fidelity National Title Company
675 N. First Street, 4th Floor
San Jose, CA 95112

Fidelity National Title Insurance Company

By:

President

Countersigned By:

Authorized Officer or Agent



Attest:

Secretary

ISSUING OFFICE:		
Title Officer: Ellen Bragg Fidelity National Title Company 675 N. First Street, 4th Floor San Jose, CA 95112 Phone: 408-436-2715 x225 Fax: 408-295-3975 Main Phone: (408)436-2700 Email: Ellen.Bragg@titlegroup.fntg.com		

SCHEDULE A

Amount of Liability	Fee	Title Officer
\$5,000.00	\$500.00	Ellen Bragg

Date of Guarantee: October 3, 2016 at 07:30 AM

1. Name of Assured: Daniel Paustian and Terrie Pattee

2. The estate or interest in the Land which is covered by this Guarantee is:

A Fee

3. The Land referred to in this Guarantee is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

4. ASSURANCES:

According to the Public Records as of the Date of Guarantee,

a. Title to the estate or interest in the Land is vested in:

Dan Paustian, a single man and Terrie Pattee, an unmarried woman as joint tenants

b. Title to the estate or interest is subject to defects, liens or encumbrances shown in Schedule B which are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 279-41-053

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

Beginning at a point on the Southerly line of Minna Street (now Grant Street) distant thereon Westerly 100 feet from the Westerly line of First Street; thence from said point of beginning, Westerly, along said Southerly line 49 1/2 feet; thence Southerly and parallel with the said Westerly line of First Street, 50 feet; thence Easterly parallel with the said Southerly line of Minna Street 49 1/2 feet; thence Northerly parallel with the said Westerly line of First Street, 50 feet to the point of beginning, being a portion of the Southwest 1/4 of Section 26, Township 7 South, Range 1 West, M.D.B.&M. Pursuant to Certificate of Compliance recorded September 5, 2013 as Instrument No. 22375786 of Official Records.

SCHEDULE B**1. OWNERSHIP OF THE INTEREST IS IN THE NAME OF:**

- a. Dan Paustian, a single man and Terrie Pattee, an unmarried woman as joint tenants

2. REAL ESTATE TAXES:

- a. Property taxes, including any personal property taxes and any assessments collected with taxes are as follows:

Code Area:	010-025
Tax Identification No.:	279-41-053
Fiscal Year:	2016-2017
1st Installment:	\$2,209.19 open
2nd Installment:	\$2,209.19 open
Land:	\$362,437.00
Improvements:	\$0.00

- b. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.
- c. Any liens or other assessments, bonds, or special district liens including without limitation, Community Facility Districts, that arise by reason of any local, City, Municipal or County Project or Special District.

3. THE FOLLOWING DEFECTS, LIENS AND ENCUMBRANCES (WHICH ARE NOT NECESSARILY SHOWN IN THEIR ORDER OF PRIORITY) AGAINST THE INTEREST:

- a. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	The Campbell Water Company, a corporation
Purpose:	water pipelines
Recording Date:	April 3, 1918
Recording No.:	Book 472 of Deeds, page 168
Affects:	as described therein

- b. The Land described herein is included within a project area of the Redevelopment Agency shown below, and that proceedings for the redevelopment of said project have been instituted under the Redevelopment Law (such redevelopment to proceed only after the adoption of the Redevelopment Plan) as disclosed by a document.

Redevelopment Agency:	Central Campbell
Recording Date:	March 4, 2004
Recording No.:	Instrument No. 17644224 of Official Records

- c. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

SCHEDULE B

(continued)

4. THE FOLLOWING MATTERS ARE DISCLOSED BY NAME ONLY AND THE COMPANY, WITHOUT ADDITIONAL INFORMATION, IS UNABLE TO DETERMINE WHETHER ANY OR ALL OF THESE MATTERS ARE DEFECTS, LIENS OR ENCUMBRANCES AGAINST THE INTEREST:

a. None

END OF SCHEDULE B

EXCLUSIONS FROM COVERAGE

Except as expressly provided by the assurances in Schedule A, the Company assumes no liability for loss or damage by reason of the following:

- (a) Defects, liens, encumbrances, adverse claims or other matters affecting the title to any property beyond the lines of the Land.
- (b) Defects, liens, encumbrances, adverse claims or other matters, whether or not shown by the Public Records (1) that are created, suffered, assumed or agreed to by one or more of the Assureds; or (2) that result in no loss to the Assured.
- (c) Defects, liens, encumbrances, adverse claims or other matters not shown by the Public Records.
- (d) The identity of any party shown or referred to in any of the schedules of this Guarantee.
- (e) The validity, legal effect or priority of any matter shown or referred to in any of the schedules of this Guarantee.
- (f) (1) Taxes or assessments of any taxing authority that levies taxes or assessments on real property; or (2) proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not the matters excluded under (1) or (2) are shown by the records of the taxing authority or by the Public Records.
- (g) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water, whether or not the matters excluded under (1), (2) or (3) are shown by the Public Records.

GUARANTEE CONDITIONS**1. DEFINITION OF TERMS**

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in Schedule A, or on a supplemental writing executed by the Company.
- (b) "Land": the Land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "Land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "Mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "Public Records": those records established under California statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "Date of Guarantee": the Date of Guarantee set forth in Schedule A.
- (f) "Amount of Liability": the Amount of Liability as stated in Schedule A.

2. NOTICE OF CLAIM TO BE GIVEN BY ASSURED

The Assured shall notify the Company promptly in writing in case knowledge shall come to the Assured of any assertion of facts, or claim of title or interest that is contrary to the assurances set forth in Schedule A and that might cause loss or damage for which the Company may be liable under this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of the Assured under this Guarantee unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

3. NO DUTY TO DEFEND OR PROSECUTE

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

4. COMPANY'S OPTION TO DEFEND OR PROSECUTE ACTIONS; DUTY OF ASSURED TO COOPERATE

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 3 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in Paragraph 4 (b), or to do any other act which in its opinion may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.
- (b) If the Company elects to exercise its options as stated in Paragraph 4 (a) the Company shall have the right to select counsel of its choice (subject to the right of the Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured shall secure to the Company the right to so prosecute or provide for the defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the Assured for this purpose. Whenever requested by the Company, the Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the correctness of the assurances set forth in Schedule A or to prevent or reduce loss or damage to the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

(continued)

5. PROOF OF LOSS OR DAMAGE

- (a) In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Assured furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.
- (b) In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this paragraph shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS: TERMINATION OF LIABILITY

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To pay or tender payment of the Amount of Liability together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
- (b) To pay or otherwise settle with the Assured any claim assured against under this Guarantee. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay; or
- (c) To pay or otherwise settle with other parties for the loss or damage provided for under this Guarantee, together with any costs, attorneys' fees, and expenses incurred by the Assured that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in 6 (a), (b) or (c) of this paragraph the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than the payments required to be made, shall terminate, including any duty to continue any and all litigation initiated by the Company pursuant to Paragraph 4.

7. LIMITATION OF LIABILITY

- (a) This Guarantee is a contract of Indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in Schedule A and only to the extent herein described, and subject to the Exclusions From Coverage of this Guarantee.
- (b) If the Company, or the Assured under the direction of the Company at the Company's expense, removes the alleged defect, lien, or encumbrance or cures any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (c) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom.
- (d) The Company shall not be liable for loss or damage to the Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

8. REDUCTION OF LIABILITY OR TERMINATION OF LIABILITY

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 4 shall reduce the Amount of Liability under this Guarantee pro tanto.

9. PAYMENT OF LOSS

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions, the loss or damage shall be payable within thirty (30) days thereafter.

10. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the Assured shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

(continued)

11. ARBITRATION

Either the Company or the Assured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision, or to any other controversy or claim arising out of the transaction giving rise to this Guarantee. All arbitrable matters when the amount of liability is Two Million And No/100 Dollars (\$2,000,000) or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the amount of liability is in excess of Two Million And No/100 Dollars (\$2,000,000) shall be arbitrated only when agreed to by both the Company and the Assured. Arbitration pursuant to this Guarantee and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

12. LIABILITY LIMITED TO THIS GUARANTEE; GUARANTEE ENTIRE CONTRACT

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

13. SEVERABILITY

In the event any provision of this Guarantee, in whole or in part, is held invalid or unenforceable under applicable law, the Guarantee shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

14. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Assured acknowledges the Company has underwritten the risks covered by this Guarantee and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of Guaranties of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims that are adverse to the Assured and to interpret and enforce the terms of this Guarantee. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

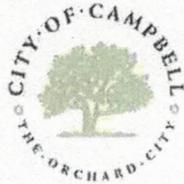
- (b) Choice of Forum: Any litigation or other proceeding brought by the Assured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

15. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to the Company at:

Fidelity National Title Insurance Company
P.O. Box 45023
Jacksonville, FL 32232-5023
Attn: Claims Department

END OF CONDITIONS



CITY OF CAMPBELL
Community Development Department

ACKNOWLEDGEMENT STATEMENT

Please read carefully. These are legally binding statements that may warrant consultation with legal counsel and/or a translator prior to signing. Misrepresentation may result in revocation of an issued building permit. Signature by the Applicant (or contractor), and Property Owner (or a duly authorized individual who may sign on behalf of a corporation, non-profit organization, limited liability company, joint partnership, homeowner associations, etc.) constitutes acknowledgment and/or acceptance of the following by all parties:

- (1) The City of Campbell is granted release to copy and reproduce electronically, in whole or in part, drawings and all other materials submitted with this permit application for the City's regulatory, administrative, and legal functions, including sharing of information with other governmental entities and for compliance with the [California Public Records Act \(CPRA\)](#);
- (2) All notices and communications may be provided electronically via email or through the MGO system. This acknowledgment constitutes a voluntary and knowing waiver to receive a physical copy of any such correspondence;
- (3) An application for a building permit is not deemed submitted until all required materials have been confirmed received and all plan-check fees have been paid;
- (4) The contractor shall maintain their required license and bond in good standing with the Contractors State License Board and a current City of Campbell Business License during the entirety of construction activity;
- (5) A permit application or an issued building permit will expire without refund of fees if the applicant fails to secure a permit or pass an inspection within 180 days, respectively. In the event a building permit expires, the City may impose fines and/or exercise administrative remedies to compel timely completion of work. A new permit application and payment of fees shall be required to complete the work/construction;
- (6) Issuance of a building permit shall not be construed to be an approval of a violation the California Building Code or Campbell Municipal Code (CMC); a permit issued in error under such circumstance shall be considered void;
- (7) Construction activity shall occur in compliance with the time and noise limitations specified by [CMC Sec. 18.04.52](#), as well as with local and State air quality and stormwater protection requirements;
- (8) For the purposes of the Telecommunications Act 47 U.S.C. §332(c)(7), California Government Code [§ 65964.1](#), the [Permit Streamlining Act](#), and any applicable Federal Communications Commission orders or regulations, an application for a development permit is not deemed submitted, and therefore any applicable shot clocks will not be deemed triggered, until all required materials have been received and all fees have been paid;
- (9) Revisions to approved construction plans must receive prior City approval. Construction performed not in compliance with approved construction plans may result in monetary and/or civil penalties and may also incur additional City requirements if the scope-of-work exceeds codified thresholds (e.g., determination of a new dwelling); and
- (10) The information submitted with the permit application is true and correct to the best of my knowledge.

ATTEST:

APPLICANT (OR CONTRACTOR) ACKNOWLEDGEMENT

Name: Temo Corona Title (if applicable): (Project Manager) Signature: [Signature] Date: 6/9/23

PROPERTY OWNER ACKNOWLEDGEMENT

Name: DAN PAUSTIAN Title (if applicable): _____ Signature: [Signature] Date: 6-9-23
Company (if applicable): _____