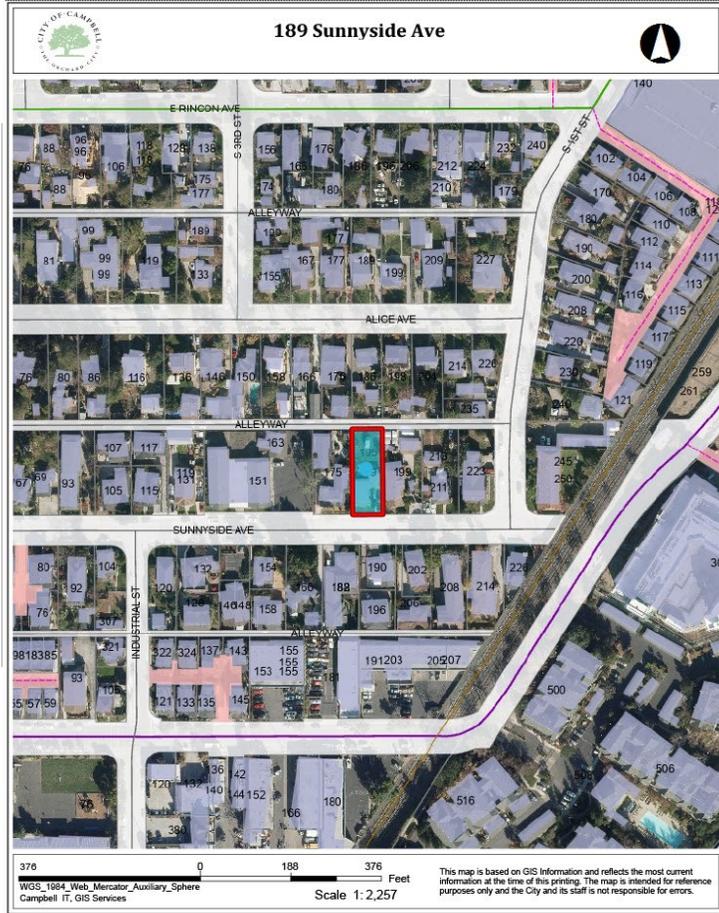


Location of Proposed Project




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

Project Image



Courtesy Notice

Dear Campbell Resident,

July 18, 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: 189 Sunnyside Avenue

Zoning | Area Plan: P-D | N/A

Neighborhood Association(s): DCNA

Council District: 3

File No: PLN-2023-136

APN: 412-04-038

Applicant: Pacific Blue Developments (Michael Radu)

Property Owner: Lisa Sall

Application Type: Planned Development Permit,
Tentative Map

Project Planner: Tracy Tam, Associate Planner

Email Contact: TracyT@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow an approximately 1,752 square foot two-story new single-family residence on a newly created lot.

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.

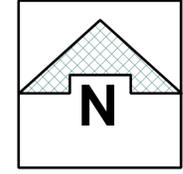
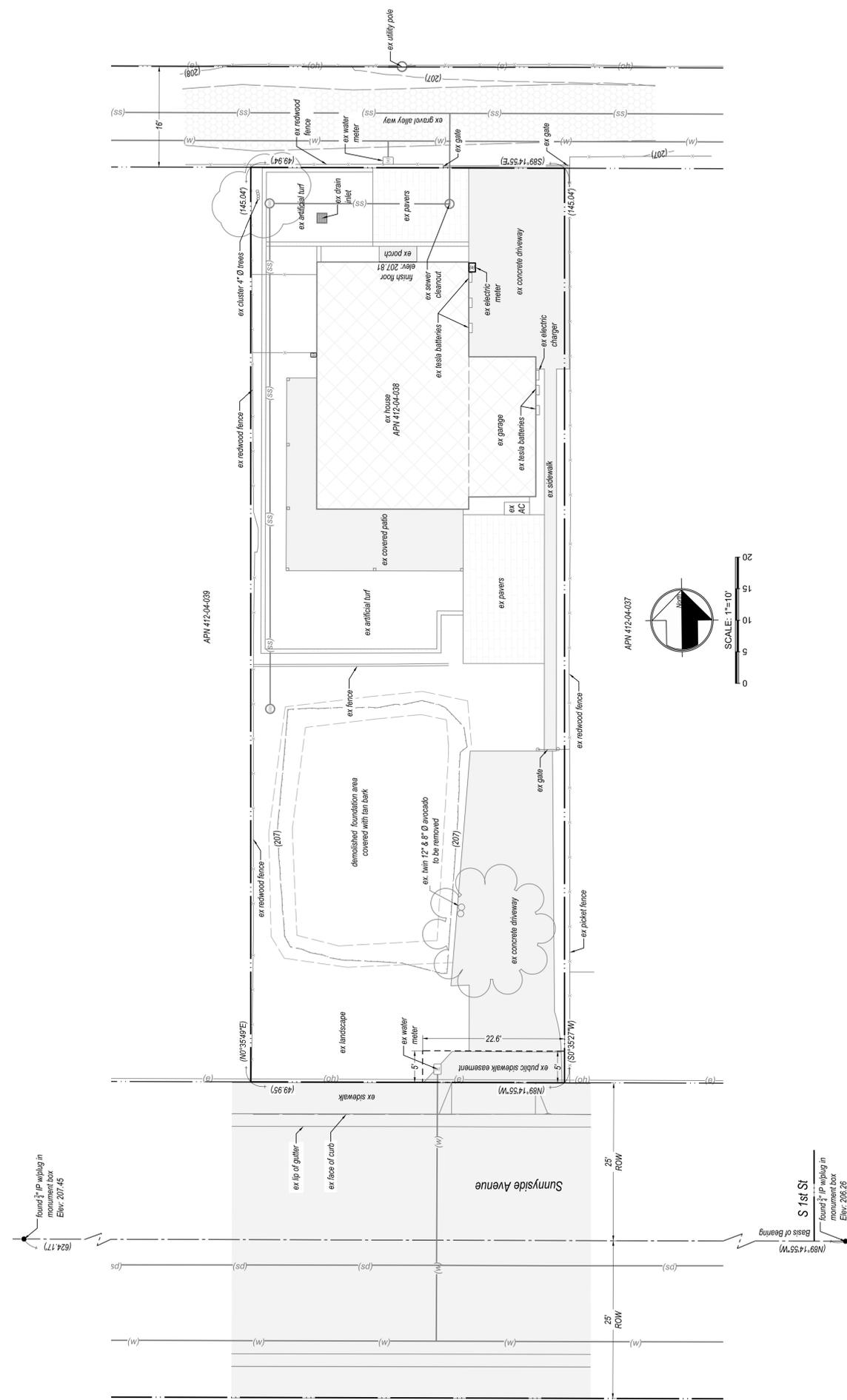


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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



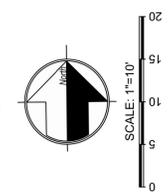


EXISTING/DEMOLITION PLAN

(E) EXTERIOR WALL
 (E) INTERIOR WALL
 DEMO. WALL
 ROOF LINE



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



SCALE: 1" = 10'

DESIGNER SIGNATURE	CITY DATE & APPROVAL STAMP
<i>[Handwritten Signature]</i>	

REVISIONS	REVISION BY

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 These drawings embody ideas, which are proprietary to the Craftsmen's Guild. The (C/D) and are designed, created, evolved and developed for construction and shall be used for construction purposes only. All contractors are responsible for verification of all conditions, dimensions and details indicated in these drawings. All materials and connections shall meet local and National building codes and shall be the responsibility of all contractors.

The BARNETSON Residence
 189 Sunnyside Ave
 Campbell, CA 95008

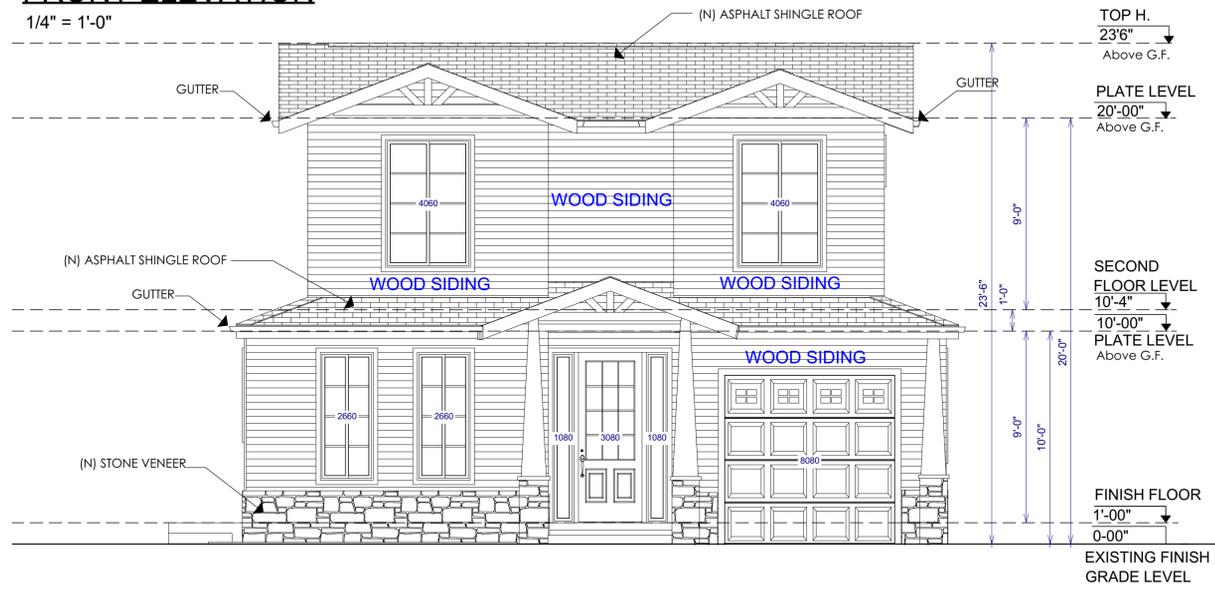
Craftsmen's Guild Inc.
 10566 South De Anza Blvd., Cupertino CA, 95014
 Phone: 408-261-1111
 California State Contractor's License Number: 907159

Drawn by Dorna Kh
Scale
Date Issued 6.10.2022
Project File Name
Project Number
A1

PROPOSED ELEVATIONS

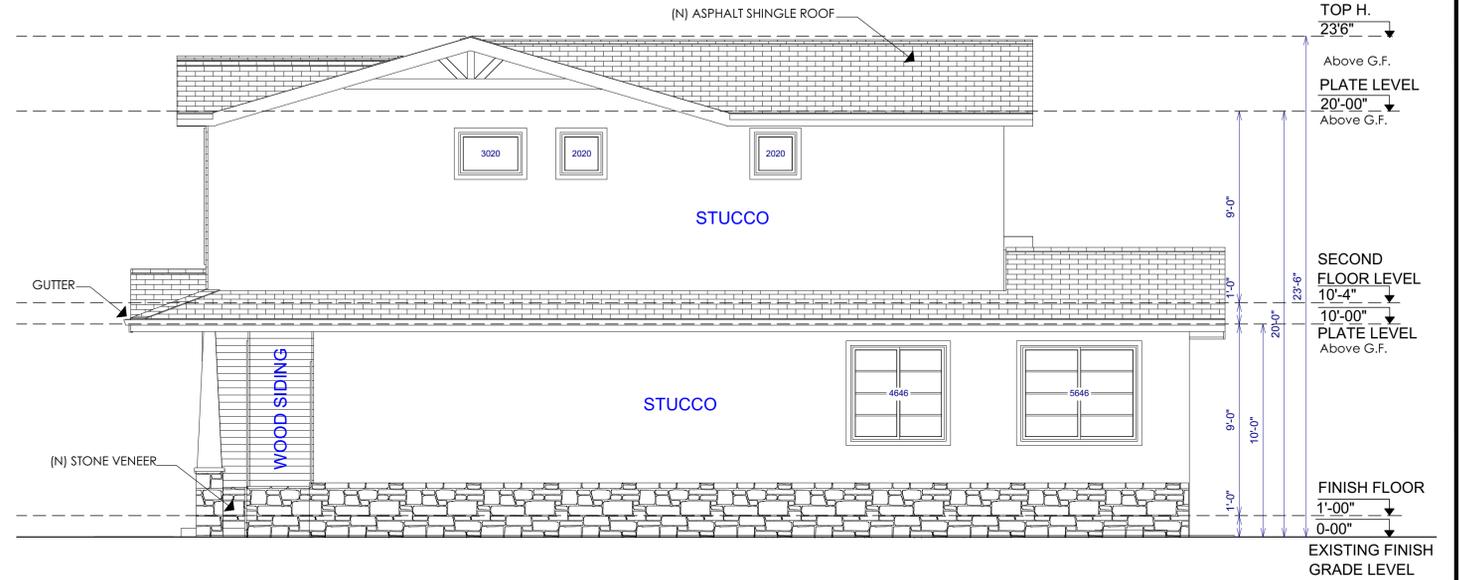
FRONT ELEVATION

1/4" = 1'-0"



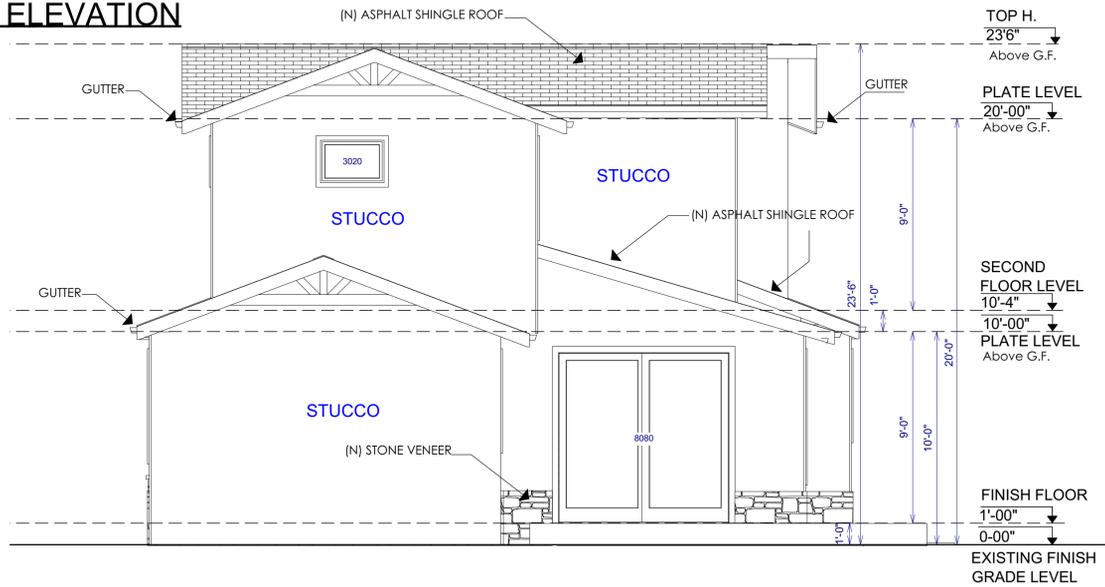
RIGHT ELEVATION

1/4" = 1'-0"



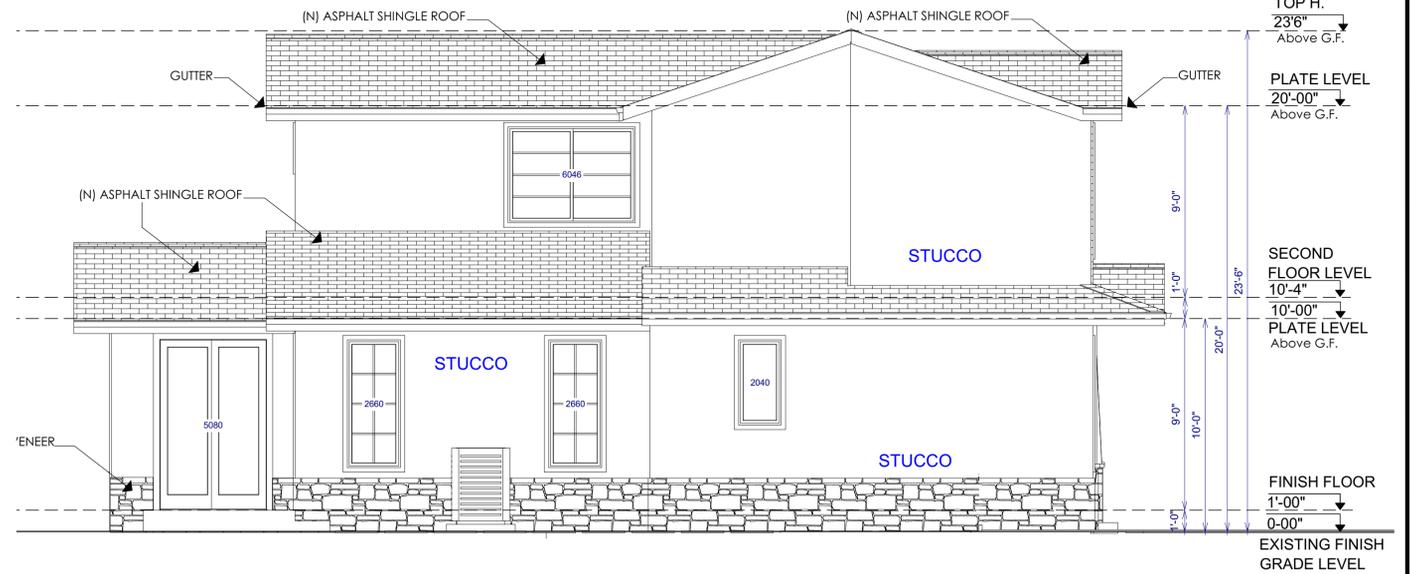
REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"



FRONT COLOR ELEVATION

1/4" = 1'-0"



MATERIAL Board

- Smooth Stucco finish exterior- Ultra Pure White from BEHR Company

All the exterior walls will be 3-coat stucco, 7/8 inch thickness & has 26 ga. galvanized weep screed at foundation plate line at least 4" above grade (or 2inches above concrete or paving). CRC section R703.7

- Anderson window and doors in black

- Stone Veneer: Porcelain Veneer-Quarziti- Mantle - Mirage Company



- Asphalt shingle roof- Color: Charcoal Black- Presidential Shake, Luxury Shingles, manufacture: Certainteed Saint-Gobain



- Wood siding: Arctic White, Manufacture: Hardie Plank lap siding



Note

FOUNDATION VENT SHALL BE FULLY COVERED WITH METAL WIRE MESH OR NONCOMBUSTIBLE MATERIALS WITH MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8" OPENINGS IN COMPLIANCE WITH CRC SECTION R327.6.2

DESIGNER SIGNATURE

[Handwritten Signature]

CITY DATE & APPROVAL STAMP

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The BARNETSON Residence
189 Sunnyside Ave
Campbell, CA 95008

Craftsmen's Guild Inc.
1806 South De Anza Blvd., Cupertino CA, 95014
California State Contractor's License Number: 907159

Drawn by

SCALE

DATE ISSUED

6.10.2022

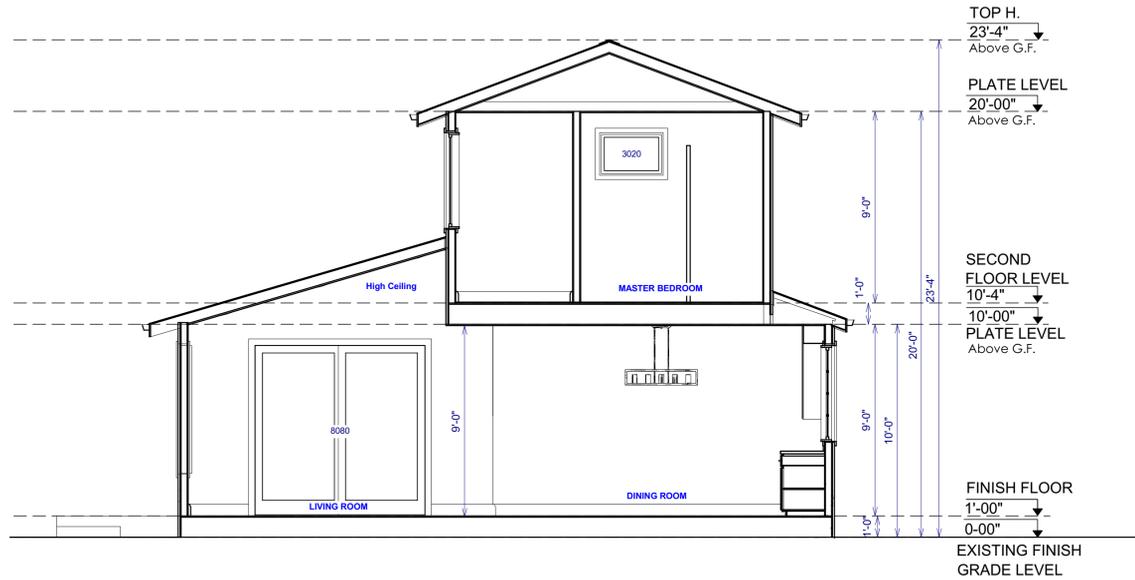
PROJECT FILE NAME

PROJECT NUMBER

A3

PROPOSED SECTIONS

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



SECTION A-A

1/4" = 1'-0"



SECTION B-B

1/4" = 1'-0"

STREETSCAPE DRAWING

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



DESIGNER SIGNATURE	CITY DATE & APPROVAL STAMP
<i>[Handwritten Signature]</i>	

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The BARNETSON Residence
189 Sunnyside Ave
Campbell, CA 95008

Craftsmen's Guild Inc.
1856 South De Anza Blvd., Cupertino CA, 95014
California State Contractor's License Number: 907159

DESIGNED BY	Doruk Kh
SCALE	
DATE ISSUED	6.10.2022
PROJECT FILE NAME	
PROJECT NUMBER	
A4	

ISOMETRIC RENDERINGS



REVISIONS

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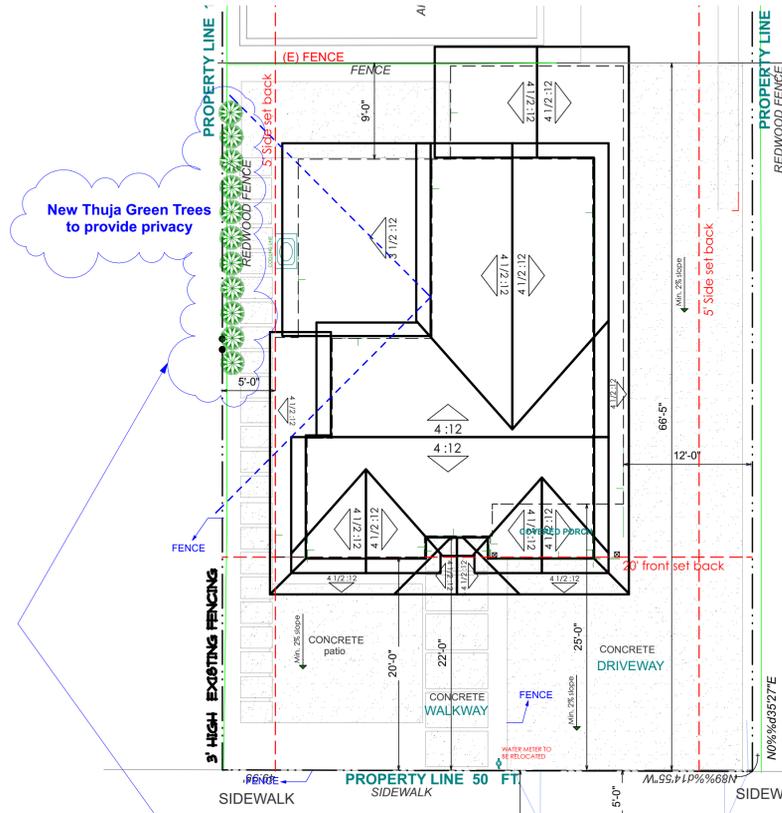
DESIGNER SIGNATURE CITY DATE & APPROVAL STAMP

	
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DRAWN BY
Doriah Kh
SCALE
DATE ISSUED
6.10.2022
PROJECT FILE NAME
PROJECT NUMBER

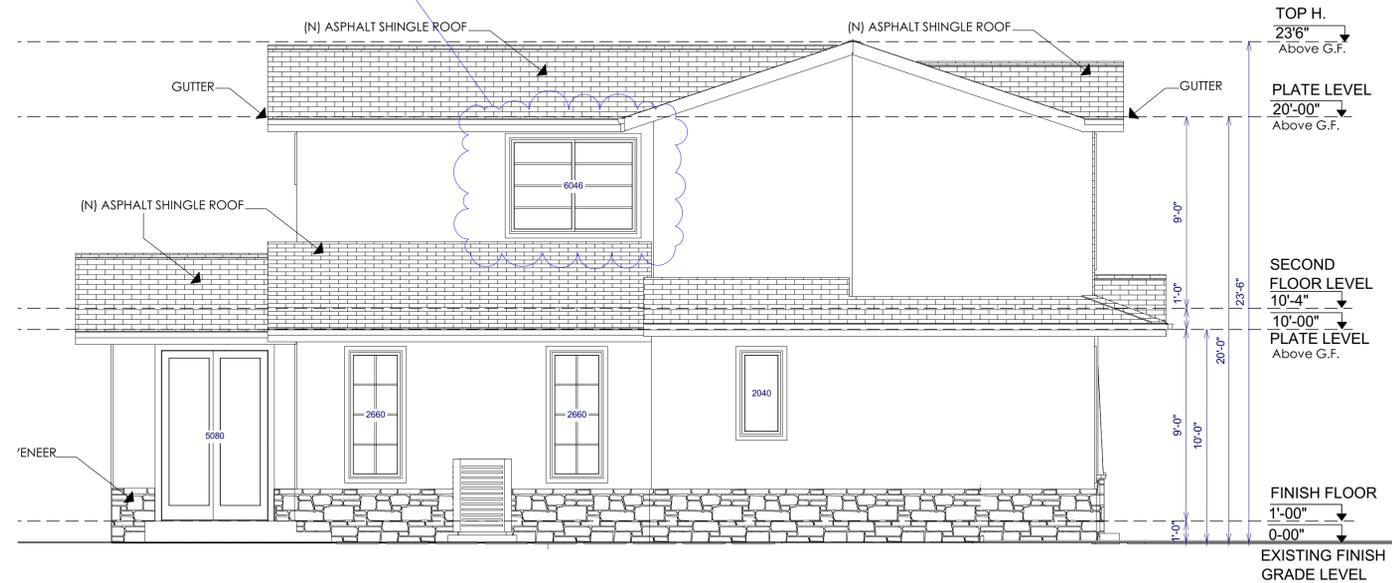
A5

PRIVACY PLAN



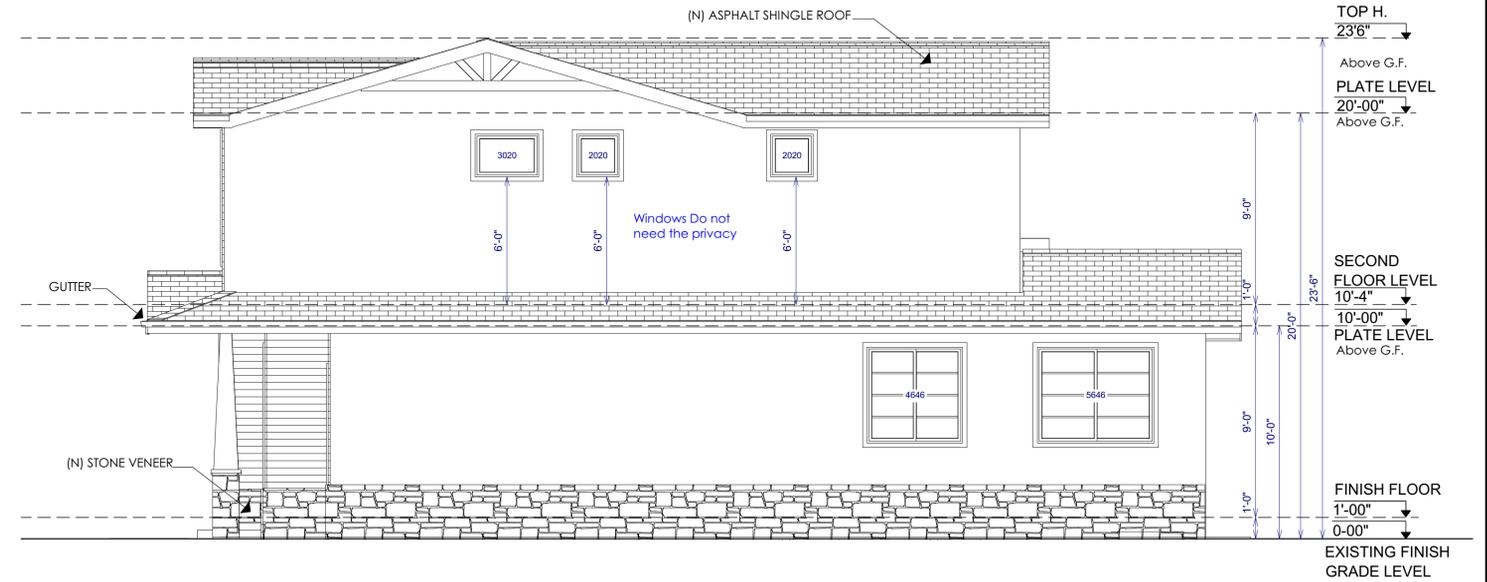
LEFT ELEVATION

1/4" = 1'-0"



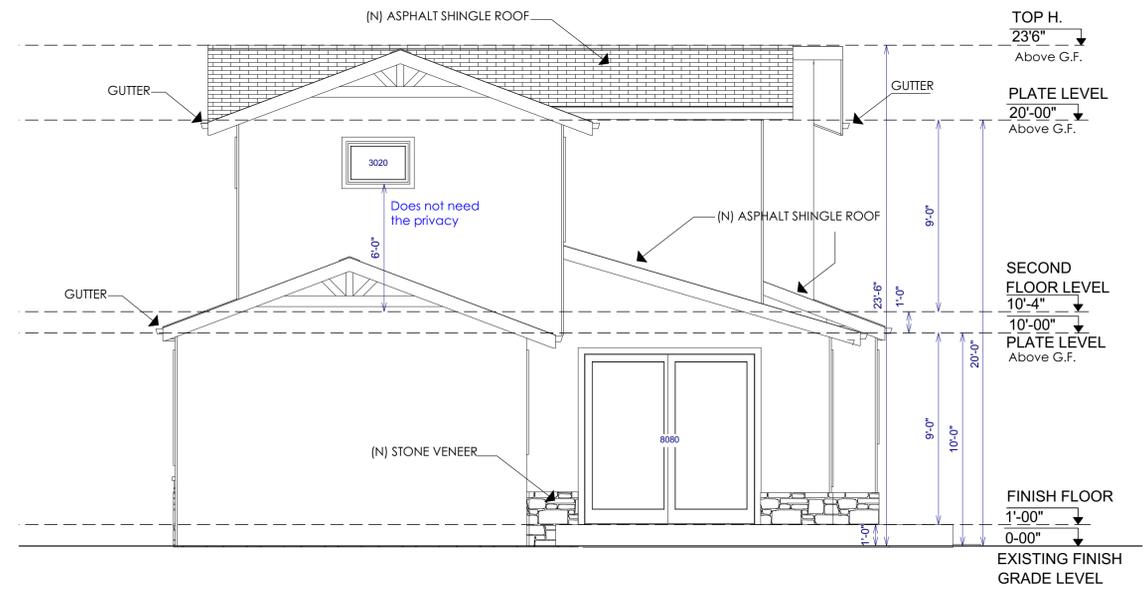
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



DESIGNER SIGNATURE

CITY DATE & APPROVAL STAMP

[Handwritten Signature]

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The BARNETSON Residence
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1856 South De Anza Blvd., Cupertino CA 95014
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DESIGNED BY	Doruk Kh
SCALE	
DATE ISSUED	6.10.2022
PROJECT FILE NAME	
PROJECT NUMBER	

A6

GENERAL NOTES

- CONTRACTOR SHALL PICK UP ALL PERMITS.
- CONTRACTOR SHALL PROVIDE WORK COMPLETELY AND IN ACCORDANCE WITH CURRENT APPLICABLE CODES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED THROUGH ANY ERRORS OR OMISSIONS WITHIN HIS WORK TO THIS PROPERTY OR TO THE ADJACENT AND PUBLICLY OWNED PROPERTIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE THE DRAWINGS. NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
- CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND MEASUREMENTS BEFORE STARTING CONSTRUCTION. VERIFY ALL DISCREPANCIES OR VARIATIONS TO THE DESIGNER BEFORE PROCEEDING WITH WORK.
- CONTRACTOR TO REPORT ON THE PROGRESS OF WORK TO THE DESIGNER. AT A MINIMUM, ON A BI-WEEKLY BASIS OR MORE FREQUENTLY AS CONDITIONS WARRANT. MEETINGS WITH THE DESIGNER SHALL BE SCHEDULED TO ALLOW FOR TIME REQUIRED TO PROVIDE APPROPRIATE RESPONSE TO ANY QUESTIONS OR SITE CONDITIONS.
- CONTRACTOR SHALL ARRANGE FOR A MEETING AFTER DETERMINING THE PROJECT DIMENSIONAL LAYOUT FOR REVIEW BY THE DESIGNER AND OWNER.
- CHANGE ORDERS MUST BE PROVIDED IN WRITING AND SHALL BE FOR EITHER ADDITIONS OR SUBTRACTIONS TO THE CONSTRUCTION CONTRACT. CHANGE ORDERS MUST BE SIGNED BY ALL PARTIES BEFORE THE WORK PROCEEDS.
- CONTRACTOR TO REVIEW ALL DESIGN CHANGES OR SUBSTITUTIONS WITH THE DESIGNER AND RECEIVE APPROVAL FOR ALL CHANGES.
- CODE UPGRADE WORK NOT REQUIRED BY BUILDING INSPECTORS IS TO BE REVIEWED WITH THE DESIGNER AND OWNER TO DETERMINE COURSE OF ACTION. IF THE CONTRACTOR BELIEVES CODE UPGRADE IS NECESSARY AND IT HAS NOT BEEN REQUIRED BY THE BUILDING INSPECTOR, THE DESIGNER AND OWNER SHALL DETERMINE WHETHER THE WORK IS TO BE UNDERTAKEN.
- VERIFY ALL EQUIPMENT SIZES BEFORE COMMENCEMENT OF THE WORK.
- ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS ARE "DESIGN/BUILD." PERFORMANCE SPECIFICATIONS ARE TO BE REVIEWED BY THE DESIGNER AND OWNER BEFORE COMMENCEMENT OF THE WORK, I.E., FURNACE SIZE AND TYPE, ELECTRICAL PANEL SIZES, ETC.
- INSTALL ALL EQUIPMENT, FIXTURES, AND MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR TO COORDINATE WITH OWNER FOR OWNER-PROVIDED MATERIALS AND PRODUCTS.
- PROVIDE COMPLETE FURRING AND SOFFITS TO INSTALL ALL HORIZONTAL AND VERTICAL HVAC DUCTS, VENTING, AND PLUMBING.
- CONTRACTOR TO COMBINE VENTS WHEREVER FEASIBLE TO MINIMIZE PIPE PENETRATIONS THROUGH ROOF. SEE ALSO ROOF PLAN FOR LOCATION OF FALSE CHIMNEYS FOR VENTING.
- PROVIDE FIBERGLASS BATT INSULATION IN WALLS, FLOORS, CEILINGS, AND ROOFS ADJOINING EXTERIOR OR UNCONDITIONED SPACES. --SEE T-24 COMPLIANCE FORMS FOR SCHEDULE
- PROVIDE WATER-RESISTANT GYP. BD. AT ALL BATH, TOILET, AND LAUNDRY ROOM WALLS THAT WILL BE PAINTED. PROVIDE WATER-RESISTANT GYP. BD. AT ALL WALL AND CEILING SURFACES THAT MAY BE FINISHED WITH TILE.
- ALL WOOD SHALL BE PAINTED AS FOLLOWS:
 - EXTERIOR: THREE COAT OVER PRIMER INTERIOR: TWO COAT OVER PRIMER STAIN AND SEAL WHERE INDICATED
 - COLORS TO BE SELECTED BY DESIGNER AND OWNER.
- FINAL ACCEPTANCE OF COLORS WILL BE FROM JOB-APPLIED SAMPLES. PROVIDE FULL-COAT FINISH SAMPLES ON SURFACE WITH A MINIMUM SIZE OF 25 S.F. FOR APPROVAL BY DESIGNER AND OWNER.
- CONTRACTOR SHALL PICK UP ALL PERMITS.
- ADEQUATE PREPARATION OF THE SUBSTRATE IS IMPERATIVE TO PROPER BONDING OF THE PAINT. PREP EACH SUBSTRATE AS RECOMMENDED BY MANUFACTURER. THOROUGHLY CLEAN ALL SURFACES. REMOVE ANY PAINT WHERE BONDING FAILURE IS EVIDENT AND ROUGHEN SURFACES AS REQUIRED FOR ADHESION OF NEW PAINT.
- TILE FLOORING TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR (I.B.C.), UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH OWNER FOR REQUIRED SCHEDULING AND ORDERING INFORMATION. CONTRACTOR SHALL ASSIST IN DETERMINING QUANTITIES WHEN REQUIRED.
- CONTRACTOR SHALL PROVIDE OWNER WITH REQUESTED DATES FOR DELIVER OF ALL P.B.O. PRODUCTS AND KEEP OWNER ABEAST OF SCHEDULE. OWNER SHALL DETERMINE LEAD TIME FOR ALL PRODUCTS AND PROVIDE DELIVERY WHEN REQUIRED BY CONTRACTOR.
- FOR ALL MATERIALS PROVIDED BY CONTRACTOR WHICH REQUIRE COLOR OR FINISH SELECTION, CONTRACTOR SHALL CONTACT DESIGNER FOR ALL DECISIONS.
- THE CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND SAFE AT ALL TIMES AND SHALL LEAVE THE PREMISES CLEAN AND ORDERLY, AND READY FOR OCCUPANCY.
- THE CONTRACT FOR CONSTRUCTION SHALL GENERALLY FOLLOW THE GENERAL CONDITIONS OF AIA CONTRACT A201, 2007 VERSION.
- USE QUARTER ROUND TRIM PIECES (FOR FULL MORTAR BED) OR BULLNOSE EDGE TRIM PIECES (FOR THINSET) FOR EXPOSED OUTSIDE EDGE CONDITIONS.

PLUMBING NOTES

1. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED CPC CODES.
2. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.
3. PROJECT TO INCLUDE NEW COPPER HOT AND COLD SUPPLY LINES IN AREA OF WORK.
4. FAUCETS WITH ATTACHED HOSE SPRAYS SHALL VENT TO ATMOSPHERE UNDER BACK SIPHONAGE CONDITIONS (CPC SECTION 603.3.15). ALL SHOWERS SHALL HAVE ANTI-SCALD VALVE.
5. NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DISCHARGE SYSTEM OR FOOD DISPOSAL WITHOUT THE USE OF AN APPROVED AIRGAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.
6. ALL BUILDING SUPPLY WATER SYSTEMS IN WHICH QUICK ACTING VALVES ARE INSTALLED SHALL BE PROVIDED WITH DEVICES TO ABSORB THE HAMMER CAUSED BY HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES. WATER HAMMERS SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THESE VALVES.
7. WASHING MACHINE TO HAVE DEDICATED DRAIN LINE.
8. GARAGE MOUNTED WATER HEATERS (GENERATING A GLOW, SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS) SHALL BE INSTALLED 1ft ABOVE GARAGE FLOOR PER CPC SEC 508.14. SEISMIC ANCHORAGE OF WATER HEATER TO INCLUDE ANCHORS OR STRAPS AT POINTS WITHIN THE UPPER AND LOWER 1/3RD OF ITS VERTICAL DIMENSION, THE LOWER ANCHOR/STRAP LOCATED TO MAINTAIN A MIN. DISTANCE OF 4" ABOVE CONTROLS PER CPC SEC. 508.2. WATER HEATERS OVER 50 GALLONS TO HAVE THREE STRAPS. PROVIDE PRESSURE RELIEF VALVE W/ DRAIN TO OUTSIDE @ WATER HEATER PER CPC SEC.608.5. PROVIDE AIR FOR COMBUSTION AND VENTILATION PER MANUF. INSTRUCTION AND CPC SEC 507.1.1
9. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC 2406.3
10. SHOWER AND TUB/SHOWER WALLS TO HAVE SMOOTH, HARD, NONABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G. CEMENT, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72 ABOVE THE DRAIN INLET. PLEASE NOTE: WATER-RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.3.8
11. PLUMBING AND EQUIPMENT VENTING: WHERE FEASIBLE, VENT ALL PLUMBING FIXTURES, EXHAUST VENTS, FURNACE, AND WATER HEATER TO ROOF. VERIFY ALL LOCATIONS OF VENTS WITH OWNER PRIOR TO INSTALLATION.
12. ALL HOSE BIBS OTHER THAN WATER HEATER DRAINS AND WASHER CONNECTIONS SHALL BE PROTECTED BY A LISTED NON-REMOVABLE HOSE BIB TYPE BACK FLOW PREVENTER OR BY A RATED ATMOSPHERIC VACUUM BREAKER INSTALLED AT LEAST 6'-0" ABOVE THE HIGHEST POINT OF USAGE AND LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE.
13. WHEN GAS FIRED WATER HEATER COMPARTMENTS ARE USED, PROVIDE AN UPPER AND LOWER COMBUSTION AIR DUCTS/ OPENINGS. THE SUPPLY OF COMBUSTION AIR MUST BE DIVIDED EQUALLY WITH 1/2 OF THE REQUIRED MINIMUM 100 SQUARE INCHES OF VENT-ABLE AREA SHALL BE LOCATED WITHIN THE UPPER AND LOWER 12" OF THE ENCLOSURE.
14. SHOWERS, TUB-SHOWER COMBINATIONS, AND WHIRLPOOL TUBS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION OF BOTH THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION. VALVES SHALL BE ADJUSTED TO DELIVER A MAX. MIXED WATER SETTING OF 120 DEGREES FAHRENHEIT. CPC SEC 414
15. ENTIRE LENGTH OF RECIRCULATING DISTRIBUTION SECTIONS OF DOMESTIC HOT WATER MUST BE INSULATED. NON-RECIRCULATING SYSTEMS MUST HAVE INSULATION ON BOTH HOT AND COLD WATER PIPES FOR A LENGTH OF 5 FEET FROM THE WATER HEATER WITH THE EXCEPTION THAT HOT WATER PIPES FROM THE WATER HEATER TO THE KITCHEN BE INSULATED.
16. WHERE WATER PRESSURE EXCEEDS 80 PSI, AN APPROVED REGULATOR PRECEDED BY AN ADEQUATE STRAINER SHALL BE INSTALLED PER CPC SERC 608.2
17. PROVIDE MINIMUM 4" SEWER SERVING THE BUILDING
18. EXTEND ALL CLEANOUTS TO THE EXTERIOR OF THE BUILDING IF MORE THAN 20" FROM THE CRAWL HOLES.
19. PROVIDE A CLEAN OUT SERVING THE KITCHEN SINK AND WITHIN 2' OF THE BUILDING FOUNDATION ON THE EXTERIOR OF THE BUILDING.
20. PLUMBING SUB CONTRACTOR WILL PROVIDE THE SPACIFICATION FOR MAIN GAS LINE AND WATER LINE BASE ON THE PROJECT SIZE
21. THE LAVATORY WATER FIXTURE FLOW RATE SHALL BE 1.2 GMP IN LIEU OF 1.5 GMP.

MECHANICAL NOTES

1. ALL MECHANICAL WORK SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED CMC CODES.
2. FURNACE LOCATION SHOWN ON PLANS- EXTENDS EXISTING DUCT RUNS TO SERVE NEW LOCATIONS.
3. MECHANICAL CONTRACTOR/PLUMBING CONTRACTOR TO SHOW THE TERMINATION LOCATION OF FLUES AND PLUMBING VENTS IN RELATION TO OPENINGS IN THE STRUCTURE (ESPECIALLY OPERABLE SKYLIGHTS) ON THEIR RESPECTIVE DESIGN DRAWINGS. ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING (I.E. DRYERS, BATH AND UTILITY FANS, ETC., MUST BE 3 FEET AWAY FROM DOORS, WINDOWS, PROPERTY LINES, OPENING SKYLIGHTS OR ATTIC VENTS.) PER CMC SEC. 504.5. GAS VENT TERMINATIONS SHALL MEET THE REQUIREMENTS OF CMC 802.6 AND 802.8.
4. INSTALLATION INSTRUCTIONS FOR ALL LISTED EQUIPMENT SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF INSPECTION.
5. ALL MECHANICAL VENTILATION SYSTEMS SHALL HAVE BACK DRAFT DAMPERS.
6. MECHANICAL VENTILATION SYSTEMS IN BATHROOMS ARE REQUIRED TO BE VENTILATED WITH A MINIMUM 50 CUBIC FOOT PER MINUTE INTERMITTENT OR 25 CUBIC FOOT PER MINUTE CONTINUOUS EXHAUST FANS CRC SEC. 1203.4.2.1
7. BATHROOMS CONTAINING BATHTUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED (NATURAL VENTILATION IS NOT AN ALTERNATIVE REPLACEMENT).
8. SUPPLY A SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE OF BUILDING (14'-0" MAXIMUM LENGTH, INCLUDING TWO ELBOWS) WITH BACK DRAFT DAMPER, UNLESS MANUFACTURER PERMITS LONGER RUNS OR A POWER EXHAUST IS PROVIDED.
9. MECHANICAL DUCT PENETRATIONS AT OCCUPANCY SEPARATION WALLS SHALL BE CONSTRUCTED OF STEEL HAVING A THICKNESS OF NOT LESS THAN 0.019", No. 26 GALVANIZED SHEET GAGE, & HAVE NO OPENINGS INTO THE GROUP U OCCUPANCIES.
10. HEATING EQUIPMENT GENERATING A GLOW SPARK, OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED A MINIMUM OF 18 INCHES ABOVE THE GARAGE FLOOR.
11. WHEN A CLOSET IS DESIGNED FOR INSTALLATION OF A CLOTHES DRYER, A MINIMUM OPENING OF 100 SQUARE INCHES FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR OR FLOOR AND CEILING OR BY OTHER APPROVED MEANS.
12. WHEN GAS FIRED FURNACE COMPARTMENTS ARE USED, PROVIDE AN UPPER AND LOWER COMBUSTION AIR OPENINGS. THE OPENINGS SHALL BE LOCATED WITH-IN THE UPPER AND LOWER 12" OF THE ENCLOSURE. COMBUSTION AIR REQUIREMENTS TO COMPLY WITH CMC CHAPTER 7.
13. ALL AIR CONDITIONER UNITS OR AIR CONDITIONER CONDENSERS SHALL BE LOCATED AWAY FROM PROPERTY LINE AS PER LOCAL CODE REGULATIONS.
14. APPLIANCES DESIGNED TO BE FIXED IN POSITION SHALL BE SECURELY FASTENED IN PLACE. SUPPORTS FOR APPLIANCES SHALL BE DESIGNED AND CONSTRUCTED TO SUSTAIN VERTICAL AND HORIZONTAL LOADS WITHIN THE STRESS LIMITATIONS SPECIFIED SECION 303.4 OF THE CMC.
15. MAINTAIN PROPER WORKING CLEARANCE FOR ALL DISCONNECTS SERVING THE AC UNITS
16. 904.11 Appliances in Attics & Under-floor Spaces.
 - 904.11.1 Access. An attic/under-floor space in which an appliance is installed shall be accessible through an opening and passageway at least as large as the largest component of the appliance, and not less than 22 inches x 30 inches.
 - 904.11.2 Passageway Height. Where the height of the passageway is less than 6 feet, the distance from the passageway access to the appliance shall not exceed 20 feet measured along the center line of the passageway.
 - 904.11.3 Passageway. The passageway shall be unobstructed and shall have solid flooring not less than 24 inches wide from the entrance opening to the appliance.
 - 904.11.4 Work Surface. A level working platform or grade surfaces not less than 30 inches by 30 inches shall be provided in front of the service side of the appliance.
 - 904.11.6 Furnace (Upright and Horizontal). Upright furnaces may be installed in an attic, furred, or under-floor space more than 5 feet in height, provided the required listings and furnace and duct clearances are observed. Horizontal furnaces may be installed in an attic, furred, or under-floor space, provided the required listings and furnace and duct clearances are observed
17. DRYER VENTS TO BE EXTENDED TO THE EXTERIOR MINIMUM 36" TO OPENINGS.

ELECTRICAL NOTES

1. KITCHENS - ALL INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY (FLUORESCENT) AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR PER CA ENERGY CODE 150.0(K)21. OCCUPANCY SENSOR IS A MANUAL-ON OCCUPANCY SENSOR AND MOTION SENSOR THAT COMPLIES WITH CEC SECTION 119 (d) AND SHALL NOT HAVE A CONTROL THAT ALLOWS THE LUMINAIRES TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRES TO BE ALWAYS ON.
3. OTHER ROOMS - ALL LUMINAIRES SHALL BE HIGH EFFICACY. CLOSETS THAT ARE LESS THAN 70 SQ FT ARE EXEMPT FROM THESE REQUIREMENTS.
4. OUTDOOR LIGHTING - ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY .
5. SERVICE PANEL SHALL COMPLY WITH NEC ARTICLE 240-24.
6. CLOSET LIGHT FIXTURES SHALL COMPLY WITH NEC ARTICLE 410-8.
7. PROVIDE UL LISTED FIXTURES IN DAMP LOCATIONS.
8. CEILING FANS OR CHANDELIERS ARE TO BE SUPPORTED PER NEC 370-27(C) AND SHALL NOT USE OUTLET BOXES AS THE SOLE MEANS OF SUPPORT.
9. ELECTRICIAN TO REVIEW FIXTURE, SWITCH, DIMMER, AND OUTLET LOCATIONS WITH OWNER PRIOR TO INSTALLATION.
10. KITCHEN HOOD NOT SHOWN FOR CLARITY - OWNER TO PROVIDE HOOD CONTRACTOR TO INSTALL - PROVIDE ELECTRICAL CONNECTION PER MFR. ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MIN. OF 3 FEET FROM ANY OPENINGS INTO THE BUILDING PER CMC SEC. 504.5
11. ALL ROOMS CONTAINING BATH TUBS, SHOWERS, SPAS, AND SIMILAR BATHING FIXTURES MUST HAVE MECHANICAL EXHAUST FANS PER CRC SEC. 1203.4.2.1. BATHROOM CEILING FANS SHOULD BE CENTERED OVER TOILET.
12. CONTRACTOR TO VERIFY IF EXISTING PANEL MUST BE UPGRADED.
13. ALL 15-AMP AND 20-AMP DWELLING UNIT RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES, CEC ARTICLE 406.11
14. ELECTRICAL BOXES ON OPPOSITE SIDES OF RATED GARAGE WALL TO BE SEPARATED BY HORIZONTAL DISTANCE OF 24" MIN.
15. PROVIDE LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) (COMBINATION TYPE) PROTECTION FOR ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, 15 & 20 AMP OUTLETS (FOR RECEPTACLES, LIGHTS, & SMOKE ALARMS) INSTALLED IN KITCHENS, FAMILY ROOMS, LIVING ROOMS, LIBRARIES, DEN, BEDROOMS, SUN ROOMS, RECREATION ROOMS, LAUNDRY ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS PER CEC 210.12(B).
16. ALL OUTLETS TO SERVE KITCHEN COUNTERTOPS SHALL BE GFCI PROTECTED PER THE ELECTRICAL CODE.
17. TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OULETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES-- ONLY THE REQUIRED COUTERTOP/ WALL OUTLETS INCLUDING THE REFRIGERATOR. CEC 210.11(C)(1) & 210.52 (R)
18. LAUNDRY RECEPTACLE OUTLET TO BE A DEDICATED 20-AMP BRANCH CIRCUIT PER CEC 210.11(C) (2) & 210.52(F)
19. DEDICATED 20-AMP CIRCUIT REQUIRED TO SERVE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CEC 210.11(C)(3) & 210.52(D)
20. PLACE OUTLETS IN REMODELED AREAS @ 12 FEET O.C. MAXIMUM AND WITHIN 6 FEET OF END WALLS. WALL SPACES INCLUDE FIXED PANELS IN EXTERIOR WALLS, EXCLUDING SLIDING PANELS AND ALSO FIXED ROOM DIVIDERS SUCH AS BAR TYPE COUNTERS OR RAILINGS. CEC 210.52(A)(1) & 210.52 (A) (2) (2) & (3)
21. ALL HARD WIRED 120 VOLT SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED AND WIRED ON A LIGHTING CIRCUIT WITH A BATTERY BACK UP AND ARE AUDIBLE IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTAL PATH FROM SUPPLY OR RETURN REGISTERS OF HEATING OR COOLING SYSTEMS CRC SEC. R314 AND 315
22. ALL RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE IC RATED AND AIR-TIGHT (AT) LABELED AND SHALL HAVE AN ELECTRONIC BALLAST. FIXTURES NOT IC RATED CAN BE USED IN NON-INSULATED AREAS AND SHALL BE SPACED AT LEAST 1/2" FROM COMBUSTIBLE MATERIALS.
23. RECEPTACLES INSTALLED OUTDOORS IN LOCATIONS UNPROTECTED FROM THE WEATHER SHALL HAVE AN ENCLOSURE THAT IS WATERPROOF WHETHER OR NOT A PLUG IS INSERTED. ALL 15 & 20 AMP 125 & 250 VOLT NON-LOCKING RECEPTACLES SHALL BE LISTED WEATHER AND TAMPER RESISTANT TYPE (AND MARKED "WR" & "TR") CEC SECTIONS 201.52(E) AND 406.8(A)(B)

ELECTRICAL NOTES

24. ALL MULTI WIRE BRANCH CIRCUITS REQUIRE SIMULTANEOUS DISCONNECT AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. MULTI WIRE BRANCH CIRCUITS IN A PANELBOARD OR OTHER ENCLOSURE MUST BE GROUPED TOGETHER BY WIRE TIES OR SIMILAR MEANS TO IDENTIFY THE CORRESPONDING GROUNDED AND UNGROUNDED CONDUCTORS OF THE CIRCUIT.
25. Provide proper working clearance at AC electrical disconnects
26. All receptacles must be tamper proof

CALGREEN NOTES

1. DUCT SYSTEMS ARE SIZED, DESIGNED, AND EQUIPMENT IS SELECTED PER SECTION 4.507.2.HAVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
2. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1)
3. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1)
4. ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS (4.504.2.1)
5. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2)
6. AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3)VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
7. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3)
8. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
9. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARD WOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.4.504.5
10. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2)
11. CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE (4.505.3)
12. THE NEW BATHROOM SHALL BE MECHANICALLY VENTILATED AND BE EITHER ENERGY START COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING OR MUST BE CONTROLLED BY HUMIDITY CONTROL PER CGBC 4.506.1.
13. ALL NEW , REMODEL OR RENOVATED AREAS SHALL MEET THE PRESCRIPTIVE PLUMBING FIXTURE REQUIREMENTS CGBC 4.303.1: (PERFORMANCE METHOD HAS BEEN REMOVED FROM THE CODE)
 1. WATERS CLOSETS: ≤ 1.28 GAL/FLUSH. CGBSC 4.303.1.1
 2. SINGLE SHOWERHEADS: ≤ 1.8 GPM @ 80 PSI. CGBSC 4.303.1.3
 3. MULTIPLE SHOWERHEADS: COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. CGBSC 4.303.1.3.2
 4. RESIDENTIAL LAVATORY FAUCETS: ≤ 1.2 GPM @ 60 PSI. CGBSC 4.303.1.4.1
 5. KITCHEN FAUCETS: ≤ 1.8 GPM @ 60 PSI; TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM. 4.303.1.4.4

DESIGNER SIGNATURE CITY DATE & APPROVAL STAMP

[Handwritten Signature]

REVISIONS

REVISION BY

NOTICE TO ALL CONTRACTORS:
These drawings embody ideas, which are proprietary to the Craftsmen's Guild. The (CGI) and are designed, created, evolved and developed for construction drawings. If construction is performed by others, All contractors are responsible for verification of all conditions, dimensions and details indicated in these drawings. All materials and connections shall meet local and National building codes and shall be the responsibility of all contractors.

The BARNETSON Residence
189 Sunnyside Ave
Campbell, CA 95008

Craftsmen's Guild Inc.
1086 South De Anza Blvd., Cupertino CA 95014
California State Contractor's License Number: 907159

Drawn by

Dorina Kh

SCALE

DATE ISSUED

6.10.2022

PROJECT/FILE NAME

PROJECT NUMBER

A7

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 N/A, 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 MH Engineering Co. ON 9/10/21

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 N/A

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

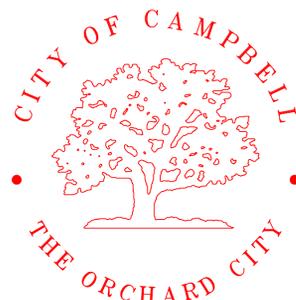
Barnetson - ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 189 Sunnyside Avenue, Campbell CA

BUILDING PERMIT NO. 20 -

ASSESSORS PARCEL NO. 412-04-038

DOCUMENT #



CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS



VICINITY MAP

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

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.

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

ABBREVIATIONS

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. # _____

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: _____

Earthwork Quantities	
FILL:	8 CY
CUT:	42 CY
IMPORT:	0 CY
EXPORT:	0 CY

INDEX OF DRAWINGS

TITLE	SHEET
COVERSHEET	1
SITE PHOTOGRAPHY	2
EXISTING PLAN	3
SITE PLAN	4
GRADING PLAN	5
UTILITY PLAN	6
TENTATIVE MAP	7

LEGEND

EXISTING	PROPOSED

BENCHMARK #1075

ELEVATION: 210.19

LOCATION: Santa Clara Valley Transportation Authority's aluminum disk; stamped "1999 126"; at address 508 Railway Avenue (entrance drive to Avalon Campbell Apartments); 33 feet east from centerline for Kennedy Avenue; on top of curb at handicap ramp; 27 feet south from 12 diameter sycamore tree; 5.5 feet west from center of 0.92 feet inside diameter gas valve box. 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 8703 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
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381



Cover Sheet - APN 412-04-038
189 Sunnyside Avenue, Campbell CA

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Chkd	
By	
Date	
Revision	
No.	
1/30/23	
Date:	
Drawn By:	DY
Designed By:	DF
SCALE:	
SHEET	1
OF	7



1 View: North



2 View: North



3 View: South



4 View: West



5 View: North



6 View: North



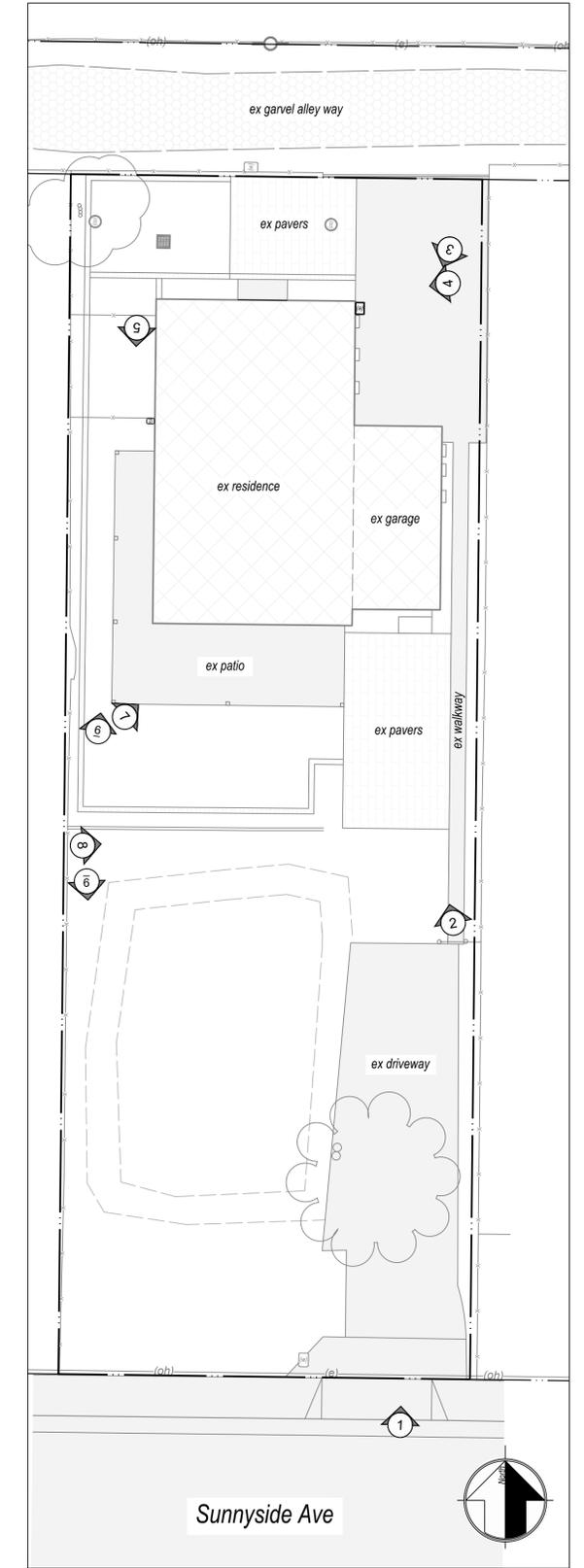
7 View: North



8 View: North



9 View: Southeast



Sunnyside Ave

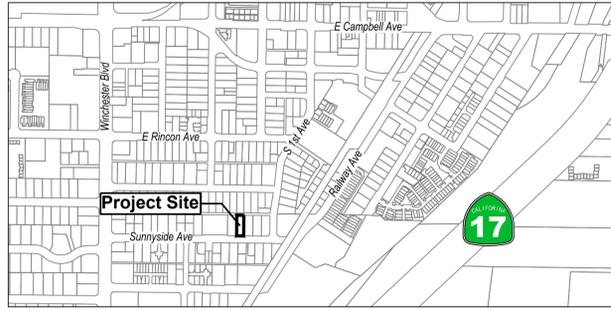
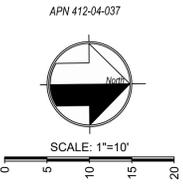
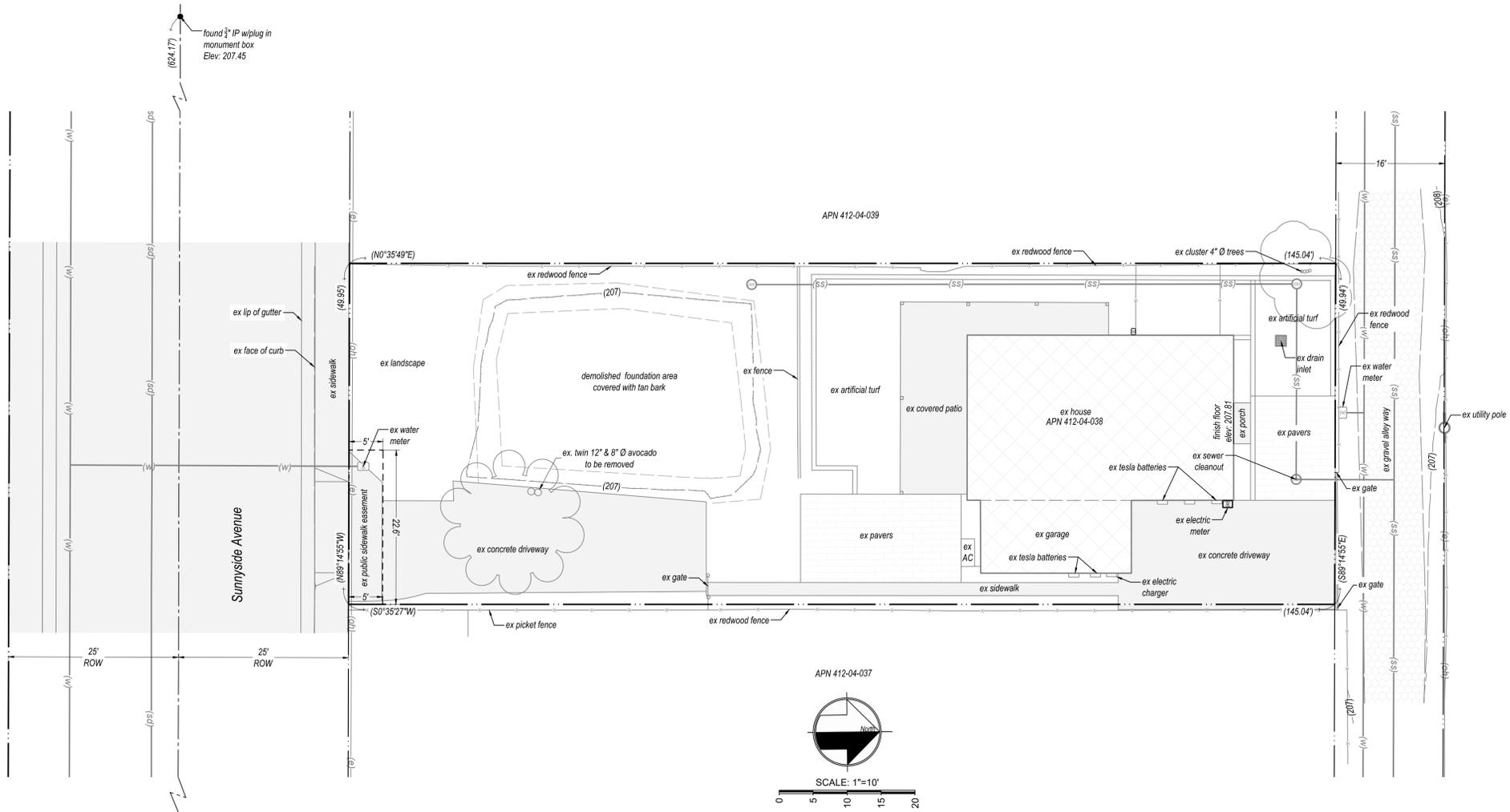
Site Key

Date:	1/30/23	No.:		Revision:		Date:		By:	Chkd
Drawn By:	DY	Designed By:	DF						

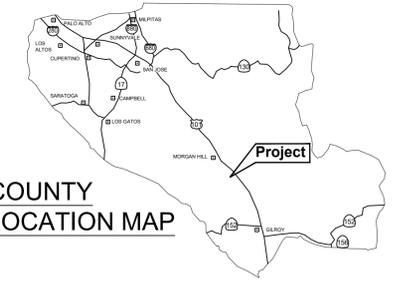
MH engineering Co.
 4078 Vernal Boulevard
 Morgan Hill, CA 95037

Site Photography - APN 412-04-038
 189 Sunnyside Avenue, Campbell CA

SCALE: N/A
 SHEET: C2
 OF: 7



VICINITY MAP



COUNTY LOCATION MAP

LEGEND

	Proposed Structure
	Proposed PCC
	Proposed Pavers
	existing AC
	existing structure
	existing grade contour

Applicant/Owner:

Donald Barnetson
189 Sunnyside Ave
Campbell, CA 95008
408-666-4932
dbarnets@gmail.com

Engineer:

David L. Faria, RCE 92432
MH Engineering
16075 Vineyard Blvd.
Morgan Hill, CA 95037
408.779.7381
davidl@mhengineering.com

Project Information:

APN	412-04-038
Present Use:	Residential
Proposed Use:	Residential
Present Zoning:	P-D
Existing Improvements:	As Shown
Water:	San Jose Water Company
Sanitary Sewer:	West Valley Sanitation District
Gas & Electric:	PGE
Area:	0.166 ac

Boundary Note: Property lines shown on this plan are based on record data and boundary monumentation measured to date.

Flood Zone: The property lies wholly in Zone X, areas determined to be outside the 0.2% annual chance floodplain, per FEMA Firm Panel 06085C02379H, effective May 18, 2009.

Basis of Bearings: The bearings shown on this map are based on the centerline of Sunnyside Avenue as found monumented and recorded as North 89° 14' 55" West, on that record of survey thereof recorded in Book 811 of Maps at Page 35, Santa Clara County Records.

Benchmark: Elevations shown on this plan are based on BM1075, the Santa Clara Valley Transportation Authority's aluminum disk; stamped "1999 126"; at address 508 Railway Avenue (entrance drive to Avalon Campbell Apartments); 33 feet east from centerline Railway Avenue; 57 feet north of east projection of centerline for Kennedy Avenue; on top of curb at handicap ramp; 27 feet south from 12 diameter sycamore tree; 5.5 feet west from center of 0.92 feet inside diameter gas valve box. City of Campbell.

Underground Service Alert Note
Observed surface evidence of utility lines including facilities, appurtenances, and markings were used in depicting the locations of the underground features shown on these plans. Underground features depicted are approximate and it is the responsibility of the contractor to determine the actual location and depth of underground utilities prior to starting excavation.
Call USA North: 1.800.227.2600 OR 811

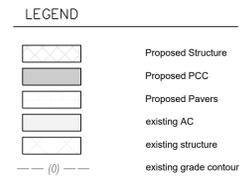
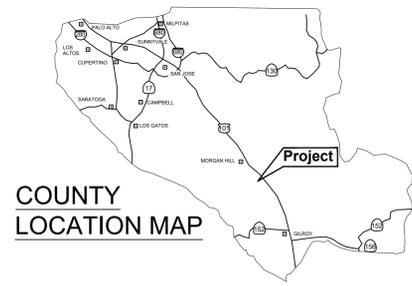
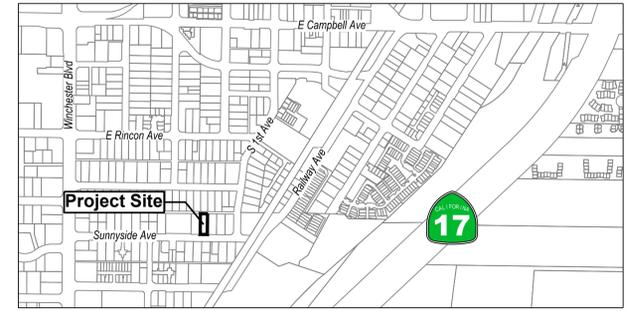
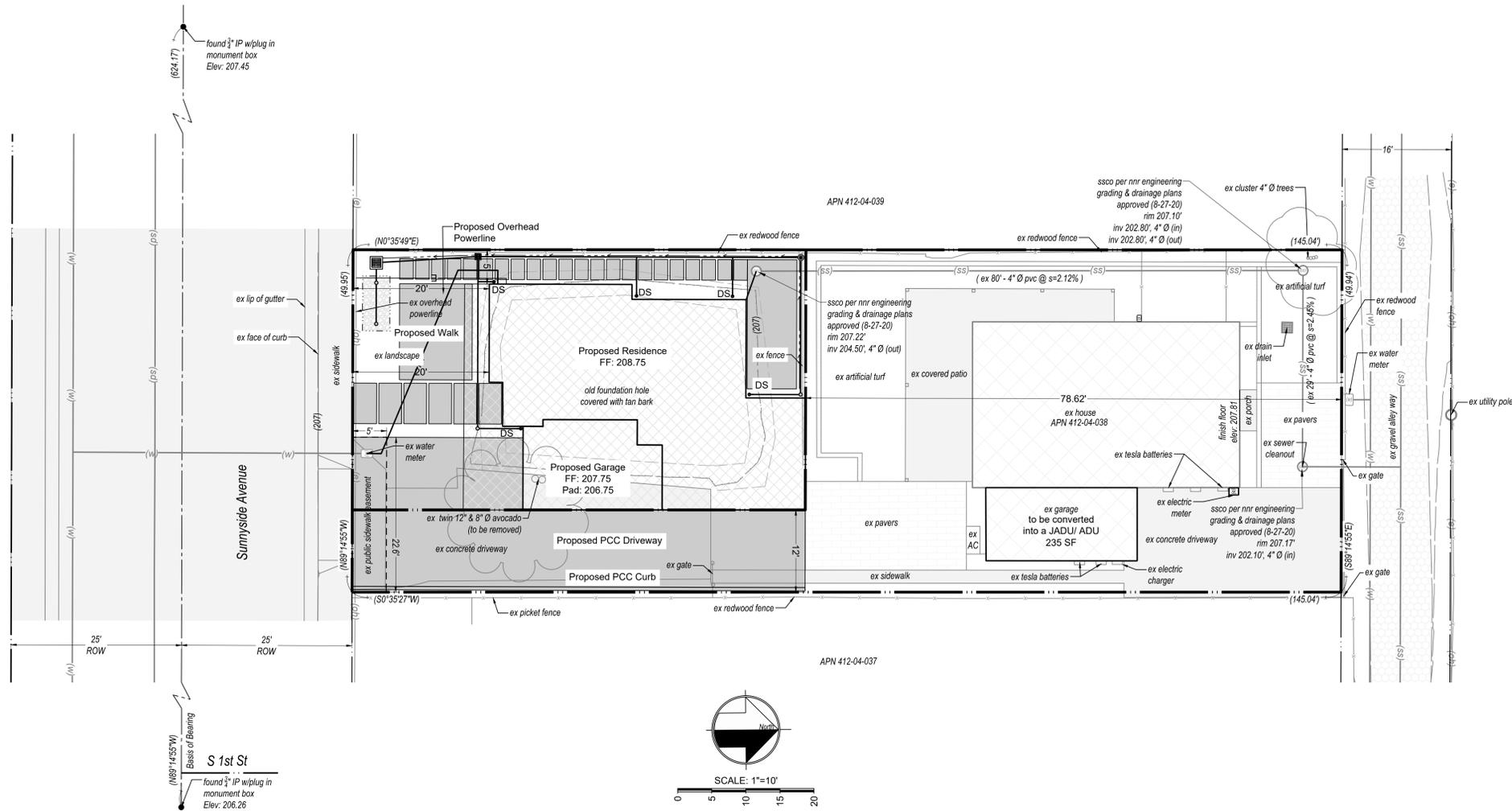


Scale:	1" = 10'
Sheet:	C3
Of:	7
Date:	11/03/22
Drawn By:	DY
Designed By:	DF
No.:	
Revision:	
Date:	
By:	Chkd

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Existing/Demolition Plan - APN 412-04-038
189 Sunnyside Avenue, Campbell CA





Impervious Area Summary	
Proposed Residence	978 SF
Proposed Garage	282 SF
Proposed Driveway	937 SF
Proposed Walkway	528 SF
Proposed Covered Patio	197 SF
Total New Impervious Area	2,922 SF

Earthwork Quantities					
	Cut	Fill	Net	Max Cut	Max Fill
Proposed Garage	3 cy	3 cy	0 cy (cut)	0.90'	0.70'
Proposed Residence	0 cy	5 cy	5 cy (fill)	0.00'	1.40'
Driveway	33 cy	0 cy	33 cy (cut)	1.25'	0.70'
SW Treatment Area	6 cy	0 cy	6 cy (cut)	5.10'	0.00'
Total	42 cy	8 cy	34 cy (cut)		

Proposed Floor Area	
Proposed Residence	1,752 SF
Proposed Garage	282 SF
Proposed ADU/ JADU	235 SF
Total Floor Area	2,269 SF

Existing Floor Area	
Existing Residence	1,872 SF
Existing Garage to be converted	235 SF
Total Floor Area	2,107 SF

Tree Removal Summary		
#	Species	Size
1	Avocado	12" & 8"

Applicant/Owner:
 Donald Barnetson
 189 Sunnyside Ave
 Campbell, CA 95008
 408-666-4932
 dbarnets@gmail.com

Engineer:
 David L. Faria, RCE 92432
 MH Engineering
 16075 Vineyard Blvd.
 Morgan Hill, CA 95037
 408.779.7381
 davidl@mhengineering.com

Project Information:

APN	412-04-038
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Proposed Use:	Residential
Present Zoning:	P-D
Existing Improvements:	As Shown
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Benchmark: Elevations shown on this plan are based on the 3/4" iron pipe in monument box, found 5' east of the intersection of Sunnyside Avenue and S 1st St.
 ELEVATION = 206.26' (NAVD88)

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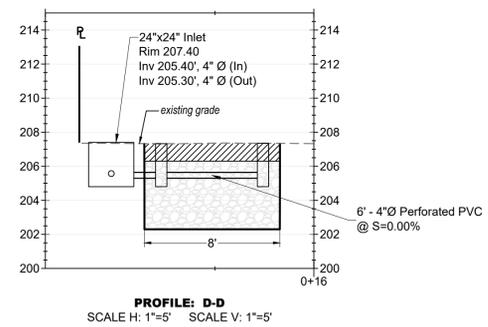
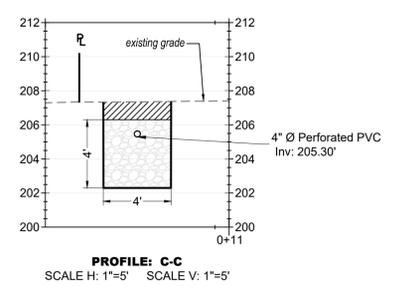
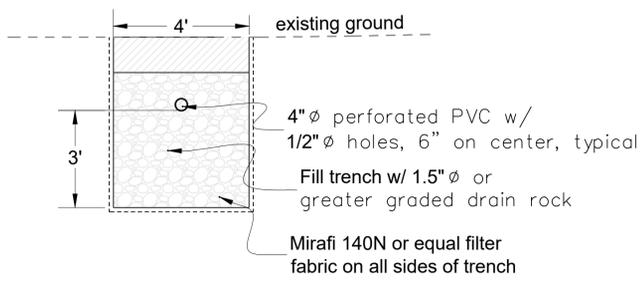
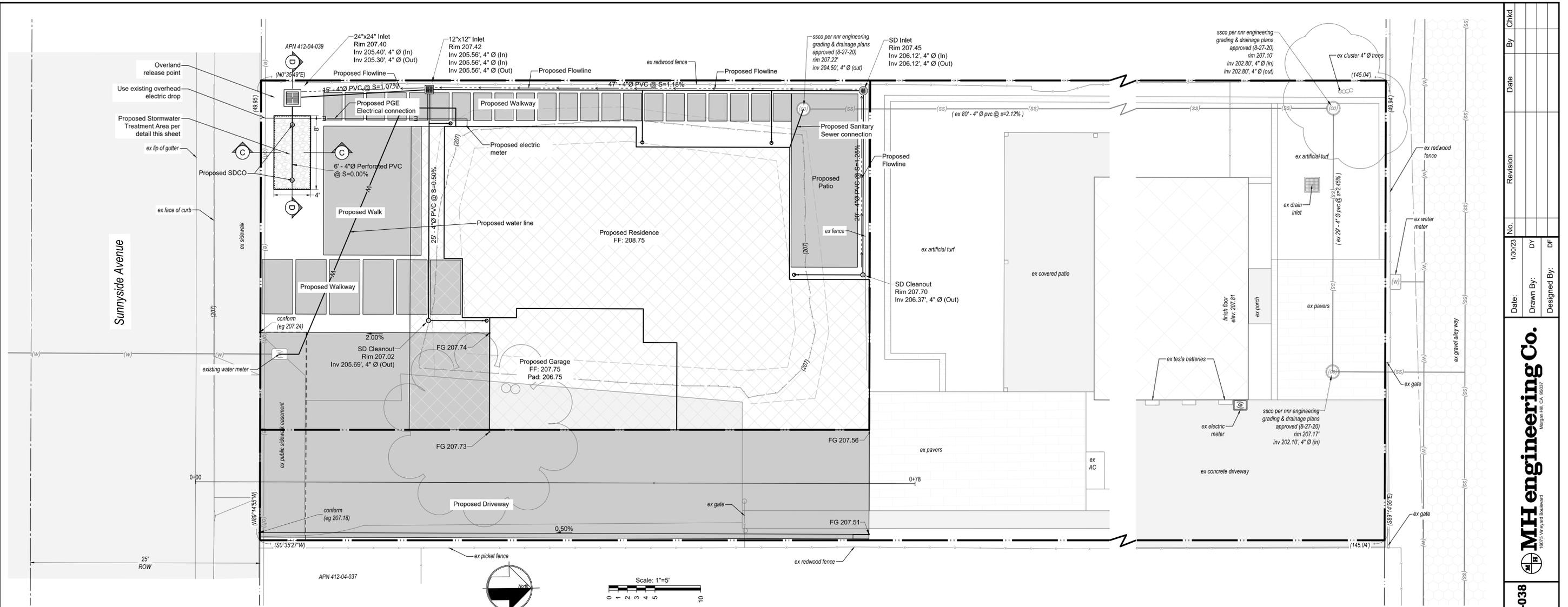
Chkd	By	Date	Revision
4/25/23	Drawn By: DY		
	Designed By: DF		

MH engineering Co.
 16075 Vineyard Boulevard
 Morgan Hill, CA 95037

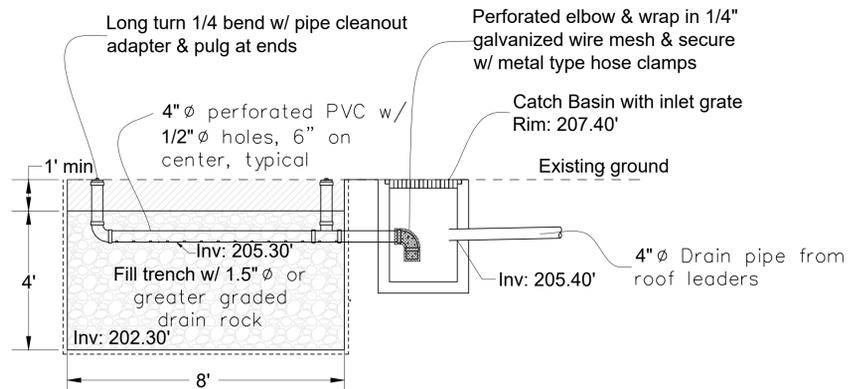
Site Plan - APN 412-04-038
189 Sunnyside Avenue, Campbell CA

SCALE: 1" = 10'
 SHEET: **C4**
 OF: 7

MH Job: 222137



Stormwater Treatment Area Trench - Section



Stormwater Treatment Area Trench

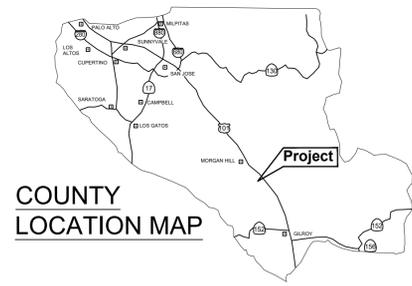
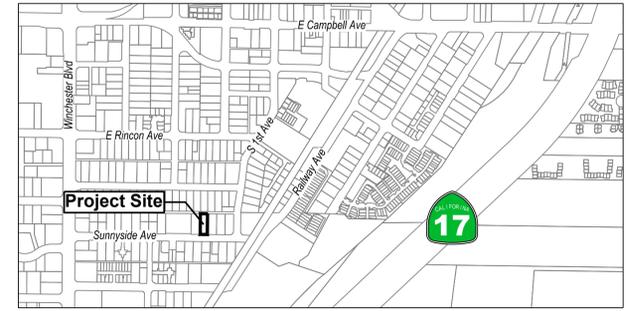
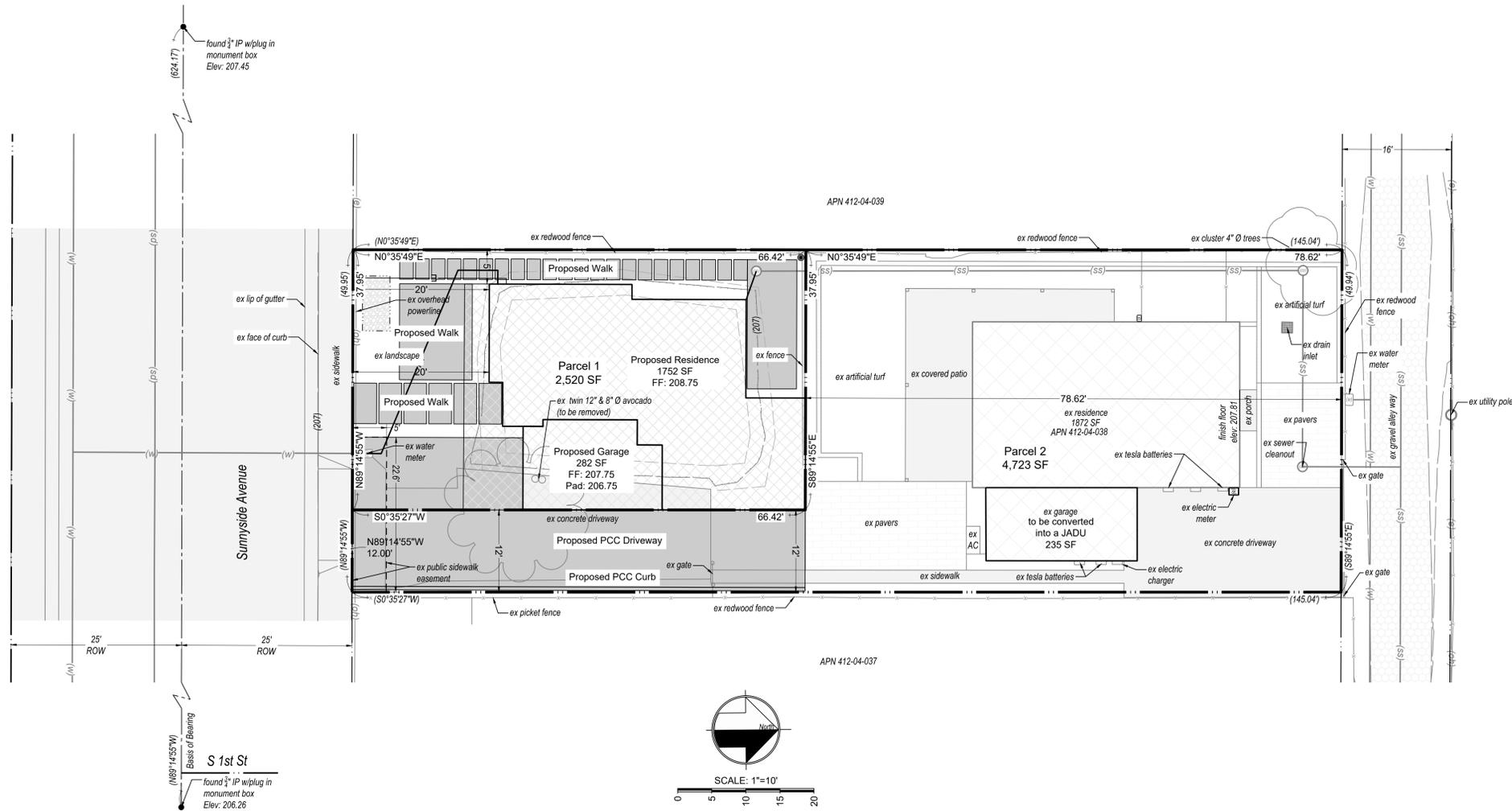
CHkd	By	Date	Revision	No.	Date:	Drawn By:	Designed By:
				1/30/23	DY	DF	

MH engineering Co.
 6078 Vineland Boulevard
 Morgan Hill, CA 95037

Utility and Stormwater Management Plan - APN 412-04-038
189 Sunnyside Avenue, Campbell CA

SCALE: 1" = 5'
 SHEET **C6**
 OF 7

MH Job: 222137



LEGEND

	Proposed Structure
	Proposed PCC
	Proposed Pavers
	existing AC
	existing structure
	existing grade contour

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By: Chkd
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 Revision: _____
 No. 4/25/23
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MH engineering Co.
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Tentative Map - APN 412-04-038
189 Sunnyside Avenue, Campbell CA
 SCALE: 1" = 10'
 SHEET: C7
 OF: 7
 MH Job: 222137