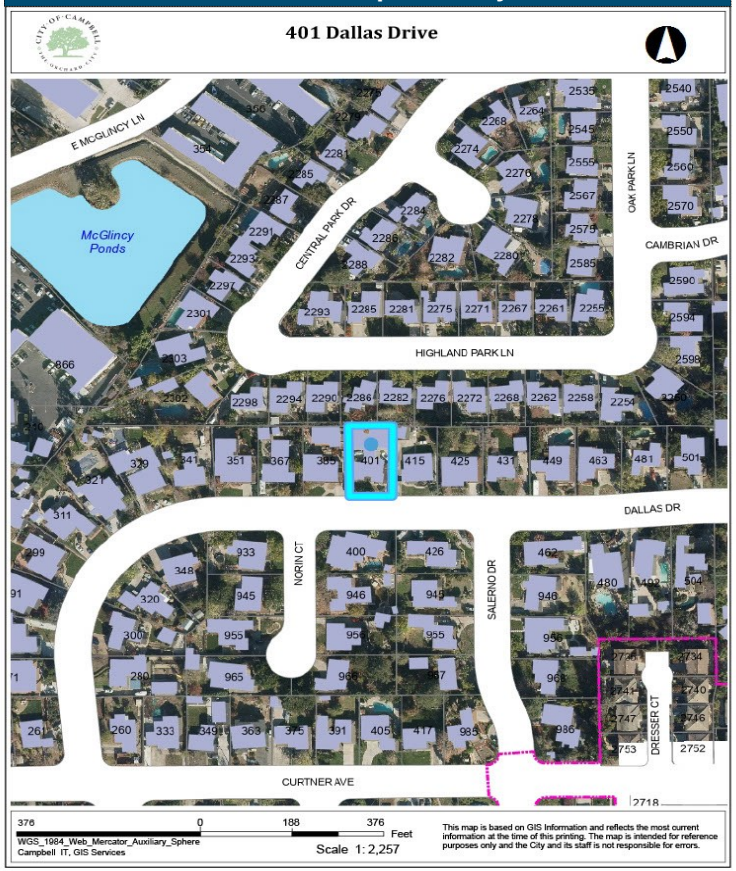
Location of Proposed Project



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

Project Image

Notice of Decision on Proposed Project

Dear Campbell Resident, **February 27, 2024**

The Community Development Director will be rendering a decision on the following project.

Project Address: 401 Dallas Drive

Zoning | Area Plan: R-1-8 | CVNP

Neighborhood Association(s): CVNPA

Council District: 1

File No.: PLN-2023-176

APN: 412-39-013

Applicant: Gkw Architects, Inc.

Property Owner: AB Commercial Property Management

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Larissa Lomen, Assistant Planner

Project Description:

To allow the demolition of the existing single-family dwelling and the construction of a new approximately 4,086 square foot single family dwelling.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **February 28, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **March 8, 2024**. The Director with then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.

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

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

****Asistencia en Español disponible,**
Simplemente marque (408) 866-2140 y pida traduccion en Español

BARAJAS RESIDENCE

CAMPBELL — CALIFORNIA

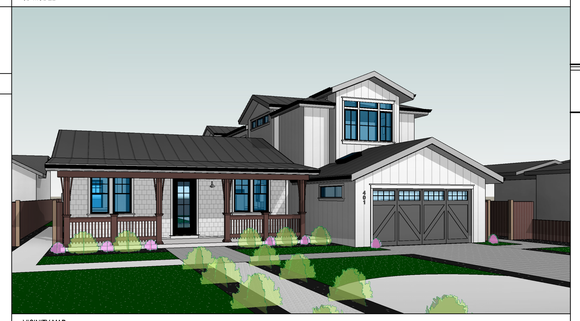
SCOPE OF WORK

- DEMO EXISTING RESIDENCE (1,750 SF)
- NEW CONSTRUCTION OF TWO STORY SINGLE-FAMILY RESIDENCE (4,086 SF)

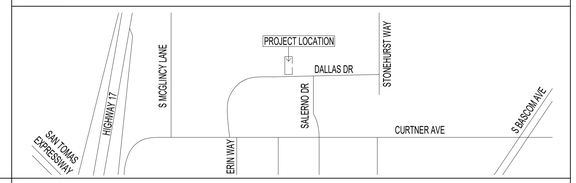
PROJECT DIRECTORY

OWNER:	AB COMMERCIAL PROPERTY MANAGEMENT, LLC BY ALFREDO BARAJAS 401 DALLAS DRIVE, CAMPBELL CA 95008 RE.INVESTOR@HOTMAIL.COM, 408-605-4800
ARCHITECT:	GKW ARCHITECTS, INC. | GORDON K WONG, AIA, NCARB, LEED GA 710E MCGLINCY LANE SUITE 109, CAMPBELL, CA 95008 GORDONKWONG@GKWARCHITECTS.COM, 408-796-1845
LAND SURVEYOR:	WILSON LAND SURVEYS, INC. | KEN WILSON 261 CARLTON COURT, LOS GATOS, CA 95032 (408) 427-2279 | KENW@WILSONLANDSURVEYS.COM
CIVIL ENGINEER:	GREEN CIVIL ENGINEERING, INC. | AMBROSE CHIN HANG WONG 1900 S NORFOLK ST #350, SAN MATEO, CA 94403 (650) 931-2514 | INFO@GREEN-CE.COM
STRUCTURAL ENGINEER:	TBD
T24 ENERGY REPORT:	CARSTAIRS ENERGY INC. | TIMOTHY CARSTAIRS 2238 BAYVIEW HEIGHTS DRIVE, SUITE E, LOS OSOS, CA 93402 TITLE24@YAHOO.COM, 805-904-9048
GEOTECHNICAL:	TBD
JURIDICTION:	CITY OF CAMPBELL PLANNING & BUILDING DEPARTMENTS 70 N FIRST ST. CAMPBELL, CA 95008 PLANNING@CITYOFCAMPBELL.COM. 408-866-2140
SANITATION:	WEST VALLEY SANITATION DISTRICT 100 EAST SUNNYOAKS AVENUE, CAMPBELL, CA 95008 INFO@WESTVALLEYSAN.ORG, 408-378-2407

3D MODEL



VICINITY MAP



PROJECT INFORMATION

PROJECT LOCATION:	401 DALLAS DRIVE, CAMPBELL CA 95008
APN:	412-39-013
TRACT NO. / LOT	973 / 120
ZONING:	R-1-8 (SINGLE FAMILY RESIDENTIAL)
LOT AREA:	9,540.75 SF
LOT WIDTH:	75.00'
EXISTING USE:	ONE STORY-SINGLE FAMILY
PROPOSED USE:	TWO STORY-SINGLE FAMILY
CONSTRUCTION TYPE:	V-B SPRINKLERED
FAR SF CALC. ALLOWED:	9,540.75 X 45% = 4293.34 SF
(P) FAR SF:	4,086 SF / 9,540.75 SF = 42.83% = COMPLIANT
HEIGHT LIMIT:	(MAX) 35'-0" / 2.5 STORIES; (P) 26'-5 1/2" / 2 STORIES = COMPLIANT

PRIMARY SETBACKS

FRONT:	20'-0"
GARAGE:	25'-0"
LEFT SIDE:	5 FEET OR 50% OF THE BUILDING WALL HT. (14'-0" x 0.5 = 7'-0"), WHICHEVER IS GREATER, SO THE LEFT SETBACK IS 7'-0" FEET.
RIGHT SIDE:	5 FEET OR 50% OF THE BUILDING WALL HT. (21'-0" x 0.5 = 10'-6"), WHICHEVER IS GREATER, SO THE RIGHT SETBACK IS 10'-6" FEET.
REAR:	20 FT OR 15% OF LOT DEPTH (127.18' x 0.15 = 19.077'), WHICHEVER IS LESSER, SO THE REAR SETBACK IS 19' - 0 3/4" FEET.
OCCUPANCY:	R-3

BUILDING SIZE

(P) PRIMARY HOUSE	**3,466 SF**
1ST FLOOR	2,198 SF
2ND FLOOR	1,268 SF
(P) ATTACHED 2-CAR GARAGE	**496 SF**
(P) TOTAL RESIDENCE	**3,962 SF**
(P) TOTAL PORCH AREA (DOES NOT COUNT AS FLOOR AREA)	
FRONT PORCH	265 SF
REAR PORCH	420 SF
TOTAL	685 SF

LOT COVERAGE CALCULATIONS (REFER TO G001 FOR COVERAGE DIAGRAM)

(P) TOTAL COVERAGE	2,694 SF
2,694 SF / 9,540.75 SF =	28.24%
MAX LOT COVERAGE	45%, 28.24% < 45% (OK)

SHEET INDEX

Sheet List

Sheet Number	Sheet Name
General	
G000	General, Project Info & Site Plan, Proposed
G001	General, Abbreviation, Notes & Site Plan, Existing
G002	General, Site Photography & Streetscape, Proposed
G005	General, Fire Department & Public Works Conditions of Approval
Survey	
SB	Survey, Boundary & Topographic Survey
Civil	
C1	Civil, Grading & Drainage Plan
C2	Civil, Utility Plan
C3	Civil, Detail Sheet
C4	Civil, Blueprint For a Clean Bay
Landscape	
L1	Landscape, Master Planting Plan
L2	Landscape, Hydrozone Plan & WELO Calculations
L3	Landscape, Irrigation Plan
L4	Landscape, Soil Management Report
Architectural	
A100	Architectural, Floor Plan, 1st & 2nd Level, Proposed
A101	Architectural, Roof Plan, Proposed
A102	Architectural, Area Diagrams
A200	Architectural, Elevations, Front & Back, Proposed
A201	Architectural, Elevations, Right & Left, Proposed
A300	Architectural, Cross Sections, AA & BB
A301	Architectural, Cross Sections, CC & DD
A600	Architectural, 3D Model

DEFERRED SUBMITTAL

1. AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS A DEFERED SUBMITTAL IN BOTH SINGLE FAMILY RESIDENCE AND THE DETACHED ADU
2. A PERMIT FOR A NFPA 13D RESIDENTIAL FIRE SUPPRESSION SPRINKLER SYSTEM SHALL BE APPLIED FOR AS A DEFERRED SUBMITTAL. SUBMIT CALCULATIONS AND DESIGN DIRECT TO SANTA CLARA COUNTY FIRE DEPARTMENT (SCCFD), 14700 WINCHESTER BLVD, LOS GATOS (408) 378-4010. THE DEFERRED SUBMITTAL MUST BE APPLIED FOR, AND APPROVED, BEFORE ANY ROUGH INSPECTIONS ARE MADE..

PUBLIC WORKS & SITE PLAN NOTES

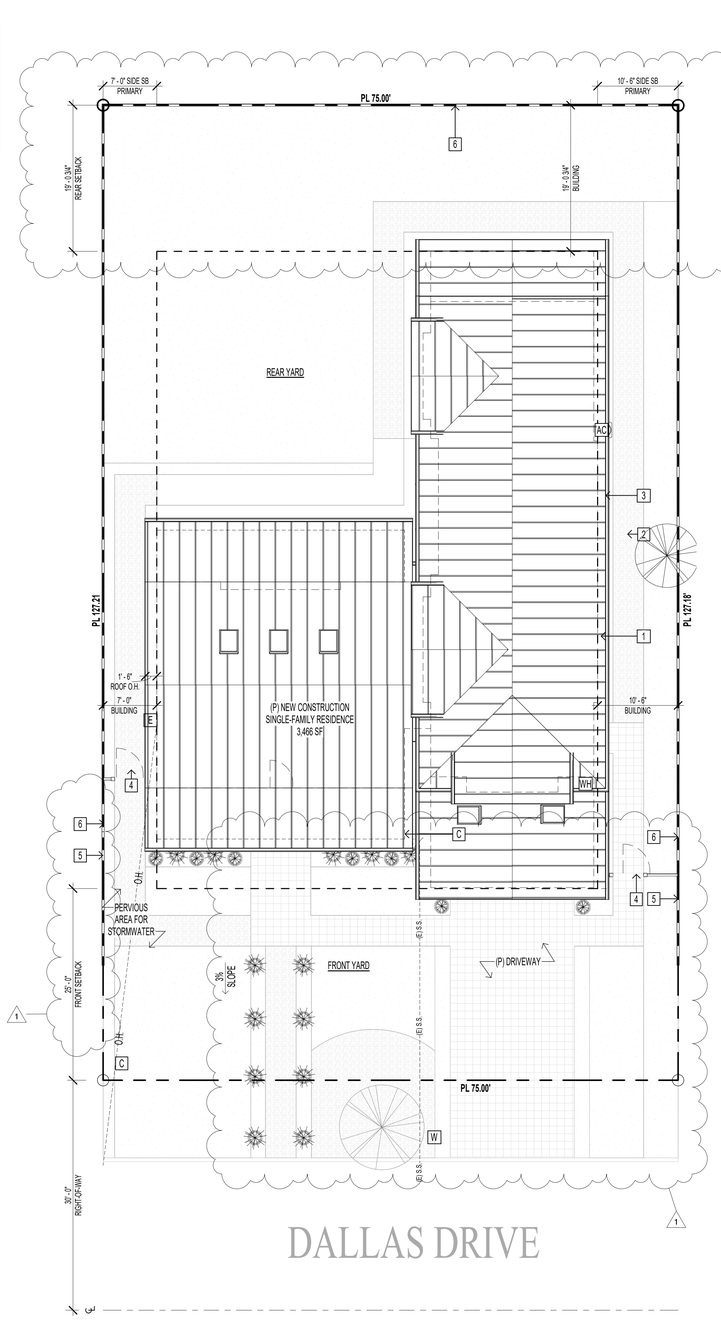
1. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
2. UTILIZE BEST MANAGEMENT PRACATICES (BMPS). AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
3. CONTRACTOR IS RESPONSIBLE FOR TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF CAMPBELL
4. OPERABLE SMOKE DETECTORS MUTS BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS PER CTIY OF CAMPBELL CODES.
5. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
6. ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE CBC, PROVIDED THE ADDITION, ALTERATION, OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER CBC SECTION 3403.2
7. CONTRACTOR TO VERIFY SIZE & LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/ OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES..
8. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT AS PART OF THE BASE BID
9. PER CGBSC 301.1.1 - RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENT SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURES REPLACEMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
10. PER CGBSC 301.1.1. - WHERE ADDITION OR ALTERATION INCREASED THE BUILDING'S CONDITIONED AREA, VOLUME, OR SIZE, THE REQUIREMENTS OF CALGREEN CHAPTER 4 SHALL APPLY ONLY TO AND WITHIN THE SPECIF AREA OF THE ADDITION OR ALTERATION.

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFRONIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- CITY OF CAMPBELL MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

REQUIRED NOTES

PLANNING FINAL REQUIRED, THE NEW LANDSCAPING INDICATED ON THE PLANS MUST BE INSTALLED PRIOR TO FINAL INSPECTION, CHANGES TO THE LANDSCAPING PLAN REQUIRE PLANNING APPROVAL



1 Site Plan, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'

SITE PLAN, PROPOSED, KEYNOTES

1. BUILDING OUTLINE
2. CONCRETE PAD, STEP
3. FENCE GATE
4. AC UNIT, EXTERIOR
5. 3' WOOD FENCE
6. 6' WOOD FENCE

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- COVERED PORCH OUTLINE
- CENTER LINE
- UTILITY TRENCH
- S.S. SEWER TRENCH
- O.H. ELECTRICAL OVERHEAD
- W (E) WATER METER
- C (P) CLEAN-OUT
- AC (P) AC UNIT
- E (P) ELECTRICAL PANEL 400 AMPS, OVERHEAD SEE CIVIL UTILITY PLAN
- (P) TREES, SEE LANDSCAPE PLAN SHEET A009
- (P) BUSHES,SEE LANDSCAPE PLAN SHEET A009
- (P) PAVERS
- (P) GRAVEL
- (P) LANDSCAPE, SEE PLANS, L1
- (P) CONCRETE LANDING
- 5% SLOPE, SEE CIVIL FOR GRADING & DRAINAGE PLAN

NOTES

1. HERS VERIFICATION REQUIRED FOR HVAC SYSTEMS. PROVIDE 3RD PARTY VERIF. (HERS) TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.
2. SEE A009-A010 FOR LANDSCAPE & IRRGATION PLAN
3. CONTRACTOR TO VERIFY DIMENSIONS/ DESIGN/ STRUCTURE/ UTILITIES ON SITE.
4. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S). AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. CONTRACTOR SHALL SCRAPE ALL SMOKE OR FIRE DAMAGED MEMBERS CLEAN. ANY FRAMING MEMBERS THAT LOSE MORE THAN 1/16" OF MATERIAL PER SURFACE MUST BE REPLACED OR REPAIRED. SMOKE DAMAGED MEMBERS MUST BE CLEANED AND SEALED.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF CAMPBELL.
8. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS .
9. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
10. STORM WATER RUN-OFF FROM IMPERVIOUS SURFACE CREATED BY THIS PERMITTED PROJECT SHALL BE DIRECTED TO VEGETATED AREAS ON THE PROJECT PARCEL. STORM WATER SHALL NOT DRAIN ONTO NEIGHBORING PARCELS.
11. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE PV SYSTEM THAT IS REQUIRED BY THE ENERGY CALCULATIONS COMPLIANCE MODELING. THE SEPARATE PV SYSTEM PERMIT MUST BE FINALED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. PV SYSTEM 3.34 KWDC IS A "REQUIRED PV SYSTEMS" OF THE ENERGY CALCULATIONS.
12. PV SYSTEM 3.34 KWDC IS A " REQUIRED PV SYSTEMS " OF THE ENERGY CALCULATIONS.
13. CONSTRUCTION HOURS SHALL BE 8-5 M-F, 9-4 SATURDAYS, NO WORK SUNDAYS OR HOLIDAYS.
14. PER CAL GREEN 4.504, THERE SHALL BE NO USE OF PRODUCTS INCLUDING MATERIALS, PAINTS, SOLVENTS, PRIMERS, CAULKS, OR GLUES THAT EXCEEDS CALIFORNIA'S LIMIT ON VOLATILE ORGANIC COMPOUNDS (VOC) ON THIS PROJECT.
15. THE SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION, COMPACTION, AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION TO VERIFY ELEMENTS OF THE SOILS REPORT. SITE VISIT REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT INSPECTOR OF RECORD (IOR).
16. THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.

LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA

JOSHUA LIU & KEVIN YU, PROJECT DESIGNERS
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 796-1845
JOSHUALIU@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 796-1845
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/ COMMERCIAL

NEW SINGLE FAMIY RESIDENCE
401 DALLAS DRIVE
CAMPBELL, CA 95008

Revision Schedule

#	Date	Description
1	23.12.06	Planning

General, Project Info & Site Plan, Proposed

G000

SCALE AS INDICATED

2/7/2024 10:36:33 AM

GENERAL & PUBLIC WORK, NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
3. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME. SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
4. NO GAURANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
6. ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
8. ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
10. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
11. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
13. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
14. OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS – GORDON WONG, ARCHITECT, THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
15. LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
16. THIS PROJECT SHALL BE PROPERLY ENCLOSED WITH CONSTRUCTION FENCING TO PREVENT UNAUTHORIZED ACCESS TO THE SITE DURING CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE SECURED TO PREVENT VANDALISM AND OR THEFT DURING HOURS WHEN NO WORK IS BEING DONE. ALL PROTECTED TREES SHALL BE FENCED TO PREVENT DAMAGE TO ROOT SYSTEMS.
17. THIS STRUCTURE IS CLASSIFIED AS NEW SINGLE FAMILY DWELLING UNDER SHAPTER 18.32 OF THE CAMPBELL MUNICIPAL CODE, SHALL BE EQUIPPED WITH RESIDENTIAL FIRE SPRINKLERS COMPLIANT WITH SECTION R313 OF THE CALIFORNIA RESIDENTIAL CODE.
18. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
19. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
20. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF CAMPBELL.
21. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS .
22. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
23. ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION ALTERATION OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER UBC SECTION 3403.2
24. ADDITIONS AND ALTERATIONS TO (E) RESIDENTIAL STRUCTURES SHALL COMPLY WITH SECTION 3404 OF THE 2019 CALIFORNIA BUILDING CODE (CBC).
25. STORM WATER RUN-OFF FROM IMPERVIOUS SURFACE CREATED BY THIS PERMITTED PROJECT SHALL BE DIRECTED TO VEGETATED AREAS ON THE PROJECT PARCEL. STORM WATER SHALL NOT DRAIN ONTO NEIGHBORING PARCELS.
26. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.

GRAPHIC SYMBOLS

Name / Elevation — DATUM REFERENCE
CONCRETE PAD
BUILDING SECTION
REMOVE
DETAIL REFERENCE
APPROXIMATE LINE OF WORK
1.00 — ROOM TAG
INTERIOR ELEVATION
W1 — WINDOW TYPE
1 — REVISION
— WALL TYPE
— KEY NOTE

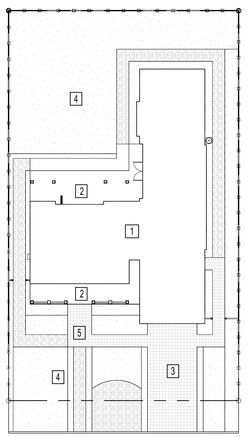
ABBREVIATIONS

A	
ABV	ABOVE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADDL	ADDITIONAL
AFF	ABOVE FINISH FLOOR
ASPH	ASPHALT
B	
BITUM	BITUMINOUS
BKG	BACKING
BLDG	BUILDING
BM	BEAM
BR	BACKER ROD
BUR	BUILT-UP-ROOF
BDR	BEDROOM
BW	BOTTOM OF WALL
C	
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CF	CUBIC FEET
CJ	CONTROL JOINT
CL	CLOSET
CTL	CENTERLINE
CLG	CEILING
CONC	CONCRETE
CPT	CARPET
D	
D	DEMO
DR	DRAIN
E	
(E)	EXISTING
E	EAST
ELEC	ELECTRICAL
EP	ELECTRICAL PANEL
EXT	EXTERIOR
F	
FDN	FOUNDATION
FH	FIRE HYDRANT
FIN	FINISH
FF	FINISH FLOOR
FL	FLOW LINE
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATED
FS	FLOOR SINK
FSL	FIRE SPRINKLER
FTG	FOOTING
FURR	FURRING
G	
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GND	GROUND
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
HDBD	HARDBOARD
HDR	HEADER
HDWR	HARDWARE
HDWD	HARDWOOD
HTR	HEATER
HVAC	HEATING, VENT. & A.C.
I	
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
J	
JST	JOIST
JT	JOINT
K	
K	KIPS
KIT	KITCHEN
KP	KICK PLATE
L	
LOC	LOCATION
LT	LIGHT
M	
MB	MACHINE BOLT
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MEMB	MEMBRANE
MET	METAL
MH	MANHOLE
MSC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N	
N	NEW
(N)	NORTH
N	NOT IN CONTRACT
NIC	NOMINAL
NOM	NO PARKING
NP	NON-RATED
NR	NOT TO SCALE
NTS	
O	OVERALL
OA	ON CENTER
OC	OUTSIDE DIAMETER/ DIMENSION
OD	OWNER FURNISHED CONTRACTOR
OFCI	INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALL
P	
PENN	PENETRATION
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PL	PROPERTY LINE
PLAS	PLASTER
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
POC	POINT OF CONNECTION
PP	PERMEABLE PAVERS
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED
PTR	PRESSURE TREATED
PTRWDQ	PRESSURE TREATED WOOD
Q	
QTY	QUANTITY
R	
R	REVEAL OR RISER
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
RET	RETAINING OR RETARDANT
REG	REGISTER
RO	ROUGH OPENING
S	
SCD	SEE CIVIL DRAWINGS
SCHD	SCHEDULE
SD	STORM DRAIN
SECT	SECTION
SED	SEE ELECTRICAL DRAWINGS
SF	SQUARE FOOT OR FEET
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SJ	SEISMIC JOINT
SL	SEALANT
SLD	SEE LANDSCAPE DRAWINGS
SM	SHEET METAL
SMD	SEE MECHANICAL DRAWINGS
SOF	SOFFIT
SOG	SLAB ON GRADE
SPD	SEE PLUMBING DRAWINGS
SPEC/S	SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SSD	SEE STRUCTURAL DRAWINGS
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRL	STRUCTURAL
SY	SQUARE YARD
T	
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TC	TOP OF CURB
TOC	TOP OF CONCRETE
TOP	TOP OF PAVING
TOS	TOP OF STEEL
TRD	TREAD
TW	TOP OF WALL
U	
UL	UNDERWRITERS LABORATORIES
UTIL	UTILITIES
V	
VCP	VITREOUS CLAY PIPE
VERT	VERTICAL
VTR	VENT THROUGH ROOF
W	
W	WEST OR WIDTH
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
W/O	WITHOUT
WP	WATER PROOF
WPT	WORKING POINT
WR	WATER RESISTANT

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARD CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 INTERNATIONAL BUILDING CODE
- 2022 CITY OF CAMPBELL REACH CODE
- CAMPBELL CITY MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

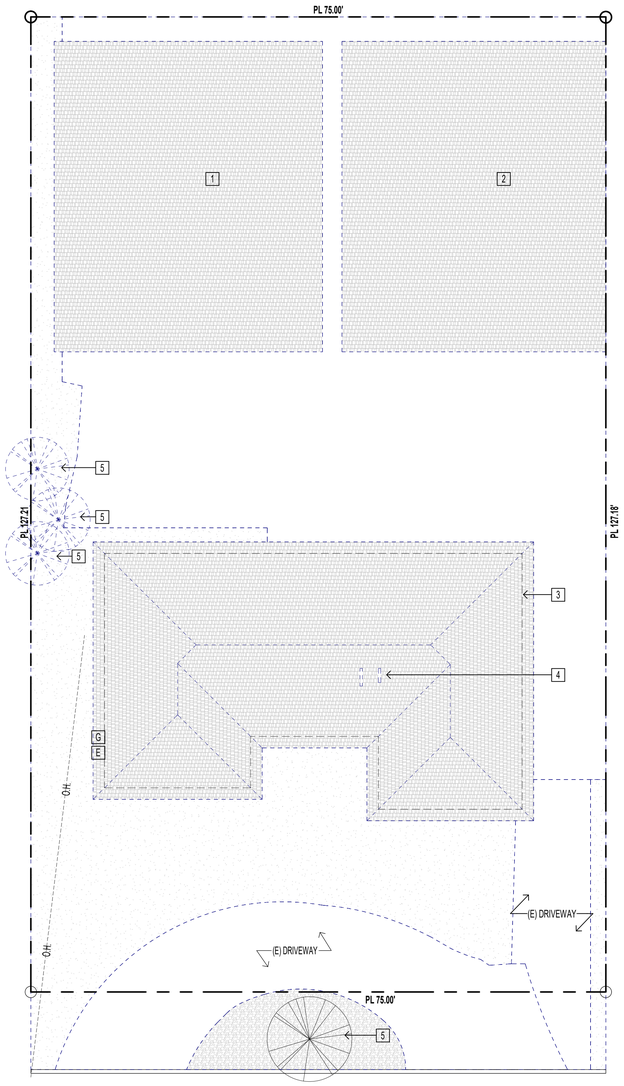
SITE COVERAGE BREAKDOWN



#	NAME	COVERAGE	SF
1	PRIMARY DWELLING	IMPERVIOUS	2,694 SF
2	CONCRETE PORCH	IMPERVIOUS	685 SF
3	DRIVEWAY	IMPERVIOUS	569 SF
4	LANDSCAPE	PERVIOUS	5,495 SF
5	WALKWAY	IMPERVIOUS	238 SF

COVERAGE BREAKDOWN	
LOT COVERAGE	
PRIMARY DWELLING	2,694
CONCRETE PORCH	685
DRIVEWAY	569
WALKWAY	238
PERVIOUS COVERAGE	
LANDSCAPE AREA	**5,495 SF**
TOTAL =	**5,495 SF**

3 Site Plan, Coverage Diagram
1" = 20'-0"



1 Site Plan, Existing
1/8" = 1'-0"
0' 4' 8' 16' 32'

SITE PLAN KEY NOTES, EXISTING

1. (E) SHED TO BE DEMOLISHED
2. (E) GARAGE TO BE DEMOLISHED
3. (E) BUILDING OUTLINE
4. (E) CHIMNEY TO BE REMOVED
5. (E) TREE, TO REMAIN

NOTES:

1. THE WIDTH OF THE DRIVEWAY (SHOULDER PAVING) IN THE PUBLIC RIGHT-OF-WAY SHALL NOT EXCEED THE WIDTH OF THE GARAGE.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- BUILDING FOOTPRINT
- CENTER LINE
- W — (E) WATER METER
- C — (E) CLEAN-OUT
- G — (E) GAS METER, TO BE RELOCATED
- E — (E) ELECTRICAL PANEL, TO BE RELOCATED

LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA

JOSHUA LIU & KEVIN YU, PROJECT DESIGNERS
7 I'DE MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 315-1845
JOSHUALIU@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
7 I'DE MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 315-1225
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS RESIDENTIAL/COMMERCIAL

NEW SINGLE FAMIY RESIDENCE
401 DALLAS DRIVE
CAMPBELL, CA 95008

Revision Schedule

General, Abbreviation, Notes & Site Plan, Existing

G001

SCALE AS INDICATED

2/7/2024 10:36:56 AM

1_FRONT RIGHT

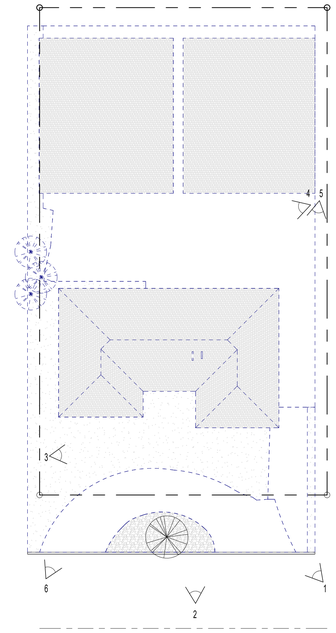
3_FRONT SIDE

5_REAR LEFT

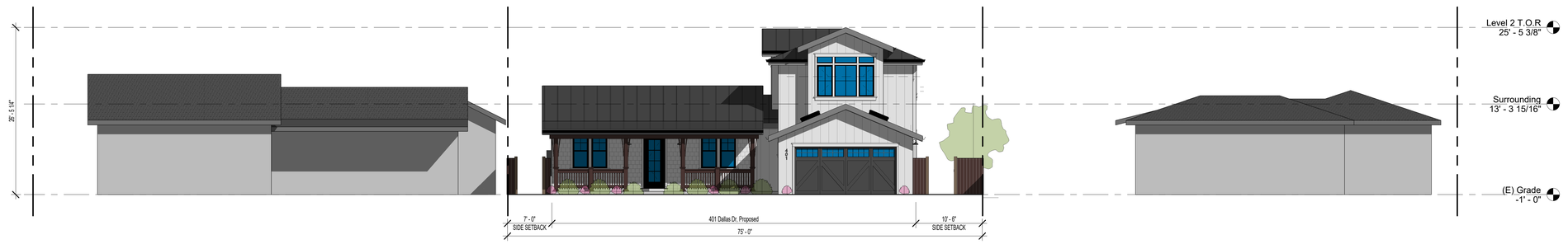
2_FRONT LEFT

4_REAR RIGHT

6_REAR SIDE



1 Site Plan, Existing, Key Plan
1/16" = 1'-0"



2 Elevation, Front, Proposed for Streetscape
1/8" = 1'-0"

General, Site Photography & Streetscape, Proposed

GORDON K WONG, ARCHITECT LIC# 34045
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 315-1525
GORDONKWONG@GKWARCHITECTS.COM

JOSHUA LUU & KEVIN YU, PROJECT DESIGNERS
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 315-1545
JOSHUALIU@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/ COMMERCIAL

NEW SINGLE FAMIY RESIDENCE
401 DALLAS DRIVE
CAMPBELL, CA 95008

Revision Schedule

General, Site Photography & Streetscape, Proposed

G002

SCALE AS INDICATED

2/7/2024 10:37:38 AM

MEMORANDUM **CITY OF CAMPBELL**

TO: **Larissa Lomen, Project Planner** **DATE: 11/09/23**

FROM: **Arlyn Villanueva, Project Engineer**

SUBJECT: **DRC APPLICATION**

Site Address: 401 Dallas Drive
For File No(s): PLN-2023-176
Project Description: Use permit to allow the construction of a new 4086-sf single family dwelling.
Applicant: Gordon Wong, GKW Architects, Inc.

The subject request may be found:

☒ Complete
☐ Incomplete

PUBLIC WORKS DEPARTMENT CONDITIONS OF APPROVAL

1. **The scope of this project triggers the requirement for Frontage Improvements as required by Campbell Municipal Code 11.24.040.** Per the Campbell Village Neighborhood Plan, this section of Dallas Drive has been designated to be with rolled curb. The total driveway width in the public right-of-way shall not exceed 50% of the front lot width. Sheet C1 shows 41.28' total driveway width which exceeds 50% of the front lot width. Revise plan to remove the concrete in public right-of-way. The project should install a curb cut for the driveway approach across the garage. This is to provide a smoother transition from the street to on-site and avoid installing rubber strip on the gutter.

   Clarify whether the existing street tree is being proposed for removal. Sheet G001 shows removal of street tree. Other plan sheets show the street tree to remain. If the street tree is going to be proposed for removal, submit a completed "Application for Plant Removal" to begin the process of the street tree evaluation. Depending on the evaluation outcome, the proposed street tree removal may have to go to Parks and Recreation Commission for approval.

2. Storm Drain Area Fee: Prior to *issuance of any grading or building permits for the site*, the applicant shall pay the required Storm Drain Area fee, currently set at **$2,120.00** per net acre, which is **$464.28** (set for R-1 land use).

3. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

4. Water Meter(s) and Sewer Cleanout(s): Proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line. Revise plan to show the water meter on-site, behind the public right-of-way line.

   Sheet C2 is showing the new water in the street tree drip line, revise plan to locate the new water line outside the drip line of the existing street tree.

5. Plans / Encroachment Permit / Fees / Deposits: *Prior to issuance of any grading or building permits for the site*, the applicant shall cause plans for public street improvements to be prepared, pay various fees and deposits, and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:
   a. Show location of all existing utilities within the existing public right of way.
   b. Removal of existing broken uplifted concrete driveways in the public right-of-way.
   c. Construction of curb cut and driveway ramp across the new garage. Driveway ramp shall have a section of 6" PCC over 6" AB.
   d. Reconstruction of existing broken/uplifted rolled curb.
   e. Construction of conforms to existing public and private improvements, as necessary.

6. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required *street improvements* installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

7. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (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.

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 23 4341
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:
The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Campbell Municipal Code (CMC) and California Code of Regulations (CCR).

The scope of this project includes the following:
Proposed new 4,752 SF two-story single-family residence with an attached garage.

Plans Status:
Plans are **APPROVED** with the following conditions.

Plan Review Comments:
1. **Required Fire Flow:** The minimum required fire flow for this project is 875 Gallons Per Minute (GPM) at 20 psi residual pressure. This fire flow assumes installation of automatic fire sprinklers per CFC [903.3.1.3]
   -Provide a fire flow letter from San Jose Water confirming the required fire flow of 875 GPM @20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure. Contact San Jose Water for details on how to obtain the fire flow letter.
   -Letter shall be provided before or with the building permit permit plan set.

2. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in all new one- and two-family dwellings.
   -Noted on sheet G000.

3. **Address identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. *Numbers shall be a minimum of 6 inches* (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CBL	☒	☐	☒	☐	☒	R-3/U	VB	Gkw Architects	11/9/2023	1 OF 2

OCC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
2	4752		Residential Development	Design Review

NAME OF PROJECT	LOCATION
SFR	401 Dallas Dr Campbell

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
1750	50%	875	Flanagan, Caleb

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 23 4341
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

4. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

5. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance [CFC, Ch.1, 105.3.6].

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CBL	☒	☐	☒	☐	☒	R-3/U	VB	Gkw Architects	11/9/2023	2 OF 2

OCC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
2	4752		Residential Development	Design Review

NAME OF PROJECT	LOCATION
SFR	401 Dallas Dr Campbell

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
1750	50%	875	Flanagan, Caleb

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

General, Fire Department & Public Works Conditions of Approval

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2025
C-34045
STATE OF CALIFORNIA

JOSHUA LUI & KEVIN YU, PROJECT DESIGNERS
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-7645
JOSHUALUI@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-7225
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

NEW SINGLE FAMIY RESIDENCE

401 DALLAS DRIVE
CAMPBELL, CA 95008

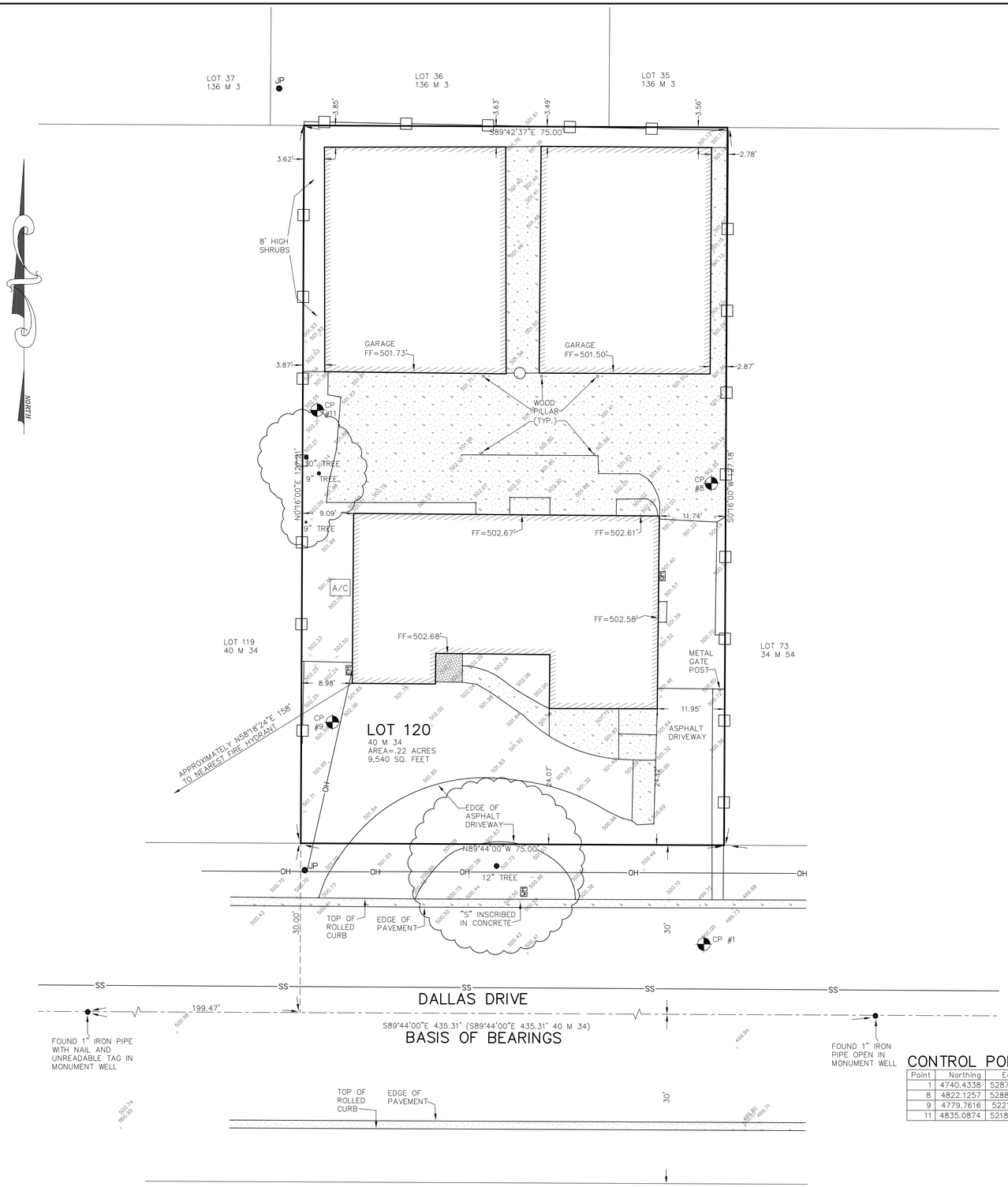
Revision Schedule

General, Fire Department & Public Works Conditions of Approval

G005

SCALE AS INDICATED

2/7/2024 10:37:39 AM



SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A BOUNDARY SURVEY DONE BY WILSON LAND SURVEYS.

08/22/2023

KOEN T. WILSON LS 9440

SITE BENCHMARK

ELEVATIONS FOR THIS SURVEY ARE BASED ON ASSUMED ELEVATION OF 500.00' AT CONTROL POINT #1.

GENERAL NOTES

1. TREE SIZES AND TYPES ARE APPROXIMATE AND SHOULD BE VERIFIED BY A CERTIFIED ARBORIST.
2. FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLDS.
3. BUILDING CORNERS WERE LOCATED AT FINISH LOCATIONS (STUCCO, BLOCK OR WOOD AS IT EXISTS IN THE FIELD).
4. LOCATIONS OF ALL EXISTING ONSITE FEATURES (WITH THE EXCEPTION OF THE EXISTING BUILDING) SHOULD NOT BE USED AS A REFERENCE WHEN LAYING OUT NEW CONSTRUCTION.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LINES, IF SHOWN, DEPICT OUR ESTIMATION OF WHERE THE ACTUAL LINES MAY BE LOCATED. THE LINES WERE DETERMINED BY CONNECTING VISIBLE UTILITY APPURTENANCES AND ALSO BY USING PAINTED MARKINGS PLACED BY OTHERS. THE UNDERGROUND UTILITIES MAY OR MAY NOT BE AS DEPICTED ON THIS SURVEY. NO LIABILITY IS ACCEPTED FOR ANY DISCREPANCIES, OMISSIONS OR ERRORS WITH REGARD TO SAID UNDERGROUND UTILITY DEPICTIONS ON THIS SURVEY.

TITLE REPORT NOTE

EASEMENTS SHOWN ARE BASED ON A TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY DATED APIRL 25, 2023 (ORDER NO. 0615035174-TE)

SETBACK LINES NOTE

BUILDING SETBACK LINES WERE NOT SHOWN ON THIS MAP (EVEN IF THEY ARE SHOWN ON THE ORIGINAL TRACT MAP). THE DESIGNER SHOULD CHECK WITH THE APPROPRIATE AUTHORITY TO DETERMINE BUILDING SETBACK LINES.

LEGEND

●	FOUND AS NOTED
○	SET 5/8" REBAR WITH PLASTIC CAP 'WILSON L 9440'
⊙	SET NAIL AND 1" BRASS TAG 'WILSON L 9440' IN CONCRETE
	FIRE HYDRANT
W	WATER VALVE
WM	WATER METER
JP	JOINT POLE
	GUYWIRE
— W —	BLUE PAINT, EVIDENCE OF UNDERGROUND WATER LINE
E	ELECTRIC METER
G	GAS METER
MW	MONITORING WELL
— G —	YELLOW PAINT, EVIDENCE OF UNDERGROUND GAS LINE
A/C	AIR CONDITIONING UNIT
UTIL	UTILITY BOX
PH	PHONE BOX
— P —	EVIDENCE OF UNDERGROUND PHONE LINE
TV	TV BOX
— OH —	OVERHEAD LINE
— TV —	EVIDENCE OF UNDERGROUND TV LINE
	DROP INLET
M	MANHOLE
D	STORM DRAIN MANHOLE
S	SEWER MANHOLE
C	SEWER CLEANOUT
— SS —	GREEN PAINT, EVIDENCE OF UNDERGROUND SEWER LINE
	SIGN
	CONTROL POINT
	LAMP POST
E	ELECTRIC BOX
C	COMMUNICATION BOX
	WOOD FENCE
	CONCRETE
LO	LIVE OAK
WO	WHITE OAK
RW	REDWOOD
TYP.	TYPICAL
	PROPERTY LINE
	CHAIN LINK FENCE
P.S.E.	PUBLIC SERVICE EASEMENT
	TILE
	BUILDING
	STREET CENTER LINE
	TIE LINE/EASEMENT LINE
FF	FINISH FLOOR ELEVATION

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

CONTROL POINTS

Point	Northing	Easting	Elevation	Description
1	4740.4338	5287.2179	500.000	CP N+T
8	4822.1257	5288.5413	501.350	CP NL
9	4779.7616	5221.4271	501.990	CP SPIKE
11	4835.0874	5218.6869	502.046	CP SPIKE

LICENSED LAND SURVEYOR
KOEN TY WILSON
9440
STATE OF CALIFORNIA

Email: koenw@wilsonlandsurveys.com
www.wilsonlandsurveys.com

WILSON LAND SURVEYS
EST. 12

261 CARLTON CT.
LOS GATOS, CA 95032
408-427-2279

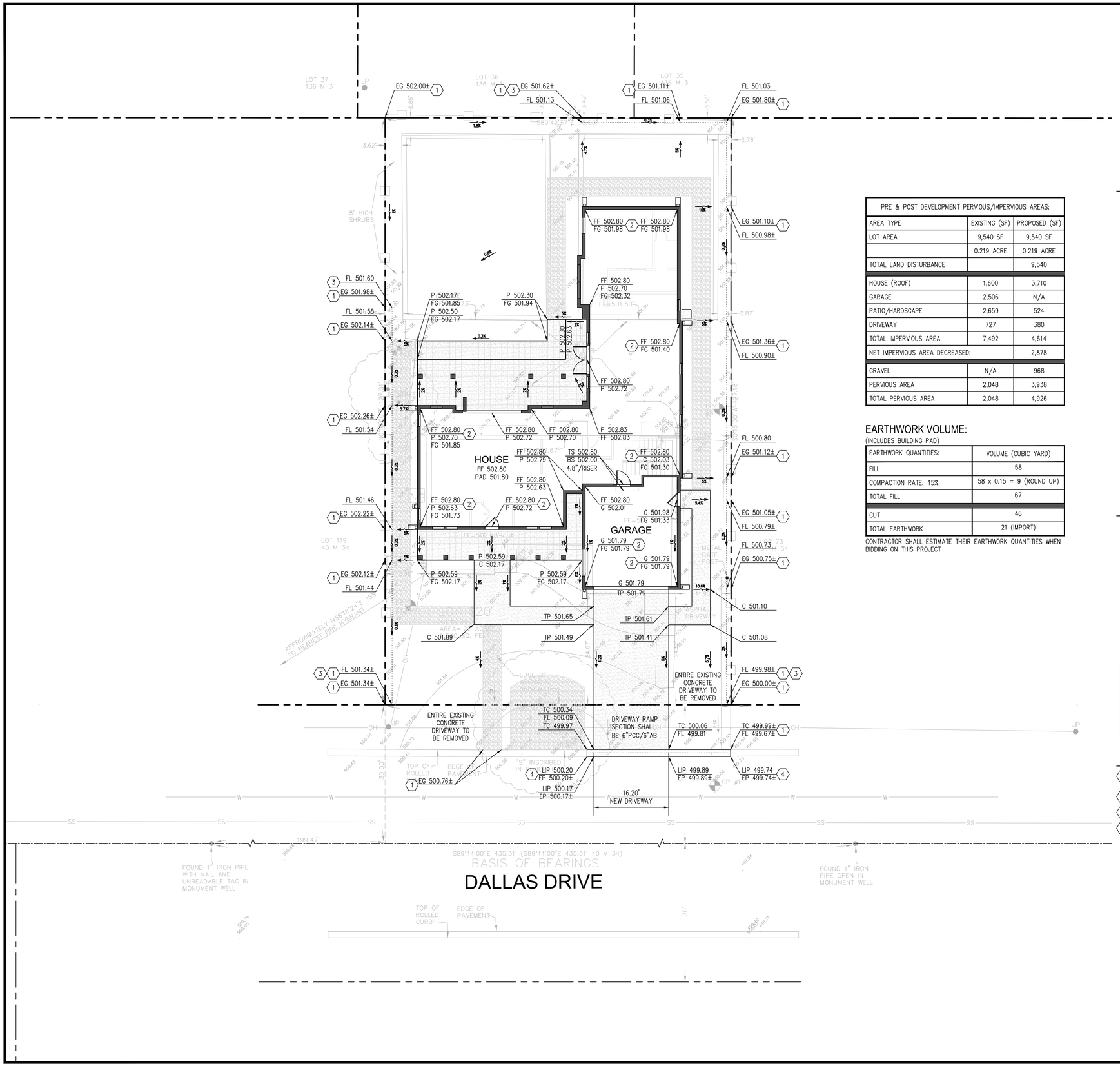
BOUNDARY AND TOPOGRAPHIC SURVEY

AS REQUESTED BY:
GKW ARCHITECTS

LEGAL DESCRIPTION: LOT 120, TRACT 973, 40 M 34, CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

APN: 412-39-013
DATE: AUGUST 2023
FILENAME: P-111 DALLAS GKW TOPO
SITE ADDRESS: 401 DALLAS DR, CAMPBELL, CA 95008

DRAWN BY:	SCALE:	PROJECT:	JOB NUMBER:	SHEET:
ARD	1"=10'	P-111	P-111	1 OF 1



PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:		
AREA TYPE	EXISTING (SF)	PROPOSED (SF)
LOT AREA	9,540 SF	9,540 SF
	0.219 ACRE	0.219 ACRE
TOTAL LAND DISTURBANCE		9,540
HOUSE (ROOF)	1,600	3,710
GARAGE	2,506	N/A
PATIO/HARDSCAPE	2,659	524
DRIVEWAY	727	380
TOTAL IMPERVIOUS AREA	7,492	4,614
NET IMPERVIOUS AREA DECREASED:		2,878
GRAVEL	N/A	968
PERVIOUS AREA	2,048	3,938
TOTAL PERVIOUS AREA	2,048	4,926

EARTHWORK VOLUME:

(INCLUDES BUILDING PAD)

EARTHWORK QUANTITIES:	VOLUME (CUBIC YARD)
FILL	58
COMPACTION RATE: 15%	58 x 0.15 = 9 (ROUND UP)
TOTAL FILL	67
CUT	46
TOTAL EARTHWORK	21 (IMPORT)

CONTRACTOR SHALL ESTIMATE THEIR EARTHWORK QUANTITIES WHEN BIDDING ON THIS PROJECT

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
9. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
10. PROVIDE MINIMUM 2% SLOPE AT IMPERVIOUS AREA ADJACENT TO BUILDING & MINIMUM 5% SLOPE AT PERVIOUS AREA ADJACENT TO BUILDING.
11. GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.

LEGEND

- = PROPERTY LINE
- = STREET CENTER LINE
- = EX. ROLLED CURB
- 50.0 = EX. SPOT ELEVATION
- 1% = FLOW DIRECTION
- = GRADE BREAK
- = FLOW LINE
- = CONCRETE SPLASH PAD

ABBREVIATIONS:

BS	= BOTTOM OF STEP	FL	= FLOW LINE	R.O.W.	= RIGHT-OF-WAY
BOW	= BACK OF WALK	G	= GARAGE	S	= SLOPE
BW	= BOTTOM OF WALL	GB	= GRADE BREAK	SD	= STORM DRAIN
C	= CONCRETE	IE	= INVERT ELEVATION	SR	= STRAW ROLL
DWY	= DRIVEWAY	L	= LAWN	TC	= TOP OF CURB
EG	= EXISTING GRADE	LF	= LINEAL FOOT	TG	= TOP OF GRATE
EX	= EXISTING	LP	= LOW POINT	TP	= TOP OF PAVEMENT
EP	= EDGE OF PAVEMENT	N	= NEW	TS	= TOP OF STEP
FF	= FINISHED FLOOR	P	= PATIO OR PORCH	TW	= TOP OF WALL
FG	= FINISHED GRADE	PG	= PERGOLA	TYP	=TYPICAL

GRADING NOTES

1. MATCH EXISTING ELEVATION. GRADING LIMIT IS TO PROPERTY LINE. NO GRADING ALLOWED ON ADJACENT PROPERTIES
2. DOWNSPOUT WITH CONCRETE SPLASH PAD PER DETAIL **#1A/C3**
3. BEGIN/END SWALE PER DETAIL **#2A/C3**
4. BEGIN/END ROLLED CURB & GUTTER PER CITY OF CAMPBELL STANDARD DETAIL. MATCH EXISTING FLOWLINE

REV.	DATE	DESCRIPTION

GRADING AND DRAINAGE PLAN

401 DALLAS DR
CAMPBELL, CA 95008

GREEN
CIVIL ENGINEERING, INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG LEONG
No. 73088
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

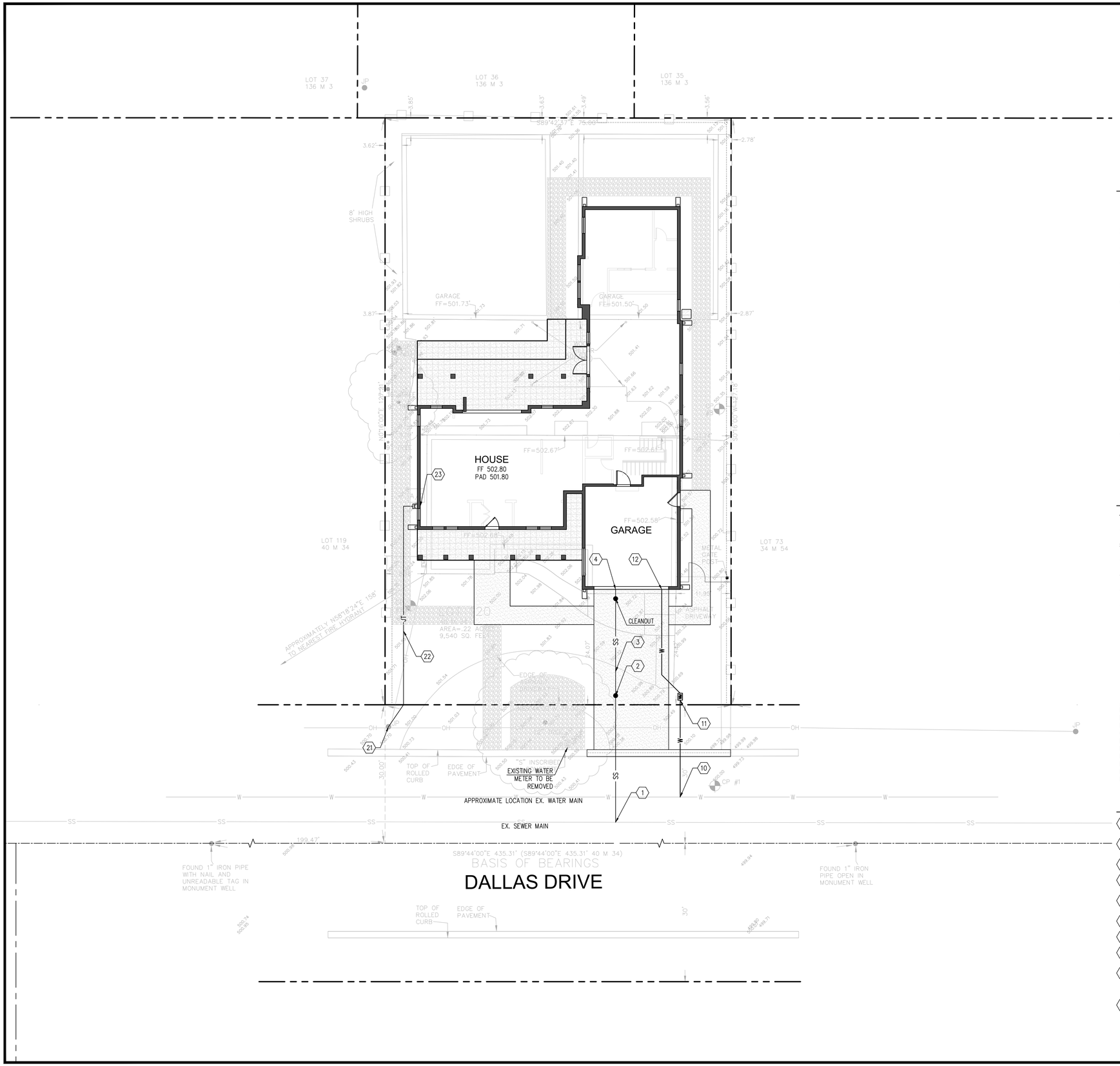
SCALE

VERTICAL: 1"= AS SHOWN

HORIZONTAL: 1"= AS SHOWN

DATE:	09/30/2023
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230039

SHEET
C1
1 OF 4 SHEETS



GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

GENERAL NOTES:

1. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
2. CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
3. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
4. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
5. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASSES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
9. CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
10. PROVIDE MINIMUM 2% SLOPE AT IMPERVIOUS AREA ADJACENT TO BUILDING & MINIMUM 5% SLOPE AT PERVIOUS AREA ADJACENT TO BUILDING.
11. GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.

LEGEND

———	PROPERTY LINE	WM	WATER METER
— — —	EXISTING EASEMENT		DOWNSPOUT WITH SPLASH BLOCK
———	STORM DRAIN PIPE	S	SANITARY SEWER MANHOLE
——SS——	4" SANITARY SEWER PIPE	●	SANITARY SEWER CLEANOUT
——W——	DOMESTIC WATER LINE	WV	WATER VALVE
——G——	GAS LINE		
——JT——	JOINT TRENCH		
——SD——	EX STORM DRAIN MAIN		
——SS——	EX SANITARY SEWER MAIN		
——W——	EX WATER MAIN		
E	ELECTRICAL METER		

ABBREVIATIONS:

BS	= BOTTOM OF STEP	FL	= FLOW LINE	R.O.W.	= RIGHT-OF-WAY
BOW	= BACK OF WALK	G	= GARAGE	S	= SLOPE
BW	= BOTTOM OF WALL	GB	= GRADE BREAK	SD	= STORM DRAIN
C	= CONCRETE	IE	= INVERT ELEVATION	SR	= STRAW ROLL
DWY	= DRIVEWAY	L	= LAWN	TC	= TOP OF CURB
EG	= EXISTING GRADE	LF	= LINEAL FOOT	TG	= TOP OF GRATE
EX	= EXISTING	LP	= LOW POINT	TP	= TOP OF PAVEMENT
EP	= EDGE OF PAVEMENT	N	= NEW	TS	= TOP OF STEP
FF	= FINISHED FLOOR	P	= PATIO OR PORCH	TW	= TOP OF WALL
FG	= FINISHED GRADE	PG	= PERGOLA	TYP	=TYPICAL

GRADING NOTES

1. NEW SEWER LATERAL CONNECTION TO EXISTING SANITARY SEWER MAIN. (WORKS WITHIN RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT)
2. INSTALL SANITARY SEWER CLEANOUT WITHIN 5' OF PROPERTY LINE PER WEST VALLEY SANITATION DISTRICT STANDARD **DRAWING #3**
3. PROVIDE NEW SANITARY SEWER LATERAL FROM PROPERTY LINE TO BUILDING @ 2% SLOPE MINIMUM.
4. SANITARY SEWER SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCATION AND LINE CONTINUATION TO BUILDING. INSTALL SANITARY SEWER CLEANOUT AT 2' OUTSIDE OF BUILDING
10. NEW WATER SERVICE LINE CONNECTION TO EXISTING WATER MAIN. (WORKS WITHIN RIGHT-OF-WAY REQUIRES A SEPARATE ENCROACHMENT PERMIT)
11. INSTALL NEW WATER METER PER CITY STANDARD
12. NEW WATER SERVICE ENTRY. INSTALL INDIVIDUAL WATER AT 2' OUTSIDE OF BUILDING
20. CONNECTION TO EXISTING UTILITY POLE. CONTRACTOR SHALL COORDINATE WITH PG&E PRIOR TO ANY CONSTRUCTION
22. REMOVE EXISTING OVERHEAD ELECTRICAL, TELECOMMUNICATION AND CABLE TV SERVICE LINE AND INSTALL NEW UNDERGROUND JOINT TRENCH (ELECTRICAL, TELECOMMUNICATION AND CABLE TV) LINE TO BUILDING. COORDINATE WITH PG&E FOR LINE RELOCATION.
23. NEW ELECTRICAL METER AND ELECTRICAL SERVICE ENTRY TO BUILDING. SEE ARCH PLANS FOR EXACT LOCAION

REV.	DATE	DESCRIPTION

UTILITY PLAN

401 DALLAS DR
CAMPBELL, CA 95008

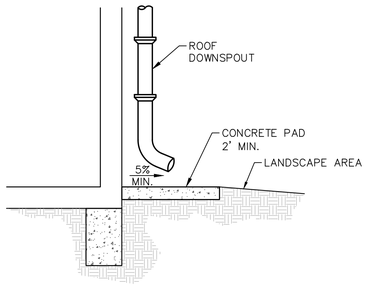
GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN HANG LEONG
No. 73668
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

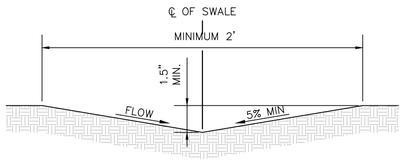
SCALE
VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	09/30/2023
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230039

SHEET
C2
2 OF 4 SHEETS



1A	CONCRETE SPLASH PAD	N.T.S.



2A	TYPICAL VEGETATED SWALE	N.T.S.

REV.	DATE	DESCRIPTION

DETAIL SHEET

401 DALLAS DR
CAMPBELL, CA 95008

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIN H. HANG HO
No. 73588
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

SCALE

VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

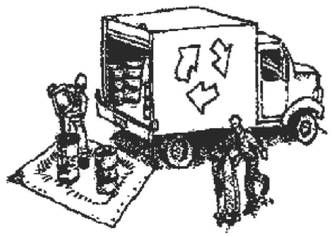
DATE:	09/30/2023
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230039

SHEET
C3
3 OF 4 SHEETS

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control

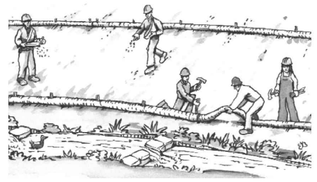
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

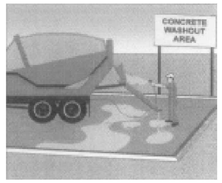
Contaminated Soils

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

Landscaping

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

Concrete Management and Dewatering



Concrete Management

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

Dewatering

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

Paving/Asphalt Work

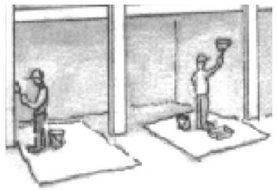
Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Painting & Paint Removal



Painting Cleanup and Removal

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

Santa Clara Valley
Urban Runoff
Pollution Prevention Program

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

REV.	DATE	DESCRIPTION

BLUEPRINT FOR A CLEAN BAY

401 DALLAS DR
CAMPBELL, CA 95008

GREEN
CIVIL ENGINEERING,INC
INFO@GREEN-CE.COM
1900 S. NORFOLK ST. SUITE #350
SAN MATEO, CA 94403

REGISTERED PROFESSIONAL ENGINEER
CHIAN HANG LEONG
No. 72568
Exp. 12/31/2024
CIVIL
STATE OF CALIFORNIA

SCALE

VERTICAL: 1"= AS SHOWN
HORIZONTAL: 1"= AS SHOWN

DATE:	09/30/2023
DESIGNED:	HCL
DRAWN:	BL
REVIEWED:	HCL
JOB NO.:	20230039

SHEET
C4
4 OF 4 SHEETS

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Sod lawn 100% dwarf fescue		high	.7
	Anigozanthos white/ Kangaroo Paw @ 36" oc	1 gallon	low	.3
	Lomandra Baby Breeze @ 36" oc	1 gallon	low	.3
	Lomandra dwarf variegated @ 36" oc	1 gallon	low	.3
A	Olea Little Ollie/ Dwarf Olive	5 gallon	low	.3
B	Loropetalum Jazz Hands white	5 gallon	low	.3
C	Cotinus Royal Purple/ Smoke Tree	15 gallon	low	.3
D	Prunus caroliana Compacta/ Carolina Laurel	15 gallon	low	.3
E	Perovskia atriplicifolia Blue Spires	5 gallon	low	.3
F	Sarcococca ruscifolia	5 gallon	low	.3
T1	Olea europa Swan Hill multi trunk/ Fruitless Olive	24" box	low	.3

1) Thoroughly prepare soil prior to planting. Break up hardpan and till prior to adding amendments.
2) Incorporate 4 cy of compost per 1000 sf, 6" into native soil.
3) Verify placement of all plant material prior to planting.
4) Verify location of all underground utilities prior to construction.
5) Spread 3" of wood chip (Prochip Brown Tone, or equal) mulch after planting. Verify color with Owner. Mulch to be placed around all new and existing planting as well as in side yard areas when no planting is proposed.
6) Save and repurpose existing cobbles at front yard.

ANIGOZANTHOS

LOMANDRA

LOMANDRA

OLEA

LOROPETALUM

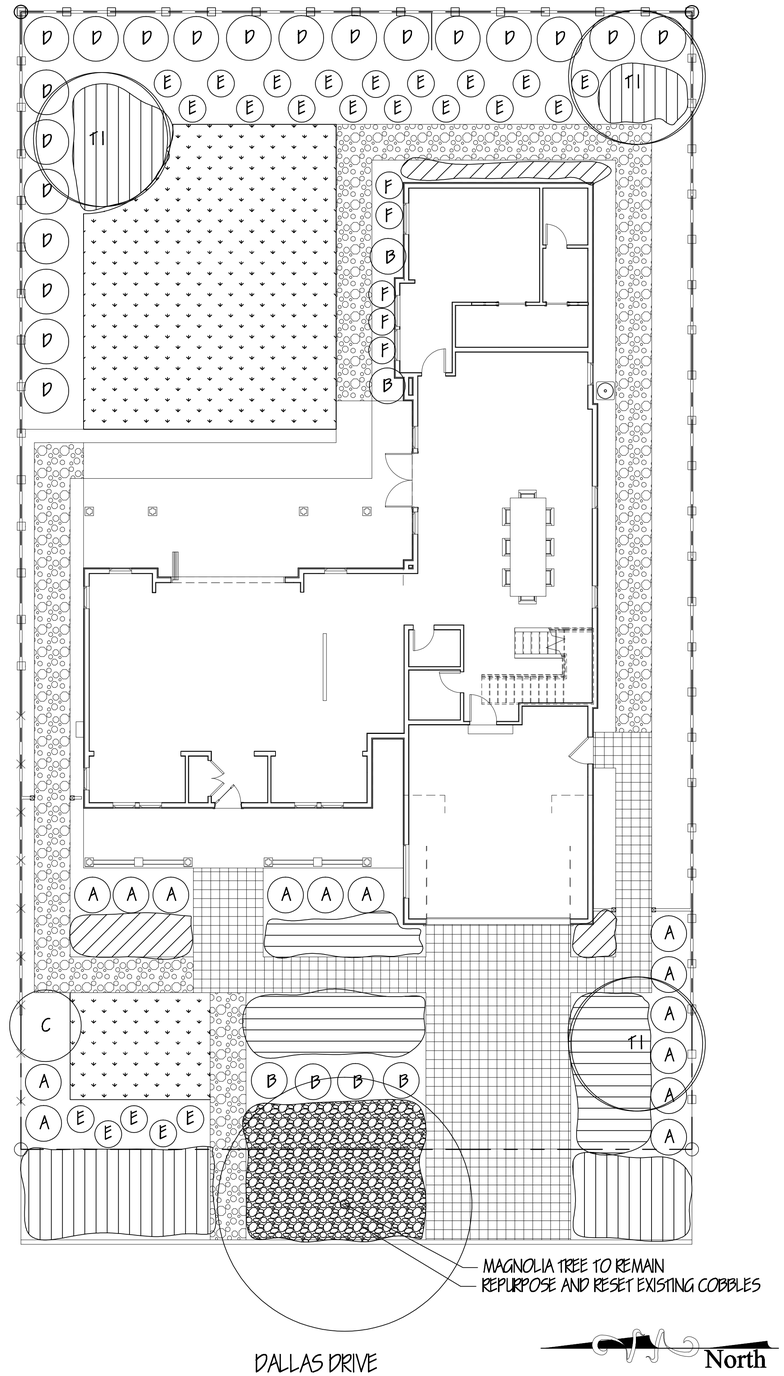
COTINUS

PRUNUS

SARCOCOCCA

PEROVSKIA

OLEA



MASTER PLANTING PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheldasla@gmail.com

REVISED 1/30/24
REVISED 2/6/24

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2025
STATE OF CALIFORNIA

BARAJAS RESIDENCE

for:
ALFREDO BARAJAS
401 DALLAS DRIVE
CAMPBELL, CA. 95008

MASTER PLANTING PLAN

date: 1/11/24
scale: NOTED
drawn by: WJH
job no. 202401
sheet L1
of shts

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET_o): 45.3 | Project Type: Residential | 0.55

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low water	0.3	Drip	0.81	0.37	430	159	4473
#2 low water	0.3	Drip	0.81	0.37	600	222	6241
#3 high water lawn	0.7	Overhead	0.75	0.93	275	257	7209
#4 high water lawn	0.7	Overhead	0.75	0.93	865	807	22675
#5 low water	0.3	Drip	0.81	0.37	1260	467	13107
#6 low water	0.3	Drip	0.81	0.37	145	54	1508
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
				Totals	3575	1966	55213
Special Landscape Areas							
	[redacted]			1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	55213
						Maximum Allowed Water Allowance (MAWA)[e]	55224

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	1966
Total Area	3575
Average ETAF	0.55

All Landscape Areas

Total ETAF x Area	1966
Total Area	3575
Average ETAF	0.55

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

[a] Hydrozone # / Planting Description e.g.
1.) Front lawn
2.) Low water use planting
3.) Medium water use planting

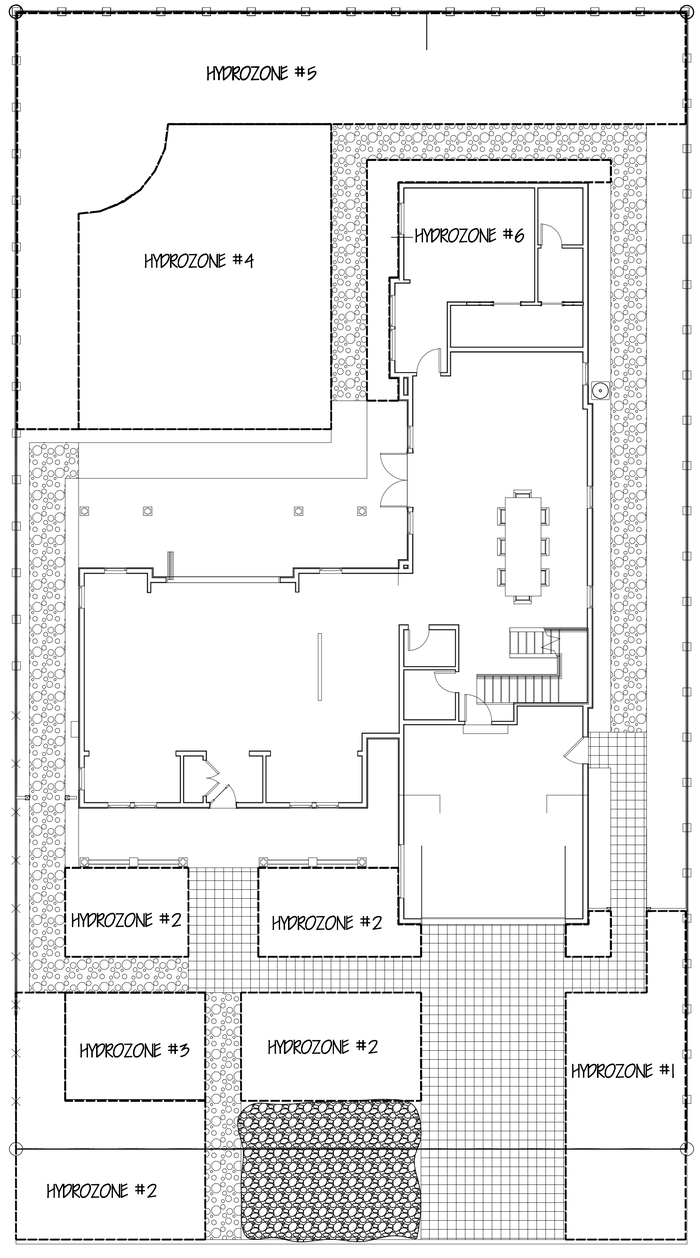
[b] Irrigation Method
1.) Overhead Spray
2.) Drip

[c] Irrigation Efficiency
1.) 0.75 for Overhead Spray
2.) 0.81 for Drip

[d] ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

[e] MAWA (Annual Gallons Allowed) =
(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year, LA is the total regular landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for non-residential areas

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead



DALLAS DRIVE

North

HYDROZONE PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheldasla@gmail.com

REVISED 1/30/24
REVISED 2/6/24

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2025
STATE OF CALIFORNIA

BARAJAS RESIDENCE

for:
ALFREDO BARAJAS
401 DALLAS DRIVE
CAMPBELL, CA. 95008

MASTER PLANTING PLAN

date: 1/11/24
scale: NOTED
drawn by: WJH
job no. 202401
sheet L 2
of shts

IRRIGATION LEGEND

C — Rachio 3 weatherbased controller located in garage - verify electrical - run control valve wires from controller outside to irrigation mainline within schedule 80 pvc conduit.

Febco # 765-1" pressure vacuum breaker

1" schedule 40 pvc mainline - min. depth 18"

Rainbird PEB series control valves with AVB, in line pressure reducer set to 35 psi and Y filter for drip circuits and without for lawn

Schedule 40 pvc lateral lines - min. depth 12"

Rainbird Xeribuq 1 qph pressure compensating emitters set on $\frac{1}{2}$" drip line
(2 emitters to each 1 gallon plan, 3 to each 5 gallon and 4 for larger)
locate on opposite sides of rootball and install flush end valve at the end of each drip line run

Hunter MP Rotator on 6" pop up for lawn area - verify nozzle selection in field

Rainbird #1401 bubbler for trees and large shrubs (2 per tree at opposite sides)

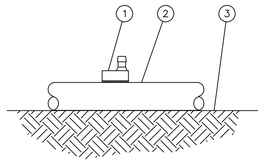
1 — Control valve number

Circuit #1 - drip/ 5 qpm
Circuit #2 - spray/ 3 qpm
Circuit #3 - drip/ 7 qpm
Circuit #4 - drip/ 3 qpm
Circuit #5 - spray/ 12 qpm
Circuit #6 - drip/ 10 qpm
Circuit #7 - bubbler/ 2 qpm
Circuit #8 - drip/ 3 qpm

1) Verify water source and placement of backflow preventer - cover with lockable weather blanket.
2) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
3) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
4) Verify location of all underground utilities prior to any trenching or excavation.
5) Contractor shall provide all necessary safety precautions throughout construction.
6) Contractor to set irrigation schedule based on time of year, weather, plant need and to eliminate runoff and water waste.

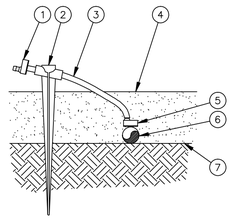
1) "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans".
2) "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
3) "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project".
4) "An irrigation audit report shall be completed at the time of final inspection."
5) "Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices."
6) Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply,
to minimize water loss in case of an emergency or routine repair.
7) "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."

1 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:
RAIN BIRD XERI-BUG EMITTER
2 5/8" POLYETHYLENE TUBING:
RAIN BIRD XF SERIES TUBING OR
RAIN BIRD XT-700 XERI-TUBE OR
RAIN BIRD XBS BLACK STRIPE TUBING
3 FINISH GRADE



NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO $\frac{5}{8}$" POLYETHYLENE TUBING.
2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

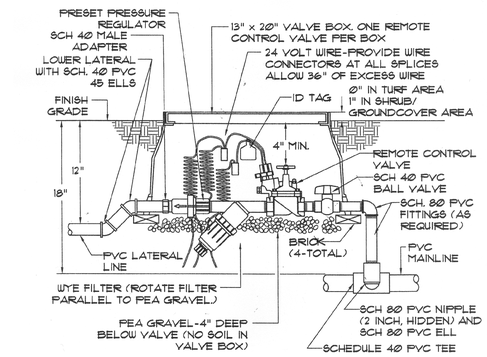
A XERI-BUG INTO 1/2-INCH TUBING 1-14-10
N.T.S.
OPTION 1



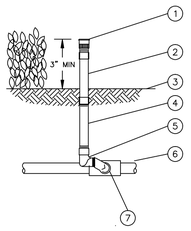
1 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER:
RAIN BIRD XERI-BUG EMITTER
2 UNIVERSAL ¼" TUBING STAKE:
RAIN BIRD TS-025
3 ¼" DISTRIBUTION TUBING:
RAIN BIRD XQ TUBING
(LENGTH AS REQUIRED)
4 TOP OF MULCH
5 ¼" SELF-PIERCING BARB CONNECTOR:
RAIN BIRD SPB-025
6 ½" POLYETHYLENE TUBING:
RAIN BIRD XF SERIES TUBING OR
RAIN BIRD XT-700 XERI-TUBE OR
RAIN BIRD XBS BLACK STRIPE TUBING
7 FINISH GRADE

NOTES:
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO ½" POLYETHYLENE TUBING.
2. SHOULD THE EMITTER BECOME DISLODGED UNREGULATED FLOW WILL OCCUR.
3. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

B BARB CONNECTOR INTO 1/2" TUBING WITH 1/4" TUBING, STAKE AND XERI-BUG 1-18-10
N.T.S.
OPTION 3

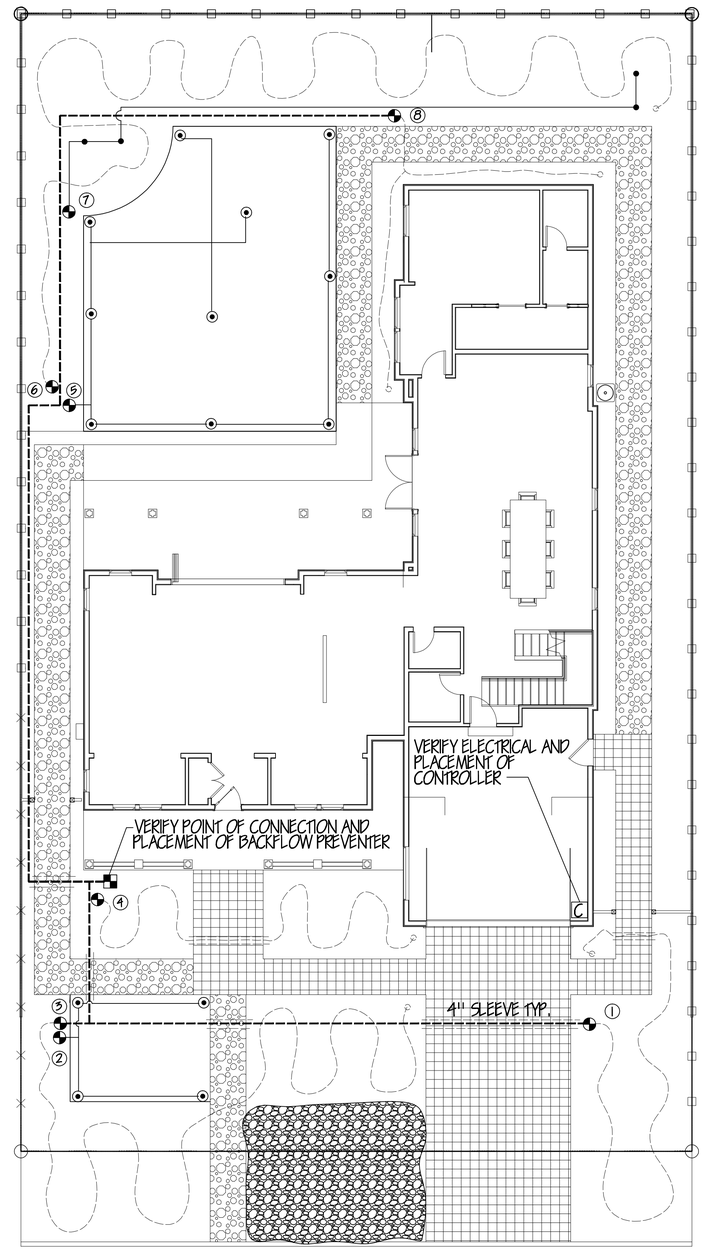


C CONTROL VALVE DETAIL



1 PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2 KBI FLEX RISER
3 FINISH GRADE/TOP OF MULCH
4 SCHEDULE 80 RISER (LENGTH AS REQUIRED)
5 2 1/2" MARLEX FITTINGS TO CREATE SWING JOINT
6 SCHEDULE 40 PVC LATERAL PIPE
7 PVC SCH 40 TEE OR ELL

D PRESSURE COMPENSATING FULL-CIRCLE BUBBLER N.T.S.
1400 SERIES ON RISER



IRRIGATION PLAN
1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheidasla@gmail.com

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2025
STATE OF CALIFORNIA

BARAJAS RESIDENCE

for:
ALFREDO BARAJAS
401 DALLAS DRIVE
CAMPBELL, CA. 95008

IRRIGATION PLAN

date: 2/6/24
scale: NOTED
drawn by: WJH
job no. 202401
sheet L 3
of shts

Waypoint ANALYTICAL

Anaheim Office
February 5, 2024
Report# 24-031-0017

W. Jeffrey Heid Landscape
6179 Oneida Drive
Santa Jose, CA 95123

Attn: Jeff

RE: Barajas - Campbell, CA

Background

A soil sample was received on January 31, 2024 identified as site soil taken from a depth of 6-9 inches from areas where new landscaping is scheduled for installation. Fertilizer and amendment recommendations were requested. The sample was analyzed for horticultural suitability, fertility and physical characteristics. The results of the analyses are attached.

Analytical Results and Comments

The reaction of the sample is slightly acidic (pH 6.8) with qualitative lime absent. These levels are within the range preferred for most plants and no pH adjustment is suggested.

Salinity (ECe), sodium and boron are all safely low. The sodium adsorption ratio (SAR) shows sodium is adequately balanced by soluble calcium and magnesium; this balance is important for soil structure quality, which relates to the rate at which water infiltrates the soil.

According to the USDA Soil Classification, the less than 2mm fraction of this sample is classified as sandy clay loam. The 23.1% gravel present classifies this material as gravelly. This, in combination with a relatively wide distribution of particle sizes in the sand category, indicates that the soil at this site may have some tencency to compact. Organic content is moderate at 2.32% dry weight. Based on this information, the estimated infiltration rate is also moderate at 0.25 inch per hour. Infiltration rates may vary due to differences in compaction across the site.

In terms of fertility, nitrogen and calcium are low. Phosphorus is low optimum. Magnesium is high optimum. In the minor element group, copper is high optimum and manganese is low. The remaining nutrients are in sufficient supply.

Recommendations

Incorporation of nitrogen, phosphorus, calcium and sulfur fertilizers is recommended at the time of planting. Incorporation of a nitrogen stabilized organic amendment or composted greenwaste product is recommended in order to improve soil nutrient holding capacity and porosity. If a composted greenwaste amendment is chosen, that would provide additional phosphorus and potassium as well as supplemental micronutrients, product depending.

The primary symptom of manganese deficiencies is a general yellowing of leaves with veins remaining green. Manganese deficiency symptoms appear first on younger leaves. If these symptoms are present after plant installation they may be treated with an application of a chelated micronutrient product at the manufacturer's recommended rate. Incorporation of a composted greenwaste amendment would also provide additional micronutrients and may be sufficient to negate any deficiency, product depending.

To Prepare for Mass Planting:
Drainage of the root zone should be improved by first loosening the top 10 inches of any undisturbed or compacted soil. The following materials should then be evenly spread and thoroughly blended with the top 6 inches of soil to form a homogenous layer:

Amount per 1000 Square Feet	
4 cubic yards	Nitrogen Stabilized Organic Amendment*
9 pounds	16-20-0* Ammonium Phosphate
50 pounds	Gypsum

For all turf areas the organic amendment should be decreased by half.

*The rate may change based on the analysis of the chosen organic amendment. This rate is based on 270 lbs. of dry weight of organic matter per cubic yard of amendment.

To Prepare Backfill for Trees and Shrubs:

- Excavate planting pits at least twice as wide as the diameter of the rootball.
- Soil immediately below the rootball should be left undisturbed to provide support but the sides and the bottom around the side should be cultivated to improve porosity.
- The top of the rootball should be at or slightly above final grade.
- The top 12 inches of backfill around the sides of the rootball of trees and shrubs may consist of the above amended soil or may be prepared as follows:

4 parts	Site Soil
1 part	Nitrogen Stabilized Organic Amendment*

Uniformly blended with:

Amount / Cubic Yard of Backfill	
1/2 pound	16-20-0* Ammonium Phosphate
2 1/2 pounds	Gypsum

- Backfill below 12 inches required for 24-inch box or larger material should not contain the organic amendment or fertilizers.
- Ideally a weed and turf free zone should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub. Mulch should be kept a minimum 4 inches from the trunk.
- Irrigation of new plantings should take into consideration the differing texture of the rootball substrate and surrounding soil matrix to maintain adequate moisture during this critical period of establishment.

Maintenance

Maintenance fertilization should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the fall and spring. Beginning 45 days after installation, calcium nitrate (15.5-0-0) should be applied at a rate of 7 pounds per 1000 square feet with reapplication every 45-60 days. Alternatively, slow release Sulfur Coated Urea (43-0-0) may be applied at 6 pounds per 1000 square feet every 90 days. Keep in mind that long term use of sulfur coated urea can adjust the pH downward and this is something to monitor for. Once plants are performing satisfactorily, the frequency of fertilization may be decreased depending on color and rate of growth desired. Early fall and spring, substitute a complete fertilizer such as 16-6-8 to help insure continuing adequate phosphorus and potassium.

Alternatively, Blood Meal (12-0-0) provides available nitrogen fairly rapidly while materials such as Feather Meal (12-0-0), Soybean or Cotton Seed Meal (7-1-1) are slower to provide available nitrogen, but they extend the length of time they make this contribution. In order to provide a good supply of nitrogen for a 3-4 month time frame a good combination would be 6 pounds Blood Meal and 14 pounds Feather Meal per 1000 square feet. In the fall and spring, substitute a complete organic fertilizer such as 5-5-5 applied at the manufacturer's label rate. Or in general planting areas, nutrient rich composted greenwaste may be spread in a 1 to 2 inch layer, which generally carries enough nutrition to boost complete nutrition though a source of nitrogen might also be added at a half rate to assure adequate nitrogen availability.

If we can be of any further assistance, please feel free to contact us.

Joe Kiefer, CCA

jkiefer@waypointanalytical.com

4741 East Hunter Ave., Ste. A Anaheim CA 92807
(714) 282-8777 @ (714) 282-8575 fax
www.waypointanalytical.com

Project: : Barajas - Campbell, CA

COMPREHENSIVE SOIL ANALYSIS

Report No : **24-031-0017**
Purchase Order :
Date Recd : 01/31/2024
Date Printed : 02/05/2024
Page 1 of 1

Sample Description - Sample ID	Half Sat %	pH		ECe	NO_3-N	NH_4-N	PO_4-P	K	Ca	Mg	Cu	Zn	Mn	Fe	Organic	Lab No.
	TEC	Qual Lime		dS/m	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	% dry wt.	
	Sufficiency Factors															
Site Soil	19	6.8		0.48	1	13	11	111	709	324	0.4	8.8	3	35	2.32	04027
	84	None			4.4		0.7	0.3	6.5	2.8	0.6	2.1	0.3	0.9		

Saturation Extract Values							Gravel %		Percent of Sample Passing 2 mm Screen						USDA Soil Classification	Lab No.
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO_4 meq/L	SAR	Coarse 9 - 12	Fine 2 - 9	Very Coarse 1 - 2	Sand Coarse 0.5 - 1	Med. to Very Fine 0.05 - 0.5	Silt .002-.05	Clay 0-.002		
2.3	1.49	3.27	0.16	0.20	1.2	2.1	15.5	13.6	4.8	4.8	46	17.2	25.2	Gravelly Sandy Clay Loam	04027

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed; SAR = Sodium adsorption ratio. Hull Saturation %=approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by EDTA extraction. Ece: est. method for salinity (ECe se dS/m).Boron (B), Sulfate(SO_4), Sodium(Na). Gravel=portion expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition.
<< LOW SUFFICIENT HIGH >>

SOIL MANAGEMENT REPORT

1) Due to the amount of pavement or soil coverage, scraping and salvaging any topsoil is limited to no value.
2) Instead, once the site is cleared of pavement and new construction is near completion, all planted areas should be broken up and tilled thoroughly to break up the existing and created hardpan during construction operation.
3) During the process of breaking up and amending the soil for new planting, the site specific soil preparation specifications from Waypoint Analytical shall be followed to improve soil texture and nutrient levels.

W. Jeffrey Heid
Landscape Architect
C-2235

1465 Winzer Place
Gilroy, Ca. 95020
tel 408 691-5207
email wjheidasla@gmail.com

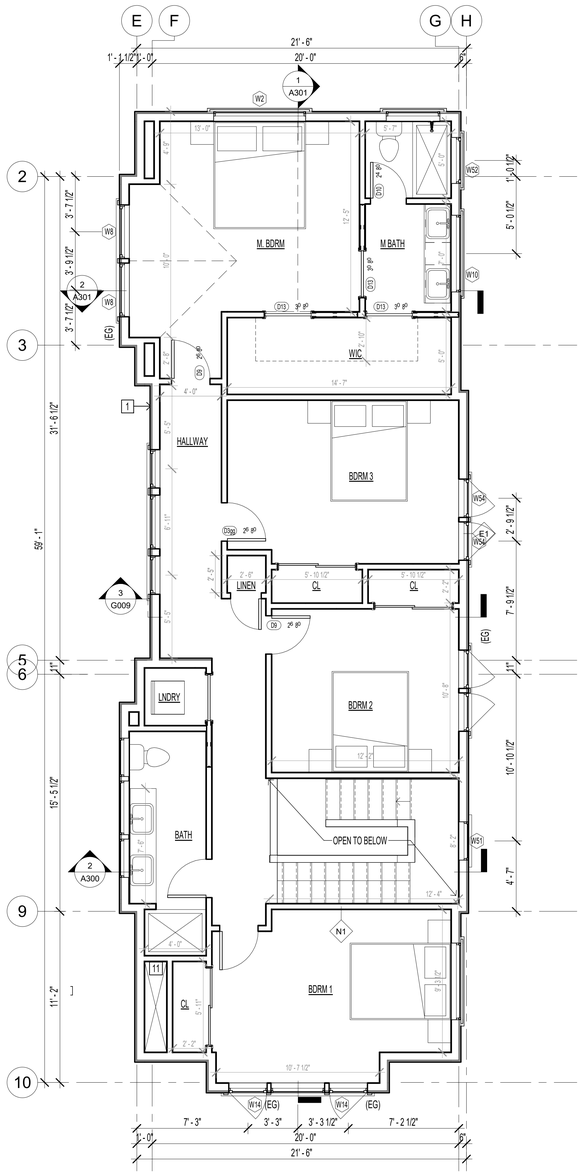
REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 06/30/2025
STATE OF CALIFORNIA

BARAJAS RESIDENCE

for:
ALFREDO BARAJAS
401 DALLAS DRIVE
CAMPBELL, CA. 95008

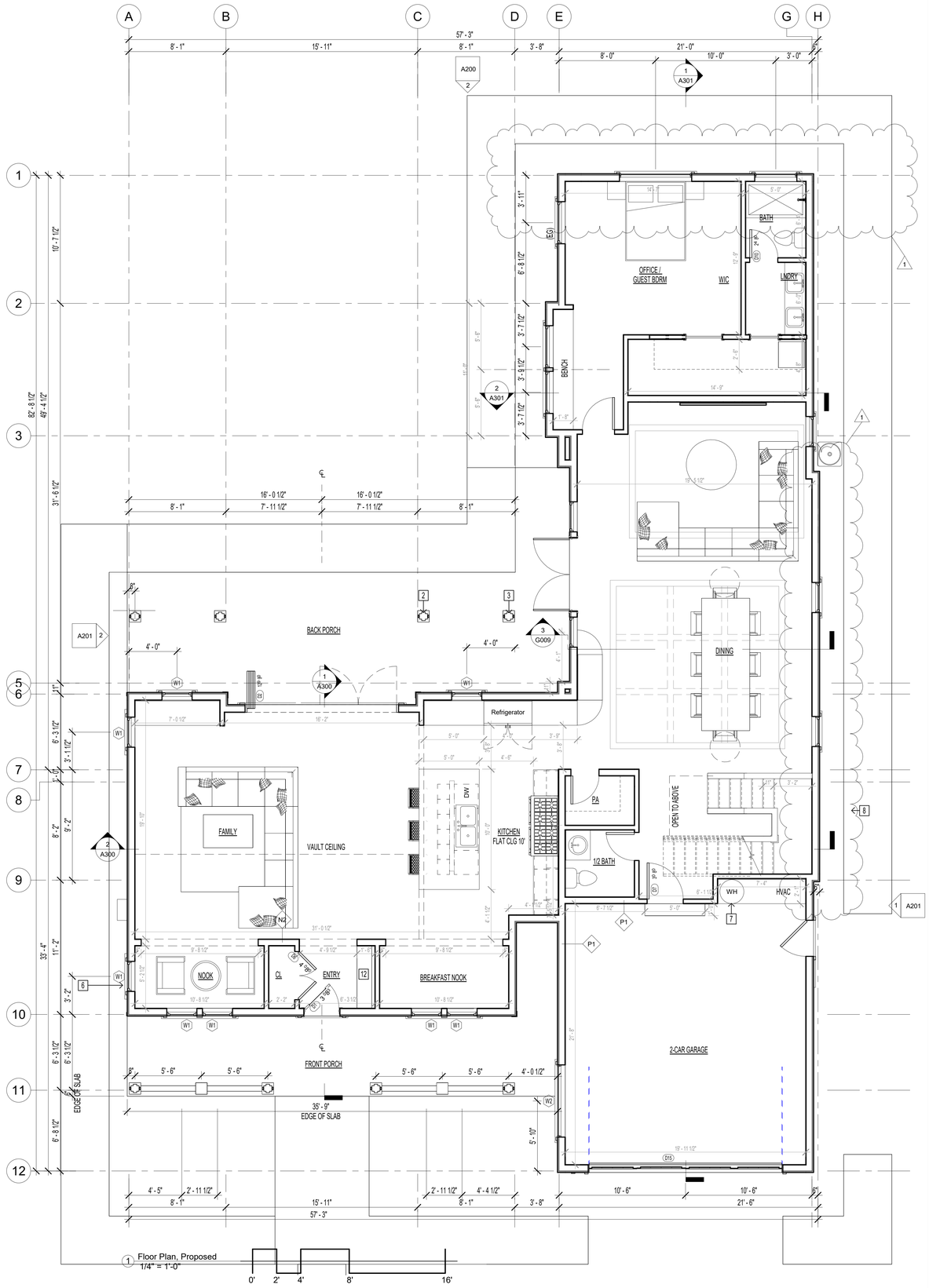
SOIL MANAGEMENT PLAN

date: 2/6/24
scale: NOTED
drawn by: WJH
job no. 202401
sheet L 4
of shts



2 Floor Plan Level 2, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'



1 Floor Plan, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

FLOOR PLAN, PROPOSED, KEYNOTES

1 WOOD RAILING
2 WOOD POST
3 PORCH COLUMN
4 36" COUNTER HEIGHT
5 LAUNDRY CHUTE
6 ELECTRICAL PANEL, 400 AMP
7 ELECTRIC 50 GAL HEAT PUMP WATER HEATER, PER TITLE 24
8 AC CONDENSER, EXTERIOR UNIT
9 SKYLIGHT, TYP.
10 BUILT-IN
11 HVAC/ CHASE
12 BENCH

GENERAL NOTES:

1. LANDING, MINIMUM 36" DEEP LANDING AND NOT MORE THAN 1 1/2" LOWER THAN THRESHOLD FOR OUTSWINGING DOORS.
2. DOORS AND PANELS OF SHOWER AND BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED, LAMINATED SAFETY GLASS OR APPROVED PLASTIC. CRC SECTION R308.4.5
3. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED OVER A VAPOR RETARDER IN SHOWER OR BATHTUB COMPARTMENTS. CRC SECTIONS R307.2 AND R702.4.
4. GRAY ELEMENTS TO REPRESENT EXISTING AND BLACK ELEMENTS TO REPRESENT PROPOSED
5. CONTRACTOR TO VERIFY ALL DIMENSIONS AND DESIGNS ON SITE.

EGRESS WINDOW/ DOOR

(EG)
SECOND FLOOR:
NET CLEAR OPENING: 5.7 SF
MIN. HEIGHT: 24"
MIN. WIDTH: 20"
SILL HEIGHT MAX.: 44"
SMOOTH OPENING.

GROUND FLOOR:
NET CLEAR OPENING: 5.0 SF

Architectural, Floor Plan, 1st & 2nd Level, Proposed

GORDON K WONG, ARCHITECT LIC# 34045
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 315-1525
GORDONKWONG@GKWARCHITECTS.COM

JOSHUA LIU & KEVIN YU, PROJECT DESIGNERS
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95121 (408) 744-1645
JOSHUALIU@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/ COMMERCIAL

NEW SINGLE FAMIY RESIDENCE
401 DALLAS DRIVE
CAMPBELL, CA 95008

Revision Schedule

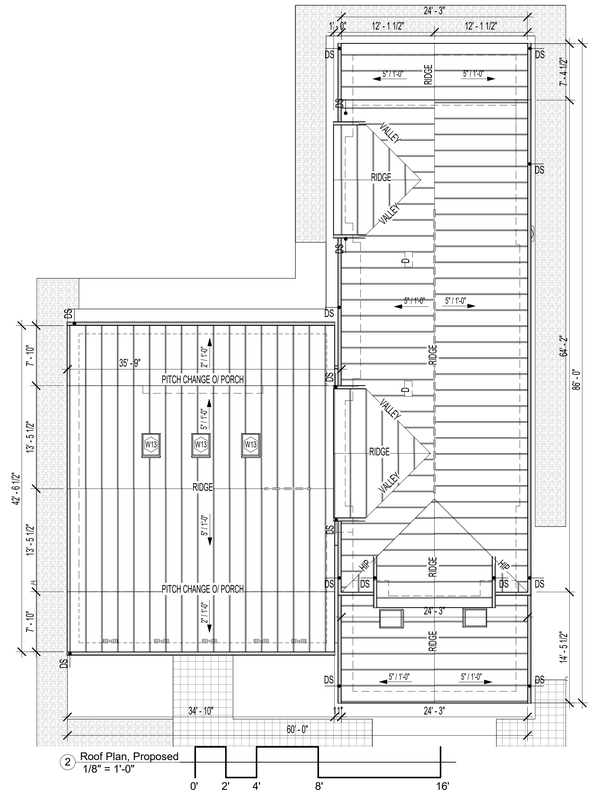
1	23.12.06	Planning

Architectural, Floor Plan, 1st & 2nd Level, Proposed

A100

SCALE AS INDICATED

2/7/2024 10:37:44 AM



2 Roof Plan, Proposed
1/8" = 1'-0"

0' 2' 4' 8' 16'

ROOF PLAN, KEYNOTES, PROPOSED

1. SKYLIGHT, SEE SHEET A600 FOR DETAILS
2. FASCIA, SEE SHEET A200 & A600 FOR DETAILS
3. GUTTERS AND DOWNSPOUTS GSM PAINTED
4. STANDING SEAM METAL ROOF, PAC-150 180 DEGREE, SEE SHEET A600 FOR DETAILS
5. RIDGE VENT
6. STEEL ATTIC VENT
7. VELUX SKYLIGHT
8. BUILDING OUTLINE
9. SOLAR PANEL, TYP.

ROOF PLAN, LEGEND, PROPOSED

- D — DORMER VENT, 12" X 24"
- DS — DOWNSPOUT
- EAVE VENT, 5.5" X 22.5'
- RIDGE VENT
- BUILDING FOOTPRINT

CALIFORNIA ENERGY CODE 150.1, C.14 PHOTOVOLTAIC REQUIREMENTS

KW = (CFA X A)/ 1000 + (NDWELL X B)

= (3,591 SF X 0.586)/ 1,000 + (1 X 1.21)

= 2.10 + 1.21

KW = 3.31 => REQUIRED SYSTEM SIZING

ABBREVIATIONS

KW =	KWDC SIZE OF PV SYSTEM
CFA=	CONDITIONED FLOOR AREA = **3,591 SF**
NDWELL=	NUMBER OF DWELLING UNITS = **1**
A=	ADJUSTMENT FACTOR, CLIMATE ZONE 4 = **0.586**
B=	DWELLING ADJUSTMENT FACTOR, CLIMATE ZONE 4 = **1.21**

PER CRC R906.2 - ROOF VENTILATION REQUIREMENTS

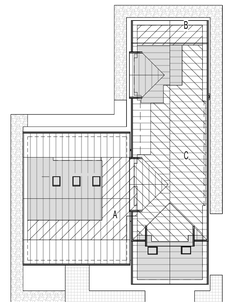
THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE

(P) TOTAL 1ST FLOOR ATTIC AREA =	**- SF**
(A) ATTIC AREA =	**- SF**
REQUIRED: (- SF / 150) X 144 =	- SQ IN
(A) HALF OF AREA ALLOCATED TO DORMER & RIDGE VENT (EXHAUST):	- SQ IN
(P) RIDGE VENT:	10.96 SQ IN, NFV PER LINEAR FOOT
CALCS TBD	
(A) HALF OF AREA ALLOCATED TO EAVE VENT (INTAKE):	- SQ IN
(P) EAVE VENT:	28 SQ IN, NFV
CALCS TBD	
(B) ATTIC AREA =	**- SF**
REQUIRED: (- SF / 150) X 144 =	- SQ IN
(B) HALF OF AREA ALLOCATED TO DORMER & RIDGE VENT (EXHAUST):	- SQ IN
(P) RIDGE VENT:	10.96 SQ IN, NFV PER LINEAR FOOT
CALCS TBD	
(B) HALF OF AREA ALLOCATED TO EAVE VENT (INTAKE):	- SQ IN
(P) EAVE VENT:	28 SQ IN, NFV
CALCS TBD	
(P) TOTAL 2ND FLOOR ATTIC AREA =	**- SF**
(C) ATTIC AREA =	**- SF**
REQUIRED: (- SF / 150) X 144 =	- SQ IN
(C) HALF OF AREA ALLOCATED TO DORMER & RIDGE VENT (EXHAUST):	- SQ IN
(P) RIDGE VENT:	10.96 SQ IN, NFV PER LINEAR FOOT
CALCS TBD	
(C) HALF OF AREA ALLOCATED TO EAVE VENT (INTAKE):	- SQ IN
(P) EAVE VENT:	28 SQ IN, NFV
CALCS TBD	

ROOF DRAINAGE CALCULATION

PER CPC TABLE 1103.1

ROOF AREA:	
LEVEL 1:	- SF
LEVEL 2:	- SF
HOURLY RATE: 1.5 IN PER PIPE SIZE 2":	1,920 SF
LEVEL 1:	
- SF / 1,920 SF =	- PIPES [REQUIRED]
LEVEL 2:	
- SF / 1,920 SF =	- PIPE [REQUIRED]
TOTAL DOWNSPOUTS:	**- PIPES [PROVIDED]**



AREA LEGEND
- 1ST FLOOR
- 2ND FLOOR
- VAULTED

Architectural, Roof Plan, Proposed

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

JOSHUA LIU & KEVIN YU, PROJECT DESIGNERS
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 | (669) 788-8845
JOSHUALIU@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/ COMMERCIAL

NEW SINGLE FAMIY RESIDENCE
401 DALLAS DRIVE
CAMPBELL, CA 95008

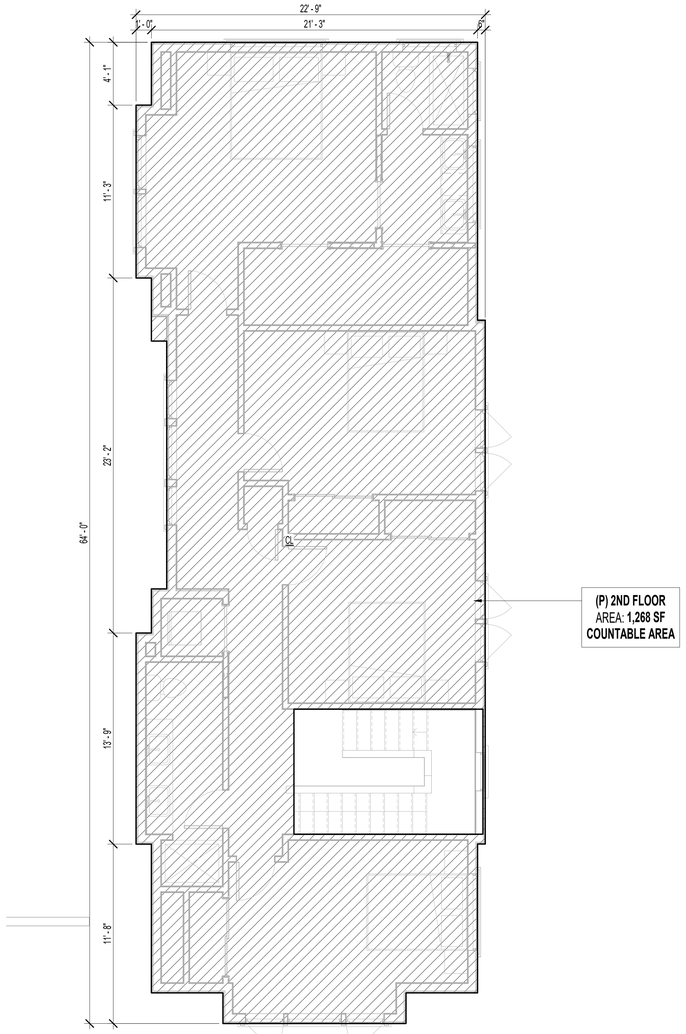
Revision Schedule

Architectural, Roof Plan, Proposed

A101

SCALE AS INDICATED

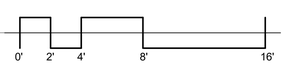
2/7/2024 10:37:54 AM

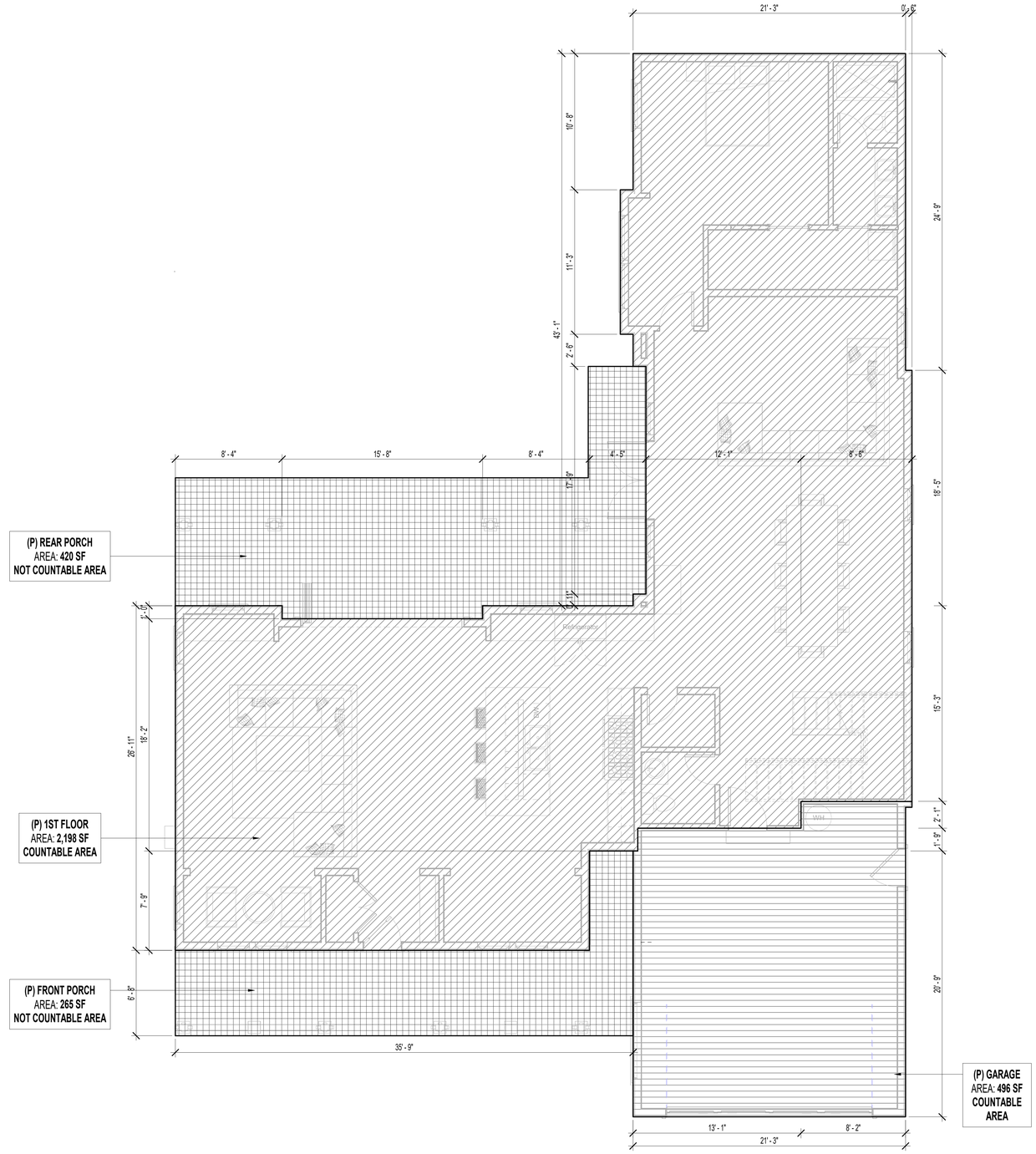


BUILDING AREA CALCULATION

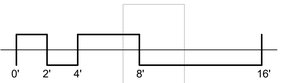
(P) PRIMARY HOUSE	3,466 SF
- 1ST FLOOR	2,198 SF
- 2ND FLOOR	1,268 SF
(P) ATTACHED 2-CAR GARAGE	496 SF
(P) TOTAL RESIDENCE (COUNTABLE AREA)	**3,962 SF**
- FRONT PORCH	265 SF
- REAR PORCH	420 SF
(P) TOTAL PORCH AREA (NOT COUNTABLE AREA):	**685 SF**

2 2nd Floor, Area Diagram
1/4" = 1'-0"





1 1st Floor, Area Diagram
1/4" = 1'-0"



JOSHUA LIU & KEVIN YU, PROJECT DESIGNERS
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 781-8445
JOSHUALIU@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 517-1725
GORDONKWONG@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/ COMMERCIAL

NEW SINGLE FAMIY RESIDENCE

401 DALLAS DRIVE
CAMPBELL, CA 95008

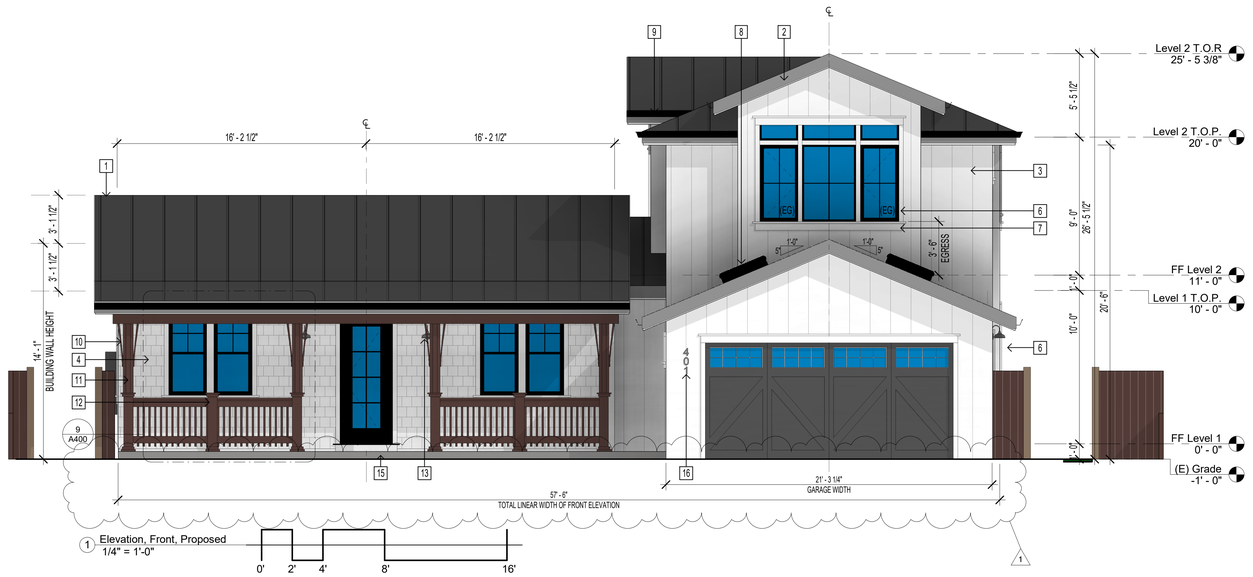
Revision Schedule

Architectural, Area Diagrams

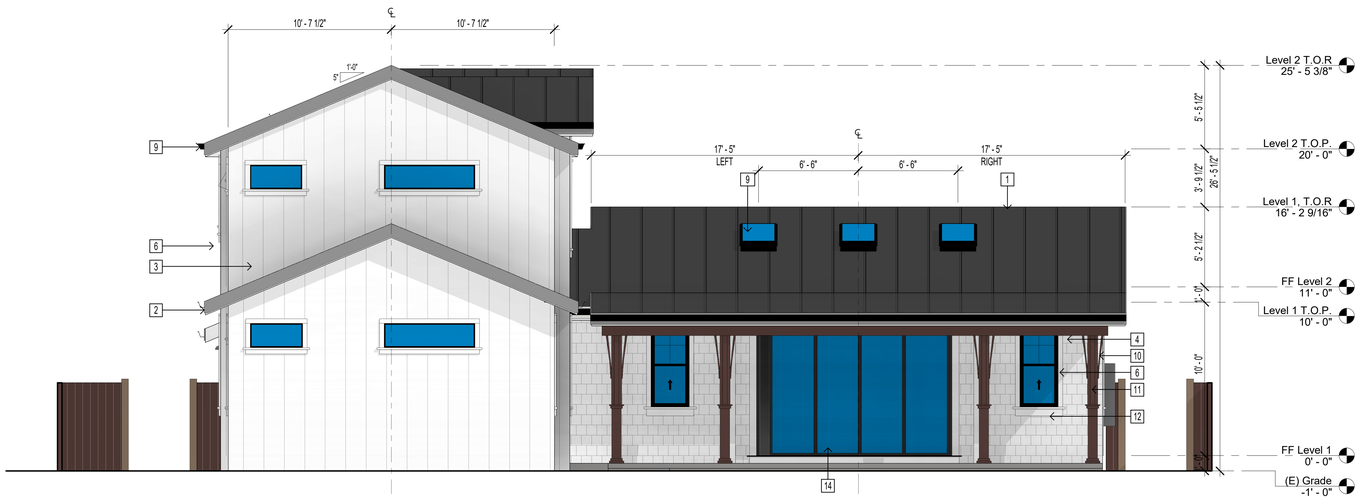
A102

SCALE AS INDICATED

2/7/2024 10:37:59 AM



1 Elevation, Front, Proposed
1/4" = 1'-0"



2 Elevation, Back, Proposed
1/4" = 1'-0"

ELEVATIONS, PROPOSED, KEYNOTES

1. ROOF MATERIAL - PAC-150 180 DEGREE SEAM METAL
2. ROOF FASCIA PREPRIMED 1X10
3. JAMES HARDIE PANEL VERTICAL SIDING & HARDIETRIM BATTEN BOARDS
4. JAMES HARDIE SHINGLE SIDING
5. EXTERIOR JAMES HARDIE TRIM BOARD
6. 2X4 OR 2X6 WINDOW & DOOR TRIM
7. 2X4 SILL W/ DROP, REFER TO DETAIL 3/ A400
8. VELUX SKYLIGHTS
9. GUTTER
10. DECORATIVE CORBELS
11. COLUMN/ DECOR
12. GUARD RAIL, 42" HIGH
13. EXTERIOR LIGHTS
14. LA CANTINA ACCORDION DOOR
15. CONCRETE STOOP
16. ADDRESS NUMBER (SEE NOTE BELOW)

(T) TEMPERED

(EG) EGRESS

GARAGE WIDTH CALCULATION:

GARAGE WIDTH = 21' - 3 1/4"
TOTAL WIDTH OF FRONT ELEVATION = 57' - 6"

PERCENTAGE OF GARAGE TO FRONT ELEVATION = 21.27 / 57.5 = **36.99 % < 40%** (OK)

GENERAL NOTES:

1. REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL CERTIFY HEIGHT OF BUILDING DOES NOT EXCEED 26 FEET. THE WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO ROOF SHEATHING INSPECTION AND SHALL TAKE INTO ACCOUNT THE ADDED HEIGHT WITH THE INSTALLATION OF THE ROOFING MATERIALS AND UNDERLAYMENT.
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS.
3. WEEP SCREED A MINIMUM OF 26 GA CORROSION RESISTANT WEEP SCREED W/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS W/ STUCCO. THE SCREED SHOULD BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
4. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. NUMBERS SHALL NOT BE SPELLED OUT. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND (CRC 319.1)
5. FF LEVEL (0' -0") IS EQUIVALENT TO ASML (228.85). PLEASE SEE CIVIL PLANS SHEET LC4 ¾ LC5 FOR MORE INFORMATION.

Architectural, Elevations, Front & Back, Proposed

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

JOSHUA LUI & KEVIN YU, PROJECT DESIGNERS
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1645
JOSHUALIU@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-2525
GORDONKWONG@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/ COMMERCIAL

NEW SINGLE FAMIY RESIDENCE
401 DALLAS DRIVE
CAMPBELL, CA 95008

Revision Schedule

1	23.12.06	Planning

Architectural, Elevations, Front & Back, Proposed

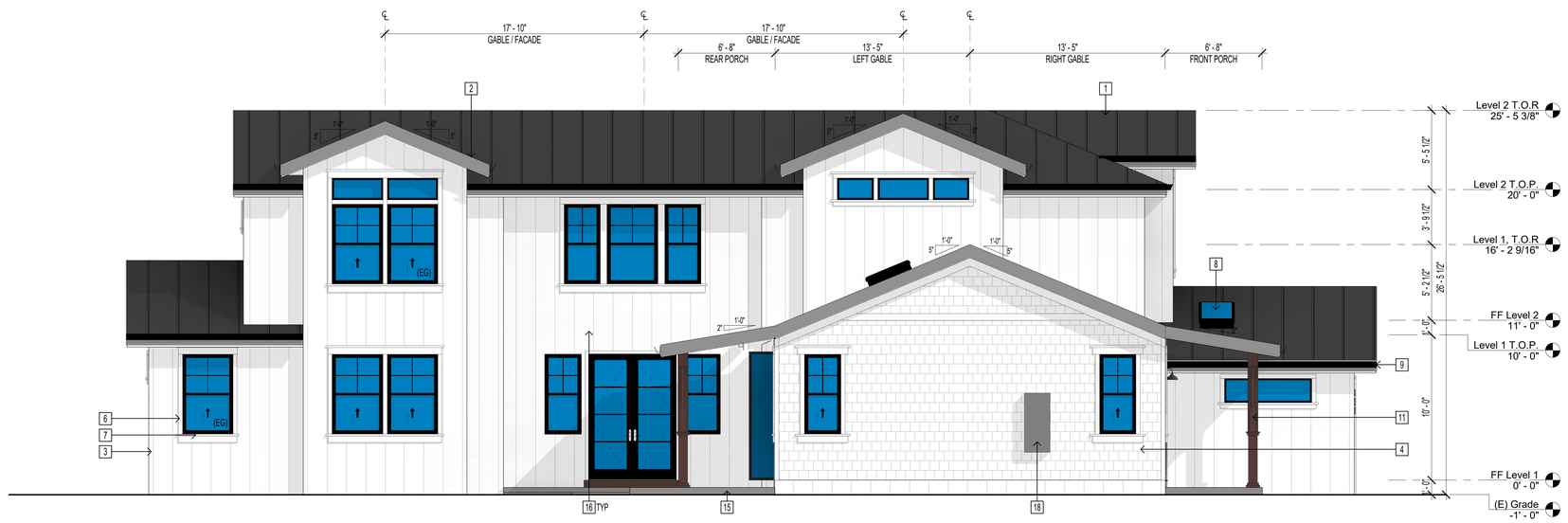
A200

SCALE AS INDICATED

2/7/2024 10:38:47 AM

1 Elevation Right, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Elevation, Left, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATIONS, PROPOSED, KEYNOTES

1. ROOF MATERIAL - PAC-150 180 DEGREE SEAM METAL
2. ROOF FASCIA PREPRIMED 1X10
3. JAMES HARDIE PANEL VERTICAL SIDING & HARDIETRIM BATTEN BOARDS
4. JAMES HARDIE SHINGLE SIDING
5. EXTERIOR JAMES HARDIE TRIM BOARD
6. 2X4 OR 2X6 WINDOW & DOOR TRIM
7. 2X4 SILL W/ DROP, REFER TO DETAIL 3/ A400
8. VELUX SKYLIGHTS
9. GUTTER
10. DECORATIVE CORBELS
11. COLUMN/ DECOR
12. GUARD RAIL, 42" HIGH
13. EXTERIOR LIGHTS
14. FRENCH DOORS
15. CONCRETE STOOP
16. REDWOOD CLEAR STAIN FINISH
17. AC CONDENSER
18. ELECTRICAL PANEL

(T) TEMPERED

(EG) EGRESS

GENERAL NOTES:

1. REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL CERTIFY HEIGHT OF BUILDING DOES NOT EXCEED 26 FEET. THE WRITTEN CERTIFICATION SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO ROOF SHEATHING INSPECTION AND SHALL TAKE INTO ACCOUNT THE ADDED HEIGHT WITH THE INSTALLATION OF THE ROOFING MATERIALS AND UNDERLAYMENT.
2. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS.
3. WEEP SCREED A MINIMUM OF 26 GA CORROSION RESISTANT WEEP SCREED W/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS W/ STUCCO. THE SCREED SHOULD BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.
4. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. NUMBERS SHALL NOT BE SPELLED OUT. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND (CRC 319.1)
5. FF LEVEL (0' -0") IS EQUIVALENT TO ASML (228.65). PLEASE SEE CIVIL PLANS SHEET LC4 ¾ LCS FOR MORE INFORMATION.

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

JOSHUA LUI & KEVIN YU, PROJECT DESIGNERS
7 IDE MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 915-1645
JOSHUALIN@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
7 IDE MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 | (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/ COMMERCIAL

NEW SINGLE FAMIY RESIDENCE

401 DALLAS DRIVE
CAMPBELL, CA 95008

Revision Schedule

1	23.12.06	Planning

Architectural, Elevations, Right & Left, Proposed

A201

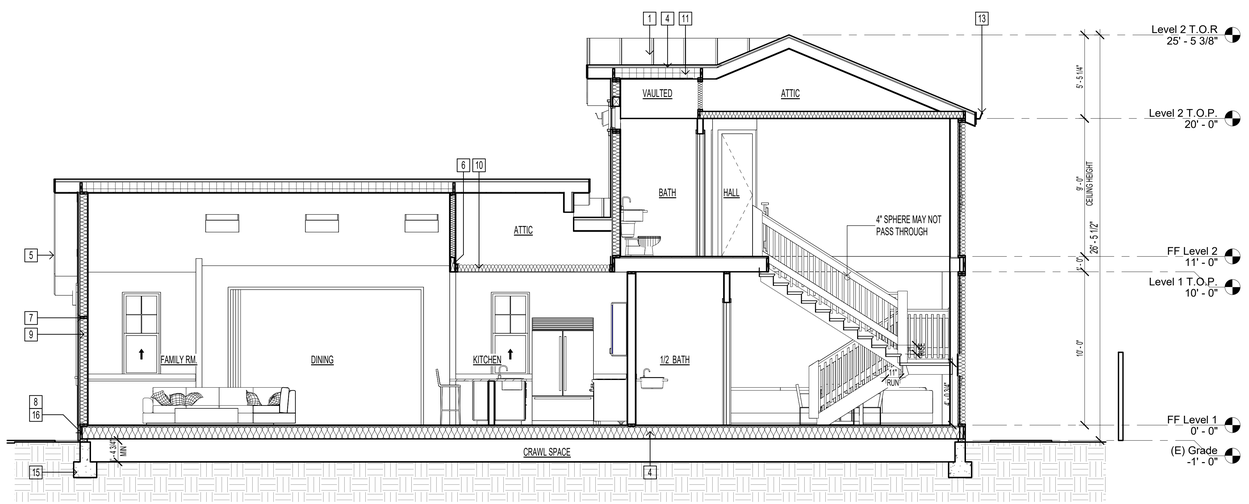
SCALE AS INDICATED

2/7/2024 10:39:08 AM

Architectural, Elevations, Right & Left, Proposed

1 Cross Section, AA
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Cross Section, BB
1/4" = 1'-0"

0' 2' 4' 8' 16'

SECTION, PROPOSED, KEYNOTES

1. STANDING SEAM METAL ROOF
2. CONCRETE SLAB
3. HEADER, SEE STRUCTURAL
4. RADIANT BARRIER ROOF SHEATHING
5. 2X TYP. FASCIA BOARD PRE-PRIMED/ PAINTED
6. ENGINEERED BEAM, SEE STRUCTURAL
7. FIRE STOP
8. R-19 INSULATION @ RAISED FLOOR AREA
9. R-21 INSULATION @ PERIMETER WALLS
10. R-38 INSULATION @ CEILING
11. R-38 RIGID INSULATION, SPRAY FOAM @ VAULTED CEILING
12. SKYLIGHT
13. TYP. 24 GA. GALV. SHEET METAL GUTTER & DOWN SPOUT
14. ROOF PITCH TO MATCH / SYMMETRICAL
15. FOUNDATION, SEE STRUCTURAL
16. FLOOR JOISTS, SEE STRUCTURAL

GENERAL NOTES:

1. THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. (CRC - R311.7.5.1)
2. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. (CRC - R311.7.5.2)
3. HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1-1/12" CLR. OF ALL ADJACENT FIN. MAT'LS AND ENDS SHALL RETURN TO OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS. HANDRAILS SHALL BE 1-1/4-2" IN CROSS-SECTIONAL DIMENSION OR APPROVED EQUAL AND BE SMOOTH WITH NO SHARP EDGES/COR.
4. STAIR & RAILING SUPPLIER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.
5. THE GURADRAIL CONST. SHALL BE ABLE TO RESIST A LOAD OF 20 LBS PER LIN. FT. APPLIED HORIZONTALLY ALONG THE RAIL.
6. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE REQUIRED GUARD HEIGHT. (CBC 1015.4)
7. FOR OCCUPANCIES IN GROUP R-3, WHERE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. (CBC 1015.3)
8. THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTIONS AT ANY POINT ALONG THE TOP RAIL
9. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS. (CBC 1014.6)
10. HANDRAIL GRASPABILITY (CBC 1014.3)
    A. TYPE I- HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 1 1/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 6 1/4 INCHES (160 MM) WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 2 1/4 INCHES (57 MM) AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1 INCH (25 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).
    B. TYPE II- HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) TO NOT GREATER THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

Architectural, Cross Sections, AA & BB

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

JOSHUA LUI & KEVIN YU, PROJECT DESIGNERS
7 I'DE MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-1945
JOSHUALIU@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
7 I'DE MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-1225
GORDONKWONG@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/ COMMERCIAL

NEW SINGLE FAMIY RESIDENCE
401 DALLAS DRIVE
CAMPBELL, CA 95008

Revision Schedule

Architectural, Cross Sections, AA & BB

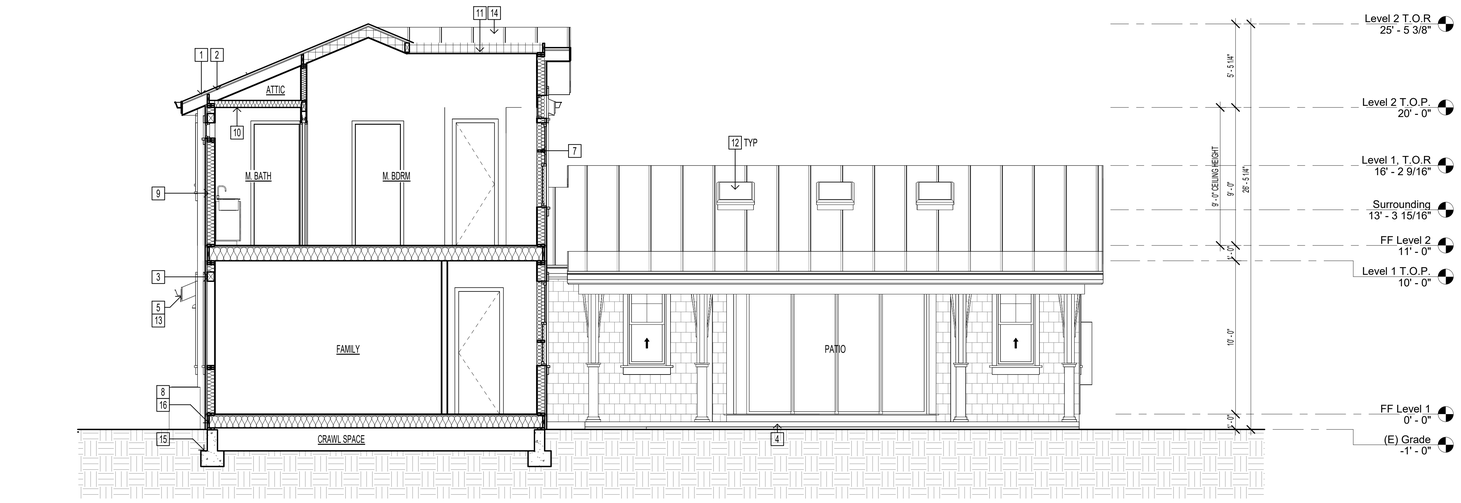
A300

SCALE AS INDICATED

2/7/2024 10:39:10 AM

1 Cross Section, CC
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Cross Section, DD
1/4" = 1'-0"

0' 2' 4' 8' 16'

SECTION KEYNOTES

1. STANDING SEAM METAL ROOF
2. RADIANT BARRIER ROOF SHEATHING
3. HEADER, SEE STRUCTURAL
4. CONCRETE SLAB
5. 2X TYP. FASCIA BOARD PRE-PRIMED/ PAINTED
6. ENGINEERED BEAM, SEE STRUCTURAL
7. FIRE STOP
8. R-19 INSULATION @ ALL RAISED FLOOR AREA
9. R-21 INSULATION @ PERIMETER WALLS
10. R-38 INSULATION @ CEILING
11. R-38 RIGID INSULATION, SPRAY FOAM @ VAULTED CEILING
12. SKYLIGHT
13. TYP. 24 GA. GALV. SHEET METAL GUTTER & DOWN SPOUT
14. ROOF PITCH TO MATCH / SYMMETRICAL
15. FOUNDATION, SEE STRUCTURAL
16. FLOOR JOISTS, SEE STRUCTURAL
17. 5/8" TYPE X GYPSUM

STAIRS NOTES

1. THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. (CRC - R311.7.5.1)
2. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. (CRC - R311.7.5.2)
3. HANDRAILS SHALL NOT BE LESS THAN 34" OR MORE THAN 38" IN HEIGHT ABOVE THE STAIR NOSING. HANDRAILS SHALL BE CONTINUOUS PER FLIGHT OF STAIRS. HANDRAILS SHALL BE 1-1/12" CLR. OF ALL ADJACENT FIN. MAT'LS AND ENDS SHALL RETURN TO OR TERMINATE IN NEWEL POSTS OR SAFE TERMINALS. HANDRAILS SHALL BE 1-114-2" IN CROSS-SECTIONAL DIMENSION OR APPROVED EQUAL AND BE SMOOTH WITH NO SHARP EDGES/COR.
4. STAIR & RAILING SUPPLIER SHALL SATISFY ALL BUILDING DEPARTMENT APPROVAL REQUIREMENTS FOR THE PRODUCTS THEY PROVIDE OR INSTALL.
5. THE GURADRAIL CONST. SHALL BE ABLE TO RESIST A LOAD OF 20 LBS PER LIN. FT. APPLIED HORIZONTALLY ALONG THE RAIL.
6. REQUIRED GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER FROM THE WALKING SURFACE REQUIRED GUARD HEIGHT. (CBC 1015.4)
7. FOR OCCUPANCIES IN GROUP R-3, WHERE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS. (CBC 1015.3)
8. THE HANDRAIL CONSTRUCTION SHALL BE ABLE TO RESIST A LOAD OF 200 LBS APPLIED IN ANY DIRECTIONS AT ANY POINT ALONG THE TOP RAIL
9. WHERE HANDRAILS ARE NOT CONTINUOUS BETWEEN FLIGHTS, THE HANDRAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12 INCHES BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER. THE EXTENSIONS OF HANDRAILS SHALL BE IN THE SAME DIRECTION OF THE FLIGHTS OF STAIRS AT STAIRWAYS. (CBC 1014.6)
10. HANDRAIL GRASPABILITY.(CBC 1014.3)
    A. TYPE I- HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF NOT LESS THAN 11/4 INCHES (32 MM) AND NOT GREATER THAN 2 INCHES (51 MM). WHERE THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF NOT LESS THAN 4 INCHES (102 MM) AND NOT GREATER THAN 61/4 INCHES (160 MM) WITH A MAXIMUM CROSS-SECTIONAL DIMENSION OF 21/4 INCHES (57 MM) AND MINIMUM CROSS-SECTIONAL DIMENSION OF 1 INCH (25 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).
    B. TYPE II- HANDRAILS WITH A PERIMETER GREATER THAN 61/4 INCHES (160 MM) SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH (19 MM) MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF NOT LESS THAN 5/16 INCH (8 MM) WITHIN 7/8 INCH (22 MM) BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR NOT LESS THAN 3/8 INCH (10 MM) TO A LEVEL THAT IS NOT LESS THAN 13/4 INCHES (45 MM) BELOW THE TALLEST PORTION OF THE PROFILE. THE WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE NOT LESS THAN 11/4 INCHES (32 MM) TO NOT GREATER THAN 23/4 INCHES (70 MM). EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH (0.25 MM).

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

JOSHUA LIU & KEVIN YU, PROJECT DESIGNERS
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 915-1645
JOSHUALIU@GKWARCHITECTS.COM

GORDON K WONG, ARCHITECT LIC# 34045
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-1525
GORDONKWONG@GKWARCHITECTS.COM

GK ARCHITECTS
RESIDENTIAL/ COMMERCIAL

NEW SINGLE FAMIY RESIDENCE

401 DALLAS DRIVE
CAMPBELL, CA 95008

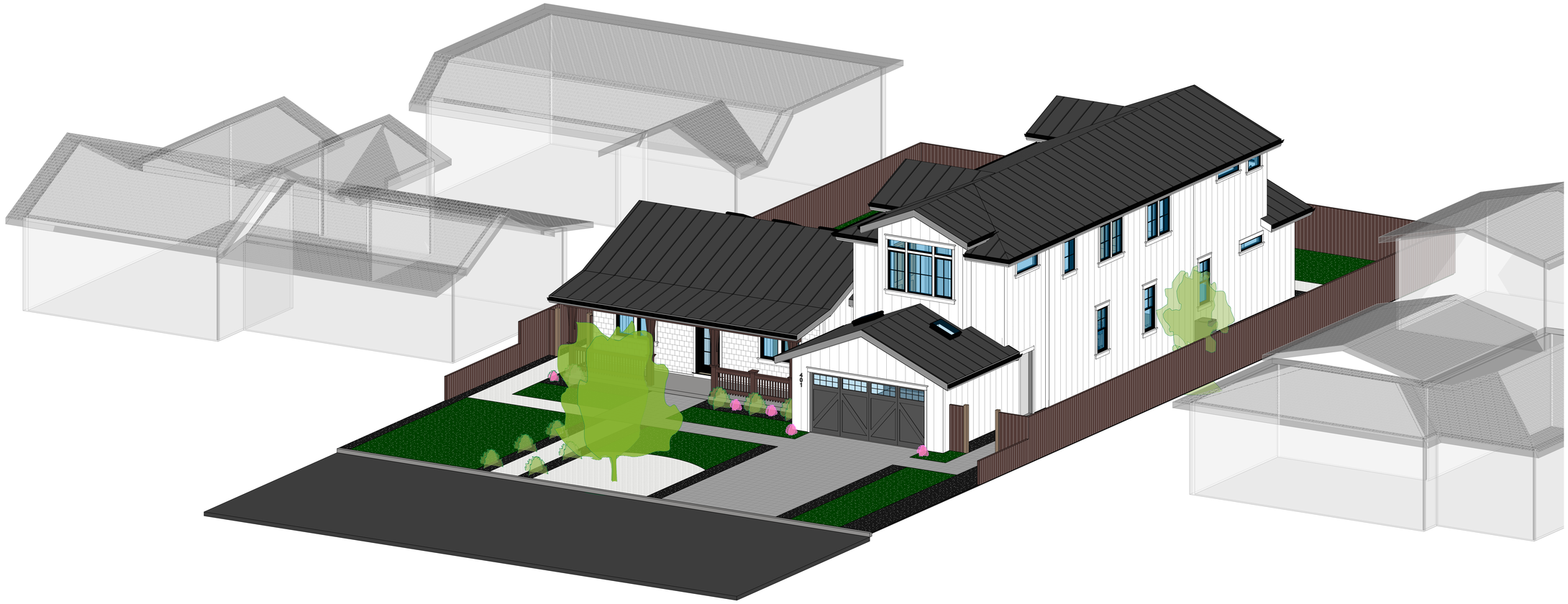
Revision Schedule

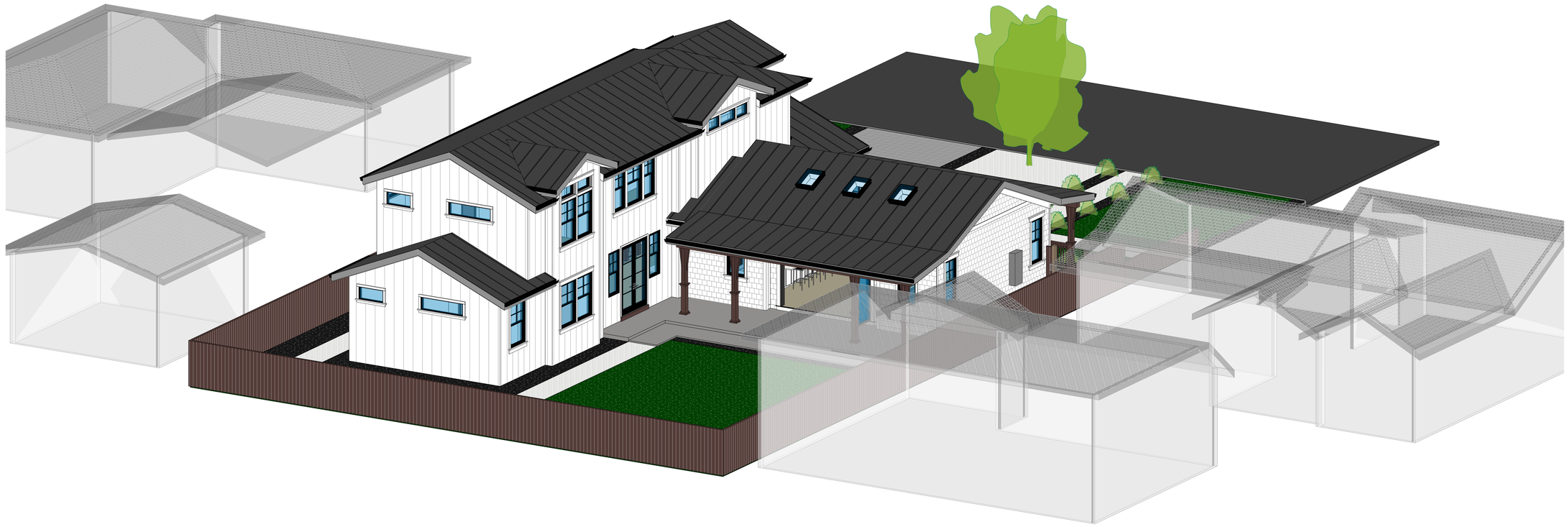
Architectural, Cross Sections, CC & DD

A301

SCALE AS INDICATED

2/7/2024 10:39:14 AM





Architectural, 3D Model

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-1525
GORDONKWONG@GKWARCHITECTS.COM

JOSHUA LUI & KEVIN YU, PROJECT DESIGNERS
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-1545
JOSHUALIU@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/ COMMERCIAL

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

NEW SINGLE FAMIY RESIDENCE

401 DALLAS DRIVE
CAMPBELL, CA 95008

Revision Schedule

Architectural, 3D Model

A600

SCALE AS INDICATED

2/7/2024 10:39:54 AM