



## Location of Proposed Project

166 N Central Ave



GRANT ST



188 0 94 188 Feet  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Campbell IT, GIS Services  
Scale 1:1,128

This map is based on GIS information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



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

## Project Image



166 N CENTRAL

# Notice of Decision on Proposed Project

Dear Campbell Resident,

September 10, 2024

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

**Project Address:** 166 N. Central Ave

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

**Neighborhood Association(s):** DCNA

**Council District:** 3

**File No.:** PLN-2024-46

**APN:** 279-40-023

**Applicant:** Lexicon Developments

**Property Owner:** Lee Sonui Jennifer-Colon & Rosner  
Stephan

**Application Type:** Administrative Housing Development  
Project

**Project Planner:** Larissa Lomen, Assistant Planner

**Email Contact:** larissal@campbellca.gov

**Phone Contact:** (408) 866-2144

## Project Description:

To allow the demolition of an existing duplex, and the construction of a new two-and-a-half-story duplex.

## 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 **September 10, 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 **September 19, 2024**. The director will 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 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

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

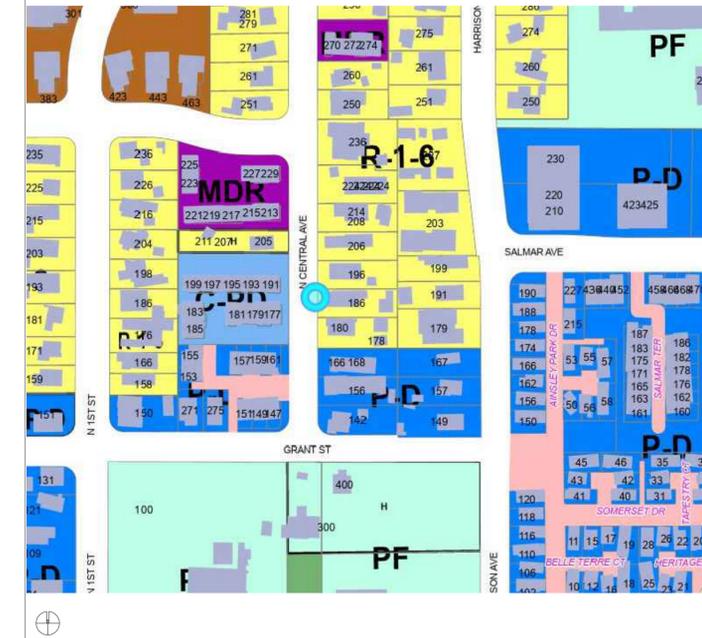
\*\*Asistencia en Español disponible,  
Simplemente marque (408) 866-2140 y pida traducción en Español



# ROSNER RESIDENCE

166/168 N CENTRAL AV. CAMPBELL, CA 95008

## ADJACENCY MAP



**RECON**  
DEVELOPMENT, INC

REVISION

00.00.00 Title

DESIGNER SIGNATURE

### CONTACT INFORMATION

**DESIGNER INFORMATION:**

Recon Development  
(Mr. Que Nader)  
Recon Development, Inc  
Po Box 3209  
Saratoga, CA 95070  
email: edginc@pacbell.net  
408-781-4266

**SITE SURVEY ENGINEER INFORMATION:**

LC Engineering  
(Mr. Vincent Le)  
598 E Santa Clara St#270  
San Jose, CA 95112  
email: vle@lceengineering.net  
408-806-7187

**CIVIL ENGINEER INFORMATION:**

LC Engineering  
(Nguyen S. Cam)  
598 E Santa Clara St#270  
San Jose, CA 95112  
email: Ncam@lceengineering.net  
408-806-7187

**LANDSCAPE ARCHITECT INFORMATION:**

ANYI Landscape studio  
(Anyi Huang)  
2647 Royal Ann Drive  
Union City, CA 94587  
email: anyihuang@gmail.com  
650-533-0107

### PROJECT DESCRIPTION

**PROJECT INFORMATION:**

Project Address: 166/168 N Central Av.  
Campbell, CA 95008  
APN: 27940023  
Zoning: P-D Planned Development  
T3N / Walkable Zone  
Lot Area: 7,000 S.F.  
Design Site Area: 7,000 S.F.

**SCOPE OF WORK:**

- New Two & half Stories 2 units Duplex Stacked
- New Utility Service, All Electric.

### BUILDING CODE

**BUILDING CODE:**

**Occupancy:** R-3/U-1  
2 units Duplex Stacked  
with Detached ADU  
**Type:** V-B  
All Applicable Current Codes of the State of California, County of Santa Clara, and the City of Campbell.

- 2022 (CBC) California Building Code
- 2022 (CRC) California Residential Code
- 2022 (CPC) California Plumbing Code
- 2022 (CMC) California Mechanical Code
- 2022 (CEC) California Electrical Code
- 2022 (CEC) California Energy Code
- 2022 (CFC) California Fire Code
- 2022 (CGBC) California Green Building Code

### SHEET INDEX

**ARCHITECTURAL:**

- A0.1 COVER SHEET
- A0.2 SITE IMAGES
- T0.1 TOPOGRAPHIC SURVEY
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- A1.3 PRIVACY PLAN
- A1.4 EXTERIOR LIGHTING
- A1.5 ISOMETRIC DIAGRAM
- A1.6 STREETScape
- A1.7 FRONTAGE PROFILE SECTION
- A2.1 PROPOSED FIRST FLOOR PLAN
- A2.2 PROPOSED SECOND FLOOR PLAN
- A2.2B PROPOSED THIRD FLOOR PLAN
- A2.3 PROPOSED ROOF PLAN
- A2.4 FLOOR AREA DIAGRAM
- A3.1 ELEVATIONS & EXTERIOR FINISH
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- C-3 GRADING & DRAINAGE PLAN
- C-4 STREET IMPROVEMENT PLAN
- C-5 UTILITY PLAN
- C-6 EROSION CONTROL PLAN
- C-7 EROSION CONTROL DETAILS
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**LANDSCAPE:**

- L-1 LANDSCAPE CONSTRUCTION PLAN
- L-2 LANDSCAPE IRRIGATION PLAN
- L-3 LANDSCAPE PLANTING PLAN
- L-4 HYDROZONE MAP AND WELO WORKSHEET

### TABULATION

**PROPOSED BUILDING AREA**

(E) Building Demo:	1,846.6 SF
(N) Main building 1st Floor:	1,811.0 SF
(N) Main building 2nd Floor:	1,524.0 SF
(N) Main building 1/2story Floor:	448.4 SF
(N) Main building unit 1:	1,624.0 SF
(N) Main building unit 2:	1,972.4 SF
(N) Average unit size:	1,798.2 SF
(N) Living Area:	3,596.4 SF
(N) Building Area:	3,861.4 SF

**LOT COVERAGE & DENSITY:**

(N) Main building 1st Floor:	1,811.0 SF
(N) Front Porch 1:	187.0 SF
(N) Rear Patio 1:	201.0 SF
(N) Sub-Total Coverage	2,199.0 SF
(N) Roof Eaves:	291.0 SF
(N) Coverage:	2,490 SF
Coverage Ratio:	35.57%
Residential density:	12.5

**BUILDING HEIGHT:**

(N) Main building:	35'-0"
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**PARKING STALLS:**

None, not required

**NUMBER OF DESIGN SITES:**

1

### SETBACK

1st Floor	<b>Proposed</b>
Front Set-back:	20'-0"
Rear Set-back:	57'-0"
Side Set-back:	12'-0"/7'-0"
	Combined: 19'-0" Min.
2nd Floor	<b>Proposed</b>
Front Set-back:	20'-0"
Rear Set-back:	57'-0"
Side Set-back:	12'-0"/7'-0"
	Combined: 19'-0" Min.
3rd Floor	<b>Proposed</b>
Front Set-back:	20'-0"
Rear Set-back:	72'-0"
Side Set-back:	12'-0"/7'-0"
	Combined: 19'-0" Min.

Proposed Height:  
Main building (2.5 Stories) 35'-0"

### STAMPS

#### DEFERRED PERMITS

Automatic residential fire sprinklers system

ROSNER RESIDENCE

166/168 N. CENTRAL AVE  
CAMPBELL, CA 95008

05.17.2024

COVER SHEET

A0.1



① ACROSS STREET LEFT



② ACROSS STREET RIGHT



③ STREET FRONT LEFT



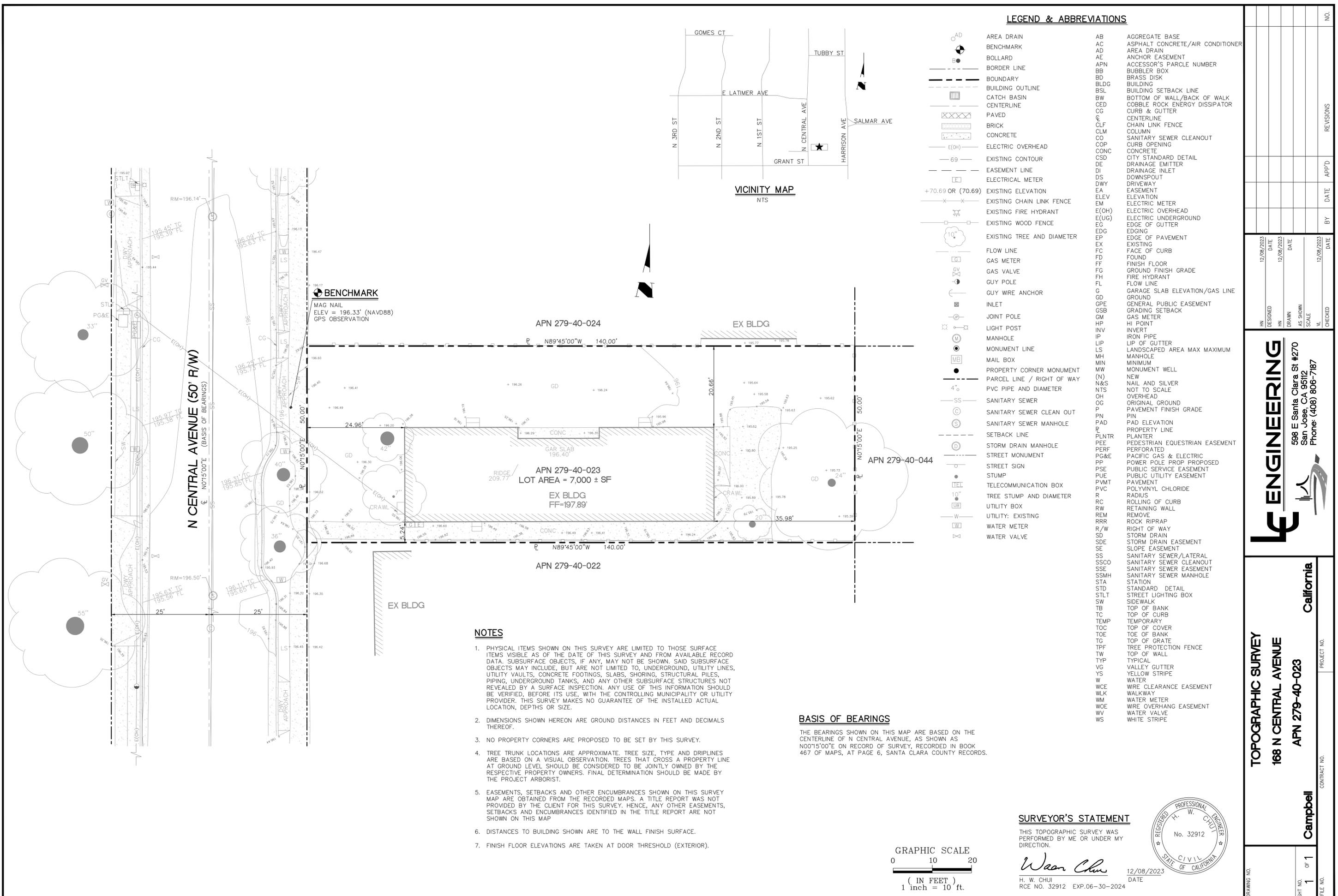
④ STREET FRONT RIGHT



⑤ HOUSE FRONT LEFT



⑥ HOUSE REAR RIGHT



**LEGEND & ABBREVIATIONS**

AD	AREA DRAIN	AB	AGGREGATE BASE
AC	ASPHALT CONCRETE/AIR CONDITIONER	AC	ASPHALT CONCRETE/AIR CONDITIONER
AE	ANCHOR EASEMENT	AD	AREA DRAIN
APN	ACCESSOR'S PARCEL NUMBER	AE	ANCHOR EASEMENT
BB	BUBBLER BOX	APN	ACCESSOR'S PARCEL NUMBER
BD	BRASS DISK	BB	BUBBLER BOX
BLDG	BUILDING	BD	BRASS DISK
BSL	BUILDING SETBACK LINE	BLDG	BUILDING
BW	BOTTOM OF WALL/BACK OF WALK	BSL	BUILDING SETBACK LINE
CD	COBBLE ROCK ENERGY DISSIPATOR	BW	BOTTOM OF WALL/BACK OF WALK
CG	CURB & GUTTER	CD	COBBLE ROCK ENERGY DISSIPATOR
CL	CENTERLINE	CG	CURB & GUTTER
CLF	CHAIN LINK FENCE	CL	CENTERLINE
CLM	COLUMN	CLF	CHAIN LINK FENCE
CO	SANITARY SEWER CLEANOUT	CLM	COLUMN
COP	CURB OPENING	CO	SANITARY SEWER CLEANOUT
CONC	CONCRETE	COP	CURB OPENING
CSD	CITY STANDARD DETAIL	CONC	CONCRETE
DE	DRAINAGE EMITTER	CSD	CITY STANDARD DETAIL
DI	DRAINAGE INLET	DE	DRAINAGE EMITTER
DS	DOWNSPOUT	DI	DRAINAGE INLET
DWY	DRIVEWAY	DS	DOWNSPOUT
EA	EASEMENT	DWY	DRIVEWAY
ELEV	ELEVATION	EA	EASEMENT
EM	ELECTRIC METER	ELEV	ELEVATION
E(OH)	ELECTRIC OVERHEAD	EM	ELECTRIC METER
E(UG)	ELECTRIC UNDERGROUND	E(OH)	ELECTRIC OVERHEAD
EG	EDGE OF GUTTER	E(UG)	ELECTRIC UNDERGROUND
EDG	EDGE OF PAVEMENT	EG	EDGE OF GUTTER
EX	EXISTING	EDG	EDGE OF PAVEMENT
FC	FACE OF CURB	EX	EXISTING
FD	FOUND	FC	FACE OF CURB
FF	FINISH FLOOR	FD	FOUND
FG	GROUND FINISH GRADE	FF	FINISH FLOOR
FH	FIRE HYDRANT	FG	GROUND FINISH GRADE
FL	FLOW LINE	FH	FIRE HYDRANT
GD	GARAGE SLAB ELEVATION/GAS LINE	FL	FLOW LINE
GP	GROUND	GD	GARAGE SLAB ELEVATION/GAS LINE
GSB	GENERAL PUBLIC EASEMENT	GP	GROUND
GM	GAS METER	GSB	GENERAL PUBLIC EASEMENT
HP	HI POINT	GM	GAS METER
INV	INVERT	HP	HI POINT
IP	IRON PIPE	INV	INVERT
LIP	LIP OF GUTTER	IP	IRON PIPE
LS	LANDSCAPED AREA MAXIMUM	LIP	LIP OF GUTTER
MH	MANHOLE	LS	LANDSCAPED AREA MAXIMUM
MIN	MINIMUM	MH	MANHOLE
MW	MONUMENT WELL	MIN	MINIMUM
(N)	NEW	MW	MONUMENT WELL
N&S	NAIL AND SILVER	(N)	NEW
NTS	NOT TO SCALE	N&S	NAIL AND SILVER
OH	OVERHEAD	NTS	NOT TO SCALE
OP	ORIGINAL GROUND	OH	OVERHEAD
P	PAVEMENT FINISH GRADE	OP	ORIGINAL GROUND
PN	PIN	P	PAVEMENT FINISH GRADE
PAD	PAD ELEVATION	PN	PIN
PL	PROPERTY LINE	PAD	PAD ELEVATION
PLNTR	PLANTER	PL	PROPERTY LINE
PEE	PEDESTRIAN EQUESTRIAN EASEMENT	PLNTR	PLANTER
PERF	PERFORATED	PEE	PEDESTRIAN EQUESTRIAN EASEMENT
PG&E	PACIFIC GAS & ELECTRIC	PERF	PERFORATED
PP	POWER POLE PROP PROPOSED	PG&E	PACIFIC GAS & ELECTRIC
PSE	PUBLIC SERVICE EASEMENT	PP	POWER POLE PROP PROPOSED
PUE	PUBLIC UTILITY EASEMENT	PSE	PUBLIC SERVICE EASEMENT
PVMT	PAVEMENT	PUE	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE	PVMT	PAVEMENT
R	RADIUS	PVC	POLYVINYL CHLORIDE
RC	ROLLING OF CURB	R	RADIUS
RW	RETAINING WALL	RC	ROLLING OF CURB
REM	REMOVE	RW	RETAINING WALL
RRR	ROCK RIPRAP	REM	REMOVE
R/W	RIGHT OF WAY	RRR	ROCK RIPRAP
SD	STORM DRAIN	R/W	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT	SD	STORM DRAIN
SE	SLOPE EASEMENT	SDE	STORM DRAIN EASEMENT
SS	SANITARY SEWER/LATERAL	SE	SLOPE EASEMENT
SSCO	SANITARY SEWER CLEANOUT	SS	SANITARY SEWER/LATERAL
SSE	SANITARY SEWER EASEMENT	SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE	SSE	SANITARY SEWER EASEMENT
STA	STATION	SSMH	SANITARY SEWER MANHOLE
STD	STANDARD DETAIL	STA	STATION
STLT	STREET LIGHTING BOX	STD	STANDARD DETAIL
SW	SIDEWALK	STLT	STREET LIGHTING BOX
TB	TOP OF BANK	SW	SIDEWALK
TC	TOP OF CURB	TB	TOP OF BANK
TEMP	TEMPORARY	TC	TOP OF CURB
TOC	TOP OF COVER	TEMP	TEMPORARY
TOE	TOP OF BANK	TOC	TOP OF COVER
TG	TOP OF GRATE	TOE	TOP OF BANK
TPF	TREE PROTECTION FENCE	TG	TOP OF GRATE
TW	TOP OF WALL	TPF	TREE PROTECTION FENCE
TYP	TYPICAL	TW	TOP OF WALL
VG	VALLEY GUTTER	TYP	TYPICAL
YS	YELLOW STRIPE	VG	VALLEY GUTTER
W	WATER	YS	YELLOW STRIPE
WCE	WIRE CLEARANCE EASEMENT	W	WATER
WLK	WALKWAY	WCE	WIRE CLEARANCE EASEMENT
WM	WATER METER	WLK	WALKWAY
WOE	WIRE OVERHANG EASEMENT	WM	WATER METER
WV	WATER VALVE	WOE	WIRE OVERHANG EASEMENT
WS	WHITE STRIPE	WV	WATER VALVE

**VICINITY MAP**  
NTS

APN 279-40-024

EX BLDG

APN 279-40-044

APN 279-40-023  
LOT AREA = 7,000 ± SF

EX BLDG  
FF=197.89'

APN 279-40-022

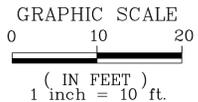
EX BLDG

**NOTES**

- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.
- EASEMENTS, SETBACKS AND OTHER ENCUMBRANCES SHOWN ON THIS SURVEY MAP ARE OBTAINED FROM THE RECORDED MAPS. A TITLE REPORT WAS NOT PROVIDED BY THE CLIENT FOR THIS SURVEY. HENCE, ANY OTHER EASEMENTS, SETBACKS AND ENCUMBRANCES IDENTIFIED IN THE TITLE REPORT ARE NOT SHOWN ON THIS MAP.
- DISTANCES TO BUILDING SHOWN ARE TO THE WALL FINISH SURFACE.
- FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

**BASIS OF BEARINGS**

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF N CENTRAL AVENUE, AS SHOWN AS N0°15'00"E ON RECORD OF SURVEY, RECORDED IN BOOK 467 OF MAPS, AT PAGE 6, SANTA CLARA COUNTY RECORDS.



**SURVEYOR'S STATEMENT**

THIS TOPOGRAPHIC SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECTION.

*Woon Chui*  
H. W. CHUI  
RCE NO. 32912  
12/08/2023  
DATE



**ENGINEERING**  
598 E Santa Clara St #270  
San Jose, CA 95112  
Phone: (408) 806-7187

**TOPOGRAPHIC SURVEY**  
168 N CENTRAL AVENUE  
APN 279-40-023

**Campbell**  
California

DESIGNED: 12/08/2023  
DRAWN: 12/08/2023  
CHECKED: 12/08/2023

DATE: 12/08/2023

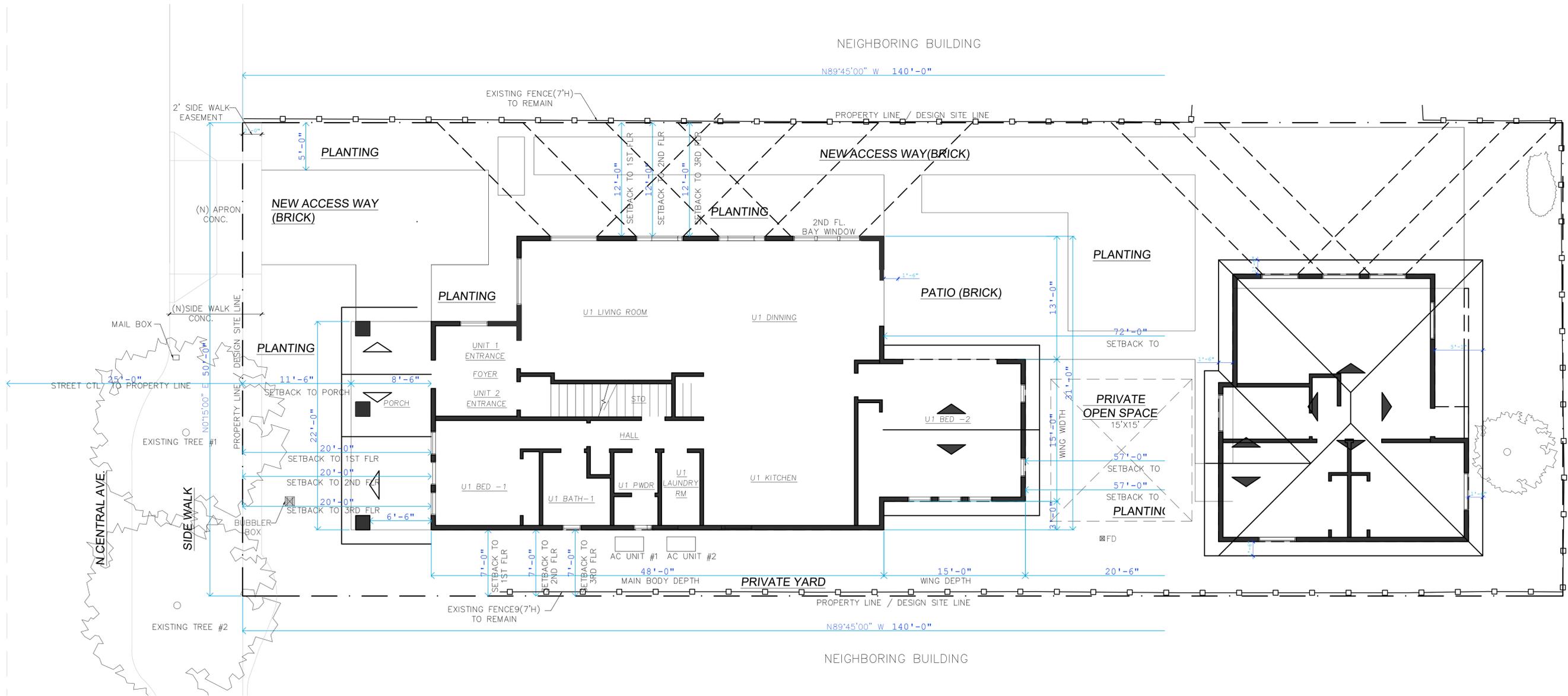
BY: [Signature]

APP'D: [Signature]

REVISIONS: [Table]

NO. [Blank]





**PRIVACY PLAN**

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



















REVISION

00.00.00 Title

DESIGNER SIGNATURE

**ROSNER RESIDENCE**

166/168 N. CENTRAL AVE  
CAMPBELL, CA 95008

05.17.2024

PROPOSED  
SECTIONS

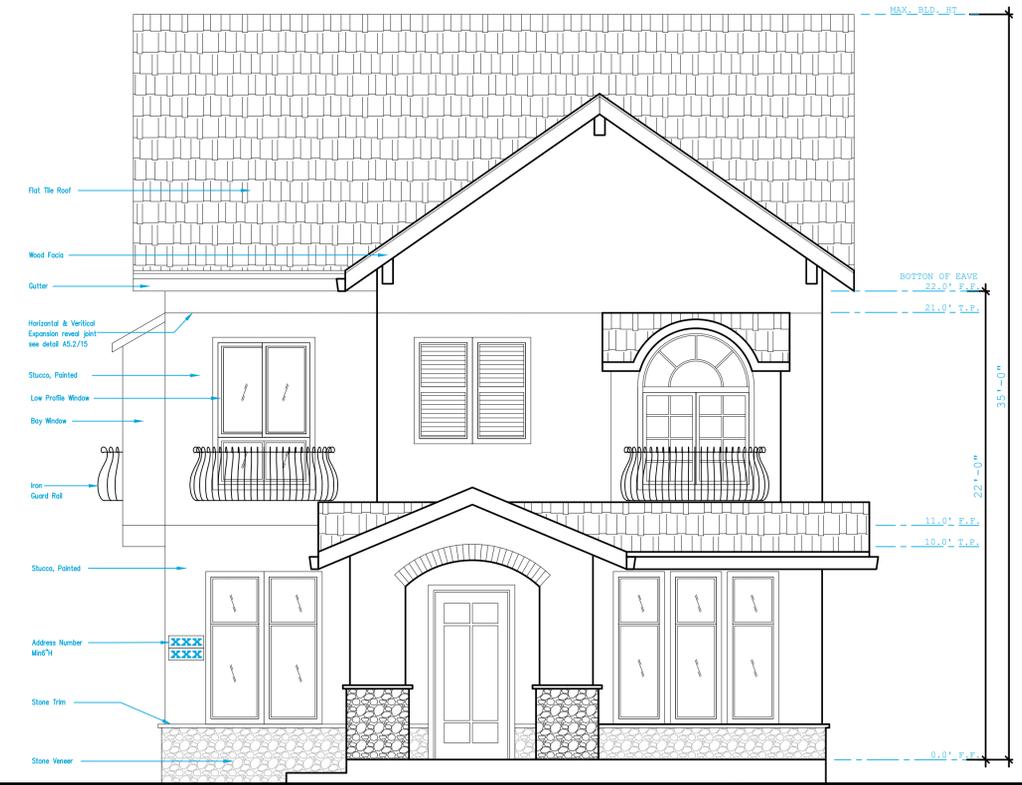
A3.1

15'-0 $\frac{1}{2}$ " BAY 10'-0 $\frac{1}{2}$ " BAY 9'-5 $\frac{1}{2}$ " BAY 9'-5 $\frac{1}{2}$ " BAY 10'-0 $\frac{1}{2}$ " BAY 8'-11 $\frac{1}{2}$ " BAY

10'-0" BAY 10'-6" BAY 10'-6" BAY



 **NORTH ELEVATION**  
Scale: 1/4" = 1'-0"



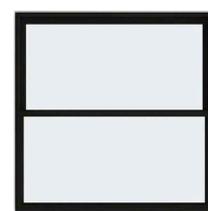
 **WEST ELEVATION**  
Scale: 1/4" = 1'-0"



CEMENT PLASTER (WHITE)



STONE VENEER



LOW-PROFILE (BLACK)



FLAT TILE ROOF (GRAY)





REVISION

00.00.00 Title

DESIGNER SIGNATURE

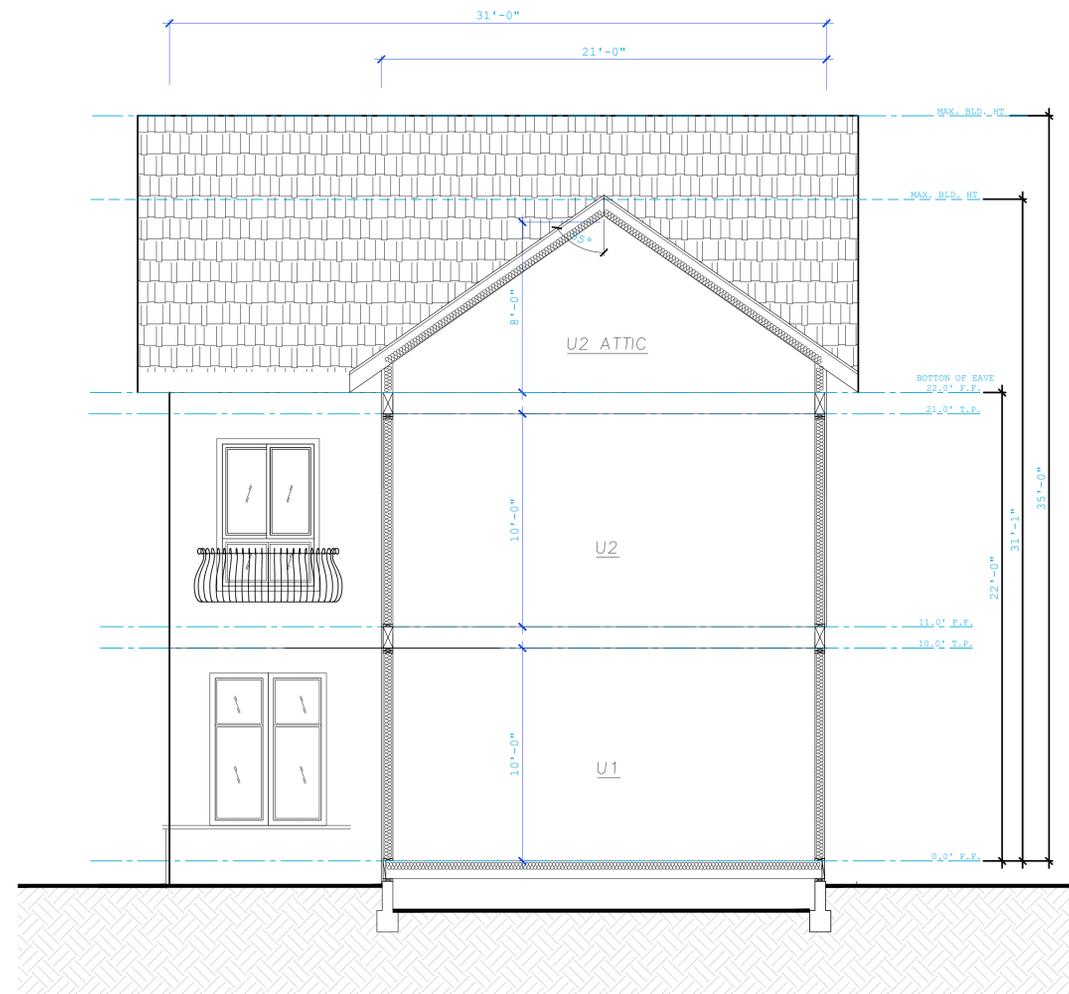
ROSNER RESIDENCE

166/168 N. CENTRAL AVE  
CAMPBELL, CA 95008

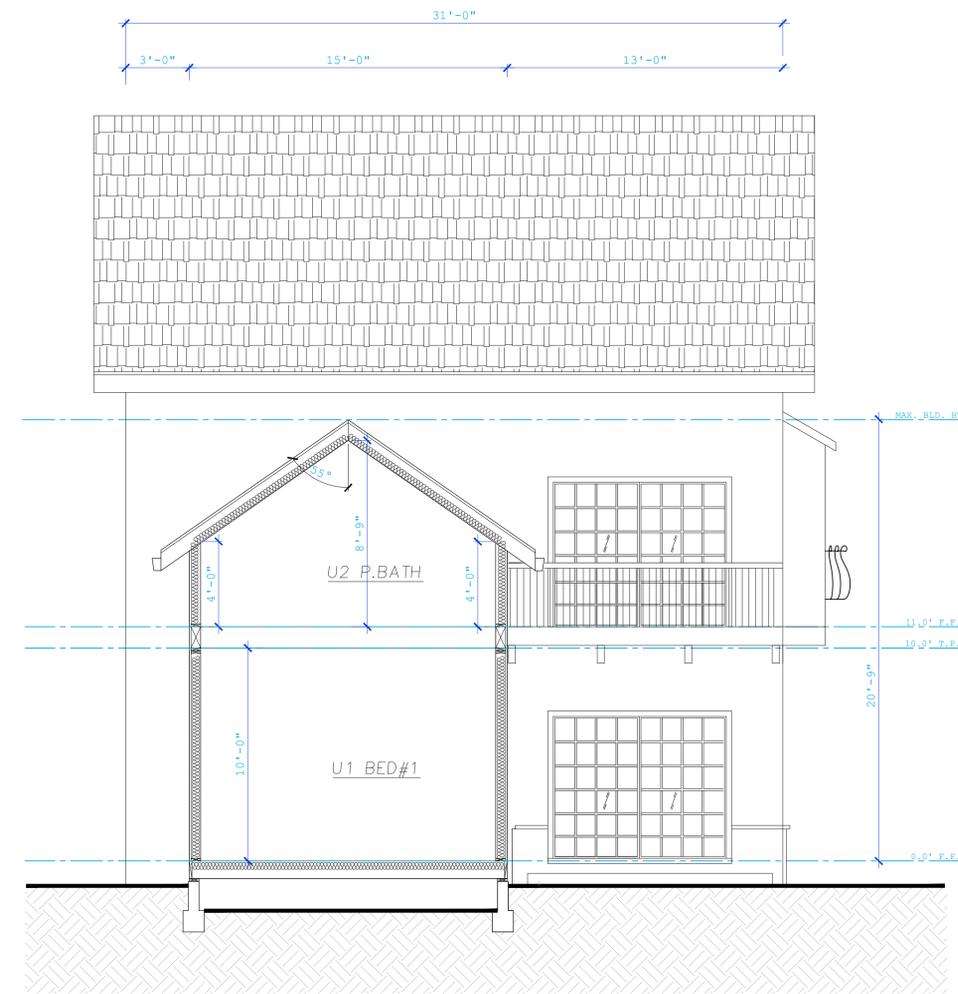
05.17.2024

PROPOSED  
SECTIONS

A3.4



SECTION B-B  
Scale: 1/4" = 1'-0"



SECTION C-C  
Scale: 1/4" = 1'-0"

REVISION

00.00.00 Title

DESIGNER SIGNATURE

ROSNER RESIDENCE  
166/168 N. CENTRAL AVE  
CAMPBELL, CA 95008

12.29.2023

LIGHTING SPEC

A3.5

**Model: WL-LED100**  
LEDme® Step Light

**WAC LIGHTING**  
Responsible Lighting®



Fixture Type:

Catalog Number:

Project:

Location:

**PRODUCT DESCRIPTION**

Horizontal rectangle LEDme® Step Light. Designed for safety and style on stairways, patios, decks, balcony areas, walkways and building perimeters.

Features an architectural design. Energy efficient for long-lasting indoor and outdoor lighting solutions. Creates an attractive, romantic impression at night.

**FEATURES**

- Solid diecast brass, corrosion resistant aluminum alloy, or cast stainless steel construction
- Direct wiring, no driver needed
- Low profile, flush to wall aesthetics with no visible hardware
- 40,000 hour rated life
- Balanced lighting, free of shadows with minimum glare
- Rated, protected against high-pressure water jets
- Up to 200 fixtures can be connected in parallel
- Replaceable LED module
- 5 year WAC Lighting product warranty

**SPECIFICATIONS**

- Construction:** Die-cast aluminum or 316 marine grade cast stainless steel
- Power:** Direct wiring, no remote driver needed. Input voltage: 120V or 277VAC, 50/60Hz
- Light Source:** 3000K CCT Samsung HV-AC High Power LED, CRI:85. Optional color lenses. Total power consumption of 3.9W
- Mounting:** Fits into 2"x4" J-Box with minimum inside dimensions of 3/8" x 2 1/2" x 2 1/2". Includes bracket for J-Box mount.
- Dimming:** Dim to 10% with electronic low voltage (ELV) dimmer. Approved dimmers: Lutron Nova TN12ELV-300 & TN12ELV-600, Lutron Maestro MRLV-300S, Lutron Maestro MRLV-600
- Standards:** IP66, UL & CUL Listed for wet locations

**ORDER NUMBER**

Model #	Light Color	Finish
<b>WL-LED100</b>	<b>W</b> White	<b>SS</b> Stainless Steel
<b>WL-LED100F</b>	<b>AM</b> Amber	<b>BK</b> Black on Aluminum
	<b>RD</b> Red	<b>WT</b> White on Aluminum
	<b>BL</b> Blue	<b>BN</b> Brushed Nickel on Aluminum
		<b>BZ</b> Bronze on Aluminum
<b>WL-LED100</b>	<b>W</b> White	<b>SS</b> Stainless Steel
	<b>AM</b> Amber	<b>BK</b> Black on Brass

\*Brushed Nickel Finish is for interior use only

Example: **WL-LED100F-BL-SS**

wacighting.com Phone: (800) 526-2588 Fax: (800) 526-2585  
 Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050  
 Central Distribution Center 1660 Distribution Ct Lithia Springs, GA 30122  
 Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2014

**TEGEL 12 WALL SCONCE**



Understated modern design characterizes Tegel outdoor LED wall sconces. Providing wall-controlled up and down lighting, or down light only, these wall sconces provide accent and ambient illumination. The options of four finish choices and two sizes ensures this design profile successfully blends with all architectural aesthetics.

- Outstanding protection against the elements:**
- Powder coat finishes
  - Impact-resistant, UV stabilized frosted acrylic lensing
  - Up light and down light options, with 10° and 36° beam spread options

**SPECIFICATIONS**

DELIVERED LUMENS	2346 Up-Downlight / 1212 Downlight
WATTS	29.2 Up-Downlight / 15.6 Downlight
VOLTAGE	Universal 120V-277V, with integral transformer 2.8kV surge protection (delta)
DIMMING	0-10, ELV
LIGHT DISTRIBUTION	Symmetric Up/Down Lighting, or Down Only
MOUNTING OPTIONS	Wall
OPTICS	10° and 36°
PERFORMANCE OPTIONS	Photocontrol / Surge Protector
CCT	2700K, 3000K, or 4000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	Up-Downlight: BI-US-GO / Downlight: BI-US-GO
DARE KEY	Compliant (downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70: 40,000 Hours
WARRANTY*	5 Years
WEIGHT	6.4 lbs.



\*Visit techlighting.com for specific warranty limitations and details.

**ORDERING INFORMATION**

PRODUCT	CRUCT	LENGTH	BEAM SPREAD*	LENS	FINISH	FUNCTION	VOLTAGE	OPTIONS
2900WTS	827	82 CR, 2700K	12 12°	W	19 HARBOR	B BLACK	00 DOWNLIGHT ONLY	UNV 120V-277V
	880	82 CR, 4000K	12 12°	W	35 WEST	Z BRONZE	UP DOWNLIGHT	PC NONE
	880	82 CR, 4000K	12 12°	W	35 WEST	H CHARCOAL	UP DOWNLIGHT	PC NONE
	880	82 CR, 4000K	12 12°	W	35 WEST	Y BRONZE	UP AND DOWN	PC NONE
	880	82 CR, 4000K	12 12°	W	35 WEST	Y BRONZE	UP AND DOWN	PC NONE

\*12 12° = DOWNLIGHT ONLY (DO), 18 18° = UP AND DOWNLIGHT ONLY (DU)

techlighting.com

**Model: WL-LED100**  
LEDme® Step Light

**WAC LIGHTING**  
Responsible Lighting®

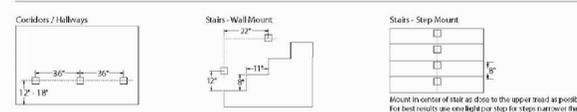
**FIXTURE PERFORMANCE**

Input Voltage	Light Color	Finish	Lumens
WL-LED100 120V	C White	BBR Bronze on Brass	32
		SS Stainless Steel	45
		BK Black on Aluminum	21
		WT White on Aluminum	68
		*BN Brushed Nickel on Aluminum	31
		BZ Bronze on Aluminum	32
	AM Amber	BBR Bronze on Brass	21
		SS Stainless Steel	28
		BK Black on Aluminum	19
		WT White on Aluminum	28
		*BN Brushed Nickel on Aluminum	19
		BZ Bronze on Aluminum	21
RD Red	SS Stainless Steel	3	
	BK Black on Aluminum	2	
	WT White on Aluminum	4	
	*BN Brushed Nickel on Aluminum	2	
	BZ Bronze on Aluminum	2	
	SS Stainless Steel	5	
BL Blue	BK Black on Aluminum	3	
	WT White on Aluminum	8	
	*BN Brushed Nickel on Aluminum	4	
	BZ Bronze on Aluminum	3	
	SS Stainless Steel	27	
	BK Black on Aluminum	25	
C White	WT White on Aluminum	58	
	*BN Brushed Nickel on Aluminum	25	
	BZ Bronze on Aluminum	27	
	SS Stainless Steel	20	
	BK Black on Aluminum	14	
	WT White on Aluminum	29	
AM Amber	*BN Brushed Nickel on Aluminum	14	
	BZ Bronze on Aluminum	15	
	SS Stainless Steel	2	
	BK Black on Aluminum	1.5	
	WT White on Aluminum	3	
	*BN Brushed Nickel on Aluminum	1.5	
RD Red	BZ Bronze on Aluminum	2	
	SS Stainless Steel	4	
	BK Black on Aluminum	3	
	WT White on Aluminum	6	
	*BN Brushed Nickel on Aluminum	3	
	BZ Bronze on Aluminum	3	

Input Voltage	Light Color	Finish	Lumens
WL-LED100F 277V	C White	SS Stainless Steel	27
		BK Black on Aluminum	25
		WT White on Aluminum	58
		*BN Brushed Nickel on Aluminum	25
		BZ Bronze on Aluminum	27
		SS Stainless Steel	20
	AM Amber	BK Black on Aluminum	14
		WT White on Aluminum	29
		*BN Brushed Nickel on Aluminum	14
		BZ Bronze on Aluminum	15
		SS Stainless Steel	2
		BK Black on Aluminum	1.5
RD Red	WT White on Aluminum	3	
	*BN Brushed Nickel on Aluminum	1.5	
	BZ Bronze on Aluminum	2	
	SS Stainless Steel	4	
	BK Black on Aluminum	3	
	WT White on Aluminum	6	
BL Blue	*BN Brushed Nickel on Aluminum	3	
	BZ Bronze on Aluminum	3	
	SS Stainless Steel	27	
	BK Black on Aluminum	25	
	WT White on Aluminum	58	
	*BN Brushed Nickel on Aluminum	25	

\*Brushed Nickel Finish is for interior use only

**SPACING RECOMMENDATIONS FOR OPTIMAL LIGHT DISTRIBUTION**

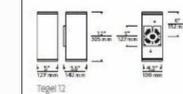


Mount in center of stair at 50% to the upper tread if possible. For best results use one light per step for steps narrower than 18".

wacighting.com Phone: (800) 526-2588 Fax: (800) 526-2585  
 Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050  
 Central Distribution Center 1660 Distribution Ct Lithia Springs, GA 30122  
 Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760

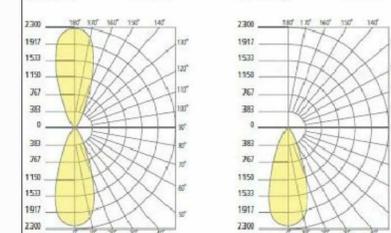
WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2014

**TEGEL 12 WALL SCONCE**



**PHOTOMETRICS\***

TEGEL 12 UP/DOWN	TEGEL 12 DOWN
Total Lumen Output: 2346	Total Lumen Output: 1212
Total Power: 29.2	Total Power: 15.6
Luminance Efficacy: 80.2	Luminance Efficacy: 77.7
Color Temp: 3000K	Color Temp: 3000K
CRI: 80+	CRI: 80+
BUG Rating: BI-US-GO	BUG Rating: BI-US-GO



**PROJECT INFO**

NATURE TYPE & QUANTITY: \_\_\_\_\_ CREW NAME & # OF: \_\_\_\_\_ HOTEL: \_\_\_\_\_

**TECH LIGHTING**  
VISUAL COMFORT & CO.  
300 Linden Avenue, Steeles, Illinois 60077  
7842.450.6400

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techlighting.com

WINDOW SCHEDULE (MAIN HOUSE)

NO.	EGR	SIZE	STYLE	MATERIAL	HDR.	GLASS	TEMPERED	REMARKS
101	-	2'-6" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT1,BED-1
102	-	2'-6" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT1,BED-1
103	-	2'-6" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT1,BED-1
104	-	2'-6" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	NO	FOYER
105	-	5'-0" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	YES	UNIT1,LIVING ROOM
106	-	5'-0" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	YES	UNIT1,LIVING ROOM
107	-	5'-0" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT1,DINNING ROOM
108	-	5'-0" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT1,DINNING ROOM
108A	-	2'-6" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	YES	UNIT1,DINNING ROOM
109	-	2'-0" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	YES	UNIT1,BED-2
110	-	2'-0" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	YES	UNIT1,BED-2
111	-	2'-6" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	YES	UNIT1,BED-2
112	-	2'-6" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	YES	UNIT1,BED-2
113	-	2'-6" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	YES	UNIT1,BED-2
116	-	2'-0" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT1,BATH ROOM
117	-	2'-0" X 7'-0"	CASEMENT	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT1,BATH ROOM
201	-	5'-0" X 7'-0"	SLIDING	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,LIVING ROOM
202	-	5'-0" X 7'-0"	SLIDING	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,BED-2
203	-	5'-0" X 7'-0"	SLIDING	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,BED-2
204	-	2'-6" X 4'-6"	SINGLE HUNG	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,LAUNDRY ROOM
205	-	5'-0" X 7'-0"	SLIDING	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,P.BED-1
206	-	5'-0" X 7'-0"	SLIDING	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,P.BED-1
207	-	2'-0" X 4'-6"	SINGLE HUNG	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,P.BATH-1
208	-	2'-6" X 4'-6"	SINGLE HUNG	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,P.BATH-1
209	-	2'-6" X 4'-6"	SINGLE HUNG	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,DINNING
210	-	2'-6" X 4'-6"	SINGLE HUNG	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,KITCHEN
211	-	2'-6" X 4'-6"	SINGLE HUNG	METAL w/ WOOD	10'-0"	CLEAR	NO	UNIT2,BATH-2
301	-	2'-6" X 4'-6"	SINGLE HUNG	METAL w/ WOOD	8'-0"	CLEAR	NO	UNIT2,LIVING ROOM
302	-	2'-6" X 4'-6"	SINGLE HUNG	METAL w/ WOOD	8'-0"	CLEAR	NO	UNIT2,BED-2
303	-	2'-6" X 4'-6"	SINGLE HUNG	METAL w/ WOOD	8'-0"	CLEAR	NO	UNIT2,BED-2
304	-	2'-6" X 4'-6"	SINGLE HUNG	METAL w/ WOOD	8'-0"	CLEAR	NO	UNIT2,LAUNDRY ROOM

WINDOW GENERAL NOTE:

- A. ALL WINDOWS ARE DUAL PANE BY MILGUARD OR EQUAL.
- B. CONTRACTOR TO VERIFY WINDOW OPENING ON SITE AND ROUGH OPENING SIZES PER MANUFACTURER.
- C. ALL BEDROOM WINDOWS TO MEET EGRESS REQUIREMENTS, SEE DETAIL ON DETAIL SHEET.
- D. SEE TITLE 24 FOR OTHER SPECIAL GLAZING INFORMATION AND ACOUSTIC REPORT FOR RATING REQUIREMENTS.

DOOR SCHEDULE (MAIN HOUSE)

NO.	SWING TYPE	ROUGH OPENING			MATERIAL	FINISH	FRAME MATERIAL	FIRE RATING	REMARKS
		WIDTH	HEIGHT	WALL THK.					
101	L	36"	96"	6X	WOOD	PTD.	WOOD	NO	MAIN DOOR, EXTERIOR
102	L	36"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT1,MAIN DOOR, INTERIOR
103	L	36"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,MAIN DOOR, INTERIOR
104	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT1,STORAGE DOOR, INTERIOR
105	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT1,LAUNDRY ROOM, INTERIOR
106	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT1,BED-1, INTERIOR
107	L	24"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT1,UTILITY ROOM, INTERIOR
108	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT1,BATH ROOM, INTERIOR
109	L	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT1,BATH ROOM, INTERIOR
109A	-	72"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT1,BED-1, 2 X PANELS CLOSET
110	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT1,BED-2, INTERIOR
110A	-	96"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT1,BED-2, 2 X PANELS CLOSET
111	SWING	60"	80"	6X	GLASS TEMPERED	PTD.	PAINTED ALLUMINUM	NO	UNIT1,BED-2, EXTERIOR
112	SWING	60"	80"	6X	GLASS TEMPERED	PTD.	PAINTED ALLUMINUM	NO	UNIT1,BED-2, EXTERIOR
113	-	96"	80"	6X	GLASS TEMPERED	PTD.	PAINTED ALLUMINUM	NO	UNIT1,DINNING ROOM, EXTERIOR
201	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,BED-1, WALL-IN CLOSET
202	L	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,BED-1
203	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,LAUNDRY ROOM
204	L	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,BED-1
205	L	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,BATH-1 BEDROOM
206	L	24"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,UTILITY ROOM, INTERIOR
207	-	80"	80"	-	GLASS TEMPERED	PTD.	PAINTED ALLUMINUM	NO	UNIT2,P.BED-1, EXTERIOR
208	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,P.BED-1, BATH BEDROOM
208A	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,P.BED-1, BATH BEDROOM
208B	R	30"	80"	-	GLASS TEMPERED	-	-	NO	UNIT2,SHOWER GLASS, TEMPERED
208	R	30"	80"	6X	WOOD TEMPERED	PTD.	WOOD ALLUMINUM	NO	UNIT2,P.BED-1, STORAGE
301	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,BONUS RM,
302	L	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,ATTIC SPACE
303	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,ATTIC SPACE
304	R	30"	80"	6X	WOOD	PTD.	WOOD	NO	UNIT2,ATTIC SPACE

DOOR GENERAL NOTE:

- A. ALL DOORS TO BE SOLID CORE WOOD DOORS, UNLESS NOTED OTHERWISE.
- B. CONTRACTOR TO VERIFY DOOR OPENING ON SITE AND ROUGH OPENING SIZES PER MANUFACTURER.
- C. CONTRACTOR TO ENSURE EXTERIOR DOOR TO HAVE WEATHER SEAL AND MADE WATER TIGHT.
- D. ALL RATED DOORS TO HAVE A SMOKE SEAL.

DOOR TYPE SCHEDULE:

- A: 3'6" Exterior Main Door
- B: 3'0" Garage Man Door
- C: 3'0" Exterior Garage Man Door
- D: 2x 2'0" Glass French Door
- E: 2x 4'0" Sliding Glass Door
- F: 12'0" Exterior Bi-Fold Door
- G: 4'6" Exterior Bi-Fold Door
- H: 2x 2'0" Utility Solid Door
- I: 6'6" Barn Door
- J: 12'0" Sliding Door
- K: 5'0" Sliding Door
- L: 2'0" Interior Door
- M: 2'2" Interior Door
- N: 2'4" Interior Door
- O: 2'6" Interior Door
- P: 2'8" Interior Door
- Q: 2'10" Interior Door
- R: 3'0" Interior Door
- S: 2x 2'0" Closet Door
- T: 2x 2'6" Closet Door

REVISION

00.00.00 Title

DESIGNER SIGNATURE

ROSNER RESIDENCE

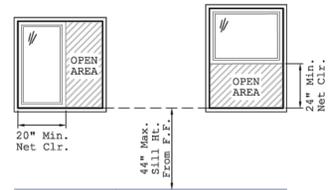
166/168 N. CENTRAL AVE  
CAMPBELL, CA 95008

05.17.2024

WINDOW & DOOR SCHEDULE

A4.1



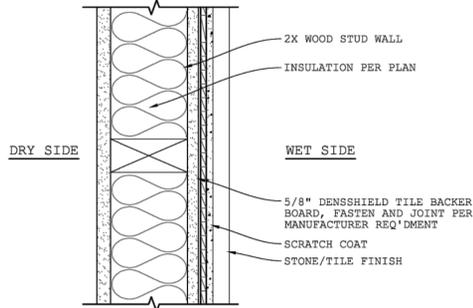


**EGRESS WINDOW NOTES:**

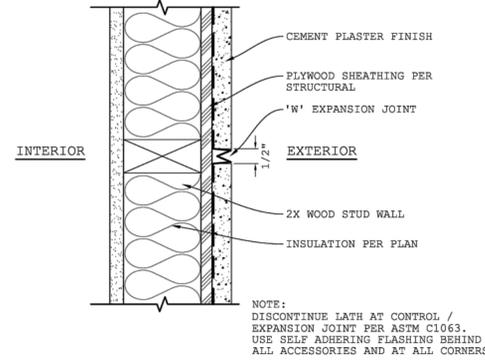
- 1) THE MIN. NET CLEAR OPENING AREA FOR EMERGENCY ESCAPE AND RESCUE WINDOWS IS 5.7 FEET PER CRC SECTION R310
- 2) EXCEPTION: THE MIN. AREA FOR GRADE FLOOR OPENINGS IS 5.0 S.F. TO QUALIFY AS GRADE FLOOR OPENING THE MAX. SILL HEIGHT CAN NOT BE MORE THAN 44" ABOVE OR BELOW THE FINISHED EXTERIOR GROUND LEVEL ADJACENT TO OPENING.
- 3) THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING.
- 4) THE CHART BELOW SHOWS SOME EXAMPLES OF MIN. OPENING AREA DIMENSIONS (IN INCHES).

WIDTH	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34
HEIGHT	41.39.1	37.3	35.7	34.2	32.8	31.6	30.4	29.3	28.3	27.4	26.5	25.7	24.9	24	

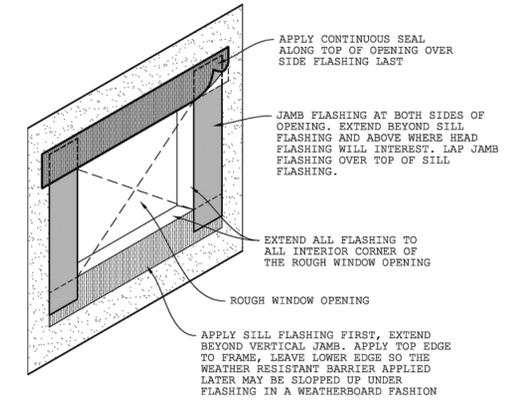
**23 Window Egress Detail**  
Scale: N.T.S.



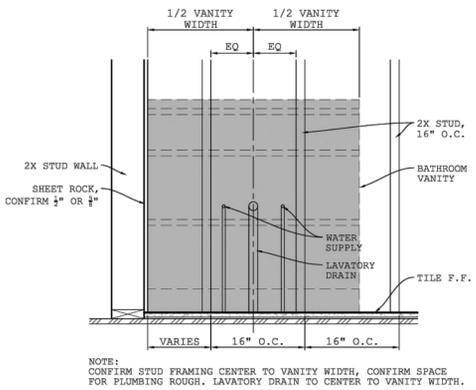
**19 Tile Wall Detail**  
Scale: 3" = 1'-0"



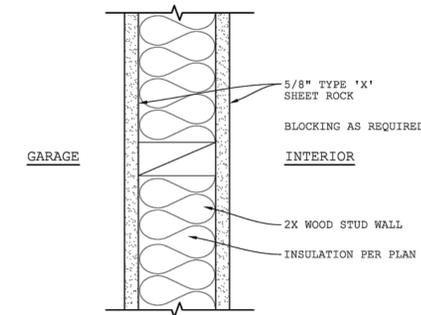
**15 Expansion Joint Detail**  
Scale: 3" = 1'-0"



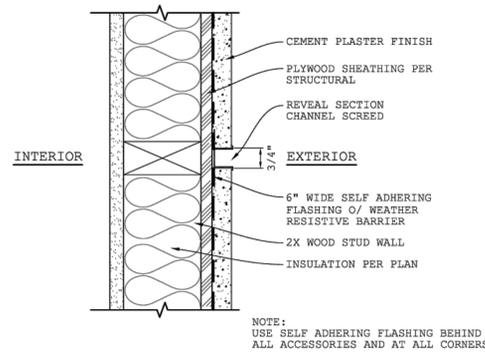
**11 Window Flashing Detail-1**  
Scale: N.T.S.



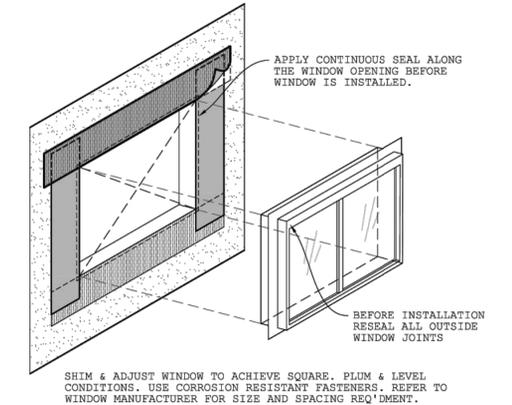
**24 Vanity Framing Detail**  
Scale: N.T.S.



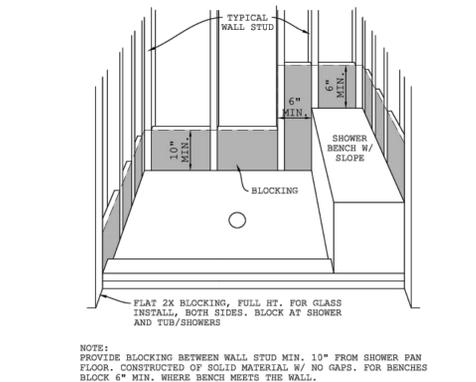
**20 Garage Wall Detail**  
Scale: 3" = 1'-0"



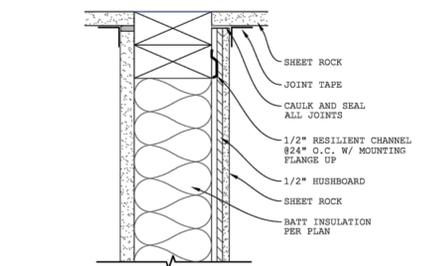
**16 Reveal Joint Detail**  
Scale: 3" = 1'-0"



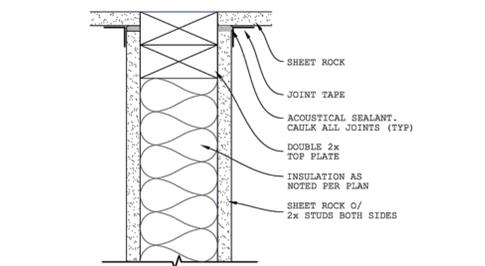
**12 Window Flashing Detail-2**  
Scale: N.T.S.



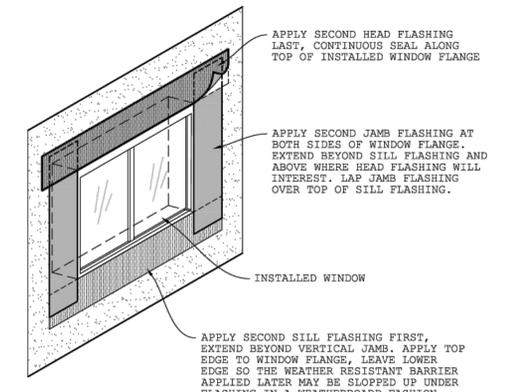
**25 Shower (Tub) Blocking Detail**  
Scale: N.T.S.



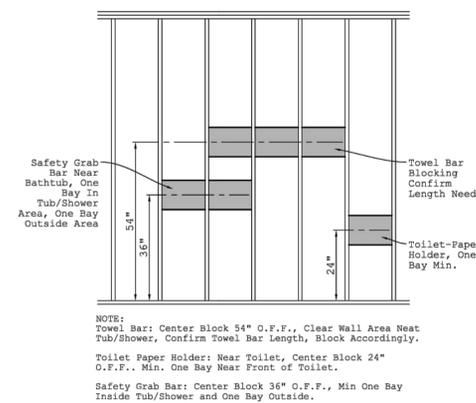
**21 Sound Wall (Top) Detail**  
Scale: 3" = 1'-0"



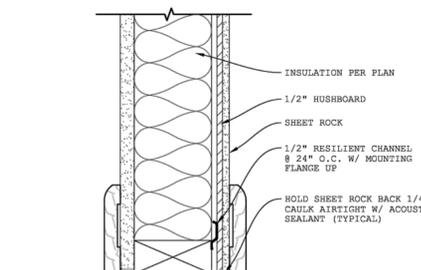
**17 Interior Wall (Top) Detail**  
Scale: 3" = 1'-0"



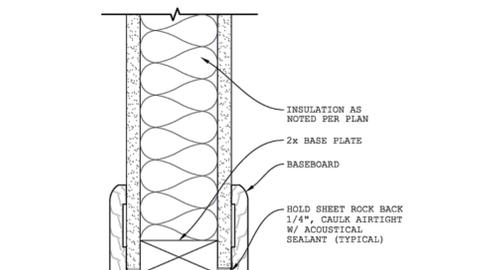
**13 Window Flashing Detail-3**  
Scale: N.T.S.



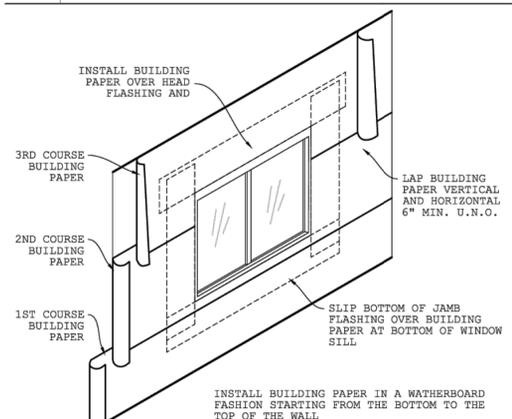
**26 Accessory Blocking Detail**  
Scale: N.T.S.



**22 Sound Wall (Top) Detail**  
Scale: 3" = 1'-0"



**18 Interior Wall (Bot) Detail**  
Scale: 3" = 1'-0"



**14 Window Flashing Detail-4**  
Scale: N.T.S.

**GRADING AND DRAINAGE NOTES**

1. CALIFORNIA BUILDING CODE  
ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE.

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

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

4. SPECIFICATIONS AND OBSERVATIONS  
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.

5. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM  
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITTING REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.

6. LOCAL NON-POINT SOURCE ORDINANCE  
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.

7. UNDERGROUND UTILITIES AND STRUCTURES  
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.

8. EROSION CONTROL  
EROSION CONTROL PLANNING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.

9. UTILITY ELEVATION VERIFICATION  
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.

10. UTILITY CROSSINGS  
THE CONTRACTOR SHALL UNCOVER AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

11. GRADING REQUIREMENTS  
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.

12. GRADED SITE ELEVATIONS  
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

13. CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY  
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

14. TOPOGRAPHY SURVEY  
THE TOPOGRAPHY SURVEY MADE BY LC ENGINEERING ON DECEMBER 08, 2023

15. TREE REMOVAL AND PRESERVATION  
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.

16. PROJECT PLANS  
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.

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

18. GRADE EVENLY  
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

19. APPROVAL OF PLANS  
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

20. WELL LOCATIONS  
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

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

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

23. TRUCK ROUTE  
THE TRUCK ROUTE SHALL BE \_\_\_\_\_

24. CONTRACTOR RESPONSIBILITIES  
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

25. NEAT AND CLEAN PREMISES  
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH.

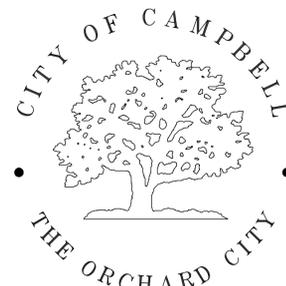
26. ANY ABANDONED UNDERGROUND PIPES  
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

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

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

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

30. CONSTRUCTION MITIGATION MEASURE  
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY, AND 9:00 A.M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.



# GRADING & DRAINAGE PLANS

PROJECT ADDRESS: 166 / 168 N. CENTRAL AVE.  
ASSESSORS PARCEL NO. 279-40-023

## CITY OF CAMPBELL

### COMMUNITY DEVELOPMENT DEPARTMENT & BUILDING DIVISION



**INDEX OF DRAWINGS**

SHEET	TITLE
1.	TITLE SHEET
2.	DEMOLITION PLAN AND SITE PLAN
3.	GRADING & DRAINAGE PLAN
4.	STREET IMPROVEMENT PLAN
5.	UTILITY PLAN
6.	EROSION CONTROL PLAN
7.	EROSION CONTROL DETAILS
8.	BEST MANAGEMENT PRACTICES

**EARTHWORK QUANTITIES**

CUT = 0 CY ; MAXIMUM CUT DEPTH = 0±  
FILL = 141 CY ; MAXIMUM FILL DEPTH = 2±  
IMPORT 141 CY  
EXPORT 0 CY

EARTHWORK QUANTITIES AS SHOWN ON THE PLAN IS FOR INFORMATION ONLY. CONTRACTOR TO CALCULATE HIS/HER OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSE.

**AGENCY INDEX**

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150
CITY OF CAMPBELL - POLICE	(408) 866-2121
SBC TELEPHONE	(408) 811-3900
PACIFIC GAS & ELECTRIC	(408) 973-8980
SAN JOSE WATER COMPANY	(408) 279-7900
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST CABLE TELEVISION	(408) 452-9100
WEST VALLEY SANITATION DISTRICT	(408) 378-2407



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

NAME \_\_\_\_\_ DATE \_\_\_\_\_  
G.E. # \_\_\_\_\_

**CITY OF CAMPBELL**  
**PUBLIC WORKS DEPARTMENT CLEARANCE**

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

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**ABBREVIATIONS**

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BW	BACK OF WALK
CL	CLASS/CENTERLINE
DIA	DIAMETER
DWY	DRIVEWAY
DS	DOWNSPOUT
EC	END CURVE
ECR	END CURB RETURN
ED	EDGE DRAIN
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
FL	FLOW LINE
FG	FINISH GRADE
FH	FIRE HYDRANT
G	GARAGE SLAB ELEVATION
HYD	WHARF HYDRANT
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
LOL	LAYOUT LINE
LS	LANDSCAPED AREA
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NEW
NTS	NOT TO SCALE
OG	ORIGINAL GRADE
PB	PULL BOX
PL	PORTLAND CEMENT CONCRETE
PL	PROPERTY LINE
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
RW	RETAINING WALL
SB	SEBACK
SSCO	SANITARY SEWER CLEAN OUT
SD	STORM RAIN
SE	SIDEWALK EASEMENT
SS	SANITARY SEWER
STA	STATION
STD	STANDARD DETAIL
SW	SIDEWALK
TC	TOP OF CURB
TEMP	TEMPORARY
TC	TOP OF GRATE
TOC	TOP OF CUT
TOF	TOE OF FILL
TPF	TREE PROTECTION FENCE
TYP	TYPICAL
U	UNDERGROUND
W	WATER
WM	WATER METER

SIDEWALK
CURB AND GUTTER
CENTER LINE
PROPERTY LINE
EDGE OF PAVEMENT
DRIVEWAY
ACCESSIBILITY RAMP
PCC OR AC REMOVAL
STANDARD CITY MONUMENT
BENCH MARK
MANHOLE
STORM DRAIN INLET
WATER METER
VALVE
FIRE HYDRANT
STREET LIGHT
POWER POLE
PULL BOX
CABLE TELEVISION LINE
ELECTRICAL LINE
IRRIGATION LINE
NATURAL GAS LINE
OVERHEAD LINE
SANITARY SEWER LINE
STORM DRAIN LINE
TELEPHONE LINE
WATER LINE
TRAFFIC SIGNAL CONDUIT
LIGHTING CONDUIT
ROADSIDE SIGN & SIGN CODE
FENCE
TREE/SHRUB
EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED
DESIGN GRADE
EXIST ELEVATION
DOWNSPOUT
EXISTING UTILITY
DRAINAGE DIRECTION
DRAIN AREA

**LEGEND**

EXISTING	PROPOSED

**SEAL OF ENGINEER OF WORK:**

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

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

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

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

SIGNATURE \_\_\_\_\_ 47518 P.E.  
PRINT NINH LE

PROFESSIONAL ENGINEER  
No. 47518  
CIVIL  
STATE OF CALIFORNIA

SCALE: AS NOTED

SHEET: C1

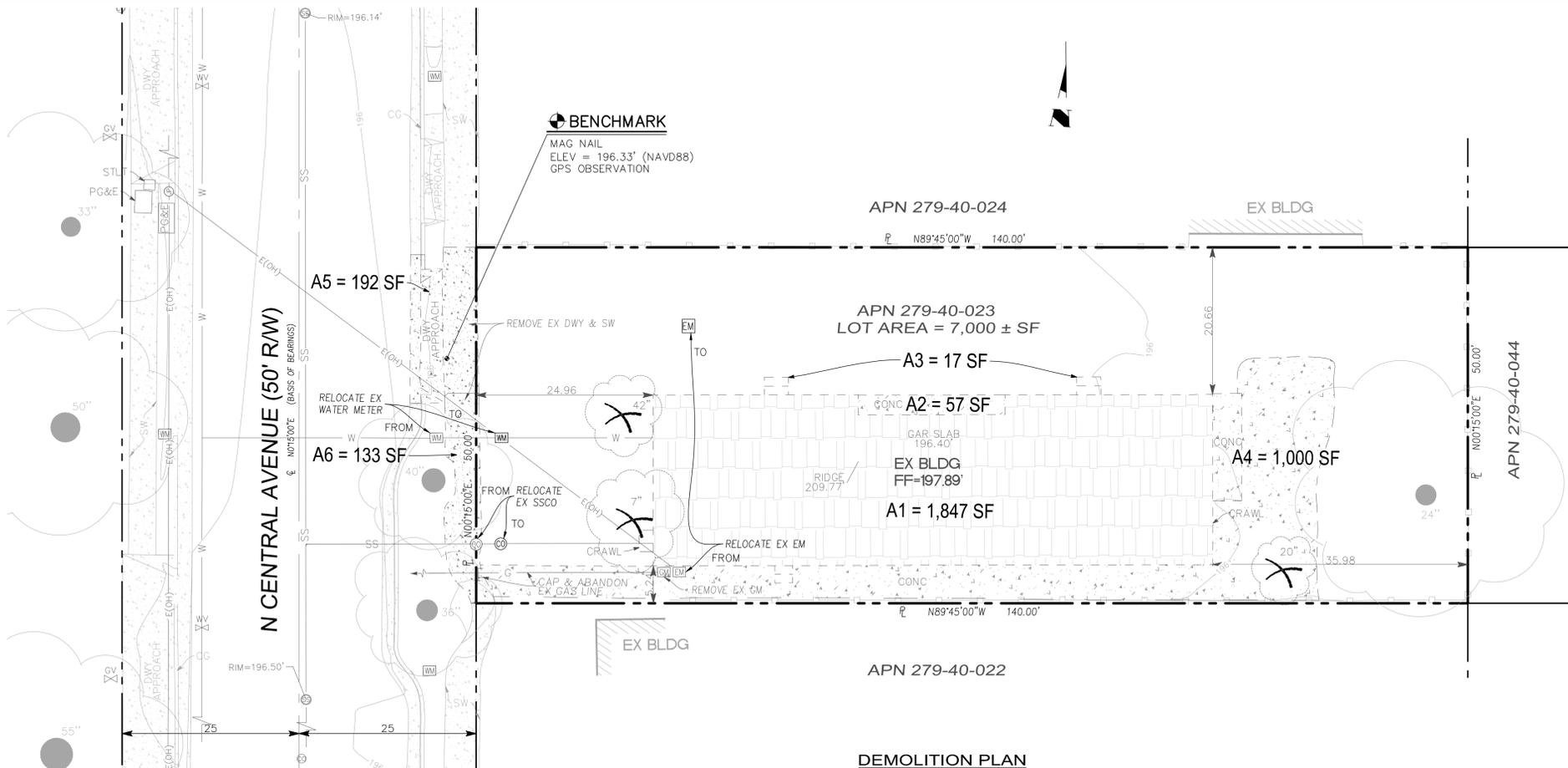
LC ENGINEERING  
598 E SANTA CLARA ST #270, SAN JOSE, CA 95112  
PHONE : (408) 806-7187

Chkd By Date Revision No. 05/30/2024 Date: 05/30/2024 Drawn By: VH Designed By: \_\_\_\_\_

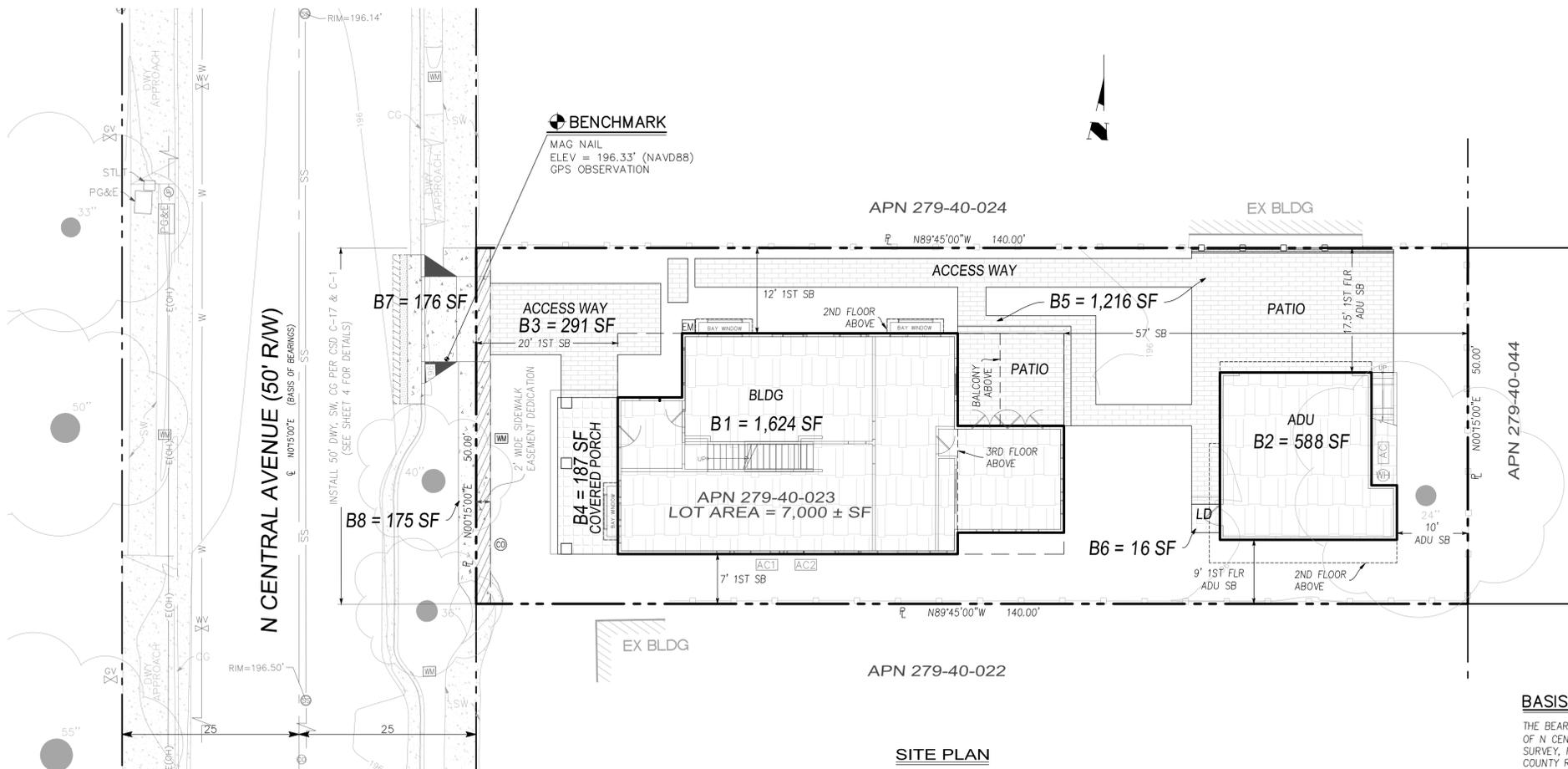
**LC ENGINEERING**  
598 E Santa Clara St. Ste. 270  
San Jose, CA 95112  
Phone: (408) 806-7187

**TITLES SHEET**  
**166/168 N. CENTRAL AVE**  
**BUILDING PERMIT NO. \_\_\_\_\_**

CITY OF CAMPBELL  
THE ORCHARD CITY  
CAMPBELL, CALIFORNIA



DEMOLITION PLAN



SITE PLAN

**LEGEND**

- ITEM OR AREA TO BE REMOVED
- ITEM OR AREA TO REMAIN
- EXISTING BUILDING
- EXISTING CONCRETE
- LANDING/PORCH
- BUILDING
- BRICK
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

**PRE - DEVELOPMENT (ON-SITE)**

ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
A1	EX BLDG	REMOVE	1,847 SF	
A2	CONC PAD	REMOVE	57 SF	
A3	STEPS	REMOVE	17 SF	
A4	CONC PAD	REMOVE	1,000 SF	
	LANDSCAPE			4,079 SF
<b>TOTAL</b>			<b>2,921 SF</b>	<b>4,079 SF</b>

**POST - DEVELOPMENT (ON-SITE)**

ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
B1	BLDG	NEW	1,624 SF	
B2	ADU	NEW	588 SF	
B3	ACCESS WAY	NEW		291 SF
B4	PORCH	NEW	187 SF	
B5	ACCESS WAY & PATIO	NEW		1,216 SF
B6	LANDING	NEW	16 SF	
L	LANDSCAPING			3,078 SF
<b>TOTAL</b>			<b>2,415 SF</b>	<b>4,585 SF</b>

**SUMMARY**

DESCRIPTION	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	2,921 SF	4,079 SF
POST-DEVELOPMENT	2,415 SF	4,585 SF
DIFFERENCE	-506 SF	506 SF

**PRE - DEVELOPMENT (OFF-SITE)**

ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS
A5	DRIVEWAY	REMOVE	192 SF
A6	SIDEWALK	REMOVE	133 SF
	LANDSCAPE		
<b>TOTAL</b>			<b>325 SF</b>

**POST - DEVELOPMENT (OFF-SITE)**

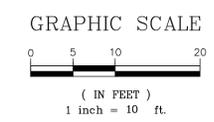
ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS
B7	DRIVEWAY	NEW	176 SF
B8	SIDEWALK	NEW	175 SF
L	LANDSCAPING		
<b>TOTAL</b>			<b>351 SF</b>

**SUMMARY**

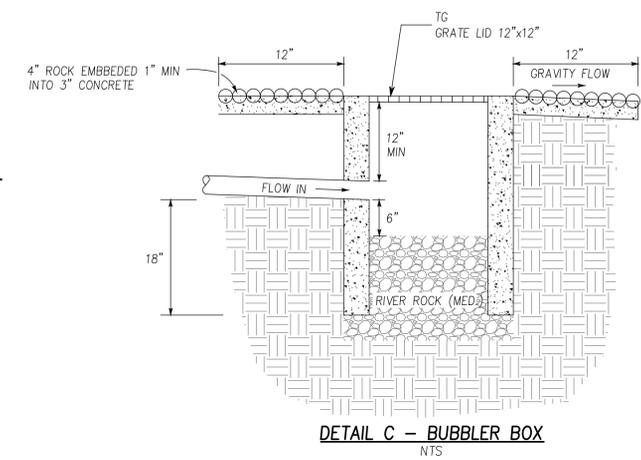
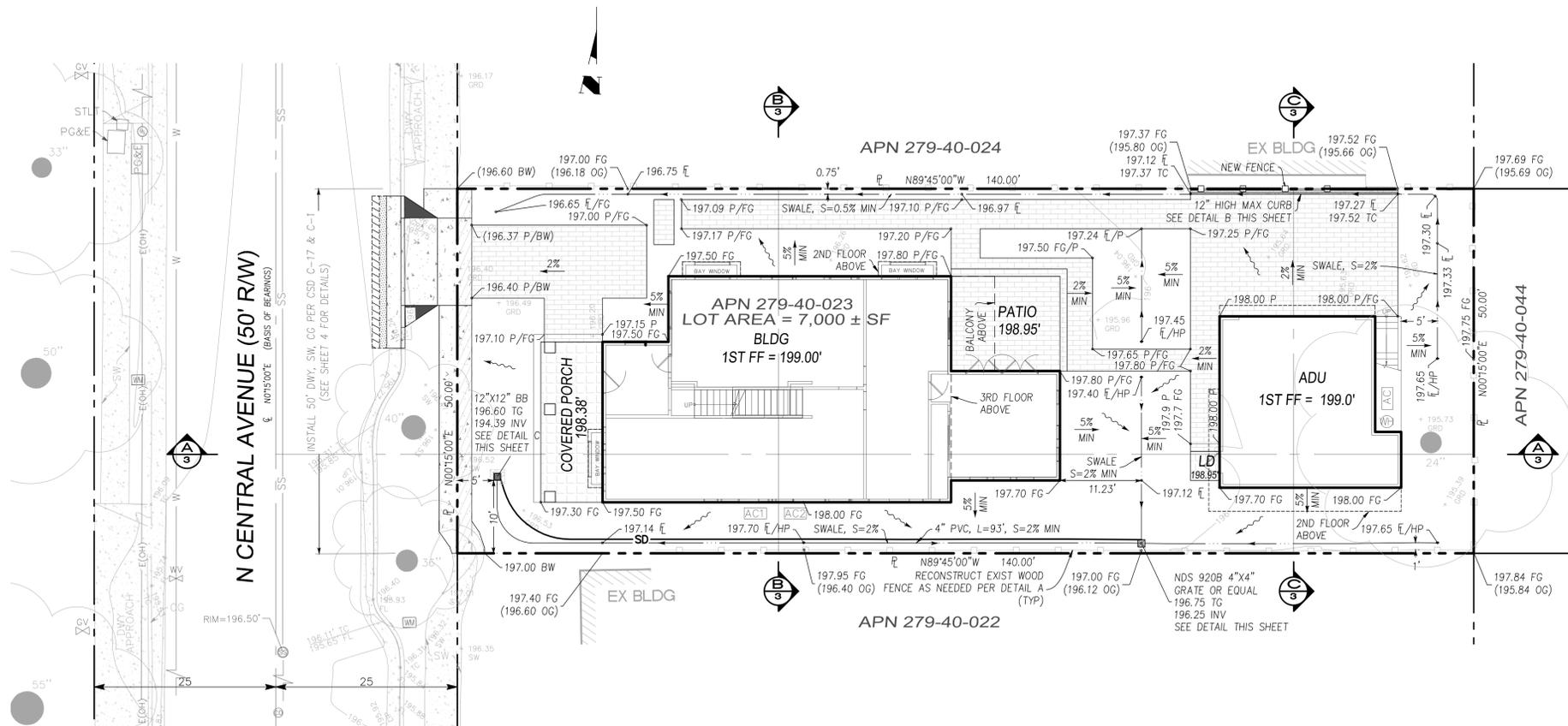
DESCRIPTION	IMPERVIOUS
PRE-DEVELOPMENT	325 SF
POST-DEVELOPMENT	351 SF
DIFFERENCE	26 SF

**BASIS OF BEARINGS**

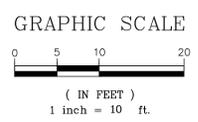
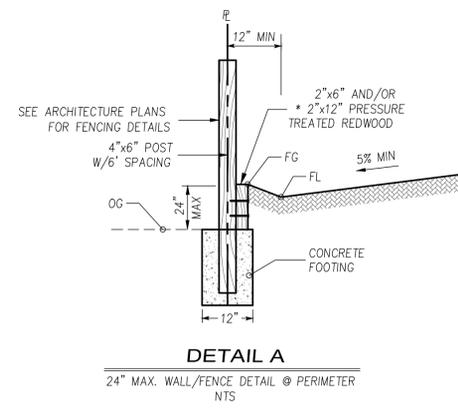
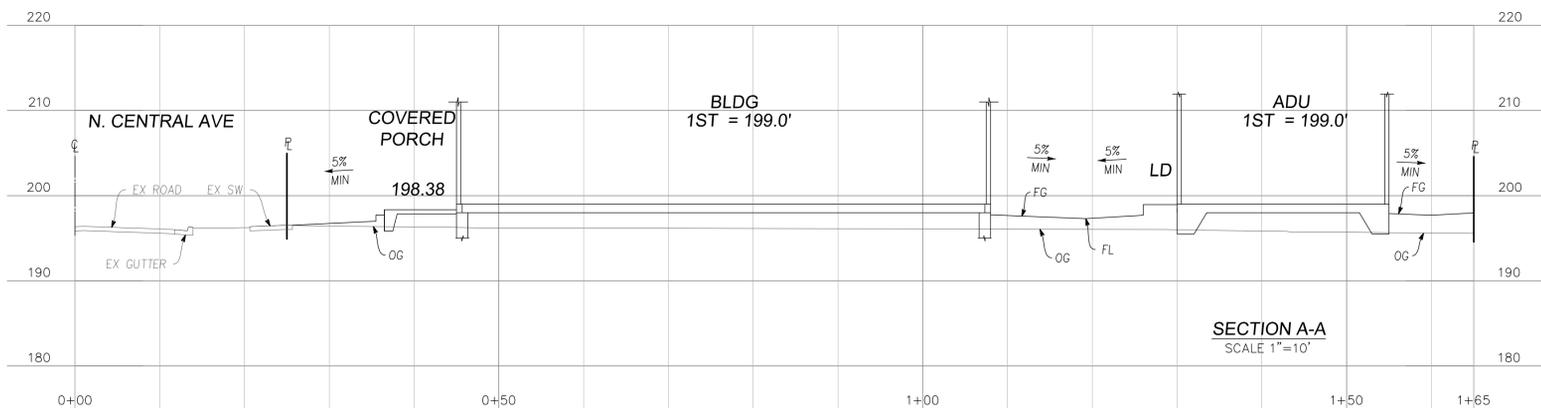
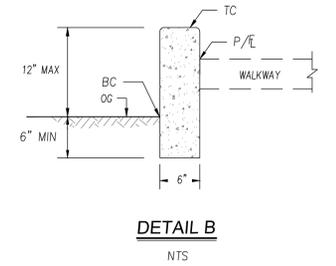
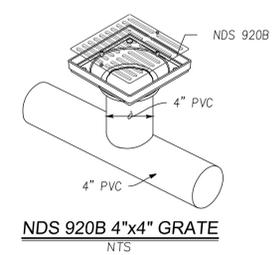
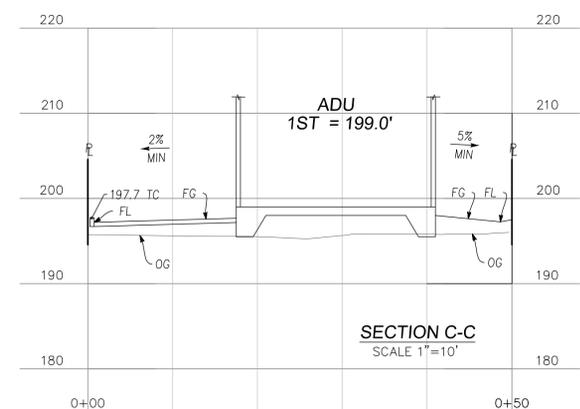
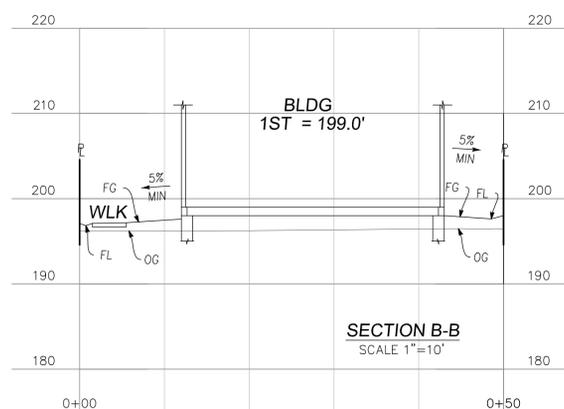
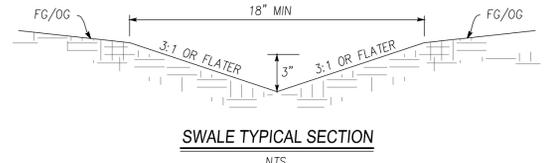
THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF N CENTRAL AVENUE, AS SHOWN AS N00°15'00"E ON RECORD OF SURVEY, RECORDED IN BOOK 467 OF MAPS, AT PAGE 6, SANTA CLARA COUNTY RECORDS.



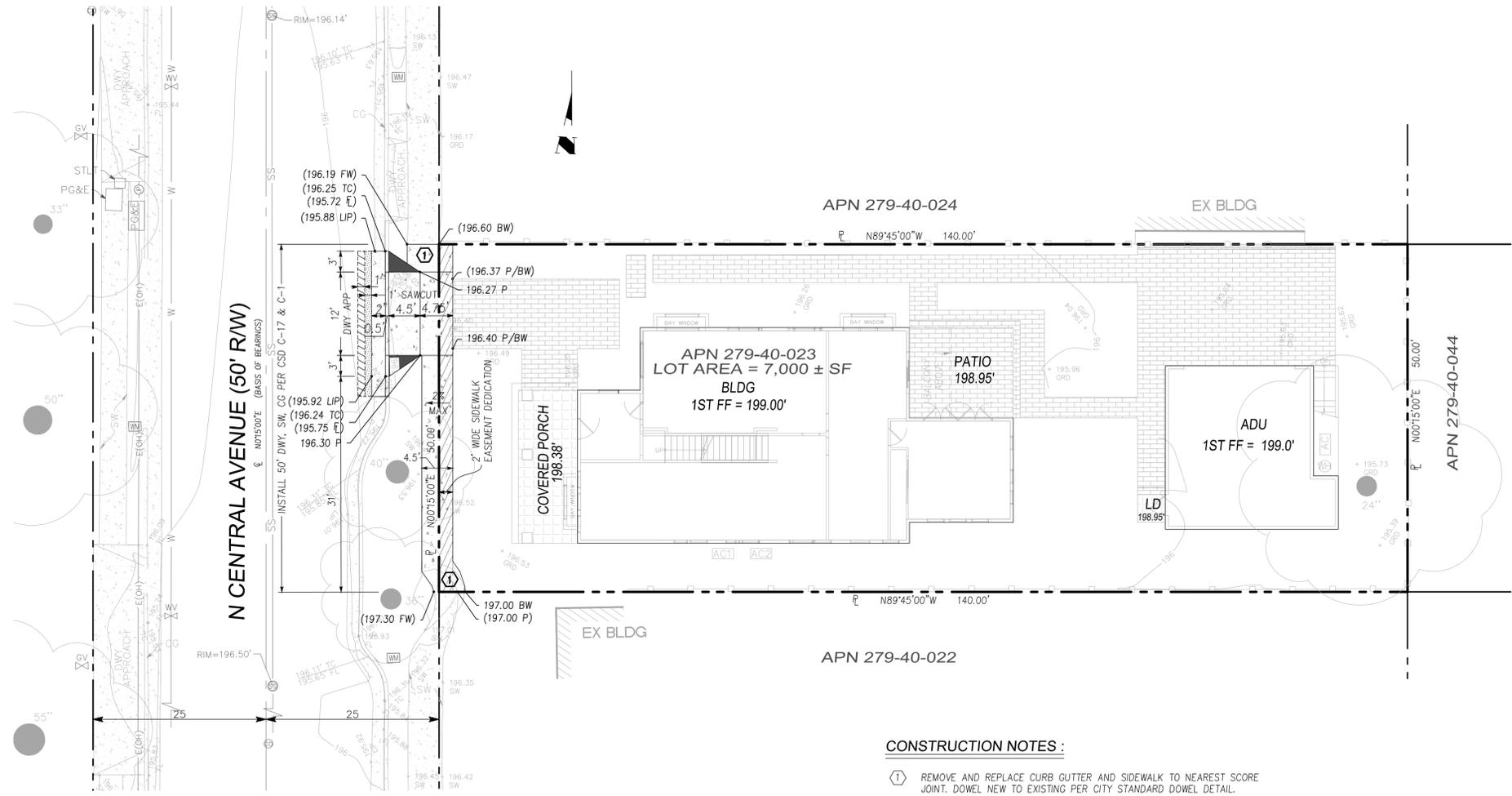
Chkd: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Revision: \_\_\_\_\_  
 No. \_\_\_\_\_  
 Date: 05/30/2024  
 Drawn By: VH  
 Designed By: \_\_\_\_\_  
**ENGINEERING**  
 608 E Santa Clara St. Ste 270  
 San Jose, CA 95108  
 Phone: (408) 806-7187  
**DEMOLITION PLAN AND SITE PLAN**  
**166/168 N. CENTRAL AVE**  
**BUILDING PERMIT NO. \_\_\_\_\_**  
 SCALE: AS NOTED  
 SHEET: C2



- NOTES:**
1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM INLET
  2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
  3. BOX SHALL BE SET IN LANDSCAPED AREA TO FACILITATE PERCOLATION.
  4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.

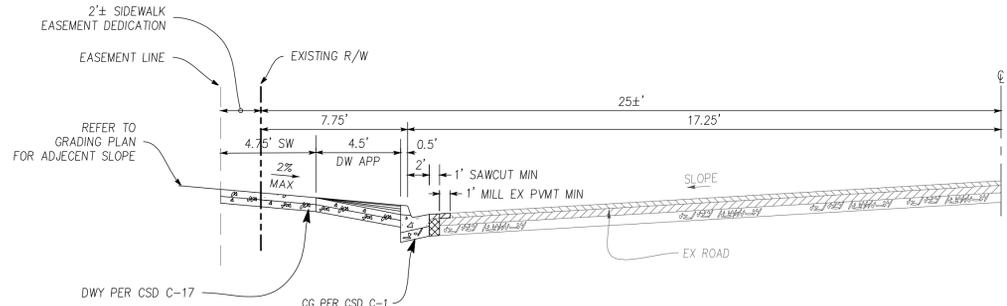


Chkd	
By	
Date	
Revision	
No.	
Date:	05/30/2024
Drawn By:	VH
Designed By:	
<b>ENGINEERING</b> 608 E Santa Clara St. Ste. 270 San Jose, CA 95101 Phone: (408) 806-7187	
<b>GRADING AND DRAINAGE PLAN</b> <b>166/168 N. CENTRAL AVE</b> <b>BUILDING PERMIT NO. _____</b>	
SCALE:	AS NOTED
SHEET:	C3

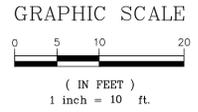


**CONSTRUCTION NOTES :**

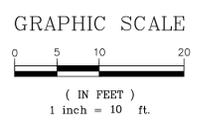
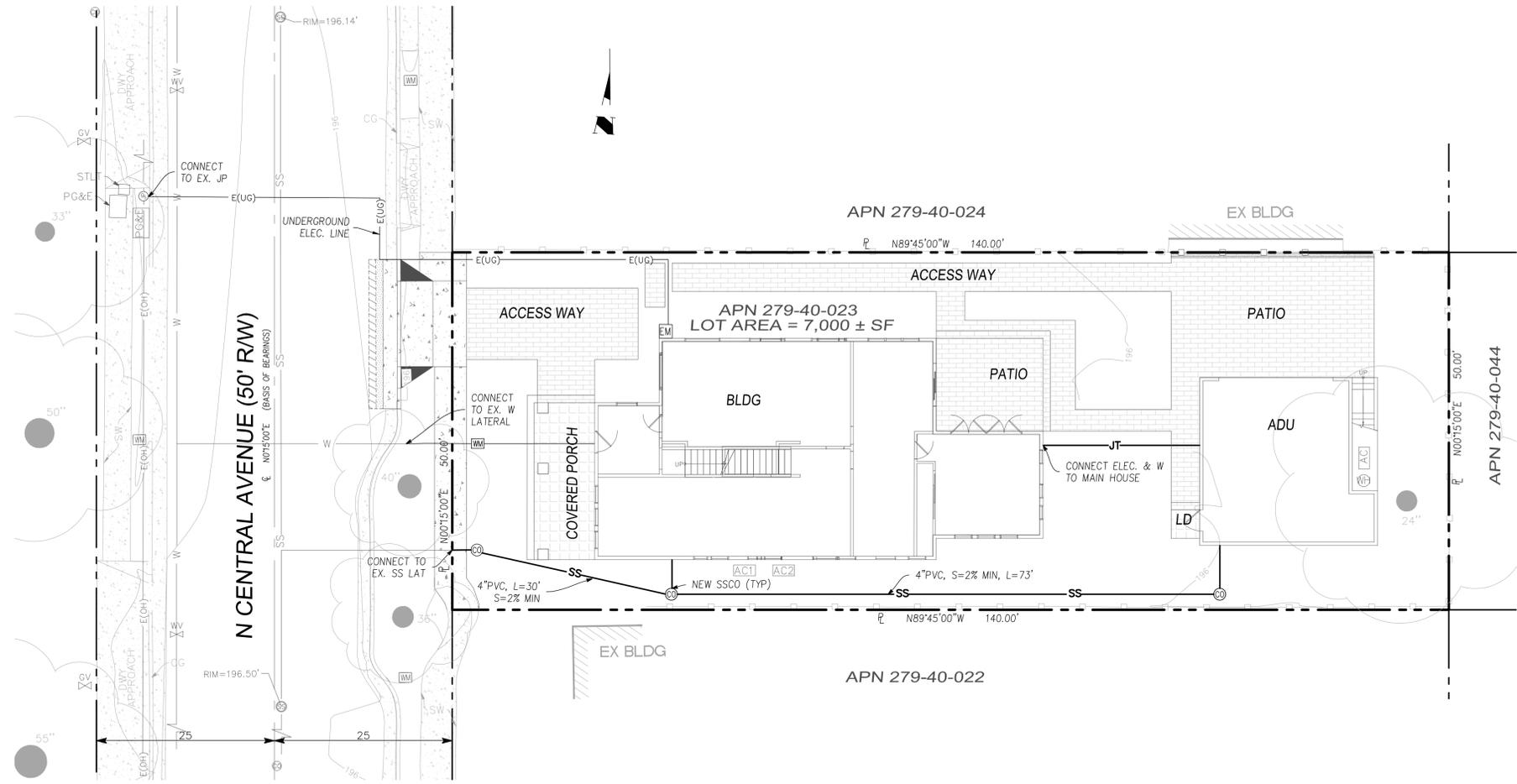
- ① REMOVE AND REPLACE CURB GUTTER AND SIDEWALK TO NEAREST SCORE JOINT. DOWEL NEW TO EXISTING PER CITY STANDARD DOWEL DETAIL.



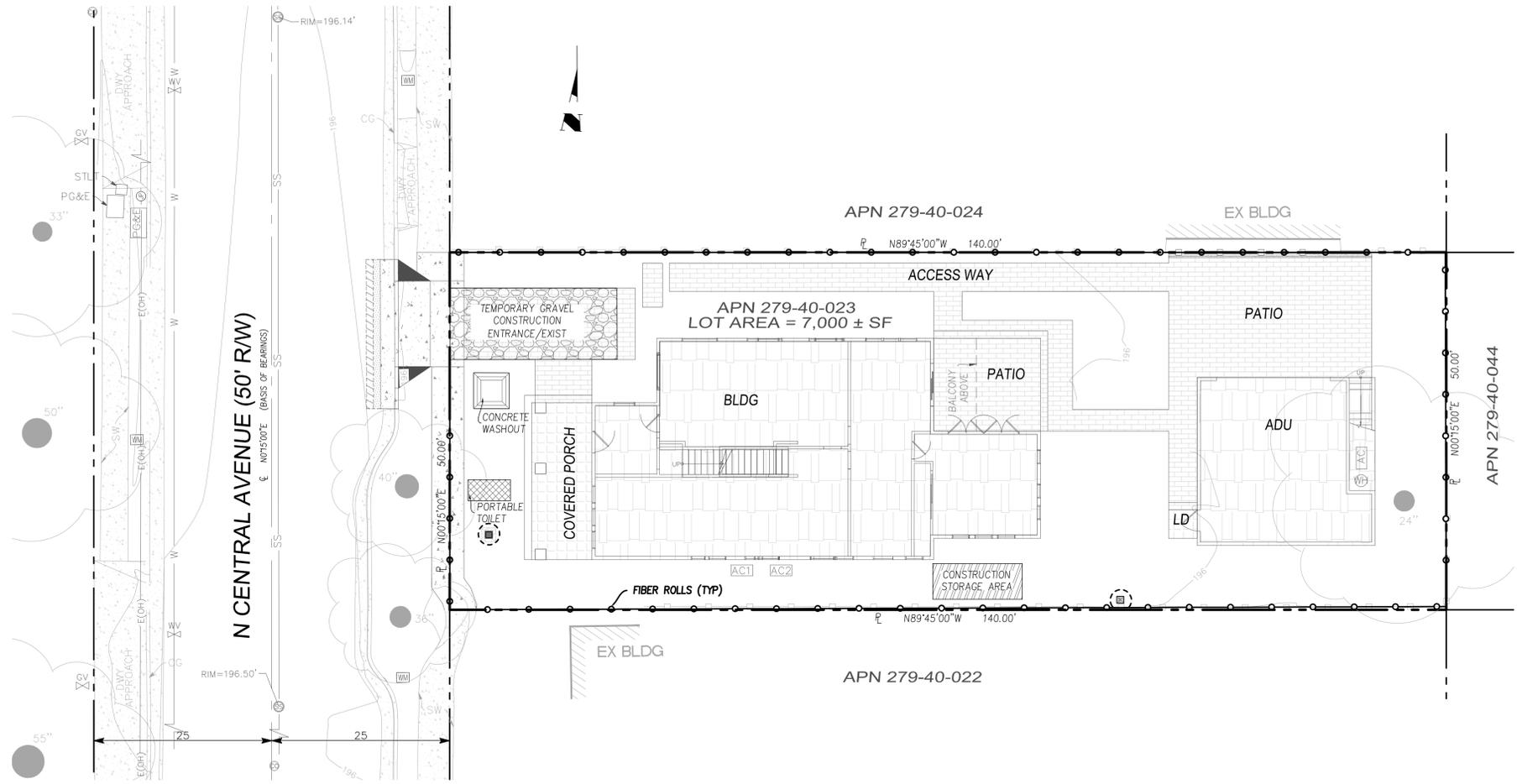
**TYPICAL N CENTRAL AVENUE HALF STREET SECTION**  
NTS



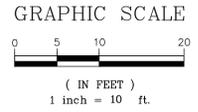
<p><b>ENGINEERING</b> 508 E Santa Clara St, Ste 270 San Jose, CA 95101 Phone: (408) 806-7187</p>		<p>Date: 05/30/2024 Drawn By: VH Designed By:</p>	<p>No. _____ Revision _____ Date _____ By _____ Chkd _____</p>
<p><b>STREET IMPROVEMENT PLAN</b> <b>166/168 N. CENTRAL AVE</b> <b>BUILDING PERMIT NO. _____</b></p>			
<p>CITY OF CAMPBELL REGISTERED PROFESSIONAL ENGINEER N. M. CAMPBELL No. 47518 CIVIL ENGINEER STATE OF CALIFORNIA</p>			
<p>CAMPBELL, CALIFORNIA</p>			
<p>SCALE: AS NOTED</p>			
<p>SHEET: C4</p>			



<b>UTILITY PLAN</b> <b>166/168 N. CENTRAL AVE</b> <b>BUILDING PERMIT NO. _____</b>		<b>ENGINEERING</b> 608 E Santa Clara St. Ste. 270 San Jose, CA 95102 Phone: (408) 806-7187	Date: 05/30/2024	Revision	By	Chkd
Drawn By: VH Designed By:			No.			
SCALE: AS NOTED						
SHEET: C5						



- LEGEND**
-  CONCRETE WASHOUT
  -  CONSTRUCTION STORAGE AREA
  -  FIBER ROLLS
  -  PORTABLE TOILET
  -  TEMPORARY DRAINAGE INLET PROTECTION
  -  TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIST



No.	Revision	Date	By	Chkd

Date: 05/30/2024  
 Drawn By: VH  
 Designed By:

**ENGINEERING**  
 608 E Santa Clara St. Ste. 270  
 San Jose, CA 95108  
 Phone: (408) 806-7187

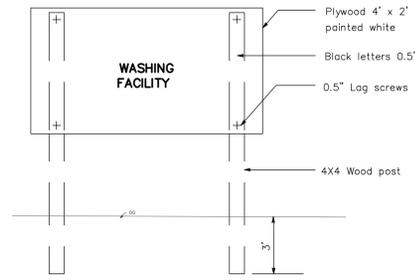
**EROSION CONTROL PLAN**  
**166/168 N. CENTRAL AVE**  
**BUILDING PERMIT NO. \_\_\_\_\_**

SCALE:  
AS NOTED

SHEET:  
C6

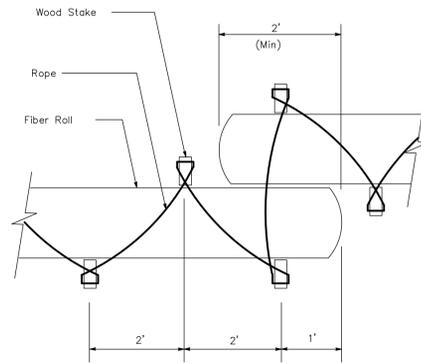
# EROSION CONTROL NOTES

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL PLAN ELEVATIONS OR PERMANENT IMPROVEMENTS. THE COUNTY INSPECTOR MAY REQUIRE INSTALLING ADDITIONAL EROSION CONTROL MEASURES DURING EARTHWORK OPERATION.
2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.
3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
4. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.
5. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY.
6. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
7. FINISHED SLOPES ON THE SITE SHALL BE STABILIZED USING SEED AND STRAW OR HYDROSEED TREATMENTS.
8. UNFINISHED ROADWAY AREAS SHALL BE PROTECTED FROM EROSION AS SHOWN ON THE EROSION CONTROL PLAN. HAY BALE CHECK DAMS WILL BE REQUIRED ON ROADWAY SLOPES STEEPER THAN FIVE PERCENT.

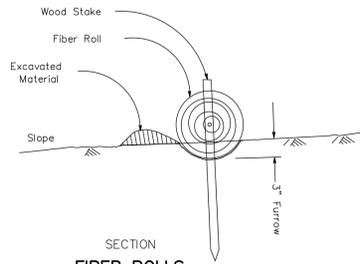


SIGN ELEVATION

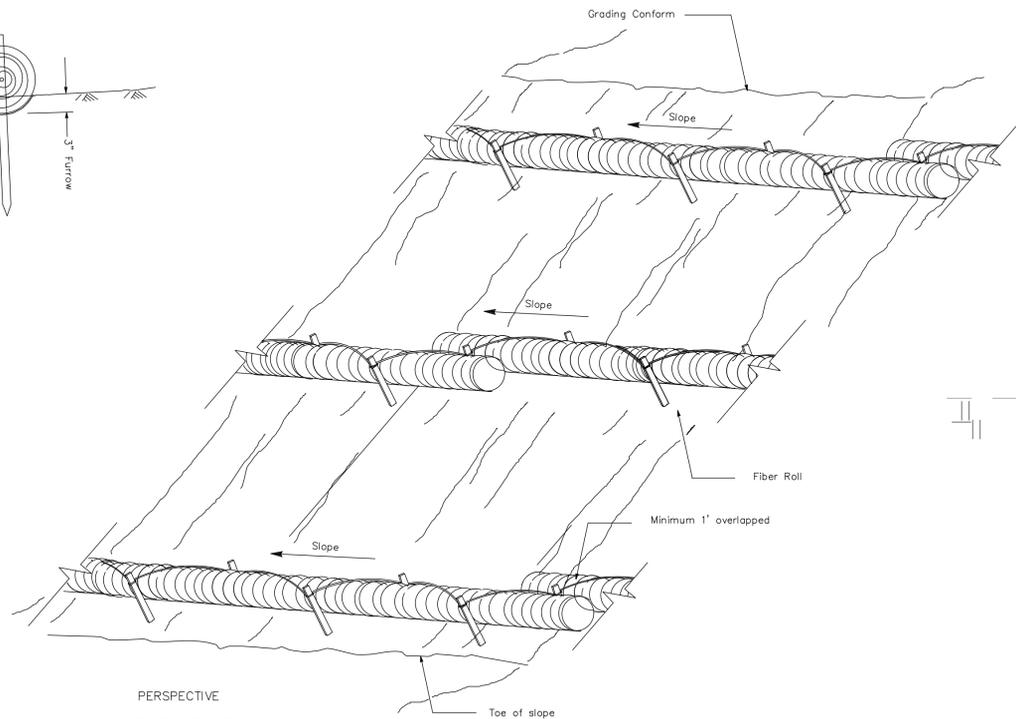
**NOTE:**  
The temporary equipment washing facility sign shall be installed within 20 feet of the temporary concrete washout facility.



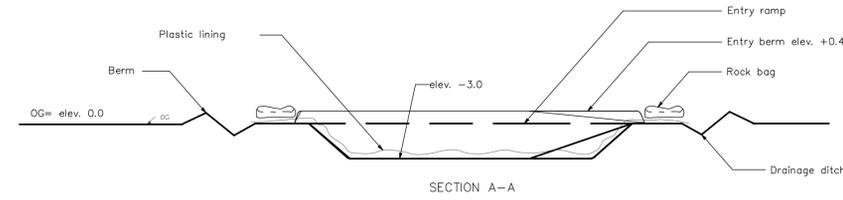
FIBER ROLLS ROPE RESTRAINT METHOD



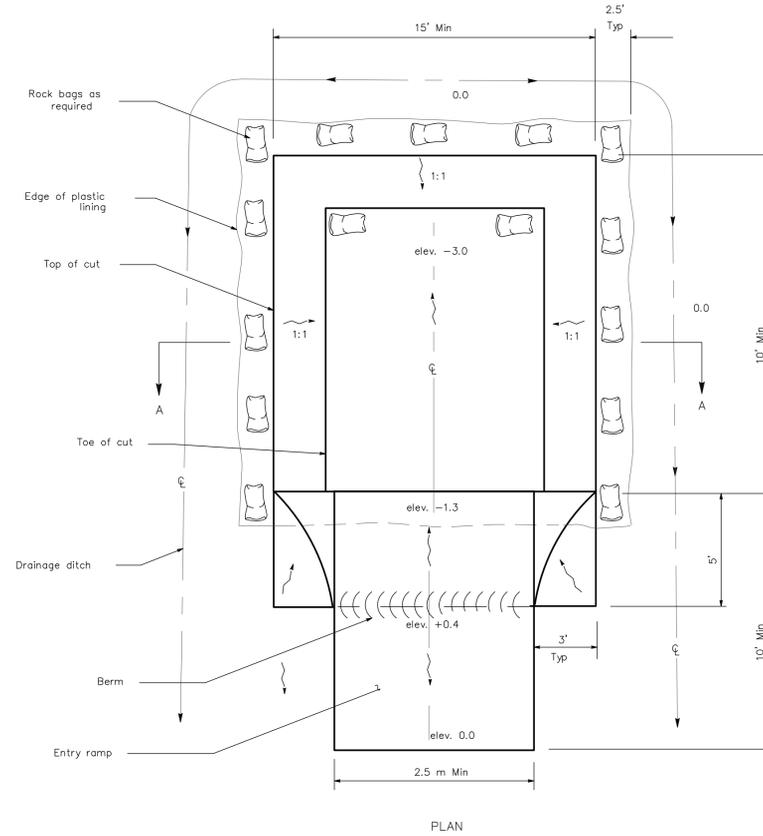
SECTION FIBER ROLLS IN FURROWS



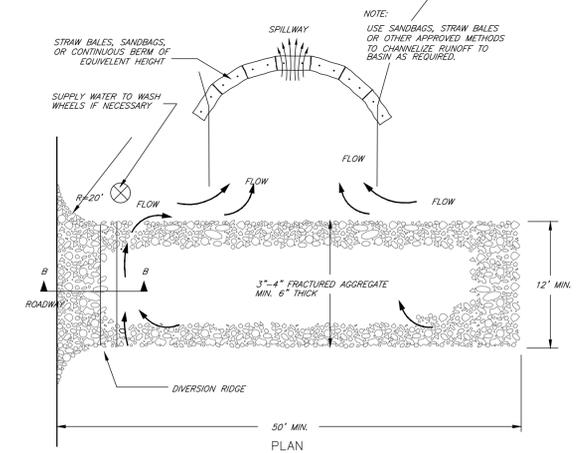
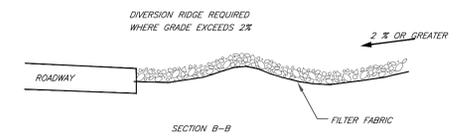
PERSPECTIVE FIBER ROLLS ROPE RESTRAINT METHOD



SECTION A-A

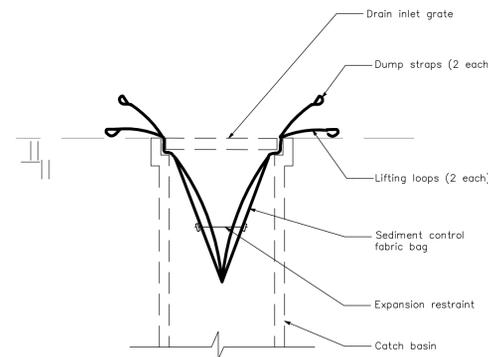


TEMPORARY EQUIPMENT WASHING FACILITY (Below Grade)

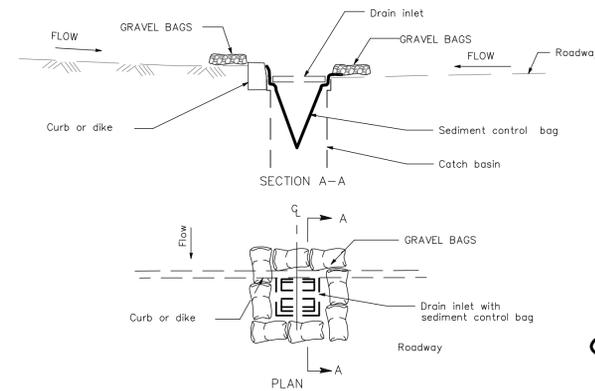


TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
  2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
  3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



SECTION SEDIMENT CONTROL BAG



TEMPORARY DRAINAGE INLET PROTECTION For paved areas exposed to traffic



Chkd	
By	
Date	
Revision	
No.	
Date: 05/30/2024	
Drawn By: VH	
Designed By:	

**ENGINEERING**  
608 E. Santa Clara St. Ste. 270  
San Jose, CA 95108  
Phone: (408) 806-7187

EROSION CONTROL DETAILS  
166/168 N. CENTRAL AVE  
BUILDING PERMIT NO. \_\_\_\_\_



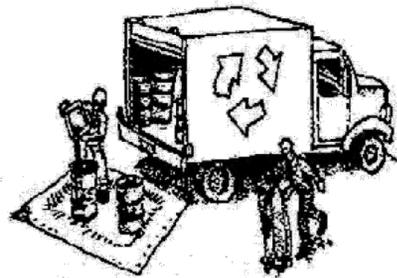
SCALE:  
AS NOTED

SHEET:  
C7

# Construction Best Management Practices (BMPs)

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

## Materials & Waste Management



### Non-Hazardous Materials

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

### Hazardous Materials

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

### Waste Management

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

### Construction Entrances and Perimeter

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

## Equipment Management & Spill Control



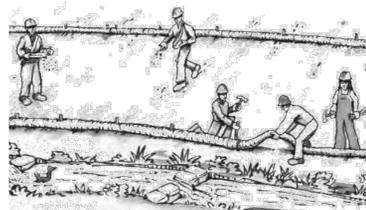
### Maintenance and Parking

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

### Spill Prevention and Control

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

## Earthmoving



### Grading and Earthwork

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

### Contaminated Soils

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

### Landscaping

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

## Concrete Management and Dewatering



### Concrete Management

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

### Dewatering

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

## Paving/Asphalt Work



### Paving

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

### Sawcutting & Asphalt/Concrete Removal

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

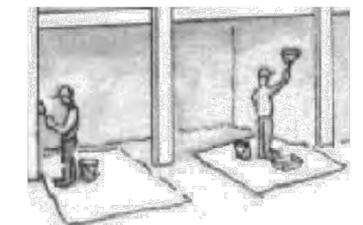
### Site Safety.

- Site construction should compliance with CFC. chp33 for minimum fire safeguards for construction, alteration and demolition operation to provide reasonable safety to life and property from fire during such operation.



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

## Painting & Paint Removal



### Painting Cleanup and Removal

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



Chkd	By	Date	Revision	No.	Date: 03/08/2024	Drawn By: VH	Designed By:
<b>ENGINEERING</b> 608 E Santa Clara St. Ste 270 San Jose, CA 95128 Phone: (408) 806-7187							
<b>BEST MANAGEMENT PRACTICES</b> 166/168 N. CENTRAL AVE BUILDING PERMIT NO. _____							
CITY OF CAMPBELL, CALIFORNIA THE REGISTERED PROFESSIONAL ENGINEER No. 47518 CIVIL STATE OF CALIFORNIA							
SCALE: AS NOTED							
SHEET: C8							

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

REVISION DATE	NO.

SHEET TITLE: LANDSCAPE CONSTRUCTION PLAN



PROJECT ADDRESS:  
**NEW RESIDENCE**  
166/168 N. CENTRAL AVE.  
CAMPBELL, CA 95008

DATE: 01/23/2024  
SCALE: 1/8" = 1'-0"  
DRAWN BY: AH  
PROJECT # 24003  
SHEET **L-1**  
TOTAL SHEETS: 4

**PROJECT INFORMATION**

PROJECT ADDRESS: 166/168 N. CENTRAL AVE  
CAMPBELL, CA 95008  
TOTAL NEW LANDSCAPE AREA: 2585 SF  
PROJECT TYPE: RESIDENTIAL NEW LANDSCAPE,  
WATER SUPPLY TYPE: POTABLE WATER

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
LANDSCAPE ARCHITECT CA LIC # 4987

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

*Anyi Huang* 1/23/2024  
LANDSCAPE ARCHITECT CA LIC # 4987

**LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7):**

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES IN TO THE SOIL.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

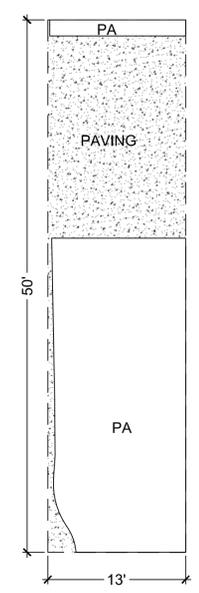
**EXISTING TREE SURVEY**

#	NAME	SIZE (DBH)	NOTE
①	Redwood	40"	SAVE
②	Redwood	36"	SAVE
③	Yucca	11"	REMOVE
④	Privet	7"	REMOVE
⑤	Mexican Fan Palm	11"	REMOVE
⑥	Pine	24"	REMOVE

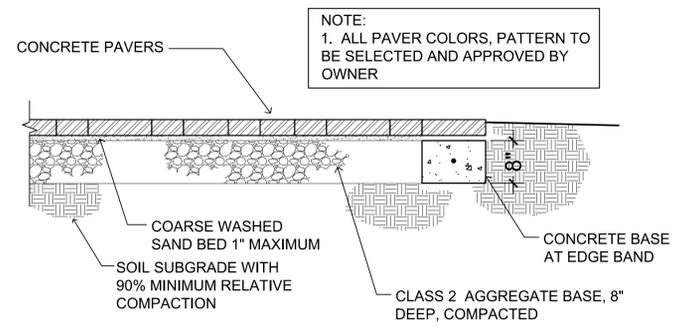
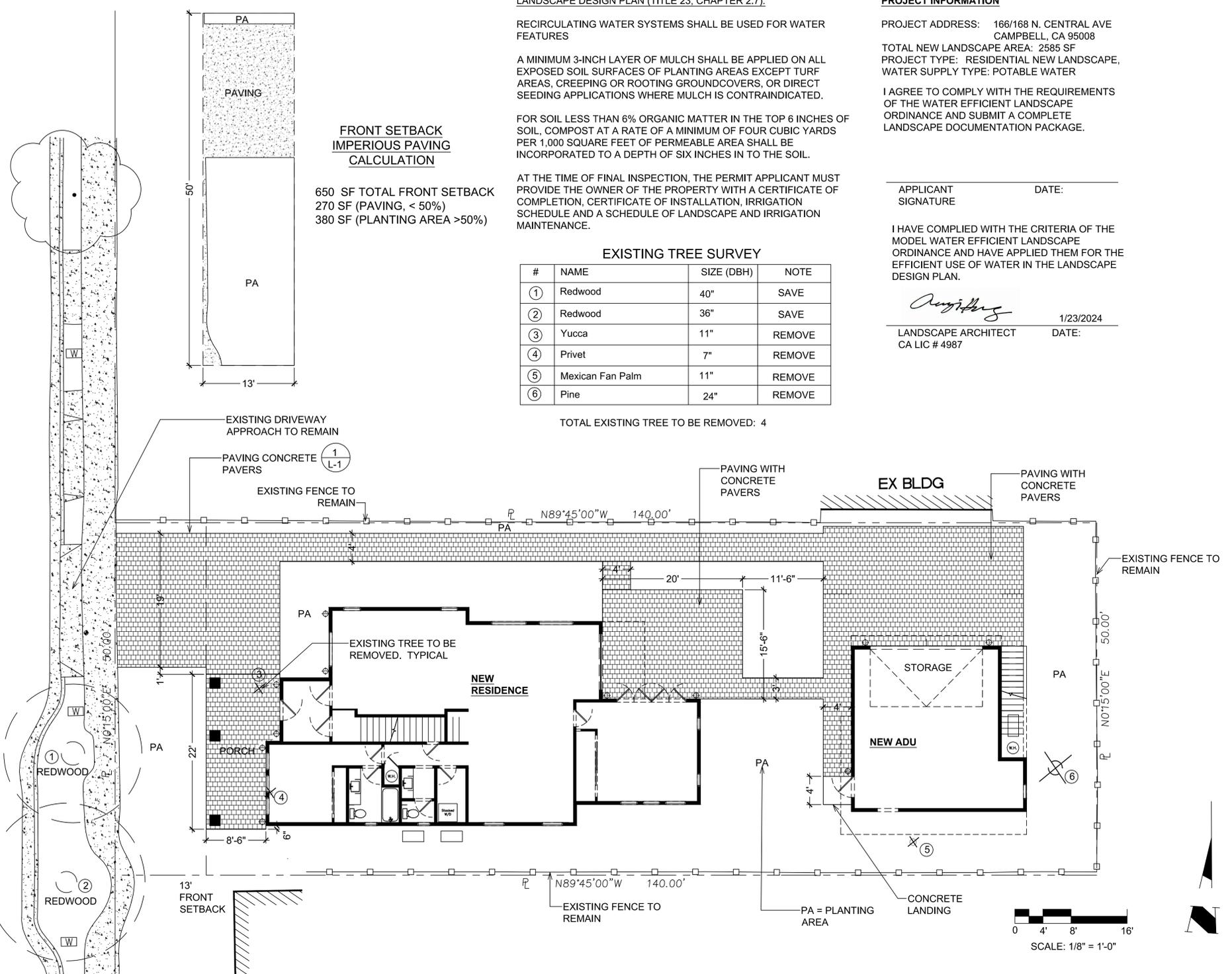
TOTAL EXISTING TREE TO BE REMOVED: 4

**FRONT SETBACK IMPERIOUS PAVING CALCULATION**

650 SF TOTAL FRONT SETBACK  
270 SF (PAVING, < 50%)  
380 SF (PLANTING AREA >50%)



N CENTRAL AVENUE (50' R/W)



① L-1 CONCRETE PAVERS DETAIL  
SCALE: 3/4" = 1'-0"

**GENERAL NOTES:**

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
- PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
- THE LANDSCAPE ARCHITECT AND THE OWNER SHALL BE ADVISED 48 HOURS IN ADVANCE FOR PERFORMANCE OF SITE OBSERVATIONS.

**CONSTRUCTION LAYOUT NOTES:**

- THE LAYOUT PLAN IS DIAGRAMMATIC ONLY, SHOULD A DISCREPANCY EXIST BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR:
  - VERIFYING AND CONFORMING TO SETBACKS AND OTHER INDICATED DIMENSIONS.
  - LAYOUT OF ALL MAJOR COMPONENTS PRIOR TO STARTING CONSTRUCTION.
  - COOPERATING WITH LANDSCAPE ARCHITECT AND OWNER IN RESOLVING ANY DISCREPANCIES AND MAKING ADJUSTMENTS TO AVOID ADDITIONAL COSTS TO THE OWNER.
- THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKE UP AND FORM WORK PRIOR TO INSTALLATION.
- ALL CURVES SHALL BE SMOOTH AND CONTINUOUS AND ALL ANGLES SHALL BE 90°, UNLESS OTHERWISE NOTED.
- WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS, UNLESS OTHERWISE NOTED.
- ALL RADIUS POINT DISCREPANCIES ARE +/- . ADJUSTMENTS IN THE FIELD MAYBE NECESSARY FOR SMOOTH, EVEN LINES AND LAYOUT POINTS.
- ALL DIMENSIONS START AT REFERENCE LINES, FACE OF BUILDING, DESIGNATED RADIUS POINTS, UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL INSTALL EXPANSION JOINTS WITH MASTIC BETWEEN ANY BUILDING AND PAVING CONNECTIONS, AND BETWEEN EXISTING PAVING AND NEW PAVING.
- CONTRACTOR TO COORDINATE SLEEVING (IRRIGATION, LIGHTING, DRAINAGE, ETC.) WITH OTHER CONTRACTORS

**UNDERGROUND SERVICE ALERT (USA) - 800-227-2600**

**CALL BEFORE YOU DIG.**  
CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

NOTE:  
1. ALL PAVER COLORS, PATTERN TO BE SELECTED AND APPROVED BY OWNER

**SHEET INDEX**

- L-1 LANDSCAPE CONSTRUCTION PLAN
- L-2 LANDSCAPE IRRIGATION PLAN
- L-3 LANDSCAPE PLANTING PLAN
- L-4 HYDROZONE MAP AND WELO WORKSHEET





