

Location of Proposed Project



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

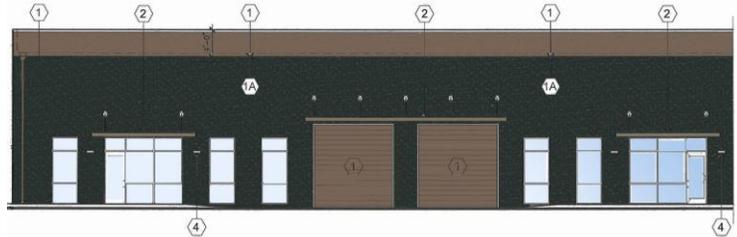


946 S. McGlincy Ln.



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.

Project Image



PARTIAL SOUTH ELEVATION

Courtesy Notice

Dear Campbell Resident,

February 26, 2026

The City of Campbell Planning Division has received an application for a proposed project near you.

To learn more, scan the QR code below to view the project plans or contact the Project Planner listed. You will receive another notice before the City makes a decision on the project.

PROJECT INFO

Project Address: 946 S. McGlincy Ln.

Zoning | Area Plan: LI | N/a

Neighborhood Association(s): N/A

Council District: 2

File No.: PLN-2026-14

APN: 412-34-003

Applicant: KOBZA2 Architects

Property Owner: Terra Firma Development & Holdings LLC

Application Type: Site and Architectural Review Permit

PROJECT DESCRIPTION

Construction of approximately 10,200 square-foot industrial building. **Note:** The project was previously approved by the City Council upon appeal under File No. PLN-2021-215, but expired prior to issuance of a building permit. The new application seeks to re-entitle the expired approval.

CONTACT

Project Planner: Daniel Fama, Senior Planner
danielf@campbellca.gov
(408) 866-2193

No decision is being made at this time. This notice is provided as a courtesy only. Before a decision is reached, you will receive a formal notice with another opportunity to submit public comments. For project status, contact the Project Planner.



City of Campbell, Planning Division
planning@campbellca.gov | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.

**Asistencia en Español (408) 866-2140 pida traducción en Español



NEW WAREHOUSE BLDG.

946 S. McGLINCY LANE, CAMPBELL, CA

PLANNING SET: 10-13-2025

VICINITY MAP



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GENERAL NOTES:

- TRASH ENCLOSURE:** Trash enclosure need to comply with 2022 CFC Section 304. If trash size exceeds 1.5 cubic yards than either a sprinkler system is required or the enclosure will need to be type IA or IIA construction.
- BUILDINGS AND FACILITIES ACCESS:** Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or with the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portion of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. (CFC, Section 503.1.1).
- FIRE APPARATUS TURNAROUND REQUIRED:** Provide an approved fire department engine driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Installations shall conform with Fire Department Standard Details and Specifications D-1.
- REQUIRED FIRE FLOW:** The minimum required fire flow for this project is 2,250 gallons per minute (GPM) at 20 psi residual pressure. Provide fire flow letter from SAN JOSE WATER confirming the required fire flow of 1,125 GPM at 20 psi residual from a fire hydrant located within 400' of the farthest exterior corner of the structure. Contact San Jose Water for details on how to obtain the fire flow letter.
- FIRE ALARM REQUIREMENTS:** Refer to CFC Sec. 907 and the currently adopted of NFPA 72 for fire alarm requirements. (DEFERRED SUBMITTAL - Fire Alarm System)
- FIRE APPARATUS ACCESS ROADWAY REQUIRED:** Provide an access roadway with a paved all-weather surface, a minimum unobstructed width of 20 feet, vertical clearance of 13 feet 6 inches, minimum circulating turning radius of 50 feet outside, and a maximum slope of 15%. Surface shall be capable of supporting 75K pounds. Installations shall conform to Fire Department Standard Details and Specifications Sheet A-1, CFC Sec. 503.
 - 20 foot roadway to be unobstructed and maintained.
 - Truck loading zone cannot obstruct fire department access while trucks are loading and unloading.
- FIRE SPRINKLERS REQUIRED:** Approved automatic sprinkler systems in new and existing buildings and structures shall be provided in the locations described in this section or in Sections 903.2.1 through Sec. 903.2.18.
- FIRE DEPARTMENT CONNECTION (FDC) for the structure in support of the sprinkler system shall be installed at the street on the street address side of the building. It shall be located within 100 feet of a public fire hydrant and within (10) feet of the main PIV (unless otherwise approved by the Chief due to practical difficulties). FDC's shall be equipped with a minimum of two (2), two-and-two-one-half (2-1/2") inch national standard threaded inlet couplings. Orientation of the FDC shall be such that hose lines may be readily and conveniently attached to the inlets without interference. FDC shall's shall be painted safety yellow (SCCFD, SP-2 Standard). FDC location approved.**
- 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.
- WATER SUPPLY REQUIREMENTS:** Portable 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. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or causing contamination of the portable 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.

DEFERRED SUBMITTAL:
1. FIRE ALARM SYSTEM.

Attachment A - Items to be Provided on Plans Page 3

PROJECT SUMMARY
ASSESSORS PARCEL NUMBER: 412-34-003

LOT SIZE: Gross sq. ft. (Property to center line of street) ±24,424
Net sq. ft.

DEVELOPMENT DATA:	Square Feet		Percent of Site	
	Existing	Proposed	Existing	Proposed
Building coverage	0	±10,255	0	42%
Landscape coverage	0	±3,402	0	14%
Paving coverage	0	±10,767	0	44%
FLOOR AREA RATIO: Total Bldg s.f. divided by net lot size	0	±10,255	0	42%

ADJACENT LAND USES: Use INDUSTRIAL INDUSTRIAL INDUSTRIAL STREET

PARKING: # Standard Spaces 18 # Compact Spaces 0 # Disabled Spaces 0 # TOTAL PARKING 18

RESTAURANT AND ASSEMBLY USES: Seating Count

RESIDENTIAL PROJECTS:

	UNIT TYPE A	UNIT TYPE B	UNIT TYPE C	UNIT TYPE D
Living Area (square footage)				
Change Area (square footage)				
Total Area (square footage)				
Number of Bedrooms				
Total Number of Units per Type				

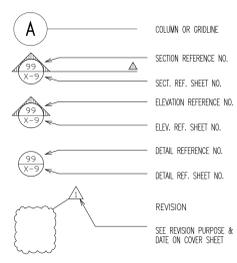
SCOPE OF WORK

NEW 1-STORY WAREHOUSE BUILDING (± 10,255 S.F.)

ABBREVIATIONS

&	And	CONST.	Construction	F.S.	Full Size	M.O.	Masonry Opening	S	South
Z	Angle	CONT.	Continuous	FT.	Foot or Feet	M.D.	Moulding	S.C.	Solid Core
∅	All	FTC.	Footprint	FT.C.	Footprint	M.T.	Mounted	S.C.D.	Seat Cover Dispenser
⊕	Centerline	CORR.	Corridor	FLUR.	Flooring	MTL.	Material	SCHL.	Screen
⊙	Diameter or Round	CTR.	Center	FUT.	Future	MUL.	Mullion	SCN.	Screen
⊥	Perpendicular	DELT.	Double	GA.	Gauge	MWK.	Millwork	S.D.	Soop Dispenser
#	Found or Number	DEPT.	Department	GALV.	Galvanized	N	North	S.ECT.	Section
(E)	Existing	DEMO.	Demolish, Demolition	G.B.	Grab Bar	N.I.C.	Not In Contract	SH.	Shelf, Shelving
A.B.	Anchor Bolts	D.F.	Drinking Fountain	G.C.	General Contractor	N.O. or #	Number	SHR.	Shower
ABV	Above	DIA.	Diameter	G.C.	General Contractor	NOM.	Nominal	SHT.	Sheet
A.C.	Asphaltic concrete	DIAC.	Diagonal	G.D.	Grade (ing)	N.T.S.	Not To Scale	SHYH.	Sheathing
ACOUS.	Acoustical	DM.	Dimension(s)	GL.	Glass	N.T.S.	Not To Scale	SIM.	Similar
A/C	Air Conditioning	DSP.	Dispenser	GN.	Ground	O	Over	S.N.D.	Sanitary Napkin Dispenser
A/D	Area Drain	DNT.	Demountable	GYP.	Gypsum	O/A	Over All	S.N.R.	Sanitary Napkin Receptacle
AFF	Above Finished Floor	DN.	Down	H.B.	Hose Bibb	OB.	Obscure	SNT.	Sealant
ADJ.	Adjustable	D.O.	Door Opening	H.B.	Hose Bibb	OS.	Opaque	SPEC.	Specification (s)
ADJA.	Adjacent	DR.	Door	HBD.	Hardboard	O.C.	On Center	SQ.	Square
AGGR.	Aggregate	DWR.	Drawer	HWD.	Hardware	O.D.	Outside Diameter	SST.	Stainless Steel
ALT.	Alternate	DS.	Downspout	H.M.	Hollow Metal	OFF.	Office	SSK.	Service Sink
ALUM.	Aluminum	D.S.P.	Dry Stand Pipe	HOR.	Horizontal	OPG.	Opening	STA.	Station
ANOD.	Anodized	DTL.	Detail	HST.	Height	OPH.	Opposite Hand	STD.	Standard
APPROX.	Approximate	DWG.	Drawing(s)	HT	Hardwood	OPP.	Opposite	STL.	Steel
ARCH.	Architect (ure) (ural)	E.	East	HW	Hardwood	OR.	Opposite	STR.	Storage
ASPH.	Asphalt	EA.	Each	H.V.A.C.	Heating / Ventilating / Air Conditioning	PCC.	Pre-Cast Concrete	STR. (a)	Structure (a)
BD.	Board	E.B.	Expansion Bolt	I.D.	Inside Diameter	PF.	Prefabricate (d)	SUSP.	Suspended
BEL.	Below	E.J.	Expansion Joint	INSU.	Insulation	PL.	Plate	SYM.	Symmetrical
BET.	Between	EL.	Elevation	INT.	Interior	PLAS.	Plastic Laminate	SYN.	Synthetic
BITUM.	Bituminous	ELEC.	Electrical	INT.	Interior	PLAS.	Plastic Laminate	T.	Tread
BLDG.	Building	ELEV.	Elevator	JAN.	Janitor	PLAS.	Plaster	T.B.	Towel Bar
BLK.	Block	EMER.	Emergency	JAN.	Janitor	PNT.	Point (ed)	T.C.	Terra Cotta
BLKG.	Blocking	ENCL.	Enclosure	JT.	Joint	FR.	Pair	TEL.	Telephone
BM.	Beam	E.P.	Electrical Panelboard	KIT.	Kitchen	PT.	Point	T&G	Tongue and Groove
B.M.	Bench Mark	EQ.	Equal	LAB.	Laboratory	P.T.D.	Paper Towel Dispenser	THK.	Thickness
BRS.	Bearing	EQPT.	Equipment	LAM.	Laminate	P.T.R.	Paper Towel Receptacle	THR.	Threshold
BRZ.	Bronze	E.W.C.	Electric Water Cooler	LBN.	Laminated	PTN.	Partition	T.P.D.	Toilet Paper Dispenser
BOT.	Bottom	EXG.	Existing	LBR.	Laboratory	PWD.	Plywood	TPN	Toilet Partition
BSL.	Both Sides	EXP.	Expansion	LKV.	Louver	EXP.	Expansion	T.V.	Television
B.W.	Both Ways	EXP.	Expansion	LKR.	Louvers	P.V.C.	Polyvinyl Chloride	T.O.C.	Top Of Curb
BUR.	Built Up Roofing	EXT.	Exterior	LT	Light	Q.T.	Quarry Tile	T.O.P.	Top Of Pavement
CAB.	Cabinet	FA.	Fire Alarm	LT	Light	R	Riser	T.O.W.	Top Of Wall
C.B.	Catch Basin	F.B.	Flat Bar	LTL	Lintel	RAD.	Raiser	TZ.	Terrazzo
CEN.	Cement	F.D.	Floor Drain	LVR.	Louver	R.B.	Radius	UNF.	Unfinished Unless Otherwise Noted
CER.	Ceramic	F.E.	Fire Extinguisher	M (m)	Meter	R.D.	Rough Opening	REF.	Reference
C.I.	Cast Iron	F.E.C.	Fire Extinguisher Cabinet	MAS.	Masonry	R.S.	Resilient	REFR.	Refrigerator
CJT.	Control Joint	F.FE	Finished Floor Elevation	MAS.	Masonry	REC.	Register	REG.	Register
CK.	Caulking	FFL	Finished Floor	MAX.	Maximum	REF.	Reference	REIN.	Reinforced (ing)
CLO.	Closet	F.H.C.	Fire Hose Cabinet	MBR.	Member	RES.	Resilient	REQ.	Required
CLR.	Clear (ance)	FN.	Finished	M.C.	Medicine Cabinet	REC.	Register	RES.	Resilient
CLR.	Clear (ance)	FL.	Floor	MECH.	Mechanical	REIN.	Reinforced (ing)	REV.	Revision (s), Revised
CM (cm)	Centimeter	FLC.	Fluorescent	MEMB.	Membrane	REQ.	Required	W/	With
C.M.U.	Concrete Masonry Unit	FLUR.	Fluorescent	MET./MTL.	Metal	REV.	Revision (s), Revised	W.C.	Water Closet
CNTR.	Counter	FND.	Foundation	MFR.	Manufacturer (r)	RM.	Room	W/O	Without
COL.	Column	F.O.C.	Face Of Concrete	MIR.	Mirror	R.O.	Rough Opening	WD.	Wood
COMP.	Composite (tion)	F.O.F.	Face Of Finish	MIR.	Mirror	RWD.	Rough Opening	WP.	Waterproof
CONC.	Concrete	F.O.S.	Face Of Studs	MISC.	Miscellaneous	R.W.C.	Rain Water Conductor	WSCT.	Wainscot
CONN.	Connection	FP.	Fireproof	MM (mm)	Millimeter	R.W.L.	Rain Water Leader	WT.	Weight

SYMBOLS



MATERIALS

DETAIL SECTIONS	PLAN SECTIONS
	CONCRETE
	FINISHED WOOD
	PLYWOOD
	RIGID INSULATION
	ACOUSTICAL TILE
	GYPSUM BOARD
	METAL
	PLASTER
	MASONRY
	GLASS
	EARTH

PROJECT ANALYSIS

(E) LAND AREA: ± .560 ACRES
± 24,424 SQ. FT.

(N) BUILDING AREA: 1-STORY BLDG. (WAREHOUSE)
± 10,255 SQ. FT.

(N) BUILDING COVERAGE / FLOOR AREA RATIO (F.A.R.): 42 %

(N) PARKING STALLS: TOTAL STANDARD ACCESSIBLE RATIO 1 / 733 PER S.F.

(N) PAVING AREA: TOTAL COVERAGE ± 10,767 SQ. FT. 44 %

(N) LANDSCAPE AREA: TOTAL COVERAGE ± 3,402 SQ. FT. 14 %

CONSTRUCTION TYPE: 4-HR. F.R. CMU WALL

ZONING: M-1 Light Industrial

BLDG. OCCUPANCY: S-1

FIRE SPRINKLER SYSTEM: YES

APPLICABLE CODES:
* 2022 California Building Code
* 2022 California Residential Code
* 2022 California Electrical Code
* 2022 California Mechanical Code
* 2022 California Plumbing Code
* 2022 California Energy Code
* 2022 California Historical Building Code
* 2022 California Existing Building Code
* 2022 California Green Building Standards Code

City of CAMPBELL LOCAL CODES and ORDINANCES:

GENERAL NOTES

- SITE
- SEE SITE PLAN PREPARED BY MISSION ENGINEERS, INC. FOR EXISTING AND FINISH GRADES, STORM LINES, FINISH FLOOR ELEVATION, AND OFF-SITE STORM LINES.
 - PAINT ALL DIRECTIONAL ARROWS AND STRIPES WITH HEAVY DUTY TRAFFIC PAINT (WHITE).
 - LICENSED ENGINEER TO LAY OUT ALL BUILDING, PARKING, WALKS, ETC. AT CONTRACTOR'S EXPENSE.
 - SEE ARCHITECTURAL DRAWINGS FOR ACCESSIBLE PATHS
- PLUMBING
- WATER SERVICE IS EXISTING (VERIFY).
 - DOMESTIC WATER METERS ARE EXISTING (VERIFY).
 - SANITARY SEWER IS EXISTING AS SHOWN ON PLANS.
 - EXTERIOR SANITARY CLEANOUTS TO TOP OF FINISH GRADE.
 - CONTRACTOR'S WORK SHALL INCLUDE ALL PIPE, VALVES, FITTINGS, REDUCERS, STOPS, SADDLES, ETC. REQUIRED FOR COMPLETE OPERABLE SANITARY, WATER, AND FIRE SPRINKLER SYSTEMS.
- FIRE PROTECTION
- G.C. SHALL PROVIDE STANDARD DETECTOR CHECK VALVE AND VAULT AT OWNER'S EXPENSE. CONTRACTOR SHALL CONNECT WATER MAIN TO CHECK VALVE. CONTRACTOR TO PROVIDE P.I.V. AND FIRE DEPARTMENT CONNECTION. SPRINKLER LINE SHALL BE BLUE BRUTE AND BE INSTALLED IN TRENCH AND BACKFILLED. RISER UNDER BUILDING SHALL BE C.I.P. SPRINKLER CONTRACTOR SHALL DESIGN AND INSTALL NFPA #13 AND PROVIDE 1" FLOODED TEE AT ALL UPRIGHT RISER NIPPLES IN WAREHOUSE. ENTRY SOFFITS SHALL ALSO BE SPRINKLERED. SPRINKLER SYSTEM SHALL COMPLY WITH NFPA #13, THE CITY OF CAMPBELL AND FIRE DEPARTMENT. SHOP DRAWINGS SHALL BE APPROVED BY THE FIRE DEPARTMENT AND THE ARCHITECT PRIOR TO FABRICATION. SPRINKLER SYSTEM SHALL BE CAPABLE OF SUPPLYING 0.60 GPM PER 3.000 S.F. OF BUILDING MINIMUM.
- ELECTRICAL
- ELECTRICAL SEE ELECTRICAL ENGINEERS DRAWINGS.
 - SITE LIGHTING SHALL BE WIRED IN APPROVED CONDUIT. SEE ELECTRICAL DRAWINGS.
 - EXIT SIGNS AND EXIT ILLUMINATION SHALL BE SUPPLIED BY TWO SEPARATE CIRCUITS, ONE OF WHICH SHALL BE SEPARATED FROM ALL OTHER CIRCUITS IN THE BUILDING AND INDEPENDENTLY CONTROLLED OR PROVIDED SELF-ILLUMINATING EXIT SIGN APPROVED BY A RECOGNIZED AGENCY.
 - EXIT SIGNS AND EMERGENCY LIGHTING SHALL BE AS DIRECTED BY THE FIRE MARSHAL.
- PERMITS & FEES
- OWNER SHALL PAY FOR PLAN CHECK FEES, AND ALL OTHER CITY, COUNTY, OR STATE FEES.
 - OWNER SHALL PAY FOR BUILDING PERMIT AND SPECIAL INSPECTIONS.
 - OWNER SHALL PAY ANY UTILITY COMPANY FEES.
- FIRE ALARM REQUIREMENTS:
- ELECTRICAL SEE ELECTRICAL ENGINEERS DRAWINGS.

APN: 412-34-003

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by, and the property of KOBZA and were created, evolved and developed for use on, and in connection with, the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of KOBZA. Written dimensions on these drawings shall have precedence over scaled dimensions; contractor shall verify, and be responsible for, all dimensions and conditions on the job and this office will be notified of any variations to the dimensions and conditions shown by these drawings; shop details must be submitted to this office for review before proceeding with fabrication.

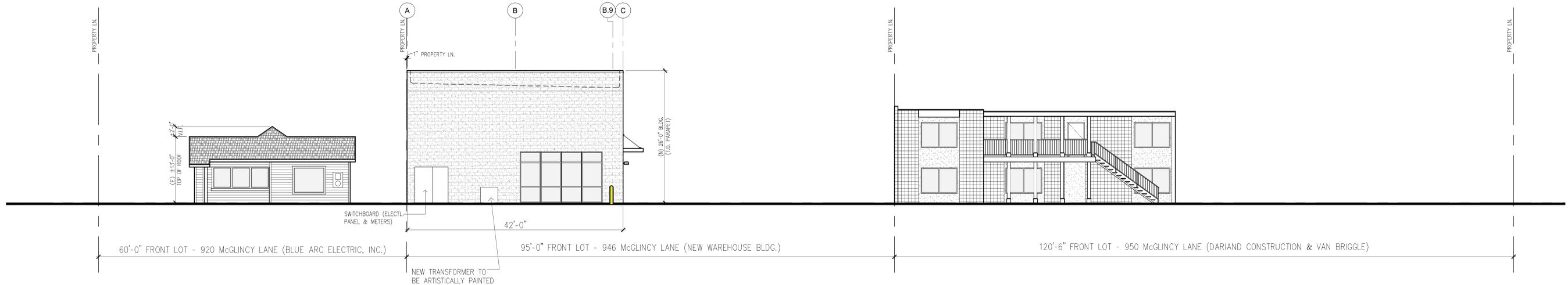
2083 OLD MIDDLEFIELD WAY
PHONE - 650-961-6103
E-MAIL - thebsm@kobza.com

MOUNTAIN VIEW, CA 94043
FAX - 650-961-4839
WEB - www.kobza.com

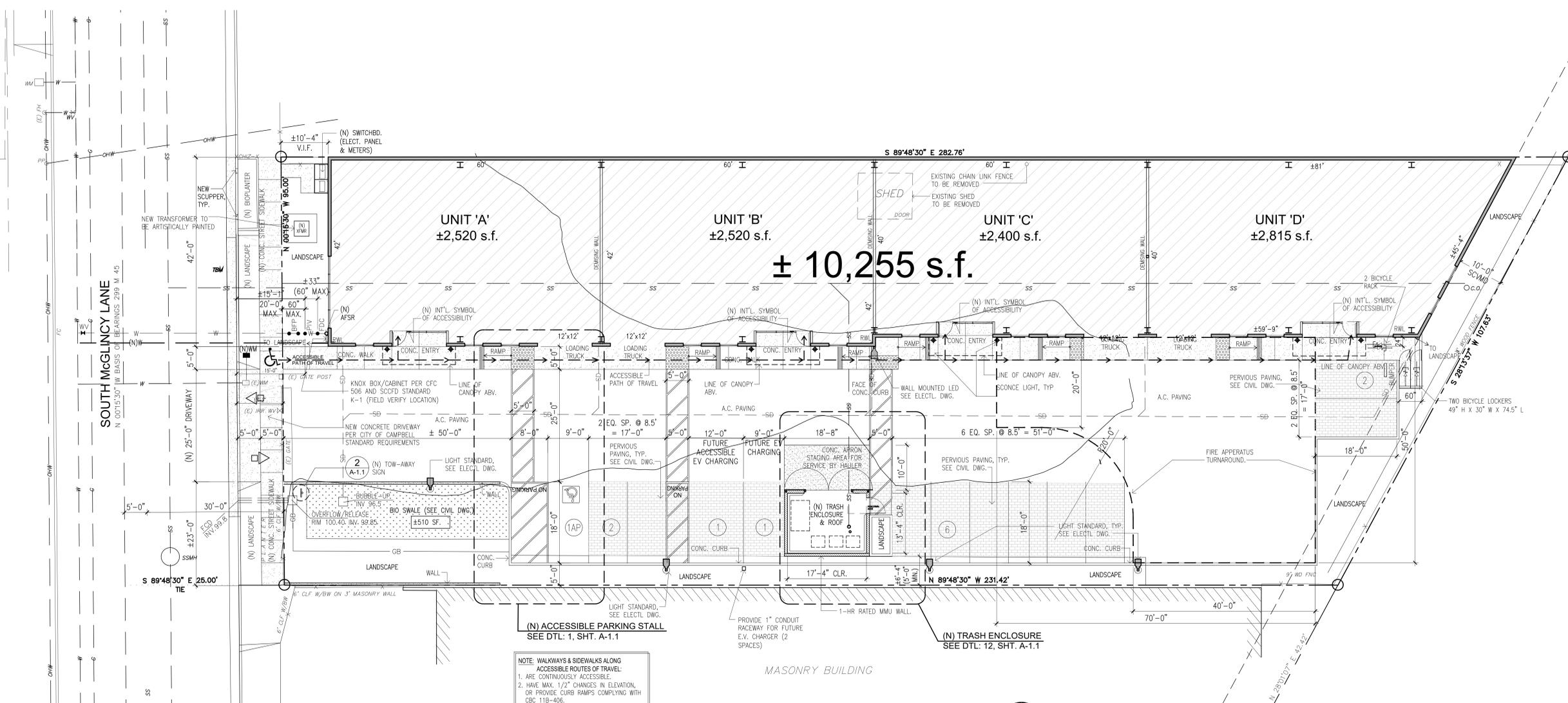


REVISION 1	REVISION 4	REVISION 7
REVISION 2	REVISION 5	REVISION 8
REVISION 3	REVISION 6	REVISION 9

WAREHOUSE BUILDING 946 S. McGLINCY LANE, FOR BRANDON PASEK	CAMPBELL, CA SANTA JOSE, CA	JOB NO. 189138 DATE 09.15.2025 DRAWN BY BUD/JR/SS/JMM	SHEET NO. T
SHEET TITLE COVER SHEET			



2 (N) WEST ELEVATION with ADJ. (E) BLDG. ALONG McGLINCHY LANE
 SCALE: 1/8" = 1' - 0"



1 (N) SITE PLAN
 SCALE: 1" = 10' - 0"

All ideas, designs, arrangements and plans indicated or represented by this drawing are owned by and the property of KOBZA² and were created, evolved and developed for use on, and in connection with, the specified project. None of such ideas, designs, arrangements or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of KOBZA². Written dimensions on these drawings shall have precedence over scaled dimensions; contractor shall verify, and be responsible for, all dimensions and conditions on the job and this office must be notified of any variations to the dimensions and conditions shown by these drawings. Shop details must be submitted to this office for review before proceeding with fabrication.

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 E-MAIL - thebuddman@kobza.com

MOUNTAIN VIEW, CA 94043
 FAX - 650-961-4839
 WEB - www.kobza.com

REGISTERED ARCHITECT
 JOSEPH M. MENDEZ
 STATE OF CALIFORNIA
 C 22123
 Ren. 03/31/27

REVISION 1	REVISION 4	REVISION 7
REVISION 2	REVISION 5	REVISION 8
REVISION 3	REVISION 6	REVISION 9

WAREHOUSE BUILDING
 946 S. McGLINCHY LANE, CAMPBELL, CA
 FOR BRANDON PASEK, SAN JOSE, CA

SHEET TITLE: (N) SITE PLAN & STREET SCAPE

JOB NO. 189138
 DATE 09.15.2025
 DRAWN BY BUD/JRSS/JMM

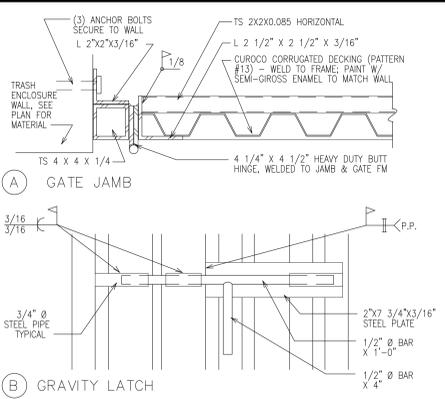
SHEET NO. **A-1**

ACCESSIBLE ROUTES:

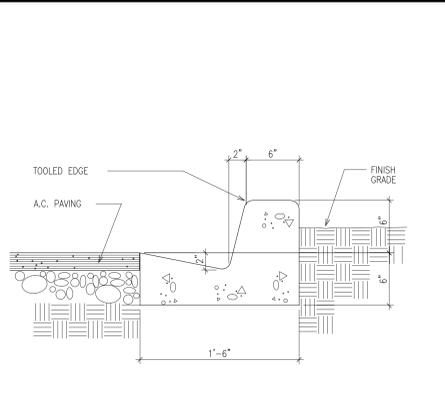
11B-401 General:
 11B-401.1 Scope. The provisions of Division 4 shall apply where required by Division 2 or where referenced by a requirement in this chapter.
 11B-402 Accessible routes
 11B-402.1 General. Accessible routes shall comply with 11B-401.
 11B-402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Division 4.
 11B-403 Walking surfaces
 11B-403.1 General. Walking surfaces that are a part of an accessible route shall comply with Section 11B-403.
 11B-403.2 Floor or ground surface. floor or ground surfaces shall comply with Section 11B-302.
 11B-403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.
 Exception: The running slope of sidewalks shall not exceed the general grade established for the adjacent street or highway.

11B-403.4 Changes in level. Changes in level shall comply with Section 11B-303.
 11B-403.5 Clearances. Walking surfaces shall provide clearances complying with Section 11B-403.5.
 Exception: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.
 11B-403.5.1 Clear width. Except as provided in Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum.
 Exception:
 1. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum, when, because of right-of-way restrictions, natural barriers other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).
 CLEAR WIDTH OF AN ACCESSIBLE ROUTE
 11B-403.5.2 Clear width at turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1219 mm) wide, clear width shall be 42 inches (1067 mm) minimum approaching the turn, 48 inches (1219 mm) minimum at the turn and 42 inches (1067 mm) minimum leaving the turn.
 Exception: Where the clear width at the turn is 60 inches (1524 mm) minimum compliance with Section 11B-403.5.2 shall not be required.
 11B-403.5.3 Passing spaces. An accessible route with a clear width less than 60 inches (1524 mm) shall provide passing spaces at intervals of 200 feet (60960 mm) maximum. Passing spaces shall be either: a space 60 inches (1524 mm) minimum by 60 inches (1524 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with Section 11B-304.3.2 where the base and arms of the T-shaped space extend 48 inches (1219 mm) minimum beyond the intersection.

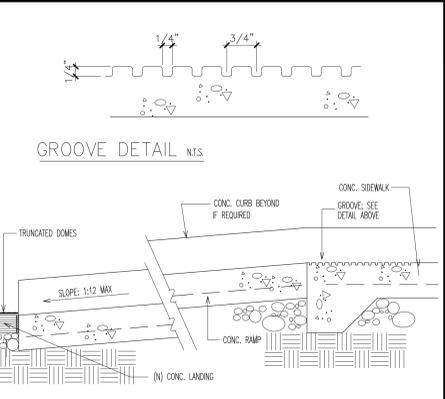
11B-403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with Section 11B-505.
 11B-403.7 Continuous gradient. All walks with continuous gradients shall have resting areas, 60 inches (1524 mm) in length, at intervals of 400 feet (121,920 mm) maximum. The resting area shall be at least as wide as the walk. The slope of the resting area in all directions shall be 1:48 maximum.



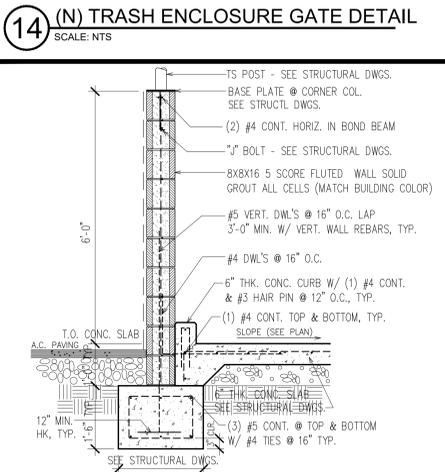
14 (N) TRASH ENCLOSURE GATE DETAIL
 SCALE: NTS



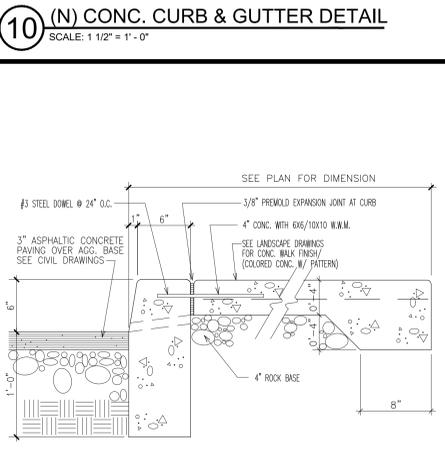
10 (N) CONC. CURB & GUTTER DETAIL
 SCALE: 1 1/2" = 1'-0"



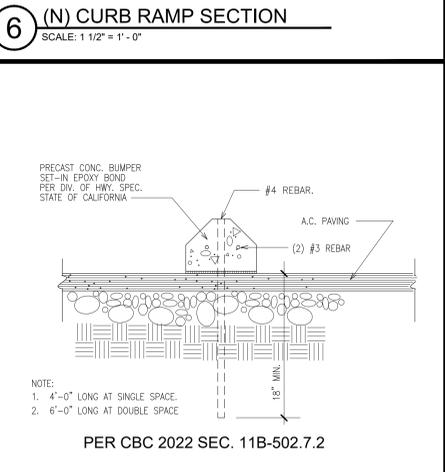
6 (N) CURB RAMP SECTION
 SCALE: 1 1/2" = 1'-0"



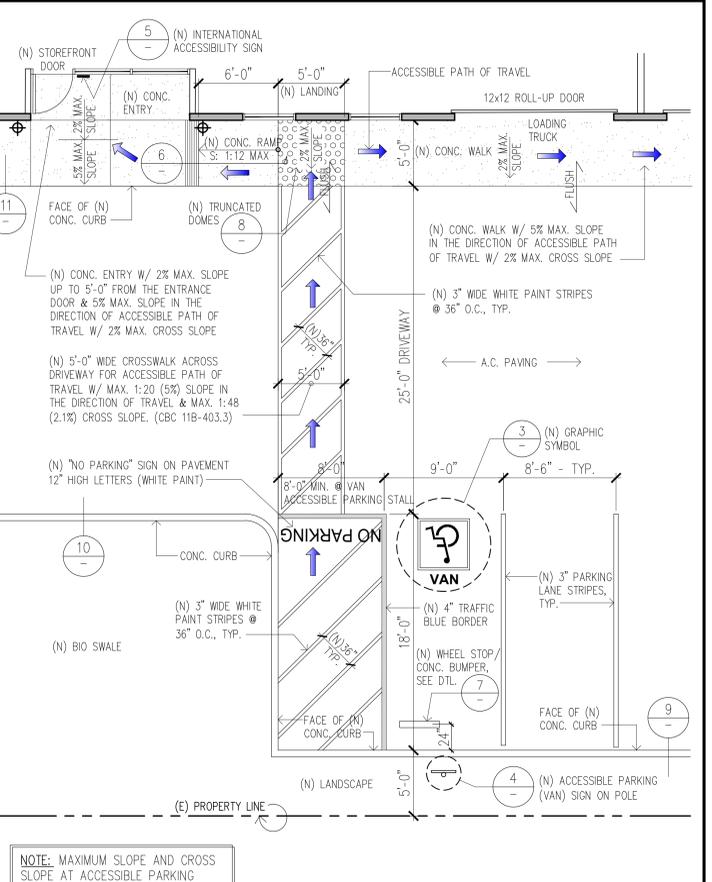
15 (N) TRASH ENCLOSURE SECTION
 SCALE: NTS



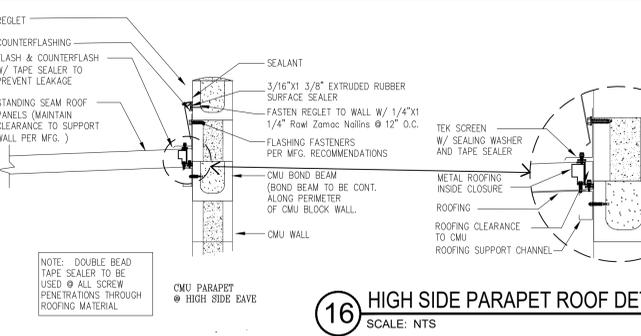
11 (N) CONCRETE WALK DETAIL
 SCALE: AS SHOWN



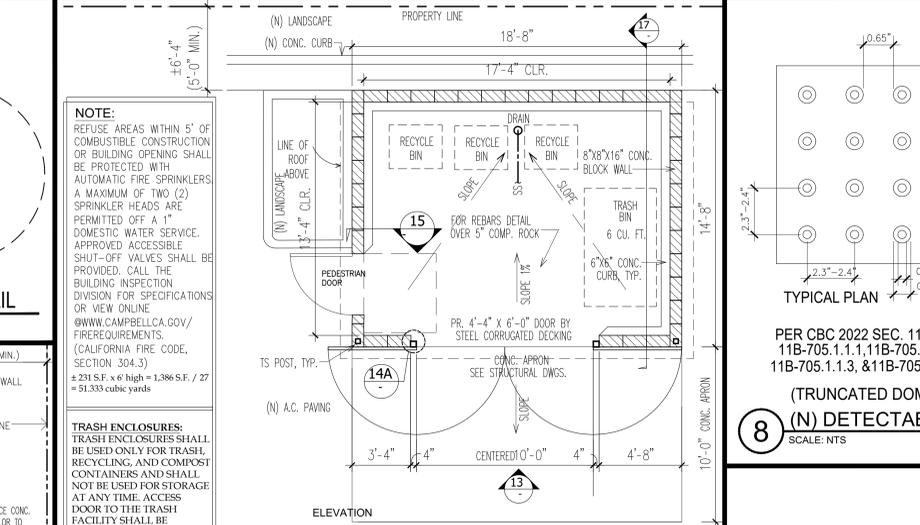
7 (N) PRECAST CONC. PARKING BUMPER
 SCALE: 1 1/2" = 1'-0"



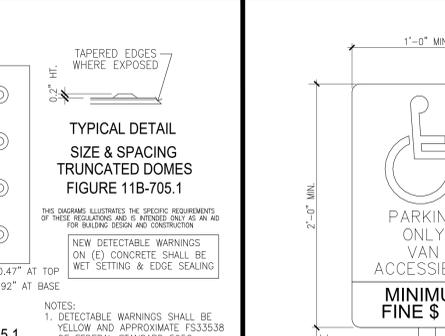
1 (N) ACCESSIBLE PARKING STALL
 SCALE: 3/16" = 1'-0"



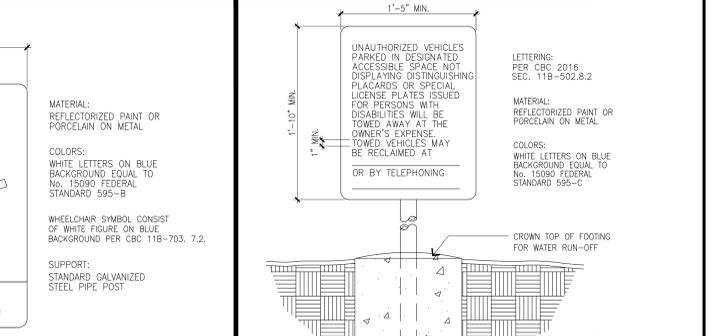
16 HIGH SIDE PARAPET ROOF DETAIL
 SCALE: NTS



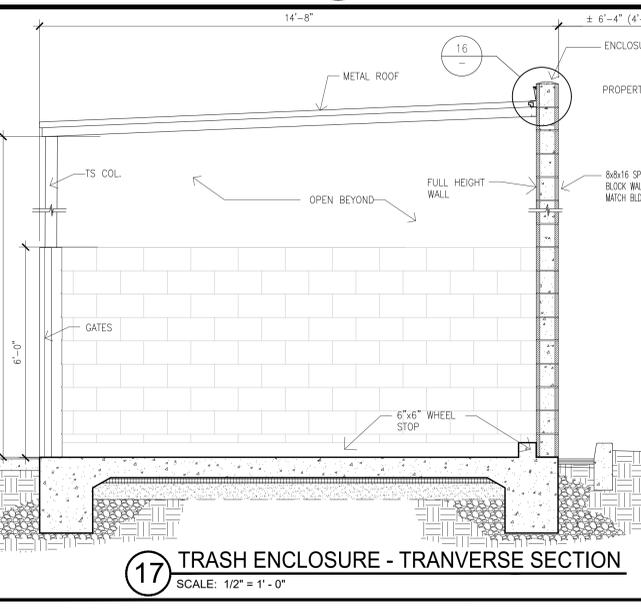
12 (N) TRASH ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"



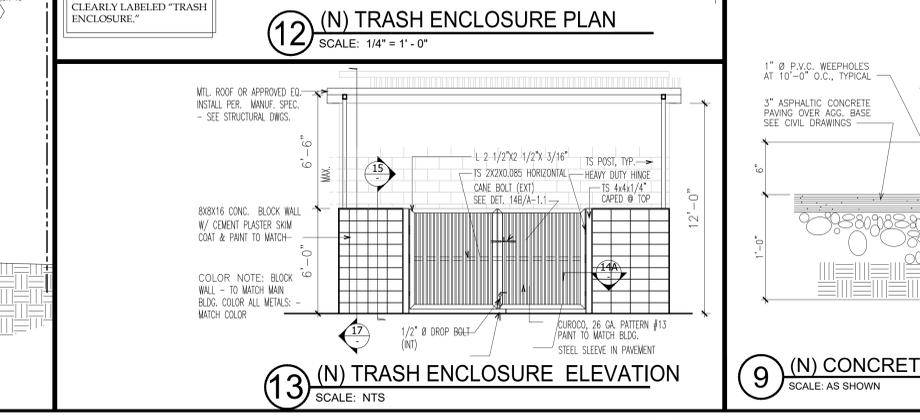
8 (N) DETECTABLE WARNINGS
 SCALE: NTS



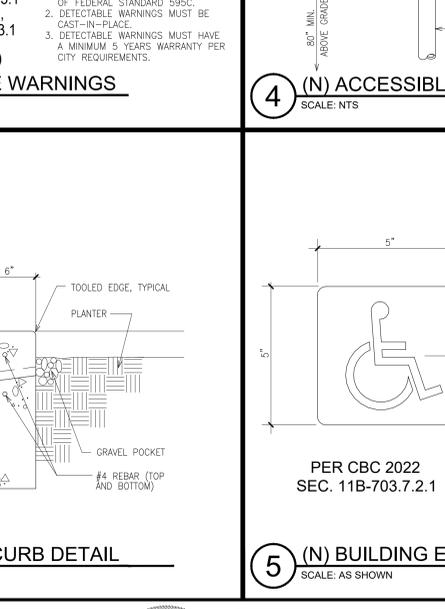
2 (N) TOW-AWAY SIGN
 SCALE: NONE



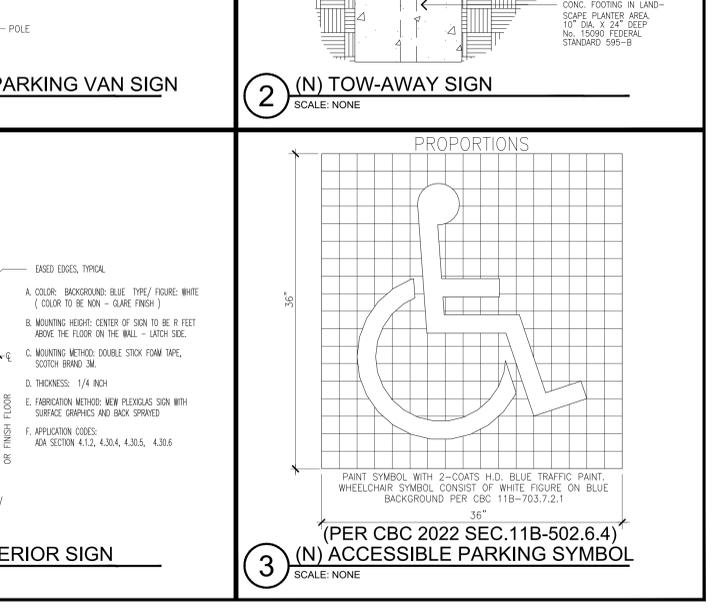
17 TRASH ENCLOSURE - TRANSVERSE SECTION
 SCALE: 1/2" = 1'-0"



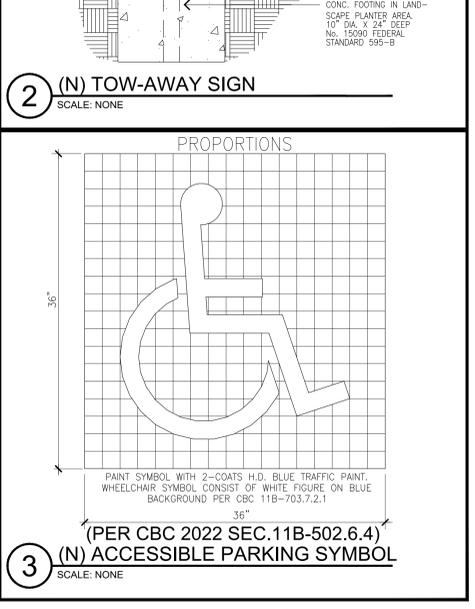
13 (N) TRASH ENCLOSURE ELEVATION
 SCALE: NTS



9 (N) CONCRETE CURB DETAIL
 SCALE: AS SHOWN



5 (N) BUILDING EXTERIOR SIGN
 SCALE: AS SHOWN



3 (N) ACCESSIBLE PARKING SYMBOL
 SCALE: NONE

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 C 22123
 Exp. 03/31/27
 STATE OF CALIFORNIA

REVISION 1	REVISION 4	REVISION 7
REVISION 2	REVISION 5	REVISION 8
REVISION 3	REVISION 6	REVISION 9

WAREHOUSE BUILDING
 946 S. McGINLEY LANE,
 FOR BRANDON PASEK

CAMPBELL, CA
 SAN JOSE, CA

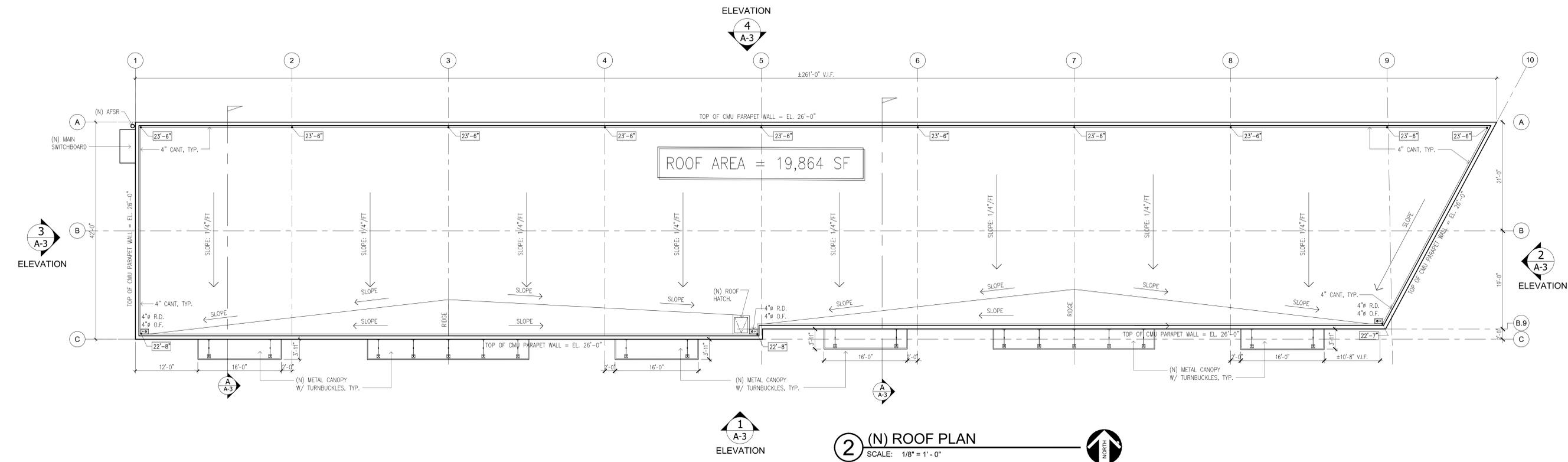
SHEET TITLE
SITE DETAILS

JOB NO.
 189138

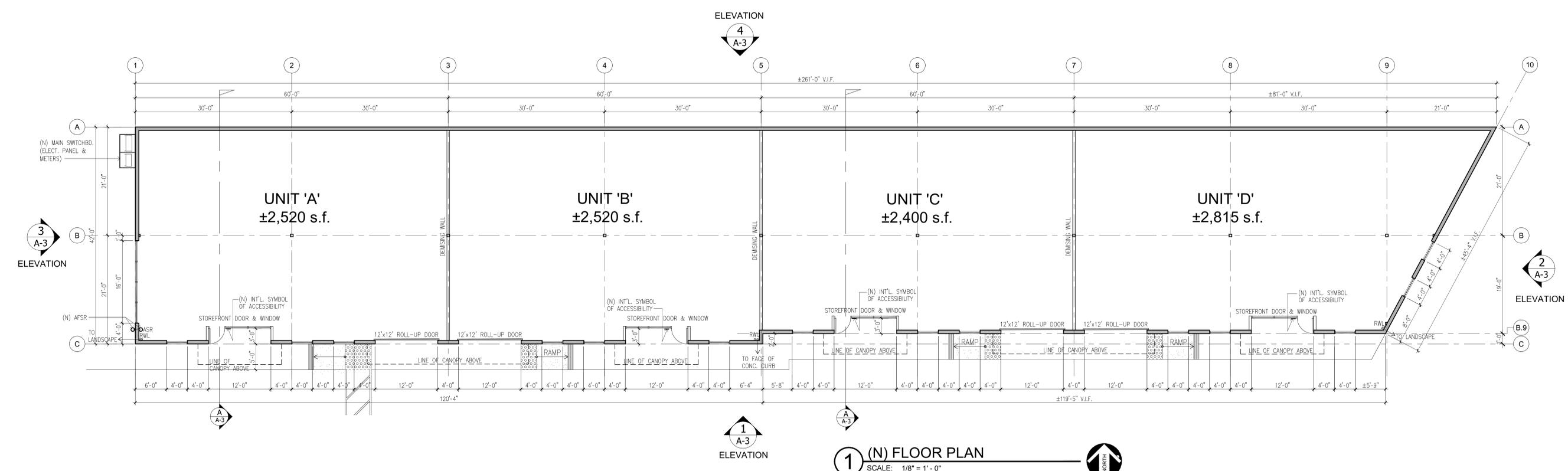
DATE
 09.15.2025

DRAWN BY
 BUDJ/SS/AMM

SHEET NO.
A-1.1



2 (N) ROOF PLAN
SCALE: 1/8" = 1' - 0"



1 (N) FLOOR PLAN
SCALE: 1/8" = 1' - 0"

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Ren. 09/31/27
STATE OF CALIFORNIA

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WAREHOUSE BUILDING
946 S. McGLINCY LANE, CAMPBELL, CA
FOR BRANDON PASEK, SAN JOSE, CA

SHEET TITLE **(N) FLR. PLAN & ROOF PLAN**

JOB NO. 189138
DATE 09.15.2025
DRAWN BY BUDJ/RSJ/JMM

SHEET NO. **A-2**



C 920 McGLINCY LANE
BLUE ARC ELECTRIC, INC

B 946 McGLINCY LANE
PROPOSED NEW WAREHOUSE BUILDING

A 950 McGLINCY LANE
DARIAND CONSTRUCTION & VAN BRIGGLE

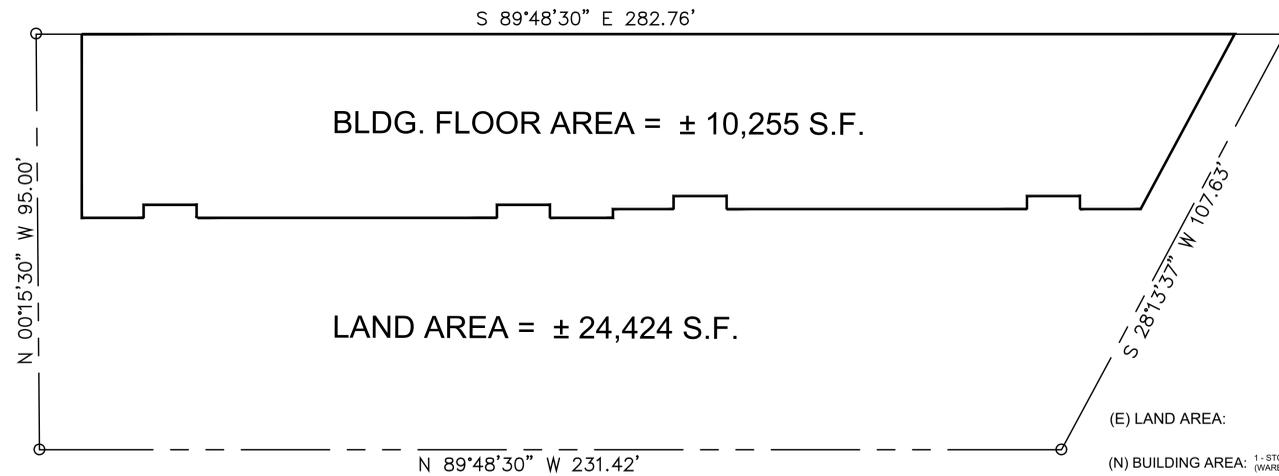


PARTIAL SOUTH ELEVATION

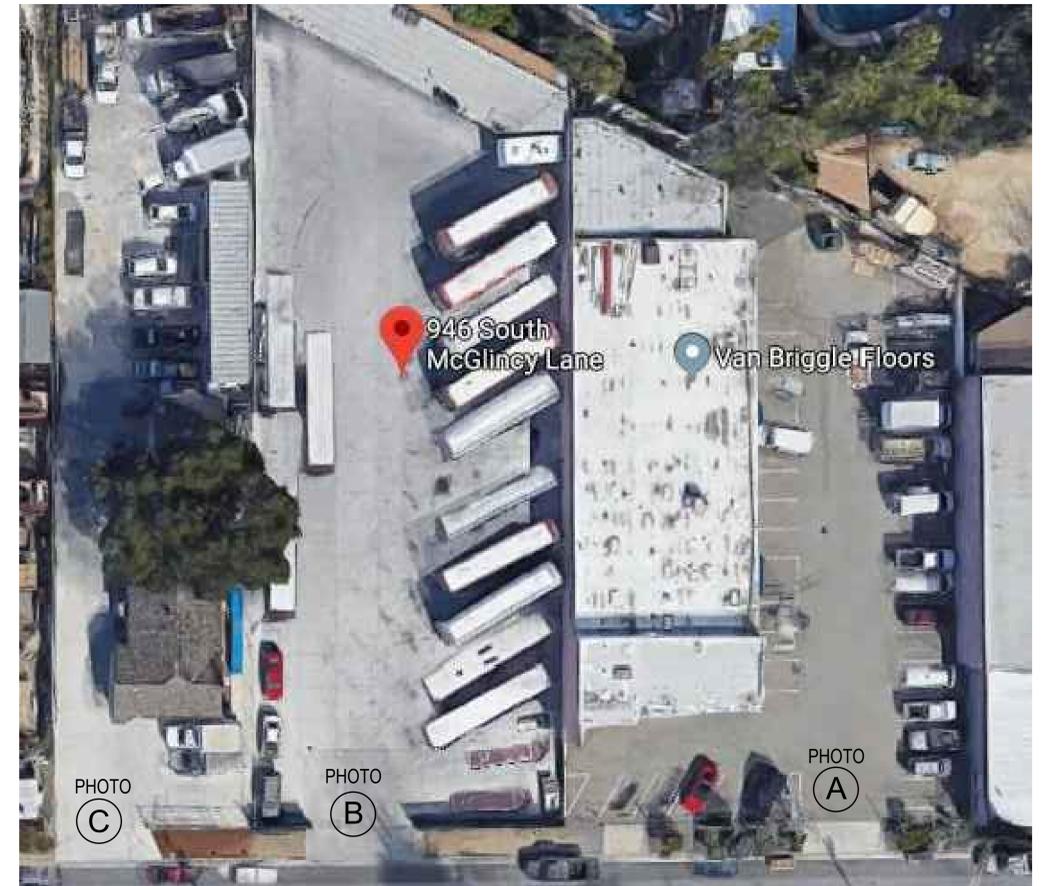
946 McGLINCY LANE, CAMPBELL, CA - WAREHOUSE

BUILDING COLOR SCHEDULE :	
WAREHOUSE: 946 McGLINCY, CAMPBELL, CA	
PAINT:	
①	SHERWIN WILLIAMS #SW7053 ADAPTIVE SHADE
①A	SHERWIN WILLIAMS #SW7039 VIRTUAL TAUPE
②	DUNN EDWARDS #DEC79 WOODLAWN GREEN
③	CALSTONE CONCRETE MASONRY UNITS SPLIT FACE TEXTURE COLOR #1344LC
LIGHTING: Exterior Scones	
④	PHILIP GARDCO LED MINI SCONCE LED 111L WALL MOUNT COLOR: COOL WHITE - 12.6" X 7"

3 BUILDING COLOR SCHEDULE
SCALE: NTS



2 FLOOR AREA DIAGRAM
SCALE: 1/16" = 1' - 0"



1 SITE PLAN VIEW
SCALE: NONE

(E) LAND AREA:	± .560 ACRES
	± 24,424 SQ. FT.
(N) BUILDING AREA: 1 - STORY BLDG. (WAREHOUSE)	± 10,255 SQ. FT.
(N) BUILDING COVERAGE / FLOOR AREA RATIO (F.A.R.):	42 %

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STATE OF CALIFORNIA

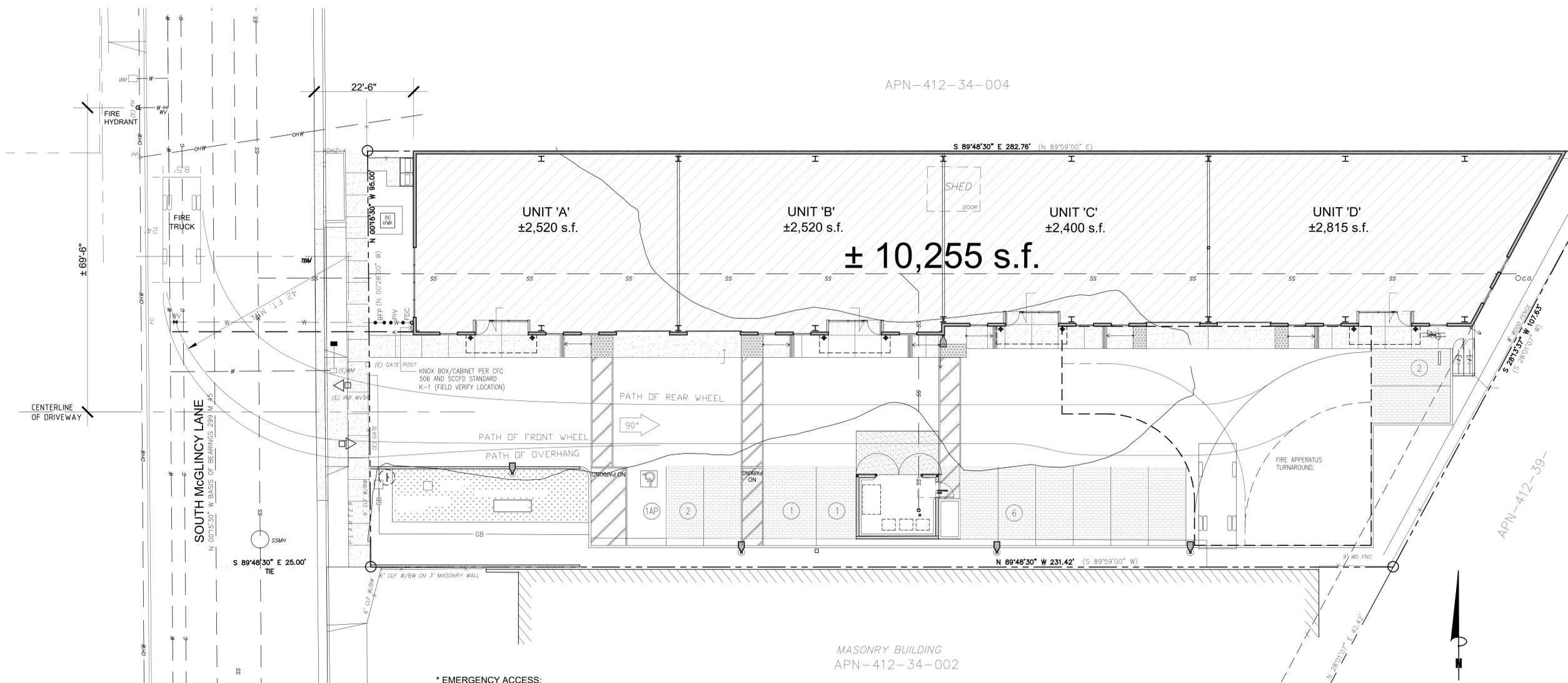
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REVISION 2	REVISION 5	REVISION 8
REVISION 3	REVISION 6	REVISION 9

WAREHOUSE BUILDING
946 S. McGLINCY LANE, CAMPBELL, CA
FOR BRANDON PASEK, SAN JOSE, CA

SHEET TITLE SITE PHOTOS, F.A.D. & BLDG. SCHED.

JOB NO. 189138
DATE 09.15.2025
DRAWN BY BUD/JSS/JMM

SHEET NO. A-4



APN-412-34-004

± 10,255 s.f.

UNIT 'A' ±2,520 s.f. UNIT 'B' ±2,520 s.f. UNIT 'C' ±2,400 s.f. UNIT 'D' ±2,815 s.f.

* EMERGENCY ACCESS:
 BUILDING IS 22.5' FROM ROAD (LESS THAN 150' FROM ROAD.)
 BUILDING IS 10,255 S.F. (LESS THAN 28,000 S.F.)
 BUILDING IS 26' HIGH MAX (LESS THAN 30' HIGH)

MASONRY BUILDING
 APN-412-34-002

1 EMERGENCY ACCESS PLAN
 SCALE: 1" = 10' - 0"

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 JOSEPH M. MEMOLA
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 Ren. 03/31/27
 STATE OF CALIFORNIA

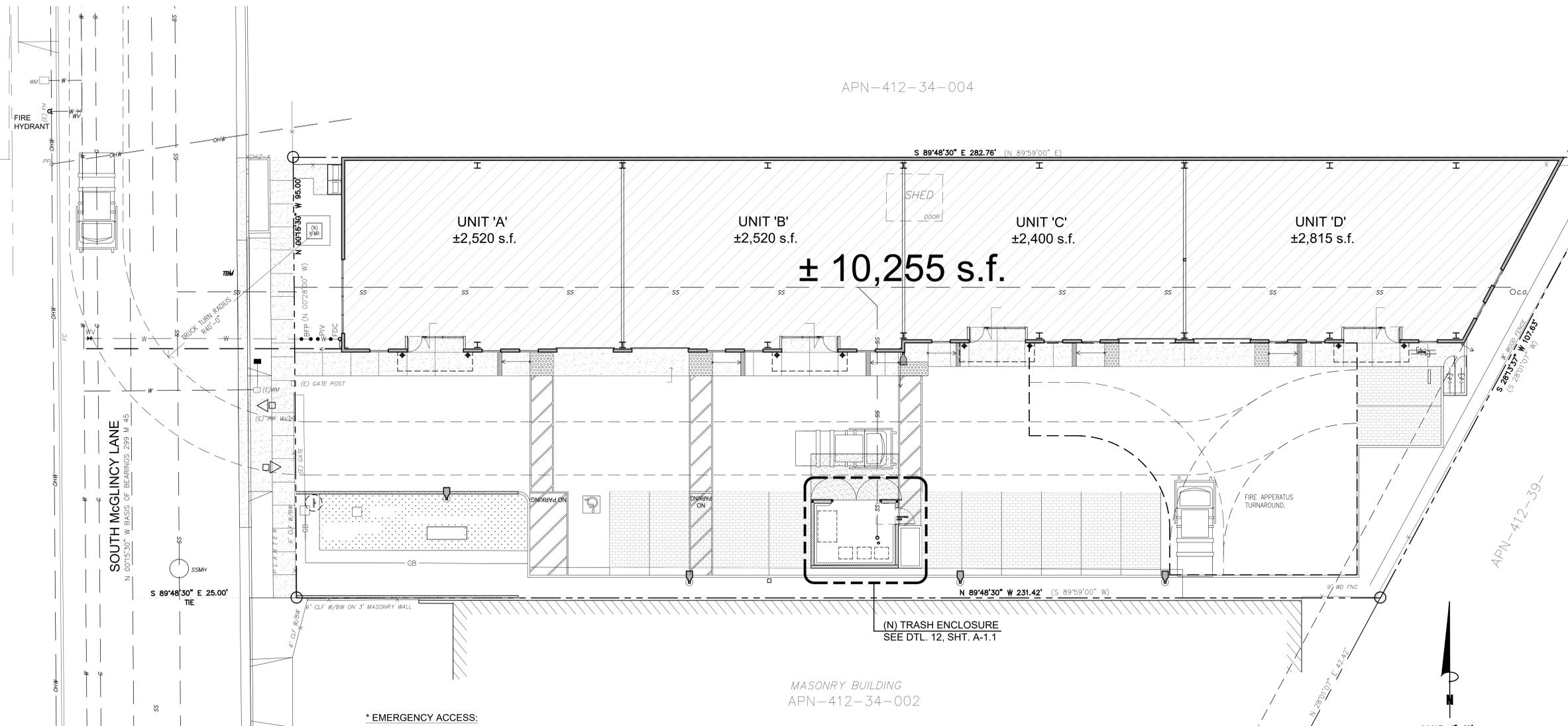
REVISION 1	REVISION 4	REVISION 7
REVISION 2	REVISION 5	REVISION 8
REVISION 3	REVISION 6	REVISION 9

WAREHOUSE BUILDING
 946 S. MCGLINCY LANE, CAMPBELL, CA
 FOR BRANDON PASEK SAN JOSE, CA

SHEET TITLE **EMERGENCY ACCESS PLAN**

JOB NO. 189138
 DATE 09.15.2025
 DRAWN BY BUD/JSS/UMM

SHEET NO. **EAP**



1 TRASH MANAGEMENT PLAN
SCALE: 1" = 10' - 0"

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REGISTERED ARCHITECT
JOSEPH M. MENDOZA
C 22123
Exp. 03/31/27
STATE OF CALIFORNIA

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REVISION 3	REVISION 6	REVISION 9

WAREHOUSE BUILDING
946 S. McGLINCY LANE, CAMPBELL, CA
FOR BRANDON PASEK SAN JOSE, CA

SHEET TITLE **TRASH MANAGEMENT PLAN**

JOB NO. 189138
DATE 09.15.2025
DRAWN BY BUD/JSS/JMM

SHEET NO. **TMP**

NOTES:

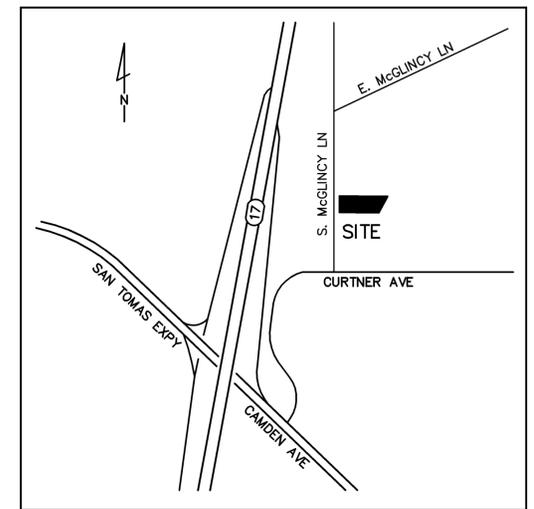
- CONTRACTOR SHALL CONTACT U.S.A. AT LEAST 48 HOURS PRIOR TO EXCAVATING IN ANY AREA WHERE UNDERGROUND FACILITIES ARE LOCATED. PHONE (800)642-2444.
- THE EXISTENCE, LOCATION AND ELEVATION OF ANY UNDERGROUND UTILITIES ARE SHOWN IN A GENERAL WAY ONLY. IT WILL BE THE RESPONSIBILITY AND DUTY OF THE CONTRACTOR TO MAKE FINAL DETERMINATIONS AS TO THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES.
- DATE OF SURVEY: 4-30-19
- BASIS OF BEARINGS:
THE MONUMENT LINE OF N 0°15'30" W OF S. McGLINCY LANE.
AS SHOWN ON RECORD OF SURVEY, BOOK 299 PG 45,
RECORDED APRIL 19, 1972, SANTA CLARA COUNTY RECORDS.
- TEMPORARY BENCHMARK:
NAIL IN FRONT OF THE DRIVEWAY.
ASSUMED ELEVATION: 100.03
- PARCEL AREA = 24,424± S.F.
- ALL WORK TO COMPLY WITH SOIL REPORT PREPARED BY
- EARTHWORK, SLAB AND FOUNDATION CONSTRUCTION, PIER DRILLING, FOUNDATION CONSTRUCTION, SLAB SUBGRADE AND NON-EXPANSIVE FILL PREPARATION, UTILITY TRENCH BACKFILLING, SITE DRAINAGE AND GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ROMIG ENGINEERS, INC., DATED DECEMBER 21, 2021. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF ANY EARTHWORK OR FOUNDATION CONSTRUCTION AND SHOULD OBSERVE AND TEST DURING EARTHWORK AND FOUNDATION CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ROMIG ENGINEERS SHOULD BE NOTIFIED AT LEAST 5 DAYS PRIOR TO EARTHWORK, TRENCH BACKFILL AND SUBGRADE PREPARATION WORK TO ALLOW TIME FOR SAMPLING OF ON-SITE SOIL AND LABORATORY COMPACTION CURVE TESTING TO BE PERFORMED PRIOR TO ON-SITE COMPACTION DENSITY TESTING.
- THE UPPER 12 INCHES BELOW THE SUBGRADE BELOW THE MAT SLAB SHALL BE OVER EXCAVATED, PROPERLY COMPACTED, AND THEN PLACED IN THIN LIFTS PER THE GEOTECHNICAL REPORT.
- THE SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION 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).
- 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.
- CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- WATER, SANITARY SEWER, ELECTRIC AND GAS SERVICES SHOWN FOR REFERENCE ONLY. SEPARATE UTILITY ENCROACHMENT PERMITS ARE REQUIRED FOR THE INSTALLATION OF THESE FACILITIES IN THE RIGHT-OF-WAY.
- CALL PUBLIC WORKS INSPECTOR AT (408)866-2150 FOR PERVIOUS PAVING INSPECTION.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
APN	ASSESSORS PARCEL NUMBER
CB	CATCH BASIN
CL	CENTER LINE
CO	CLEAN OUT
COTG	CLEAN OUT TO GRADE
CONC	CONCRETE
DI	DROP INLET
DS	DOWN SPOUT
E	ELECTRIC
EXIST	EXISTING
FC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
GP	GUARD POST
GM	GAS METER
HB	HOSE BIB
IRRI	IRRIGATION
JB	JUNCTION BOX
JP	JOINT POLE
JT	JOINT TRENCH
MH	MAN HOLE
MON	MONUMENT
NSS	NO STOP SIGN
OHW	OVERHEAD WIRE
PERF	PERFORATE
PSD	PERFORATED STORM DRAIN
PVM/T	PAVEMENT
RET	RETAINING
RD	ROOF DRAIN
SLB	STREET LIGHT BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST	STEP/STAIRS
SCUP	SCUPPER
TC	TOP OF CURB
TW	TOP OF WALL
VL	VAULT
W	WATER
WCR	WHEEL CHAIR RAMP
WM	WATER METER
WS	WATER SURFACE
WV	WATER VALVE

LEGEND

	EXISTING	PROPOSED
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		
RETAINING WALL		

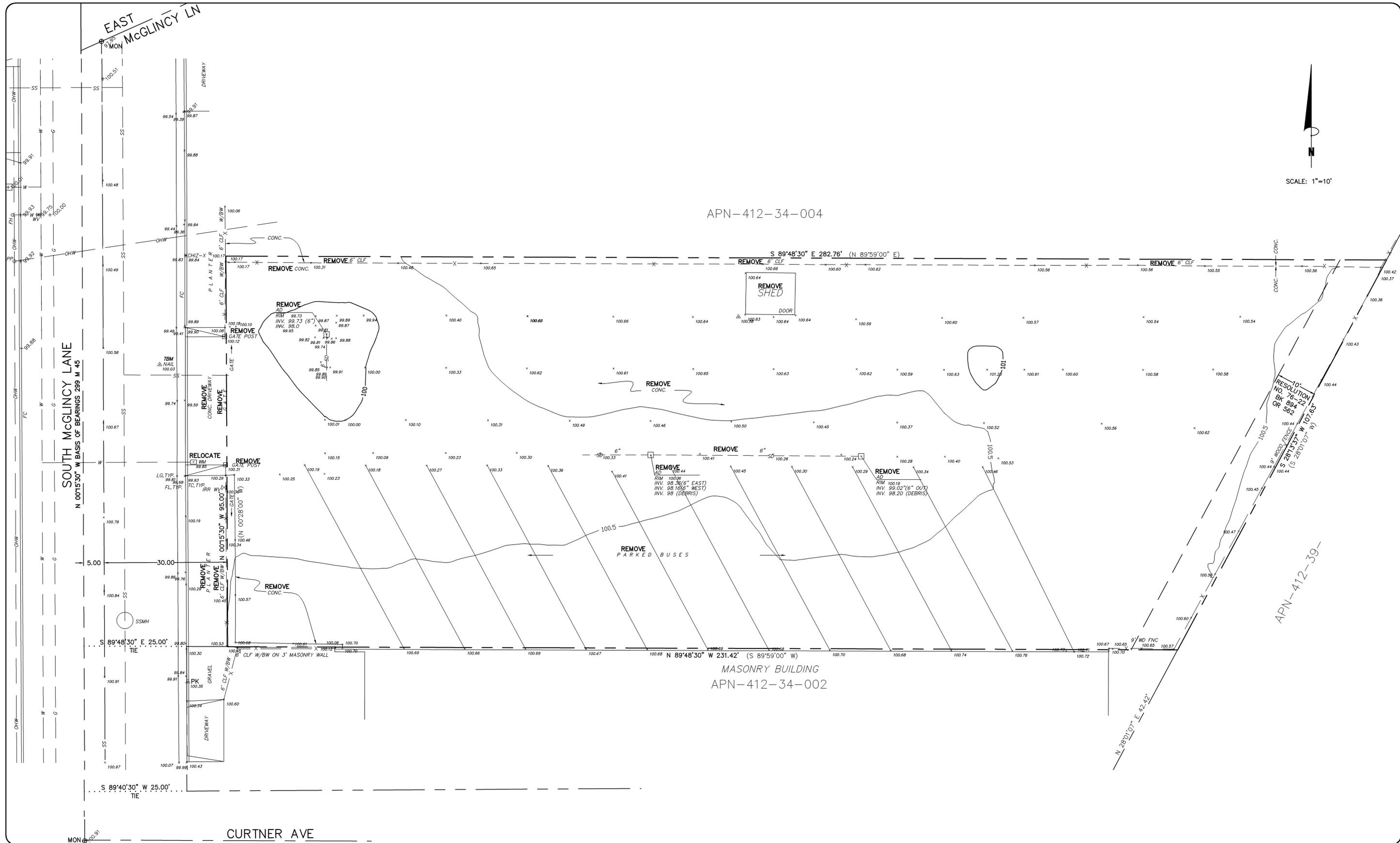


VICINITY MAP
SCALE: 1"=500'

EARTH WORK QUANTITIES	
CUT: _____ CY	_____
FILL: _____ CY	_____
EXPORT: _____ CY	_____
IMPORT: _____ CY	_____
NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.	

SHEET INDEX	
C1	NOTES & SECTIONS
C2	TOPOGRAPHIC/DEMOLITION PLAN
C3	GRADING & DRAINAGE PLAN
C4	STORMWATER MANAGEMENT PLAN

07-17-25 Drawn By: SS ME30 Designed By: DN	No. _____ Revision _____ Date _____ Chkd _____	 MISSION ENGINEERS, INC. PLANNING • LAND SURVEYING • CIVIL DRAWINGS 2050 De La Cruz Blvd., Suite 200, Campbell, CA 95008 (408) 866-2150 www.missionengineers.com
 CAMPBELL, CALIFORNIA	SCALE: AS SHOWN	SHEET: C1 OF 4



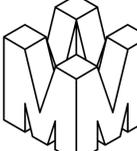
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APN-412-34-004

MASONRY BUILDING
APN-412-34-002

APN-412-39-

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-26 L.S. 9212-EXPIRES 09-30-25

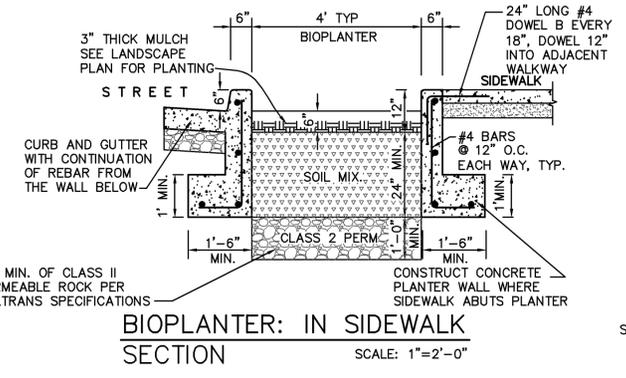
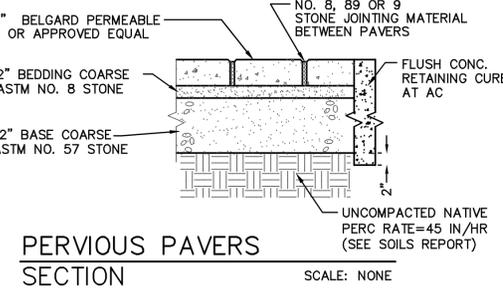
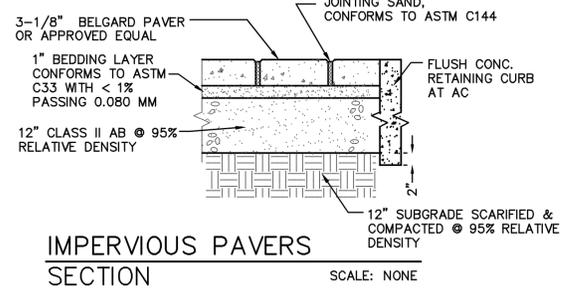
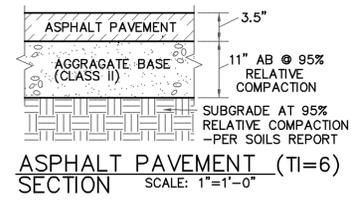
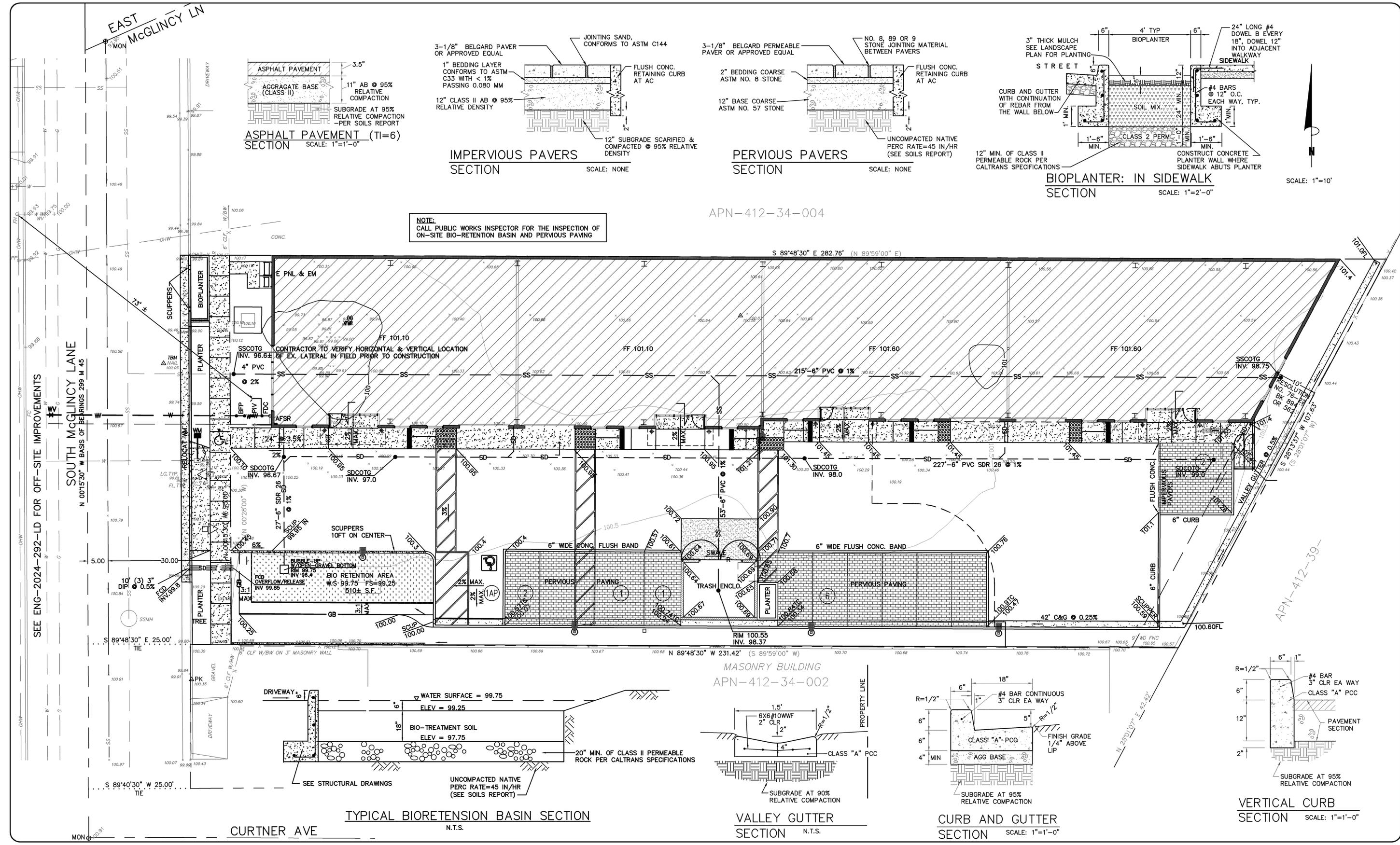

MISSION ENGINEERS, INC.
 PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING
RESPONSIVE, RELIABLE RESULTS SINCE 1953
 2355 De La Cruz Blvd. Santa Clara, California 95050
 Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

DEMOLITION PLAN
 APN 412-34-003
 946 SOUTH MCGLINCY LANE
 IN THE CITY OF CAMPBELL, CALIFORNIA

REVISIONS			
DATE	BY	DESCRIPTION	CH'KD

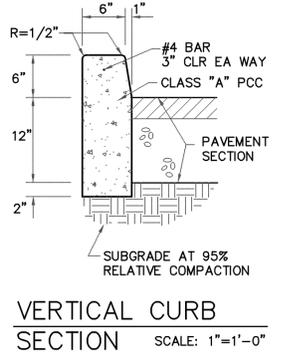
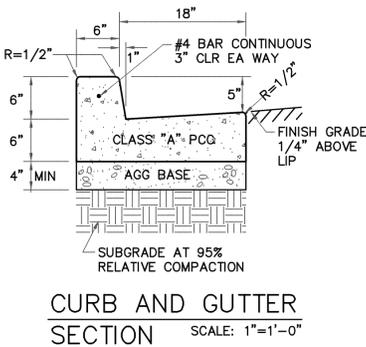
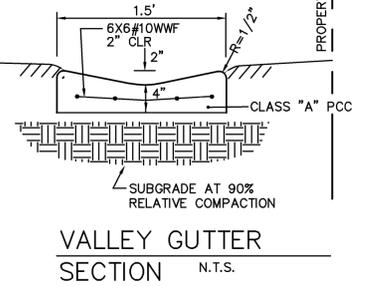
SCALE: 1"=10'
 DATE: 07-17-25
 DWN: SS ME30
 CHKD:
 JOB NO. 19010
 DWG NO. L14522-2

SHEET
C2
 OF 4 SHEETS



NOTE:
CALL PUBLIC WORKS INSPECTOR FOR THE INSPECTION OF
ON-SITE BIO-RETENTION BASIN AND PERVIOUS PAVING

APN-412-34-004



DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-24 L.S. 9212-EXPIRES 09-30-23

PLANNING • LAND SURVEYING • CIVIL ENGINEERING • CONSTRUCTION STAKING

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Ph: (408) 727-8262 FAX: (408) 727-8285 E-mail: mission@missionengineersinc.com

GRADING & DRAINAGE PLAN
APN 412-34-003
946 SOUTH MCGLINCHY LANE
IN THE CITY OF CAMPBELL, CALIFORNIA

REVISIONS			
DATE	BY	DESCRIPTION	CH'KD

SCALE: 1"=10'

DATE: 09-04-25
DWN: SS ME30
CHKD:
JOB NO. 19010
DWG NO. L14522

SHEET
C3
OF 4 SHEETS

I. PROJECT SETTING

A. PROJECT DESCRIPTION:

THE PROPOSED REDEVELOPMENT WILL CONSIST OF A NEW 10,348± SQ. FT. OFFICE/INDUSTRIAL WAREHOUSE BUILDING AND PARKING.

B. SITE CONDITIONS:

THE SITE IS A NEW OFFICE/INDUSTRIAL WAREHOUSE LOCATED AT 946 SOUTH McGLINCY LANE IN CAMPBELL, CALIFORNIA.
SITE TOPOGRAPHY IS GENERALLY FLAT WITH SLOPES UP TO 1%.

RECEIVING WATER BODY: LOS GATOS CREEK
POLLUTANTS OF CONCERN: SEDIMENTS, OIL, GREASE, LITTER.
POLLUTANT SOURCE: PARKING AREA AND ROOF.

C. DRAINAGE AREAS

ALL STORM WATER RUNOFF IS DIRECTED TO THE BIORETENTION AREA LOCATED IN THE SOUTHEASTERLY CORNER OF THE SITE.

II. SELECTION AND DESIGN OF STORMWATER TREATMENT BMPs

LANDSCAPE BASED STORM WATER TREATMENT IS PROPOSED FOR THIS SITE. ALL RUNOFF IS CAPTURED AND DIRECTED TO AND TREATED WITH THE BIO-RETENTION PLANTER LOCATED IN THE SOUTHWESTERLY CORNER OF THE SITE

NOTE:
CALL PUBLIC WORKS INSPECTOR FOR THE INSPECTION OF ON-SITE BIO-RETENTION BASIN AND PERVIOUS PAVING

APN-412-34-004

Worksheet for Sizing Volume-Based Treatment Measures based on the Adapted CASQA Stormwater BMP Handbook Approach (Method 2.b)

Stormwater Treatment Measure: Pervious pavement

The equation that will be used to size the BMP is:
Design Volume = (Rain Gauge Correction Factor) x (Unit Basin Storage Volume) x (Drainage Area)

Step 1 Determine the drainage area for the treatment measure:
Drainage Area = 10151 square feet

Step 2 Determine the Percent Imperviousness of the drainage area.
Enter the amount of surface area draining to the BMP:
Impervious Area = 6579 square feet
Pervious Area = 3572 square feet
% Impervious Area = 65 %

Step 3 Find the mean annual precipitation at the site (MAP_{site}).
Estimate where the site is on Figure B-1 and the mean annual precipitation (inches) from the isopleth nearest to the site.
Interpolate between isopleths if necessary.
MAP_{site} = 17 Site Mean Annual Precipitation

Step 4 Identify the reference rain gauge closest to the project site (San Jose Airport, Palo Alto, or Morgan Hill).
Closest Reference Rain Gauge: San Jose Airport
MAP_{ref} = 13.9 inches Reference Gauge Mean Annual Precipitation

Step 5 Determine the rain gauge correction factor for the precipitation at the site from Step 3 and Step 4.
MAP correction factor = 1.22 Correction factor = MAP_{site}/MAP_{ref}

Step 6 Identify the representative soil type for the drainage area.
Estimate where the site is on Figure B-2 and the soil type that is representative of the project (see dropdown menu).
Interpolate between isopleths if necessary.
Site Soil Type = Silt Loam (B) If soil will be compacted during site preparation and grading, the soil's infiltration rate will be decreased. Modify your answer to a soil with a lower infiltration rate.

b. Does the site planning allow for protection of natural areas, vegetation, and soils so that the soils outside the building footprint are not graded/compacted? (Y/N)
Yes

Step 7 Determine the average slope for the drainage area:
Average Slope (%) = 3

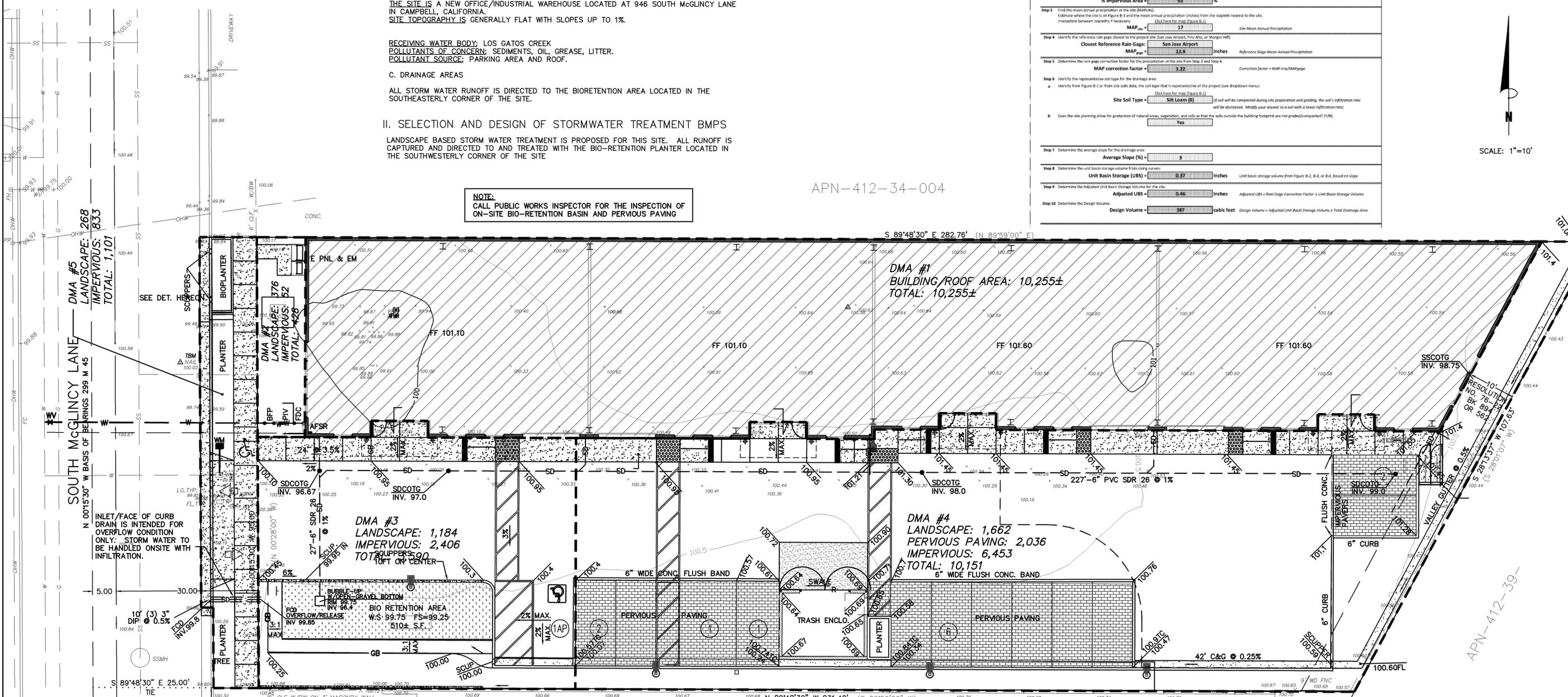
Step 8 Determine the unit basin storage volume from sizing curves:
Unit Basin Storage (UBS) = 0.37 inches Unit basin storage volume from Figure B-2, B-3, or B-4, based on slope

Step 9 Determine the Adjusted Unit Basin Storage Volume for the site:
Adjusted UBS = 0.46 inches Adjusted UBS = Rain Gauge Correction Factor x Unit Basin Storage Volume

Step 10 Determine the Design Volume:
Design Volume = 387 cubic feet Design Volume = Adjusted Unit Basin Storage Volume x Total Drainage Area



SCALE: 1"=10'



III. PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

a. Total Site Area: 0.5607± acre		b. Total Site Area Disturbed: 0.5607± acre (including clearing, grading, or excavating)		Total Post-Project Area (ft ²)
Existing Area (ft ²)	Proposed Area (ft ²)	Replaced	New	
Impervious Area				
Roof	0	0	10,255±	10,255±
Parking	24,324±	0	8,911±	8,911±
Sidewalks and Streets	0	0	0	0
c. Total Impervious Area	24,324±	0	19,166±	19,166±
d. Total new and replaced impervious area				
Pervious Area				
Landscaping	100	0	3,222±	3,222±
Pervious Paving	0	0	2,036±	2,036±
Other (e.g. Green Roof)	0	0	0	0
e. Total Pervious Area	100	0	5,258±	5,258±
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% = 76.8 %				

DANIEL NUNES, R.C.E. 76449-EXPIRES 12-31-26 L.S. 9212-EXPIRES 09-30-25

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STORM WATER MANAGEMENT PLAN
APN 412-34-003
946 SOUTH McGLINCY LANE
IN THE CITY OF CAMPBELL, CALIFORNIA

REVISIONS

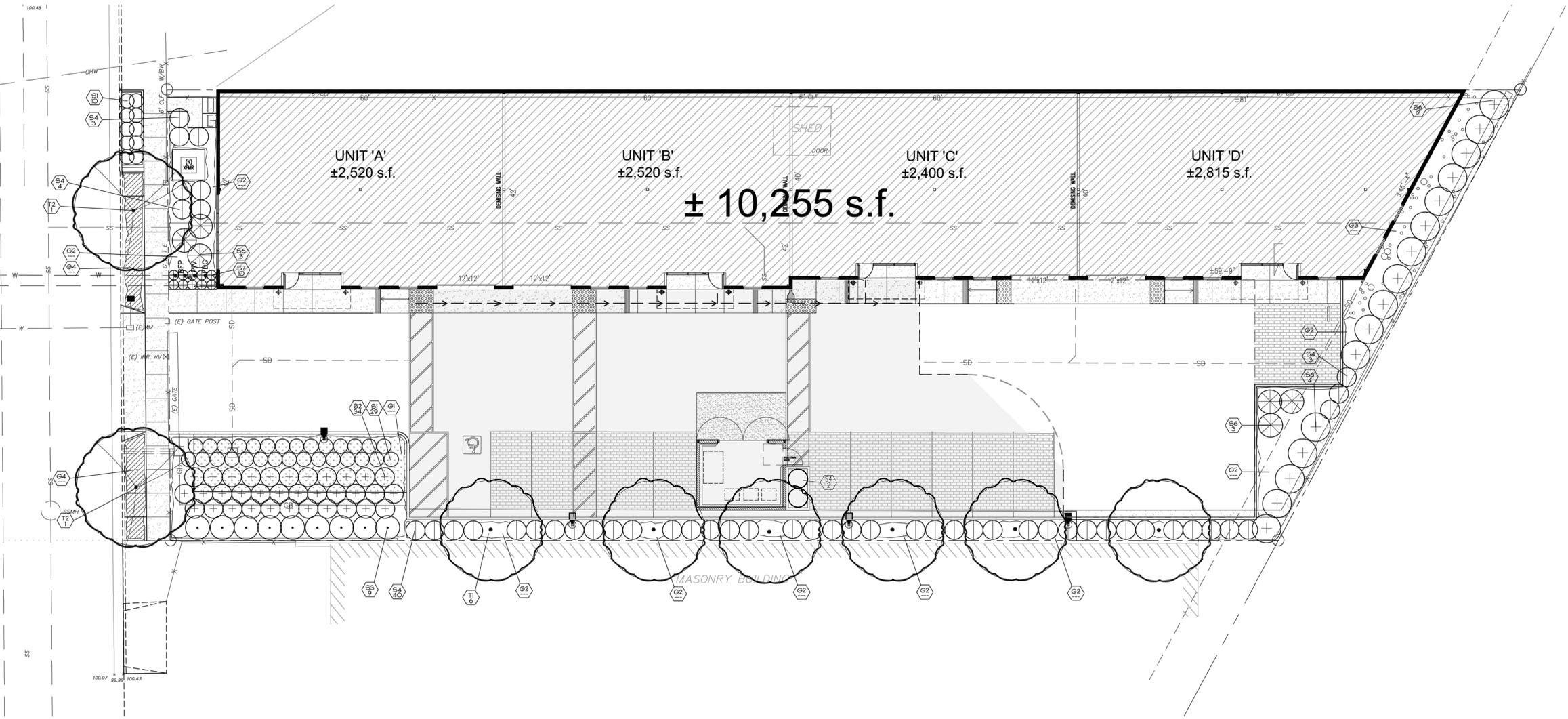
DATE	BY	DESCRIPTION	CH'KD

SCALE: 1"=10'

DATE: 09-04-25
DWN: SS ME30
CHKD:
JOB NO. 19010
DWG NO. L14522
XREF. TOPO, ARCH

SHEET
C4
OF 4 SHEETS

SOUTH MCGLINCY LANE



PLANT SYMBOLS

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN

PLANT NOTES

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (5% MIN).
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT: 1-800-227-2600
13. ALL NON-TUFF PLANTING AREAS TO RECEIVE 3 INCH LAYER OF BARK MULCH AS SPECIFIED IN THE LANDSCAPE SPECIFICATION NOTES/SHEET.

PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
TREES						
T1	BRACHYCHITON POPULNEUS	KURRAJONG TREE	---	15 GAL	STANDARD	LOW
T2	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	---	24"BOX	STANDARD	MEDIUM
SHRUBS						
S1	JUNCUS PATENS	CALIFORNIA GRAY BUSH	5	5 GAL		LOW
S2	CHONDROPETALUM TECTORUM	EVERGREEN DAYLILY YELLOW	5	5 GAL		LOW
S3	PITIOSPORUM 'VAREGATA'	VARGATED TOBRA	5	5 GAL		LOW
S4	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN	5	5 GAL		LOW
S5	PHORMIUM 'ESTER'	NEW ZEALAND FLAX	5	5 GAL		LOW
S6	ELAEAGNUS P. 'MACULATA'	ELAEAGNUS	5	5 GAL		LOW
S7	TULBAGHA V. 'TRICOLOR'	VAREGATED SOCIETY GARLIC	1	1 GAL		LOW
GROUND COVERS						
G1	BIO-SWALE SOD		---	FLATS	12" O.C.	LOW
G2	OSTEOSPERMUM F. 'WHITE'	FREEWAY DAISY	---	1 GAL	18" O.C.	LOW
G3	ROCK MULCH		---	1/2" DIA.	3" DEPTH	LOW

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REED ASSOCIATES
 LANDSCAPE ARCHITECTURE
 1345 PAULINA DR., SAN JOSE, CA 94087
 408.950.1919 Cell / email: pau@reeda.net

KOBZA²
 LANDSCAPE ARCHITECTURE
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 PHONE - 650-961-6103 FAX - 650-961-4839
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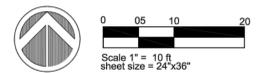
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REVISION 3	REVISION 6	REVISION 9

WAREHOUSE BUILDING
 946 S. MCGLINCY LANE, CAMPBELL, CA
 FOR BRANDON PASEK SAN JOSE, CA

SHEET TITLE: **Landscape Planting Plan**

JOB NO. 189138
 DATE 03/03/23
 DRAWN BY pjr / ds

SHEET NO. **L1.0**

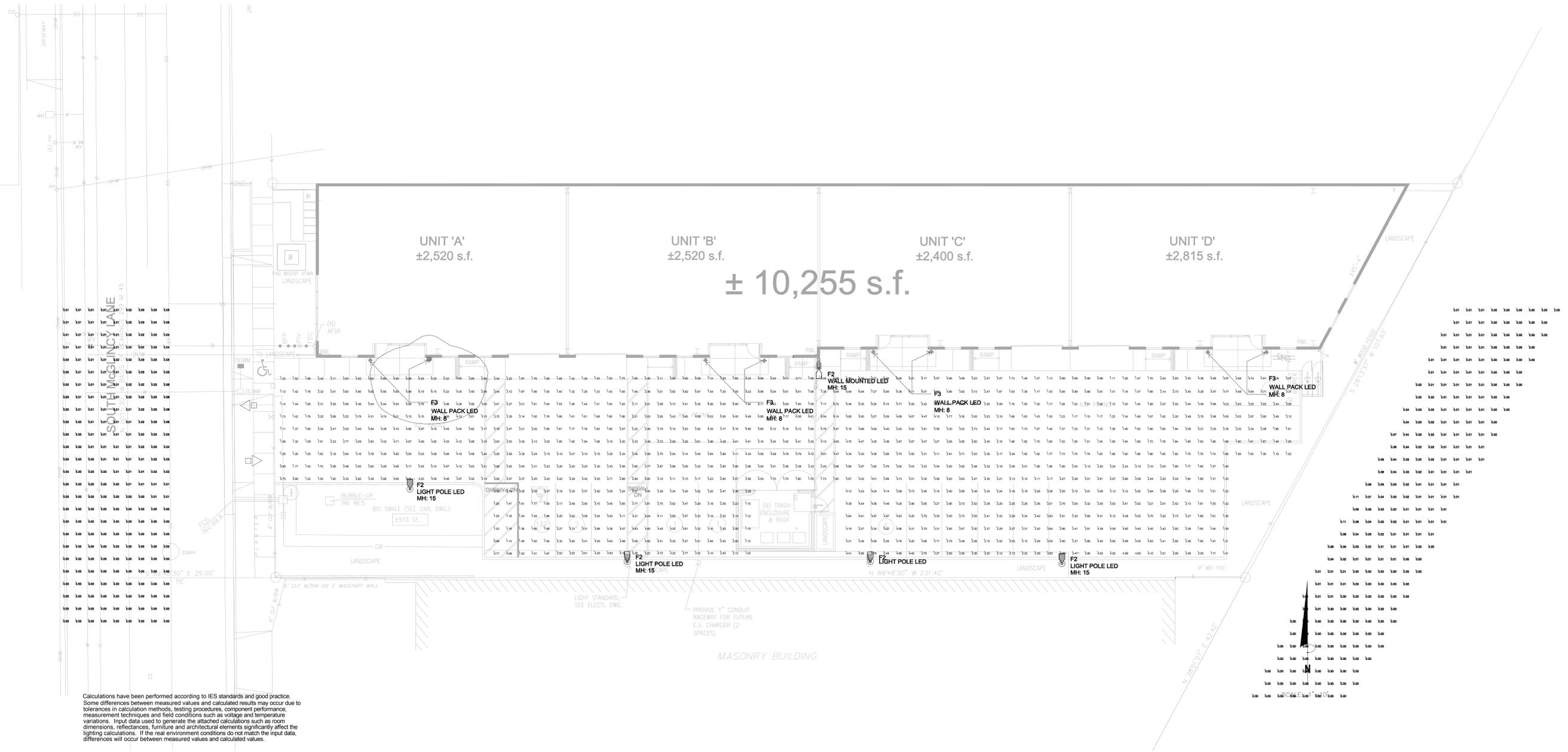


BEFORE EXCAVATING CALL 811
 48-HOURS BEFORE ALL
 PLANNED WORK OPERATIONS



Luminaire Schedule										
Symbol	Qty	Label	Description	Lum. Watts	Lum. Lumens	LLD	LDD	UDF	LLF	Filename
☐	4	POLE MT 1 WALL MT	F2 GARDCO - P26-48L-400-NW-G2-4-HIS	60.07694	7200	0.944	0.900	1.000	0.850	P26-48L-400-NW-G2-4-HIS.ies
☐	8		F3 GARDCO - 111L-16L-350-NW-G2-4	18	1788	0.944	0.900	1.000	0.850	111L-16L-350-NW-G2-4.IES

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
Parking Area	Illuminance	Fc	3.13	9.24	0.75	4.17	12.32	Target: 0.75fc Min, 3fc Avg
Spill Light East	Illuminance	Fc	0.01	0.11	0.00	N.A.	N.A.	Target: Light Escape 15FT Beyond Site < 0.01FC Avg
Spill Light West	Illuminance	Fc	0.01	0.06	0.00	N.A.	N.A.	Target: Light Escape 15FT Beyond Site < 0.01FC Avg



Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

1 SITE PHOTOMETRIC PLAN
SCALE: 1" = 10' - 0"



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Mechanical & Electrical Engineers
940 HAMLIN COURT, SUNNYVALE, CA 94089
PH: 408.272.8800 FAX: 408.272.5645
www.amconconsultants.com

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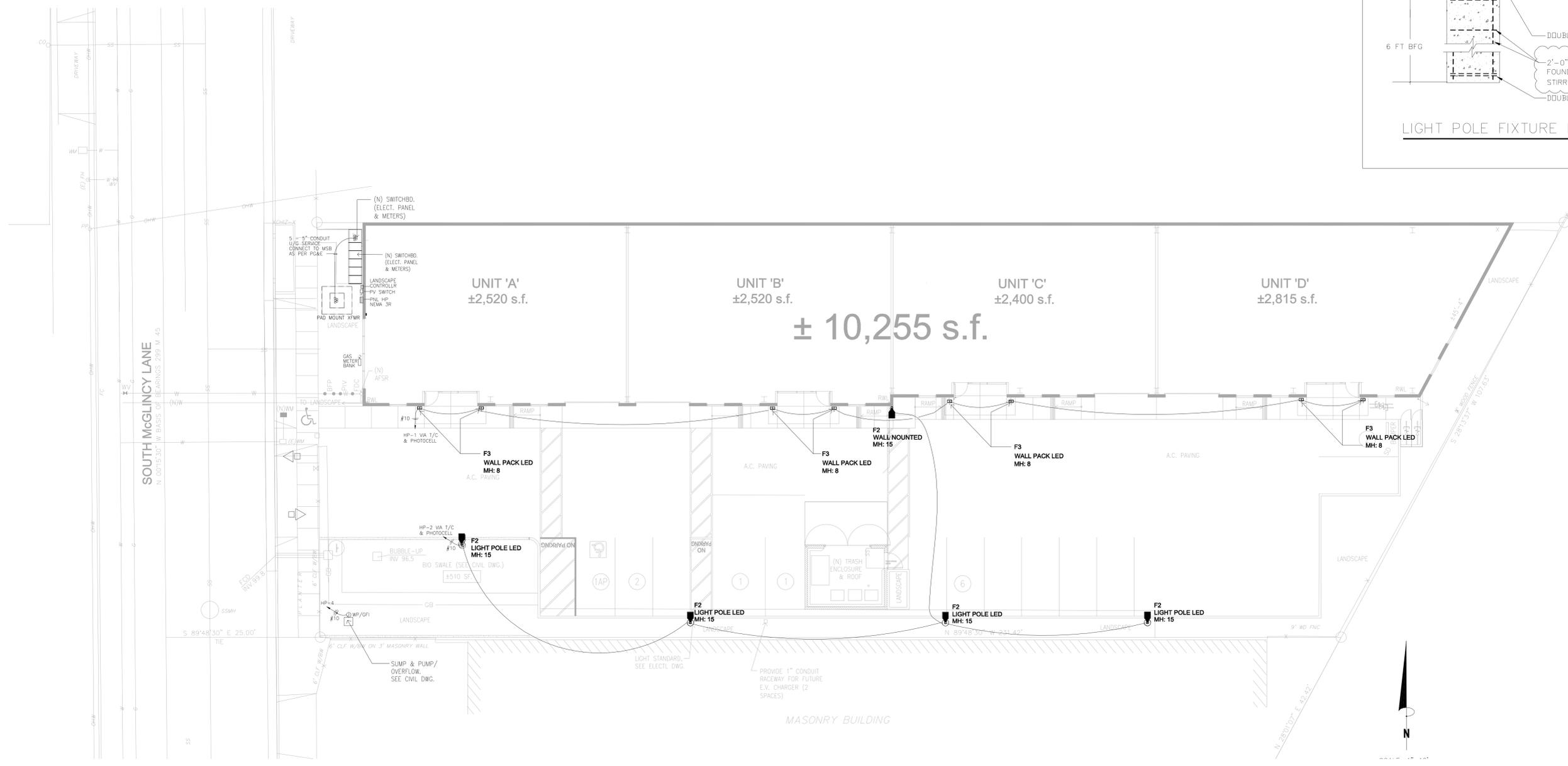
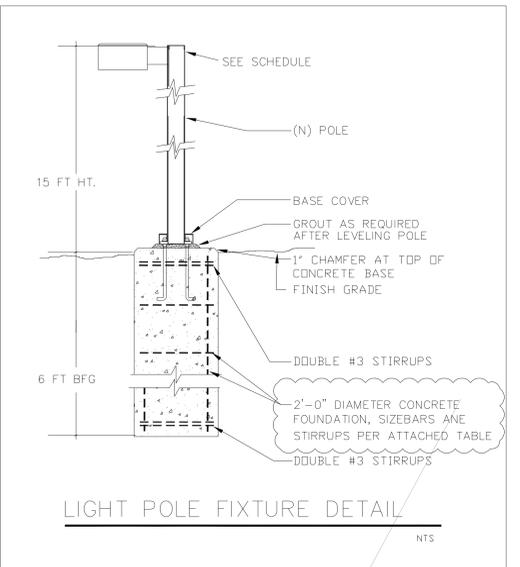
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C 22123
Ren. 03/31/25
STATE OF CALIFORNIA

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REVISION 2 10.12.23	REVISION 5	REVISION 8
REVISION 3 10.08.25	REVISION 6	REVISION 9

WAREHOUSE BUILDING
946 S. MCGILINCY LANE, CAMPBELL, CA
FOR BRANDON PASEK SAN JOSE, CA
SHEET TITLE
SITE PHOTOMETRICS PLAN

JOB NO. 9110-19
DATE 03.02.2023
DRAWN BY FS/AP
SHEET NO. **EP-1**

Minimum Bar Required				
Pier Diameter	18	24	30	Area/Bar
Bar Size	4	7	12	0.19625
Bar Size	5	5	8	0.306641
Bar Size	6	3	6	0.441563
Area Required	1.2717	2.2608	3.5325	



1 SITE LIGHTING & POWER PLAN
SCALE: 1" = 10' - 0"



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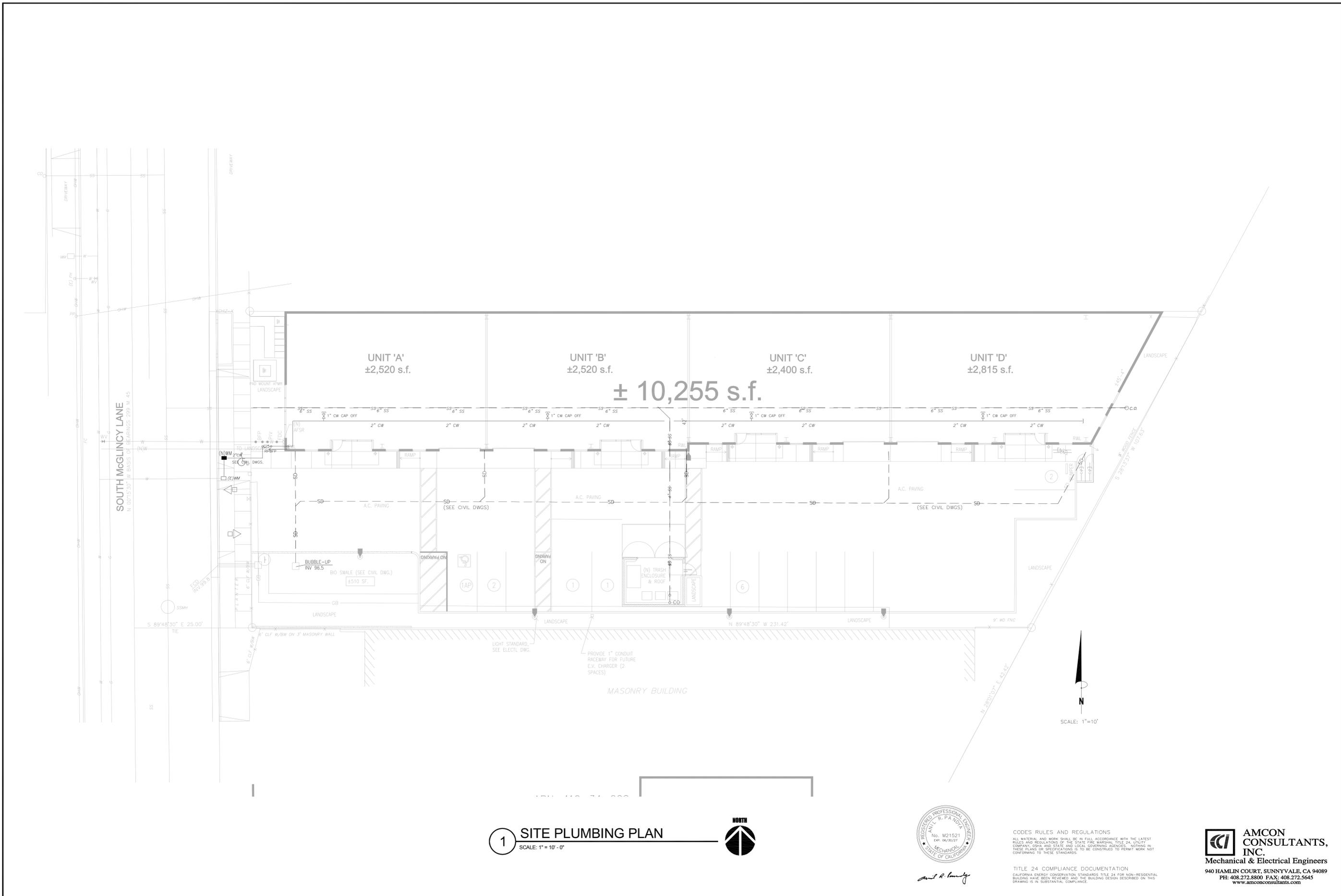
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WAREHOUSE BUILDING
946 S. McGLINCY LANE, CAMPBELL, CA
FOR BRANDON PASEK SAN JOSE, CA

SHEET TITLE
SITE LIGHTING PLAN

JOB NO. 9110-19
DATE 03.02.2023
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STATE OF CALIFORNIA
LICENSED ARCHITECT
C 22123
Ren. 03/31/23

REGISTERED PROFESSIONAL ENGINEER
No. M21521
Exp. 06/30/27
MECHANICAL
STATE OF CALIFORNIA

Paul R. Rando

WAREHOUSE BUILDING
946 S. McGLINCY LANE, CAMPBELL, CA
FOR BRANDON PASEK SAN JOSE, CA

JOB NO. 9110-19
DATE 03.02.2023
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SHEET TITLE SITE PLUMBING PLAN

SHEET NO. PS-1

1 **SITE PLUMBING PLAN**
SCALE: 1" = 10'

NORTH

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SHEET TITLE SITE PLUMBING PLAN

SHEET NO. PS-1