



CITY OF CAMPBELL
Community Development Department

September 27, 2018

NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

File No.:	PLN2018-81
Applicant:	Safaei Design Group
Project Address:	479 Kenneth Avenue
Property Owner:	Sam and Venus Mohsenzadegan
Zoning District:	R-1-6 (Single-Family Residential)
General Plan:	Low Density Residential
Project Description:	New two-story 3,650 square-foot single-family residence.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on September 27, 2018 and ends on October 8, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **October 8, 2018**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required **\$750** appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email danielf@cityofcampbell.com.

Project Location Map



Project Location: 479 Kenneth Ave.
Application Type: Admin. Site and Arc. Permit
Planning File No.: PLN2018-81



Community Development Department
Planning Division

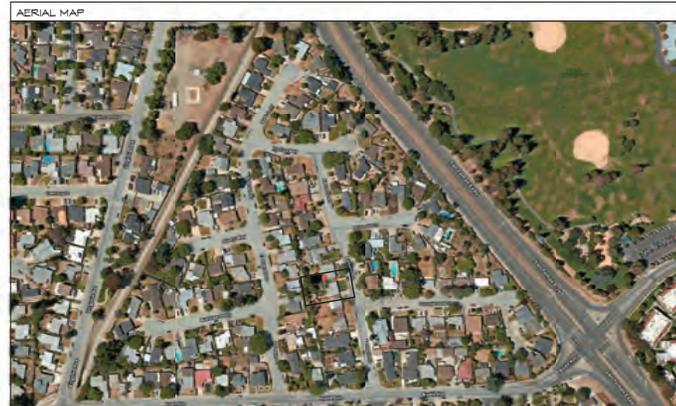




② 3D View/ Front

③ 3D View/ Rear

DRAWING INDEX		PROJECT INFORMATION:		HARD/SOFTSCAPE	
AO - COVERSHEET	L1 - PRELIMINARY LANDSCAPE PLAN	ASSESSOR'S PARCEL NUMBER (APN):	404-25-061	FRONT YARD SETBACK: 20x63 =	12650 SF. TOTAL
AO.1 - SITE PLAN	CIVIL	LOT SIZE:	8116.24 SF.	PAVEMENT:	593 SF.
AO.2 - SITE PLAN W/ LANDSCAPE	SU - TOPOGRAPHIC/ SURVEY	TOTAL ALLOWABLE @45%:	3652.33 SF.	HARDSCAPE:	44%
A1 - ROOF PLAN	C1 - COVERSHEET	MAX COVERAGE ALLOWABLE @ 40%:	3246.5 SF.	SOFTSCAPE/LANDSCAPE:	56%
A2 - FLOOR PLAN - LEVEL 1	C2 - COVERSHEET	FIRST FLOOR AREA:	1919.74 SF.	TOTAL FIRST FLOOR AREA:	2956.5 F. (28%)
A3 - FLOOR PLAN - LEVEL 2	C3 - GRADING & DRAINAGE PLAN	GARAGE AREA:	450.81 SF.	(N) DRIVEWAY:	422 S.F.
A4 - ELEVATIONS	C4 - BLUE PRINT FOR A CLEAN BAY	SECOND FLOOR AREA:	1250.70 SF.	(N) FRONT PATHWAY =	185 S.F.
A5 - ELEVATIONS	OFF-SITE	TOTAL PROPOSED BUILT AREA:	3651.25 SF.	(N) PAVEMENT PATIO REAR =	552 S.F.
A6 - AREA CALCULATION	OFF-1: COVERSHEET	TOTAL LIVABLE AREA:	3200.44 SF.	(E) BBQ PATIO =	323 S.F.
A7 - SECTIONS	OFF-2 PLAN	DESCRIPTION:	SINGLE FAMILY RESIDENTIAL WITH A GARAGE	(E) AND DECK PAVEMENT =	224 S.F.
A8 - ELECTRICAL PLAN	OFF-3 W/SD - DETAILS	TYPE OF CONSTRUCTION :	(VB)	(E) CONCRETE AND TILE TOP REMAIN:	292 S.F.
A9 - DETAILS 1	OFF-4 CITY DETAILS	OCCUPANCY CLASSIFICATIONS:	(R-3/U)	TOTAL LANDSCAPE AREA =	3432 S.F.
A10 - DETAILS 2	OFF-5 BMP	FIRE SPRINKLER SYSTEM:	YES	SCOPE OF WORK	
A11 - DETAILS 3	TITLE 24	APPLICABLE CODES 2016:	CBC, CFC, CFC, CMC, CRC, CEC, CAL-GREEN	DEMOLISH (E) SINGLE FAMILY HOUSE	
STRUCTURAL	EN1, TITLE 24			DEMOLISH (E) SECONDARY STRUCTURE.	
S1 - NOTES & DETAILS	EN2 ENERGY COMPLIANCE			CONSTRUCT NEW CRAFTSMAN STYLE SINGLE FAMILY DWELLING UNIT WITH AN AREA OF 2651.11 SF.	
S2 - FRAMING/FOUNDATION	GB1, CAL GREEN			UNDER SEPARATE DEFERRED SUBMITTAL PERMIT, AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SUBMITTED DIRECTLY TO SANTA CLARA COUNTY FIRE DEPARTMENT - Y A CALIFORNIA LICENSED (C-16) CONTRACTOR.	
S3 - SECOND FLOOR					
S4 - UPPER L. FRAMING					
S5-7 - DETAILS					



① FRONT ELEVATION
1/4" = 1'-0"



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SIGNATURES

PROJECT ADDRESS

479 Kenneth St.
Campbell 95008

No.	Description	Date
1	BUILDING PACKAGE	08-20-2018

VENUS & SAM MOHSENZADEGAN

MOHSENZADEGAN

Coversheet

Project number	479
Date	08/20/2018
Drawn by	SDG
Checked by	SS

A0

Scale 1/4" = 1'-0"

3/20/2018 10:01 AM



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MOHSENZADEGAN**

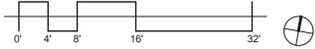
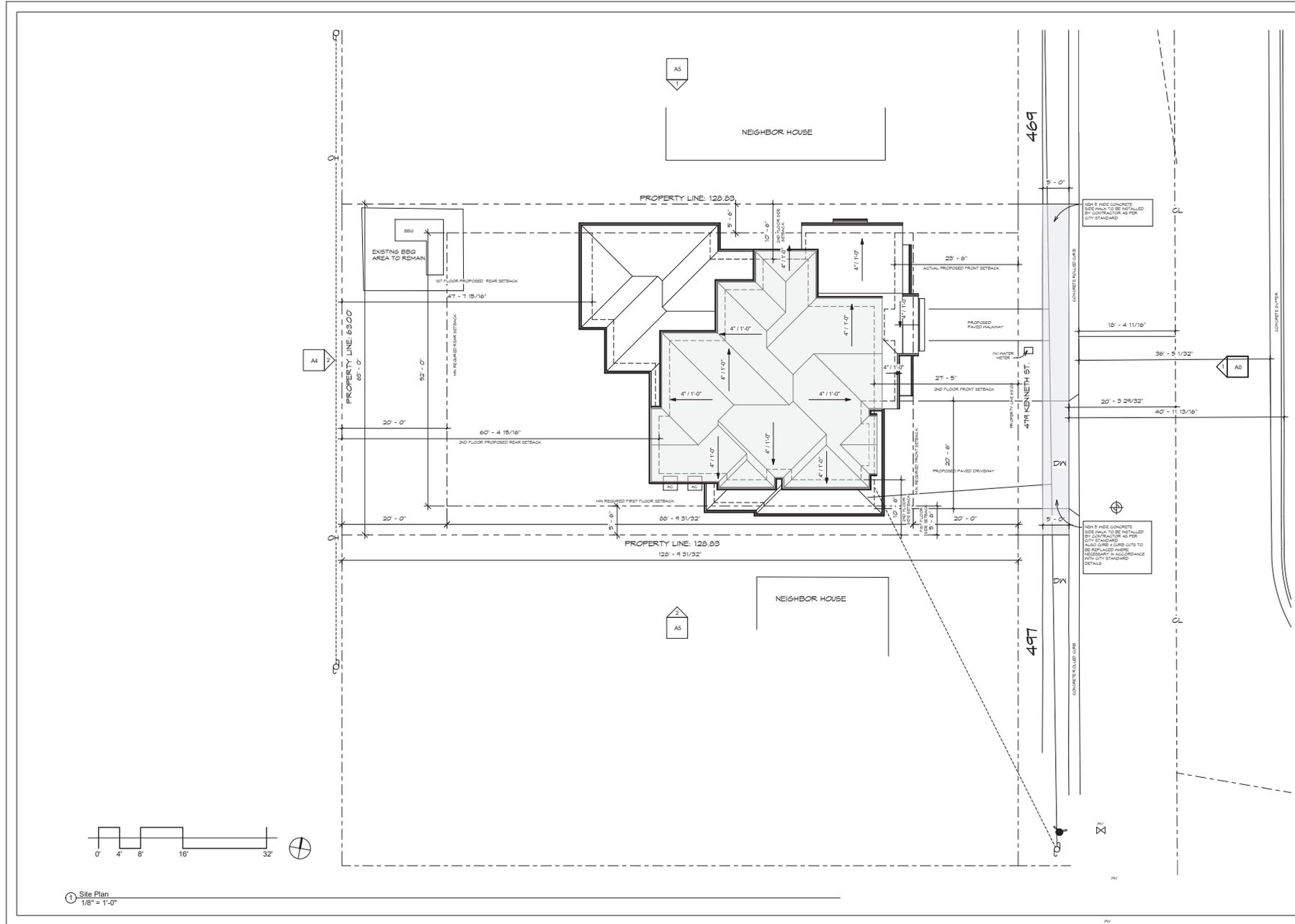
MOHSENZADEGAN

Site Plan

Project number 479
Date 08/20/2018
Drawn by Author
Checked by Checker

A0.1

Scale 1/8" = 1'-0"



1 Site Plan
1/8" = 1'-0"

30/2018 BY 228/21/18



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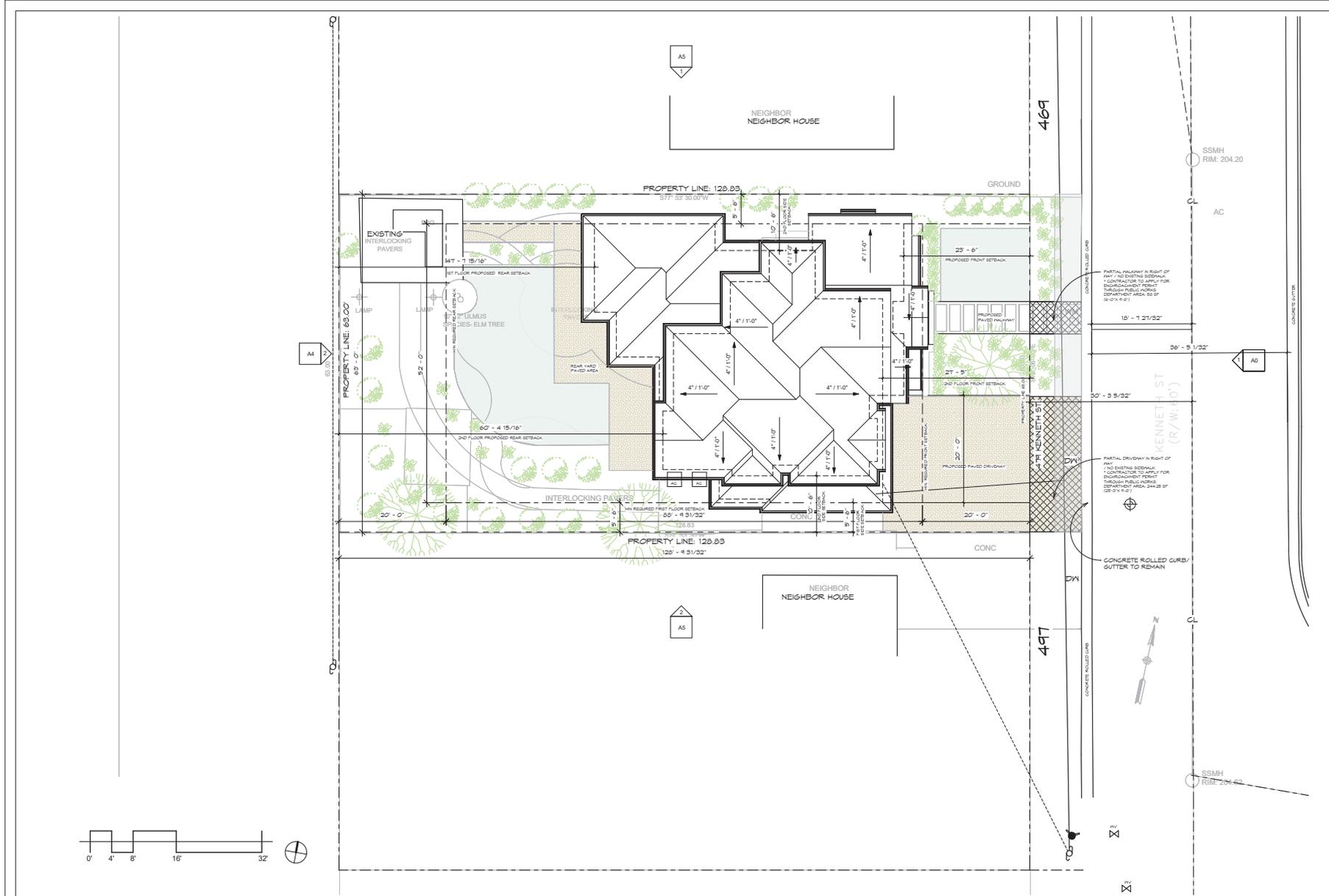
MOHSENZADEGAN

**Site &
Landscape**

Project number 479
Date 08/20/2018
Drawn by SDG
Checked by SS

A0.2

Scale 1/8" = 1'-0"



1 Site Plan with Landscape
1/8" = 1'-0"

201808201807124



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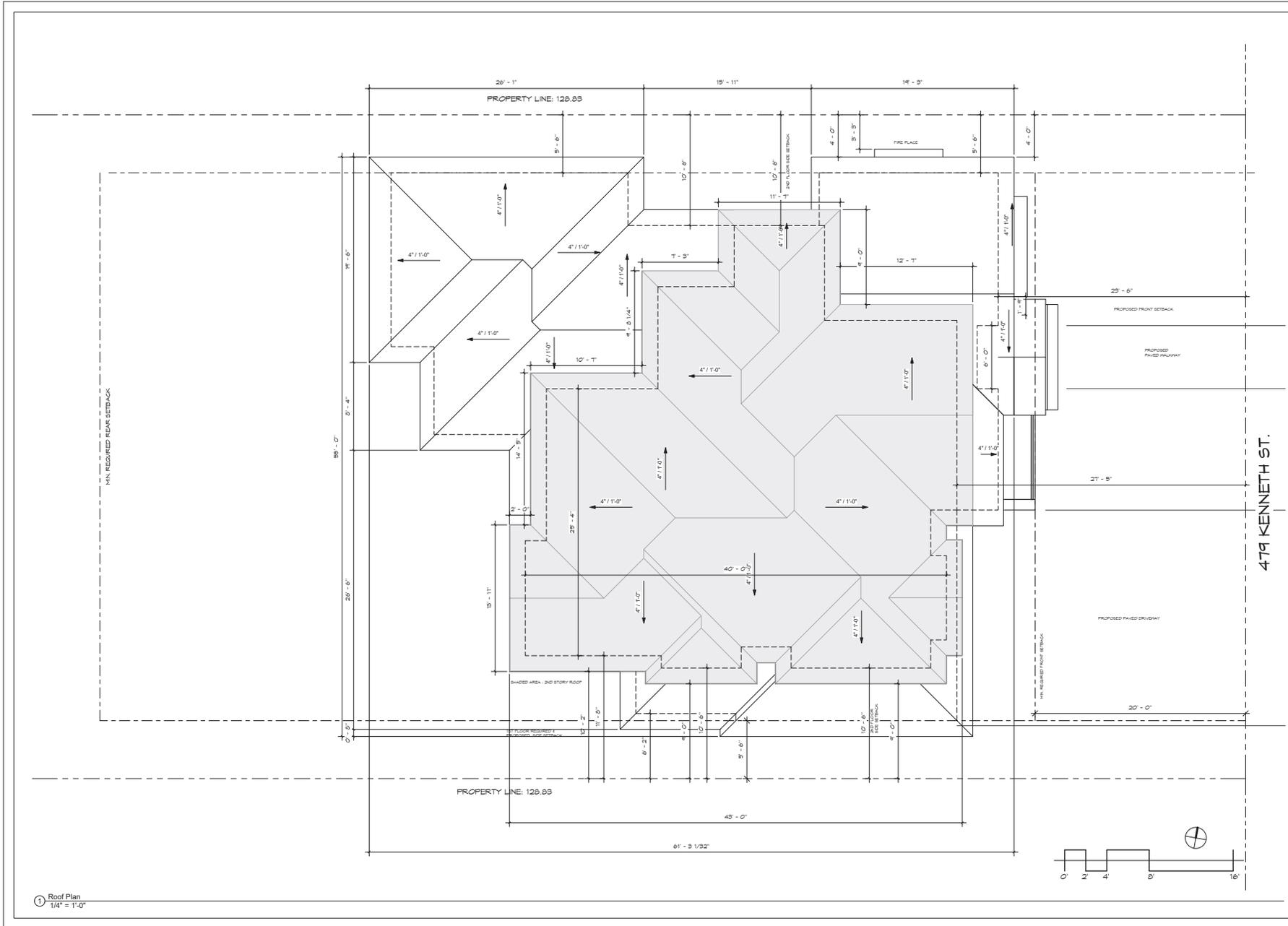
Roof Plan

Project number 479
Date 08/20/2018
Drawn by SDG
Checked by SS

A1

Scale 1/4" = 1'-0"

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1 Roof Plan
1/4" = 1'-0"



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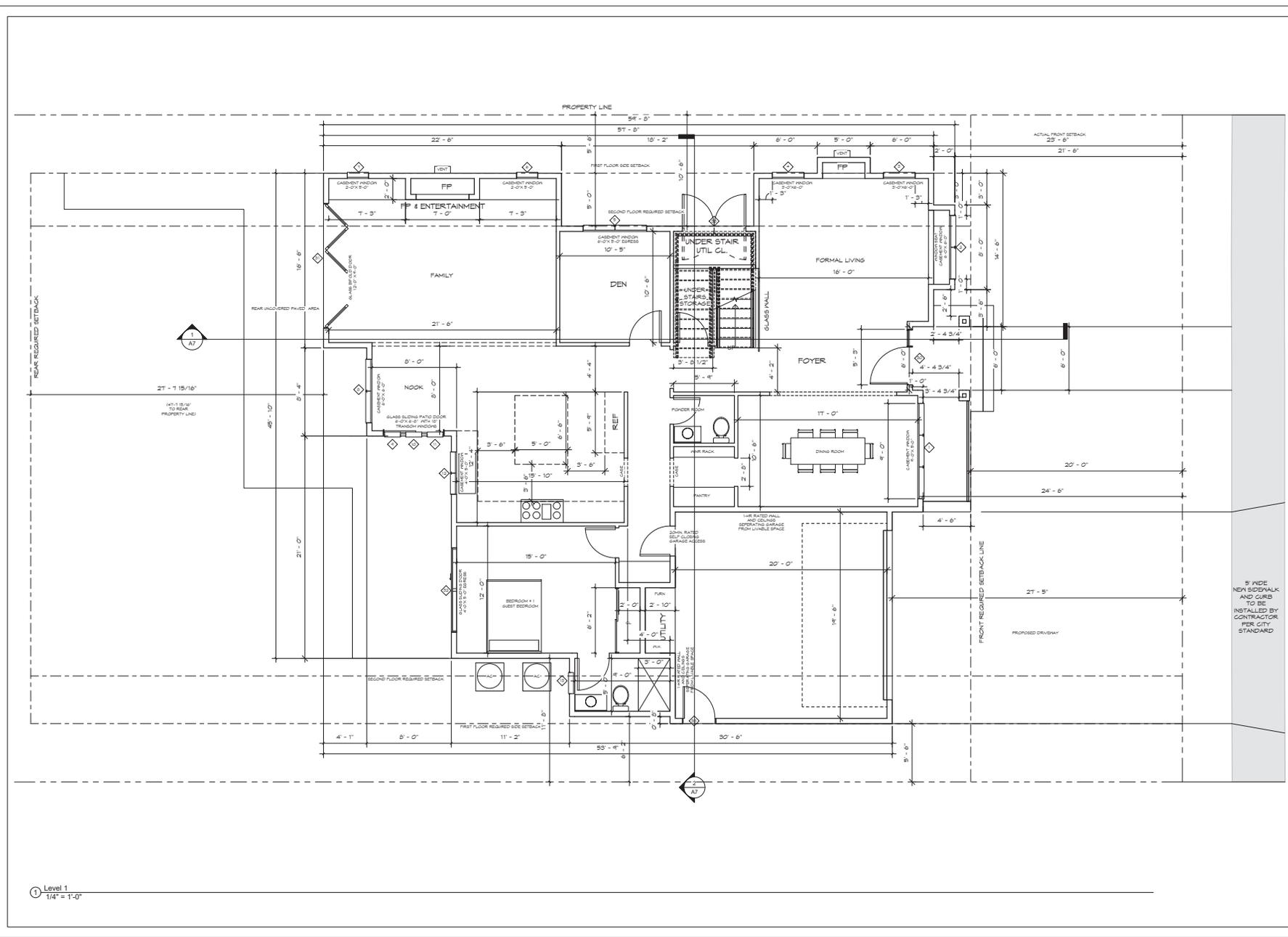
Floor Plan L1

Project number 479
Date 08/20/2018
Drawn by SDG
Checked by SS

A2

Scale 1/4" = 1'-0"

20/2018/08/20/18



Level 1
1/4" = 1'-0"



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**VENUS & SAM
MOHSENZADEGAN**

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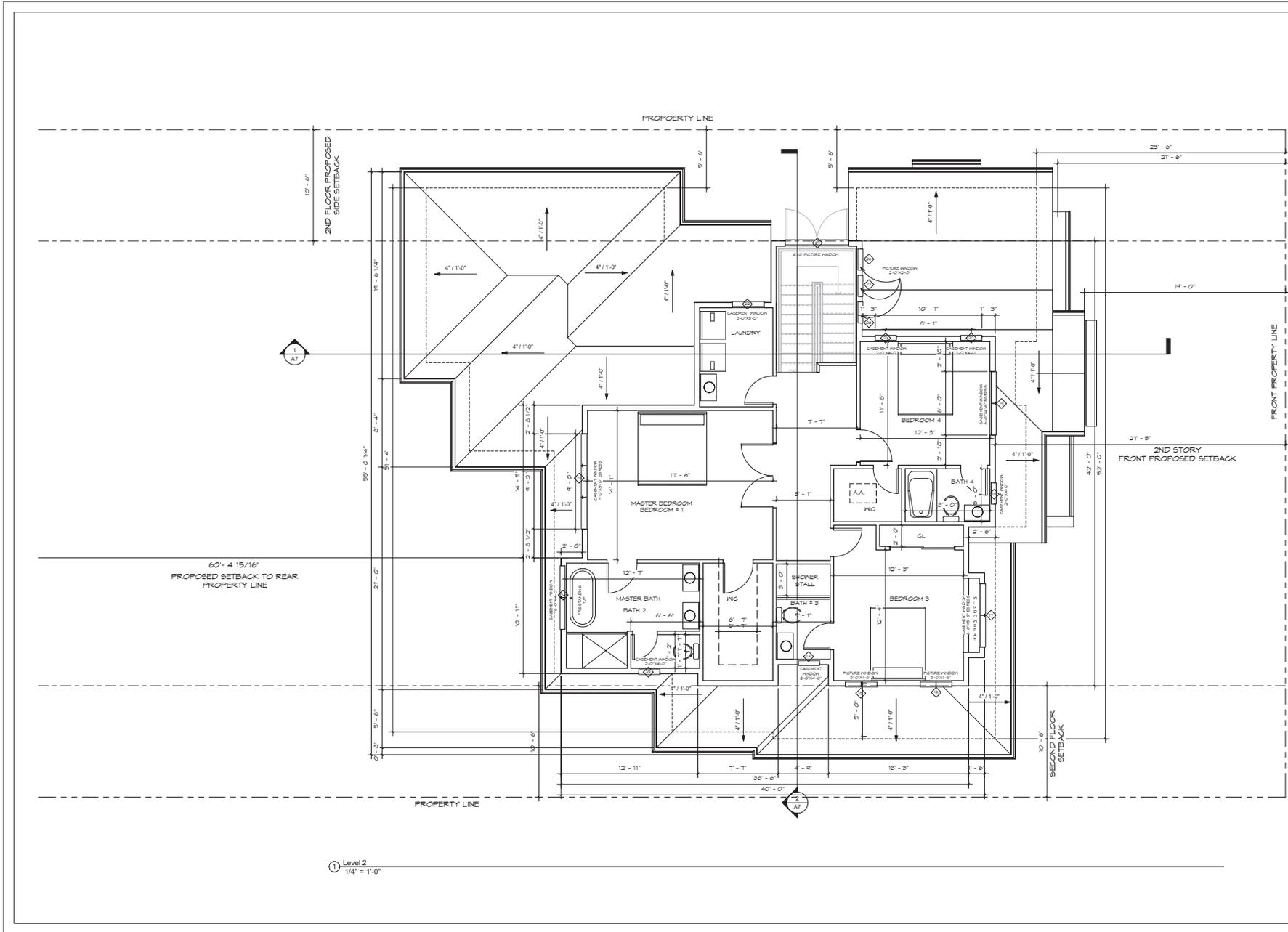
Floor Plan L2

Project number 479
Date 08/20/2018
Drawn by SDG
Checked by SS

A3

Scale 1/4" = 1'-0"

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① Level 2
1/4" = 1'-0"

KEY NOTES:

- EXTERIOR LIGHTWELL SURFACE WITH T STEP DOWN FROM INTERIOR FINISHED FLOOR. SLOPE TO OUTSIDE EDGE TO DRAIN. VERIFY FINISHED SURFACE, WATERPROOFING, ETC. PRIOR TO CONSTRUCTION.
- AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AREA DRAINS AND OVERFLOW AT SUNKEN LIGHTWELLS AND PATIO. FOR STORMWATER COLLECTION SYSTEM TO GRADE. PROVIDE ALARM PANEL SYSTEM FOR PUMP FAILURE ALERTS. SEE CIVIL PLANS FOR SYSTEM DETAILS.
- HOME THEATER SYSTEM: VERIFY ALL A-V COMPONENTS, PROJECTOR AND SCREEN, SEATING, ACOUSTICS, SELECTIONS, ETC. PER OWNER PRIOR TO CONSTRUCTION AT THE THEATER.
- BUILT-IN SHELVING & CABINERY: VERIFY DESIGN WITH OWNER & ARCHITECT.
- SUNKEN SUMP PUMP COLLECTION SYSTEM FOR TENSOR STORMWATER COLLECTION & DISCHARGE FROM LIGHTWELL SURFACE DRAINS UP TO SURFACE DRAINAGE AND RETENTION SYSTEM. SEE ALSO CIVIL PLANS.
- (N) BATHROOM FIXTURES & FINISHES, KOHLER OR EQUAL, FINISHING: CERAMIC TILE FLOORING & SHOWER ENCLOSURE. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER.
- AT ALL SHOWERS AND TUBS WITH SHOWERS:
 - WALL COVERINGS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL TO 50" ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
 - VERIFY FINISH MATERIALS. SEE INTERIOR DESIGN PLANS.
 - INSTALL HOT-MOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2016 CPC 411.0. VERIFY DRAIN LOCATION IV OWNER.
 - TEMPERED GLASS @ WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TOPPERED, 3/8" GLASS. VERIFY IV OWNER.
 - SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
 - ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING OF 50 INCH CIRCLE.
- MECHANICAL ROOM: WITH HOUSE WATER HEATER, AND HVAC UNIT FOR BASEMENT AND FIRST FLOOR LEVELS. VERIFY LAYOUT OF UNITS, DUCTING MANIFOLDS, PANELS, PANELS, CLEARANCE ACCESS, ETC. FOR SPACE PRIOR TO CONSTRUCTION.
- LAUNDRY ROOM: HOOK-UPS AND CONNECTIONS, CABINERY & COUNTERTOPS, VERIFY SELECTIONS, APPLIANCES SPECS, ETC. PER OWNER.
- SUNKEN SEWAGE ELECTION SUMP PUMP SYSTEM FOR BASEMENT WASTE LINE COLLECTION & DISCHARGE UP TO FIRST FLOOR GRAVITY LINES. LOCATED IN EXTERIOR LIGHTWELL (ALTERNATE LOCATION IN MECH. ROOM. SEE ALSO CIVIL PLANS FOR TIE-IN TO STREET. THE DISCHARGE PIPING OF EACH ELECTOR OR PUMP TO HAVE A BACKWATER VALVE AND GATE VALVE, AND BE A MINIMUM OF 2-IN IN DIAMETER. THE SEWER ELECTOR/SEWAGE PUMP RECEIVING DISCHARGE OF WATER CLOSET SHALL BE CAPABLE OF PASSING A 1.5 INCH DIAMETER SOLID BALL.
- DEEP WELL SUMP PUMP SYSTEM FOR COLLECTION OF SUBSURFACE GROUND WATER AT BASEMENT PERIMETER AND UNDER-SLAB. FOR COLLECTION & DISCHARGE UP TO SURFACE DRAINAGE SYSTEM. SEE # (C8.0) FOR SUMP PUMP. LOWEDED CEILING AT HALLWAY AND SECONDARY SPACES. FOR MECHANICAL DUCTING PATHWAYS, VERIFY FINAL FINISHED CEILING HEIGHTS TO COORDINATE WITH MECHANICAL CONSTRUCTION.
- AT SCOPE OF USABLE SPACES BELOW STAIRS, PROVIDE 5/8" TYPE "X" GYP BD. FOR ONE-HOUR FIRE PROTECTION.
- STAIR UP TO FIRST STORY: MAX. T/R RISE: MIN. 12" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.
- EXTERIOR STAIR DOWN TO BASEMENT LIGHTWELL, MAX. T/R RISE, MIN. 11" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.

GENERAL NOTES:

CONFIRM BUILDING PAD LOCATION ON SITE WITH LAND SURVEY VERIFICATION TO ESTABLISH PERMETER AND CONFORMANCE WITH TOWN REQUIRED SITE SETBACKS FOR ALL BUILDING ELEMENTS, INCLUDING ROOF EAVES AND GUTTERS.

ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR CENTERLINE OF WINDOWS, UNLESS OTHERWISE NOTED.

FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL ISSUES IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADINGS OFF, CENTER FLOOR REGISTERS IV WINDOWS, ALIGN CHUTES & CHASES, ETC.

SEE DOOR & WINDOW SCHEDULE A1.1, VERIFY ROUGH OPENINGS OF ALL NEW UNITS PRIOR TO CONSTRUCTION.

VERIFY ALL FINISHING FIXTURES, APPLIANCES, LIGHTING SELECTIONS, DIMENSIONS, & REQUIREMENTS ETC. IV OWNER PRIOR TO ROUGH FRAMING. COORDINATE WITH FRAMING CONTRACTOR.

SEE ELECTRICAL PLANS FOR LIGHTS, SWITCHES, OUTLETS, TV, PHONE LOCATIONS, ETC. VERIFY IV ELECTRICIAN OWNER DURING FRAMING. COORDINATE ALIGNMENT IV TILE FINISHES, HEIGHTS, WALL DEPTHS & FINISH, BLOCKING, ETC.

MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASES, LOCATIONS, CONFIGURATIONS, ETC. IV FRAMING CONTRACTOR DURING FOUNDATION WORK. PLACE DUCTS OUT OF THE WAY IN ATTICS, GARAGE/SPACE, ETC.

RAISED FLOOR VENTILATION CALCULATION:

TOTAL RAISED FLOOR AREA: 731.30 SF.
 1440.94/150 = 12.99 SF. = 1510.1 MIN. SQUARE INCHES OF VENTILATION REQUIRED

EACH FOUNDATION VENT: 14.5"X6"X19" SQUARE INCH PER MESH
 1510.5/91 = 21.5 MIN. OF 22 FOUNDATION VENTS TO BE PROVIDED IN THE RAISED FLOOR AREAS PROVIDE 4 GARAGE SLAB VENTS

ROOFING GENERAL NOTES:

ROOFING: CLASS "A" ASPHALT COMPOSITION CLASS "A" ASPHALT COMPOSITION SHINGLES OVER PLYND. SHEATHING (PER STRUCTURAL). SEE CIRC. R102.2 REQUIREMENTS FOR INSTALLATION, UNDERLAYMENT, FLASHING, ETC.

ON ROOF SECTIONS OF 4:12 PITCH AND GREATER, ONE-LAYER 15# ROOFING FELT (OR APPROVED EQUIVALENT) OF 36" WIDTH SHEETS W/ 2" OVERLAP. PER TABLE R102.1.1(2)

ON ROOF SLOPES AT LEAST 1.9:12 AND UP TO 4:12, PROVIDE TWO-LAYERS OF UNDERLAYMENT, OF 36" WIDTH SHEETS W/ 1" OVERLAP OVER 1" STARTING STRIP. PER TABLE R102.1.1(2)

ALL ROOFING FASTENERS SHALL BE CORROSION-RESISTANT PER CIRC. R102.2.5

PAINT 0.1 SHEET METAL GUTTERS IV. DOWNSPOUTS. VERIFY IN FIELD IV OWNER.

DIRECT ROOF JACKS, VENTS, AND OTHER PENETRATIONS TO THE REAR FACING ROOF PLANE WHERE POSSIBLE.

ROOFING GENERAL NOTES- VENT CALCULATIONS:

ATTIC AREA PART LEVEL 2
 12612.50 FT. / 150 = 84.08 SQ. FT. = 1241 SQ. IN. REQUIRED VENTILATION
 INSTALL 1" LOW-PROFILE MODEL FLAT 40 TO 50 IN. NVA (LOW)
 MIN. 80 BAYS WITH (3) 2" DIA. VENT HOLES PER BAY EQUALLY DISTRIBUTED IN VAULTED CEILING AREAS AND ATTIC AREAS. CONTRACTOR TO PROVIDE 150 S.F.T. OF VENTILATION FOR EVERY 150 SQ. FT. OF SPACE CONDITIONED SPACE CONTRACTOR TO PROVIDE RIDGE VENT FOR ALL AREAS WITH VAULTED CEILING

1ST FLOOR ROOF AREA - NO ATTIC
 MIN. 80 BAYS WITH (3) 2" DIA. VENT HOLES PER BAY EQUALLY DISTRIBUTED IN VAULTED CEILING AREAS AND ATTIC AREAS. CONTRACTOR TO PROVIDE 150 S.F.T. OF VENTILATION FOR EVERY 150 SQ. FT. OF SPACE CONDITIONED SPACE CONTRACTOR TO PROVIDE RIDGE VENT FOR ALL AREAS WITH VAULTED CEILING



① FRONT ELEVATION
 1/4" = 1'-0"



② REAR ELEVATION
 1/4" = 1'-0"



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No.	Description	Date
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VENUS & SAM MOHSENZADEGAN

MOHSENZADEGAN

Elevations

Project number: 479
 Date: 08/20/2018
 Drawn by: SDG
 Checked by: SS

A4
 Scale: 1/4" = 1'-0"

28/08/2018 09:27:17AM

WINDOW & DOOR SCHEDULE									
ID	WIDTH	HEIGHT	VENT/FIXED	SWING	MFG	U-FACTOR	LOCATION	MATERIAL	COMMENTS
01	4'-0"	8'-0"	VENT	L/R	SP	0.30	DINING ROOM	AGL	CASHEMIT PARTING FIXED MULLION
02	8'-0"	8'-0"	VENT	L/R	SP	0.30	LIVING ROOM	AGL	AT BAY WINDOW 2 (2X) CASHEMIT
03	3'-0"	8'-0"	VENT	L	SP	0.30	LIVING ROOM	AGL	
04	3'-0"	8'-0"	VENT	R	SP	0.30	LIVING ROOM	AGL	
05	6'-0"	9'-0"	VENT	L/R	SP	0.30	OFFICE/DEN	AGL	2 (2X) CASHEMIT
06	2'-0"	9'-0"	VENT	L	SP	0.30	FAMILY ROOM	AGL	
07	2'-0"	9'-0"	VENT	R	SP	0.30	FAMILY ROOM	AGL	
08	6'-0"	8'-0"	VENT	L/R	SP	0.30	NOOK	AGL	2 (2X) CASHEMIT
09	1'-6"	1'-6"	FIXED	FIXED	SP	0.30	NOOK	AGL	FRANCON WINDOWS ABOVE SLIDING DOOR
10	1'-6"	1'-6"	FIXED	FIXED	SP	0.30	NOOK	AGL	FRANCON WINDOWS ABOVE SLIDING DOOR
11	1'-6"	1'-6"	FIXED	FIXED	SP	0.30	NOOK	AGL	FRANCON WINDOWS ABOVE SLIDING DOOR
12	4'-0"	9'-0"	VENT	L/R	SP	0.30	KITCHEN	AGL	3 (2X) CASHEMIT
13	2'-0"	4'-0"	VENT	R	SP	0.30	BATHROOM # 1	AGL	BATHROOM WINDOW TINTED GLAZING
14	2'-0"	4'-0"	VENT	R	SP	0.30	BATHROOM # 3	AGL	BATHROOM WINDOW
15	3'-0"	1'-6"	FIXED	FIXED	SP	0.30	BEDROOM # 3	AGL	HIGH SILL WINDOWS
16	3'-0"	1'-6"	FIXED	FIXED	SP	0.30	BEDROOM # 3	AGL	HIGH SILL WINDOWS
17	6'-0"	8'-0"	VENT	L/R	SP	0.30	BEDROOM # 3	AGL	AT BEDROOM BAY WINDOW (2)X(2)
18	2'-0"	4'-0"	VENT	R	SP	0.30	BATHROOM # 4	AGL	BATHROOM WINDOW TINTED GLAZING
19	6'-0"	4'-6"	VENT	L/R	SP	0.30	BEDROOM # 4	AGL	2 (2X) SILL WINDOWS
20	2'-0"	4'-0"	VENT	L	SP	0.30	BEDROOM # 4	AGL	
21	2'-0"	4'-0"	VENT	R	SP	0.30	BEDROOM # 4	AGL	
22	3'-0"	9'-0"	VENT	L	SP	0.30	LAUNDRY	AGL	
23	4'-0"	9'-0"	VENT	L/R	SP	0.30	MASTER BEDR.	AGL	3 (2X) SILL WINDOWS FIXED MIDDLE PANEL
24	6'-0"	4'-0"	VENT	L/R	SP	0.30	MASTER BATH	AGL	2 (2X) SILL WINDOWS ABOVE TUB - TINTED
25	2'-0"	4'-0"	VENT	L/R	SP	0.30	MASTER BATH	AGL	TINTED
26	2'-0"	2'-0"	FIXED	FIXED	SP	0.30	STAIRS	AGL	
27	2'-0"	2'-0"	FIXED	FIXED	SP	0.30	STAIRS	AGL	
28	2'-0"	2'-0"	FIXED	FIXED	SP	0.30	STAIRS	AGL	
29	6'-0"	8'-0"	FIXED	FIXED	SP	0.30	STAIRS	AGL	TINTED
30	5'-0"	1'-0"	DOOR	L/R	SP	0.30	FRONT ENTRY	AGL	42" W/ ENTRY DOOR WITH 10" SLEDGE
31	12'-0"	1'-0"	DOOR	L/SR	P.S.	0.30	REAR PATIO	AGL	REAR PATIO Bifold DOOR
32	8'-0"	1'-0"	DOOR	L/R	P.S.	0.30	REAR PATIO	AGL	BEDROOM BACKYARD ACCESS
33	6'-0"	4'-0"	DOOR	L/R	M.S.C.	0.30	UNDERSTAR	AGL	UNDERSTAR EXTERIOR STORAGE DOOR

NOTES:
 V= OPERABLE WINDOW/DOOR
 F= FIXED / PICTURE WINDOW
 R= RIGHT SWING / SLIDE
 L= LEFT SWING / SLIDE
 L/R = LEFT AND RIGHT SWING
 SAFETY, TINTED/EMERGENCY
 MFG = MANUFACTURER
 SP = SEERRA PACIFIC
 AGL ALUMINUM GLAD HOOD
 P.S. = PETHERSHIELD



① RIGHT SIDE ELEVATION
 1/4" = 1'-0"



② LEFT SIDE ELEVATION
 1/4" = 1'-0"



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SIGNATURES

PROJECT ADDRESS

479 Kenneth St.
 Campbell 95008

No.	Description	Date
1	BUILDING PACKAGE	08-20-2018

VENUS & SAM
 MOHSENZADEGAN

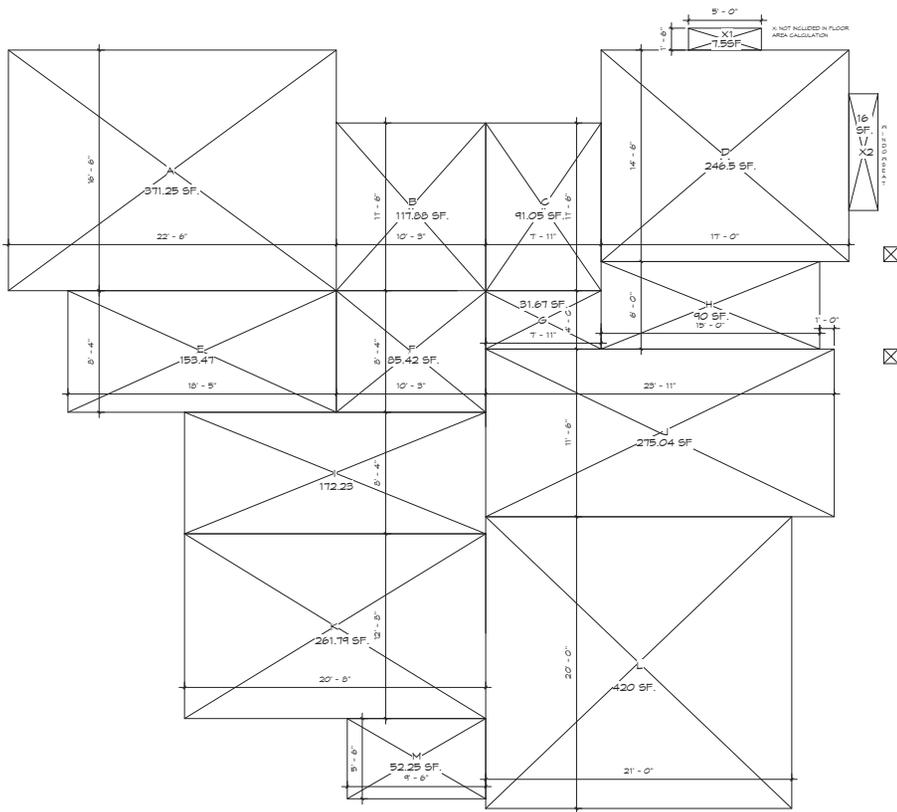
MOHSENZADEGAN

Elevations

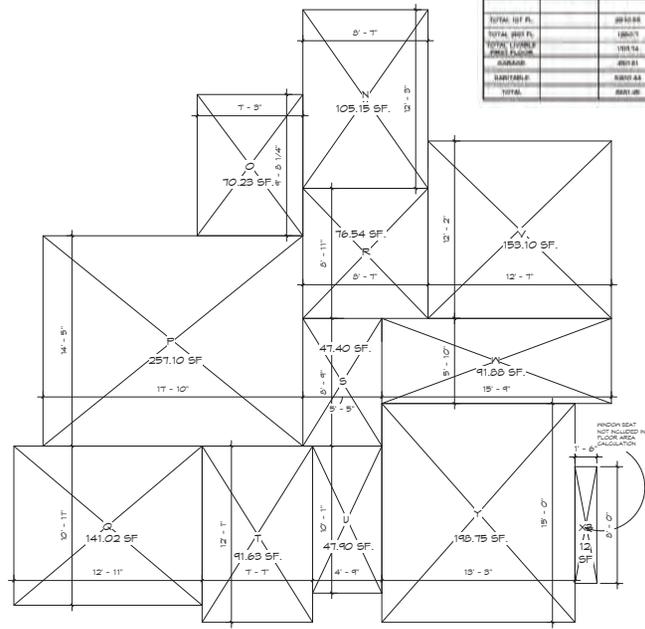
Project number 479
 Date 08/20/2018
 Drawn by SDG
 Checked by SS

A5
 Scale 1/4" = 1'-0"

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① Level 1 Area Diagram
1/4" = 1'-0"



② Level 2 Area Diagram
1/4" = 1'-0"

NO.	DESCRIPTION	AREA (S.F.)	1ST / 2ND LEVEL	FIN.
A	371.25	511.20	1ST LEVEL	100
B	117.88	117.88	1ST LEVEL	100
C	91.05	91.05	1ST LEVEL	100
D	246.5	246.5	1ST LEVEL	100
E	153.47	153.47	1ST LEVEL	100
F	95.42	95.42	1ST LEVEL	100
G	31.67	31.67	1ST LEVEL	100
H	10	10	1ST LEVEL	100
I	172.23	172.23	1ST LEVEL	100
J	261.74	261.74	1ST LEVEL	100
K	52.25	52.25	1ST LEVEL	100
L	420	420	1ST LEVEL	100
M	17.55	17.55	1ST LEVEL	100
N	105.15	105.15	2ND LEVEL	100
O	70.23	70.23	2ND LEVEL	100
P	257.10	257.10	2ND LEVEL	100
Q	141.02	141.02	2ND LEVEL	100
R	91.63	91.63	2ND LEVEL	100
S	47.40	47.40	2ND LEVEL	100
T	195.75	195.75	2ND LEVEL	100
U	47.40	47.40	2ND LEVEL	100
V	76.54	76.54	2ND LEVEL	100
W	153.10	153.10	2ND LEVEL	100
X	91.63	91.63	2ND LEVEL	100
Y	12	12	2ND LEVEL	100
Z	18	18	TRAP FLAT	100
AA	10	10	MECHANICAL	100
AB	10	10	MECHANICAL	100
AC	1	1	1ST LEVEL CORRIDOR	100
AD	1	1	1ST LEVEL CORRIDOR	100
SUPPL. 1ST FL.	299.88			
SUPPL. 2ND FL.	414			
TOTAL (LEVEL)	1867.1			
TOTAL (LEVEL)	1867.1			
MECHANICAL	20			
HABITABLE	1847.1			
TOTAL	1867.1			



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SIGNATURES

PROJECT ADDRESS

479 Kenneth St.
Campbell 95008

No.	Description	Date
1	BUILDING PACKAGE	08-20-2018

VENUS & SAM MOHSENZADEGAN

MOHSENZADEGAN

Area Calculation Diagram

Project number 479
Date 08/20/2018
Drawn by SDG
Checked by SS

A6

Scale 1/4" = 1'-0"

18/2020/08/20/2018

NOTES

- (N) BATHROOM FIXTURES & FINISHES, KOHLER OR EQUAL PLUMBING, CERAMIC TILE FLOORING & SHOWER ENCLOSURE. VERIFY ALL SELECTIONS, FINISHES, ACCESSORIES, ETC. WITH OWNER.
- AT ALL SHOWERS AND TUBS WITH SHOWERS:
 - WALL COVERSERS SHALL BE PORTLAND CEMENT CONCRETE, CERAMIC OR STONE TILE, OR APPROVED EQUAL, TO 5" ABOVE DRAIN. MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.
 - VERIFY FINISH MATERIALS. SEE INTERIOR DESIGN PLANS.
 - INSTALL HOT-NOP SHOWER PAN @ ALL SHOWERS (TYPICAL). BASE MATERIAL BENEATH SHOWER PAN TO SLOPE TO DRAIN PER 2018 CPC 411.0. VERIFY DRAIN LOCATION IV OWNER.
 - TEMPERED GLASS @ WINDOW AND SHOWER ENCLOSURE. SHOWER DOORS & ENCLOSURES SHALL BE FRAMELESS, TEMPERED, 3/8" GLASS. VERIFY IV OWNER.
 - SHOWERS AND TUB/SOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE BALANCE TYPE ADJUSTED TO 120 DEGREES MAXIMUM.
 - ALL SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR OF 1024 SQ. IN. AND SHALL ALSO BE CAPABLE OF ENCOMPASSING OF 30 INCH CIRCLE.
- MECHANICAL ROOM, WITH HOUSE WATER HEATER, AND HVAC UNIT FOR BASEMENT AND FIRST FLOOR LEVELS. VERIFY LAYOUT OF UNITS, DUCTING, HANGERS, PANELS, PANELS, CLEARANCE ACCESS, ETC. FOR SPACE PRIOR TO CONSTRUCTION.
- LAUNDRY ROOM HOOK-UPS AND CONNECTIONS, CABINETRY & COUNTERTOPS, VERIFY SELECTIONS, APPLIANCES SPECS, ETC. PER OWNER.
- LOWEDED CEILING AT HALLWAY AND SECONDARY SPACES, FOR MECHANICAL DUCTING PATHWAYS. VERIFY FINAL FINISHED CEILING HEIGHTS TO COORDINATE WITH MECHANICAL DESIGN PRIOR TO CONSTRUCTION.
- AT SLOTT OF USABLE SPACES BELOW STAIRS, PROVIDE 5/8" TYPE "X" GYP BOARD, FOR ONE-HOUR FIRE PROTECTION.
- STAIR UP TO FIRST STORY, MAX. 175" RISE, MIN. 10" STAIR UP TO FIRST STORY, MAX. 175" RISE, MIN. 10" RUN, WITH HANDRAILS & GUARDRAILS PER CODE.

CALIFORNIA ENERGY CODE REQUIREMENTS FOR NEW HOMES:
 PER DEC 15(07), PROVIDE CONTINUOUS MECHANICAL WHOLE HOUSE EXHAUST OR SUPPLY VENTILATION WITH OUTSIDE AIR PER MINIMUM LEVELS IN TABLE 4.1A OR EQUATION 4.1A, FOR COMPLIANCE WITH ASHRAE STANDARD 62.2 FOR INDOOR AIR QUALITY IN LOW RISE RESIDENTIAL PER EQUATION 4.1A. (CONDITIONED AREA X 0.03) + 1.5 X (# BEDROOMS + 1) = (3,200.44 X 0.03) + 1.5 X (4+1) = 145 CFM
 INSTALL (2) PANASONIC WHISPER GREEN PICK-A-FLOW SPEED SELECTOR WITH TOP FLOW @ TO CFM VENTILATION FAN AT FOUR LOCATIONS. SET SPEED AT TO CFM EACH AND HAVE THEM FULL-TIME OPERATED AND TO PROVIDE A LABEL AT FAN CONTROL SWITCH READING: FAN TO BE LEFT ON FOR INDOOR AIR QUALITY.

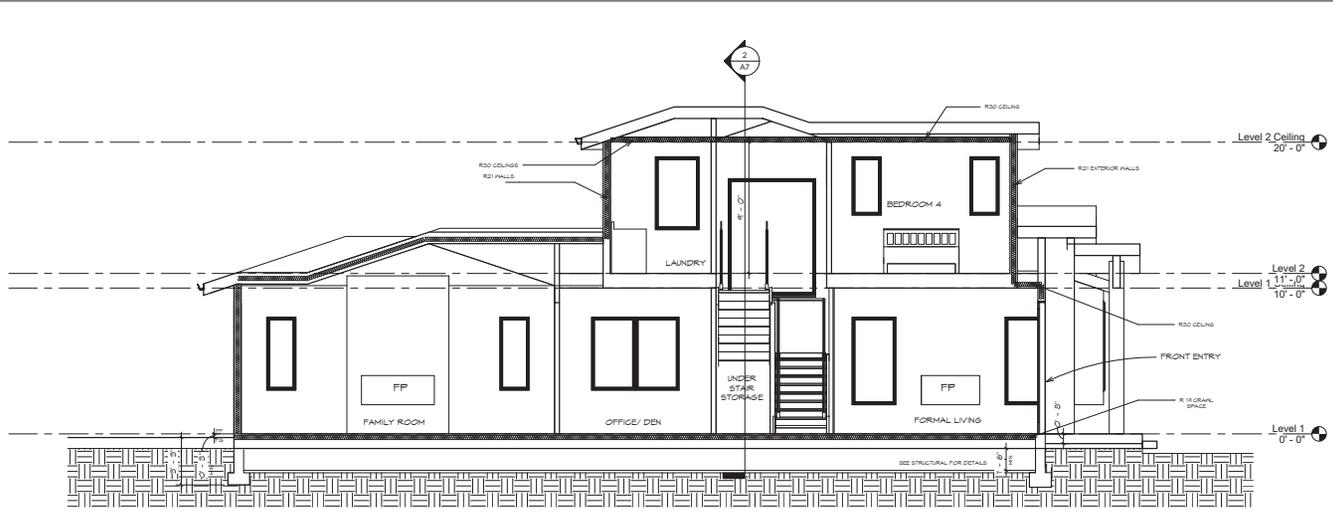
VERIFY ALL HARDSCAPE AT LANDSCAPE LAYOUTS AND FINISHES WITH OWNER.
 EXTERIOR WALLS: PAINTED SMOOTH STUCCO FINISH, VERIFY SELECTIONS/OPTIONS IV OWNER.
 2x6 WALL FRAMING AT EXTERIOR INSULATED WALLS FOR R-21 ENVELOPE. SEE STRUCTURAL PLANS FOR SHEAR WALLS.
 INTERIOR WALLS - 5/8" GYP. BD. ON 2x4 STUDS @ 16" O.C. U.N.O. SEE STRUCTURAL PLANS FOR SHEAR WALL AND HOLDUP LOCATIONS & FINISHES. (2x6 MIN. AT PLUMBING WALLS). 3/8" TYPE "X" GYPUM BOARD AT ALL GARAGE SEPARATION WALLS & CEILING IN ENCLOSED SPACE UNDER STAIRS.
 ALL WINDOWS & FRENCH DOORS TO BE WOOD FRAME, ALUMINUM GLAD, DUAL-PANE, IV DIVIDED LIGHTS AS SHOWN ON ELEVATIONS. PROVIDE TEMPERED GLASS AT ALL GLAZED DOORS AND GLAZING WITHIN 24" OF A DOOR OR WITHIN 18" OF FINISHED FLOOR. PROVIDE TEMPERED GLAZING AT SHOWERS AND ABOVE BATHTUBS.
 FRAMING CONTRACTOR SHALL CAREFULLY REVIEW ALL ELECTRICAL, MECHANICAL, & STRUCTURAL PLANS AND CONSIDER ALL BEAMS IN LOCATION OF SIGNIFICANT BEAMS AND LAYOUT OF FLOOR & CEILING JOISTS TO ACCOMMODATE LIGHT CANS, PLUMBING, MINIMIZE HEADING OFF, CENTER FLOOR REGISTERS IV DOORS, ALIGH GATES & CHAIRS, ETC.

SEE ALSO DIMENSION PLAN SHEETS. ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF WINDOW/DOOR, TYP. U.N.O. VERIFY ALL CRITICAL DIMENSIONS AT EXISTING ELEMENTS IN FIELD PRIOR TO FRAMING. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO FURTHER PROGRESS. VERIFY FINISH SELECTIONS, BASEBOARD, CEILING TRIM, AND DOOR & WINDOW CASINGS IV OWNER IN FIELD. PROVIDE BLOCKING AS NECESSARY. VERIFY PAINT AND COLOR SELECTIONS IV OWNER IN FIELD. MECHANICAL CONTRACTOR TO VERIFY ALL AIR DUCTS, CHASSES, LOCATIONS, CONFIGURATIONS, ETC. WITH FRAMING CONTRACTOR DURING FOUNDATION WORK, PRIOR TO FRAMING. PLACE DUCTS OUT OF THE WAY IN ATTICS, CRAWLSPACES, ETC. AND UNDERGROUND AND ABOVE-GROUND.
 WATERPROOFING & FLASHING DETAILS PER WATERPROOFING SPECIALIST SUBCONTRACTOR.

GENERAL NOTES:
 ALL GRADING, EARTHWORK, FOUNDATION PREPARATION, AND DRAINAGE SUBJECT TO RECOMMENDATIONS IN THE SOILS REPORT BY AKA ENGINEERS COMPANY (REPORT DATE: AUG 6 2018).
 SOILS ENGINEER SHALL OBSERVE AND TEST GRADINGS INCLUDING SUB GRADE PREPARATION TO VERIFY THAT THE CONTRACTOR MEETS THE RECOMMENDED MATERIAL QUALITY, MOISTURE CONTENT, AND CONSTRUCTION REQUIREMENTS. SOIL ENGINEER SHALL OBSERVE THE FOOTING EXCAVATIONS PRIOR TO THE PLACEMENT OF REINFORCING STEEL TO CONFIRM THAT THE FOUNDATIONS ARE FOUNDED IN UNDISTURBED, FIRM NATURAL SOILS AND AT THE MINIMUM DEPTH OR DEEPER.
 SEE CIVIL DRAWINGS BY SMP ENGINEERS FOR ALL GRADINGS AND DRAINAGE WORK, UTILITY CONNECTIONS AND DETAILS, VERIFY ALL HARDSCAPE AND SITE FINISH MATERIALS, AND SELECTION WITH OWNER PRIOR TO CONSTRUCTION. SEE LANDSCAPE PLANS FOR ALL NEW PAINTING AND IRRIGATION SYSTEMS.
 MAINTAIN MINIMUM 3% SLOPE AWAY FROM FOUNDATION AT LANDSCAPE AREAS, MINIMUM 2% SLOPE AWAY AT PAVED AREAS WITHIN 8' OF STRUCTURE.
 SETBACK VERIFICATION WILL BE REQUIRED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO VERIFY THE LOCATION OF STRUCTURE ON THE PROPERTY AND DOCUMENTATION SHALL BE SUBMITTED TO THE CITY BUILDING DEPARTMENT PRIOR TO FOUNDATION INSPECTION. VERIFY SEPARATE ENCROACHMENT PERMIT APPROVALS PER CITY FOR ANY WORK WITHIN THE RIGHT OF WAY.

DEGREE EXCAVATION CALLS:
 CONTRACTOR IS RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES. UNDERGROUND SERVICE ALERT (USA) SHOULD BE NOTIFIED FOR ASSISTANCE IN THIS MATTER AT (800) 221-2000, 48 HOURS PRIOR TO ANY CONSTRUCTION. THE (USA) AUTHORIZATION NUMBER SHALL BE KEPT AT THE JOBSITE LOCATION AND CHARACTER OF ANY UTILITIES IF SHOWN HEREON ARE APPROXIMATE AND TAKEN FROM A COMBINATION OF SURFACE STRUCTURAL OBSERVATION AND/OR RECORDS OF THE CONTROLLING AGENCY. KAL DESIGN GROUP DOES NOT ASSUME RESPONSIBILITY FOR THE LOCATION OF ANY EXISTING UTILITIES OR OTHER UNDERGROUND FEATURES SUCH AS VAULTS, TANKS, BASEMENTS, BURIED OBJECTS, ETC.
 EGRESS WINDOW & DOORS - IRC 310 NOTE: ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE:
 - THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44 INCHES ABOVE THE FLOOR.
 - MINIMUM NET CLEAR OPENING HEIGHT OF 20" AND WIDTH OF 20".
 - MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (AT GRADE LEVEL).
 NOTE: IN ORDER TO MEET THE MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET, EITHER THE WIDTH OR HEIGHT, OR BOTH, MUST EXCEED THE MINIMUM DIMENSION (SEE FIGURE BELOW). THE NET CLEAR OPENING DIMENSIONS REQUIRED SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE.
 - SHOWER WALLS TO BE PROTECTED UP TO 12" PER SECTION R307.03C.
 - SAFETY GLASS REQUIRED WINDOWS AND DOORS TO BE LABELED WITH 56.

R911-1.1 WIDTH: STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES (914 MM) IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HANDRAIL HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES (114 MM) ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH AND HEIGHT OF THE HANDRAIL BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES (797 MM) WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES (689 MM) WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
R911-1.2 HEADROOM: THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES (2032 MM) MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. ALL HANDRAILS TO BE CONTINUOUS FOR ALL STAIRS OR STEPS WITH 4 OR MORE RISERS.
 R13 WALLS - FINISH DESIGN U VALUE 0.10, 1" AIR GAP BETWEEN 12" CONCRETE PARAMETER PROPERLY FIRE BLOCKED ANY HOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED.

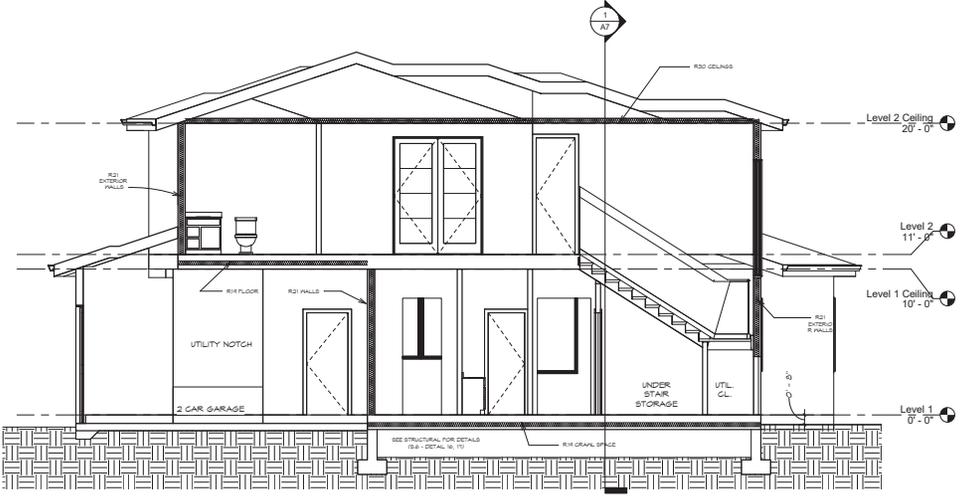


Section 7
1/4" = 1'-0"

2016 CALGREEN MANDATORY MEASURES:

- DEVELOP A PLAN TO MANAGE STORM WATER DRAINAGE CONSTRUCTION PER CALGREEN SECTION 4.106.2
- PLAN AND EXECUTE GRADING AND PAVING PLAN TO KEEP SURFACE WATER AWAY FROM BUILDING PER CALGREEN SECTION 4.103.3
- SUBMIT CONSTRUCTION WASTE MANAGEMENT PLAN PER CALGREEN SECTION (4.403.2) (OR IN ACCORDANCE WITH THE LOCAL ORDINANCE) DIVERT A MINIMUM OF 60% OF CONSTRUCTION WASTE TO CITY RECYCLOGY CENTER OR SALVAGE PER SECTION (4.400.1) DUST SYSTEMS ARE SIZED AND DESIGNED WITH EQUIPMENT SELECTED PER SECTION (4.501.2). HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED, AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
- AT PROJECT COMPLETION, PROVIDE A COPY OF THE OPERATIONS AND MAINTENANCE MANUAL TO THE BUILDING OCCUPANT OR OWNER ADDRESSING ITEMS 1 THROUGH 10 IN SECTION 4.10.1. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, & CONDUITS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.408.1).
- COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.2.1). ADHESIVE SEALANTS, GASKETS AND OTHER TOXIC COMPOUNDS USED DURING CONSTRUCTION SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.1).
- PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.2.2).
- AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIX LIMITS FOR ROG AND TOXIC COMPOUNDS (4.504.2.3).
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS (4.504.3).
- MINIMUM 50% OF FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS PER SECTIONS (4.504.4).
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS (4.504.5).
- INSTALL CAPILLARY BREAK VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS. (4.505.2)
- CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOORING BEFORE ENCLOSURE (4.505.3)

SEE SHEET 581 FOR ADDITIONAL GREEN BUILDING MEASURES AND DETAILS.



Section 8
1/4" = 1'-0"

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SIGNATURES

No.	Description	Date
1	BUILDING PACKAGE	08/20/2018

VENUS & SAM MOHSENZADEGAN

MOHSENZADEGAN

Sections

Project number	479
Date	08/20/2018
Drawn by	SDG
Checked by	SS

A7

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

2018/08/20 10:53 AM

REVISIONS	BY
△ 6/25/18	MY



**PRELIMINARY
LANDSCAPE PLAN**

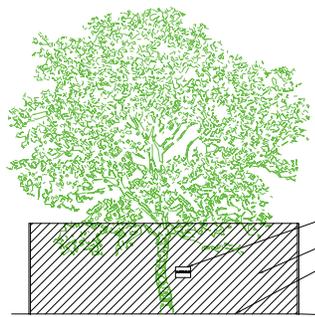
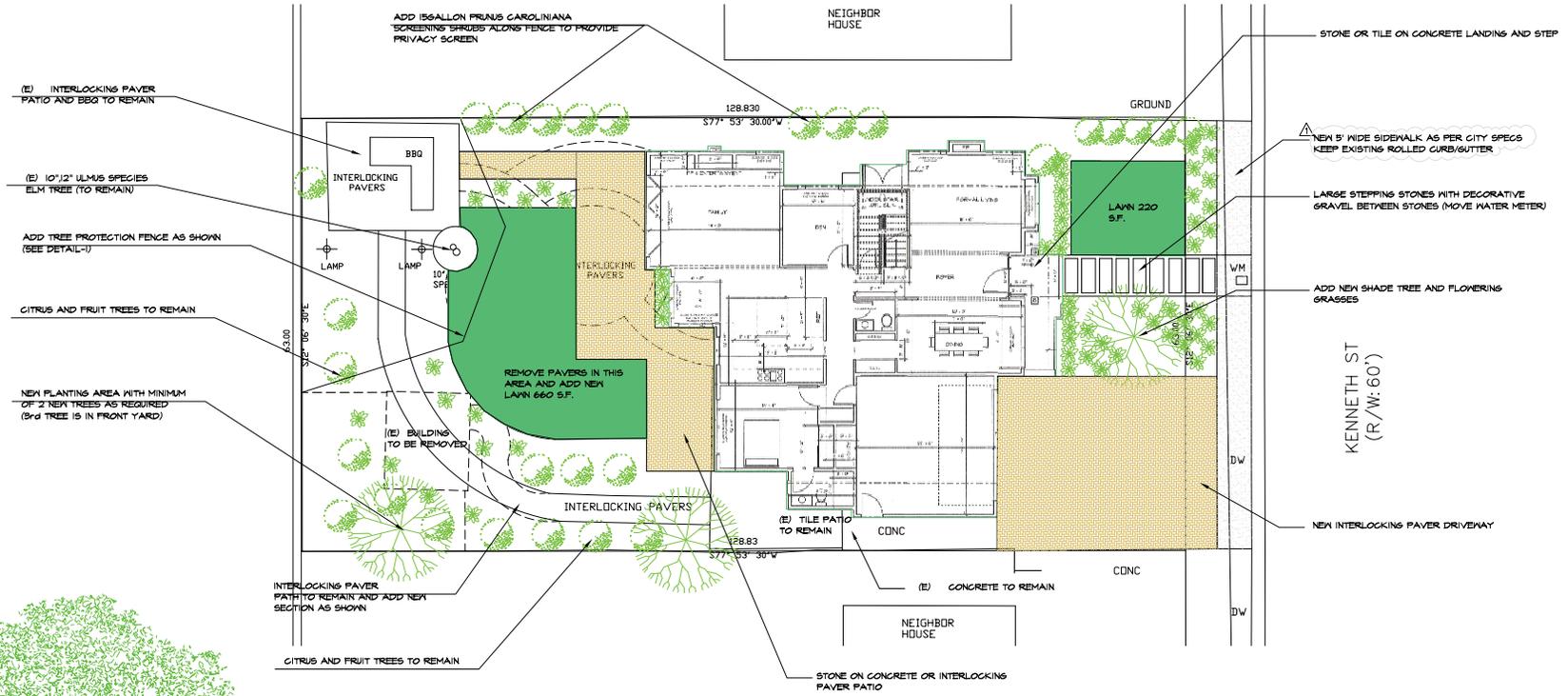
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479 KENNETH STREET
CAMPBELL, CA**

AP/N 004-25-061

DRAWN	MY
CHECKED	MY
DATE	5/1/18
SCALE	1/8" = 1'-0"
JOB NO.	331
SHEET	

L-1

OF SHEETS



TREE PROTECTION DETAIL-1

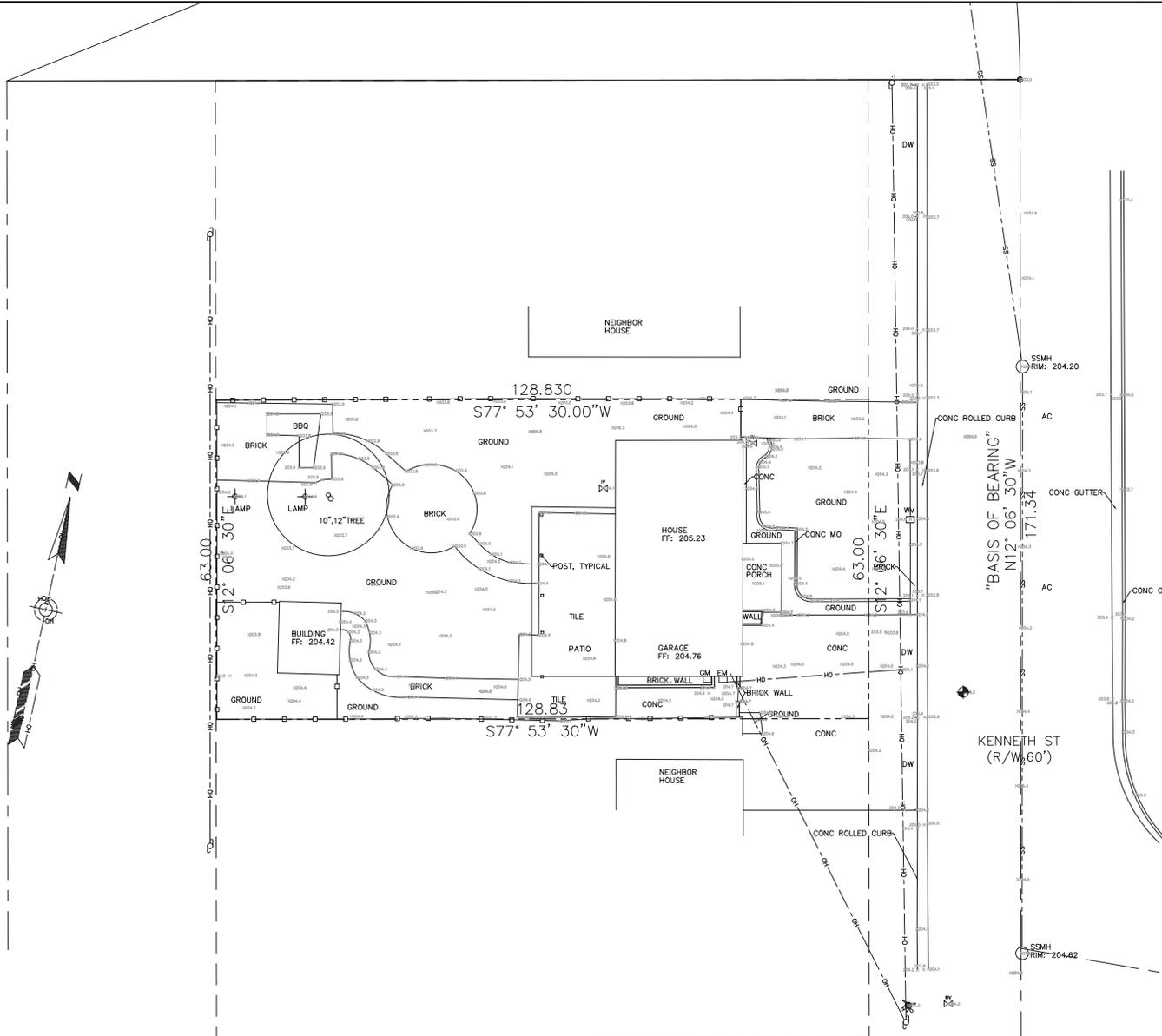
HIGH WATER USE LAWN=880 S.F. (25% OF TOTAL LANDSCAPE AREA)
TOTAL LANDSCAPE AREA = 3480 S.F.

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



PRELIMINARY LANDSCAPE PLAN

1/8" = 1'-0"



---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	EASEMENT LINE	BISL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CD	CURB CUT
---	WOOD FENCE	DW	DRIVEWAY
---	POWER POLE	EB	ELECTRIC BOX
---	TIRE HYDRANT	EM	ELECTRIC METER
---	JOINT POLE	EP	EDGE OF PAVEMENT
---	SURVEY MONUMENT FOUND	FM	FLAG
---	TBM (ELEVATION)	GA	GUY ANCHOR
---	WATER VALVE	GM	GAS METER
---		GV	GAS VALVE
---		IP	IRON BIT VALVE
---		IS	ISLET
---		MB	MAIL BOX
---		MH	MANHOLE
---		PLU	PUBLIC UTILITY EASEMENT
---		PC	BRICK CONC PAVEMENT
---		PP	POWER POLE
---		(S)	PATROL SIGN
---		SS	STREET LIGHT
---		SSMH	STORM SEWER MANHOLE
---		SSMH	SANITARY SEWER MANHOLE
---		SSCO	STORM CURB ORATE
---		TS	TRAFFIC SIGN
---		VC	VALLEY CUTTER
---		WM	WATER METER
---		WV	WATER VALVE

DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

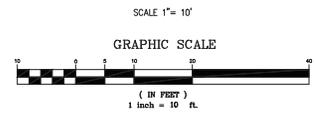
NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE FEATURES ARE LOCATED BY MEANS OF A STATION AND OFFSET FROM THE CONTROL LINE.

BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS, RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK 44 PAGE 46 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

PROJECT BENCHMARK:
S.C.V.D. BENCHMARK
BM #620
DISK FOUND
ELEV= 210.27
(NAVD 88 DATUM)

SITE BENCHMARK:
SURVEY CONTROL
SET WAG NAIL
ELEVATION=204.24'
(NAVD 88 DATUM)

- NOTES:**
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 2. THE GROSS AREA OF LAND OF RECORD IS 8,116 SQ. FT. ±.
 3. THE MAP WAS BASED ON A GRANT DEED DOC.# 19559082 BY ALLIANCE TITLE CO. DATED 8/22/2007, RECORDED IN SANTA CLARA COUNTY.
 4. ALL EXISTING BUILDINGS ARE WOOD.
 5. FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 6. THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



479 Kenneth Street
Campbell
APN: 404-25-061



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

Scale: 1" = 10'
Prepared by:
Checked by:
Date: 8/28/2017
Project No: 217087

TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF CAMPBELL

GRADING AND DRAINAGE NOTES

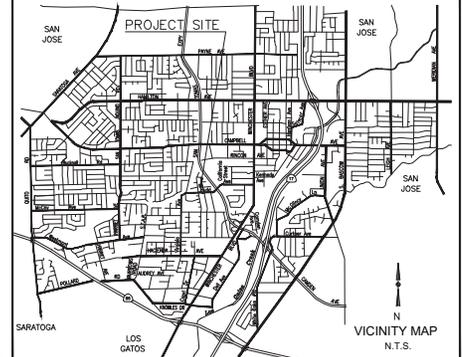
- CALIFORNIA BUILDING CODE**
ALL WORK SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE.
- O.S.H.A. REGULATIONS**
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- GEOTECHNICAL (SOILS) REPORT**
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT PREPARED BY "TRIN", DATED "DATE" PROJECT NO. "FILE NO".
- SPECIFICATIONS AND OBSERVATIONS**
ALL GRADING AND DRAINAGE TO BE CONFORMED 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.
- 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.
- 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.
- 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 CLAIM 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.
- EROSION CONTROL**
EROSION CONTROL PLANTING AND OTHER SOIL RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
- UTILITY ELEVATION VERIFICATION**
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PERMITS. 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.
- 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.
- GRADING REQUIREMENTS**
DRAINAGE, INCLUDING ALL ROOFS 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 10 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 2%.
- GRADED SITE ELEVATIONS**
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET CUTTER 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 DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.
- 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 WORK 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.
- TOPOGRAPHY SURVEY**
THE TOPOGRAPHY SURVEY MADE BY ROBERT JAMES CRAIG ON 3/27/2017.
- 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.
- 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.
- FINAL LETTER OF INSPECTION**
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.
- GRADE EVENLY**
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- APPROVAL OF PLANS**
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT AND COMPACTING 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 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.
- WELL LOCATIONS**
ALL EXISTING 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) 265-2100 EXTENSION 362 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.
- EARTHWORK QUANTITIES**
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.
- ELEVATION ADJUSTMENTS**
ADJUSTMENTS OF PAVED OR UNPAVED LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.
- TRUCK ROUTE**
THE TRUCK ROUTE SHALL BE: HEAD SOUTH IN KENNETH AVE, HEAD EAST IN BUDD AVENUE, HEAD SOUTH IN SAN TOMAS AVENUE, MERGE ONTO CA-7.
- CONTRACTOR RESPONSIBILITIES**
THE SOILS ENGINEER OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTORS WORKMANS ACCUMULATION OF WORK ON THE PROJECT. CONTRACTOR SHALL 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 IS NOT LIMITED TO NORMAL WORKING HOURS.
- 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 RUBBISH IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH

ON-SITE GRADING & DRAINAGE PLANS

PROJECT STREET ADDRESS: 479 KENNETH AVE., CAMPBELL, CA 95008
 BUILDING PERMIT NO. BLDXXXX-XXXX
 ASSESSORS PARCEL NO. 404-25-061
 NEW SINGLE FAMILY HOUSE



CITY OF CAMPBELL
 DEPARTMENT OF PUBLIC WORKS



- AGENCY INDEX**
- SANTA CLARA COUNTY FIRE DEPARTMENT (408) 378-4010
 - CITY OF CAMPBELL - PUBLIC WORKS (408) 866-2150
 - CITY OF CAMPBELL - POLICE (408) 866-2121
 - AT&T TELEPHONE (408) 811-3900
 - PACIFIC GAS & ELECTRIC (408) 973-8980
 - SAN JOSE WATER COMPANY (408) 278-7900
 - SANTA CLARA VALLEY WATER DISTRICT (408) 265-2600
 - COMCAST CABLE TELEVISION (408) 452-9100
 - WEST VALLEY SANITATION DISTRICT (408) 378-2407

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

CITY OF CAMPBELL
 PLANNING DIVISION CLEARANCE

PLAN CHECK # _____
 APPROVED BY: _____
 DATE: _____

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

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 THE PLAN AND ALL APPLICABLE CODES. THE APPROVAL SHALL NOT BE HELD TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: _____ DATE: _____



INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	1
GRADING AND DRAINAGE PLAN	2
EROSION CONTROL PLAN	3
BLUE PRINT FOR A CLEAN BAY	4

LEGEND

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

BASIS OF BEARINGS

FOUND SURVEY MONUMENTS, RECORD INFORMATION WAS USED. REFER RECORD MAP, BOOK 44 PAGE 46 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

BASIS OF ELEVATIONS

S.C.V.W.D. BENCHMARK BM #620
 DISK FOUR
 ELEV+ 210.27 (NAVD 88 DATUM)

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 67003 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 CONSIDERED TO BE A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.



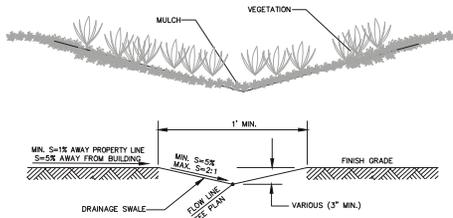
SIGNATURE _____ P.E. _____
 PRINT _____
 SMP ENGINEERS
 1534 CAROL LANE, LOS ALTOS, CA 94024
 TEL. (650) 941-8255

COVER SHEET
 GRADING AND DRAINAGE PLANS
 NEW SINGLE FAMILY HOUSE
 479 KENNETH AVE., CAMPBELL, CA 95008

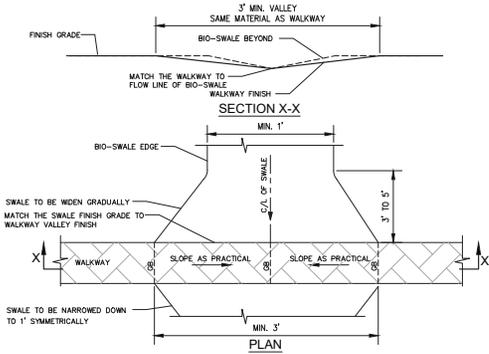
DATE: 5/31/2018
 PREPARED BY: S.J.P.
 CHECKED BY: S.R.
 SMP JOB NO.: 2170987

1534 CAROL LANE
 LOS ALTOS, CA 94024
 TEL. (650) 941-8255
 FAX (650) 941-8256
 E-MAIL: SJ@SMPENGINEERS.COM
 SMPENGINEERS.COM

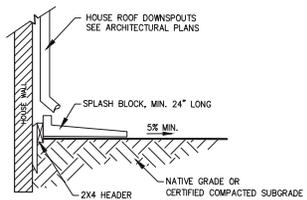
SCALE: _____
 SHEET: 1 OF 4



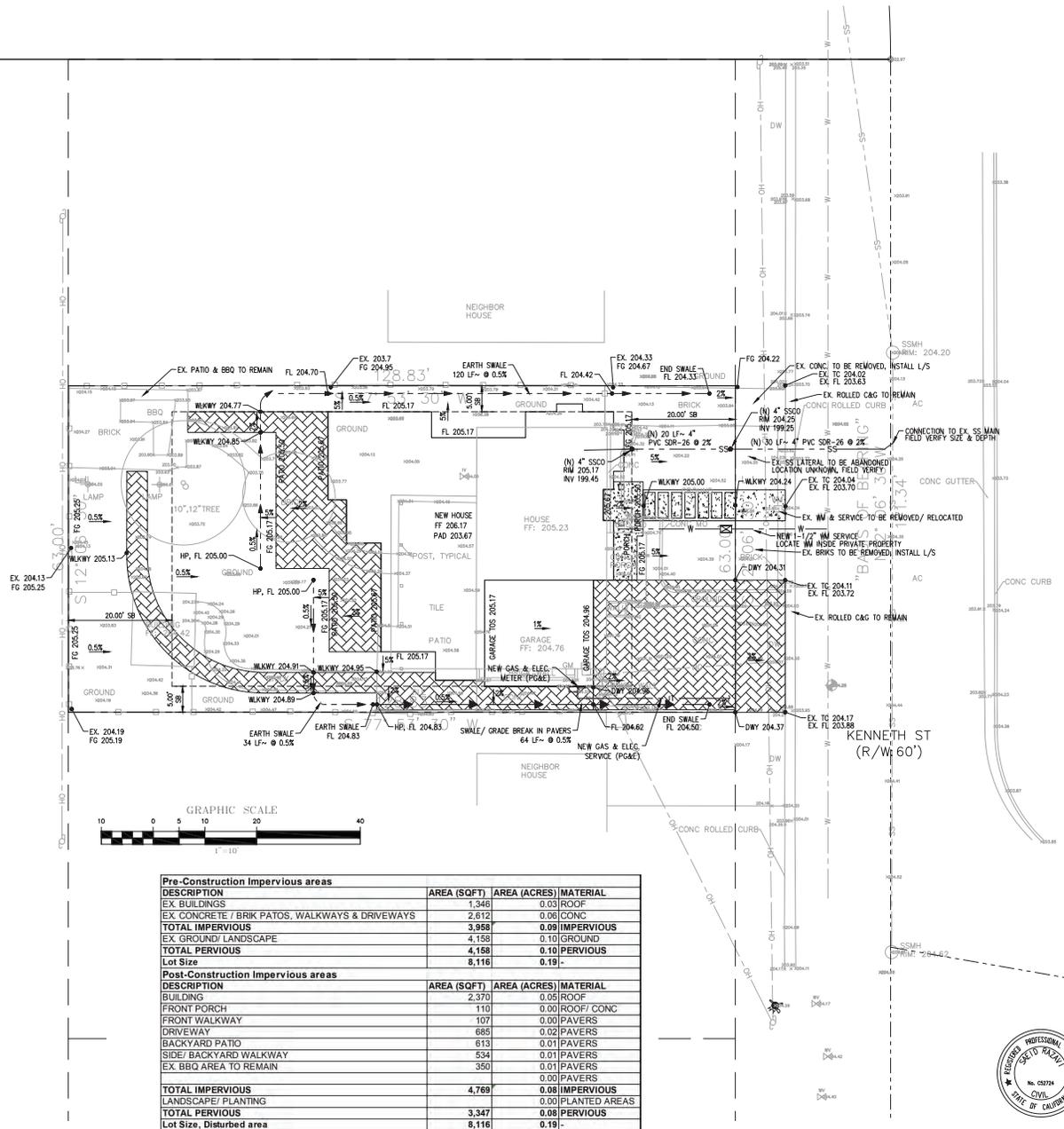
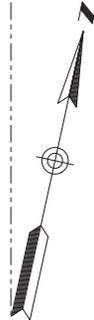
EARTH SWALE DETAIL
NTS



SWALE AT WALKWAYS DETAIL
NTS

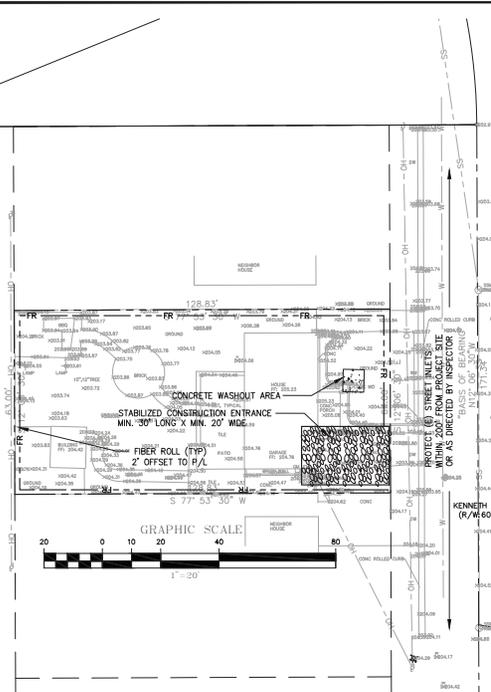


ROOF DOWNSPOUT/SPLASH BLOCK
NTS

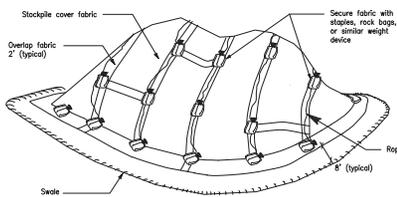


Pre-Construction Impervious areas			
DESCRIPTION	AREA (SQFT)	AREA (ACRES)	MATERIAL
EX. BUILDINGS	1,348	0.03	ROOF
EX. CONCRETE / BRK PATOS, WALKWAYS & DRIVEWAYS	2,612	0.06	CONC
TOTAL IMPERVIOUS	3,958	0.09	IMPERVIOUS
EX. GROUND/ LANDSCAPE	4,158	0.10	GROUND
TOTAL PERVIOUS	4,158	0.10	PERVIOUS
Lot Size	8,116	0.19	-

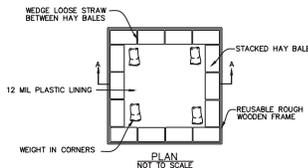
Post-Construction Impervious areas			
DESCRIPTION	AREA (SQFT)	AREA (ACRES)	MATERIAL
BUILDING	2,370	0.05	ROOF
FRONT PORCH	110	0.00	ROOF/ CONC
FRONT WALKWAY	107	0.00	PAVERS
DRIVEWAY	685	0.02	PAVERS
BACKYARD PATIO	613	0.01	PAVERS
SIDE/ BACKYARD WALKWAY	534	0.01	PAVERS
EX. BBQ AREA TO REMAIN	350	0.01	PAVERS
TOTAL IMPERVIOUS	4,769	0.08	IMPERVIOUS
LANDSCAPE/ PLANTING	4,769	0.00	PLANTED AREAS
TOTAL PERVIOUS	3,347	0.08	PERVIOUS
Lot Size, Disturbed area	8,116	0.19	-



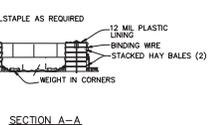
SITE PLAN
1"=20'



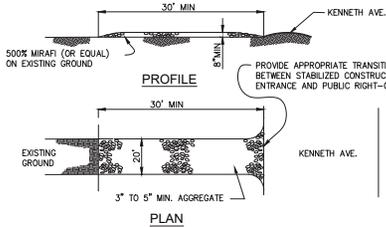
PERSPECTIVE
TEMPORARY COVER ON STOCK PILE
N.T.S.



CONCRETE WASHOUT AREA
N.T.S.

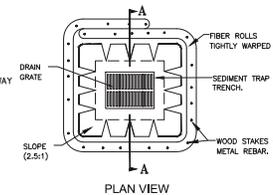


SECTION A-A
NOT TO SCALE

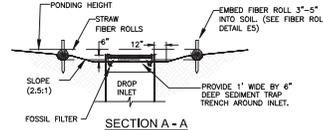


Maintenance
- The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
- All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done on an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)

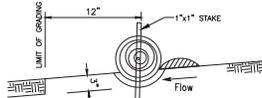


STORM INLET SEDIMENT TRAP-FIBER ROLLS



SECTION A-A

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.



EXISTING STREET DRAINAGE INLET PROTECTION
N.T.S.

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 15T to April 30TH. Facilities are to be operative prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of 1) seed, mulch, fertilizer 2) bloom straw 3) topsoil and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseded Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may be encountered during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

11. 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, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. 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 systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
15. With the approval of the city inspector, erosion and sediment controls may be removed after crews above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

Date:	5/31/2018
Prepared By:	S.P.
Checked By:	S.R.
SMP Job No.:	217087



ENGINEERS
CIVIL ENGINEERS
155W. CAROL LANE
SUITE 100
SANTA ROSA, CA 95403
TEL: (707) 541-8000
FAX: (707) 541-8000
WWW.ENGINEERS.COM

EROSION CONTROL PLAN
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOUSE
479 KENNETH AVE., CAMPBELL, CA 95008



SCALE:
1" = 20'
SHEET:
3 OF 4

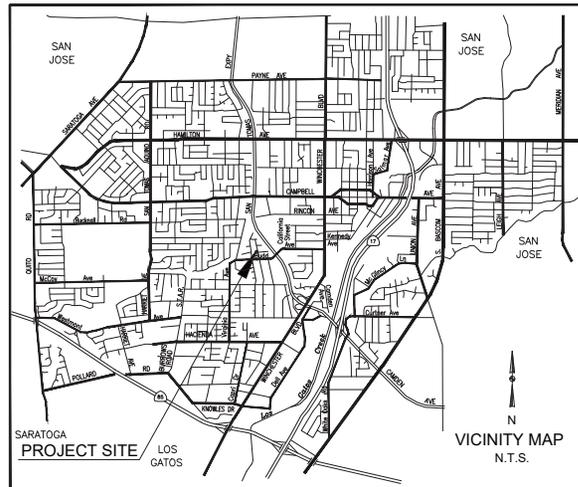
GENERAL NOTES

- 1. ENCROACHMENT PERMIT**
OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.
- 2. WORK CONFORMANCE REQUIREMENTS**
ALL WORK SHALL CONFORM TO THE ENCROACHMENT PERMIT, THESE PLANS, AND THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (DATED JULY 1994, AND OTHER SPECIFICATIONS REFERENCED THEREIN).
- 3. WORK IN PUBLIC RIGHT-OF-WAY**
THESE PLANS ONLY APPROVE WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS. SEPARATE PLAN APPROVALS AND PERMITS ARE REQUIRED FOR INSTALLATION OF ANY PUBLIC UTILITY FACILITY, AND ANY WORK ON PRIVATE PROPERTY.
- 4. CONTRACTOR RESPONSIBILITIES**
THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.
- 5. GEOTECHNICAL (SOILS) REPORT**
GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLED "_____" PREPARED BY _____ DATED _____ THE REMOVE, PLAGI OR RELocate EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 FEET OF THE GRADING PLANE.
- 6. PROJECT SCHEDULE**
PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROJECT SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.
- 7. UNDERGROUND SERVICE ALERT**
CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. CONTRACTOR SHALL HAND DIG TO EXPOSE EXISTING UTILITIES. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES IN ACCORDANCE WITH GOVERNMENT CODE SECTION 4216.
- 8. UNDERGROUND STRUCTURES**
THE EXISTENCE AND LOCATIONS OF UNDERGROUND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT ALL SUBSTRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT, MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SURFACELY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THESE PLANS WHEN NECESSARY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.
- 9. TRAFFIC CONTROL PLAN**
PREPARE, SUBMIT TO THE CITY ENGINEER FOR REVIEW, AND IMPLEMENT TRAFFIC CONTROL PLANS AS REQUIRED IN THE STANDARD SPECIFICATIONS. PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES, TO ENSURE SAFE PEDESTRIAN AND VEHICULAR ACCESS THROUGH AND AROUND THE JOB SITE. NOTIFY THE POLICE DEPARTMENT DAILY OF LANE CLOSURES OR DETOURS WITHIN ROADWAYS. PROVIDE A 24-HOUR EMERGENCY RESPONSE TELEPHONE NUMBER TO THE CITY ENGINEER.
- 10. EROSION, DUST, AND DRAINAGE CONTROL**
PROVIDE TEMPORARY EROSION, DUST, AND DRAINAGE CONTROL MEASURES DURING CONSTRUCTION. FOLLOW BEST MANAGEMENT PRACTICES AS RECOMMENDED BY SANTA CLARA COUNTY NON-POINT SOURCE POLLUTION CONTROL PROGRAM. PRIOR TO CONCRETE SAWCUTTING OR WASHING, PLACE FILTER FABRIC MATERIAL IN THE FLOW LINE OR GUTTERS TO RETAIN DEBRIS AND TO PREVENT DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. PICK UP, SWEEP OR VACUUM, AND DISPOSE OF EXCESS SOIL AND DEBRIS FROM THE SITE. OBTAIN PERMITS AND PAY FEES REQUIRED TO DISPOSE OF EXCESS MATERIALS.
- 11. PROTECTION AND REPAIR OF IMPROVEMENTS AND UTILITIES**
TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES WHICH ARE TO REMAIN IN PLACE. EXPEDITIOUSLY REPAIR ANY AND IMPROVEMENTS AND UTILITIES REMOVED OR DAMAGED BY THE CONTRACTOR'S OPERATIONS.
- 12. INCONSISTENCIES BETWEEN PLANS AND FIELD CONDITIONS**
NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS. NO DEVIATION FROM THESE PLANS IS PERMITTED WITHOUT APPROVAL OF THE CITY ENGINEER.
- 13. CONSTRUCTION STAKING**
SUBMIT TWO SETS OF CONSTRUCTION STAKING CUT SHEETS TO THE CITY PRIOR TO INSPECTION OF WORK REQUIRING STAKING.
- 14. INSTALLATION OF UNDERGROUND UTILITIES**
INSTALL ALL UNDERGROUND UTILITIES IN PAVED AREAS PRIOR TO STARTING WORK ON NEW STREET STRUCTURAL SECTIONS OR OVERLAYS.
- 15. IRRIGATION LINES IN PUBLIC RIGHT-OF-WAY**
REMOVE, PLAGI OR RELocate EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 FEET OF THE GRADING PLANE.
- 16. GRADE UNIMPROVED AREAS TO CONFORM**
GRADE UNIMPROVED AREAS ADJACENT TO HIGH CURBS, GUTTERS, SIDEWALKS AND PAVEMENT TO CONFORM TO NEW IMPROVEMENTS AND TO PROVIDE FOR SAFETY AND DRAINAGE.
- 17. STREET LIGHTS**
NEW STREET LIGHTS SHALL BE 340 VOLT. POLE REQUIRED FEES, PERMITS, INSTALLATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER. PROVIDE A COPY OF POSE RECEIPTS TO THE CITY ENGINEER.
- 18. SURVEY REFERENCE POINTS**
PROTECT, OR RESTORE BY A LICENSED SURVEYOR CIVIL ENGINEER, SURVEY MONUMENTS AND BENCHMARKS DAMAGED OR DESTROYED DURING CONSTRUCTION. FILE CORNER RECORD OR RECORD OF SURVEY AS REQUIRED.
- 19. AS BUILT PLANS**
SUBMIT AS BUILT PLANS OR MYLARS, SIGNED BY THE ENGINEER OF WORK AND ACCEPTABLE TO THE CITY ENGINEER, PRIOR TO FINAL ACCEPTANCE.
- 20. TRUCK ROUTE**
THE TRUCK ROUTE SHALL BE: SOUTH ON ON KENNETH AVE., THEN TURN LEFT ON TO LOS GATOS AVE., THEN LEFT TO SAN TOMAS EXPRESSWAY, TO THE FREEWAYS.
- 21. UTILITY ENCROACHMENT PERMIT**
OBTAIN SEPARATE PERMITS WITH EACH UTILITY COMPANY FOR THE INSTALLATION OF ALL UTILITIES THAT WILL SERVE THE DEVELOPMENT (INCLUDING WATER, SEWER, GAS, ELECTRIC, ETC.). APPLICANT SHALL APPLY FOR AND PAY ALL NECESSARY FEES FOR UTILITY PERMITS FOR SANITARY SEWERS, GAS, WATER, ELECTRIC AND ALL OTHER UTILITY WORK. THE PLAN SHALL CLEARLY SHOW THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND THE ASSOCIATED MAIN LINES. INDICATE WHICH UTILITIES AND SERVICES ARE TO REMAIN, WHICH UTILITIES AND SERVICES ARE TO BE ABANDONED, AND WHERE NEW UTILITIES AND SERVICES ARE TO BE INSTALLED. JOINT TRENCHES FOR NEW UTILITIES SHALL BE USED WHEREVER POSSIBLE. THE LOCATIONS OF THE UTILITIES SHALL NOT DEVIATE FROM THE PROPOSED LOCATIONS ON THE OFF-SITE STREET IMPROVEMENT PLANS.
- 22. STORM SEWER SYSTEM REQUIREMENTS**
 - ALL STORM DRAIN MANHOLES ARE TO BE 12" DEPTH UNLESS NOTED OTHERWISE.
 - BOLT-DOWN MANHOLE COVERS SHALL BE USED WHEN MANHOLES ARE NOT LOCATED IN THE ROADWAY.
 - CONTRACTOR SHALL PROVIDE VIDEO INSPECTION OF ALL NEWLY CONSTRUCTED STORM MAINS PRIOR TO PROJECT ACCEPTANCE.
 - CONTRACTOR SHALL INSTALL NO DUMPING - FLOWS TO 8" MEDALLIONS OR STENCILS AT ALL INLETS AND CATCH BASINS WITHIN THE PROJECT LIMITS.

**STREET IMPROVEMENT PLANS - OFF-SITE
479 KENNETH AVE., CAMPBELL, CA 95008
ENCROACHMENT PERMIT NO.: 2018-XXXX**



**CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS**



SITE BENCHMARK:
SURVEY CONTROL
SET MAG NAIL
ELEVATION=204.24'
(NAVD 88 DATUM)

PROJECT BENCHMARK:
S.C.V. B.M. BENCHMARK
11.5'x 5.5' WM #520
DISK FOUND
ELEV= 210.27
(NAVD 88 DATUM)

BASIS OF BEARINGS:
FOUND SURVEY MONUMENTS, RECORD INFORMATION WAS USED. PER RECORD MAP, BOOK# 44 PAGE# 46 WHICH IS FILED IN THE COUNTY OF SANTA CLARA RECORDER'S OFFICE.

ABBREVIATIONS

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
AT&T	(408) 980-2061
PACIFIC GAS & ELECTRIC	1-800-743-5000
SAN JOSE WATER COMPANY	(408) 279-7000
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600
COMCAST (BETWEEN 7:00AM AND 3:00PM)	1-800-945-2288
COMCAST (AFTER NORMAL WORKING HOURS)	(408) 378-2407
WEST VALLEY SANITATION DISTRICT	(408) 378-5780
UNITED STATES POSTAL SERVICE	(408) 293-8500
WEST VALLEY COLLECTION & RECYCLING	(408) 321-5973
VALLEY TRANSPORTATION AUTHORITY - BUS SERVICE	

AB	AGGREGATE BASE	IRR	IRRIGATION
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASSICENTERLINE	FB	PULL BOX
DA	DIAMETER	PCC	PORTLAND CEMENT CONCRETE
DWY	DRIVEWAY	PVC	POLYVINYL CHLORIDE
END	END CURVE	R	RADIUS
ECR	END CURB RETURN	RCP	REINFORCED CONCRETE PIPE
ED	EDGE DRAIN	RW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SCC	SEWER CLEAN OUT
EGR	EDGE OF GRASS	ST	STATION
EX	EXISTING	SW	SIDEWALK
FC	FACE OF CURB	TC	TOP OF CURB
FG	FINISH GRADE	TEMP	TEMPORARY
FL	FIRE HYDRANT	TYP	TYPICAL
INV	INVERT	WM	WATER METER

GENERAL APPROVAL NOTE:

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

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

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

Date _____

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 0703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

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

SIGNATURE _____ P.E.

SAIED RAZAVI
SMP ENGINEERS
1534 CAROL LANE
LOS ALTOS, CA 94024
TELEPHONE: (650) 941-8555

INDEX OF DRAWINGS

TITLE SHEET	SHEET
PLAN AND PROFILE	1
WEST VALLEY SANITATION DISTRICT (WVSD) STANDARD DETAILS	3
CITY STANDARD DETAILS	4
BLUEPRINT FOR A CLEAN BAY	5

LEGEND

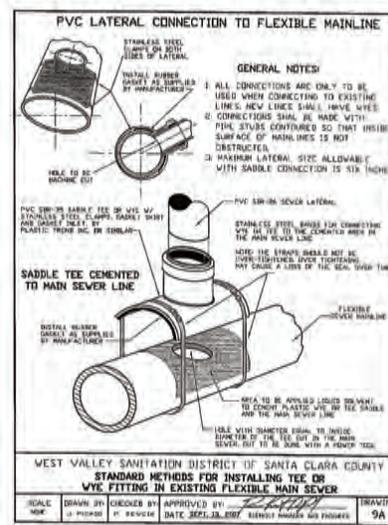
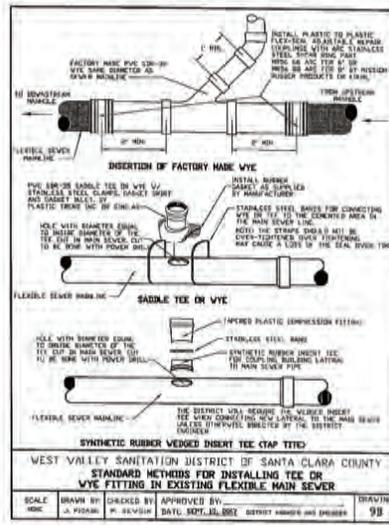
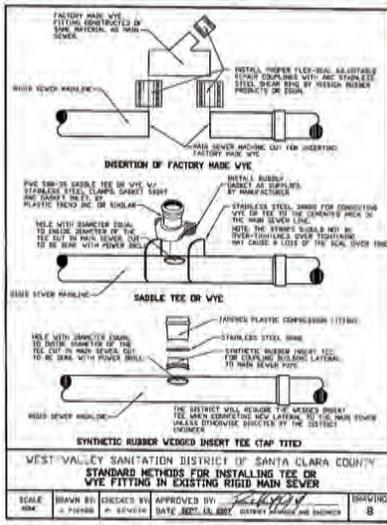
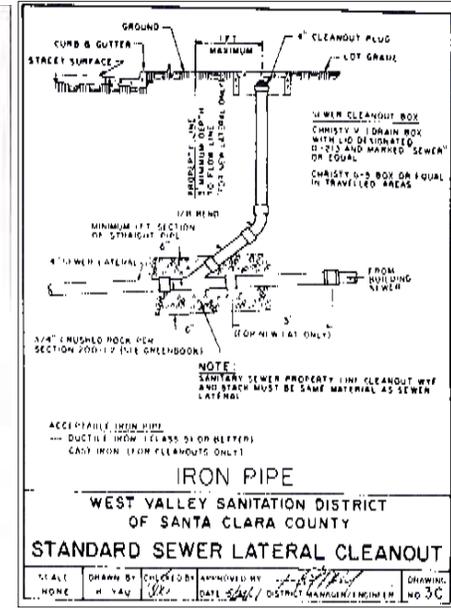
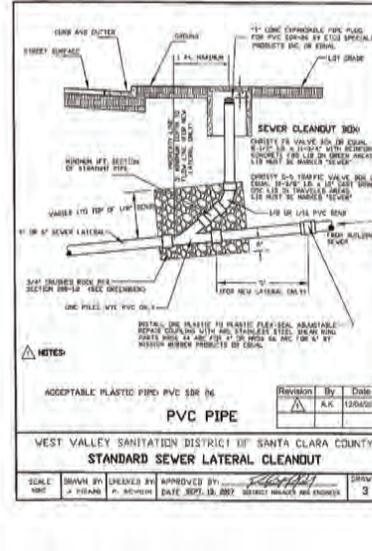
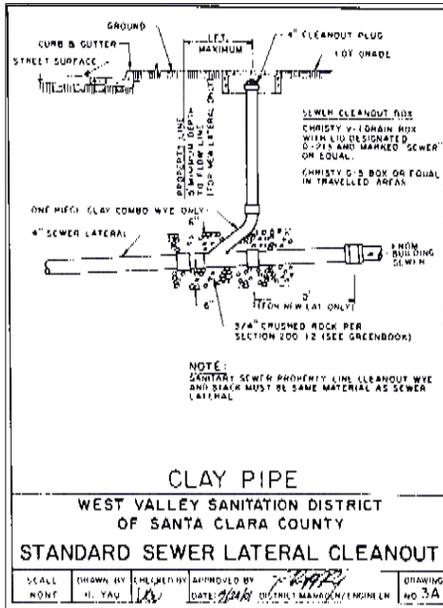
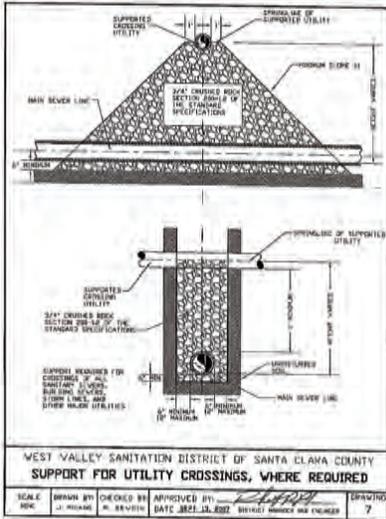
EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER	[Symbol]
CENTER LINE	[Symbol]
PROPERTY LINE	[Symbol]
EDGE OF PAVEMENT	[Symbol]
DRIVEWAY	[Symbol]
ACCESSIBILITY RAMP	[Symbol]
2" AC GRIND & OVERLAY	[Symbol]
NEW AC PAVEMENT	[Symbol]
STANDARD CITY MONUMENT	[Symbol]
BENCH MARK	[Symbol]
MANNHOLE	[Symbol]
STORM DRAIN INLET	[Symbol]
WATER METER VALVE	[Symbol]
FIRE HYDRANT	[Symbol]
STREET LIGHT	[Symbol]
POWER POLE	[Symbol]
PULL BOX	[Symbol]
CABLE TELEVISION LINE	[Symbol]
ELECTRICAL LINE	[Symbol]
IRRIGATION LINE	[Symbol]
NATURAL GAS LINE	[Symbol]
OVERHEAD LINE	[Symbol]
SANITARY SEWER LINE	[Symbol]
STORM DRAIN LINE	[Symbol]
TELEPHONE LINE	[Symbol]
WATER LINE	[Symbol]
TRAFFIC SIGNAL CONDUIT	[Symbol]
LIGHTING CONDUIT	[Symbol]
ROADSIDE SIGN & SIGN CODE	[Symbol]
FENCE	[Symbol]
TREE/SHRUB	[Symbol]

Date: 07/13/2018
Prepared By: S.P.
Checked By: S.R.
SMP Job No.: 217987

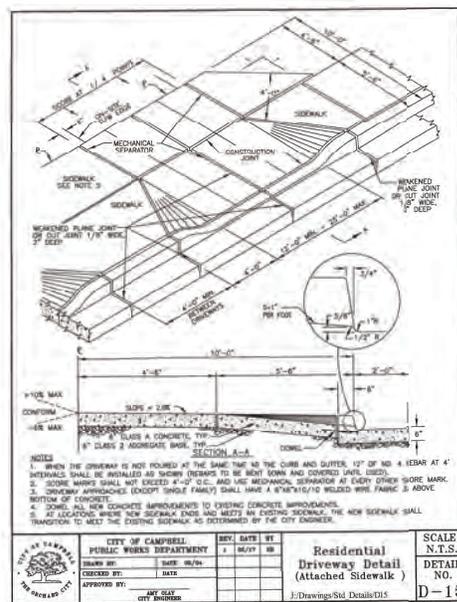
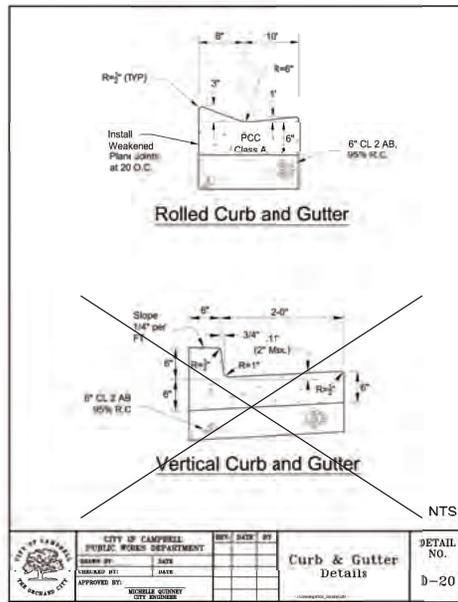
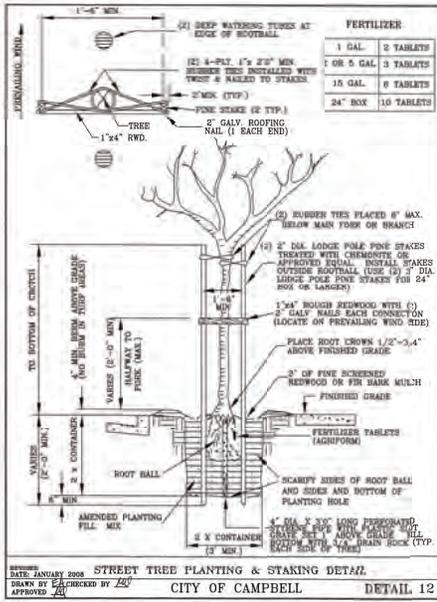
1534 CAROL LANE
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E-MAIL: SAIED@SMPENGINEERS.COM
WWW.SMPENGINEERS.COM

COVER SHEET
GRADING AND DRAINAGE PLANS
NEW SINGLE FAMILY HOUSE
479 KENNETH AVE., CAMPBELL, CA 95008

SCALE: NTS
SHEET: 1 OF 5



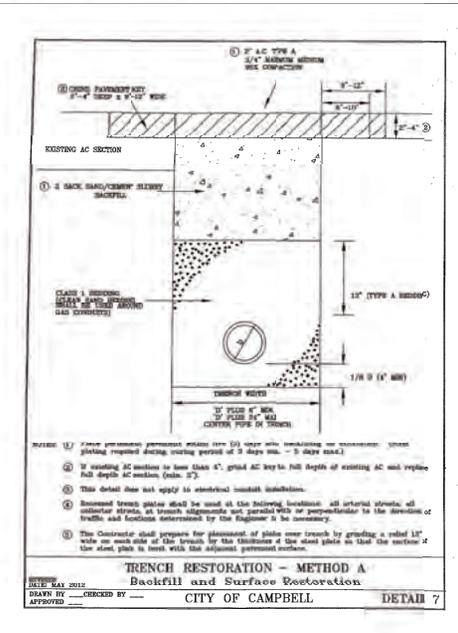
Date: 07/13/2018
 Prepared By: S.P.
 Checked By: S.R.
 SWP Job No. 217087
 ENGINEERS
 1535 CALLE LINE
 SAN JOSE, CA 95128
 P: (408) 941-8000
 F: (408) 941-8000
 WWW.WVSDISTRICT.COM
 WVSD STANDARD DETAILS
 GRADING AND DRAINAGE PLANS
 NEW SINGLE FAMILY HOUSE
 479 KENNETH AVE., CAMPBELL, CA 95008
 SCALE:
 NTS
 SHEET:
 3 OF 5



NOTES: (unless otherwise specified in the plans or special provisions)

- All trees shall be a minimum of 15-gallon size and of the variety indicated on the plans or specified by the City Engineer.
- Each tree shall be approved by the Engineer prior to planting. Contractor may request Engineer to pre-approve tree at local nursery.
- The exact location of each tree shall be approved by the Engineer prior to planting.
- Vertically cut the root ball at three or four places to loosen roots and discourage circling. Vertically scarify sides and bottom of slanting hole.
- When planting, hold tree so that previous planting level is even with sidewalk level and gradually place top soil about the root ball.
- Top soil fill shall be an approved garden mix loam that is mixed at a 1:1 ratio with the native soil removed from the planting hole.
- When hole is three-quarters full, fill with water to compact the soil and eliminate air pockets.
- Fill planting hole with loose soil to ground level.
- Construct a watering basin around each tree as shown.
- Planting operations must be followed by a deep, thorough watering of each tree.
- Substitutions in tree varieties are permitted only upon written authorization from the City Engineer.
- All street trees installed in commercial and industrial shall be installed with an irrigation system (fed from on-site).

STREET TREE PLANTING NOTES
 CITY OF CAMPBELL DETAIL 13



FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR:

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

- When cleaning up after driveway or sidewalk construction, wash fins onto dirt areas, not down the driveway or into the street or storm drains.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually into a landscaped area.

GENERAL BUSINESS PRACTICES

- Protect the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algaecides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.

- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algaecides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

PAINING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING/CLEANUP

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

- Never clean brushes or trim paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyltin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spike into soil. Or, check with the local wastewater treatment authority to find out if you can collect (trap or vacuum) building cleaning water and dispose to the sanitary sewer.

WHAT CAN YOU DO?

- Recycle excess leftover paints whenever possible.
- Recycle excess water-based paint, including sludges, as hazardous waste.
- Reuse leftover oil-based paint, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

WATCH FOR ANY OF THESE CONDITIONS:

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff eroding a site and slow the flow with check dams or roughened ground surfaces.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.

GENERAL BUSINESS PRACTICES

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Never wash excess material from exposed aggregate concrete or similar treatments into a street or storm drain. Collect and recycle, or dispose to dirt area.
- Cover stockpiles (asphalt, sand, etc.) and other materials with plastic tarps. Protect from rainfall and prevent runoff with temporary roofs or plastic sheets and berms.
- Catch drips from paver with drip pans or absorbent material (cloths, rags, etc.) placed under machine when not in use.
- Clean up all spills and leaks using "dry" methods (with absorbent materials and/or rags), or dig up and remove contaminated soil.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand.
- Avoid over application by water trucks for dust control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all clumps and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- 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. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction—minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay.) Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

Spill Response Agencies

1. Dial 911
2. Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
3. Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

Local Pollution Control Agencies

- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 927-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 945-3300
- Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
- Sunnyvale Water Pollution Control Plant (408) 730-7270
- Palo Alto Regional Water Quality Control Plant (415) 329-2598
- Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL

- Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys' fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.
- Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys' fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.
- Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

DATE: 07/13/2018
 PREPARED BY: S.F.P.
 CHECKED BY: S.F.P.
 SMP-JOB NO. 217087

REVISION

NO.

DATE

BY

CHKD

BLUEPRINT FOR A CLEAN BAY
 GRADING AND DRAINAGE PLANS
 NEW SINGLE FAMILY HOUSE
 479 KENNETH AVE., CAMPBELL, CA 95008

SCALE: N.T.S.

SHEET: 5 OF 5