



CITY OF CAMPBELL
Community Development Department

September 11, 2020

NOTICE OF PUBLIC HEARING
THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **September 22, 2020**, for a Public Hearing to consider the application of Grand Petroleum Inc., for a Modification (PLN-2020-48) to a previously approved Conditional Use Permit (UP 78-2) with Site and Architectural Review to allow site and building alterations to an existing gasoline service station including reconfiguration of the fuel station layout, a new fuel station canopy, new trash enclosure, restriping of parking stalls, installation of new landscaping, and accessibility improvements, for property located at **1533 W. Campbell Avenue**. Staff is recommending that this item be deemed Statutorily Exempt under CEQA. This Planning Commission meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to electronically participate in this Zoom PC meeting at <https://us02web.zoom.us/j/86224486270?pwd=WSswUFF3ZG43UIZndHBER0JpM3E0Zz09>. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, September 18th, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing by email to planning@campbellca.gov. Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by Friday, September 11th on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or ClerksOffice@campbellca.gov at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE:

When calling on this Notice, refer to **1533 W. Campbell Avenue**



Location Map - 1533 W. Campbell Ave



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.

FIRE PROTECTION NOTE

1. INSTALL NEW SPRINKLER SYSTEM IN ALL EXISTING STRUCTURES AS WELL AS PROPOSED TRASH ENCLOSURE. SHOP DRAWINGS FOR MODIFICATION OF FIRE SPRINKLER SYSTEM TO BE SUBMITTED BY LICENSED FIRE SPRINKLER CONTRACTOR TO THE FIRE DEPT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.

2. PROVIDE PORTABLE FIRE EXTINGUISHER, LOCATION AND SPECIFICATION IN ACCORDANCE WITH UC STANDARD 10-1

3. ALL PORTION OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MIN SIZE OF THE EXTINGUISHER SHALL BE 2-A:10-BC

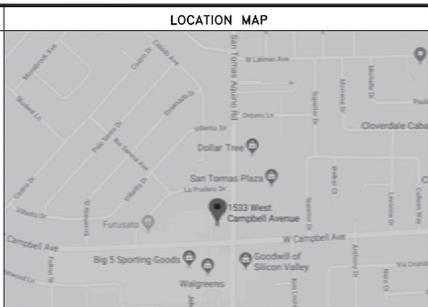
4. ALL COMBUSTIBLE INTERIOR DECORS ARE TO BE PROTECTED BY FIRE RETARDANT APPROVED BY LOCAL JURISDICTIONS AND TO BE APPLIED AND BE CERTIFIED BY AN APPLICATOR FOR CITY'S APPROVAL. INTERIOR FINISH, DECORATIVE MATERIALS AND FURNISHINGS SHALL COMPLY WITH THE REQUIREMENTS OF 2010 CALIFORNIA FIRE CODE, CHAPTER 8.

5. ADDRESS IDENTIFICATION: (MODIFICATIONS AS NOTED ON SHEET A0.0) NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

6. FIRE DEPARTMENT ACCESS TO THE SITE, THE BUILDING, AND TO ALL FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED AT ALL TIMES IN ACCORDANCE WITH CFC CHAPTER 5

7. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

8. ONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33



PROJECT TEAM

PROPERTY OWNER GURBACHAN CHAHAL
1331 REDMOND AVE., SAN JOSE, CA 95120

TENANT GRAND PETROLEUM INC
605 CONTRA COSTA BLVD . CONCORD, CA 94523
CONTACT: AMIN SALKI
(T) 510.331.8405 (E) SALKI@YAHOO.COM

ARCHITECT STUDIO 02 INC
1136 E HAMILTON AVE #100 . CAMPBELL . CA 95008
CONTACT: SUNNY TAM AIA LEED BD+C
(T) 408.730.8877 (F) 408.716.2996 (E) SUNNY@STUDIO02.NET

CIVIL GREEN CIVIL ENGINEERING, INC.
1900 S NORFOLK STREET #350 . SAN MATEO . CA 94403
CONTACT: AMBROSE WONG
(T) 650.931.2514 (E) AWONG@GREEN-CE.COM

LANDSCAPE THNORTON LANDSCAPE ARCHITECTURE, INC.
1220 DIAMOND WAY, SUITE 245 . CONCORD, CA 94520
CONTACT: TOM NORTON
(T) 925.822.3085 (E) TOM@THNORTON.COM



PROJECT DESCRIPTION

SERVICE UPGRADE FOR EXISTING SMOG CHECK AND GAS STATION.

- RECONFIGURE EXISTING FUEL STATION LAYOUT
- NEW FUEL STATION CANOPY
- NEW ACCESSIBLE VAN STALL
- NEW TRASH ENCLOSURE
- REPLACE EXISTING UNDERGROUND SINGLE WALL TANKS PER SB445 REQUIREMENT
- EXISTING SMOG STATION/CONVENIENCE STORE TO REMAIN
- STANDARD STREET IMPROVEMENT REQUIREMENTS INCLUDING THE REPAIR OF DAMAGE SIDEWALK, THE INSTALLATION OF ADA COMPLIANT DRIVEWAYS, AND THE INSTALLATION OF STREET TREES PER CAMPBELL MUNICIPAL CODE 11.24.040

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PROJECT DATA

APN	307-16-013	
ZONING	C-1	
GENERAL PLAN DESIGNATION	NEIGHBORHOOD COMMERCIAL	
SITE AREA (SF)	15297	
CONSTRUCTION TYPE	4-4	
EXISTING USE	SMOG CHECK / GAS STATION	
PROPOSED USE	SMOG CHECK / GAS STATION	
EXISTING BUILDING AREA (SF)	1521	
SMOG STATION (SF)	852	
CONVENIENCE STORE (SF)	309	
STORAGE (SF)	360	
FIRE SPRINKLER	NONE PRESENT	INSTALL NEW SPRINKLER SYSTEM
PROPOSED BUILDING AREA (SF)	1521	
SMOG STATION (SF)	852	
CONVENIENCE STORE (SF)	309	
STORAGE (SF)	360	
EXISTING CANOPY AREA (SF)	2118	
PROPOSED CANOPY AREA (SF)	1824	
EXISTING TRASH ENCLOSURE (SF)	50	
PROPOSED TRASH ENCLOSURE (SF)	176	
EXISTING LOT COVERAGE	24.1%	
PROPOSED LOT COVERAGE	23.0%	
EXISTING NUMBER OF PARKING	12	
FUELING SPACE	8	
CONVENIENCE STORE	4	
NUMBER OF PARKING REQUIRED	2	1/250 PER CH. 21.28
CONVENIENCE STORE	2	
PROPOSED NUMBER OF PARKING	12	
FUELING SPACE	6	
CONVENIENCE STORE	6	

PROJECT NOTES

1. PRIOR TO OCCUPANCY CLEARANCE, THE APPLICANT SHALL REFURBISH, REMODEL, AND RECONSTRUCT THE ON-SITE DRAINAGE SYSTEM, AS NECESSARY, TO DEMONSTRATE THAT THE FACILITIES ARE FUNCTIONING NORMALLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY

2. PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS FOR THE SITE, THE APPLICANT SHALL PROVIDE A PLAN LAYOUT SHOWING THE CORRECT DISTANCE FROM THE STREET CENTERLINE TO THE PROPERTY LINE, DIMENSIONS OF SIDEWALK AND OTHER RELEVANT INFORMATION IN THE PUBLIC RIGHT OF WAY

3. THE PROJECT IS DECREASING THE NUMBER OF EXISTING FUELING POSITIONS FROM 8 TO 6 AND THEREFORE DOES NOT TRIGGER THE APPLICABILITY CRITERIA IN SECTION 21.18.140 OF THE CAMPBELL MUNICIPAL CODE

4. OWNERS, CURRENT AND FUTURE, ARE REQUIRED TO MAINTAIN THE LANDSCAPED PARK STRIP AND TREE WELLS IN THE PUBLIC RIGHT OF WAY. THIS INCLUDES, BUT IS NOT LIMITED TO: TREES, LAWN, PLANTINGS, IRRIGATION, ETC. TREES SHALL NOT BE PRUNED IN A MANNER THAT WOULD NOT ALLOW THE TREE TO GROW TO A MATURE HEIGHT

DEFERRED SUBMITTAL

1. EXTERIOR SIGNAGES

2. FIRE ALARM SHOP DWGS

3. UNDERGROUND TANK REMOVAL AND INSTALLATION PLANS

4. STREET IMPROVEMENT AGREEMENTS / PLANS / ENCROACHMENT PERMIT

5. ENCROACHMENT PERMITS FOR THE INSTALLATION OF UTILITIES TO SERVE THE DEVELOPMENT WILL BE REQUIRED (INCLUDING WATER, SEWER, GAS, ELECTRIC, ETC.).

CODE REFERENCE

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)
2019 CALIFORNIA ENERGY CODE
CITY OF CAMPBELL MUNICIPAL CODE

UNIFORM DEVELOPMENT APPLICATION
SERVICE STATION AT
1533 W CAMPBELL AVE
CAMPBELL, CA 95008

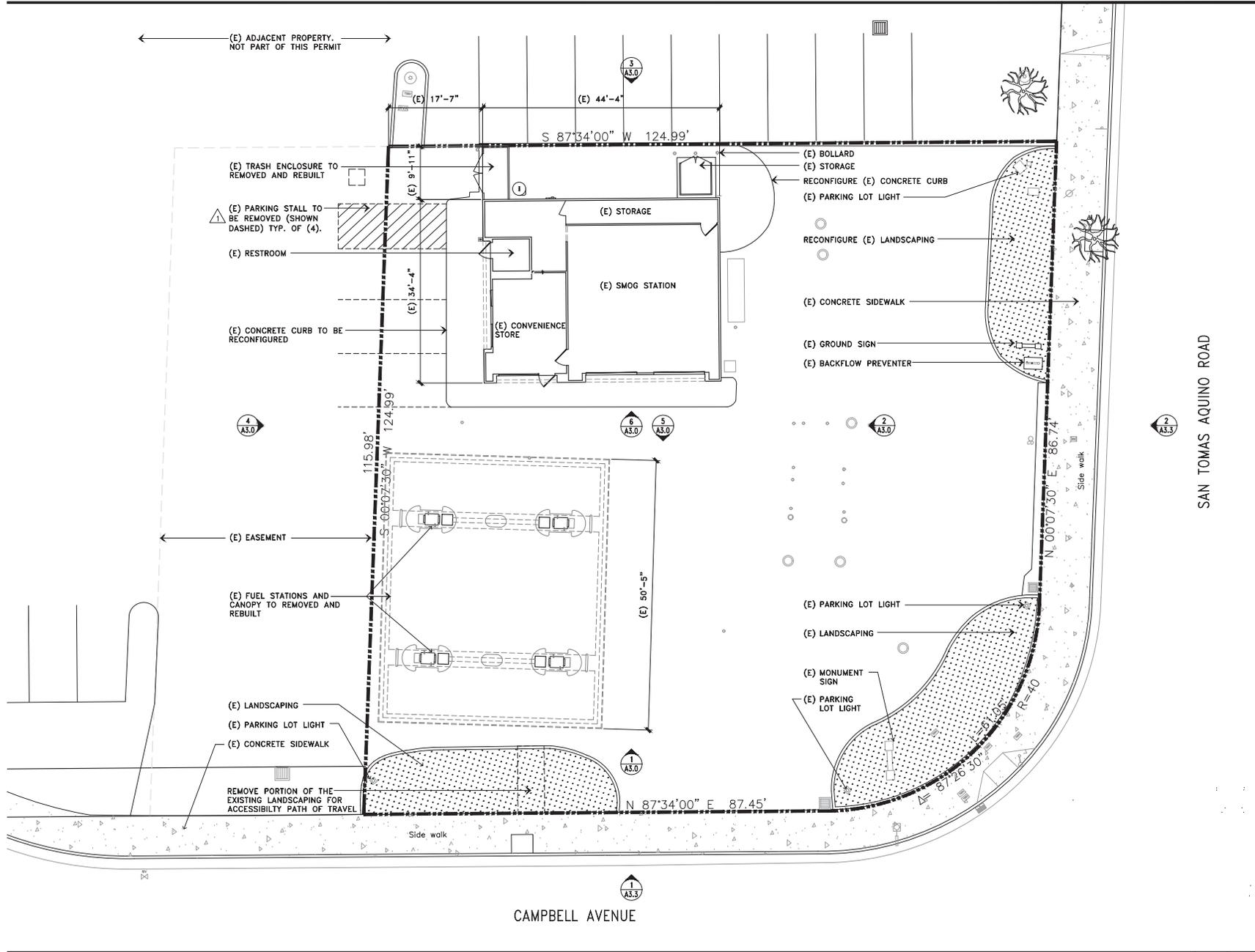
01.15.20 ISSUED FOR PLANNING
03.31.20 ISSUED FOR PLANNING
06.12.20 ARCH REVIEW COMMENT

PROJECT NO.: 19-7230

PROJECT INFORMATION



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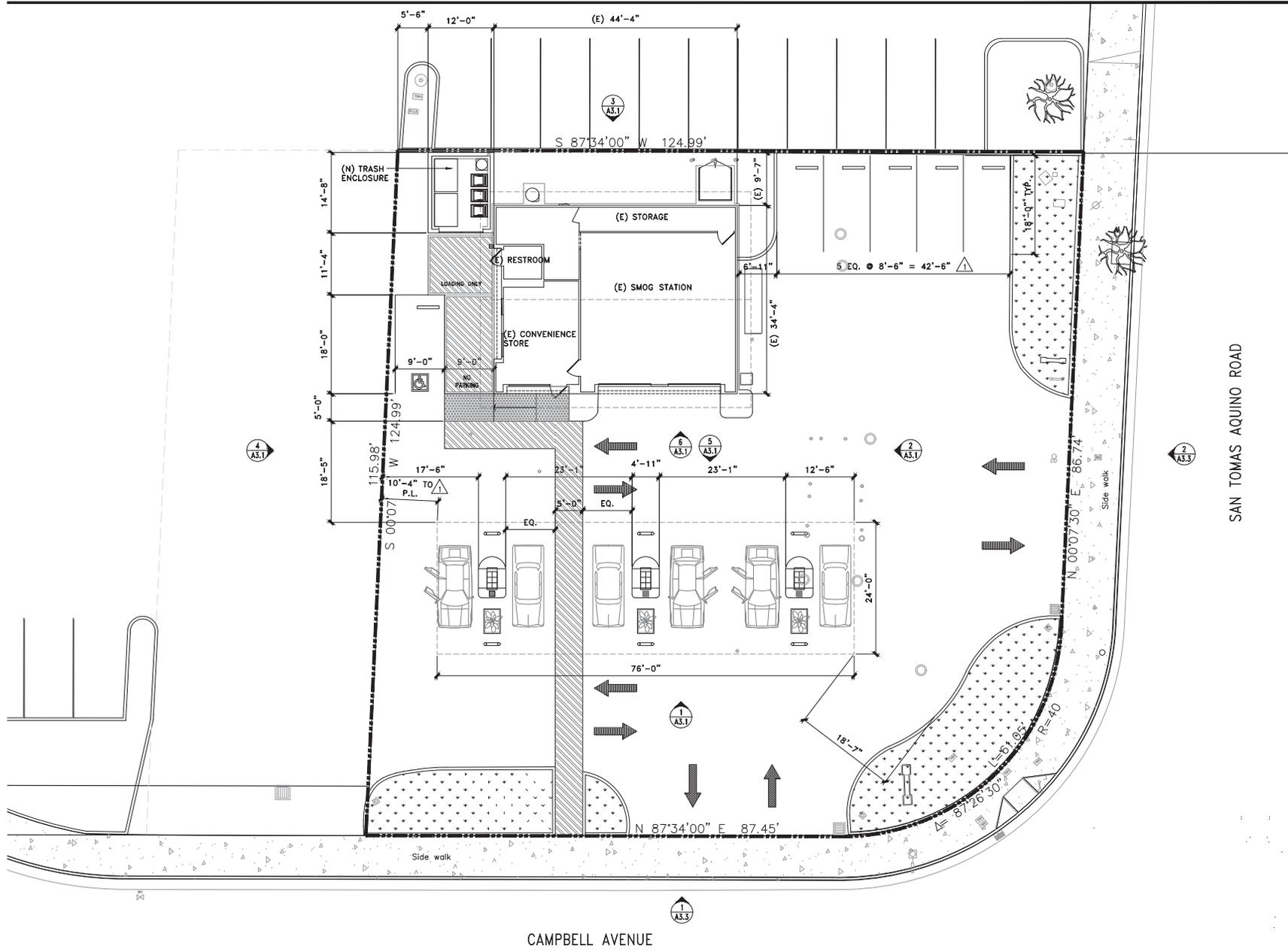
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EXISTING/DEMOLITION PLAN



A1.0

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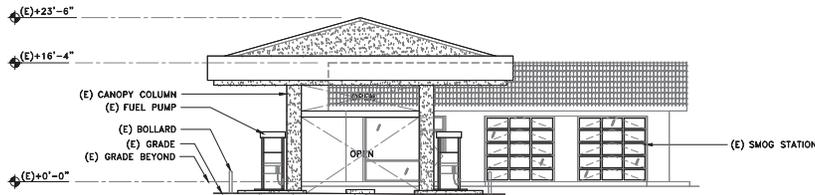
PROJECT NO.: 19-7230

DIMENSIONED
 DEVELOPMENT SITE PLAN

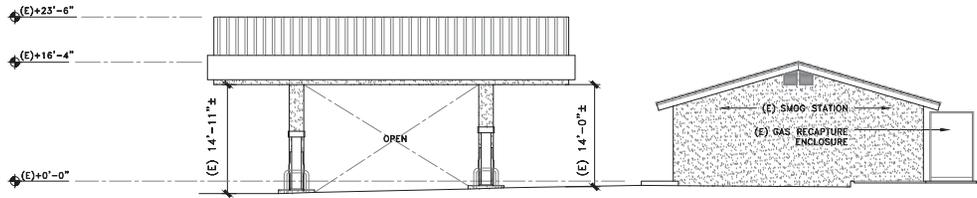


A2.5

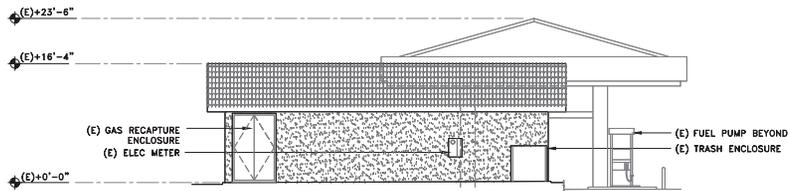
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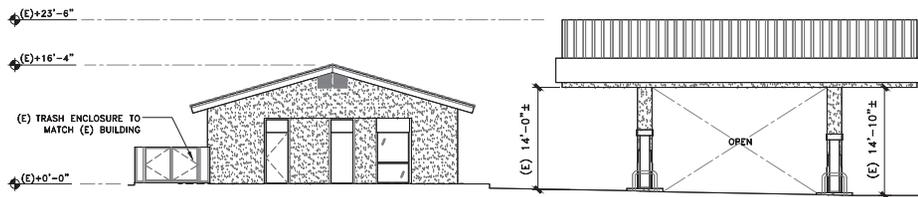
(E) SOUTH ELEVATION 1/8" 1



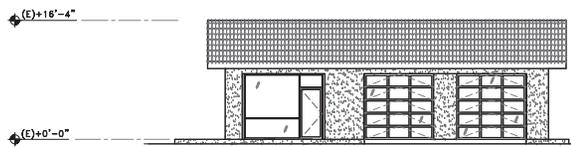
(E) EAST ELEVATION 1/8" 2



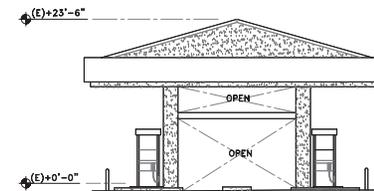
(E) NORTH ELEVATION 1/8" 3



(E) WEST ELEVATION 1/8" 4



(E) SOUTH ELEVATION - STORE AND SMOG STATION 1/8" 6



(E) NORTH ELEVATION - FUEL STATIONS 1/8" 5



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EXISTING EXTERIOR ELEVATIONS



A3.0

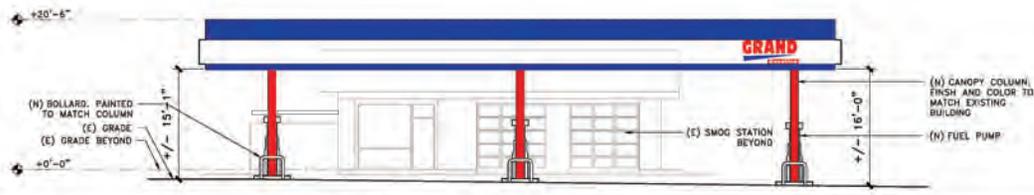
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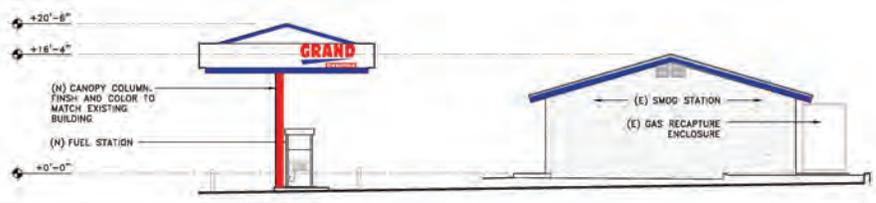
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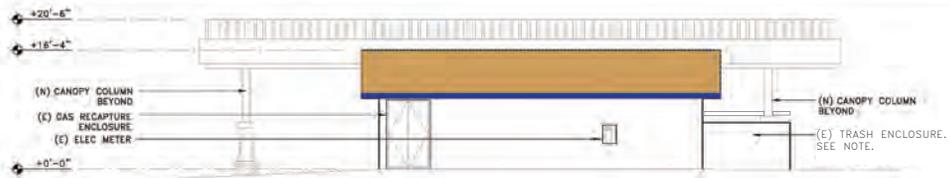
PROJECT NO.: 19-7230
 COLORED ELEVATIONS
 A3.2
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PROPOSED SOUTH ELEVATION 1/8" 1



PROPOSED EAST ELEVATION 1/8" 2



PROPOSED NORTH ELEVATION 1/8" 3

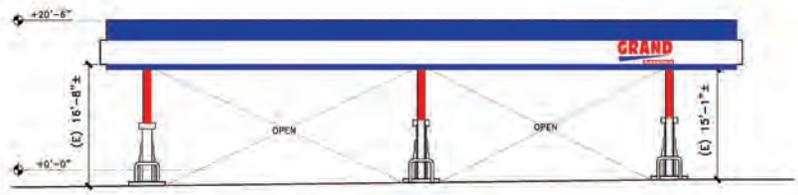


PROPOSED SOUTH ELEVATION 1/8" 4

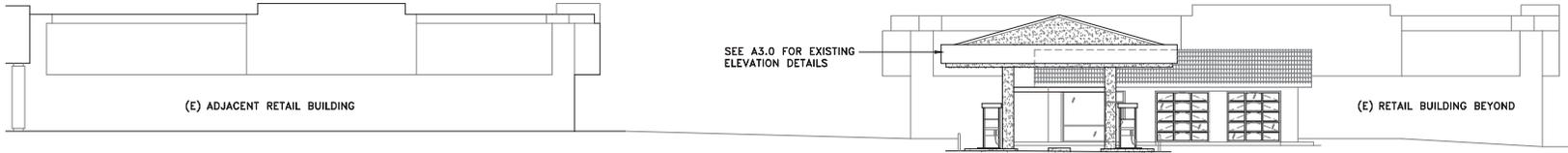
- NEW TRASH ENCLOSURE NOTE
1. TEXTURED (STUCCO OR CLADDING) MASONRY WALLS DESIGNED TO MATCH THE PRIMARY STRUCTURE
 2. SOLID CONCRETE FLOOR FLUSH AT THE DOOR THRESHOLD
 3. METAL LOCKING DOORS
 4. SOLID ROOF COVERING
 5. SANITARY DRAIN CONNECTION
 6. FIRE SPRINKLER PROTECTION
 7. PROVIDE AN ACCESSIBLE PATH-OF-TRAVEL



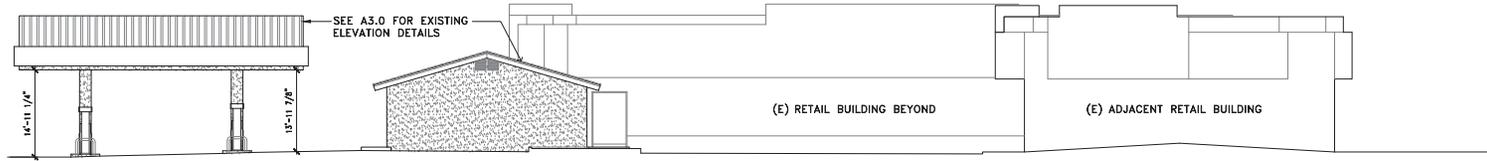
PROPOSED SOUTH ELEVATION - STORE AND SMOG STATION 1/8" 6



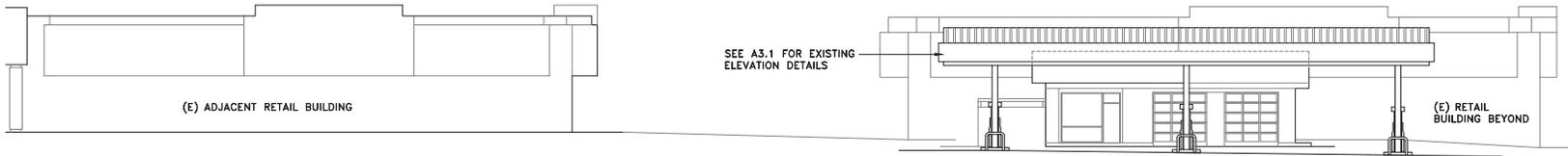
PROPOSED NORTH ELEVATION - FUEL STATIONS 1/8" 5



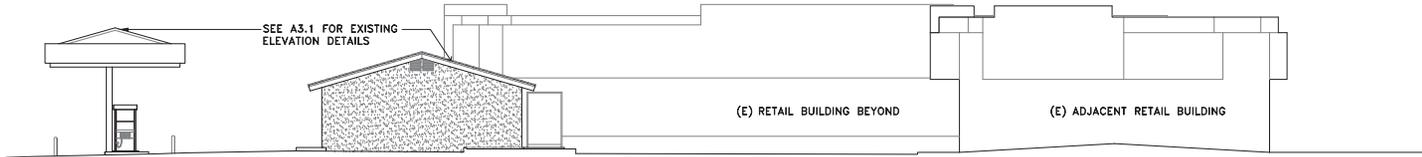
EXISTING STREETSCAPE ELEVATION – CAMPBELL AVE SIDE 10' 1



EXISTING STREETSCAPE ELEVATION – SAN TOMAS AQUINO SIDE 10' 2



PROPOSED STREETSCAPE ELEVATION – CAMPBELL AVE SIDE 10' 3



PROPOSED STREETSCAPE ELEVATION – SAN TOMAS AQUINO SIDE 10' 4



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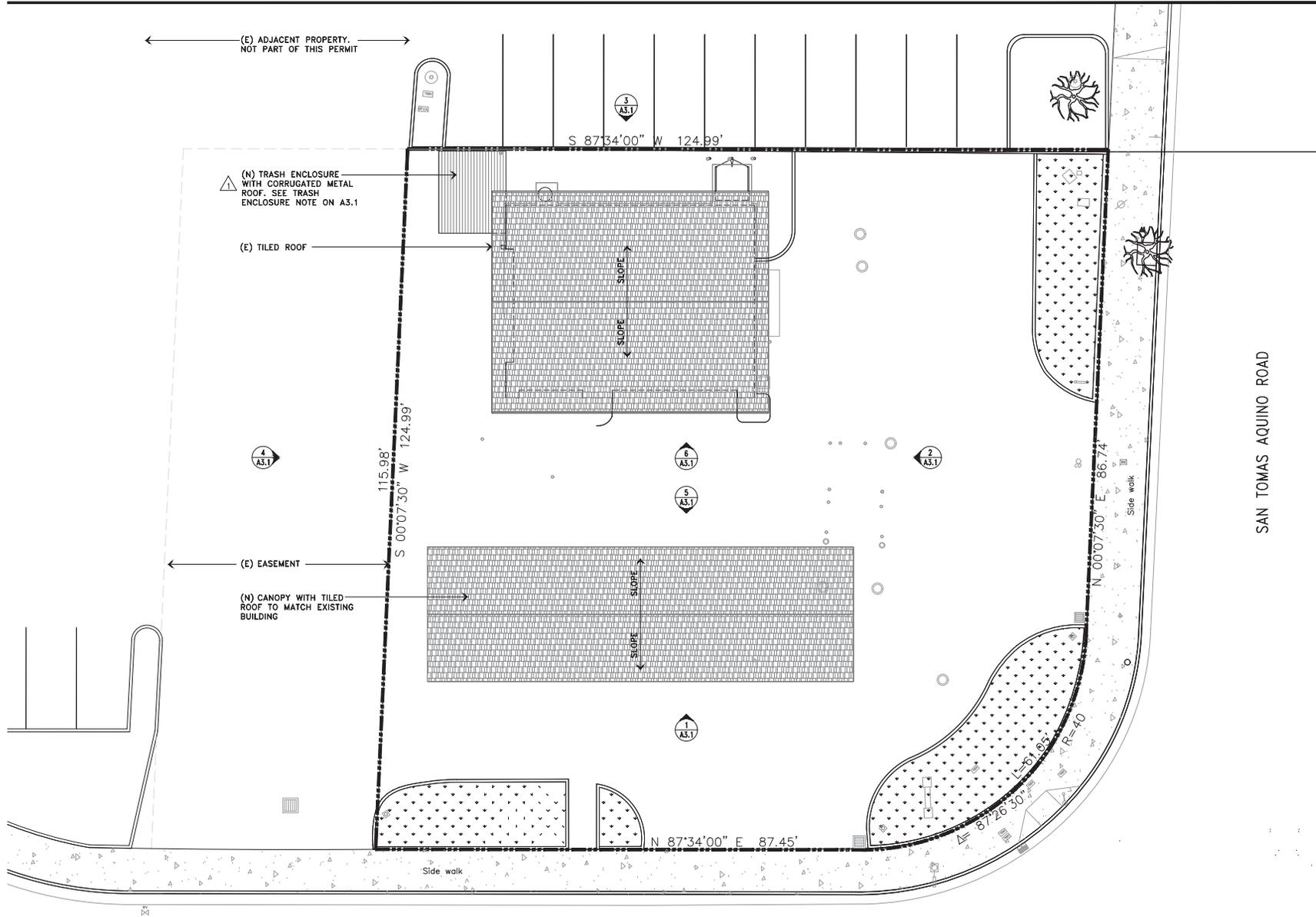
PROJECT NO.: 19-7230

STREETSCAPE ELEVATIONS



A3.3

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(E) ADJACENT PROPERTY. NOT PART OF THIS PERMIT

(N) TRASH ENCLOSURE WITH CORRUGATED METAL ROOF. SEE TRASH ENCLOSURE NOTE ON A3.1

(E) TILED ROOF

(A) AS.1

(E) EASEMENT

(N) CANOPY WITH TILED ROOF TO MATCH EXISTING BUILDING

(3) AS.1

(6) AS.1

(5) AS.1

(2) AS.1

(1) AS.1

studio 02

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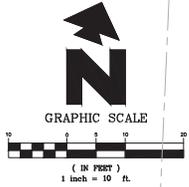
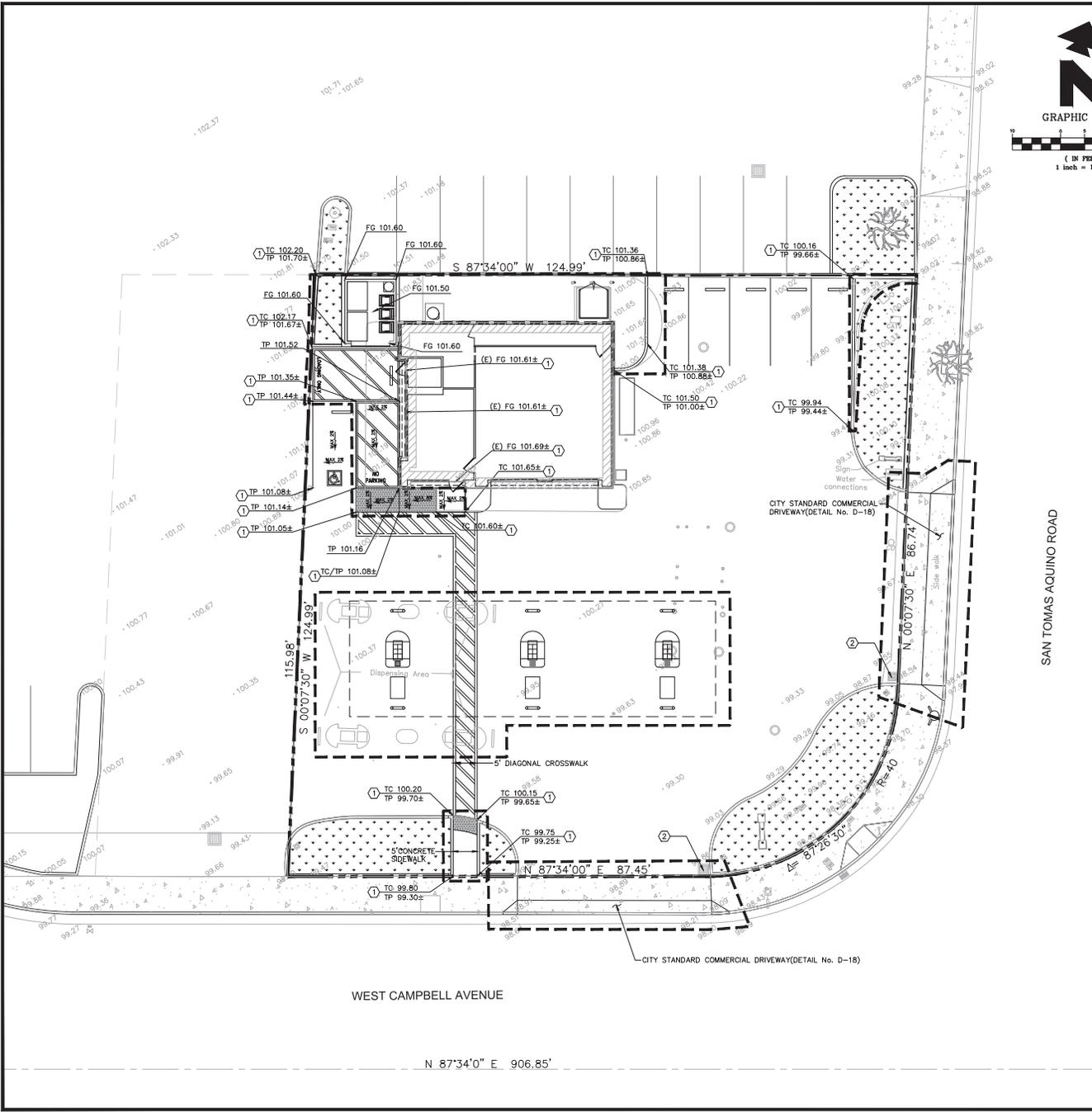
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ROOF PLAN



A4.0

CAMPBELL AVENUE



GENERAL NOTES:

- IF ANY EXISTING STRUCTURES AND UTILITIES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AND UTILITIES AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROJECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE COVERING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURE AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAIN/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- UTILITY INSTALLATION IF ANY SHALL BE IN ACCORDANCE WITH CITY OF CAMPBELL AND RELATED UTILITY AGENCIES STANDARDS.
- A GRADING/HAULING PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CONSTRUCTION.

LEGENDS

- = LANDSCAPE AREA
- = DETECTABLE WARNING SURFACE
- = LIMITS OF BUILDING ROOF
- = FLOW DIRECTION
- = EX. SPOT ELEVATION
- = AREA OF DISTURBANCE

ABBREVIATION

- FG FINISHED GRADE
- MAX MAXIMUM
- TC TOP OF CURB
- TP TOP OF PAVEMENT

GRADING NOTES

- MATCH EXISTING ELEVATION
- INSTALL TRASH CAPTURE INSERTS (KRISTAR FLO-COR OR APPROVED EQUAL) AND TRASH CAPTURE SCREEN (STORMTEX S13G OR APPROVED EQUAL)

PRE & POST DEVELOPMENT PERVIOUS/IMPERVIOUS AREAS:

AREA TYPE	EXISTING	PROPOSED
LOT AREA	15,295 SF	
	0.35 ACRE	
TOTAL LAND DISTURBANCE	0	4,898
BUILDING/DISPENSER ROOF	3,998	3,763
PARKING/DRIVEWAY	9,331	9,443
WALKWAY	0	69
TOTAL IMPERVIOUS AREA	13,329	13,275
LANDSCAPE/GRAVEL	1,969	2,023
PAVER	0	0
TOTAL PERVIOUS AREA	1,969	2,023

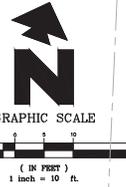
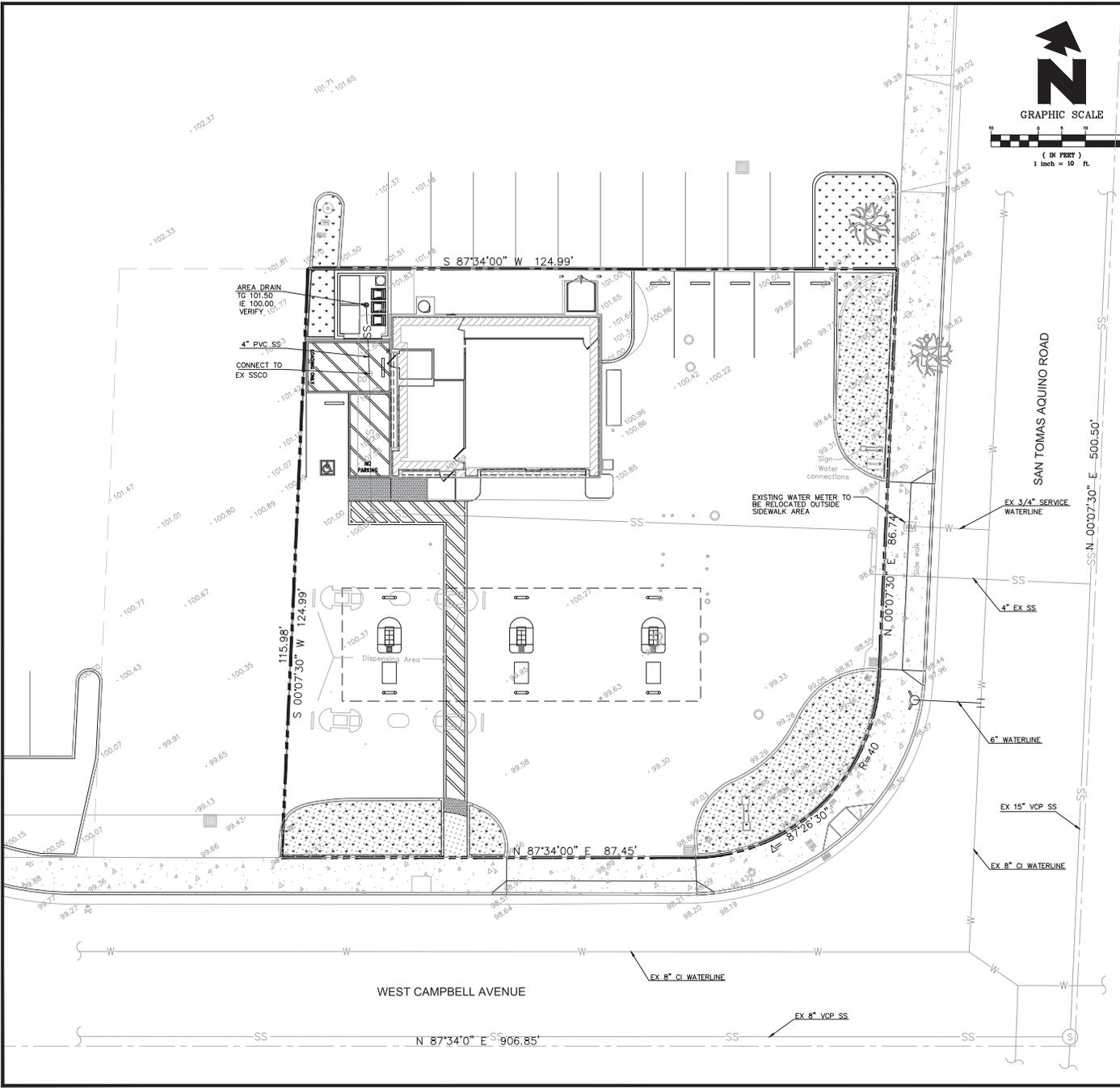
GRADING AND DRAINAGE PLAN
1533 WEST CAMPBELL AVENUE
CAMPBELL, CA 95008



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

DATE: 07/07/2020
 DESIGNED: TC
 DRAWN: TC
 REVIEWED: AW
 JOB NO.: -

SHEET
C1
 1 OF 4 SHEET



UTILITY GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINET & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- UTILITY INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF HAYWARD OR LOCAL UTILITY COMPANIES FOR UTILITY STANDARDS FOR WATER, GAS & WASTEWATER.
- UTILITY PIPE BEDDING & TRENCH BACKFILL INSTALLED PER DETAIL OR CITY STANDARD.
- ALL SANITARY SEWER PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN EXISTING CONDITIONS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- ALL UTILITY LOCATIONS SHALL NOT CAUSE DAMAGE TO ANY EXISTING STREET TREES. WHERE THERE ARE UTILITY CONFLICTS DUE TO EXISTING TREE ROOTS, ALTERNATIVE LOCATION FOR UTILITIES SHALL BE EXPLORED BEFORE RELOCATE REMOVE AND INSTALLED NEW TREE.
- SUBMIT UTILITY COORDINATION PLANS AND SCHEDULE FOR APPROVAL BY CITY ENGINEER FOR THE INSTALLATION AND/OR ABANDONMENT OF UTILITIES PRIOR TO ISSUANCE OF BUILDING PERMIT.

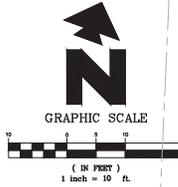
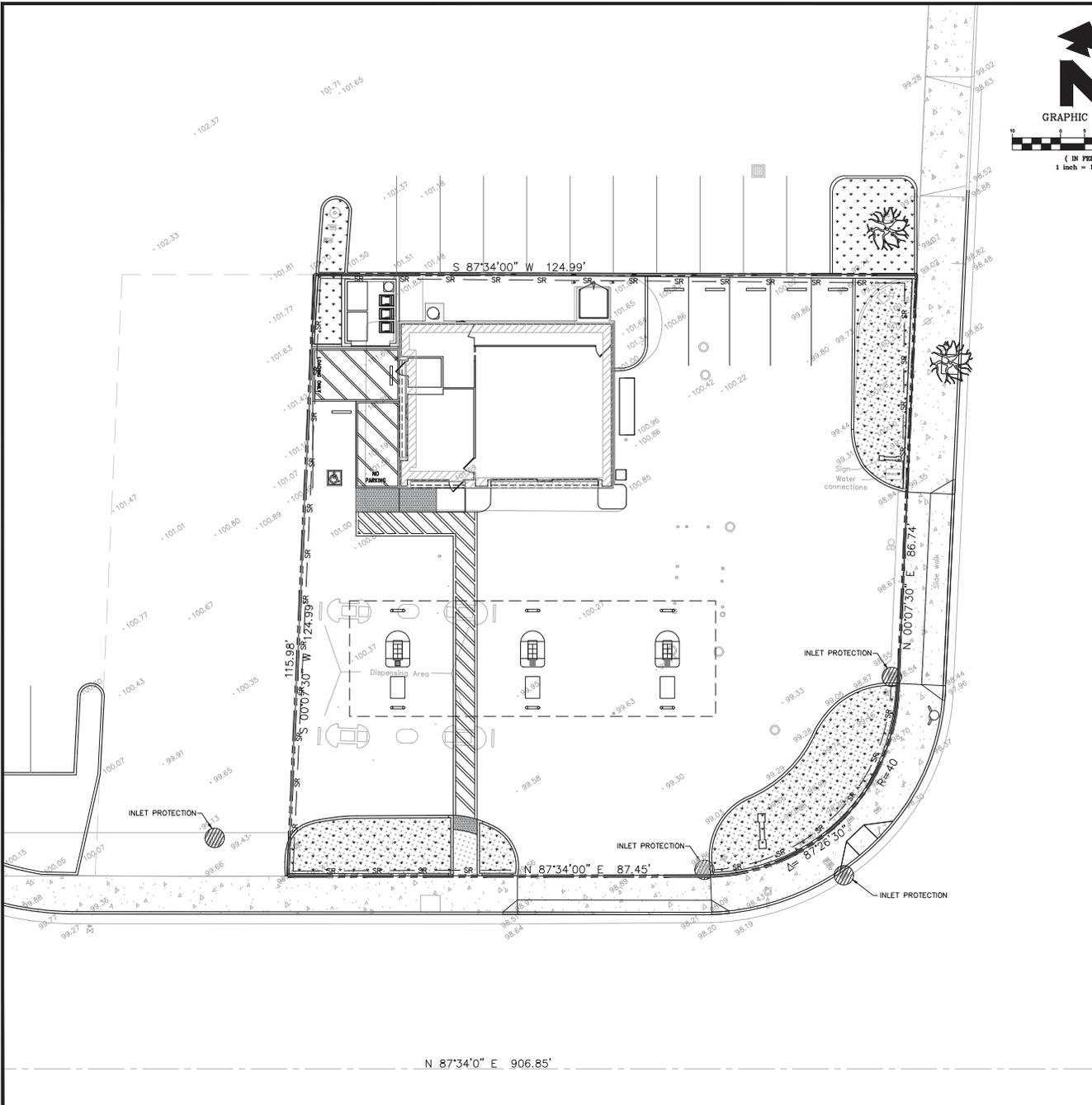
ABBREVIATION

CI	CAST IRON
EX	EXISTING
FG	FINISHED GRADE
IE	INVERT ELEVATION
PVC	POLYVINYL CHLORIDE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
TG	TOP OF GRATE
VCP	VITRIFIED GLAY PIPE

LEGEND

	EX. SANITARY SEWER MANHOLE
	EX. WATER METER
	EX. SANITARY SEWER CLEANOUT
	EX. WATER LINE
	EX. SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	FIRE HYDRANT
	AREA DRAIN

UTILITY PLAN	1533 WEST CAMPBELL AVENUE CAMPBELL, CA 95008				
 GREEN CIVIL ENGINEERING, INC. INFO@GREENC.COM 1800 S. NORFOLK ST., SUITE 350 SAN MATEO, CA 94408					
 DAVID L. SAUER CIVIL ENGINEER STATE OF CALIFORNIA					
SCALE					
VERTICAL: 1" = AS SHOWN					
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SHEET					
C2					
2 OF 4 SHEET					



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 15 TO APRIL 15. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON, WHICH LEAVE DENUDE 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 TOWN ENGINEER.
3. DURING WINTER MONTHS, ALL DISTURBED SLOPES GREATER THAN 2:1 SHALL HAVE MANDATORY EROSION CONTROL FABRIC.
4. 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.
5. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE TOWN REPRESENTATIVE OF ANY FIELD CHANGES.
6. 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 OF FUTURE CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL PRIOR, DURING, AND AFTER STORM EVENTS.
8. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR OTHER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROPERTY, IMMEDIATE REMEDY SHALL OCCUR.
9. 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.
11. DEMOLITION 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.
12. CONTRACTORS SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE, AND LOCAL AGENCY REQUIREMENTS.
13. WITH THE APPROVAL OF THE TOWN INSPECTOR, EROSION AND SEDIMENT CONTROLS MAYBE REMOVED AFTER AREAS 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.

DEMOLITION NOTES:

1. THE EXISTING BUILDING SHALL BE REMOVED ENTIRELY. NO GRADING REQUIRED BEYOND REPAIR AT FOUNDATION REMOVAL AREAS.
2. LOCATE AND MARK ALL UNDERGROUND UTILITIES. THE UTILITIES SHALL BE TREATED AS FOLLOWS:

WATER SERVICE

- A. EXISTING WATER SHALL BE CAPPED AND REMOVED IF NECESSARY FOR NEW CONSTRUCTION.

ELECTRICAL SERVICE

- A. ELECTRICAL LINE SHALL BE PROTECTED IN PLACE.

GAS SERVICE

- A. GAS LINE SHALL BE PROTECTED IN PLACE.

LEGEND



ABBREVIATIONS:

- SR = STRAW ROLL
TYP = TYPICAL

REV.	DATE	DESCRIPTION

EROSION CONTROL PLAN
1533 WEST CAMPBELL AVENUE
CAMPBELL, CA 95008

GREEN
CIVIL ENGINEERING, INC.
INFO@GREENCIVIL.COM
800 S. INDIPOLK ST. SUITE 350
SAN MATEO, CA 94403



SCALE

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

DATE:	07/07/2020
DESIGNED:	TC
DRAWN:	TC
REVIEWED:	AW
JOB NO.:	-

SHEET
C3
3 OF 4 SHEET

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.

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 in the storm drains or creeks causes serious problems and is prohibited by law.

DURING CONSTRUCTION

- Don't mix up more fresh concrete or mortar 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.
- Schedule grading and excavation projects for dry weather.
- 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

- 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 onto a landscaped area.

- Contact 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 algicides 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 run into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algicides 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.

PAINTING 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 rinse 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.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, 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.

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.

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.

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 possible 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 crossing a site and slow the flow with check dams or roughened ground surfaces.

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

- Road crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operation of grading equipment
- Paving machines
- 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.
- 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 (cloth, 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 to dirt control.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks 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 hove 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: MATERIALS/WASTE/HANDLING

- Construction industry
- Home builders
- Developers
- General contractors
- Site supervisors
- Material handlers
- Waste handlers
- Equipment operators
- Contractors
- Inspectors
- Supervisors
- Engineers
- Architects
- Planners
- Surveyors
- Estimators
- Accountants
- Lawyers
- Insurance agents
- Real estate agents
- Public works
- Utilities
- Transportation
- Airports
- Seaports
- Harbors
- Airfields
- Airports
- Seaports
- Harbors
- Airfields

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 rains-precipitated 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 "dirt" 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.

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or bay lands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides as weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

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 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.

- 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 cleaned 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.

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

- A. 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.
- B. Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- C. 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.
- D. 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.

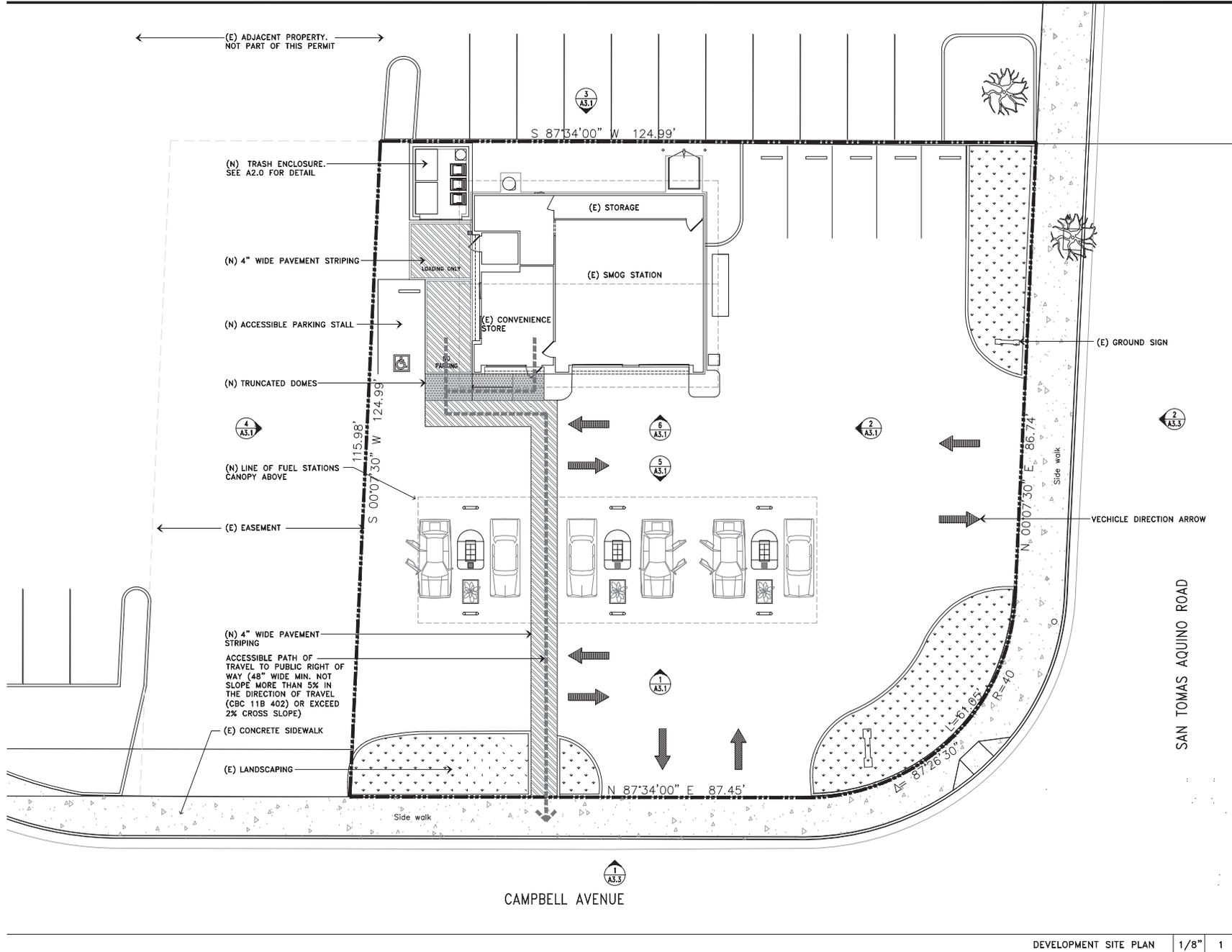
BLUEPRINT FOR A CLEAN BAY
1533 WEST CAMPBELL AVENUE
CAMPBELL, CA 95008

GREEN CIVIL ENGINEERING, INC.
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 400 S. NORCROSS ST., SUITE 350
 SAN MATEO, CA 94403

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 4 OF 4 SHEET



UNIFORM DEVELOPMENT APPLICATION
 SERVICE STATION AT
1533 W CAMPBELL AVE
 CAMPBELL, CA 95008

01.15.20 ISSUED FOR PLANNING
 03.31.20 ISSUED FOR PLANNING
 06.12.20 ARCH REVIEW COMMENT

PROJECT NO.: 19-7230

CIRCULATION PLAN
 ACCESSIBILITY PLAN



A4.5

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UNIFORM DEVELOPMENT APPLICATION SERVICE STATION AT

1533 W CAMPBELL AVE

CAMPBELL, CA 95008

01.15.20 ISSUED FOR PLANNING



PROJECT NO.: 19-7230

ELECTRICAL GENERAL INFORMATION



E0.0

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LEGEND		
SYMBOL	ABBREVIATION	DESCRIPTION
⊕	20A	120/277V SPST SWITCH LOWER CASE LETTER INDICATES SWITCH/LEG CONTROLLED BY SWITCH PROVIDE ONE PER SWITCH/LEG.
⊕	30A	120/277V THREE WAY SWITCH
⊕	20A	120/277V SPST SWITCH WITH PILOT LIGHT.
⊕	20A	120/277V BY-PASS SWITCH, NO MOMENTARY SPST SWITCH
⊕	20A	TIMER SWITCH, DIGITAL, 20A, 120V
⊕		HORSEPOWER RATED TOGGLE SWITCH WITH THERMAL OVERLOADS.
⊕		DIMMER SWITCH, VA RATING AS SHOWN AND AS REQUIRED.
⊕	15A, 120/277V	DUAL TECH (A & D) VACUANCY SWITCH SENSOR LOWER CASE LETTER INDICATES SWITCH/LEG CONTROLLED BY SWITCH CEILING MOUNTED DUAL TECH OCCUPANCY SENSOR (BRO) H - HALLWAY COVERAGE TYPE. LOWER CASE LETTER INDICATES SWITCH/LEG CONTROLLED BY SENSOR ROOM CONTROLLER LOWER CASE LETTER INDICATES SWITCH/LEG CONTROLLED BY CONTROLLER.
⊕		PLUG LOAD CONTROLLER COMPATIBLE WITH ROOM CONTROLLER
⊕	20A	POWER/LEAK PACK FOR OCCUPANCY SENSOR LOWER CASE LETTER INDICATES SWITCH/LEG CONTROLLED BY SWITCH.
⊕		EMERGENCY LIGHTING TRANSFER CONTROL DEVICE
⊕	20A	DUPLEX RECEPTACLE, 120V, 20A (WP - WEATHERPROOF - AS INDICATED)
⊕	20A	DUPLEX RECEPTACLE, 20A, 120V, GFCI
⊕	20A	DUPLEX RECEPTACLE, 20A, 120V ABOVE COUNTER
⊕	20A	DUPLEX RECEPTACLE, 20A, 120V ISOLATED GROUND
⊕	20A	QUADRIPOLEX RECEPTACLE, 20A, 120V
⊕	20A	CORB DROOP RECEPTACLE, 20A, 120V
⊕	20A	CEILING MOUNTED RECEPTACLE, 20A, 120V
⊕	15A, 120V	SPLIT WIRED DUPLEX RECEPTACLE OUTLET, 15A, 120V
⊕	15A, 120V	SPLIT WIRED DOUBLE DUPLEX RECEPTACLE OUTLET, 15A, 120V
⊕	20A, 120V	FLOOR BOX WITH DUPLEX RECEPTACLE, 20A, 120V
⊕		SINGLE RECEPTACLE SEE EQUIPMENT SCHEDULE FOR NEMA CONFIG.
⊕	20A, 120V	USB CHARGER AND TAMPER RESISTANT RECEPTACLE, 20A, 120V ABOVE COUNTER OR GFI AS REQUIRED.
⊕		POWER POLE, SEE DETAIL FOR MORE INFORMATION.
⊕		FUSED DISCONNECT SWITCH WITH DUAL ELEMENT FUSES PER EQUIPMENT NAME PLATE RATING.
⊕		FUSED DISCONNECT SWITCH WITH MOTOR STARTER AND DUAL ELEMENT FUSES PER EQUIPMENT NAME PLATE RATING.
⊕		NON FUSIBLE DISCONNECT SWITCH
⊕		MOTOR OUTLET AND FLEX CONNECTION TO MOTOR.
⊕		METER, METER SOCKET.
⊕		CIRCUIT BREAKER
⊕		GROUNDING ELECTRODE SYSTEM UFER, GROUND ROD, U.C. WATER PIPE, STRUCTURAL STEEL.
⊕		PANELBOARD.
⊕		JUNCTION BOX, WALL MOUNTED, SIZE TO CODE, TAPE AND TAG WIRES.
⊕		JUNCTION BOX, CEILING MOUNTED, SIZE TO CODE, TAPE AND TAG WIRES.
⊕		SECURITY OUTLET, BOX - 12"X2" STUB TO CEILING SPACE.
⊕		TELEPHONE / DATA COMBINATION DATA AND TELEPHONE OUTLET.
⊕		HVAC SMOKE DETECTOR, S.M.D.
⊕		FIRE SMOKE DAMPER
A		AMPERE
AIC		AMPERE INTERRUPTING CAPACITY
AFB		ABOVE FINISHED FLOOR
AWG		AMERICAN WIRE GAUGE
C		CONDUIT
CU		COPPER
D		ONE WAY DISTANCE OF FEEDER OR BRANCH CIRCUIT
(E) / (N) / (R)		EXISTING / NEW / RELOCATED
EF		EXHAUST FAN
EM		EMERGENCY
FV		FIELD VERIFY
GFI		GROUND FAULT INTERRUPTER
G, GND		GROUND
HP		HORSEPOWER
ISC		SHORT CIRCUIT CURRENT
MCB		MAIN CIRCUIT BREAKER
MLO		MAIN LUG ONLY
NEC		NATIONAL ELECTRICAL CODE
P		POLE
PH		PHASE
PROVIDE		FURNISH, INSTALL, CONNECT
(R) / (RO)		REMOVE, REMOVE AND RELOCATE
RMC		RIGID METAL CONDUIT
S.A.D		SEE ARCHITECTURAL DRAWINGS
S.M.D.		SEE MECHANICAL DRAWINGS
S.P.D		SEE PLUMBING DRAWINGS
UNO		UNLESS OTHERWISE NOTED
V		VOLTS
VA		VOLT AMPERE
VO		VOLTAGE DROP
VFD		VARIABLE FREQUENCY DRIVE
WP		WEATHERPROOF
+2		SUBSAMPL LOCATED NEXT TO THE DEVICE MEANS 42" AFF TO CENTER OF DEVICE

GENERAL NOTES	
1.	CODE COMPLIANCE IS MANDATORY. NOTHING IN THESE DRAWINGS AND SPECIFICATIONS PERMITS WORK NOT CONFORMING TO THESE CODES. WHERE WORK IS SHOWN TO EXCEED MINIMUM CODE REQUIREMENTS, COMPLY WITH DRAWINGS AND SPECIFICATIONS. ALL WORK AND MATERIALS SHALL COMPLY WITH THE LATEST RULES, CODES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: A. 2019 CALIFORNIA ELECTRICAL CODE B. 2019 CALIFORNIA BUILDING CODE C. 2019 CALIFORNIA MECHANICAL CODE D. 2019 CALIFORNIA PLUMBING CODE E. 2019 CALIFORNIA FIRE CODE F. 2019 CALIFORNIA ENERGY CODE, PART 6 G. LOCAL UTILITY COMPANIES ANY OTHER LOCAL CODES, ORDINANCES AND JURISDICTIONS
2.	ALL DEVICES AND EQUIPMENT INSTALLED OUTDOORS OR EXPOSED TO THE WEATHER SHALL BE OF WEATHERPROOF CONSTRUCTION.
3.	ALL SINGLE AND GANGED PLEX SHALL BE THERMOPLASTIC AND SHALL MATCH THE DEVICE IN COLOR. COORDINATE DEVICE COVER WITH THE ARCHITECT PRIOR TO INSTALLATION. GANG DEVICES AT GROUP LOCATIONS UNDER A SINGLE COVER PLATE.
4.	THE ELECTRICAL PLANS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL OF THE ARCHITECTURAL DETAIL OR SPECIFICS OF EQUIPMENT, TAKE ALL DIMENSIONS FROM THE ARCHITECTURAL DRAWINGS. PRIOR TO ROUGH OR FINISH CONSTRUCTION TO REVIEW ALL SUBMITTALS OF EQUIPMENT PROVIDED BY OTHER TRADE AND MAKE NECESSARY ADJUSTMENTS.
5.	ALL CONNECTIONS TO MECHANICAL EQUIPMENT SHALL BE MADE WITH A MINIMUM OF 2" OF WEATHERPROOF FLEXIBLE CONDUIT TO PREVENT SOUND AND VIBRATION TRANSMISSION TO THE STRUCTURE.
6.	COORDINATE ALL MOTOR OVERLOADS AND/OR FUSES FUNGISHED BY THIS CONTRACT WITH THE ACTUAL EQUIPMENT INSTALLED. SIZE OVERLOADS BASED ON MOTOR NAMEPLATE FULL LOAD CURRENT AND SERVICE FACTOR. FUSES FOR MOTOR AND TRANSFORMER CIRCUITS SHALL BE SHAL ELEMENT FUSES FOR OTHER NON MOTOR LOADS SHALL BE FAST ACTING. ALL FUSES SHALL BE CURRENT LIMITING CLASS RK1 OR CLASS 1, UNLESS OTHERWISE NOTED. FUSES SHALL BE PROVIDED WITH REACTION TYPE FUSE HOLDERS.
7.	GROUNDING CONDUCTORS ARE GENERALLY NOT SHOWN. GROUND AND BOND TOGETHER ALL EQUIPMENT, RACEWAYS, MOTORS, PANELBOARDS AND SWITCHGEAR, ETC. IN ACCORDANCE WITH NEC ARTICLE 250. BONDING OF ALL INTERIOR METAL PIPING SHALL BE IN ACCORDANCE WITH NEC ARTICLE 250 AS FOLLOWS: A. ALL INTERIOR METAL WATER PIPING SHALL BE BONDED TO ONE OR MORE GROUNDING ELECTRODES USED. THE BONDING JUMPER SHALL BE IN ACCORDANCE WITH NEC ARTICLE 250. B. INTERIOR METAL PIPING THAT MAY BECOME ENERGIZED (e.g. GAS PIPING, ETC.) SHALL BE BONDED TO ONE OR MORE GROUNDING ELECTRODES USED. THE BONDING JUMPER SHALL BE SIZED IN ACCORDANCE WITH NEC ARTICLE 250, USING THE RATING OF THE CIRCUIT THAT MAY ENERGIZE THE PIPING SYSTEM. C. INTERIOR METAL PIPING SYSTEM SEPARATED BY A PLUMBING EQUIPMENT (E.G. METER, WATER HEATER) SHALL BE PROVIDED WITH A BONDING JUMPER SIZED PER NEC ARTICLE 250. ALL GROUNDING ELECTRODE INSTALLED IN THE BUILDING (SINGLE OR MULTIPLE SERVICES) SHALL BE BONDED TOGETHER TO FORM A SINGLE GROUNDING ELECTRODE SYSTEM.
8.	INSTALL ALL WALL MOUNTED POWER, TELEPHONE AND DATA OUTLETS AT 15" A.F.F. TO BOTTOM OF THE BOX, UNLESS OTHERWISE NOTED. INSTALL ALL LIGHTING CONTROL SWITCHES, FIRE ALARM PULLSTATIONS, AND WALL TELEPHONE JACKS AT 48" A.F.F. TO TOP OF THE BOX, UNLESS OTHERWISE NOTED.
9.	CONDUIT PENETRATION OF FIRE RATED PORTIONS OF A STRUCTURE SHALL BE EFFECTIVELY SEALED AND SLEEVED WITH STEEL FLEX 3 FEET EACH SIDE OF THE PENETRATION, OR OTHER APPLIED METHODS.
10.	FIRE ALARM CABLE SHALL BE INSTALLED IN CONDUIT WHEN REQUIRED BY CODE.
11.	RELOCATED LIGHT FIXTURES INSTALLED WHERE THERE ARE LIGHTINGS ARE REQUIRED TO BE I.C. RATED. ALL LIGHT SWITCHES NOT WITHIN SIGHT OF THE LUMINAIRE SHALL BE EQUIPPED WITH A PILOT LIGHT. EVEN IF NOT SHOWN IN THE DRAWINGS, CONTRACTOR TO PROVIDE ALL REQUIRED SEISMIC SUPPORT WIRES FOR THE LIGHTING FIXTURES. PENDANT FIXTURES SHALL BE PROVIDED WITH SEISMIC SUPPORT WIRES SO AS NOT TO HIT ANYTHING ON A 48" DEGREE SWING AND AS REQUIRED BY THE AHJ.
12.	ALL EQUIPMENT SHALL BE UL LISTED AND SHALL BE INSTALLED AS PER THEIR LISTINGS. INSTALLATION INSTRUCTION FOR ALL LISTED EQUIPMENT SHALL BE MADE AVAILABLE TO THE BUILDING INSPECTOR AT THE TIME OF INSPECTION. ALL DEVICES AND EQUIPMENT INSTALLED OUTDOORS OR EXPOSED TO THE WEATHER SHALL BE OF WEATHERPROOF CONSTRUCTION. ALL RECEPTACLES SHALL COMPLY WITH THE LATEST EDITION OF THE N.E.C. EVEN IF NOT SPECIFICALLY IDENTIFIED IN THE DRAWINGS (E.G. AFCI, TAMPER RESISTANT, HOSPITAL, GRADE, ETC.)
13.	CONTRACTOR TO SUBMIT LOAD SUMMARY (SERVICE CAGE SHEET) TO THE ELECTRIC UTILITY COMPANY FOR COORDINATION TO THE EXISTING SERVICE LATERAL/ENTRANCE CONDUCTOR AND ASSOCIATED UTILITY TRANSFORMER.
14.	STRUCTURAL STEEL REINFORCEMENT THAT WERE DAMAGED DURING CONSTRUCTION SHALL BE PATCHED AND REPAIRED BY THIS CONTRACTOR.
15.	CONTRACTOR SHALL VERIFY FIELD CONDITIONS BEFORE SUBMITTING BID.
16.	CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, ETC. REQUIRED.
17.	CONTRACTOR SHALL OBTAIN AND PAY FOR BOTH ROUGH AND FINAL UNDER WRITERS OR OTHER APPROVED INSPECTION Agency CERTIFICATES "ELECTRICAL INSPECTION"; THESE CERTIFICATES SHALL BE PRESENTED WITH REQUEST FOR FINAL PAYMENT.
18.	IT IS THE INTENT OF THESE PLANS TO PROVIDE A COMPLETE OPERATING ELECTRICAL SYSTEM. THIS CONTRACTOR SHALL FURNISH AND INSTALL ALL WIRING, EQUIPMENT, MATERIAL, ETC. REQUIRED. EXCEPT WHERE SPECIFICALLY NOTED AS BEING FURNISHED BY OTHERS SHOULD THERE BE ANY QUESTIONS CONCERNING RESPONSIBILITY, THEY SHALL BE ADDRESSED TO ARCHITECT PRIOR TO BID. NO EXTRA CHARGES WILL BE ALLOWED.
19.	ELECTRICAL SERVICE SHALL BE COORDINATED WITH THE EXISTING FIELD CONDITIONS.
20.	CONSULT WITH CONTRACTORS FURNISHING HVAC EQUIPMENT TO VERIFY LOADS AND SECURE EXACT LOCATIONS (REFER TO HVAC DRAWINGS); WIRE AND CONNECT TO ALL HVAC EQUIPMENT, INCLUDING CONTROLS AND THERMOSTATS.
21.	CORDED NUMBER ON THE DRAWINGS ARE FOR IDENTIFICATION ONLY AND DO NOT INDICATE THE POSITION ON THE PANEL BOARD. CONNECT THE CIRCUITS WITH THE LIGHTS/LIGHTS AND THE RECEPTACLE CIRCUITS NEAR THE TOP OF THE PANEL AND THE MORE HEAVILY LOADED CIRCUITS NEAR THE BOTTOM. BALANCE ALL CIRCUITS EVENLY BETWEEN PHASES SO THAT FEEDER WIRES CARRY APPROXIMATELY EQUAL CURRENT. ALL PHASES MUST BE BALANCED WITHIN 10% LESS. CONTRACTOR SHALL REBALANCE IF NECESSARY.
22.	BRANCH CIRCUIT CONDUCTORS SHALL NOT BE LESS THAN NO. 12AWG. THE INSULATION SHALL BE COLOR CODED AND SHALL BE 600 VOLT TYPE THINWALL COPPER.
23.	CABLES IN HIGH TEMPERATURE AREAS SHALL HAVE INSULATION TYPE SUITABLE FOR THE TEMPERATURE. CABLES USED IN SPACES FOR ENVIRONMENTAL AIR SHALL CONFORM WITH APPLICABLE NEC REQUIREMENTS.
24.	ALL WIRING USED IN RETURN OR DISCHARGE AIR PLenums SHALL BE PLenum RATED OR INSTALLED PER METHODS APPROVED BY THE LATEST EDITION OF THE NEC FOR SUCH APPLICATION.
25.	BRANCH CIRCUITS FOR POWER AND LIGHTING SHALL NOT BE LESS THAN #12 AWG. OR AS NOTED. WIRES ARE TO BE SIZED FOR THE APPROPRIATE VOLTAGE DROPS.
26.	ALL EQUIPMENT AND LIGHT FIXTURES WIRING SHALL NOT BE LESS THAN #12 AWG TYPE SFF-2 AND FLEXIBLE CORDS SHALL NOT BE LESS THAN #12 AWG TYPE 5.
27.	CONTROL WIRING SHALL NOT BE LESS THAN #14 AWG UNLESS OTHERWISE NOTED.
28.	HOMERUNS SHOWN ARE SCHEMATIC. CONTRACTOR MAY ORIGINATE HOMERUNS FROM DIFFERENT LOCATIONS. ALL WIRE INCLUDING HOMERUNS SHALL BE DELINEATED ON AS-BUILT DRAWINGS.
29.	ALL CONDUITS PASSING THROUGH PARTITIONS ARE TO BE APPROPRIATELY SLEEVED AND SEALED.
30.	ALL SLAB PENETRATIONS SHALL BE INSTALLED AND FIRE RATED PER NATIONAL STATE AND LOCAL CODES.
31.	DO NOT MAKE ANY CHANGES OR SUBSTITUTIONS WITHOUT SPECIFIC WRITTEN APPROVAL FROM THE ARCHITECT OR ENGINEER.
32.	GUARANTEE ALL WORK, MATERIAL AND EQUIPMENT FOR A PERIOD OF ONE YEAR FROM THE DATE OF APPROVAL AND FINAL ACCEPTANCE.
34.	THIS DESIGN IS BASED ON INITIAL DESIGN DATA. GENERAL CONTRACTOR TO SUPPLY AND INSTALL FEEDERS, FUSES AND CIRCUIT BREAKERS TO MATCH THE NAMEPLATE RATING OF ALL EQUIPMENT. THIS SHALL BE INCLUDED IN THE INITIAL BID PROPOSAL AND BID EXTRAS SHALL BE ENTERAINED.
35.	THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, MATERIALS AND LABOR TO COMPLETE ALL ELECTRICAL WORK IN A NEAT AND WORKMANLIKE MANNER AND IN ACCORDANCE WITH GOOD COMMERCIAL PRACTICE INCLUDING THE INSTALLATION OF ALL THE EQUIPMENT MATERIALS AND SYSTEMS AND THE FINAL CONNECTIONS TO THE OWNERS EQUIPMENT AND FIXTURES AS REQUIRED BY THE OWNER. THE CONTRACTOR SHALL ALSO FURNISH TEMPORARY WIRING AND LIGHTING TO PROVIDE A MINIMUM OF 24 HRS. WORK AREAS FOR USE OF ALL THE TRADES DURING CONSTRUCTION AND THE INSTALLATION OF THE OWNERS FIXTURES. THE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL TEMPORARY WIRING UPON COMPLETION OF CONSTRUCTION OF ALL TRADES.
37.	CONTRACTOR SHALL PROVIDE SEISMIC RESTRAINTS AND SUPPORTS FOR ALL FLOOR AND CEILING MOUNTED ELECTRICAL EQUIPMENT TO RESIST EARTHQUAKE EFFECTS DETERMINED IN ACCORDANCE WITH THE BUILDING CODE.
38.	THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND INSTALL ALL SUPPLEMENTARY SUPPORT, INCLUDING SUPPORT STEEL AS REQUIRED TO HANG ALL EQUIPMENT AND LIGHTING FROM THE EXISTING STRUCTURE IN ACCORDANCE WITH THE ARCHITECTURAL/CONSTRUCTION SUPPORT AND HANGING ORDERS.
39.	IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO PROVIDE FULLY DIMENSIONED COORDINATION DRAWINGS FOR ALL OF HIS RESPECTIVE WORK. THESE DRAWINGS MUST BE FULLY COORDINATED WITH ALL EXISTING CONDITIONS. ALL HVAC, PLUMBING, FIRE PROTECTION, ELECTRICAL, LIGHTING, STRUCTURAL AND ARCHITECTURAL SYSTEMS PRIOR TO PREPARING COMPOSITE MULTI DISCIPLINE COORDINATION DRAWINGS.
40.	ALL DISCONNECTING MEANS AND EQUIPMENT INDICATED ON THE DRAWING SHALL BE IDENTIFIED BY NAMEPLATE IN COMPLIANCE WITH THE NEC 110.22.
41.	ALL WIRING FOR THE EMERGENCY LIGHTING AND EMERGENCY SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC ARTICLE 700.
42.	THE WIRING METHODS AND MATERIALS INDICATED IN THE SPECIFICATIONS AND ON THE DRAWINGS SHALL BE INSTALLED AND CONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEC ARTICLE 300.
43.	THE ELECTRICAL SERVICE AND DISTRIBUTION SYSTEMS AS INDICATED ON THE RISER DIAGRAM AND MATERIALS INDICATED IN THE SPECIFICATIONS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE NEC ARTICLE 250.
44.	ALL OVER CURRENT PROTECTION SHALL BE IN COMPLIANCE WITH THE NEC SECTION 240.
45.	PRIOR TO ANY REQUIRED CUTTING AND PATCHING OF CONCRETE FLOOR AND/OR CUTTING OF ROOF CONTRACTOR SHALL COORDINATE WITH BUILDING ENGINEER. SEAL ALL EXTERIOR AND FIREWALL PENETRATIONS.
46.	FOR ALL LIGHTING FIXTURES MOUNTED IN HUNDING SUPPORTS THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL INDIVIDUAL SUPPORT AT EACH CORNER OF RECESSED LIGHTING TRIGGER CONNECTED TO BUILDING STEEL ABOVE ALL CONDUIT AND MC CABLE MOUNTED ABOVE HUNG CEILING SHALL BE INDIVIDUALLY CORRELATED IN THE SAME FAHION AS PER NEC REQUIREMENTS.
47.	NO "DOUBLING UP" ON CIRCUIT BREAKERS OR CONDUCTOR SPLICES WITHIN PANEL BOARDS SHALL BE PERMITTED. THE CONTRACTOR SHALL PROVIDE JUNCTION BOXES ADJACENT TO PANELBOARDS AS REQUIRED TO SPICE COMMON CIRCUITS CONNECTORS.
48.	DO NOT SCALE FROM THESE DRAWINGS.
49.	PLANS ARE PREPARED WITH REQUIRED BRANCH CIRCUITS INDICATED BY CIRCUITS NUMBERS. PROVIDE AND INSTALL ALL CONDUITS, CONDUCTORS, BOXES, MISCELLANEOUS FITTINGS, ETC. FOR A COMPLETE AND OPERABLE SYSTEM (HOME RUN SHOWN). BRANCH CIRCUIT INSTALLATION SHALL COMPLY WITH SPECIFICATIONS AND NEC.
50.	NATIONALLY RECOGNIZED TESTING LABORATORY SHALL LIST ALL EQUIPMENT IN COMPLIANCE WITH @ NEC ART. 110.3
51.	ALL CONDUITS SHALL MAINTAIN FIVE (5) FEET CLEARANCE IN FRONT OF HVAC SUPPLY AND RETURN.
53.	PROVIDE IDENTIFIED HANDLE TIES FOR ALL MULTI WIRE BRANCH CIRCUITS PER NEC 210.4(B)
54.	THE WORKING SPACES AROUND THE ELECTRICAL EQUIPMENT SHALL BE MAINTAINED PER NEC 110.26(A). THE DEDICATED EQUIPMENT SPACE SHALL BE MAINTAINED PER NEC 110.26(B).
55.	THE CONTRACTOR FOR THIS WORK IS REQUIRED TO READ THE SPECIFICATIONS AND REVIEW DRAWINGS OF ALL DIVISIONS OF WORK AND IS RESPONSIBLE FOR THE COORDINATION OF THIS WORK AND THE WORK OF ALL SUBCONTRACTORS WITH ALL DIVISIONS OF WORK. IT IS THIS CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL SUBCONTRACTORS WITH A COMPLETE SET OF BID DOCUMENTS.

CAL GREEN BUILDING CODE REQUIREMENTS	
BUILDING COMMISSIONING	
CONTRACTOR SHALL PROVIDE, AND INCLUDE IN BID:	
A.	TESTING AND ADJUSTING: TESTING AND ADJUSTING OF SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY BEST PRACTICES AND IFC/CESB CERTIFICATIONS OF EACH SYSTEM AS DETERMINED BY THE BUILDING OFFICIAL. PROVIDE A FINAL REPORT OF TESTING SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES.
TESTING AND ADJUSTMENT PROCEDURE FOR LIGHTING CONTROLS	
WALL AND CEILING MOUNTED OCCUPANCY SENSOR TESTER SHALL MANUALLY TURN ON LIGHT FIXTURE VIA THE SWITCH PROVIDED. ONCE LIGHT FIXTURE IS TURNED ON, TESTER SHALL INITIATE TIMER. SET TO MAXIMUM 30 MINUTES. AFTER WHICH THE LIGHT FIXTURES SHALL BE AUTOMATICALLY TURNED OFF EITHER AT THE END OF THE MAXIMUM ALLOWED 30 MINUTES OR EARLIER. IF FIXTURE DO NOT TURN OFF AT THE MAXIMUM ALLOWED TIME, TESTER TO OPEN OCCUPANCY SENSOR COVER AND CHECK TIMER SETTING AND ADJUST AUTOMATIC OFF TIMER TO 30 MINUTES OR LESS AND REPEAT PROCEDURE. TESTER TO FOLLOW MANUFACTURERS INSTRUCTION ON HOW TO SETUP OCCUPANCY SENSOR TO ENSURE SENSOR IS WORKING AND HOW TO RETURN.	
WALL SWITCH FOR MANUAL ON/OFF AND DIMMING: TESTER SHALL MANUALLY TURN ON LIGHT FIXTURE VIA THE SWITCH PROVIDED. ONCE LIGHT FIXTURE IS TURNED ON, TESTER SHALL DIM FIXTURE VIA THE DIMMING FUNCTION AND BUTTON/ROCKER ON THE SWITCH AND OBSERVE FIXTURE TO ENSURE THAT LIGHT FIXTURES LIGHT LEVEL IS REDUCED UNIFORM AS THE FIXTURE IS DIMMED DOWN AND RAKED UP. IF LIGHT FIXTURE IS NOT TURNED ON/OFF OR DIMMED, TESTER TO CHECK CONNECTION BETWEEN SWITCH, POWER PACK AND SENSOR IF APPLICABLE TO ENSURE ALL WIRING IS DONE CORRECTLY PER MANUFACTURERS INSTALLATION INSTRUCTION AND REPEAT TESTING PROCEDURE.	
AUTOMATIC OFF VIA TIMECLOCK AND CONTRACTOR: TESTER SHALL INSPECT TIMECLOCK TO ENSURE THAT THE AUTOMATIC ON/OFF SCHEDULE IS SET PROPERLY PER TENDER CRITERIA. ONCE SCHEDULING IS SETUP, TESTER CAN ADJUST THE INTERNAL CLOCK OF THE TIMECLOCK TO ADVANCE TO WITHIN 1 MINUTE OF THE AUTOMATIC "SMOKE OFF" TIME AS IF ALL LIGHTS SET TO TURN OFF AUTOMATICALLY BY THE TIMECLOCK IS SHUT OFF AS IT SHOULD BE. IF LIGHTS DO NOT TURN OFF AT THE SET SCHEDULE, CHECK TO ENSURE THAT TIMECLOCK IS SETUP PROPERLY AND ALL CONTRACTOR ARE CONNECTED PROPERLY TO THE TIMECLOCK AND CHECK AGAIN.	
TESTING AND ACCEPTANCE PER TITLE 24 ALL TESTING AND ADJUSTMENT SHALL BE PROVIDED BY A PERSON/COMPANY THAT IS CERTIFIED TO PROVIDE TESTING, ADJUSTING AND PROVIDING ACCEPTANCE FORMS (PCA PER TITLE 24) REQUIREMENTS. THIS IS REQUIRED FOR ALL LIGHTING CONTROL DEVICES AND SYSTEM.	
A FINAL REPORT FOR THE TESTING AND ADJUSTING OF ALL NEW SYSTEMS SHALL BE COMPLETED PRIOR TO FINAL APPROVAL BY THE FIELD INSPECTOR. THIS REPORT SHALL BE SIGNED BY THE INDIVIDUAL RESPONSIBLE FOR PERFORMING THESE SERVICES (S. 414.14)	
AN OPERATION & SYSTEMS MANUAL SHALL BE PROVIDED TO THE OWNER OR REPRESENTATIVE AND TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION (S. 414.14)	
B.	OPERATION AND MAINTENANCE (OM) MANUAL: PROVIDE THE BUILDING OWNER OR REPRESENTATIVE WITH THE O&M OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OR GUARANTEE GUARANTEES FOR EACH SYSTEM. O&M INSTRUCTIONS SHALL BE CONSISTENT WITH O&M REQUIREMENTS IN COR. TITLE 8, SECTION 51.0, AND OTHER RELATED REGULATIONS.
C.	INSPECTIONS AND REPORTS: INCLUDE A COPY OF ALL INSPECTIONS, VERIFICATIONS, AND REPORTS, REQUIRED BY THE ENFORCING AGENCY.

DEMOLITION NOTES	
1.	WHERE REMOVAL OF AN EXISTING WORK (E.G. OUTLET, CONDUIT, WIRING, ETC.) WILL RESULT IN LOSS OF CIRCUIT CONTINUITY, THE REMAINING ISOLATED PORTIONS OF THE CIRCUIT SHALL BE RECONNECTED TO THE NEAREST AVAILABLE AND APPROPRIATE EXISTING OUTLETS.
2.	WHERE EXISTING WIRING OR EQUIPMENT IS TO BE ABANDONED, IT SHALL BE REMOVED AND THIS WORK SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING: A. REMOVE WIRES AND CABLES BACK TO SOURCE B. REMOVE AND RELOCATE LIGHTING FIXTURES C. REMOVE DEVICES AND EQUIPMENT D. REMOVE EXPOSED CONDUITS E. CUT OFF A CAP AND MARKED CONDUIT. STUBS SHALL NOT EXTEND ABOVE FLOOR F. REMOVE OTHER ITEMS NOT INCLUDED IN ITEMS (A) THRU (D)
3.	WHERE EXISTING WIRING, DEVICES AND EQUIPMENT ARE REMOVED, SUCH ITEMS SHALL NOT BE RE-USED UNLESS SPECIFICALLY DIRECTED AND APPROVED BY OWNER.
4.	REFER TO DEMOLITION NOTES ON ARCHITECTURAL DRAWINGS, REGARDING EXISTING LIGHT FIXTURES.
5.	RELOCATE ALL CONDUITS THAT ARE TO REMAIN IN SERVICE AND WHICH CONFLICT WITH EQUIPMENT INSTALLATION.
6.	WHEREVER EXISTING ELECTRICAL DEVICES, CONDUITS, CABLES, OR OTHER ITEMS CONFLICT WITH REMOVED WORK, WHETHER SHOWN OR NOT, RELOCATE THESE ITEMS.
7.	PATCH AND PAINT TO MATCH EXISTING, ON ALL AREAS AFFECTED BY REMOVAL OF ELECTRICAL EQUIPMENT AND DEVICES.
8.	DISCONNECT AND REMOVE ALL EXISTING ELECTRICAL DEVICES IN EXISTING CEILINGS AND WALLS WHICH ARE REQUIRED TO BE DEMOLISHED, WHETHER SHOWN OR NOT. MAINTAIN CIRCUITS TO ALL REMAINING DEVICES.
9.	ALL LIGHT FIXTURES, WIRING METHODS, ETC. WITH A PLenum CEILING MUST BE "PLenum RATED" AS PER LOCAL ORDINANCES.
10.	REMOVE ALL EQUIPMENT, DEVICES, WIRING AND EXPOSED CONDUIT NOT BEING USED.
11.	VERIFY ALL DEMOLITION WORK REQUIRED BY THE LANDLORD WITH LANDLORDS REPRESENTATIVE THE PRIOR TO BID.

SHEET INDEX	
DWG NO.	DRAWING TITLE
E.0	ELECTRICAL GENERAL INFORMATION
EPI.0	ELECTRICAL SITE PHOTOMETRIC PLAN
ELECTRICAL SCOPE OF WORK	
1.	PREPARE SITE LIGHTING PHOTOMETRIC CALCULATION. SEE EPI FOR MORE INFORMATION.

PROJECT INFORMATION

ASSESSOR'S PARCEL NUMBER: 307-16-013
 ADDRESS OF PROJECT: 1533 W CAMPBELL AVENUE
 CAMPBELL, CA 94062
 OWNER'S INFORMATION:
 SIZE OF LOT: 15,298 SQ.FT

BASIS OF BEARINGS

BEARINGS AS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE OF CAMPBELL AVENUE AS FOUND MONUMENTED AND RECORDED AS N 87°34' E ON THE PARCEL MAP FILED FOR RECORD IN BOOK 661 OF MAPS AT PAGE 47, SANTA CLARA COUNTY RECORDS.

REFERENCE:

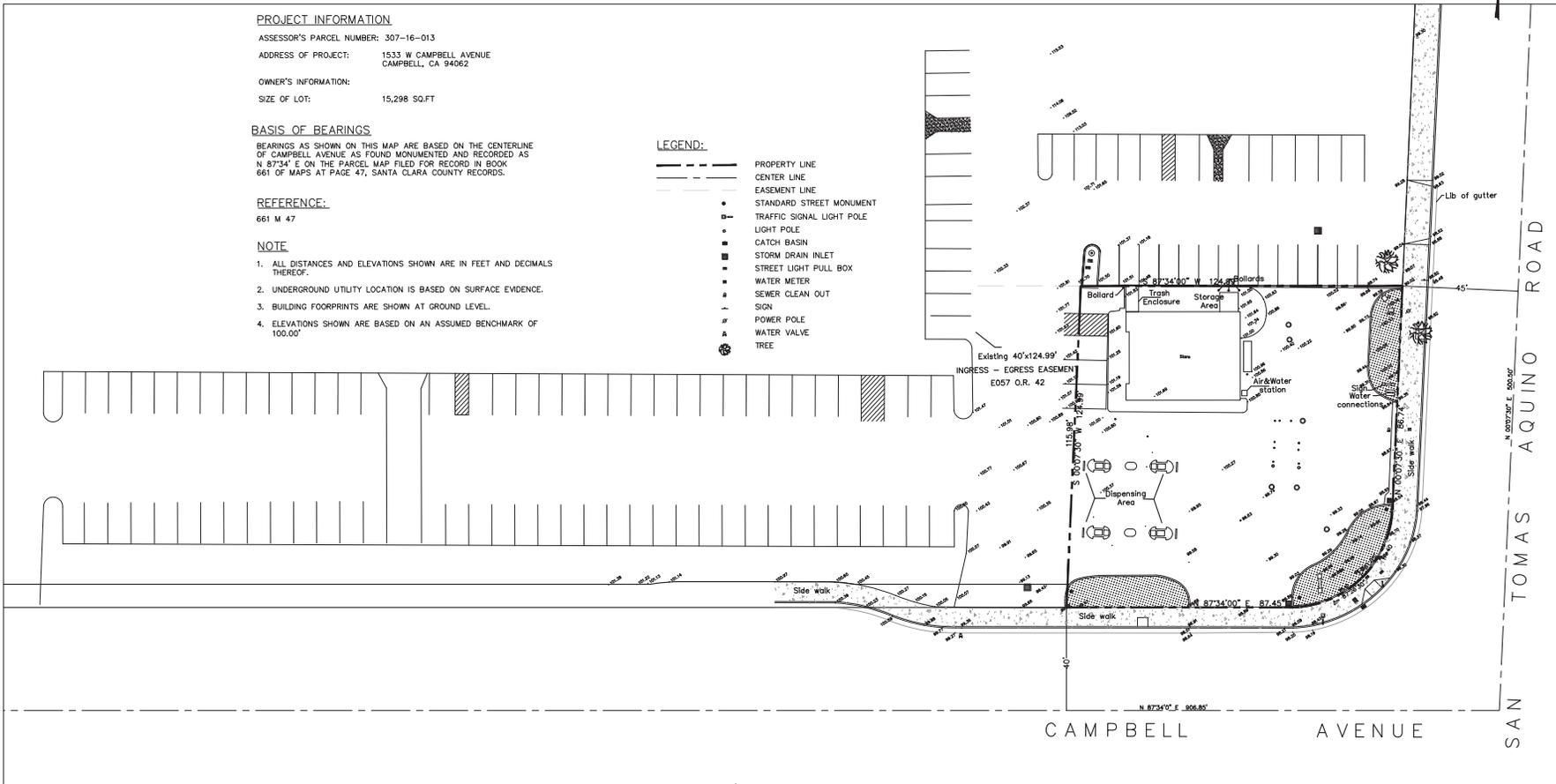
661 M 47

NOTE

1. ALL DISTANCES AND ELEVATIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.
3. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
4. ELEVATIONS SHOWN ARE BASED ON AN ASSUMED BENCHMARK OF 100.00'

LEGEND:

- PROPERTY LINE
- - - CENTER LINE
- - - EASEMENT LINE
- STANDARD STREET MONUMENT
- TRAFFIC SIGNAL LIGHT POLE
- LIGHT POLE
- CATCH BASIN
- STORM DRAIN INLET
- STREET LIGHT PULL BOX
- WATER METER
- SEWER CLEAN OUT
- SIGN
- POWER POLE
- WATER VALVE
- TREE



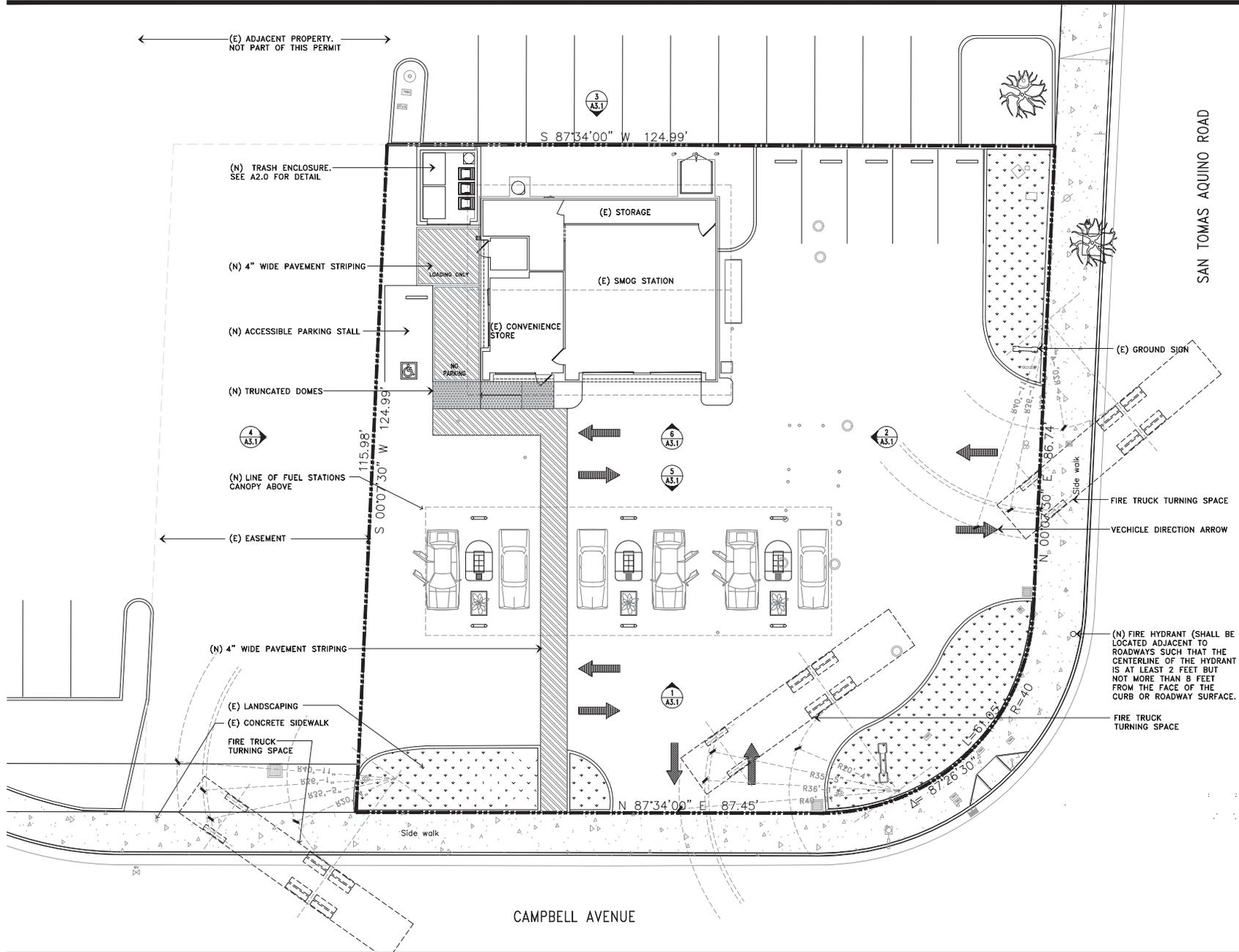
REVISIONS	BY

TOPOGRAPHIC SURVEY
 1533 W CAMPBELL AVENUE
 CAMPBELL, CA

DATE: 03/26/ 2019
 DRAWN BY: TP
 FIELD SURVEY BY: HE

SV-1

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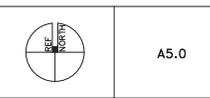


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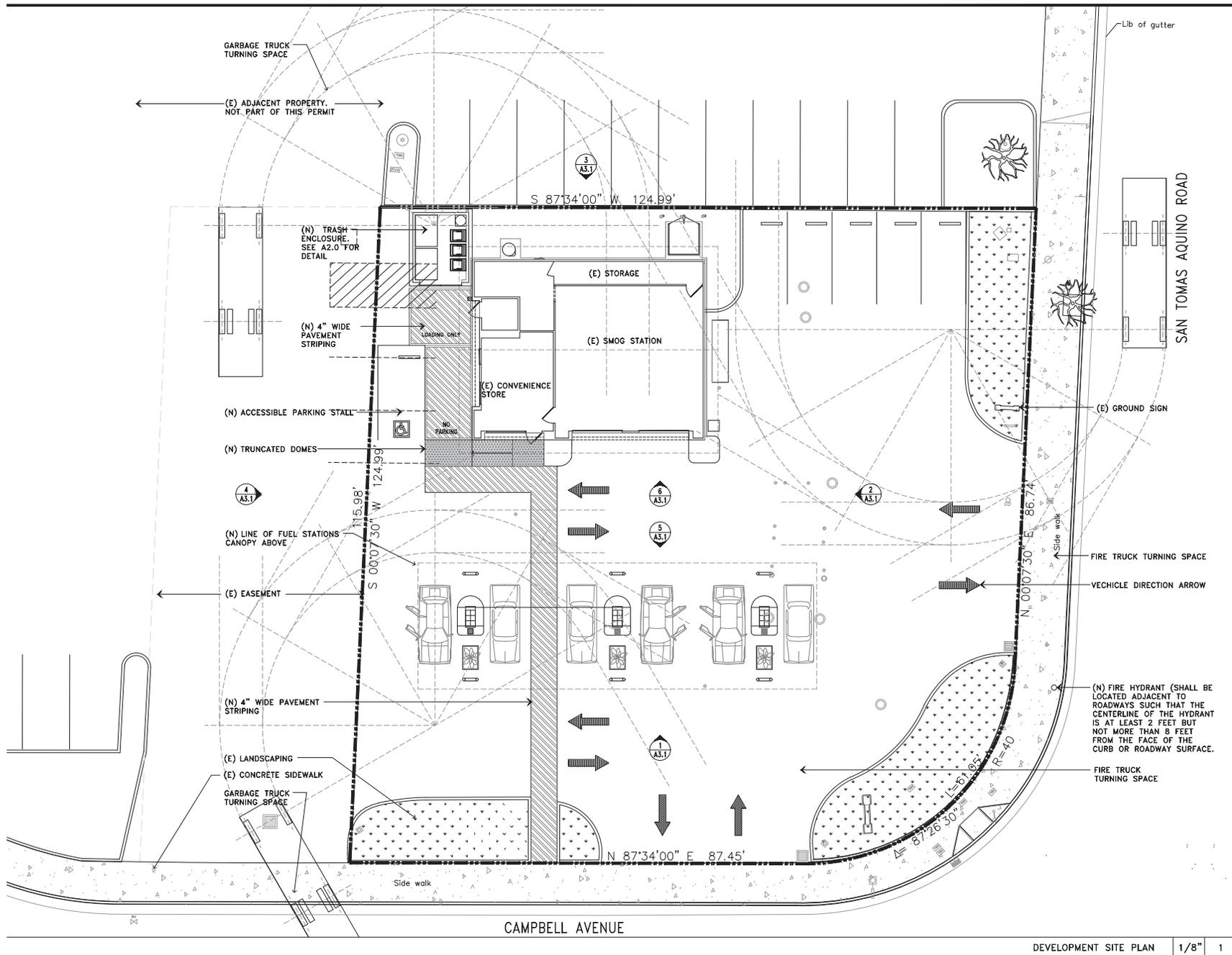
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PROJECT NO.: 19-7230

EMERGENCY ACCESS PLAN



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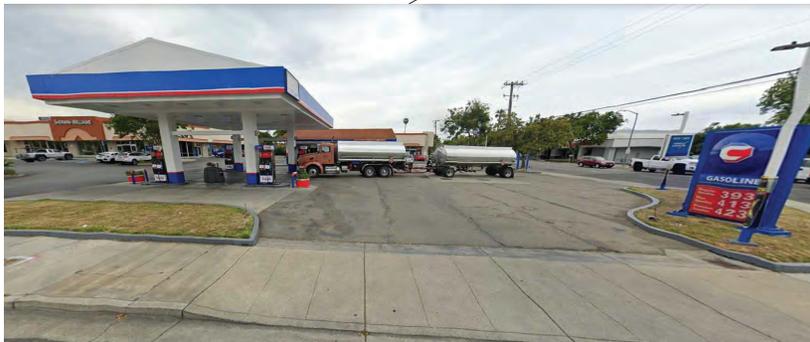
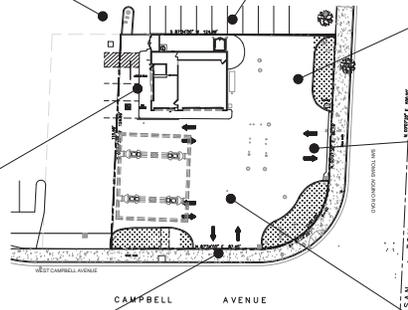
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TRASH MANAGEMENT PLAN



A5.1

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SITE PHOTOGRAPHS



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