CITY OF CAMPBELL
Community Development Department

June 11, 2021

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, **June 22, 2021**, for a Public Hearing to consider the application (PLN2019-39) of Gordon Wong of GKW Architects for a Planned Development Permit to allow the construction of an approximately 50-foot tall mixed-use building (15 apartment units and 2,106 square feet of ground floor commercial space) with at-grade and underground parking and associated site improvements, a Tentative Parcel Map to allow the merger of two parcels, dedication of additional public right-of-way and new public utility easements, and the abandonment of existing public utility easements, a Tree Removal Permit to allow the removal of ten (10) on-site trees, a Density Bonus to allow a reduction in required parking, and a Variance to allow the placement of a new utility pole, for property located at **2575 & 2585 S. Winchester Boulevard**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

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://campbellca-gov.zoom.us/j/89420852164?pwd=Z3BUbXpHRDl3SGw1WjNvNFQvQU5VZz09. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, June 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, June 11th,* on the City's 'Public Notices' web page (http://www.cityofcampbell.com/501/Public-Notices) under 'Planning 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
ROB EASTWOOD
SECRETARY

PLEASE NOTE: When calling on this Notice, refer to **2575 & 2585 S. Winchester Blvd.**

Location Map - 2575-2585 S. Winchester Blvd.

376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 2,257

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.

S. WINCHESTER MIXED-USE DEVELOPMENT

2575 & 2585 S. WINCHESTER BLVD. CAMPBELL, CA 95008

PROJECT INTENT

THE INTENT OF THIS PROJECT IS TO CONSTRUCT A SUSTAINABLE DEVELOPMENT IN ACCORDANCE WITH THE CITY OF CAMPBELL.
THE PROJECT SEEKS A DENSITY BONUS IN ACCORDANCE WITH STATE LAW WITH A FULL DEMOLITION OF ALL EXISTING STRUCTURES, AND A PLANNED DEVELOPMENT OF 15 APARTMENT UNITS AND 3 COMMERCIAL UNITS WITH GROUND AND UNDERGROUND PARKING TO COMPLY WITH REQUIRED CODES AND REGULATIONS.

PROJECT SCOPE

- PROPOSING A LOT LINE ADJUSTMENT TO COMBINED THE TWO INDIVIDUAL PARCELS, A PARCEL MAP APPLICATION WOULD BE SUBMITTED
- DEMO OF TWO EXISTING SINGLE FAMILY HOMES
- PROPOSING A MIXED-USE / PLANNED DEVELOPMENT ON THE ADJUSTED LOT
- 15 APARTMENT UNITS PER CAMPBELL MUNICIPAL CODE 21.20.040 DENSITY BONUSES FOR AFFORDABLE HOUSING UNITS FOR VERY LOW INCOME: 2
- THREE COMMERCIAL UNITS
- PROPOSED PARKING SPACES OF 35, PLEASE REFER TO PARKING ANALYSIS ON SHEET A009
- REQUIRED PARKING SPACES PER CAMPBELL MUNICIPAL CODE 21.20.120 STANDARDS FOR DENSITY BONUS RESIDENTIAL DEVELOPMENT: 18 + 7 SHARED PARKING = 25
- PARKING SPACES FOR COMMERCIAL: 4 + 7 SHARED PARKING = 11
- PARKING SPACES FOR CLEAN AIR / VAN POOL: 3
- PARKING SPACES FOR ADA: 3
- PARKING SPACES FOR EV: 1
- 3 BICYCLE PARKING SPACES
- SOLAR PANELS, DROUGHT TOLERANT PLANTS, SELF WATERING PLANTERS

PROJECT INFORMATION

ADDRESS: 2575 & 2585 S. WINCHESTER BLVD. CAMPBELL, CA 95008

APN: 30539008 & 30539007

STANDARD DEVELOPMENT REGULATIONS

GENERAL PLAN: MIXED USE COMMERCIAL/PROF. OFFICE/RESIDENTIAL
ZONING: P-D PLANNED DEVELOPMENT
BASE DISTRICT GUIDELINES: WINCHESTER BOULEVARD MASTER PLAN C-2 & R-3
NEIGHBORHOOD: CENTRAL CAMPBELL
NET LOT AREA: 13,311 SF
PRE-DEDICATION NET AREA: 14,688 SF
GROSS LOT AREA: 29,233 SF, 0.671 ACRE
DENSITY: UP TO 27.5 UNITS/ACRE (REFERENCING RCPO)
FAR: 1.5 EXCLUSIVE OF RESIDENTIAL: UP TO 22,032 SF

SETBACKS
(REFER TO TABLE OF STANDARDS ON SHEET A002)

FRONT:	0 FT FROM ROW
SIDE:	10 FT
STREETSIDE:	10 FT
REAR:	8 FT
MAX. HEIGHT:	55 FT / 4 STORY MAX

EXISTING USE: 2 SINGLE FAMILY RESIDENTIAL HOMES NON-CONFORMING

PROPOSED USE: MIXED-USE DEVELOPMENT

UNIT SUMMARY

- RESIDENTIAL: 15 APARTMENT UNITS
- COMMERCIAL: 3 RETAIL UNITS
- 17 ON-GROUND PARKING SPACES & 18 UNDERGROUND PARKING SPACES
- TOTAL PARKING PROVIDED: 35 SPACES @ 9' X 18' EXCEEDS PER DENSITY BONUS PARKING REQUIREMENTS

PROJECT DATA

ASSESORS PARCEL NUMBER: 305-39-008 & 305-39-007
LOT SIZE: 14,688 SQ. FT.

NOTE: FLOOR RATIO ONLY INCLUDES COMMERCIAL AREA ON A MIXED-USE BUILDING, FOR REFERENCE ONLY 29,233 GROSS SQ. FT. +/- PER DENSITY BONUS

DEVELOPMENT DATA:	EXISTING	PROPOSED	% OF SITE EXISTING	% OF SITE PROPOSED
BUILDING COVERAGE	3,670 SF	7,062 SF	23.2%	25.8%
LANDSCAPE COVERAGE	9,983 SF	2,997 SF	61.3%	14.3%
PAVING COVERAGE	--	--	--	--
FLOOR AREA RATIO	0.23	0.21	23%	21%

ADJACENT LAND USES:	USE	PARKING:	AMOUNT
NORTH	COMMERCIAL	# STANDARD SPACES	34
SOUTH	COMMERCIAL	# COMPACT SPACES	TBD
EAST	COMMERCIAL	# DISABLED SPACES	2
WEST	SINGLE FAMILY	# TOTAL PARKING	36

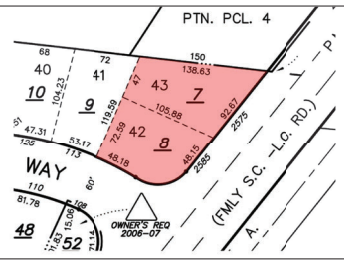
DEFERRED SUBMITTALS

1. FIRE SPRINKLERS. A PERMIT FOR A NFPA 13 RESIDENTIAL FIRE SUPPRESSION SPRINKLER SYSTEM SHALL BE APPLIED FOR AS A DEFERRED SUBMITTAL. SUBMIT CALCULATIONS AND DESIGN DIRECT TO SANTA CLARA COUNTY FIRE DEPARTMENT (SCCFD), 14700 WINCHESTER BLVD, LOS GATOS (408) 378-4010. IF THE DEFERRED SUBMITTAL IS NOT APPLIED FOR AND APPROVED BEFORE THE ROUGH TRADE INSPECTIONS, THE PROJECT WILL BE PUT ON-HOLD UNTIL THE SUBMITTAL IS APPROVED.
2. FIRE ALARM SYSTEM
3. A PERMIT FOR A PHOTOVOLTAIC SOLAR SYSTEM WILL BE APPLIED FOR AS A DEFERRED SUBMITTAL. IF THE DEFERRED SUBMITTAL IS NOT APPLIED FOR AND APPROVED BEFORE THE ROUGH TRADE INSPECTIONS, THE PROJECT WILL BE PUT ON-HOLD UNTIL THE SUBMITTAL IS APPROVED. (NOTE: PLUMBING AND ATTIC VENTING SHALL BE PLACED CLEAR FROM FUTURE SOLAR PANELS.)

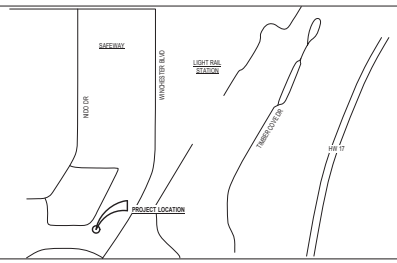
APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA HISTORICAL BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 INTERNATIONAL BUILDING CODE
- 2019 CAMPBELL MUNICIPAL CODE
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS
- 2019 CBC CHAPTER 11A, 11B

PARCEL MAP



VICINITY MAP



SHEET LIST

Sheet Number	Sheet Name
Architectural	
A000	Cover Sheet & Information
A001	Architectural Notes & Symbols
A002	SF Exhibit and Adjacent Uses
A003	Unit Summary & Streetscape
A004	Project Data, Occupancy & Egress Analysis
A005	Project Data, Occupancy & Egress Analysis
A006	Site Plan, Existing
A007	Tree Assessment Plan & Photos
A008	Site Plan, Proposed
A009	Parking Analysis
A010	Fire Analysis
A011	Fire Analysis, Hydrant
A012	Fire Analysis, Ladder Access
A013	Fire Analysis, Ladder Access
A014	Furniture & Site Amenity Plan
A015	Privacy Plan & Visibility Analysis
A016	Mail, Circulation & Trash Plan
A017	Below Market Rate Housing Plan
A018	Utility Plan, Proposed
General	
G1	Green Building Checklist
G2	Green Building Checklist
G3	Green Building Checklist
Civil	
T0	Tentative Map For Condominium
T1	Boundary Survey & Topographic Map
T2	Gross Lot Area Exhibit For Density Calculation
T3	Impervious Areas Exhibit
C1	Title Sheet
C2	Topographic & Demolition Plan
C3	Storm Water Control Plan
C4	Basement Grading & Drainage Plan
C5	Site Grading & Drainage Plan
C6	Ramp Profile & Building Cross Sections
C7	City's Standard Details
C8	Combined Utilities Plan
C9	Erosion Control Plan
C10	Erosion Control Plan
C11	Blueprint For A Clean Bay
Landscape	
L1	Master Planting Plan
L2	Hydrozone Plan
L3	Irrigation Plan
L4	Details
L5	Roof Level Planting
Architectural	
A100	Floor Plan, Basement
A101	Floor Plan, Level 1
A102	Floor Plan, Level 2
A103	Floor Plan, Level 3
A104	Floor Plan, Level 4
A200	Roof Plan
A300	Elevations
A301	Elevations
A400	Sections
A500	Specifications & Details
MEP	
E1.0	Site Photometric Calculation
E1.1	Site Photometric Calculation
E2.0	Lighting Fixture Specs

Cover Sheet & Information

LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7166 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC., LIC# 34045
7166 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
GORDONWONG@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL | COMMERCIAL

S. Winchester Blvd. Mixed-Use Development
2575 & 2585 South Winchester Boulevard
CAMPBELL, CA 95112

Revision Schedule

#	Date	Description
1	2019.05.06	Planning & Fire
2	2019.12.05	Planning & Fire
3	2020.02.27	Planning & Fire
4	2021.02.03	Planning & Fire

Cover Sheet & Information

A000

SCALE 3/4" = 1'-0"

4/30/2021 4:15:26 PM

OWNER / CONSULTANT INDEX

OWNER:
MOHAMMAD AGHA
5739 CAMDEN AVE.,
SAN JOSE, CA 95124
(408) 661-0187
MIKE_AGHA@YAHOO.COM

ARCHITECT:
GKW ARCHITECTS, INC., AIA, LEED GA
710E MCGLINCY LANE, SUITE 109,
CAMPBELL CA 95008
408-796-1845
GORDONKWONG@GKWARCHITECTS.COM
WWW.GKWARCHITECTS.COM

GENERAL CONTRACTOR:
TBD

STRUCTURAL:
TBD

CIVIL & LAND
LC ENGINEERING , NINH LE
598 EAST SANTA CLARA ST, SUITE 270
SAN JOSE, CA 95112
408-806-7187
NLE@LCENGINEERING.NET
WWW.LCENGINEERING.NET

GEOTECHNICAL:
GEO-ENGINEERING SOLUTIONS, ERIC SWENSON
2570 SAN RAMON VALLEY BLVD., SUITE A102
SAN RAMON, CA 94583
925-433-0450 | ESWENSON@GEO-ENG.NET
WWW.GEO-ENG.NET

LANDSCAPE ARCHITECT:
HEID LANDSCAPE, JEFFREY HEID
6179 ONEIDA DR, SAN JOSE, CA 95123
408-691-5207 | WJHEIDASLA@COMCAST.NET

MECHANICAL, ELECTRICAL, & PLUMBING:
MR ENGINEERING CONSULTANTS INC -
MEP, RAMIL BATIANCILA
39176 STATE STREET, SUITE F, FREMONT, CA 94539
510-509-2362 | RAMIL@MRENGCON.COM

UTILITY:
TARRAR UTILITY CONSULTANTS INC, NICK DELGADO
813 FIRST ST., BREADWOOD, CA 94513
925-240-2595 | NDELGADO@TARRAR.COM

TITLE - 24 ENERGY:
CARSTAIRS ENERGY, TIMOTHY CARSTAIRS
PO BOX 4736, SAN LUIS OBISPO, CA 93403
805-904-9048 | TITLE24@YAHOO.COM
WWW.CARSTAIRSENERGY.COM

ARBORIST:
HORTSCIENCE, RYAN GILPIN
325 RAY ST., PLEASANTON, CA 94566
925-484-0211 | RYAN@HORTSCIENCE.COM

ACOUSTIC:
MEI-WU ACOUSTICS, INC
1650 BOREL PL., STE 234, SAN MATEO, CA 94402
650-592-1675 | MEIWU@MEI-WU.COM

AIR QUALITY:
RCH GROUP, INC
11060 WHITE ROCK RD, STE 150-A
RANCHO CORDOVA, CA 95670
360-536-8081 | MRATTE@THERCHGROUP.COM

CITY OF CAMPBELL DEPARTMENT OF PLANNING AND DEVELOPMENT
70 N FIRST ST.
CAMPBELL, CA 95008
408-866-2140

GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR;S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
3. THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE, MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND / OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER, OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
4. NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
5. THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMINIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
6. ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLECT TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
8. ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
10. PAINT COLOR MUST BE SPECIFIED PRE-ENTITLEMENT FOR THIS PROJECT; PLEASE PROVIDE COLOR AND MATERIAL SHEET INDICATING THE PROPOSED EXTERIOR COLORS AND MATERIALS WITH MANUFACTURER SPECIFICATION DETAILS.
11. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
13. ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORING OF GOOD AND MATERIALS ON SIDEWALK AND/ OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
14. OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS -- GORDON WONG, ARCHITECT, THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
15. LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.
16. PRIOR TO ISSUANCE OF THE BUILDING PERMIT A SANITARY SEWER HOOKUP PERMIT (OR CLEARANCE LETTER) MUST BE OBTAINED AND A COPY OF THE PERMIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT.
17. A RESPONSIBILITY TO ENSURE THE PROJECT IS BEING BUILT IN COMPLIANCE WITH THE CONDITIONS OF APPROVAL.
18. A BUILDING PERMIT APPLICATION SHALL BE REQUIRED FOR THE PROPOSED MULTI- UNIT RESIDENTIAL PROJECT. THE BUILDING PERMIT SHALL INCLUDE ELECTRICAL/PLUMBING/MECHANICAL FEES WHEN SUCH WORK IS PART OF THE PERMIT.
19. THE CONDITIONS OF APPROVAL SHALL BE STATED IN FULL ON THE COVER SHEET OF CONSTRUCTION PLANS SUBMITTED FOR BUILDING PERMIT.
20. THE MINIMUM SIZE OF CONSTRUCTION PLANS SUBMITTED FOR BUILDING PERMITS SHALL BE 24 IN. X 36 IN.
21. THIS PROJECT REQUIRES PLANS PREPARED UNDER THE DIRECTION AND OVERSIGHT OF A CALIFORNIA LICENSED ENGINEER OR ARCHITECT. PLANS SUBMITTED FOR BUILDING PERMITS SHALL BE "WET STAMPED" AND SIGNED BY THE QUALIFYING PROFESSIONAL PERSON.
22. A PAD CERTIFICATE PREPARED BY A LICENSED CIVIL ENGINEER OR LAND SURVEYOR SHALL BE SUBMITTED TO THE PROJECT BUILDING INSPECTOR UPON FOUNDATION INSPECTION. THIS CERTIFICATE SHALL CERTIFY COMPLIANCE WITH THE RECOMMENDATIONS AS SPECIFIED IN THE SOILS REPORT AND THE BUILDING PAD ELEVATION AND ON-SITE RETAINING WALL LOCATIONS AND ELEVATIONS ARE PREPARED ACCORDING TO APPROVED PLANS. HORIZONTAL AND VERTICAL CONTROLS SHALL BE SET AND CERTIFIED BY A LICENSED SURVEYOR OR REGISTERED CIVIL ENGINEER FOR THE FOLLOWING ITEMS: PAD ELEVATION, FINISH FLOOR ELEVATION (FIRST FLOOR), FOUNDATION CONER LOCATIONS.
23. CALIFORNIA TITLE 24 ENERGY STANDARDS COMPLIANCE FORMS SHALL BE BLUE-LINED ON THE CONSTRUCTION PLANS. COMPLIANCE WITH THE STANDARDS SHALL BE DEMONSTRATED FOR CONDITIONING OF THE BUILDING ENVELOPE AND LIGHTING OF THE BUILDING.
24. WHEN A SPECIAL INSPECTION IS REQUIRED BY C.B.C. CHAPTER 17, THE ARCHITECT OR ENGINEER OF RECORD SHALL PREPARE AN INSPECTION PROGRAM THAT SHALL BE SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL PRIOR TO ISSUANCE OF THE BUILDING PERMITS, IN ACCORDANCE WITH C.B.C CHAPTER 1, SECTION 106. PLEASE OBTAIN CITY OF CAMPBELL, SPECIAL INSPECTION FORMS FROM THE BUILDING INSPECTION DIVISION COUNTER.
25. THE PROJECT REQUIRES THE FOLLOWING AGENCY APPROVAL PRIOR TO ISSUANCE OF THE BUILDING PERMIT: WEST VALLEY SANITATION DISTRICT, SANTA CLARA COUNTY FIRE DEPARTMENT, SCHOOL DISTRICT(CAMPBELL UNION SCHOOL DISTRICT, CAMPBELL UNION HIGH SCHOOL DISTRICT, MORELAND SCHOOL DISTRICT, CAMBRIAN SCHOOL DISTRICT), BAY AREA AIR QUALITY MANAGEMENT DISTRICT (DEMOLITIONS ONLY), SANTA CLARA COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.
26. THIS PROJECT SHALL BE PROPERLY ENCLOSED WITH CONSTRUCTION FENCING TO PREVENT UNAUTHORIZED ACCESS TO THE SITE DURING CONSTRUCTION. THE CONSTRUCTION SITE SHALL BE SECURED TO PREVENT VANDALISM AND/OR THEFT DURING HOURS WHEN NO WORK IS BEING DONE. ALL PROTECTED TREES SHALL BE FENCED TO PREVENT DAMAGE TO ROOT SYSTEMS.
27. THIS PROJECT SHALL FULLY COMPLY WITH CHAPTER 11A CBC.
28. PG&E SHOULD BE CONSULTED CONCERNING SERVICE INSTALLATIONS, CHANGES AND/OR RELOCATIONS, UTILITY EASEMENTS, DISTRIBUTION POLE LOCATIONS AND REQUIRED CONDUCTOR CLEARANCES.
29. CAMPBELL MUNICIPAL CODE ORDINANCE NUMBER 2260 PROHIBITS THE USE OF NATURAL GAS FOR WATER HEATING AND WARM AIR HEATING IN NEW HOMES. THE ORDINANCE DOES ALLOW FOR NATURAL GAS OVENS, COOKTOPS, FIREPLACES, DRYERS, AND BBQ'S.

4

ABBREVIATIONS

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

PUBLIC WORK & SITE WORK NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
2. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
3. CONTRACTOR SHALL SCRAPE ALL SMOKE OR FIRE DAMAGED MEMBERS CLEAN, ANY FRAMING MEMBERS THAT LOSE MORE THAN 1/16" OF MATERIAL PER SURFACE MUST BE REPLACED OR REPAIRED. SMOKE DAMAGED MEMBERS MUST BE CLEANED AND SEALED.
4. CONTRACTOR IS RESONSIBLE FOR ALL TEST, INSPECTIONS, AND PROCEDURAL REQUIREMENTS PER CITY OF CAMPBELL.
5. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO BE OCCUPY DWELLINGS PER C.M.C.
6. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
7. ADDITIONS, ALTERATIONS OR REPAIRS SHALL CONFORM TO ANY BUILDING OR STRUCTURE WITHOUT REQUIRING THE EXISTING BUILDING OR STRUCTURE TO COMPLY WITH ALL THE REQUIREMENTS OF THE UBC, PROVIDED THE ADDITION, ALTERATION, OR REPAIR CONFORMS TO THAT REQUIRED FOR NEW BUILDING OR STRUCTURE PER UBC SECTION 3403.2
8. CONTRACTOR TO VERIFY SIZE & LOCATIONS OF ALL UTILITY CONNECTIONS.
9. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/ OR UPGRADE EXISTING AS REQUIRED. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY GOVERNING AGENCIES.
10. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ABESTOS ABATEMENT AS PART OF THE BASE BID.
11. DEFERRED SUBMITTAL - ALL FIRE SPRINKLER SYSTEM DESIGN AND CALCULATION.

GRAPHIC SYMBOLS

CONCRETE PAD

X# OR #

KEY NOTE

Name / Elevation

DATUM REFERENCE

DETAIL REFERENCE

BUILDING SECTION

REMOVE

INTERIOR ELEVATION

APPROXIMATE LINE OF WORK

1.00

ROOM TAG

#

WALL TYPE

101A

DOOR TYPE

A00

WINDOW TYPE

1

REVISION

FIRE SPRINKLERS REQUIRED:

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE-AND TWO-FAMILY DWELLINGS AS FOLLOWS: 1. IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE-AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQ FT. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQ FT OF BUILDING AREA. 2. IN ALL NEW BASEMENTS AND IN EXISTING BASEMENTS THAT ARE EXPANDED. EXCEPTION: EXISTING BASEMENTS THAT ARE EXPANDED BY NOT MORE THAN 50%. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT (FIRE DEPARTMENT SANTA CLARA COUNTY) FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY CMC.

Architectural Notes & Symbols

LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1845

GKW ARCHITECTS, INC., LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1845
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

S. Winchester Blvd. Mixed-Use Development

2575 & 2585 South Winchester Boulevard
CAMPBELL, CA 95112

Revision Schedule

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1	2019.05.06	Planning & Fire
2	2019.12.06	Planning & Fire
4	2021.02.02	Planning & Fire

Architectural Notes & Symbols

A001

SCALE 1/4" = 1'-0"

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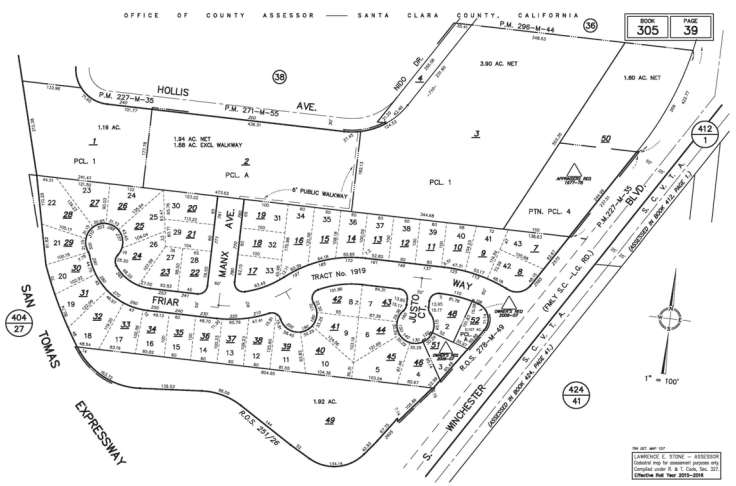
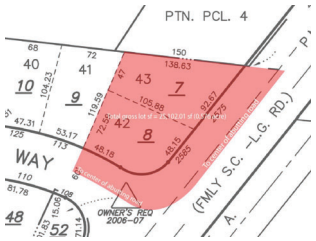




TOTAL GROSS LOT SF ANALYSIS

GROSS LOT SF IS DETERMINED BY CALCULATING TO THE CENTER LINE OF THE ABUTTING ROAD:

TOTAL WIDTH OF S. WINCHESTER BLVD: 80' = OFFSET 40' FROM PROPERTY LINE

TOTAL WIDTH OF FRIAR WAY: 60' = OFFSET 30' FROM PROPERTY LINE

TOTAL GROSS LOT SF: 0.671 AC. (29,233 SF) PLEASE SEE GROSS LOT AREA EXHIBIT ON SHEET

NUMBER OF UNITS ALLOWED:

CONFORMING UNITS ALLOWED: (27 UNITS / GR. AC) x (0.671 AC) = 18 DWELLING UNITS

TOTAL UNITS ALLOWED: 18 UNITS

TOTAL UNITS PROPOSED: 15 UNITS

PROJECT SUMMARY TABLE OF STANDARDS & SETBACKS

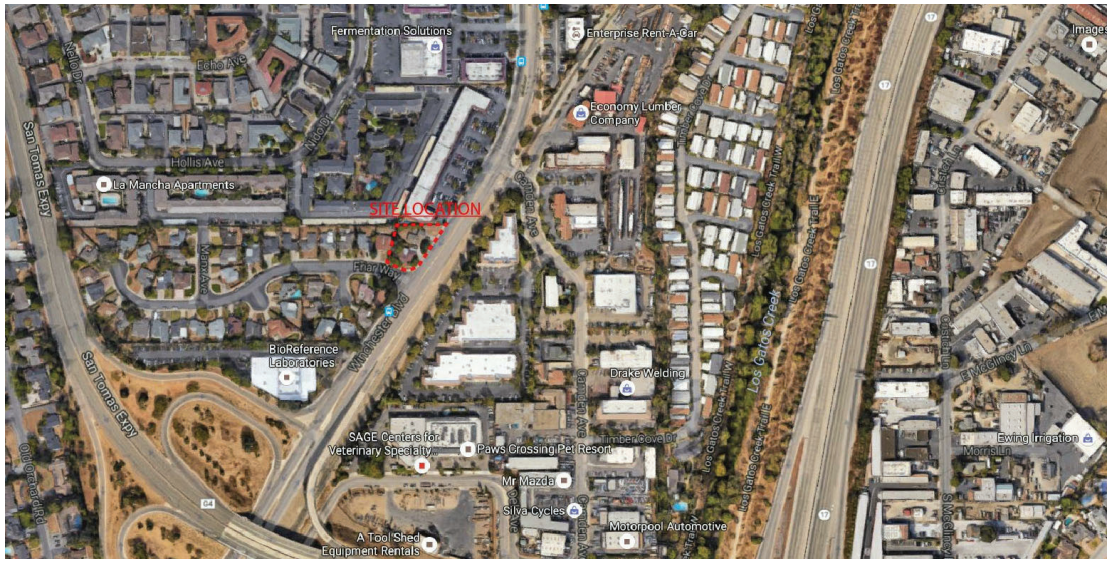
TABLE OF STANDARDS PER CAMPBELL MUNICIPAL CODE:

	PROPOSED PROJECT	WINCHESTER BOULEVARD AREA 1	P-O (PROFESSIONAL OFFICE)	ZONING R-3	ZONING C-2
BUILDING SETBACK					
FRONT SETBACK	0 FT, ROW	15 FT, ROW	15 FT, ROW	20 FT	10 FT
REAR SETBACK	8 FT	8 FT	5 FT MIN.*	5 FT MIN.*	10 FT
SIDE SETBACK	10 FT	10 FT	5 FT MIN.*	5 FT MIN.*	5 FT MIN.*
STREET SIDE	10 FT	---	15 FT	12 FT	10 FT
BUILDING HEIGHT	55 FT / 4 STORIES	55 FT / 4 STORIES	35 FT	40 FT / 3 STORIES	75 FT
BUILDING FRONTAGE	200' MAX.	200' MAX	---	---	---
MAX. FLOOR AREA	1.5	1.5	0.4	0.55	0.4
MAX. LOT COVERAGE	---	---	40%	40%	---

NOTE (5 FT MIN.*) : A MINIMUM OF 5 FT OR ONE HALF THE HEIGHT OF THE BUILDING WALL ADJACENT TO THE SIDE PROPERTY LINE (WHICHEVER IS GREATER).

NOTE:

- THIS PROJECT IS NOT SUBJECTED TO THE STANDARDS OF **WINCHESTER BOULEVARD MASTER PLAN**, YET IT IS ATTEMPTING TO USE THE **WINCHESTER BOULEVARD MASTER PLAN "MIXED-USE CIVIL" BOULEVARD (AREA 1)** AS A GUIDANCE.
- THE FRONT SETBACK OF 15 FT DOES NOT APPLY TO THIS PROJECT AS THIS PROJECT IS PROPOSING 17 FT SETBACK FOR STREET DEDICATION AND PRIVATE LANDSCAPE.



ADJACENT USES

- EXISTING SINGLE FAMILY RESIDENTIAL
- EXISTING COMMERCIAL PLAZA
- EXISTING BUSINESS PLAZA
- ENTERPRISE RENT-A-CAR
- ECONOMY LUMBER COMPANY
- FERMENTATION SOLUTIONS
- LOS GATOS CREEK TRAIL
- PAWS CROSSING PET RESORT
- BIOREFERENCE LABORATORIES
- LA MANCHA APARTMENTS
- MOTORPOOL AUTOMOTIVE

SF Exhibit and Adjacent Uses

LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
KEVIN@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/COMMERCIAL

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4	2021.02.05	Planning & Fire

SF Exhibit and Adjacent Uses

A002

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COMMERCIAL SUMMARY

LEVEL 1,	COMMERCIAL PROJECT DATA SUMMARY
UNIT 1	**592 SF**
# RESTROOM	1
---	---
---	---
UNIT 2	**627 SF**
# RESTROOM	1
---	---
---	---
UNIT 3	**887 SF**
# RESTROOM	1
---	---
---	---

RESIDENTIAL SUMMARY

LEVEL 2, UNIT 1 - 6	PROJECT DATA SUMMARY
UNIT 1	**809.27 SF**
# BEDROOM	2
# BATHROOM	1.5
PRIVATE OPEN SPACE	367.75 SF
UNIT 2 - VERY LOW INCOME	**701.92 SF**
# BEDROOM	2
# BATHROOM	1.5
PRIVATE OPEN SPACE	325.39 SF
UNIT 3	**902.81 SF**
# BEDROOM	2
# BATHROOM	1.5
PRIVATE OPEN SPACE	120.33 SF
UNIT 4	**664.18 SF**
# BEDROOM	2
# BATHROOM	1.5
PRIVATE OPEN SPACE	---
UNIT 5	**995.3 SF**
# BEDROOM	2
# BATHROOM	1.5
PRIVATE OPEN SPACE	78.85 SF
UNIT 6	**1034.53 SF**
# BEDROOM	3
# BATHROOM	2
PRIVATE OPEN SPACE	26.26 SF

LEVEL 3, UNIT 7 - 12	PROJECT DATA SUMMARY
UNIT 7	**562.17 SF**
# BEDROOM	2
# BATHROOM	1
PRIVATE OPEN SPACE	174.43 SF
UNIT 8	**660 SF**
# BEDROOM	2
# BATHROOM	1
PRIVATE OPEN SPACE	---
UNIT 9	**792.32 SF**
# BEDROOM	2
# BATHROOM	2
PRIVATE OPEN SPACE	54.25 SF
UNIT 10	**291.17 SF**
# BEDROOM	1
# BATHROOM	1
PRIVATE OPEN SPACE	---
UNIT 11	**284.6 SF**
# BEDROOM	1
# BATHROOM	1
PRIVATE OPEN SPACE	26.51
UNIT 12	**792.66 SF**
# BEDROOM	2
# BATHROOM	1.5
PRIVATE OPEN SPACE	---

LEVEL 4, UNIT 13 - 15	PROJECT DATA SUMMARY
UNIT 13	**853.76 SF**
# BEDROOM	2
# BATHROOM	1.5
PRIVATE OPEN SPACE	---
UNIT 14, ADA	**669.41 SF**
# BEDROOM	2
# BATHROOM	1
PRIVATE OPEN SPACE	80.73 SF
UNIT 15	**265.46 SF**
# BEDROOM	1
# BATHROOM	1
PRIVATE OPEN SPACE	26.4 SF

NOTE:
PER INCLUSIONARY HOUSING ORDIANCE, 15% OF THE UNITS MUST BE AFFORDABLE. THIS PROJECT PROPOSES 15 RESIDENTIAL UNITS, THUS 2 RESIDENTIAL UNITS MUST BE AFFORDABLE.

15 DWELLING UNITS X 15% = 2.25 = 2 VERY LOW INCOME UNITS

(ROUND DOWN FRACTION 0.49 OR LESS PER CMC21.24.040A- GENERAL REQUIREMENTS)

UNIT 2 - VERY LOW INCOME

UNIT 12 - VERY LOW INCOME

EXISTING PROPERTY - SINGLE FAMILY RESIDENTIAL HOMES

Unit Summary & Streetscape

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
E-MAIL: GORDONWONG@GKWARCHITECTS.COM

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Unit Summary & Streetscape

A003

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OCCUPANCY & EGRESS ANALYSIS

OCCUPANCY CLASSIFICATION (CHAPTER 3)

PRIMARY USE: COMMERCIAL RETAIL & RESIDENTIAL

OCCUPANCIES: R2, B, AND S2 (PARKING BASEMENT)
MIXED OCCUPANCIES

PER CBC 2019 SECTION 311.3

LEVEL	BUILDING AREA
BASEMENT	10,136.2 SF
LEVEL 1	3,210.01 SF
LEVEL 2	6,950.87 SF
LEVEL 3	5,163.84 SF
LEVEL 4	3,814.69 SF

TOTAL BUILDING AREA	29,275.5 SF (F.A. NOT BASED ON CITY'S DEF.)
TOTAL BUILDING AREA RATIO	1.99
TOTAL BUILDING AREA	15,393.8 SF (EXCLUDING BASEMENT)
TOTAL BUILDING AREA RATIO	1.05

GENERAL BUILDING HEIGHTS AND AREAS (CHAPTER 5)

CONSTRUCTION TYPE:

BASEMENT & FLOOR 1 TYPE I-B

FLOOR 2 - 4 TYPE V-A

BASIC ALLOWABLE HEIGHT/AREAS: (PER CBC 2016 TABLE 503 & EXCEPTION PER CBC 2016 SECTION 504.2 WITH SPRINKLER)

GROUP	CONSTRUCTION TYPE	ALLOWABLE AREA / HT.	ALLOWABLE # OF STORIES
BASEMENT	TYPE I-B	237,000 SF / 160 FT.	12 STORIES
MIXED-USE LVL 1	TYPE I-B	237,000 SF / 160 FT.	12 STORIES
RESIDENTIAL LVL 2-4	TYPE V-A	36,000 SF / 70 FT.	3 STORIES

PERMITTED AREA INCREASE IS EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM. (PER CBC 2016 SECTION 506.1)

MIXED OCCUPANCIES SEPARATION

BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM SHALL REQUIRE A 1 HOUR FIRE SEPARATION. (PER TABLE 508.4).

AUTOMATIC SPRINKLER SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CBC 2016 SECTION 903.3.1 THROUGH 903.5

1- HOUR FIRE BARRIERS OR HORIZONTAL ASSEMBLIES USED FOR INCIDENTAL USE SEPARATIONS IN BUILDING OF TYPE IIB, IIIB, AND VB CONSTRUCTION IS NOT REQUIRED TO BE FIRE-RESISTANCE RATED UNLESS REQUIRED BY OTHER SECTIONS OF THIS CODE. (PER SECTION 509.4.1)

FIRE PROTECTION RATING (HRS) FOR BUILDING ELEMENTS (PER TABLE 601).

BUILDING ELEMENTS FOR TYPE I-B AND TYPE V-A

FIRE-RESISTANCE RATING FOR EXTERIOR WALLS BASE ON FIRE SEPARATION DISTANCE (PER TABLE 602)

BUILDING ELEMENT	TYPE I-B	TYPE V-A
PRIMARY STRUCTURAL FRAME	2 HRS	1 HRS
BEARING WALLS - EXTERIOR	2 HRS	1 HRS
BEARING WALLS - INTERIOR	2 HRS	1 HRS
NONBEARING WALLS AND PARTITIONS - EXTERIOR	1 HRS	1 HRS
NONBEARING WALLS AND PARTITIONS - INTERIOR	2 HRS	0 HRS
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	2 HRS	1 HRS
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS	1 HRS	1 HRS

FIRE PROTECTION FEATURES (CHAPTER 7)

FIRE-RESISTANCE RATING OF BUILDING ELEMENTS, COMPONENTS OR ASSEMBLIES SHALL BE DETERMINED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E 119 OR UL 263 OR IN ACCORDANCE WITH SECTION 703.3.

703.4 AUTOMATIC SPRINKLERS

UNDER THE PRESCRIPTIVE FIRE RESISTANCE REQUIREMENTS OF THIS CODE, THE FIRE-RESISTANCE RATING OF A BUILDING ELEMENT, COMPONENT OR ASSEMBLY SHALL BE ESTABLISHED WITHOUT THE USE OF AUTOMATIC SPRINKLERS OR ANY OTHER FIRE SUPPRESSION SYSTEM BEING INCORPORATED AS PART OF THE ASSEMBLY TESTED IN ACCORDANCE WITH THE FIRE EXPOSURE, PROCEDURES AND ACCEPTANCE CRITERIA SPECIFIED IN ASTM E119 OR UL 263.

703.6 FIRE-RESISTANCE-RATED GLAZING

FIRE-RESISTANCE-RATED GLAZING, WHEN TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 AND COMPLYING WITH THE REQUIREMENTS OF SECTION 707, SHALL BE PERMITTED. FIRE-RESISTANCE-RATED GLAZING SHALL BEAR A LABEL MARKED IN ACCORDANCE WITH TABLE 716.3 ISSUED BY AN AGENCY AND SHALL BE PERMANENTLY IDENTIFIED ON THE GLAZING.

705.8 PROPOSED OPENINGS (PER TABLE 705.8)

NORTH WALL	FIRE SEPARATION DISTANCE (FT)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
LEVEL 1	20 TO LESS THAN 25	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT
LEVEL 2 - 4	25 TO LESS THAN 30	UNPROTECTED, SPRINKLERED (UP, S)	NO LIMIT

SECTION 707 FIRE BARRIERS

707.3. FIRE RESISTANCE RATING FOR FIRE BARRIER

OCCUPANCY GROUP	FIRE-RESISTANCE RAITING (HRS)
S-2	2 HRS
R-2	2 HRS

707.5 CONTINUITY

FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION OR FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEALTHING, SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACE, SUCH AS THE SPACE ABOVE A SUSPENDED CEILING.

708.1 CORRIDOR WALLS (PER TABLE 1020.1)

OCCUPANCY GROUP	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (HRS)
S-2	GREATER THAN 30	0 HR W/ SPRINKLER SYSTEM
R-2	GREATER THAN 10	1 HR W/ SPRINKLER SYSTEM

711.2 HORIZONTAL ASSEMBLIES - FIRE RESISTANCE RATING

FLOOR ASSEMBLY THAT SEPARATES MIXED OCCUPANCIES (PER TABLE 508.4) SHALL NOT BE LESS THAN REQUIRED BY BUILDING TYPE: 1 HOUR

OCCUPANCY R2 / R2 = 1 HOUR (FIRE ELEMENT)

OCCUPANCY R2 / S2 = 2 HOUR

716.5 OPENING FIRE PROTECTION

FIRE WALLS AND FIRE BARRIERS @ 2 HRS: 1.5 HRS

CORRIDOR WALLS @ 1 HR: 1/3 HRS

MEANS OF EGRESS (CHAPTER 10)

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:

1. OCCUPANT LOAD OF THE SPACE EXCEEDS OF THE VALUES IN TABLE 1015.1
2. COMMON PATH OF EGRESS TRAVEL EXCEEDS ONE OF THE LIMITATIONS OF SECTION 1014.3.

WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE OF THE EXIT DOORS OR EXIT ACCESS DOORWAYS SHALL NOT BE LESS THAN ONE-THIRD OF THE LGENTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

MAXIMUM OVERALL DIAGONAL DIMESION:

REQUIRED SEPARATION	FEET
BASEMENT	181' - 8"
LEVEL 1	136' - 10"
LEVEL 2	143' - 3"
LEVEL 3	133' - 11"
LEVEL 4	128' - 4"

CORRIDOR, FIRE-RESISTANCE RATING (TABLE 1020.1)

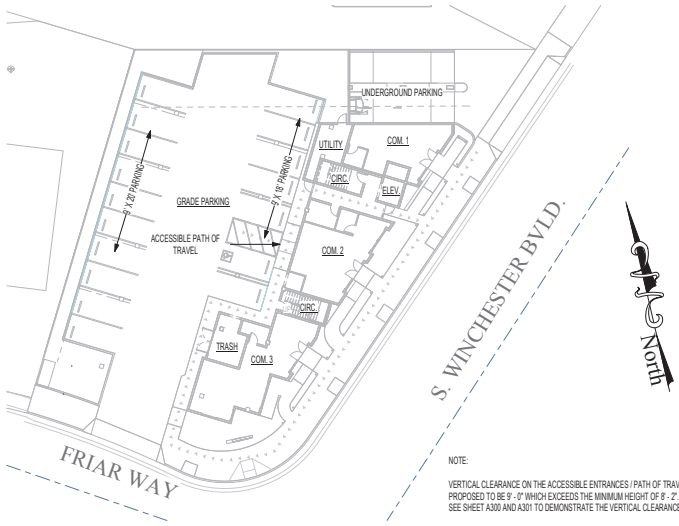
OCCUPANCY	OCCUPANT LOAD SERVED BY CORRIDOR	REQUIRED FIRE RESISTANCE RATING (HRS)	
		W/O SPRINKLERS	W/ SPRINKLERS
S-2	GREATER THAN 30	1 HR	0 HR
R-2	GREATER THAN 10	1 HR	1 HR

SEPARATION DISTANCE OF DOORS:

REQUIRED SEPARATION	REQUIRED	PROVIDED	CHECK
BASEMENT	(1/3) x 181'-8" = 60' - 6"	141' - 7"	(OK)
LEVEL 1	(1/3) x 136'-10" = 45' - 6"	62' - 0"	(OK)
LEVEL 2	(1/3) x 143'-3" = 47' - 9"	110' - 0"	(OK)
LEVEL 3	(1/3) x 133'-11" = 44' - 7"	121' - 7"	(OK)
LEVEL 4	(1/3) x 128'-4" = 42' - 9"	73' -10"	(OK)

1017.2 EXIT TRAVEL DISTANCE

OCCUPANCY		WITHOUT SPRINKLER	WITH SPRINKLER	(P) MAX. DIST	CHECK
S-2	BASEMENT	300 FT	400 FT	141' - 7"	(OK)
R-2	LEVEL 1	NOT PERMITTED	250 FT	62' - 0"	(OK)
	LEVEL 2	NOT PERMITTED	250 FT	110' - 0"	(OK)
	LEVEL 3	NOT PERMITTED	250 FT	121' - 7"	(OK)
	LEVEL 4	NOT PERMITTED	250 FT	73' - 10"	(OK)



1 Site Assessibility Diagram
1" = 20'-0"

0' 10' 20' 40' 80'

NOTE:

VERTICAL CLEARANCE ON THE ACCESSIBLE ENTRANCES / PATH OF TRAVEL IS PROPOSED TO BE 9' - 0" WHICH EXCEEDS THE MINIMUM HEIGHT OF 8' - 2". PLEASE SEE SHEET A300 AND A301 TO DEMONSTRATE THE VERTICAL CLEARANCE.

Project Data, Occupancy & Egress Analysis

LICENSED ARCHITECT
GORDON K NG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7166 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

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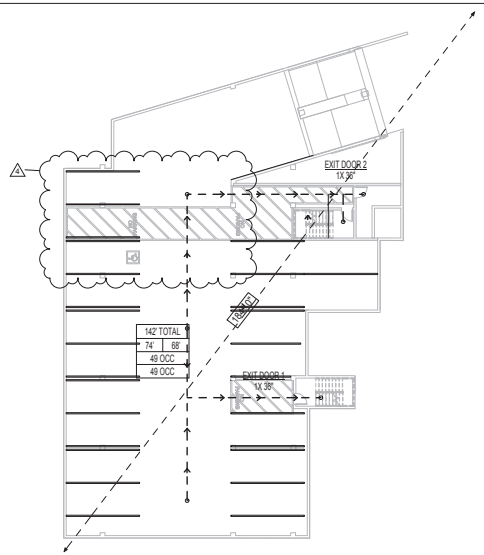
OCCUPANY & EGRESS ANALYSIS



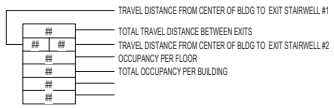
1 Egress Diagram, Basement
1/16" = 1'-0"

0' 8' 16' 32' 64'

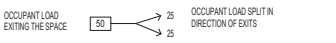
OCCUPANCY LOAD AND MINIMUM EGRESS REQUIREMENTS (TABLE 1004.1.2)

	USE	MIN. 2 MEANS OF EGRESS REQ. WHEN OCC FACTOR IS MORE THAN:	OCC LOAD FACTOR	TOTAL SF	OCC COUNT
BASEMENT	PARKING	29 OCC	200 GROSS	9,650.56 SF	49 OCC
	----------	----------	----------	----------	----------
	----------	----------	----------	----------	----------
LEVEL 1	COM. 1	TO BE DETERMINED / DEFERRED TO BUILDING SUBMITTAL			
	COM. 2	TO BE DETERMINED / DEFERRED TO BUILDING SUBMITTAL			
	COM. 3	TO BE DETERMINED / DEFERRED TO BUILDING SUBMITTAL			
	LAUNDRY RM.	49 OCC	100 GROSS	87.18 SF	2 OCC
	MECH. RM	29 OCC	300 GROSS	194.31 SF	1 OCC
	MAIL RM.	49 OCC	50 GROSS	38.90 SF	1 OCC
LEVEL 2	UNIT 1	10 OCC	200 GROSS	809.27 SF	5 OCC
	UNIT 2	10 OCC	200 GROSS	701.92 SF	4 OCC
	UNIT 3	10 OCC	200 GROSS	902.81 SF	5 OCC
	UNIT 4	10 OCC	200 GROSS	664.18 SF	4 OCC
	UNIT 5	10 OCC	200 GROSS	995.3 SF	5 OCC
	UNIT 6	10 OCC	200 GROSS	1034.53 SF	6 OCC
	MECH. RM	29 OCC	300 GROSS	34.19 SF	1 OCC
LEVEL 3	UNIT 7	10 OCC	200 GROSS	562.17 SF	3 OCC
	UNIT 8	10 OCC	200 GROSS	660.00 SF	4 OCC
	UNIT 9	10 OCC	200 GROSS	792.32 SF	4 OCC
	UNIT 10	10 OCC	200 GROSS	291.17 SF	2 OCC
	UNIT 11	10 OCC	200 GROSS	284.6 SF	2 OCC
	UNIT 12	10 OCC	200 GROSS	792.66 SF	4 OCC
	MECH. RM	29 OCC	300 GROSS	35.00 SF	1 OCC
LEVEL 4	UNIT 13	10 OCC	200 GROSS	853.76 SF	5 OCC
	UNIT 14	10 OCC	200 GROSS	669.41 SF	4 OCC
	UNIT 15	10 OCC	200 GROSS	265.46 SF	2 OCC

EGRESS AND OCCUPANCY LEGEND



EXITING LEGEND



DOORS, GATES AND TURNSTILES PER SECTION 1008

- THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES
- MINIMUM CORRIDOR WIDTH SHALL BE 44 INCHES (PER CBC 2016 TABLE 1018.2)
- SECTION 1021 NUMBER OF EXITS: 2 EXISTS OR ACCESS TO EXITS PER TABLE 1021.1
- EXIT WIDTH CALCULATION PER 2016 CBC 1005.3.3 OTHER EGRESS COMPONENTS

EXIT #1
MIN. PER CODE: 32"
WIDTH REQUIRED: 49 X .2 = 9.8"
WIDTH PROVIDED: 36" DOOR > 9.8"

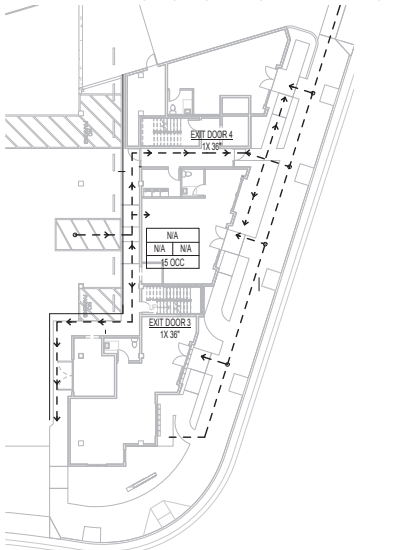
EXIT #2
MIN. PER CODE: 32"
WIDTH REQUIRED: 49 X .2 = 9.8"
WIDTH PROVIDED: 36" DOOR > 9.8"

EXIT #3
MIN. PER CODE: 32"
WIDTH REQUIRED: 129 X .2 = 25.8"
WIDTH PROVIDED: 36" DOOR > 25.8"

EXIT #4
MIN. PER CODE: 32"
WIDTH REQUIRED: 129 X .2 = 25.8"
WIDTH PROVIDED: 36" DOOR > 25.8"

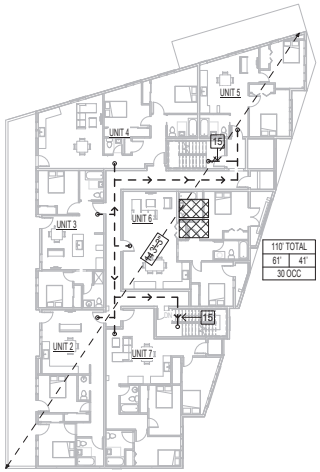
STAIRWAYS PER SECTION 1009.3

- EXCEPTIONS:
  1. THE CLEAR WITH OF 48 INCHES BETWEEN HANDRAILS IS NOT REQUIRED IN BUILDING EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2



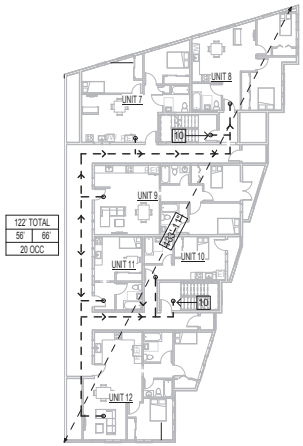
2 Egress Diagram, Level 1
1/16" = 1'-0"

0' 8' 16' 32' 64'



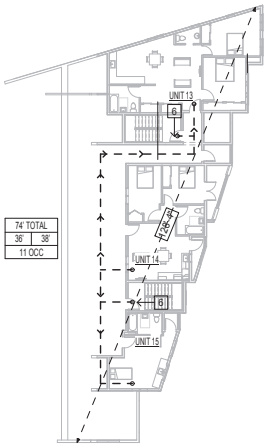
3 Egress Diagram, Level 2
1/16" = 1'-0"

0' 8' 16' 32' 64'



4 Egress Diagram, Level 3
1/16" = 1'-0"

0' 8' 16' 32' 64'



5 Egress Diagram, Level 4
1/16" = 1'-0"

0' 8' 16' 32' 64'

Project Data, Occupancy & Egress Analysis

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9945

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9945
GORDONWONG@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL | COMMERCIAL

S. Winchester Blvd. Mixed-Use Development

2575 & 2585 South Winchester Boulevard

CAMPBELL, CA 95112

Revision Schedule		
#	Date	Description
1	2019.05.06	Planning & Fire
2	2019.12.05	Planning & Fire
3	2020.02.27	Planning & Fire
4	2021.02.05	Planning & Fire

Project Data, Occupancy & Egress Analysis

A005

SCALE 1/16" = 1'-0"

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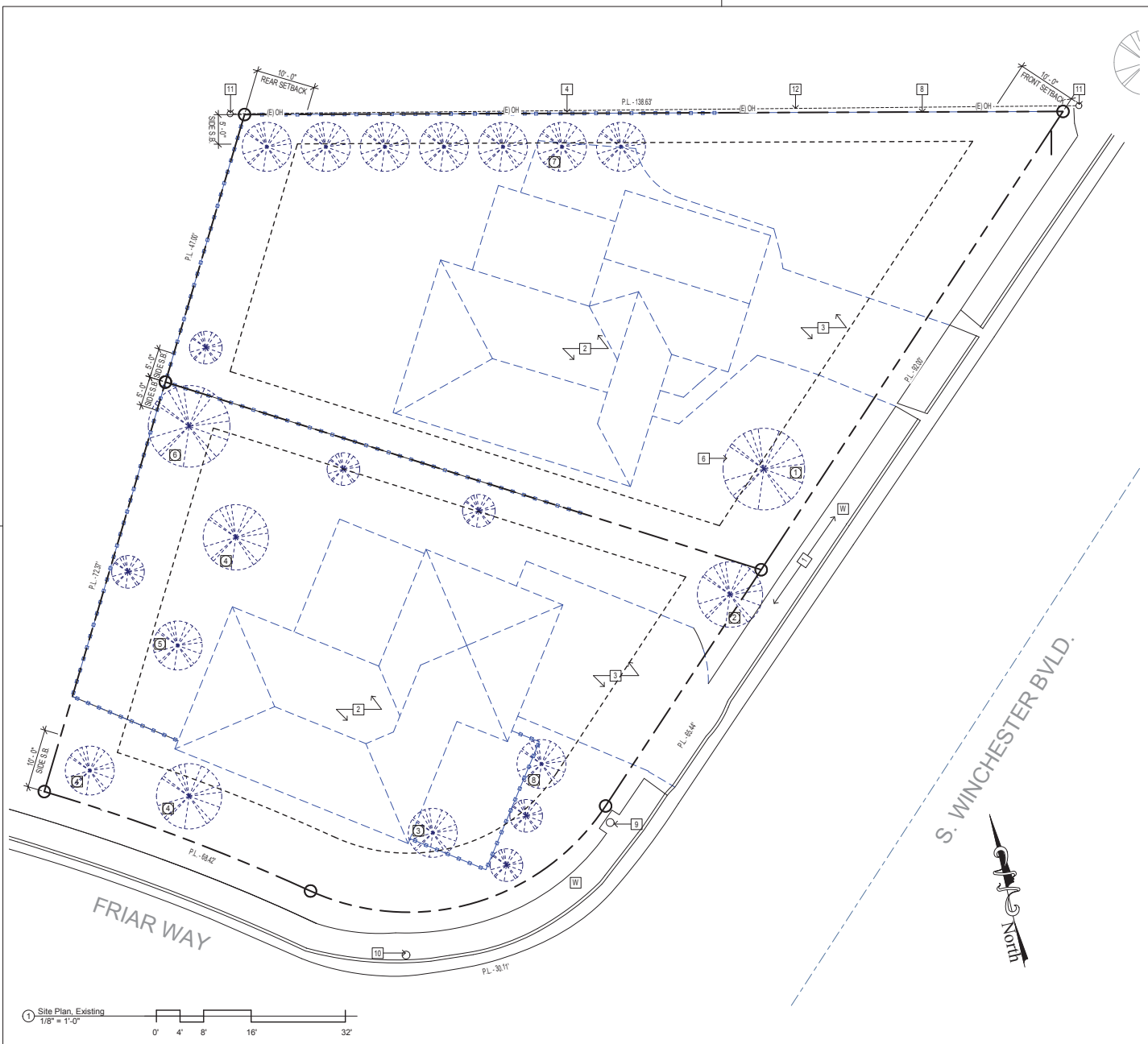

1 Site Plan, Existing
1/8" = 1'-0"
0' 4' 8' 16' 32'

DEMOLITION NOTES

1. PRIOR TO GRADING, STRUCTURES AND THEIR CONTENTS SHALL BE REMOVED OR DEMOLISHED UNDER PERMIT IN ANY ENVIRONMENTALLY SENSITIVE MANNER, PROPER EVALUATION, ANALYSIS AND DISPOSAL OF MATERIALS SHALL BE DONE BY APPROPRIATE PROFESSIONALS TO MITIGATE HAZARDS.
2. ALL SUBSURFACE STRUCTURES SHALL BE REMOVED PROPERLY IN ORDER NOT TO POSE THREAT TO THE DEVELOPMENT CONSTRUCTION WORKERS, FUTURE RESIDENTS OR THE ENVIRONMENT. THESE STRUCTURES SHALL BE DOCUMENTED AND REMOVED UNDER PERMIT WHEN REQUIRED.
3. THE SAN CLARA COUNTY FIRE DEPARTMENT'S HAZARDOUS MATERIALS OFFICE SHALL BE NOTIFIED IMMEDIATELY IF HAZARDOUS MATERIALS OR ASSOCIATED STRUCTURES ARE DISCOVERED DURING DEMOLITION DURING GRADING. THESE STRUCTURES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO ACTUAL HAZARDOUS MATERIALS, UNDERGROUND TANKS, OR OTHER VESSELS THAT MAY HAVE CONTAINED HAZARDOUS MATERIALS.
4. FIRE HYDRANTS AND FIRE LANES FOR THE DEVELOPMENT SHALL BE OPERATIONAL AND IN SERVICE PRIOR TO THE START OF ANY COMBUSTIBLE CONSTRUCTION AND/ OR STORAGE OF COMBUSTIBLE CONSTRUCTION MATERIALS.

(E) SITE PLAN KEYNOTES

1. (E) SIDEWALK
2. (E) RESIDENCE TO BE DEMOLISHED
3. (E) CONCRETE DRIVEWAY TO BE DEMOLISHED
4. (E) FENCE TO BE DEMOLISHED, GOOD CONDITION
5. (E) LANDSCAPE TO BE DEMOLISHED
6. (E) TREE TO BE REMOVED
7. (E) BUILDING FOOTPRINT
8. (E) 3' TALL CMU WALL
9. (E) STREET LIGHT
10. (E) SIGN
11. (E) POWER POLE
12. (E) OVERHEAD LINES TO BE RELOCATED

(E) SITE PLAN LEGEND

- PROPERTY LINES
- DEMOLISHING LINES
- REMAINING LINES
- 6' TALL FENCE
- W — WATER LOCATION

(E) TREES

1. MAGNOLIA / EVERGREEN MAGNOLIA
2. PISTACHIA / CHINESE PISTACHE
3. ACER / JAPANESE MAPLE
4. MORUS / MULBERRY
5. ALMOND
6. AUSTRALIAN WILLOW
7. WEEPING BOTTLE BRUSH
8. TAWHIWHI

NOTES:

- ALL TREES ON SITE TO BE DEMOLISHED, APPLY FOR TREE REMOVAL PERMIT
- TREES WITH NO TAG NUMBER WERE LESS THAN 6" IN DIAMETER AND NOT INCLUDED, REFER TO ARBORIST REPORT
- PLEASE REFER TO ARBORIST REPORT FOR THE SIZE/CONDITOIN/SPECIES/HEALTH OF THE TREES

Site Plan, Existing

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
COMMERCIAL, CONDOMINIUM@GKWARCHITECTS.COM

S. Winchester Blvd. Mixed-Use Development

2575 & 2585 South Winchester Boulevard

CAMPBELL, CA 95112

Revision Schedule		
#	Date	Description
1	2019.05.06	Planning & Fire
2	2019.12.06	Planning & Fire

Site Plan, Existing

A006

SCALE As indicated

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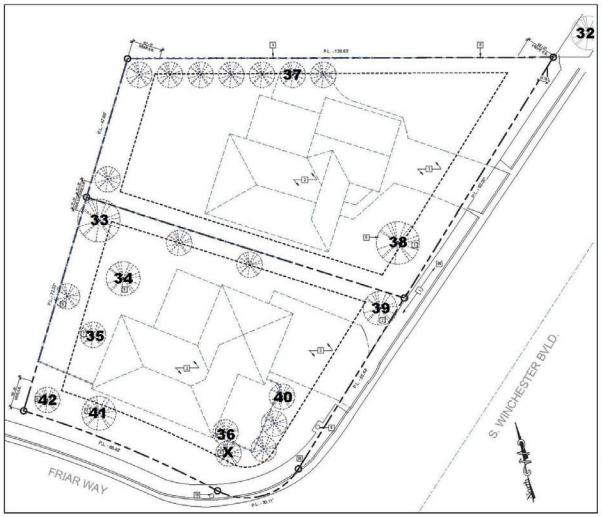
TREE ASSESSMENT PLAN



Tree Assessment Plan

2575 & 2585 Winchester Blvd.
Campbell, CA

Prepared for:
GKW Architects, Inc.
Campbell, CA

May 2019

No Scale

Notes:

Base map provided by:
GKW Architects, Inc.
Campbell, CA

Numbered tree locations are approximate.

Trees with no tag number were less than 6" in diameter and not included in this assessment.

HORT SCIENCE
BARTLETT CONSULTING
325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0596

Tree Assessment

Winchester Blvd
Campbell, CA
June 2019

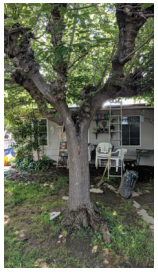
Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition	Suitability for Preservation	Comments
32	Australian willow	9	Street Tree	Good	High	Street tree; multiple trunks arise from 4 feet; small, dense crown.
33	Australian willow	10	No	Fair	Moderate	Multiple trunks arise from 15 feet; wide spreading crown; dieback.
34	Mulberry	14	Yes	Poor	Low	Multiple trunks arise from 5 feet with decaying cavity; pollards decaying; vigorous crown.
35	Almond	13	Yes	Poor	Low	Multiple trunks arise from 4 feet; narrows at graft attachment; branch dieback; thin crown.
36	Japanese maple	6,3	No	Fair	Low	Codominant trunks arise from 3 feet; small, dense crown; dead branch; crown one sided away from house.
37	Weeping bottle brush	9	No	Fair	Low	In raised bed, part of hedge.
38	Southern magnolia	15	Yes	Good	Moderate	Strong central leader; dieback; under utilities.
39	Chinese pistache	8,7,6,5	No	Good	Moderate	Multiple trunks arise from 4 feet; small dense crown; under utilities.
40	Tawhiwhi	8,3	No	Fair	Low	Part of hedge; crown one sided over driveway; trunk wounds and rope holding cracked smaller stem.
41	Mulberry	16	Yes	Poor	Low	Multiple trunks arise from 5 feet with decaying wounds covering most of trunk; vigorous crown.
42	Mulberry	12	Yes	Poor	Low	Multiple trunks arise from 7 feet; poor pollarding; vigorous crown; decaying roots; wet soil.

Tree Disposition

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Disposition	Comments
32	Australian willow	9	Street Tree	Preserve	Potential root damage from driveway
33	Australian willow	10	No	Remove	Within grading
34	Mulberry	14	Yes	Remove	Within grading
35	Almond	13	Yes	Remove	Within grading
36	Japanese maple	6,3	No	Remove	Within grading
37	Weeping bottle brush	9	No	Remove	Within grading
38	Southern magnolia	15	Yes	Remove	Within grading
39	Chinese pistache	8,7,6,5	No	Remove	Within grading
40	Tawhiwhi	8,3	No	Remove	Within grading
41	Mulberry	16	Yes	Remove	Within grading
42	Mulberry	12	Yes	Remove	Within grading

NOTE: THIS TREE ASSESSMENT PLAN IS PROVIDED BY CERTIFIED ARBORIST, HORT SCIENCE AND IT IS PART OF THE FULL ARBORIST REPORT.

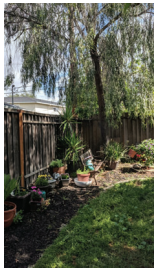
(E) TREE PHOTOS


MULBERRY


TAWHIWHI


SOUTHERN MAGNOLIA


ALMOND


AUSTRALIAN WILLOW


WEEPING BOTTLE BRUSH


MULBERRY


AUSTRALIAN WILLOW

Tree Assessment Plan & Photos

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-2723
GORDON@GKWARCHITECTS.COM

KEVIN YU, PROJECT REP.
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 780-1945
KEVIN@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL | COMMERCIAL

S. Winchester Blvd. Residential
2575 & 2585 S. Winchester Boulevard
CAMPBELL, CA 95112

Project Schedule Revision
2014.11.6

Tree Assessment Plan & Photos

A007

SCALE

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1 Site Plan, Proposed Enlarged
1/8" = 1'-0"

0' 4' 8' 16' 32'

SITE PLAN NOTES

1. ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES INCLUDING ALL PUBLIC UTILITY, CATV ANITELEGRAPH SYSTEMS SHALL BE LOCATED AND INSTALLED UNDERGROUND.
2. EXCAVATION CUTS EXCEEDING 5 FEET TYPICALLY REQUIRE A DOST PERMIT. ALL EXCAVATIONS MUST CONFORM TO APPLCIABLE OSHA AND CAL-OSHA REQUIREMENTS. CONTACT CALIFORNIA DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH (DOSH) FOR INFORMATION ABOUT REQUIRED PERMITS. DOSH'S LOCAL OFFICE: (510) 794-2521
3. A FIXED BENCHMARK THAT BUILDING HEIGHT CAN BE VERIFIED FROM SHOULD BE PROVDED AT GRADE LEVEL
4. PRIOR TO ANY GRADING, SCRAPING, OR TRENCHING WITHIN / UNDER THE CANOPY OF A PROTECTED TREE, A CERTIFIED ARBORIST SHALL BE RETAINED TO PROVIDE SUPERVISION AND RECOMMENDATIONS TO MINIMIZE POSSIBLE DAMAGE TO THE TREE. THE PROPOSED TRENCHING SHALL THEN BE APPROVED BY THE CITY OF CAMPBELL PLANNING DEPARTMENT PRIOR TO COMMENCING DIGGING.
5. REGISTERED CIVIL ENGINNER OR LICENSED LAND SURVEYOR SHALL CERTIFY HEIGHT OF BUILDING DOES NOT EXCEED 55 FT.

(P) SITE PLAN KEYNOTES

1	(P) 4' X 5' TREE WELL PER STREETSCAPE STANDARDS
2	(P) CONCRETE FLOOR
3	(P) CONCRETE WALL
4	(P) TRASH ENCLOSURE
5	(P) COLUMN
6	(P) 3' HIGH FENCE, SEE 2/A500
7	(P) 6' HIGH FENCE, SEE 3/A500
8	(P) SIDEWALK DEDICATION
9	(P) PLANTER
10	(P) SAFETY LED BOLLARD, SEE 1/A500
11	(P) CONCRETE WALKWAY
12	(P) BIO RETENTION POND
13	(P) SWALE
14	(P) MULCH W/ POTTED PLANTS
15	(P) BICYCLE RACK
16	(P) CURB CUT, SEE CIVIL PER CALTRANS CURB CASE A
17	(P) CONCRETE STEPS
18	(P) MONUMENT SIGN
19	(P) RETAIL SIGN
20	(P) BENCH
21	(P) ADA RAMP
22	(P) PG&E TRANSFORMER ON CONCRETE PAD

LEGEND

ACCESSIBLE PATH OF TRAVEL

FIRE DEPARTMENT CONNECTION

(P) FIRE HYDRANT

PARKING PLAN KEYNOTES

30	(P) SUPPORT COLUMN
31	(P) OVERHEAD STRUCTURE
32	(P) GARAGE CLEARANCE SIGNAGE
33	(P) DIRECTIONAL ARROW SIGNAGE
34	(P) PRECAST CONCRETE WHEEL STOP
35	(P) TRUNCATED DOMES
36	(P) ACCESSIBLE PARKING STALL
A	(P) ACCESS AISLE, PER 4/A009
AR	(P) ACCESSIBLE ROUTE SIGNAGE, PER 7/A009
AS	(P) ACCESSIBLE SIGNAGE, PER 5/A009
S	(P) SLOW, WATCH FOR PEDESTRIAN SIGNAGE, SEE 6/A009
EV	(P) EV CHARGER

NOTE: PLEASE SEE SHEET A009 FOR ADDITIONAL PARKING INFORMATION

Site Plan, Proposed

LICENSED ARCHITECT GORDON K WONG C-34045 STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7100 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1845

GKW ARCHITECTS, INC. LIC# 34045
7100 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1845
GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL / COMMERCIAL

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Revision Schedule

#	Date	Description
1	2019.06.06	Planning & Fire
2	2019.12.06	Planning & Fire
3	2020.02.27	Planning & Fire
4	2021.02.02	Planning & Fire

Site Plan, Proposed

A008

SCALE 1/8" = 1'-0"

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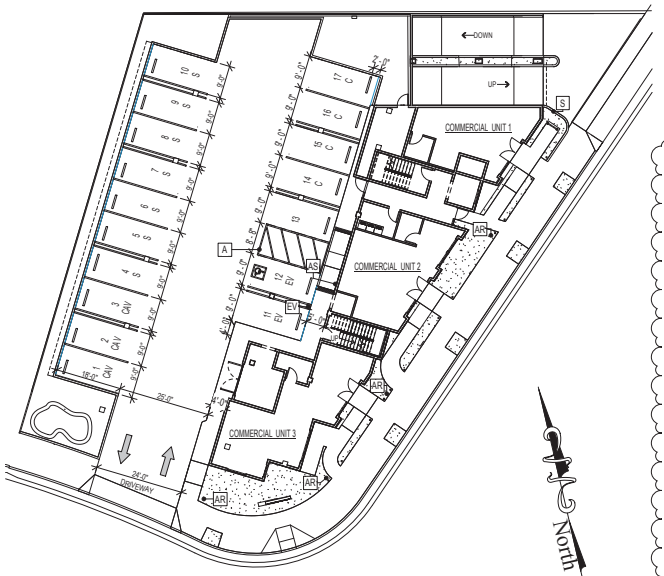
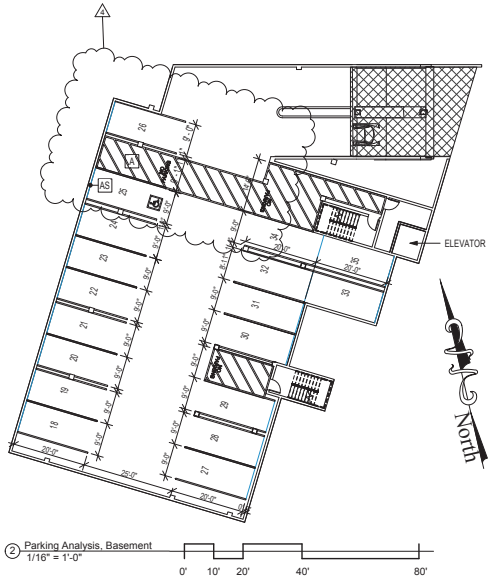


1 Parking Analysis, Grade Level
1/16" = 1'-0"

0' 10' 20' 40' 80'



2 Parking Analysis, Basement
1/16" = 1'-0"

0' 10' 20' 40' 80'

PARKING CHART	
ASSOCIATED USE	PARKING #
ADA	12, 25
SHARED	4-10
CA / VP	1, 2, 3
EV	11
RETAIL	14, 15, 16, 17
UNIT 1	4,18
UNIT 2	5,19
UNIT 3	6,20
UNIT 4	7, 21
UNIT 5	8, 22
UNIT 6	9,23
UNIT 7	10, 24
UNIT 8	13
UNIT 9	18,19
UNIT 10	27, 28
UNIT 11	29, 30
UNIT 12	32, 33
UNIT 13	34, 35
UNIT 14	25,26
UNIT 15	31

LEGEND

A	(P) ACCESS AISLE
AS	(P) ACCESSIBILITY SIGNAGE, PER 5/ A009
AR	(P) ACCESSIBLE ROUTE SIGNAGE, 7/A009
S	(P) SLOW, WATCH FOR PEDESTRIAN SIGNAGE, SEE 6/A009
EV	(P) EV CHARGER

PARKING PLAN NOTES

- "CA / VP / S" INDICATES FOR CLEAN AIR / VAN POOL / SHARED PARKING SPACES W/ RESIDENTIAL
- "S" INDICATES SHARED PARKING WITH RESIDENTIAL AND COMMERCIAL COMPONENT
- "C" INDICATES COMMERCIAL PARKING ALONE
- THE PARKINGS SHOWN ON THE PLANS ARE ASSIGNED TO UNITS. YET IT IS NOTED THAT THESE PARKING PLANS ARE NOT FINAL AS THEY CAN BE ADJUSTED AND PURCHASED BY ABLE BODIED INDIVIDUALS
- EV CHARGING ARE NOT REQUIRED AS THIS MULTI-FAMILY RESIDENTIAL PROJECT IS NOT CONSTRUCTING MORE THAN 17 DWELLING UNITS (CBC 4.106.4.2.1)
- EV CHARGING CAN BE REQUESTED AND INSTALLED ON THE WALLS OF THE UNDERGROUND PARKING PER CBC TABLE 11B-228.3.2.1 ELECTRIC VECHICLE CHARGING STATIONS FOR PUBLIC USE AND COMMON USE. PER 1-4 ELECTRICAL VEHICLE CHARGING STATIONS, 1 IS MINIMUM TO BE VAN ACCESSIBLE.

PARKING ANALYSIS

REQUIRED PARKING SPACE DIMENSIONS:
-**RESIDENTIAL** 9 FEET X 20 FEET
-**COMMERCIAL** 8.5 FEET X 18 FEET

BUMPER OVERHANG AREAS. TO INCREASE THE PARKING LOT LANDSCAPED AREA, A MAXIMUM OF TWO FEET OF THE PARKING STALL DEPTH MAY BE LANDSCAPED WITH LOW-GROWTH, HEARTY MATERIALS IN LIEU OF PAVING OR THE WALKWAY MAY BE INCREASED, ALLOWING A TWO-FOOT BUMPER OVERHANG WHILE MAINTAINING THE REQUIRED PARKING DIMENSIONS. BUMPER OVERHANG AREAS SHALL NOT ENCROACH INTO REQUIRED WALKWAYS, REQUIRED LANDSCAPE AREAS, OR RIGHT-OF-WAY. (CMC 21.28.080.G.7)

REQUIRED PARKING AISLE WIDTH: 25 FEET (PER CITY OF CAMPBELL ORDINANCE)

PARKING SPACES REQUIREMENTS:

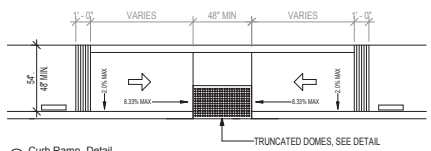
-RESIDENTIAL: 2 SPACES PER UNIT PER DESITY BONUS STANDARDS (CMC 21.20.120)
2 SPACES PER 2-BDRM UNIT
2 SPACES PER 3-BDRM UNIT
1 SPACE PER 1 BDRM / STUDIO UNIT
-RETAIL/SPEC COM.: 1 SPACE PER 200 SQ. FT. NOT LESS THAN 2 SPACES PER USE (CMC 21.28.040)
-BICYCLE: 1 SPACE FOR EACH 25 AUTOMOBILE PARKING SPACES
-ADA: FOR 26-50 SPACES, MIN. 2 ADA SPACES ARE REQUIRED (11B-208.2)
-CLEAN AIR/ VAN POOL: FOR 26-50 SPACES, MIN. 3 SPACES ARE PROVIDED (CBC 5.106.5.2)

PARKING ANALYSIS TABLE:

PARKING	COUNT / SF	REQUIRED	PROVIDED	COMPLIANT (Y/N)
RESIDENTIAL				
2-BDRM UNIT	11	(2X11)+(3X1) + (1X3) = 28 BED X 0.5= **14 PARKING**	**18 PARKING**	Y
3-BDRM UNIT	1			
1 BDRM / STUDIO	3			
ADA		2 PARKING	2 PARKING	Y
COMMERCIAL				
UNIT 1, 600 SF	2185 SF	2185 SF X (1/200) = **11 PARKING**	**17 PARKING**	Y
UNIT 2, 685 SF				
UNIT 3, 927 SF				
ADA	---	2	2 PARKING	Y
CLEAN AIR/VANPOOL	---	3	3 PARKING	Y
TOTAL		**25 PARKING**	**35 PARKING**	Y
BICYCLE	---	2	3	Y

NOTE:
- PARKING IN A MIXED-USE PROJECT SHALL BE PROVIDED FOR EACH USE IN COMPLIANCE WITH TABLE 3-1, (PARKING REQUIREMENTS BY LAND USE), EXCEPT THAT FIFTY PERCENT OF THE GUEST PARKING SPACES REQUIRED FOR THE RESIDENTIAL COMPONENT MAY BE COUNTED TOWARDS SATISFYING THE PARKING REQUIRED OF THE COMMERCIAL COMPONENT AS SHARED PARKING. (CMC 21.28.055)
- THE ACTUAL # OF PHYSICAL PARKING SPACES AVAILABLE IS **35 PARKING SPACES**
  - 7 PARKING SPACES @ GRADE ARE SHARED BETWEEN RESIDENTIAL AND COMMERCIAL PER CMC 21.28.055
  - 18 PARKING SPACES @ UNDERGROUND BASEMENT ARE DESIGNATED FOR RESIDENTIAL ONLY
    - WITH 7 SHARED PARKING SPACES, THE # OF PARKING SPACES FOR RESIDENTIAL ADDS UP TO 25 AND THIS SATISFY THE RESIDENTIAL REQUIREMENT
  - 4 PARKING SPACES @ GRADE DESIGNATED FOR COMMERCIAL ONLY
    - WITH 7 SHARED PARKING SPACES, THE # OF PARKING SPACES FOR COMMERCIAL ADDS UP TO 11 AND THIS SATISFY THE COMMERCIAL REQUIREMENT

CURB RAMPS

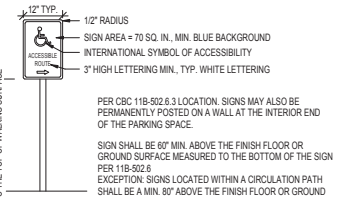


3 Curb Ramp, Detail
1/4" = 1'-0"

CURB RAMP NOTES

- CURB RAMPS SHALL BE CONSTRUCTED AT EACH CORNER OF STREET INTERSECTIONS, WHERE A PEDESTRIAN WAY CROSSES A CURB WHEN ACCESSIBLE PARKING STALL OCCURS.
- CURB RAMPS SHALL BE A MINIMUM OF 48 INCHES IN WIDTH AND SHALL LIE GENERALLY, IN A SINGLE SLOPED PLANE, WITH A MINIMUM OF SURFACE WARPING AND CROSS SLOPE.
- THE SLOPE OF CURB RAMPS SHALL NOT EXCEED 1 VERTICAL TO 12 HORIZONTAL, THE SLOPE OF THE FANNED OR FLARED SIDES OF CURB RAMPS SHALL NOT EXCEED ONE VERTICAL TO 10 HORIZONTAL, CURB RAMP MAXIMUM RISE AND RUN SHALL BE 1:12.
- A LEVEL LANDING 48 INCHES DEEP SHALL BE PROVIDED AT THE UPPER END OF EACH CURB RAMP OVER ITS FULL WIDTH TO PERMIT SAFE EGRESS FROM THE RAMP SURFACE, OR THE SLOPE OF THE FANNED OR FLARED SIDES OF THE CURB RAMP SHALL NOT EXCEED ONE VERTICAL TO 12 HORIZONTAL. SLOPE OF TOP LANDING, IF PROVIDED, DOES NOT EXCEED 1:50 GRADIENT (2.0%)
- ROAD GUTTER OR ACCESSIBLE ROUTES ADJOINING THE CURB RAMP DO NOT EXCEED A 1:20 GRADIENT (5.0%) WITHIN 48 INCHES OF THE TOP AND BOTTOM OF THE CURB RAMP.
- RAMPS SHALL NOT PROJECT AND VEHICULAR LANES AND SHALL BE PROTECTED TO PREVENT THEIR OBSTRUCTION BE PARKED VEHICLES. TRANSITIONS FROM RAMP(S) TO WALKS, GUTTERS OR STREETS ARE FLUSH AND FREE OF ABRUPT CHANGES.
- THE SURFACE OF EACH CURB RAMP AND ITS FLARED SIDES SHALL BE NON-SUP MEETING A STATIC COEFFICIENT OF FRICTION OF 0.08 AND SHALL BE OF CONTRASTING FINISH FROM THAT OF THE ADJACENT SIDEWALK.
- THE WALKING SURFACE OF CURB RAMP(S) WITH SLOPES LESS THAN 1:15 SHALL HAVE DETECTABLE WARNING PAVERS INSTALLED ACROSS THE FULL WIDTH AND DEPTH OF THE SLOPED WALKING SURFACE. THE SURFACE OF THESE PAVERS SHALL BE AN INTEGRAL PART OF THE WALKING SURFACE AND CONSIST OF RAISED TRUNCATED DOMES 0.9 INCHES (23 MM) IN DIAMETER, TAPERING TO 0.45 INCHES AT TOP, 0.2 INCHES (5MM) HIGH AND 2.35 INCHES (60MM) O.C. SEE TYPICAL ACCESSIBILITY SHEET.
- ALL CURB RAMPS SHALL HAVE DETECTABLE WARNING BORDER 12 INCHES WIDE AT THE LEVEL SURFACE OF THE SIDEWALK ALONG THE TOP AND EACH SIDE OF THE RAMP. THIS BORDER SHALL CONSIST OF 1/4 INCH GROOVES APPROXIMATELY 3/4 INCHES O.C. AND RUNNING PERPENDICULAR TO THE FLOW OF PEDESTRIAN TRAFFIC. SEE TYPICAL ACCESSIBILITY DETAILS SHEET.

ACCESSIBLE ROUTE SIGNAGE

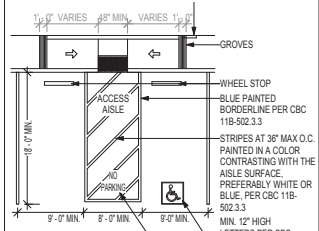


PER CBC 11B-502.6.3 LOCATION. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

SIGN SHALL BE 60" MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN PER 11B-502.6
EXCEPTION: SIGNS LOCATED WITHIN A CIRCULATION PATH SHALL BE A MIN. 80" ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

7 Accessible Route Signage
6" = 1'-0"

ADA PARKING SPACE



4 ADA Parking Space Detail
1/8" = 1'-0"

ACCESSIBILITY SIGN DETAIL

NOTE:
- SIGN SHALL BE CONSTRUCTED OF A MINIMUM 0.062" THICK ALUMINUM
- PLACE IN FRONT OF EACH ACCESSIBLE PARKING STALL WITHIN CLEAR VIEW, BUT NOT TO OBSTRUCT PASSAGE FROM PARKING STALL OR ANY WALKWAY
- PER CBC 11B-502.6.3 LOCATION. SIGNS MAY ALSO BE PERMANENTLY POSTED ON A WALL AT THE INTERIOR END OF THE PARKING SPACE.

- SIGN SHALL BE 60" MIN. ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN PER 11B-502.6
- EXCEPTION: SIGNS LOCATED WITHIN A CIRCULATION PATH SHALL BE A MIN. 80" ABOVE THE FINISH FLOOR OR GROUND SURFACE MEASURED TO THE BOTTOM OF THE SIGN.

5 Accessible Parking Sign
12" = 1'-0"

SLOW, WATCH FOR PEDESTRIAN SIGNAGE

NOTE: OWNER ALLOWED TO USE ALTERNATIVE COMPLIANT PRODUCT.

6 Pedestrian Sign
12" = 1'-0"

Parking Analysis

GKW ARCHITECTS, INC., LIC# 24544
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-5615
GORDON@GKWARCHITECTS.COM

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-5615

S. Winchester Blvd. Mixed-Use Development
2575 & 2585 South Winchester Boulevard
CAMPBELL, CA 95112

Revision Schedule		
#	Date	Description
1	2019.05.06	Planning & Fire
2	2019.12.05	Planning & Fire
3	2020.02.27	Planning & Fire
4	2021.02.05	Planning & Fire

Parking Analysis

A009

SCALE As indicated

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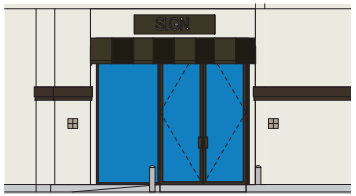
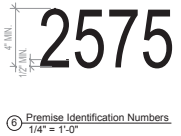
1 Fire Analysis, Plan
1" = 20'-0"

ADDRESS ELEVATION



7 Proposed Premise Identification
1/4" = 1'-0"

8 Proposed Premise Identification, Monument
1/4" = 1'-0"



6 Premise Identification Numbers
1/4" = 1'-0"

PER SANTA CLARA COUNTY FIRE DEPARTMENT :

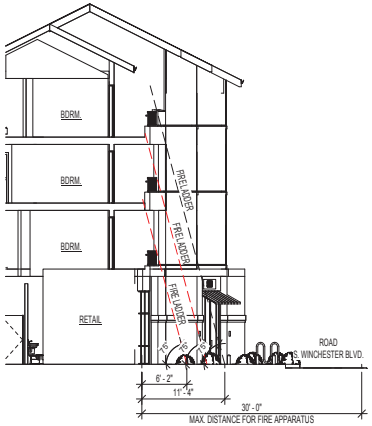
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE 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

FIRE CODES & NOTES

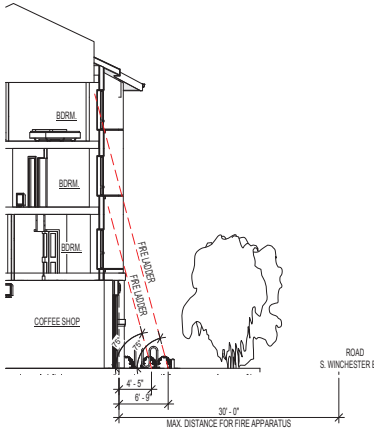
1. ALL BUILDINGS SHALL BE INSTALLED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDING TO THE 2016 NFPA 13. FIRE PERMITS ARE REQUIRED FOR FIRE SPRINKLER INSTALLATION AND UNDERGROUND FIRE SERVICE LINES.
2. FIRE ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS 75,000 LBS AND SHALL BE DESIGNED AND SURFACED AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITY AND HAVE, A FRICTION COEFFICIENT TO ACCOMMODATE EMERGENCY VEHICLES. SUCH STANDARD IS ALSO APPLICABLE TO PAVERS OR DECORATIVE CONCRETE.
3. FIRE ACCESS ROADS SHALL USE PORTLAND CEMENT CONCRETE 6" MINIMUM THICKNESS TO ADDESS LOADING, TIRE GRIP, STORM WATER SHEETING AT CRITICAL AREAS OF TRAFFIC AND FIRE ACCESS.
4. A DEDICATED (PRIVATE) FIRE LINE SHALL BE INSTALLED PER CITY STANDARD DETAILS (SEE UTILITY PLAN & DETAILS SHEET C3.01 & C3.02). THIS FIRE LINE CAN BE USED FOR PRIVATE FIRE HYDRANTS AND TO SUPPLY THE BUILDING SPRINKLER SYSTEMS. INDIVIDUAL SPRINKLERS FOR EACH UNIT SHALL BE REVIEWED UNDER BUILDING PERMIT APPLICATION.
5. ADDRESSING OF THE BUILDINGS SHALL BE IN COMPLIANCE WITH CAMPBELL FIRE DEPARTMENT REQUIREMENTS: MINIMUM 4 INCH SELF- ILLUMINATED ADDRESS INSTALLED ON THE FRONT OF THE BUILDING SO AS TO BE VISIBLE FROM THE STREET. A DECORATIVE ADDRESS MONUMENT SIGN SHALL BE INSTALLED AT EACH COURT ENTRANCE, INDICATING THE BUILDING ADDRESSES FOR THE UNITS SERVED BY SUCH COURT. MINIMUM SIZE NUMBERS SHALL BE 6 INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
6. FIRE HYDRANTS SHALL BE A DOUBLE STEAMER WITH ONE (1) 2-1/2" OUTLET AND TWO (2) 4- 1/2" OUTLETS, CAPABLE OF FLOWING 1,500 GALLONS PER MINUTE. HYDRANTS SHALL HAVE BLUE REFLECTIVE MARKERS AT THEIR LOCATION. IF HYDRANTS ARE SUBJECT TO VEHICLE IMPACTS, CRASH POSTS SHALL BE INSTALLED AROUND THE FIRE HYDRANT (SEE SHEET C3.01).
7. PRIOR TO CERTIFICATE OF OCCUPANCY, CONTACT THE FIRE MARSHAL'S OFFICE AT LEAST 24 HOURS BEFORE THE DESIRED REQUIRED FINAL INSPECTION APPOINTMENT TO VERIFY THAT REQUIREMENTS FOR FIRE PROTECTION FACILITIES HAVE BEEN MET & ACTUAL CONSTRUCTION OF ALL FIRE PROTECTION EQUIPMENT HAVE BEEN COMPLETED IN ACCORDANCE WITH APPROVED PLAN.
8. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE INSTALLED AT FIRE HYDRANT LOCATIONS.
9. IF FIRE HYDRANTS ARE LOCATED SO AS TO BE SUBJECTED TO VEHICLE IMPACTS AS DETERMINED BY THE CAMPBELL FIRE DEPARTMENT, CRASH POSTS SHALL BE INSTALLED AROUND THE FIRE HYDRANT(S).
10. FIRE HYDRANTS FOR THE DEVELOPMENT SHALL BE OPERATIONAL AND IN SERVICE PRIOR TO THE START OF ANY COMBUSTIBLE CONSTRUCTION AND /OR STORAGE OF COMBUSTIBLE CONSTRUCTION MATERIALS.
11. EXCEPT FOR DESIGNATED OPEN PARKING SPACES, NO CURBSIDE PARKING SHALL BE ALLOWED. "NO PARKING FIRE LANE" (T29) SIGNS SHALL BE INSTALLED AND CURBS SHALL BE PAINTED RED IN LOCATIONS APPROVED BY THE FIRE CHIEF AND CITY ENGINEER.
12. VERTICAL CLEARANCE OVER REQUIRED VEHICULAR ACCESS ROADS (S. WINCHESTER BLVD. AND FRIAR WAY) AND DRIVEWAYS (NOT APPLICABLE) SHALL BE 13'6".
13. MAXIMUM GRADE SHALL NOT EXCEED 15% (6.75 DEGREES).
14. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF OUR STANDARD DETAIL AND SPECIFICATION SI-7 AND CHAPTER 33 OF THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA FIRE CODE. THIS MUST BE SUBMITTED TO, AND APPROVED BY THIS OFFICE PRIOR TO COMMENCING AND DEMOLITION/ CONSTRUCTION ACTIVITIES.
15. STANDPIPE SYSTEMS SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURE IN ACCORDANCE WITH THIS SECTION. FIRE HOSE TREADS USED IN CONNECTION WITH STANDPIPE SYSTEMS SHALL BE APPROVED AND SHALL BE COMPATIBLE WITH FIRE DEPARTMENT HOSE THREADS. THE LOCATION OF FIRE DEPARTMENT HOSE CONNECTIONS SHALL BE APPROVED. STANDPIPES SHALL BE MANUAL WET TYPE. IN BUILDINGS USED FOR HIGHOPILED COMBUSTIBLE STORAGE, FIRE HOSE PROTECTION SHALL BE IN ACCORDANCE WITH CHAPTER 32. INSTALLATION STANDARD, STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14 AS AMENDED IN CHAPTER 47. CFC SEC. 905.
16. REQUIRED FIRE ALARM SYSTEM SHALL BE DESIGNED AND INSTALLED AS REQUIRED IN THE CURRENTLY ADOPTED EDITION OF CFC SEC. 907, AS ADOPTED AND AMENDED BY THE CBLMC AND REFERENCED CODES AND STANDARDS, INCLUDING, BUT NOT LIMITED TO, NFPA 72.
17. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. CFC SEC. 510.1 AS ADOPTED AND AMENDED BY THE CBLMC.
18. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF OUR STANDARD DETAIL AND SPECIFICATION SI-7 AND CHAPTER 33 OF THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA FIRE CODE. THIS MUST BE SUBMITTED TO, AND APPROVED BY THIS OFFICE PRIOR TO COMMENCING AND DEMOLITION/CONSTRUCTION ACTIVITIES.
19. TWO-WAY COMMUNICATION SYSTEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 (2016 EDITION), THE CALIFORNIA ELECTRICAL CODE (2013 EDITION), THE CALIFORNIA FIRE CODE (2016 EDITION), THE CALIFORNIA BUILDING CODE (2016 EDITION), AND THE CITY ORDINANCES WHERE TWO WAY SYSTEM IS BEING INSTALLED, POLICIES, AND STANDARDS. OTHER STANDARDS ALSO CONTAIN DESIGN / INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.
20. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF OUR STANDARD DETAIL AND SPECIFICATION SI-7 AND CHAPTER 33 OF THE CURRENTLY ADOPTED EDITION OF THE CALIFORNIA FIRE CODE. THIS MUST BE SUBMITTED TO, AND APPROVED BY THIS OFFICE PRIOR TO COMMENCING AND DEMOLITION/ CONSTRUCTION ACTIVITIES.
21. THE LADDER PAD SURFACE MATERIAL SHALL BE A HARD SUPPORTIVE SURFACE.

Fire Analysis

3 Section, Fire Ladder A
1/8" = 1'-0"



4 Section, Fire Ladder B
1/8" = 1'-0"



5 Section, Fire Ladder C
1/8" = 1'-0"

FIRE SAFETY SIGN DETAIL

SIGN, BORDER, LETTERING, BACKGROUND INSTRUCTION INDICATOR IS REQUIRED TO BE REFLORIZED

SIGN MATERIAL - .080 ALUMINUM

A. SIGN WIDTH - 12"
B. SIGN LENGTH - 18"
C. OUSIDE BORDER - RED, MIN.1/2" WIDE
D. BACKGROUND - WHITE
E. CIRCLE/SLASH - RED, MIN. 8" DIA.
F. LETTER P - BLACK, MIN. 5" TALL, 1" WIDE
G. WORDING - RED, MIN. 1.75" HIGH, 1/16" WIDE
H. ARROW INDICATORS - SOLID RED
I. SIGN POST - 3/8"
J. SIGN HEIGHT FROM GRADE LEVEL 7"
K SIGN POST SET MIN. OF 18" BELOW GRADE

SIGNS SHALL BE SECURELY FASTENED TO POST AT THE UPPER AND LOWER CENTER POSITIONS OF SIGN FACE

* DRAWING IS NOT TO SCALE

2 No Parking Fire Lane Detail
6" = 1'-0"

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9945

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9945
GORDON@GKWARCHITECTS.COM

ARCHITECTS
HISTORICAL COMMERCIAL

S. Winchester Blvd. Mixed-Use Development

2575 & 2585 South Winchester Boulevard

CAMPBELL, CA 95112

Revision Schedule

#	Date	Description
1	2019.05.06	Planning & Fire
2	2019.12.05	Planning & Fire
3	2020.02.27	Planning & Fire
4	2021.02.05	Planning & Fire

Fire Analysis

A010

SCALE As indicated

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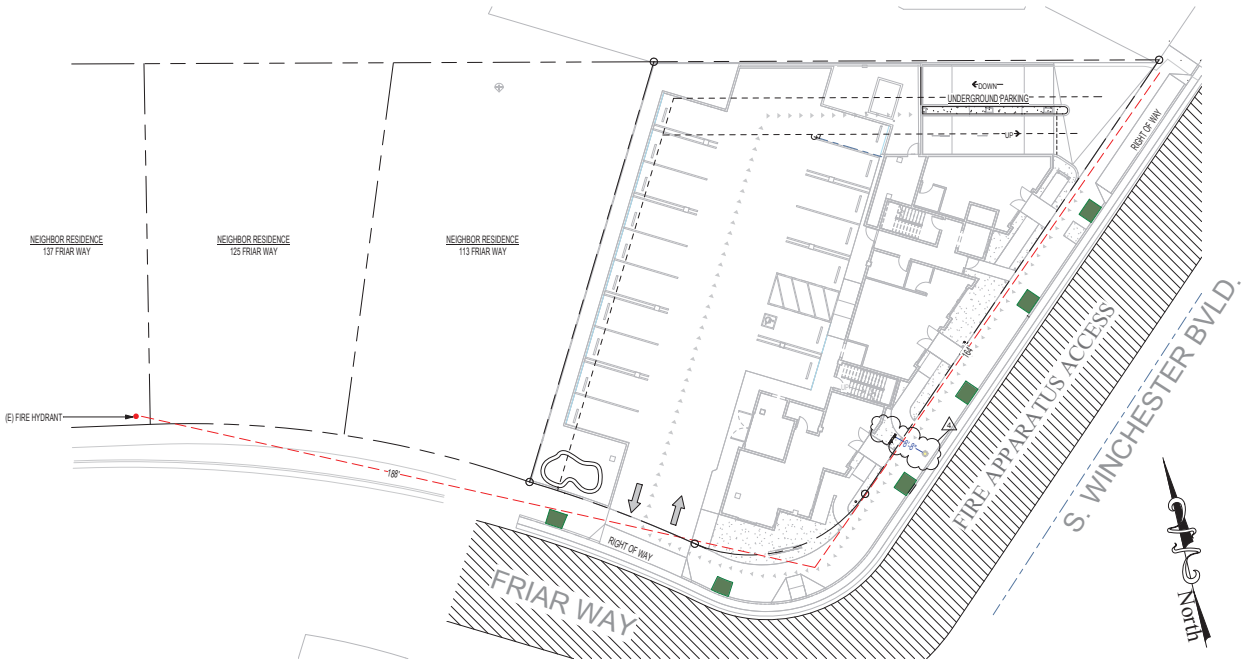


1 Fire Hydrant & Access Plan, Level 1
1/16" = 1'-0"

FIRE NOTES

- PROVIDE PUBLIC FIRE HYDRANT(S) AT LOCATION(S) TO BE DETERMINED JOINTLY BY THE FIRE DEPARTMENT AND SAN JOSE WATER COMPANY. MAXIMUM HYDRANT SPACING SHALL BE 500 FEET, WITH A MINIMUM SINGLE HYDRANT FLOW OF 2,125 GPM AT 20 PSI, RESIDUAL. FIRE HYDRANTS SHALL BE PROVIDED ALONG REQUIRED FIRE APPARATUS ACCESS ROADS AND ADJACENT PUBLIC STREETS. CFC SEC. 507, AND APPENDIX B AND ASSOCIATE TABLES, AND APPENDIX C.
- THE FIRE DEPARTMENT CONNECTION (FDC) SHALL BE INSTALLED AT THE STREET ON THE STREET ADDRESS SIDE OF THE BUILDING. IT SHALL BE LOCATED WITHIN 100 FEET ON A PUBLIC FIRE HYDRANT AND WITHIN TEN (10) FEET ON THE MAIN PIV (UNLESS OTHERWISE APPROVED BY THE CHIEF DUE TO PRACTICAL DIFFICULTIES). FDC'S SHALL BE EQUIPPED WITH A MINIMUM OF TWO (2), TWO-AND-ONE-HALF (2-1/2") INCH NATIONAL STANDARD TREATED INLET COUPLINGS. ORIENTATION OF THE FDC SHALL BE SUCH THAT HOSE LINES MAY BE READILY AND CONVENIENTLY ATTACHED TO THE INLETS WITHOUT INTERFERENCE. FDC'S SHALL BE PAINTED SAFETY YELLOW PER SCCFD, SP-2 STANDARD.

FIRE ACCESS & HYDRANT PLAN LEGEND

(E) FIRE HYDRANT, PLEASE SEE ATTACHED PICTURE BELOW

(P) FIRE HYDRANT, PER CFC SEC. 507

(P) FIRE DEPARTMENT CONNECTION

(P) FDC LINE

FIRE HOSE LINE

ACCESS FROM FIRE APPARATUS

FIRE HOSE LENGTH CALC.

FROM (E) FIRE HYDRANT

186FT + 164 FT = 352 FT

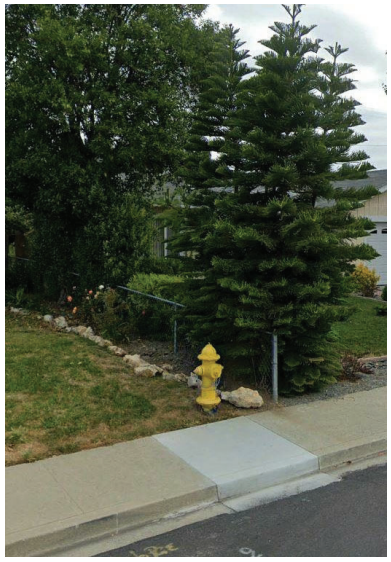
352 FT < MAX. 500 FT = [OKAY]

FIRE DEPARTMENT CONNECTION LENGTH CALC.

FROM (P) FIRE HYDRANT= 10'-4"

10'-4" < MAX. 100'-0" = [COMPLIANT]

(E) FIRE HYDRANT



Fire Analysis, Hydrant

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9945

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CAMPBELL, CA 95008 (408) 796-9945
GORDON@GKWARCHITECTS.COM

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Revision Schedule		
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4	2021.02.02	Planning & Fire

Fire Analysis, Hydrant

A011

SCALE As indicated

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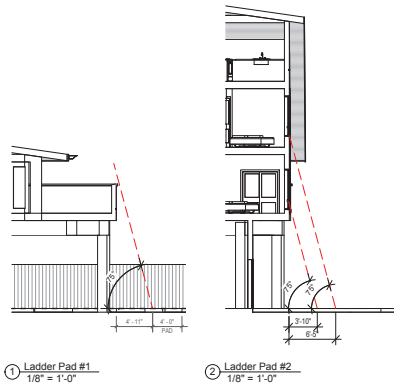

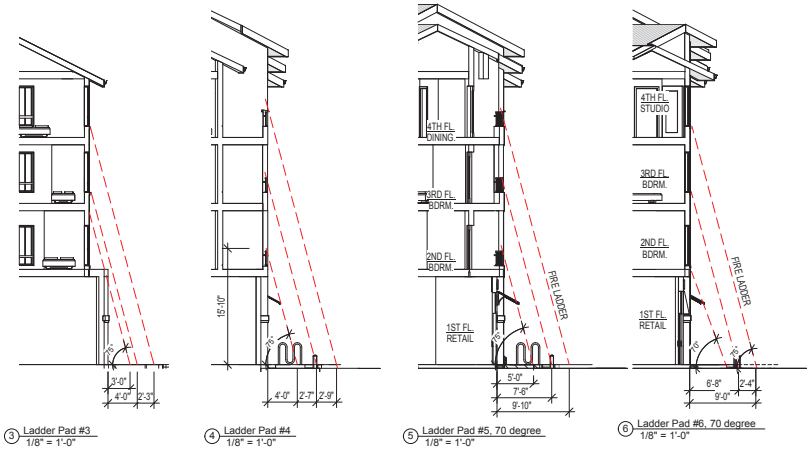

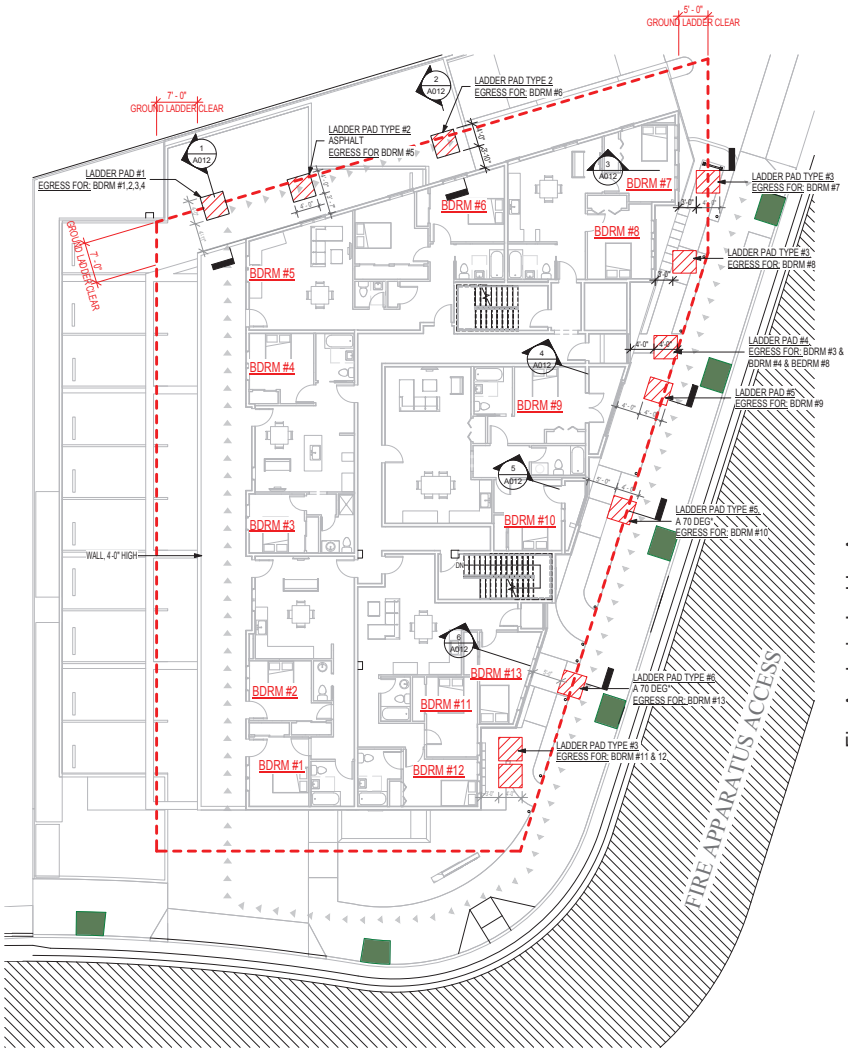

A Fire Access Plan, Level 2
1" = 10'-0"

FIRE ACCESS PLAN LEGEND

4' X 4' FIRE LADDER PAD

ACCESS FROM FIRE APPARATUS

NOTE:THE LADDER PAD SURFACE MATERIAL SHALL BE A HARD SUPPORTIVE SURFACE.

GKW ARCHITECTS

jenny chen <jennychen@gkwarchitects.com>

2575 S Winchester blvd- 20-3294- Variance Letter Follow-up

Katherine Baker <km.baker@sccfd.org> Wed, Jan 20, 2021 at 2:31 PM
To: jenny chen <jennychen@gkwarchitects.com>
Cc: gordon wong <gordonkwong@gkwarchitects.com>, kevin yu <kevinyu@gkwarchitects.com>

Hi Jenny,

The Request for Fire Variance for a 70-degree angle for ground ladder access to the second and third floors, has been approved by SFPE Rob Campbell.

Please note that we will still be looking for the remainder of the ground ladder comments to be addressed on the resubmittal.

Please let me know if you have further questions.
Best regards,

Katherine M Baker, Fire Plans Examiner
SANTA CLARA COUNTY FIRE DEPARTMENT
16795 Lark Ave., Suite 200
Los Gatos, CA 95032
Office 408.341.4473 | Fax 408.378.9342
Inspection Scheduling 408.341.4420 | Administration 408.378.4010
Proudly serving the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno and Saratoga

GORDON K WONG
LICENSED ARCHITECT
C-34045
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PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC., LIC# 34045
716E MCGLINCY LANE SUITE 109
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GORDONKWONG@GKWARCHITECTS.COM

GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

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CAMPBELL, CA 95112

Revision Schedule

#	Date	Description
4	2019.12.06	Planning & Fire
5	2020.02.27	Planning & Fire
7	2021.02.02	Planning & Fire

Fire Analysis, Ladder Access

A012

SCALE As indicated

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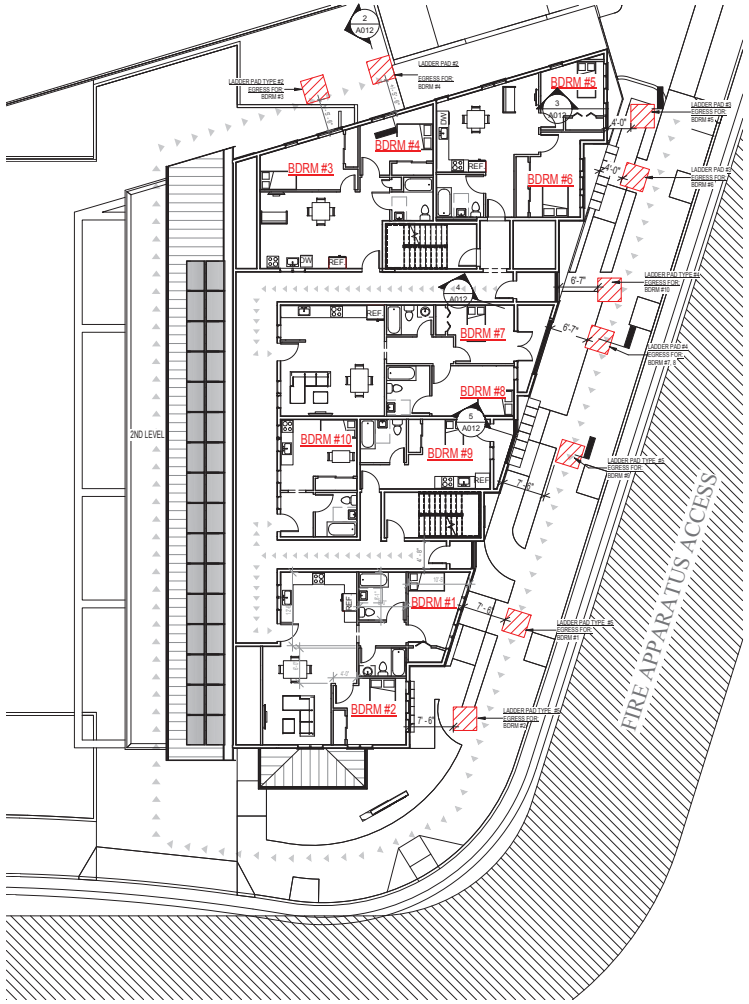
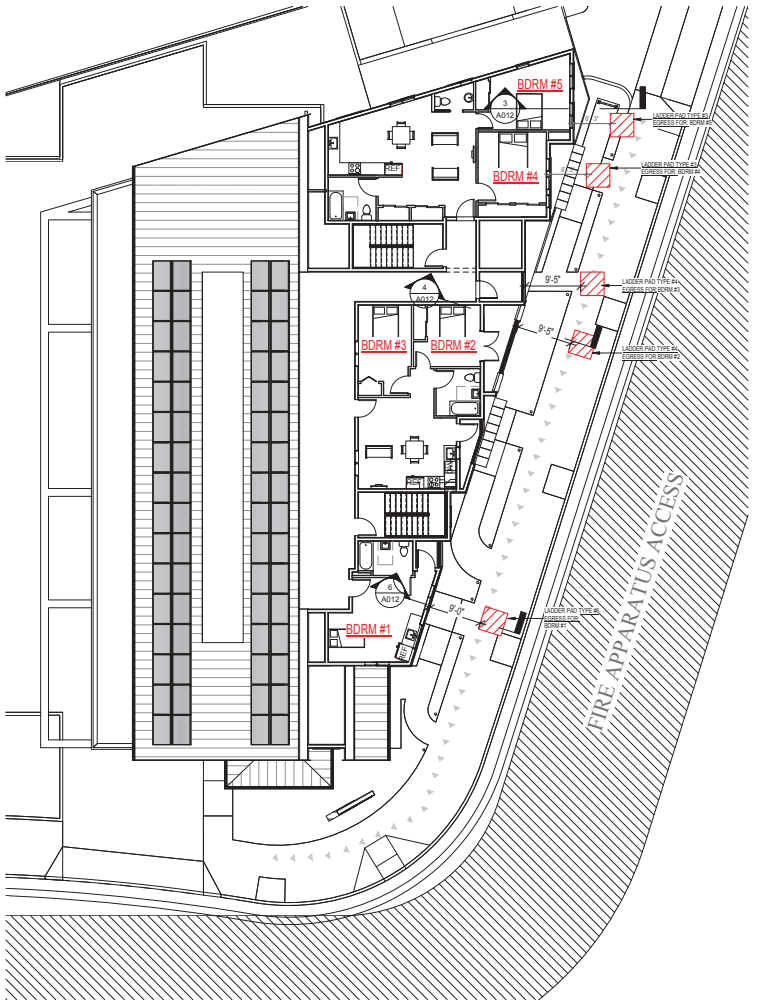


1 Fire Access Plan, Level 3
1" = 10'-0"



2 Fire Access Plan, Level 4
1" = 10'-0"

FIRE ACCESS PLAN LEGEND

4' X 4' FIRE LADDER PAD

ACCESS FROM FIRE APPARATUS

NOTE:THE LADDER PAD SURFACE MATERIAL SHALL BE A HARD SUPPORTIVE SURFACE.

Fire Analysis, Ladder Access

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC. LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
GORDON@GKWARCHITECTS.COM

ARCHITECTS
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S. Winchester Blvd. Mixed-Use Development

2575 & 2585 South Winchester Boulevard

CAMPBELL, CA 95112

Revision Schedule

#	Date	Description
2	2019.12.06	Planning & Fire
1	2020.02.27	Planning & Fire

Fire Analysis, Ladder Access

A013

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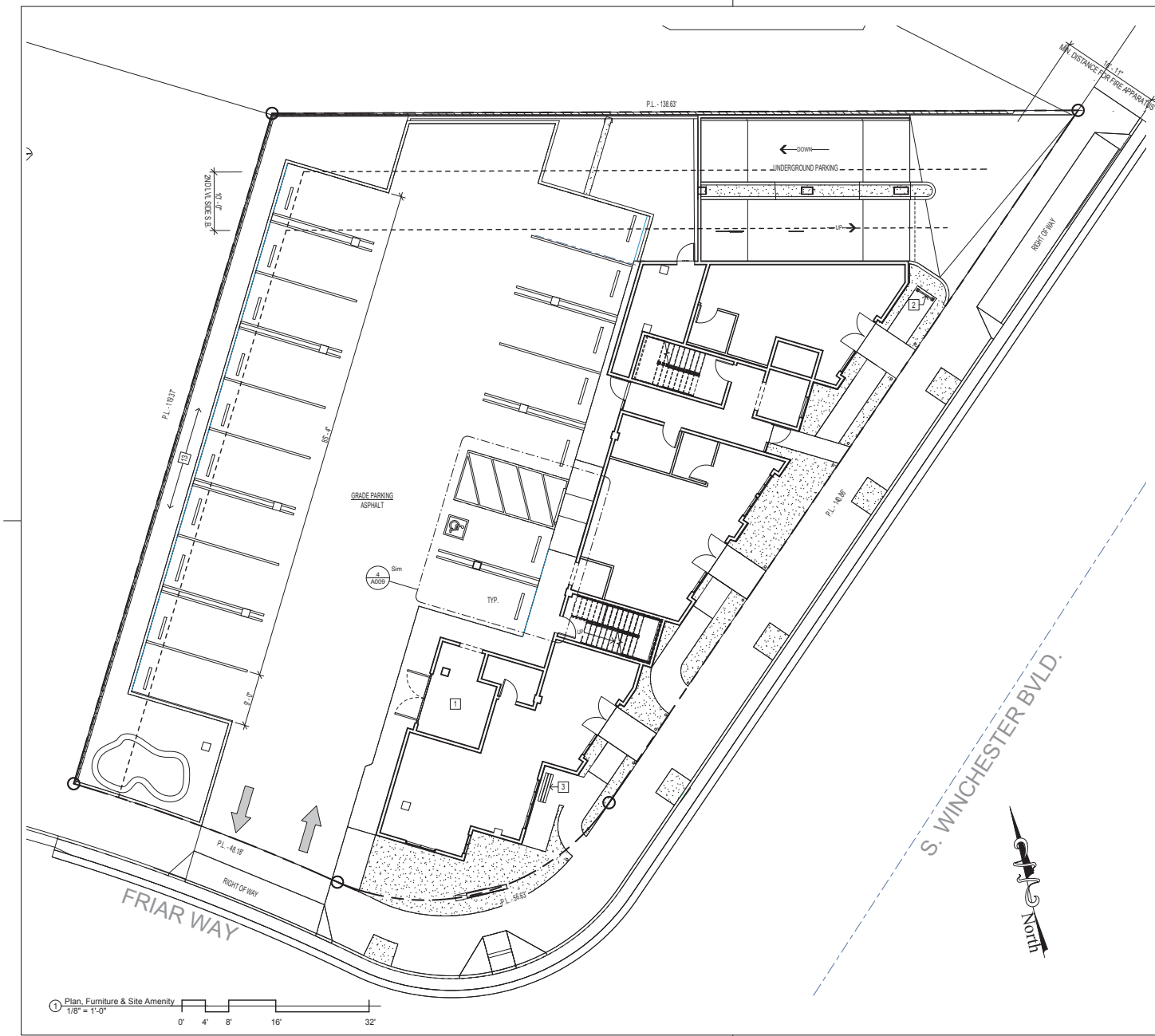

FURNITURE & SITE AMENITY PLAN NOTES

1. BENCHES AND ROOF TOP PLANTERS CAN BE VIEW ON SHEET L5 ROOF TOP PLANTERS

(P) FURNITURE & SITE AMENITY KEYNOTES

1. (P) TRASH ENCLOSURE
2. (P) BICYCLE RACK
3. (P) BENCH

Furniture & Site Amenity Plan

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
GORDON@GKWARCHITECTS.COM

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CAMPBELL, CA 95112

Revision Schedule

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2	2020.02.27	Planning & Fire

Furniture & Site Amenity Plan

A014

SCALE 1/8" = 1'-0"

4/19/2021 4:00:06 PM

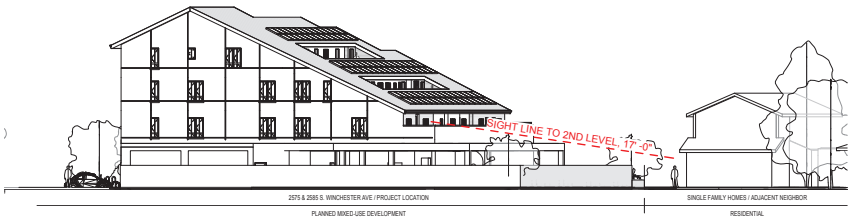
3 Visibility Plan, Proposed
1/16" = 1'-0"

LEGEND

- DRIVEWAY EGRESS
- CORNER VISIBILITY
- DRIVEWAY VISIBILITY
- VEHICULAR ROUTE

1 Sight Drawing, East
1/16" = 1'-0"

0' 8' 16' 32' 64'



2 Sight Drawing, North
1/16" = 1'-0"

0' 8' 16' 32' 64'

Privacy Plan & Visibility Analysis

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GDW ARCHITECTS, INC. LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
E-MAIL: GORDONWONG@GDWARCHITECTS.COM

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RESIDENTIAL/COMMERCIAL

S. Winchester Blvd. Mixed-Use Development

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CAMPBELL, CA 95112

Revision Schedule

#	Date	Description
1	2020.02.27	Planning & Fire

Privacy Plan & Visibility Analysis

A015

SCALE 1/16" = 1'-0"

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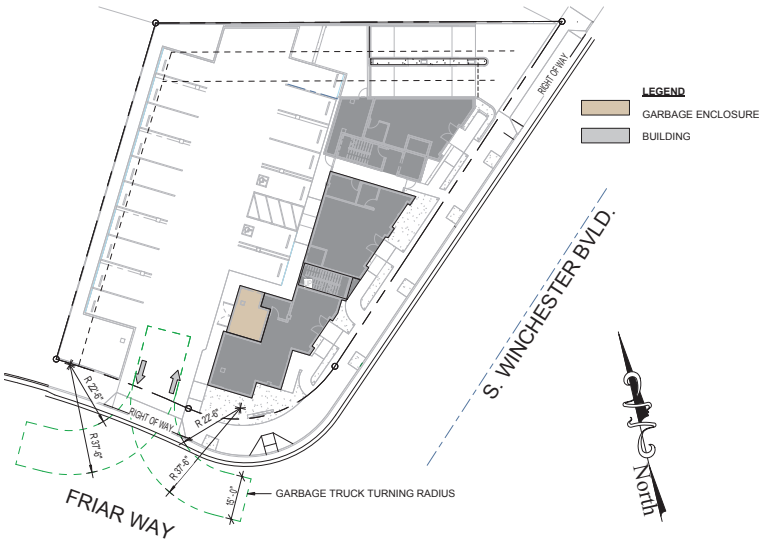


2 Plan, Trash Management
1" = 20'-0"

1 Plan, Circulation
1" = 20'-0"

3 Plan, Mail
1" = 20'-0"

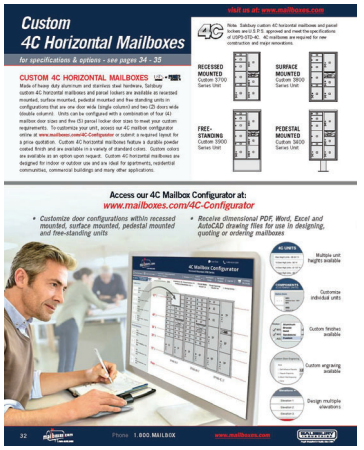
FURNITURE & SITE AMENITY PLAN NOTES

1. THIS MAILPLAN WAS SUBMITTED TO CAMPBELL USPS OFFICE ON 500 W HAMILTON AVE, CAMPBELL 95008
2. MAILBOXES WERE SPECIFIED PER POSTMASTER'S RECOMMENDATION
3. AWAITING FOR LETTER OF APPROVAL - TO BE DEFERRERED SUBMITTAL

MAIL PLAN KEYNOTES

1 (P) MAIL LOCATION

MAILBOX SPECIFICATIONS



GKH ARCHITECTS, INC., LIC# 24544
7748 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9044
GORDON@GKHARCHITECTS.COM

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7748 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9044

Mail, Circulation & Trash Plan

S. Winchester Blvd. Mixed-Use Development

2575 & 2585 South Winchester Boulevard

CAMPBELL, CA 95112

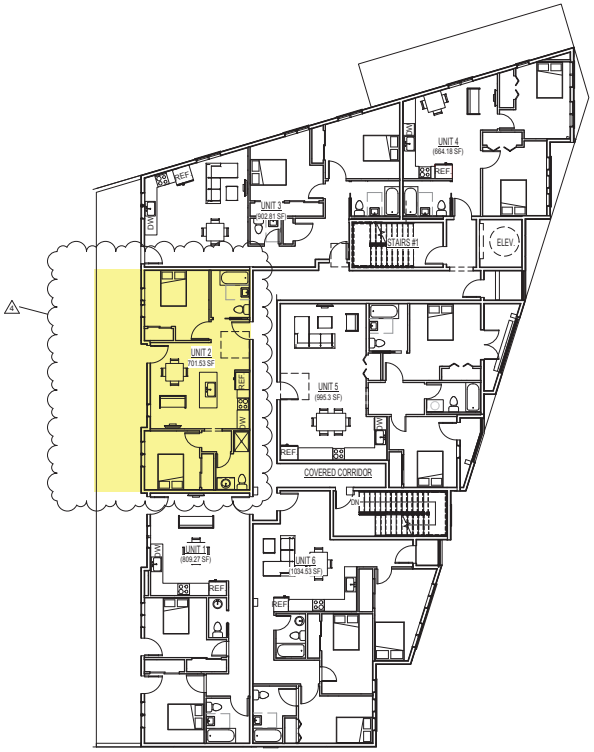
Revision Schedule		
#	Date	Description
1	2020.02.27	Planning & Fire

Mail, Circulation & Trash Plan

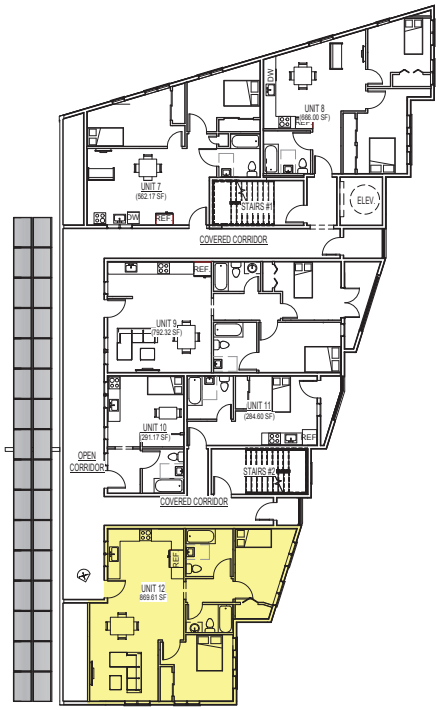
A016

SCALE 1" = 20'-0"

4/15/2021 8:52:05 PM

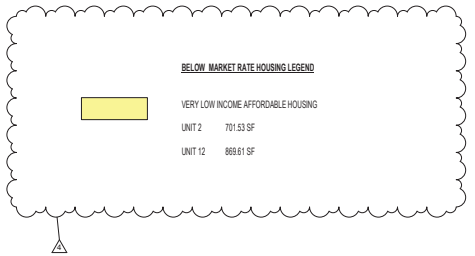


1 Affordable Housing Plan, Level 2
1" = 10'-0"



2 Affordable Housing Plan, Level 3
1" = 10'-0"

Below Market Rate Housing Plan



LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
GKW ARCHITECTS, INC. LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
GORDONWONG@GKWARCHITECTS.COM

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CAMPBELL, CA 95112

Revision Schedule		
#	Date	Description
1	2019.09.06	Planning & Fire
2	2020.02.27	Planning & Fire
4	2021.02.02	Planning & Fire

Below Market Rate Housing Plan

A017

SCALE As indicated

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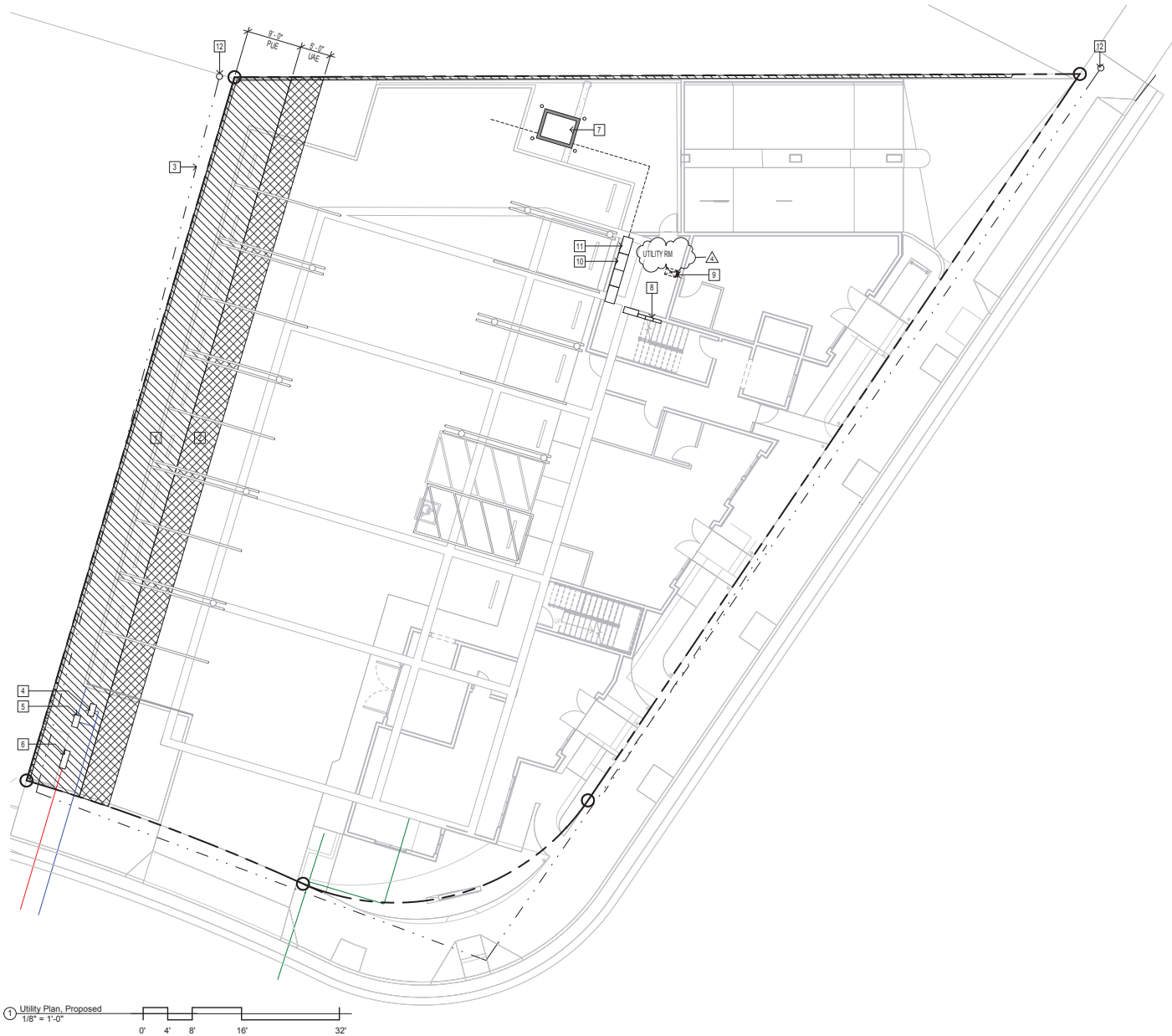

1 Utility Plan, Proposed
1/8" = 1'-0"

0' 4' 8' 16' 32'

UTILITY PLAN NOTES

1. ALL ELECTRIC LINES, COMMUNICATION LINES AND APPURTENANCES INCLUDING ALL PUBLIC UTILITY, CATV AN/TELEGRAPH SYSTEMS SHALL BE LOCATED AND INSTALLED UNDERGROUND.
2. PLEASE REFER TO SHEET C8 - COMBINED ULITY PLAN FOR THE DETAILED LOCATIONs OF EXISTING & PROPOSED UTILITIES AND BACKFLOW PREVENTERS.
3. PLEASE REFER SHEET E1.0 FOR THE DETAILED LOCATIONS OF PG&E TRANSFORMER, METERS, PANELS, ETC.

(P) UTILITY PLAN KEYNOTES, REFER TO CIVIL PLANS

1. (P) 9' - 0" PUBLIC UTILITY EASEMENT
2. (P) 5' - 0" ACCESS EASEMENT
3. (P) UNDERGROUND LINES TO BE RECONNECTED TO (E) POWER POLE
4. (P) BACKFLOW PREVENTER
5. (P) DOMESTIC COLD WATER BACKFLOW PREVENTER
6. (P) FIRE SPRINKER RISER BACKFLOW PREVENTER
7. (P) PG&E TRANSFORMER ON CONCRETE PAD
8. (P) METER CENTER
9. (P) PANEL HDP
10. (P) MAIN CIRCUIT BREAKER
11. (P) UGPS
12. (E) POWER POLE

Utility Plan, Proposed

UTILITY PLAN LEGEND

JOINT TRENCH LINE

COLD WATER

FIRE WATER

SEWAGE LINE

NOTE

PLEASE SEE CIVIL PLANS

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
CONTACT@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/COMMERCIAL

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Revision Schedule

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2	2019.12.06	Planning & Fire
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4	2021.02.02	Planning & Fire

Utility Plan, Proposed

A018

SCALE As indicated

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2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

AIA California

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC)

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC-CG] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed buildings [N] or to additions and/or alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 PHASED PROJECTS. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Initial Tenant Improvements. The provisions of this code shall apply only to the initial tenant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 SCOPE
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB LESS THAN ONE ACRE OF LAND. Newly constructed projects and additions which disturb less than one acre of land, and are not part of a larger common plan of development or sale, shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMPs). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMPs.

1. Soil loss BMPs that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Scheduling construction activity during dry weather, when possible.
   b. Preservation of natural features, vegetation, soil, and buffers around surface waters.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMPs acceptable to the enforcing agency.
2. Good housekeeping BMPs to manage construction equipment, materials, non-stormwater discharges and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Dewatering activities.
   b. Material handling and waste management.
   c. Building materials stockpile management.
   d. Management of washout areas (concrete, paints, stucco, etc.).
   e. Control of vehicle/equipment fueling to contractor's staging area.
   f. Vehicle and equipment cleaning performed off site.
   g. Spill prevention and control.
   h. Other housekeeping BMPs acceptable to the enforcing agency.

5.106.2 STORMWATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND. Comply with all lawfully enacted stormwater discharge regulations for projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of a larger common plan of development sale.

Note: Projects that (1) disturb one acre or more of land, or (2) disturb less than one acre of land but are part of the larger common plan of development or sale must comply with the post-construction requirements detailed in the applicable National Pollutant Discharge Elimination System (NPDES) General permit for Stormwater Discharges Associated with Construction and Land Disturbance Activities issued by the State Water Resources Control Board or the Lahontan Regional Water Quality Control Board (for projects in the Lake Tahoe Hydrologic Unit).

The NPDES permits require postconstruction runoff (post-project hydrology) to match the preconstruction runoff (pre-project hydrology) with the installation of postconstruction stormwater management measures. The NPDES permits emphasize runoff reduction through on-site stormwater use, interception, evapotranspiration, and infiltration through nonstructural controls, such as Low Impact Development (LID) practices, and conversation design measures. Stormwater volume that cannot be addressed using nonstructural practices is required to be captured in structural practices and be approved by the enforcing agency.

Refer to the current applicable permits on the State Water Resources Control Board website at: www.waterboards.ca.gov/constructionstormwater. Consideration to the stormwater runoff management measures should be given during the initial design process for appropriate integration into site development.

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the new project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.3 For additions or alterations that add 10 or more tenant-occupant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicular parking spaces being added, with a minimum of one bicycle parking facility.

5.106.4.1.4 For new shell buildings in phased projects provide secure bicycle parking for 5 percent of the anticipated tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility.

5.106.4.1.5 Acceptable bicycle parking facility for Sections 5.106.4.1.2, 5.106.4.1.3, and 5.106.4.1.4 shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the *California Electrical Code* and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1".
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% of total[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.

5.106.8 LIGHT POLLUTION REDUCTION. [N]. Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 0-4 as defined in Chapter 10, Section 10-114 of the California Administrative Code; and
2. Backlight (B) ratings as defined in IES TM-15-11 (shown in Table A-1 in Chapter 8); and
3. Uplight and Glare ratings as defined in California Energy Code (shown in Tables 130.2-A and 130.2-B in Chapter 8) and
4. Allowable BUG ratings not exceeding those shown in Table 5.106.8. [N] or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code,
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6,
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

Note: [N]
1. See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.
2. Refer to Chapter 8 (Compliance Forms, Worksheets and Reference Material) for IES TM-15-11 Table A-1, California Energy Code Tables 130.2-A and 130.2-B.
3. Refer to the California Building Code for requirements for additions and alterations.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE LZ0	LIGHTING ZONE LZ1	LIGHTING ZONE LZ2	LIGHTING ZONE LZ3	LIGHTING ZONE LZ4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]					
Luminaire greater than 2 mounting heights (MH) from property line	N/A	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere Is 1-2 MH from property line	N/A	B2	B3	B4	B4
Luminaire back hemisphere Is 0.5-1 MH from property line	N/A	B1	B2	B3	B3
Luminaire back hemisphere Is less than 0.5 MH from property line	N/A	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING (U)					
For area lighting [4]	N/A	U0	U0	U0	U0
For all other outdoor lighting,Including decorative luminaires	N/A	U1	U2	U3	UR
MAXIMUM ALLOWABLE GLARE RATING [5] (G)					
Luminaire greater than 2 MH from property line	N/A	G1	G2	G3	G4
Luminaire front hemisphere Is 1-2 MH from property line	N/A	G0	G1	G1	G2
Luminaire front hemisphere Is 0.5-1 MH from property line	N/A	G0	G0	G1	G1
Luminaire back hemisphere Is less than 0.5 MH from property line	N/A	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. If the nearest property line Is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.

4. General lighting luminaires In areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet U-value limits for "all other outdoor lighting".

5. If the nearest property line Is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

5.106.12 SHADE TREES [DSA-SS]. Shade Trees shall be planted to comply with Sections 5.106.12.1, 5.106.12.2, and 5.106.12.3. Percentages shown shall be measured at noon on the summer solstice. Landscape irrigation necessary to establish and maintain tree health shall comply with Section 5.304.6.

5.106.12.1 Surface parking areas. Shade tree plantings, minimum #10 container size or equal, shall be installed to provide shade over 50 percent of the parking area within 15 years.

Exceptions: The surface parking area covered by solar photovoltaic shade structures, or shade structures, with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculations.

5.106.12.2 Landscape areas. Shade trees plantings, minimum #10 container size or equal shall be installed to provide shade of 20% of the landscape area within 15 years.

Exceptions: Playfields for organized sport activity are not included in the total area calculation.

5.106.12.3. Hardscape areas. Shade tree plantings, minimum #10 container size or equal shall be installed to provide shade over 20 percent of the hardscape area within 15 years.

Exceptions: Walks, hardscape areas covered by solar photovoltaic shade structures, and hardscape areas covered by shade structures with roofing materials that comply with Table A5.106.11.2.2 in Appendix A5, are not included in the total area calculation.

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. *California Energy Code [DSA-SS].* For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER, Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition In the California Plumbing Code, Part 5.

POTABLE WATER, [HCD] Water that Is satisfactory for drinking, culinary, and domestic purposes, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, Is suitable for a direct beneficial use or a controlled use that would not otherwise occur (Water Code Section 13050 (n)). Simply put, recycled water is water treated to remove waste matter attaining a quality that Is suitable to use the water again.

SUBMETER. A meter Installed subordinate to a site meter. Usually used to measure water Intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter.

WATER BUDGET. Is the estimated total landscape Irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0,04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals.
5.303.3.2.1 Wall-mounted Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush.

5.303.3.2.2 Floor-mounted Urinals. The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads. [BSC-CG]
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.
Note: A hand-held shower shall be considered a showerhead.

AIA California

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (e.g. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute/20 (rim space (inches) at 60 psi).

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 (rim space (inches) at 60 psi).

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.
Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

SECTION 5.304 OUTDOOR WATER USE

5.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

Notes:
1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code of Regulations, Title 23, Chapter 2.7, Division 2.
2. MWELO and supporting documents, including a water budget calculator, are available at: https://www.water.ca.gov/.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of the MWELO.

5.304.6.1 Newly constructed landscapes. New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1402.2 (Weather Protection), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Employ moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of local recycling facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1. through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. (A) Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of new pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*, Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] New buildings 10,000 square feet and over. For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. For I-occupancies that are not regulated by OSHPD or for I-occupancies and L-occupancies that are not regulated y the California Energy Code Section 100.0 Scope, all requirements In Sections 5.410.2 through 5.410.2.6 shall apply.

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, Indoor lighting systems and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note; For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 does not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed In compliance with the *California Energy Code*.

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following:

1. Environmental and sustainability goals.
2. Building sustainable goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems:

1. Renewable energy systems.
2. Landscape Irrigation systems.
3. Water reuse system.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall Include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, Including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team Information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and Include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other relative to safety and construction.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall Include the following:

1. Site Information, Including facility description, history and current requirements.
2. Site contact Information.
3. Basic operations and maintenance, Including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems,
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented In the commissioning report and shall Include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. New buildings less than 10,000 square feet. Testing and adjusting of systems shall be required for new buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 (Reserved)

Note: For energy-related systems under the scope (Section 100) of the California Energy Code, including heating, ventilation, air conditioning (HVAC) systems and controls, indoor lighting system and controls, as well as water heating systems and controls, refer to California Energy Code Section 120.8 for commissioning requirements and Sections 120.5, 120.6, 130.4, and 140.9(b)3 for additional testing requirements of specific systems.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be Included for testing and adjusting shall include at a minimum, as applicable to the project:

1. Renewable energy systems,
2. Landscape irrigation systems,
3. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system.

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space Is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M Instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all Inspection verifications and reports required by the enforcing agency.

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's Installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined In Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32º Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS). One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC, 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14.; the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting Installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundreths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all Ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square Inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core Installed.

SHORT RADIUS ELBOW. Pipe fitting Installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label Indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992. Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation and during storage on the construction site until final startup of the heating, cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may enter the system.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

AIA California

Y = YES
NA = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Y | NA | RESPON. PARTY

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5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.8.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and In areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

Y | NA | RESPON. PARTY

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:

1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSF/ANSI 140 at the Gold level or higher.
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure (ATCM) for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

Y | NA | RESPON. PARTY

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010
3. Compliant with the Collaborative for High Performance Schools California (2014 CA-CHPS) Criteria and listed in the CHPS High Performance Product Database; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 13. MERV 13 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions: Existing mechanical equipment.

5.504.5.3.1 Labeling. Installed filters shall be clearly labeled by the manufacturer indicating the MERV rating.

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5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

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5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of California Building Code, CCR, Title 24, Part 2, Sections 1202 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

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5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

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5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

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5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   1. Ln or CNEL for military airports shall be determined by the facility Air Installation Compatible Land Use Zone (AICUZ) plan.
   2. Ln or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or Ln noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (L_{eq}-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

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5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs.

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

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5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

Y | NA | RESPON. PARTY

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 Inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fourth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit over the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha Indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during Installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper Installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special Inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or International association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall Include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

PROJECT DATA

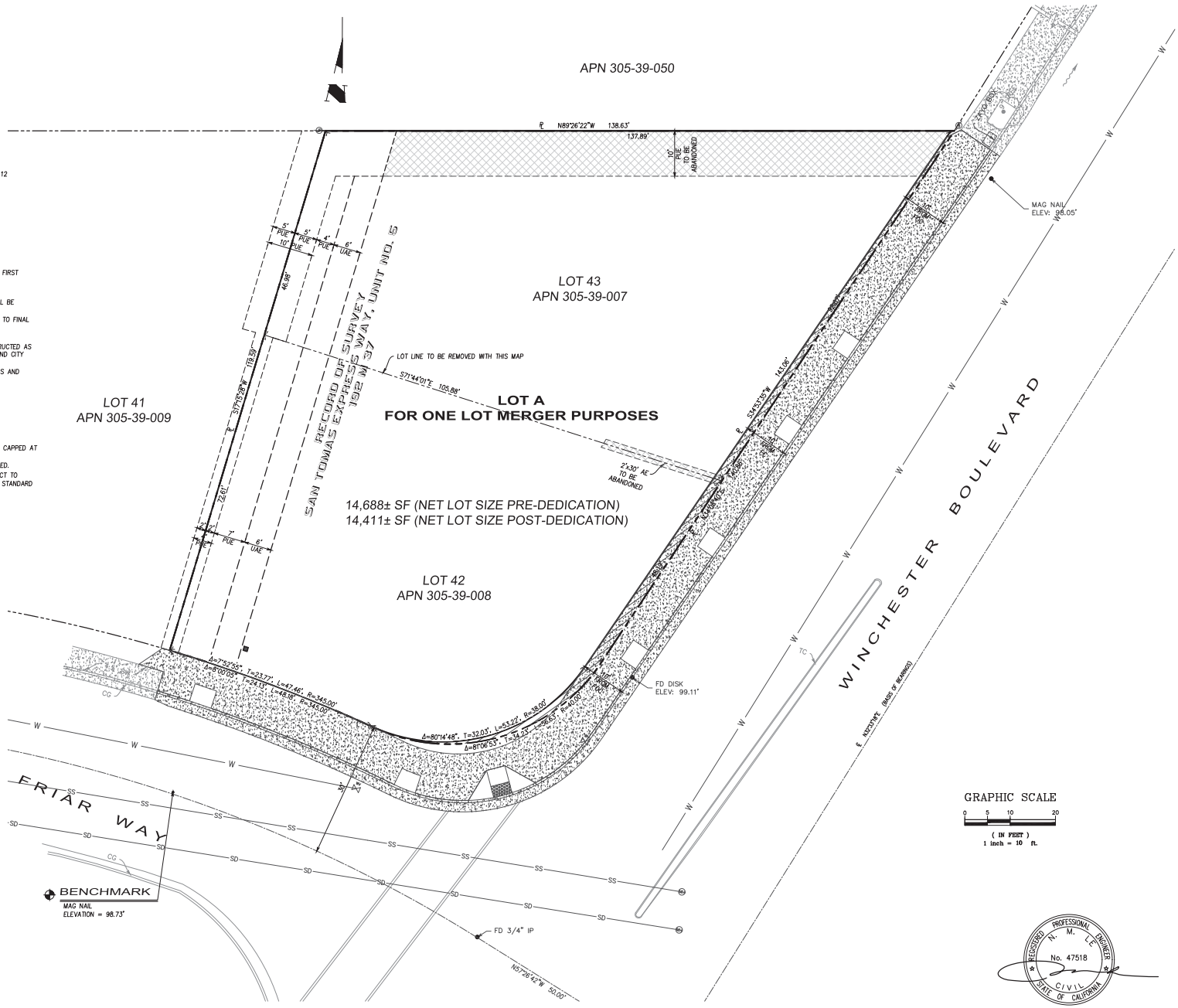
1. SITE ADDRESS: 2575 & 2585 WINCHESTER BLVD, CAMPBELL
2. ASSESSORS PARCEL NO: 305-39-007 & 305-09-008
3. OWNER: MOHAMMAD AGHA
   ADDRESS: 5739 CAMDEN AVENUE, SAN JOSE, CA 95124
   PHONE: (408) 661-0187
   EMAIL: A_LI_BA_BA@HOTMAIL.COM
4. ARCHITECT: GKW ARCHITECT, INC
   GORDON K WONG, ARCHITECT AIA, LEED GA
   ADDRESS: 710 E MCGLINCY LN #109, CAMPBELL, CA 95008
   PHONE: (408) 796-1845
   EMAIL: GORDONKWONG@GKWARCHITECTS.COM
5. LANDSCAPE ARCHITECT: HEID LANDSCAPE, JEFFREY HEID ARCHITECT
   ADDRESS: 6179 ONEIDA DRIVE, SAN JOSE, CA 95123
   EMAIL: WJHEIDASLA@GMAIL.COM
6. CIVIL ENGINEER: LC ENGINEERING/ NINH LE
   ADDRESS: 598 E SANTA CLARA ST, #270, SAN JOSE, CA 95112
   PHONE: (408)806-7187
   EMAIL: NLE@LCENGINEERING.NET
7. SOIL ENGINEER: GEO- ENGINEERING SOLUTIONS, ERIC SWENSON
   ADDRESS: 2570 SAN RAMON VALLEY BLVD, SUITE #A102
   SAN RAMON, CALIFORNIA 94583
   PHONE: (925) 433-0450
   EMAIL: ESWENSON@GEO-ENG.NET
7. ZONING: PD (PLANNED DEPARTMENT)
8. EXISTING USE: SINGLE FAMILY RESIDENTIAL
9. PROPOSED USE: ONE LOT – A 15 UNIT APARTMENT BUILDING OVER FIRST FLOOR RETAIL USES.
10. MINIMUM UNIT SIZE: 526.38 SF
11. ALL EXISTING BUILDINGS, STRUCTURES, PAVED AREAS AND UTILITIES SHALL BE REMOVED.
12. ALL DIMENSIONS AND PROPOSED GRADING ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
13. STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY.
14. PROPOSED WATER, SANITARY SEWER, AND STORM DRAIN SHALL BE CONSTRUCTED AS PER SANTA CLARA VALLEY WATER DISTRICT, WEST SANITATION DISTRICT, AND CITY CAMPBELL STANDARDS.
15. STREET LIGHTS WILL BE INSTALLED PER THE CITY OF CAMPBELL STANDARDS AND DEDICATED TO THE CITY.
16. WATER: SAN JOSE WATER COMPANY
17. SEWER: WEST VALLEY SANITATION DISTRICT
18. GAS & ELECTRIC: PG&E
19. TELEPHONE: AT&T
20. CABLE TV: COMCAST
21. WELLS: NONE
22. IF EXISTING WATER METER IS NOT BEING USED IT SHALL BE REMOVED AND CAPPED AT MAIN.
23. IF EXISTING INLETS IS NOT BEING USED IT SHALL BE REMOVED AND CAPPED.
24. THE SIZE, MATERIAL, AND LOCATION OF THE PROPOSED UTILITIES IS SUBJECT TO CHANGE, BASED ON DEMANDS, HYDRAULIC CALCULATIONS, AND/ OR CITY STANDARD GUIDELINES.

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE ON WINCHESTER BOULEVARD, AS FOUND MONUMENTED AS N32°33'18"E SHOWN ON RECORD OF SURVEY "SAN TOMAS EXPRESSWAY, UNIT NO.5", RECORDED IN BOOK 197 OF MAPS, AT PAGE 37, SANTA CLARA COUNTY RECORDS.

LEGEND & ABBREVIATION

- EXISTING EASEMENT
- PROPOSED EASEMENT
- EXISTING EASEMENT TO BE ABANDONED
- RIGHT OF WAY DEDICATION AREA
- EXISTING PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE
- PROPERTY LINE
- EXIST EASEMENT LINE
- PROPOSED EASEMENT LINE
- AE — ANCHOR EASEMENT
- UAE — UTILITY ACCESS EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- ℄ — PROPERTY LINE
- FC — FACE OF CURB



REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 CIVIL STATE OF CALIFORNIA

No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7187
Fax (408) 884-3088

TENTATIVE MAP FOR LOT MERGER
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. .....

CITY OF CAMPBELL, CALIFORNIA

SCALE: 1" = 10'

SHEET: T0

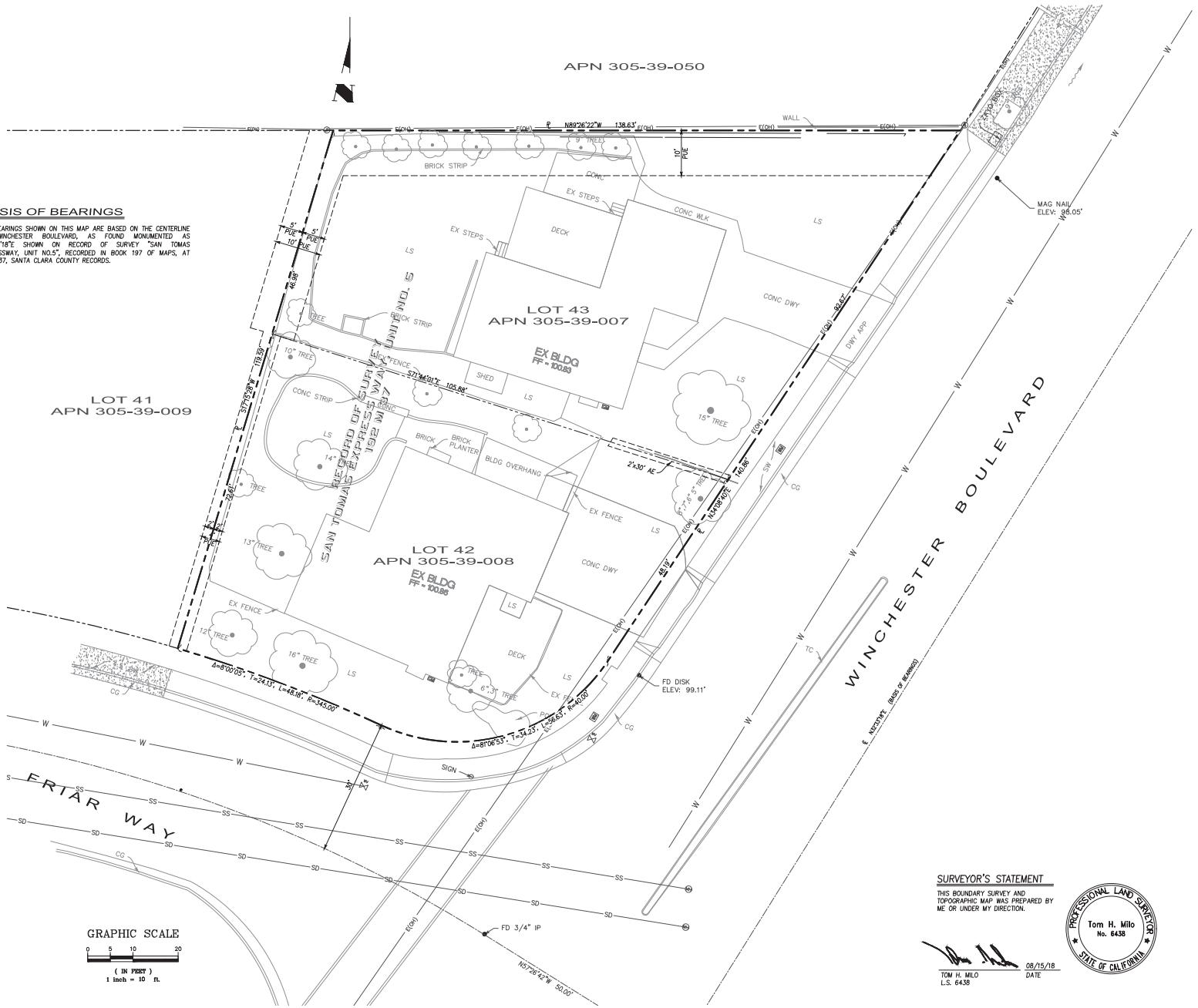
ABBREVIATIONS

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

EXISTING	
SIDEWALK	
CURB AND GUTTER	
CENTER LINE	℄
PROPERTY LINE	
EASEMENT LINE	
EDGE OF PAVEMENT	
DRIVEWAY	
PCC OR AC	
STANDARD CITY MONUMENT	
BENCH MARK	
MANHOLE	
STORM DRAIN INLET	
WATER METER	
VALVE	
FIRE HYDRANT	
STREET LIGHT	
POWER POLE	
PULL BOX	
CABLE TELEVISION LINE	TV
ELECTRICAL LINE	E
IRRIGATION LINE	IR
NATURAL GAS LINE	G
OVERHEAD LINE	OH
SANITARY SEWER LINE	SS
STORM DRAIN LINE	SD
TELEPHONE LINE	T
WATER LINE	W
TRAFFIC SIGNAL CONDUIT	TS
LIGHTING CONDUIT	L
ROADSIDE SIGN & SIGN CODE	R1
FENCE	
TREE/SHRUB	

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE ON WINCHESTER BOULEVARD, AS FOUND MONUMENTED AS N32°33'18"E SHOWN ON RECORD OF SURVEY "SAN TOMAS EXPRESSWAY, UNIT NO.5", RECORDED IN BOOK 197 OF MAPS, AT PAGE 37, SANTA CLARA COUNTY RECORDS.



GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

SURVEYOR'S STATEMENT

THIS BOUNDARY SURVEY AND TOPOGRAPHIC MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

TOM H. MILO
L.S. 6438

08/15/18
DATE

PROFESSIONAL LAND SURVEYOR
Tom H. Milo
No. 6438
STATE OF CALIFORNIA

No.	Revision	Date	By	Chkd

Date: 08/15/18
Drawn By: PT
Designed By: PT

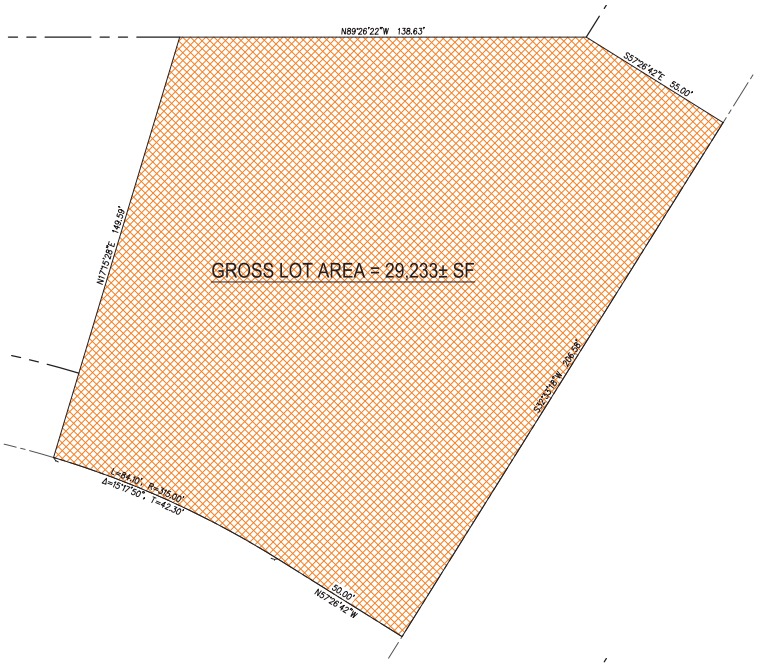
LC ENGINEERING
680 E Sandy Cove, St 1070
San Jose, CA 95133
Phone (408) 896-7797
Fax (408) 896-4099

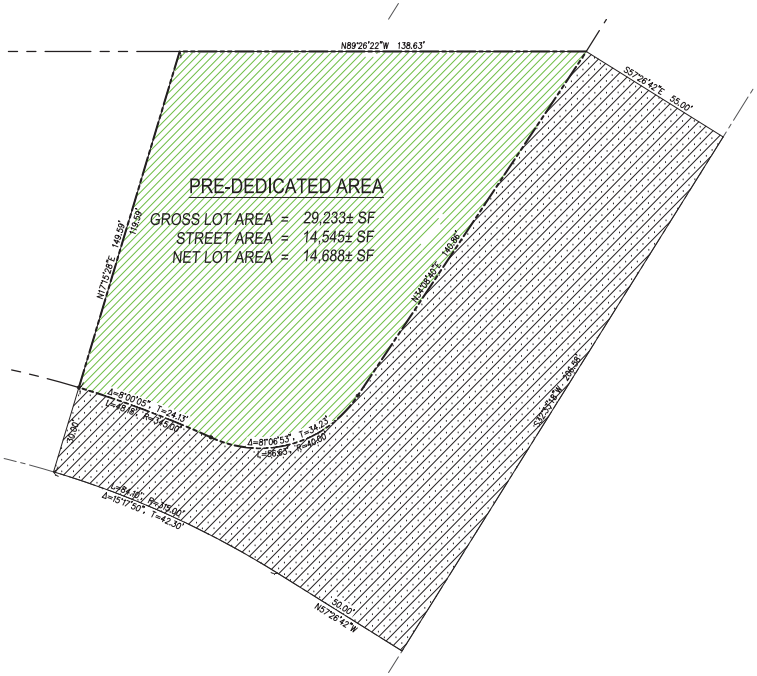
BOUNDARY SURVEY AND TOPOGRAPHIC MAP
2575 AND 2585 S. WINCHESTER BLVD
APN 305-39-007 AND APN 305-39-008

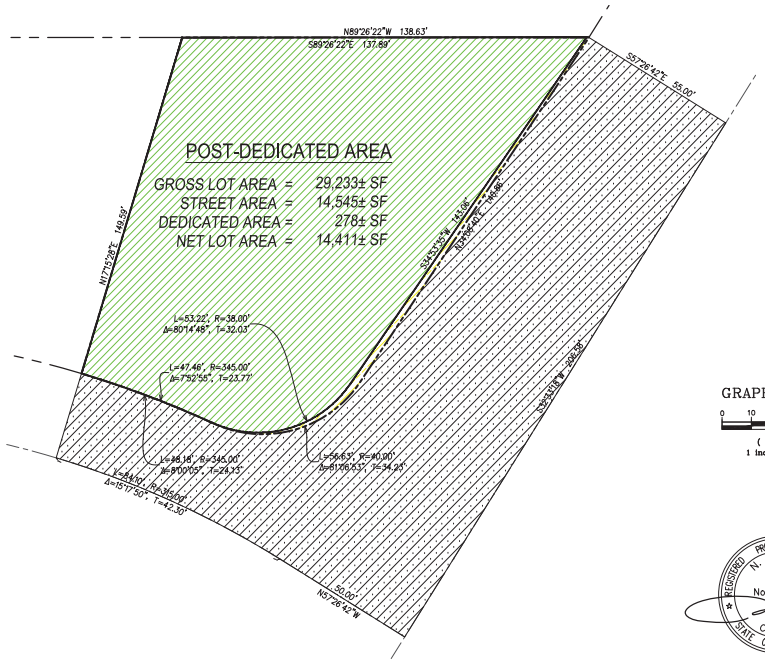
CITY OF CAMPBELL
CAMPBELL, CALIFORNIA

SCALE: 1" = 10'

SHEET: T1







LEGEND

- GROSS LOT AREA
- STREET AREA
- DEDICATED AREA
- NET AREA

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER
N. M. LEE
No. 47518
CIVIL
STATE OF CALIFORNIA

No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

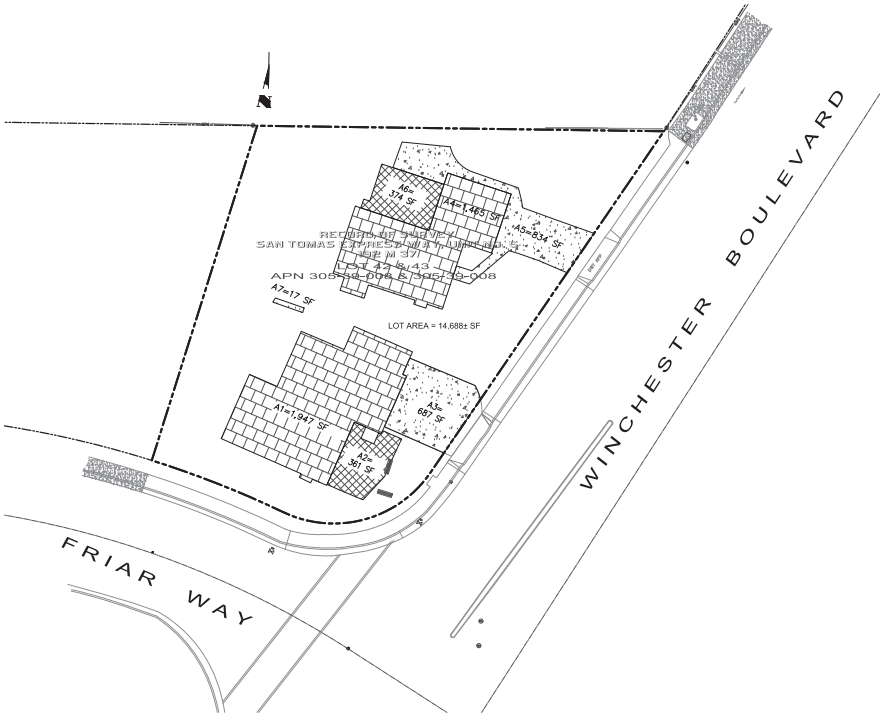
LC ENGINEERING
650 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7767
Fax (408) 884-4089

GROSS LOT AREA EXHIBIT FOR DENSITY CALCULATION
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. _____

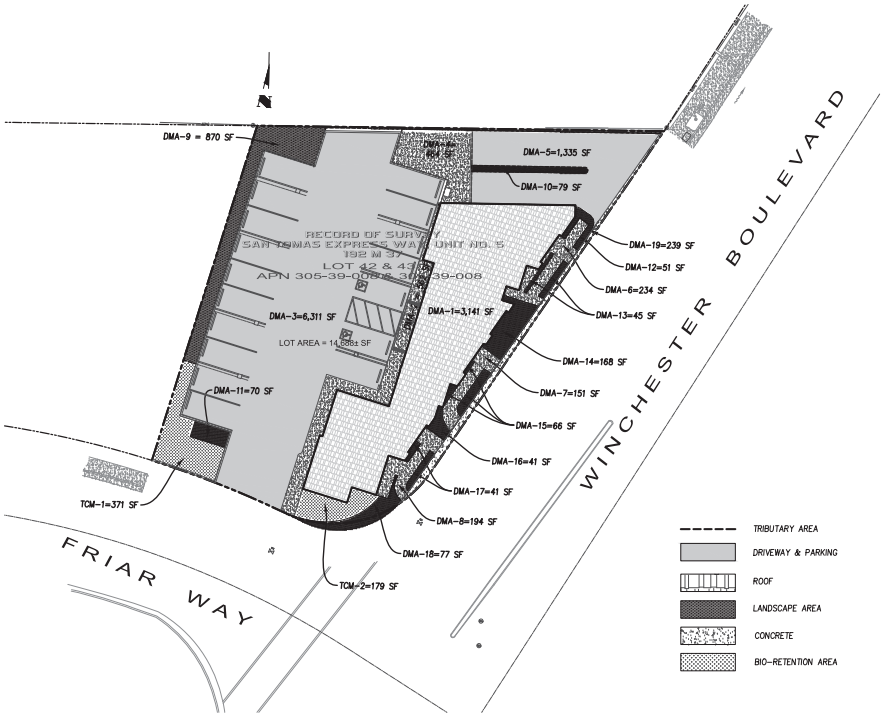
CITY OF CAMPBELL, CALIFORNIA

SCALE: 1" = 20'

SHEET: T2



PRE-DEVELOPED IMPERVIOUS AREA EXHIBIT



POST-DEVELOPED IMPERVIOUS AREA EXHIBIT

PRE - DEVELOPMENT

ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
A1	BUILDING	REMOVE	1,947 SF	
A2	PORCH	REMOVE	361 SF	
A3	DRIVEWAY	REMOVE	687 SF	
A4	BUILDING	REMOVE	1,465 SF	
A5	DRIVEWAY	REMOVE	834 SF	
A6	PATIO	REMOVE	374 SF	
A7	CONC.	REMOVE	17 SF	
	LANDSCAPING			9,003 SF
	TOTAL		5,685 SF	9,003 SF

PERVIOUS/IMPERVIOUS COMPARISON

DESCRIPTION	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	5,685 SF	9,003 SF
POST-DEVELOPMENT	12,630 SF	2,058 SF
DIFFERENCE	6,945 SF	-6,945 SF

POST - DEVELOPMENT

ITEM NO.	SURFACE AREA	STATUS	IMPERVIOUS	PERVIOUS
DMA-1	BUILDING	NEW	3,141 SF	
DMA-2	WALKWAY	NEW	562 SF	
DMA-3	DWY & PARKING	NEW	6,311 SF	
DMA-4	WALKWAY	NEW	464 SF	
DMA-5	RAMP	NEW	1,335 SF	
DMA-6	WALKWAY	NEW	234 SF	
DMA-7	WALKWAY	NEW	151 SF	
DMA-8	WALKWAY	NEW	194 SF	
DMA-9	LANDSCAPE	NEW		870 SF
DMA-10	LANDSCAPE	NEW		79 SF
DMA-11	LANDSCAPE	NEW		70 SF
DMA-12	LANDSCAPE	NEW		51 SF
DMA-13	LANDSCAPE	NEW		45 SF
DMA-14	LANDSCAPE	NEW		168 SF
DMA-15	LANDSCAPE	NEW		66 SF
DMA-16	LANDSCAPE	NEW		41 SF
DMA-17	LANDSCAPE	NEW		41 SF
DMA-18	LANDSCAPE	NEW		77 SF
DMA-19	SIDEWALK	NEW	238 SF	
TCM-1	BIO RETENTION	NEW		371 SF
TCM-2	BIO RETENTION	NEW		179 SF
DMA-18	SIDEWALK			
	TOTAL		12,630 SF	2,058 SF

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

LC ENGINEERING
888 E Santa Clara St #370
San Jose, CA 95112
Phone (408) 806-7767
Fax (408) 884-4089

IMPERVIOUS AREAS EXHIBIT
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. .....

CITY OF CAMPBELL, CALIFORNIA

SCALE: 1" = 20'

SHEET: T3

ON-SITE GRADING & DRAINAGE PLANS

PROJECT ADDRESS: 2575 & 2585 S. WINCHESTER BLVD

BUILDING PERMIT NO. .....

ASSESSORS PARCEL NO. 305-39-007 & 305-39-008

CITY OF CAMPBELL

DEPARTMENT OF PUBLIC WORKS

GRADING AND DRAINAGE NOTES

1. CALIFORNIA BUILDING CODE

   ALL WORK SHALL COMPLY WITH THE MOST CURRENT CALIFORNIA BUILDING CODE.

2. O.S.H.A. REGULATIONS

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

3. GEOTECHNICAL (SOILS) REPORT

   THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED

   BY GEO-ENGINEERING SOLUTIONS PROJECT NO._____ DATED _____.

4. SPECIFICATIONS AND OBSERVATIONS

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

5. NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM

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

6. LOCAL NON-POINT SOURCE ORDINANCE

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

7. UNDERGROUND UTILITIES AND STRUCTURES

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

8. EROSION CONTROL

   EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING. ALL EROSION CONTROL WORK SHALL BE CONSISTENT WITH ALL APPLICABLE SHEETS OF THE TREE PROTECTION PLAN

9. UTILITY ELEVATION VERIFICATION

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

10. UTILITY CROSSINGS

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

11. GRADING REQUIREMENTS

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

12. GRADED SITE ELEVATIONS

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

13. CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY

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

14. TOPOGRAPHY SURVEY

    THE TOPOGRAPHY SURVEY MADE BY LC ENGINEERING ON 08-15-2018.

15. TREE REMOVAL AND PRESERVATION

    ALL WORK SHALL BE CONSISTENT WITH ALL APPLICABLE SHEETS OF THE TREE PROTECTION PLAN.

16. PROJECT PLANS

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

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

18. GRADE EVENLY

    THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN. ALL GRADING SHALL BE CONSISTENT WITH THE TREE PROTECTION PLAN.

19. APPROVAL OF PLANS

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

20. WELL LOCATIONS

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

21. EARTHWORK QUANTITIES

    THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES. ALL ELEVATION ADJUSTMENTS SHALL BE CONSISTENT WITH ALL APPLICABLE SHEETS OF THE TREE PROTECTION PLAN.

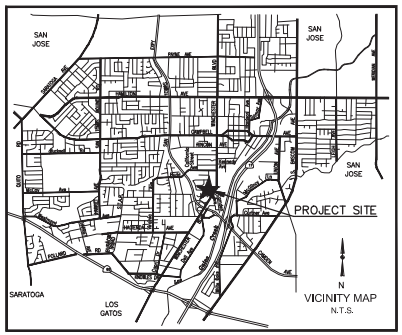
22. ELEVATION ADJUSTMENTS

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

23. TRUCK ROUTE

    THE TRUCK ROUTE SHALL BE FROM THE FREEWAY TO WESTBOUND W. HAMILTON AVE TO PROJECT SITE. RETURN: FROM PROJECT SITE TO WESTBOUND W. HAMILTON AVE THEN U-TURN AT WINCHESTER BLVD TO EASTBOUND W. HAMILTON AVE TO FREEWAY.

1-800-227-2600 CALL BEFORE YOU DIG UNDERGROUND SERVICE ALERT 1-800-227-2600



24. CONTRACTOR RESPONSIBILITIES

    THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR OF RECORD SHALL BE RESPONSIBLE FOR INSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ON THE SITE ARE AWARE AND UNDERSTAND THE CONDITION OF APPROVAL AND THE TREE PROTECTION PLAN. ALL CONTRACTORS INVOLVED WITH THE PROJECT SHALL ATTEND A PRECONSTRUCTION MEETING WITH THE CITY'S PROJECT PLANNER, CITY BUILDING INSPECTOR AND THE CITY'S CONSULTING ARBORIST.

25. NEAT AND CLEAN PREMISES

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

26. ANY ABANDONED UNDERGROUND

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

27. HUMAN REMAINS

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

28. MAINTENANCE PROCEDURES

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

29. DUST CONTROL

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

30. CONSTRUCTION MITIGATION MEASURE

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

31. CONSTRUCTION PERIMETER RETENTION WALLS

    ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.

32. STORMWATER TREATMENTS FACILITIES

    ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS, CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.

ABBREVIATIONS

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

AGENCY INDEX

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

EARTHWORK QUANTITY

CUT =	3,458 CY
FILL =	0 CY
IMPORT	0 CY
EXPORT	3,458 CY

CITY OF CAMPBELL PLANNING DIVISION CLEARANCE

PLAN CHECK # _____

APPROVED BY: _____

DATE: _____

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON _____ IN CAMPBELL, CALIFORNIA,

PROJECT NO._____, DATED_____,

PREPARED BY _____.

_____

(NAME) DATE

C.E. #

CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT CLEARANCE

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

BY: _____ DATE: _____

INDEX OF DRAWINGS

LEGEND

	EXISTING	PROPOSED	TO BE REMOVED
SIDEWALK			
CURB AND GUTTER			
CENTER LINE			
PROPERTY LINE			
EASEMENT LINE			
EDGE OF PAVEMENT			
DRIVEWAY			
PCC OR AC			
STANDARD CITY MONUMENT			
BENCH MARK			
MANHOLE			
STORM DRAIN INLET			
WATER METER			
VALVE			
FIRE HYDRANT			
STREET LIGHT			
POWER POLE			
PULL BOX			
CABLE TELEVISION LINE	TV	TV	TV
ELECTRICAL LINE	E	E	E
IRRIGATION LINE	IR	IR	IR
NATURAL GAS LINE	G	G	G
OVERHEAD LINE	OH	OH	OH
SANITARY SEWER LINE	SS	SS	SS
STORM DRAIN LINE	SD	SD	SD
TELEPHONE LINE	T	T	T
WATER LINE	W	W	W
TRAFFIC SIGNAL CONDUIT	TS	TS	TS
LIGHTING CONDUIT	L	L	L
ROADSIDE SIGN & SIGN CODE	R1	R1	R1
FENCE			
TREE/SHRUB			

BENCH MARK

MAG NAIL

ELEVATION: 98.73'

LOCATION: AT CENTER OF THE FRIAR WAY (SEE SHEET 2)

SEAL ENGINEER OF WORK

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

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

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

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

47518

SIGNATURE P.E.

NINH LE

PRINT

REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 CIVIL STATE OF CALIFORNIA

LC ENGINEERING

598 E SANTA CLARA ST #270, SAN JOSE, CA 95112

PHONE : (408) 806-7187

No.	Revision	Date	By	Chkd

Date: 06/20/20

Drawn By: PT

Designed By: PT

LC ENGINEERING

598 E Santa Clara St #270

San Jose, CA 95112

Phone (408) 806-7187

Fax (408) 286-4036

TITLE SHEET

2575 AND 2585 S. WINCHESTER BLVD

BUILDING PERMIT NO. .....

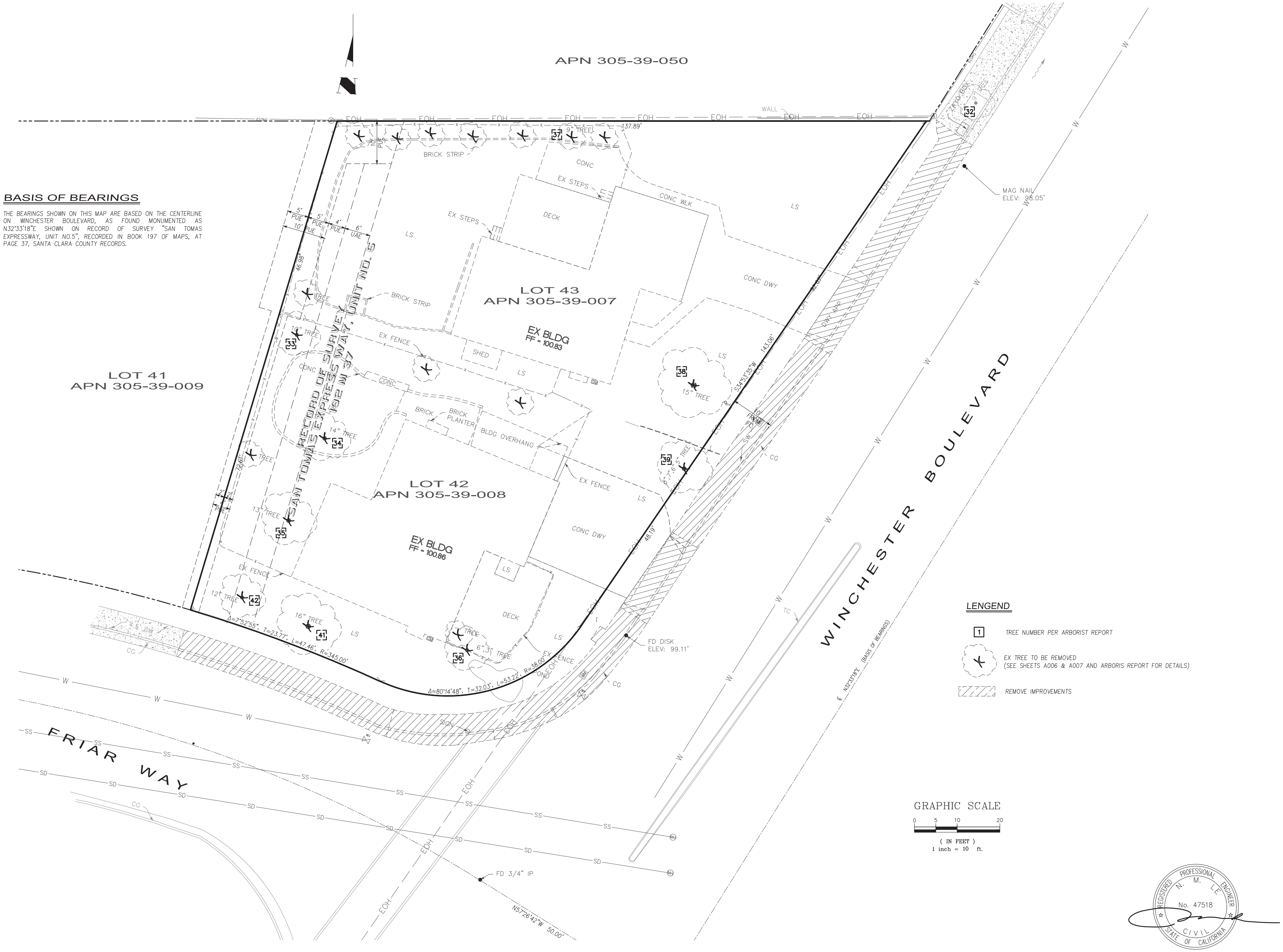
CITY OF CAMPBELL, THE ORCHARD CITY, CAMPBELL, CALIFORNIA

SCALE: N.T.S.

SHEET: C1

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTERLINE ON WINCHESTER BOULEVARD, AS FOUND MONUMENTED AS N32°33'18"E SHOWN ON RECORD OF SURVEY "SAN TOMAS EXPRESSWAY, UNIT NO.5", RECORDED IN BOOK 197 OF MAPS, AT PAGE 37, SANTA CLARA COUNTY RECORDS.



No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

LE ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7187
Fax (408) 583-4006

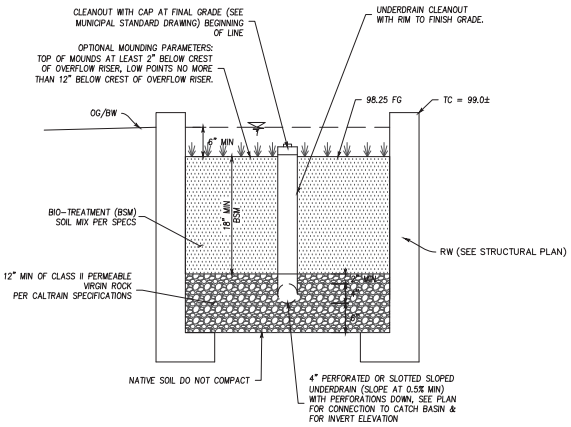
TOPOGRAPHIC AND DEMOLITION PLAN
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO.

CAMPBELL, CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER N. M. LE No. 47518 CIVIL STATE OF CALIFORNIA

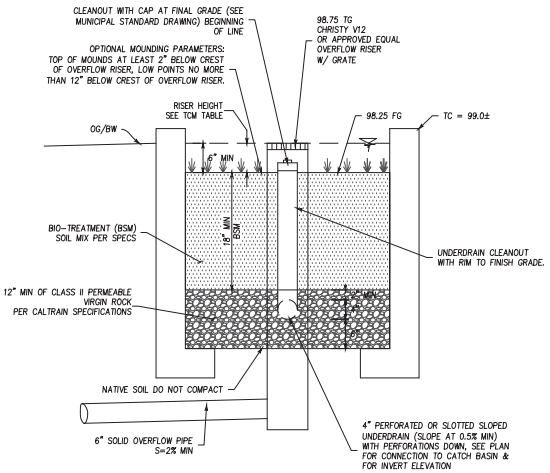
SCALE: 1" = 10'

SHEET: C2



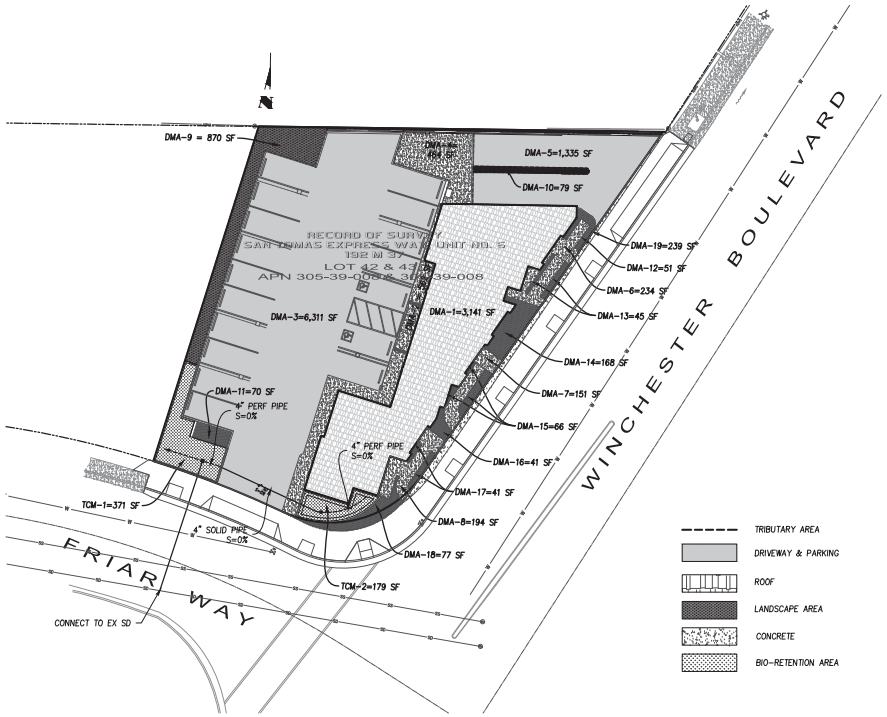
BIORETENTION DETAIL

NTS



DETAIL 1

NTS



POST-DEVELOPED IMPERVIOUS AREA EXHIBIT

STORMWATER TREATMENT MEASURES SUMMARY TABLE

		a	b	c	d	e	f				
DRAINAGE MANAGEMENT AREA (DMA)	TREAMENT CONTROL MEASURE (TCM)	TOTAL DRAINAGE AREA (SF)	PERVIOUS AREA (SF)	IMPERVIOUS AREA(SF)	EFFECTIVE PERVIOUS AREA (SF) =0.1*(b)	EFFECTIVE IMPERVIOUS AREA (SF) = (c) + (d)	TREATMENT AREA REQUIRED (SF) =0.04*(e)	TREATMENT AREA PROVIDED (SF)	DEPTH OF PONDING (INCHES)	TREATMENT TYPE	SIZING METHOD
DMA-1	1 & 2	3,141 SF		3,141	0	3,141	126	550	6"	Bio-Retention	4% Rule
DMA-2	1 & 2	562 SF		562	0	562	22		6"	Bio-Retention	4% Rule
DMA-3	1 & 2	6,311 SF		6,311	0	6,311	252		6"	Bio-Retention	4% Rule
DMA-4	1 & 2	464 SF		464	0	464	19		6"	Bio-Retention	4% Rule
DMA-5	1 & 2	1,335 SF		1,335	0	1,335	53		6"	Bio-Retention	4% Rule
DMA-6	1 & 2	234 SF		234	0	234	9		6"	Bio-Retention	4% Rule
DMA-7	1 & 2	151 SF		151	0	151	6		6"	Bio-Retention	4% Rule
DMA-8	1 & 2	194 SF		194	0	194	8		6"	Bio-Retention	4% Rule
DMA-9	-		870 SF		-	-	-	-	-	Self Treating	-
DMA-10	-		79 SF		-	-	-	-	-	Self Treating	-
DMA-11	-		70 SF		-	-	-	-	-	Self Treating	-
DMA-12	-		51 SF		-	-	-	-	-	Self Treating	-
DMA-13	-		45 SF		-	-	-	-	-	Self Treating	-
DMA-14	-		168 SF		-	-	-	-	-	Self Treating	-
DMA-15	-		66 SF		-	-	-	-	-	Self Treating	-
DMA-16	-		41 SF		-	-	-	-	-	Self Treating	-
DMA-17	-		41 SF		-	-	-	-	-	Self Treating	-
DMA-18	-		77 SF		-	-	-	-	-	Self Treating	-

Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

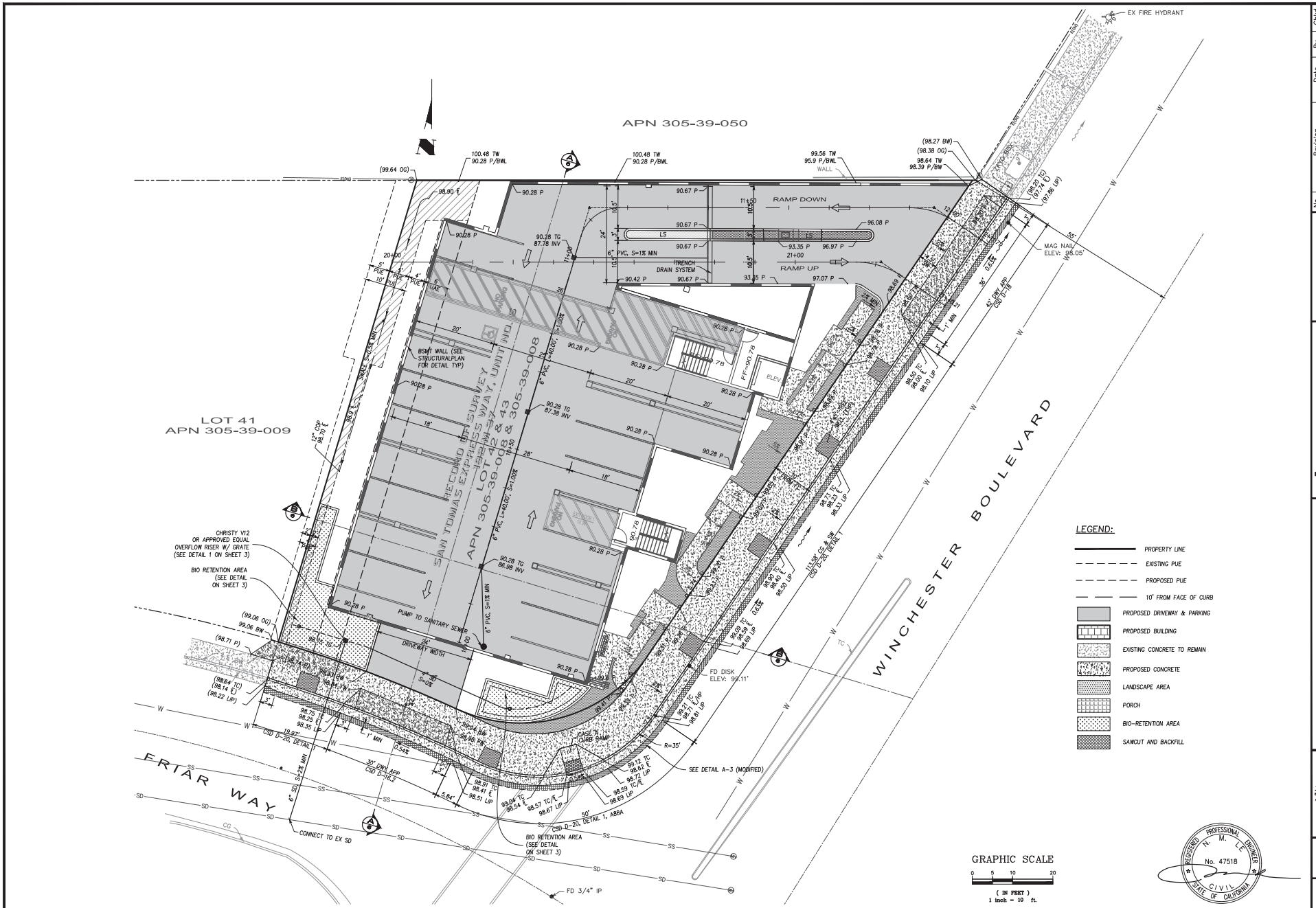
LC ENGINEERING
680 E Sandy Cove, #1070
San Jose, CA 95133
Phone (408) 896-7167
Fax (408) 896-0269

STORM WATER CONTROL PLAN
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. .....

CITY OF CAMPBELL, CALIFORNIA

SCALE: 1" = 20'

SHEET: C3



No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

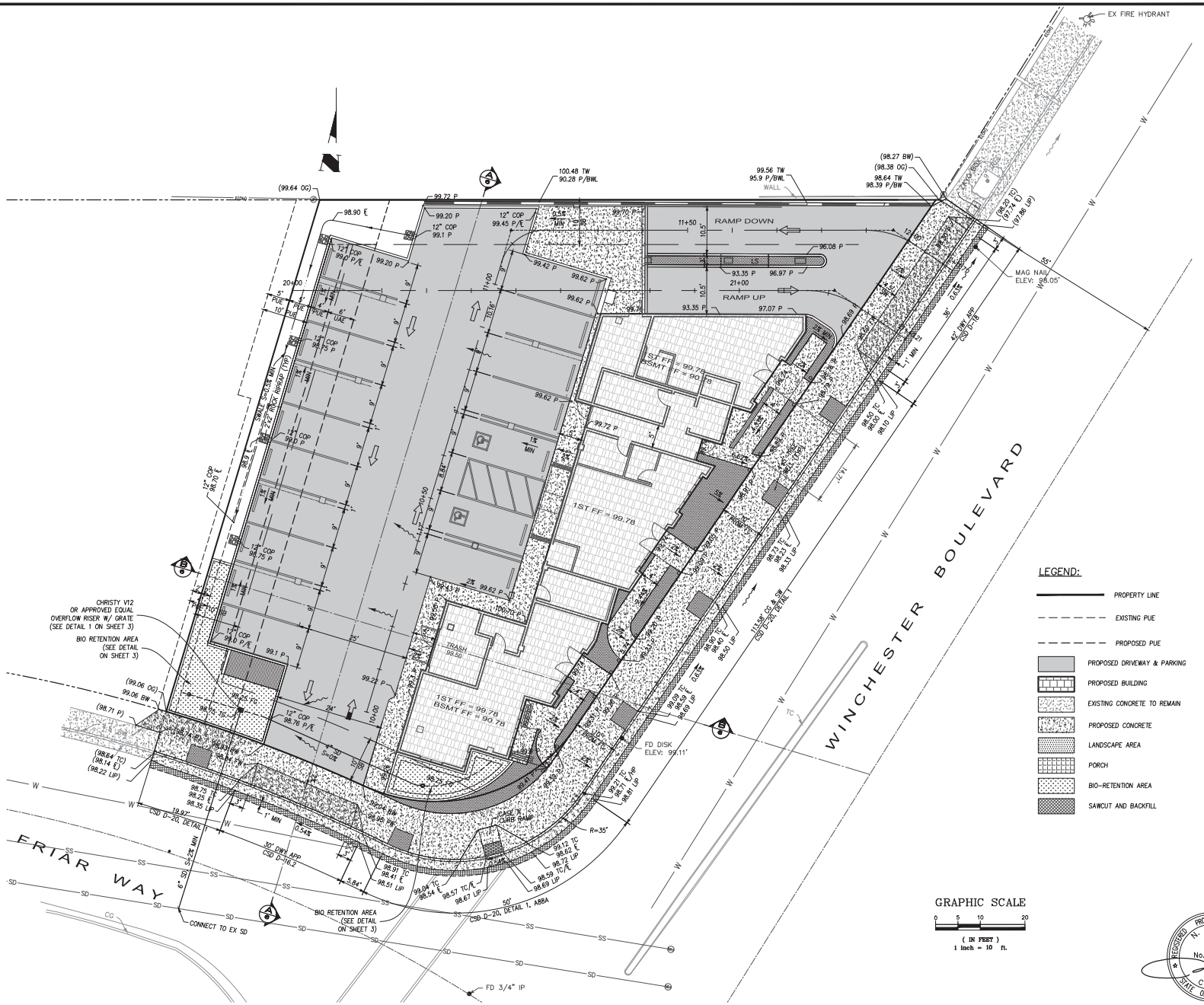
LC ENGINEERING
836 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7767
Fax (408) 886-0269

BASEMENT GRADING AND DRAINAGE PLAN
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. .....

CITY OF CAMPBELL
CAMPBELL, CALIFORNIA

SCALE: 1" = 10'

SHEET: C4



No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

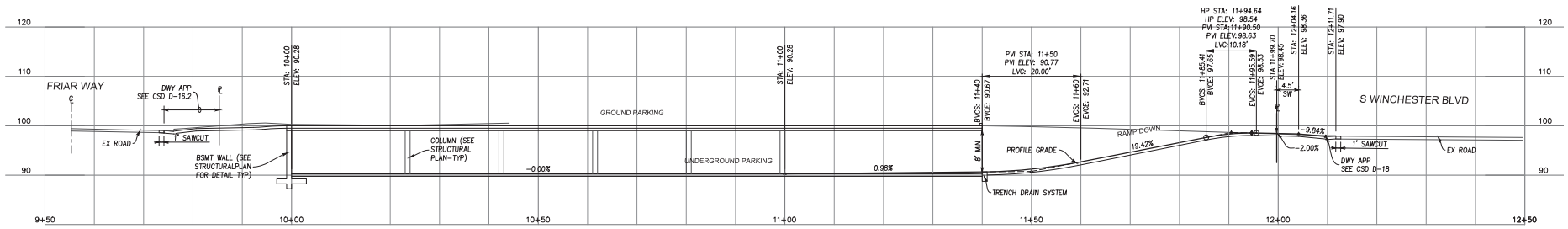
LC ENGINEERING
836 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7767
Fax (408) 806-4089

SITE GRADING AND DRAINAGE PLAN
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. .....

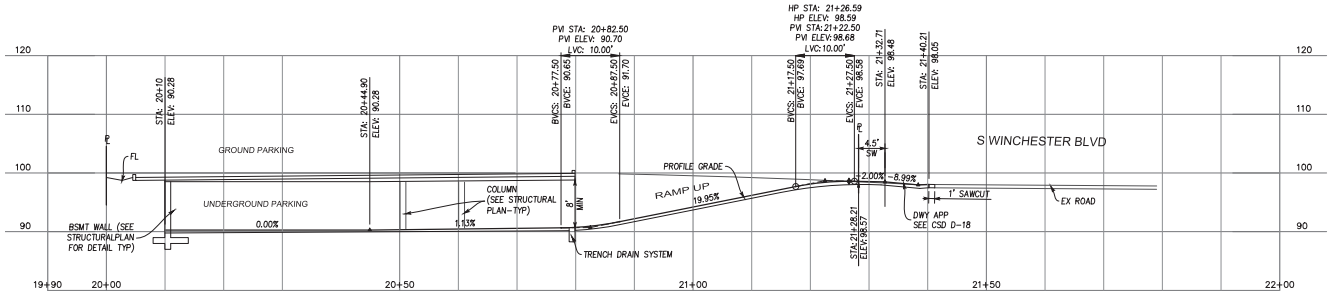
CITY OF CAMPBELL
THE HEART OF IT ALL
CAMPBELL, CALIFORNIA

SCALE: 1" = 10'

SHEET: C5



DWY RAMP DOWN PROFILE



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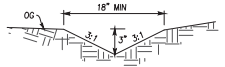
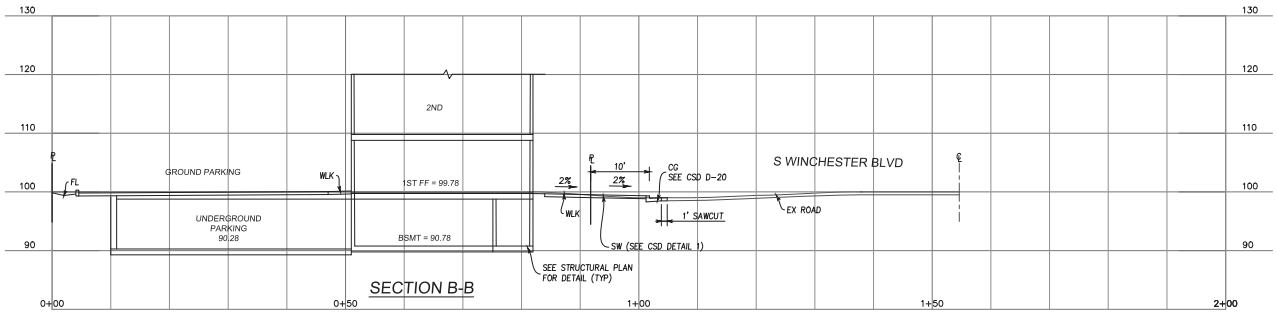
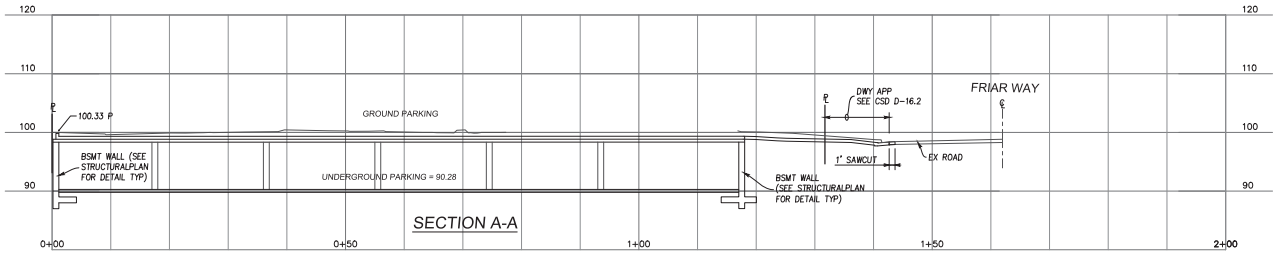


SWALE TYPICAL SECTION

NTS



SECTION B-B



SECTION A-A

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

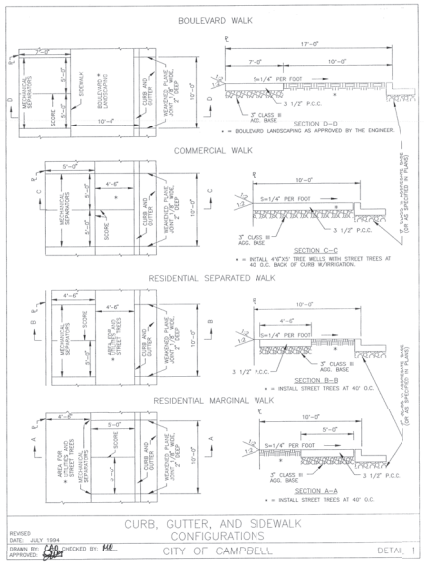
LC ENGINEERING
880 E Hamilton Ave, Ste 1070
Campbell, CA 95008
Phone (408) 866-7767
Fax (408) 866-7768

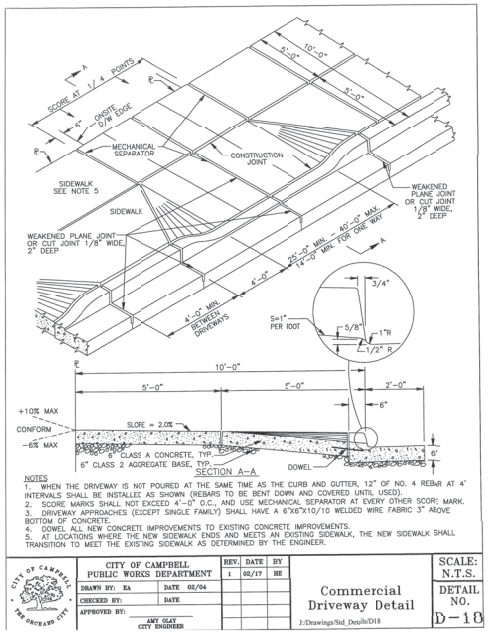
RAMP PROFILE AND BUILDING CROSS SECTIONS
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. .....

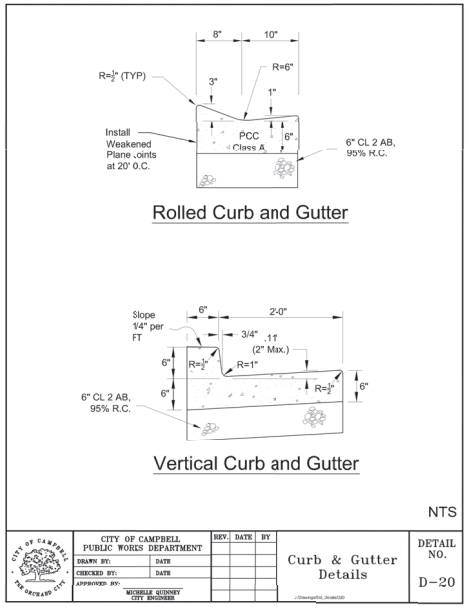
CITY OF CAMPBELL, CALIFORNIA

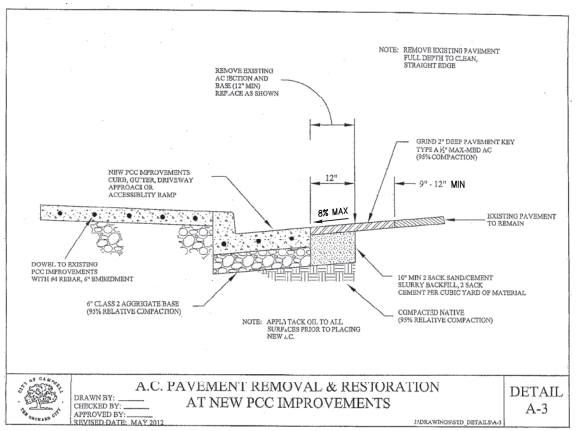
SCALE: 1" = 10'

SHEET: C6

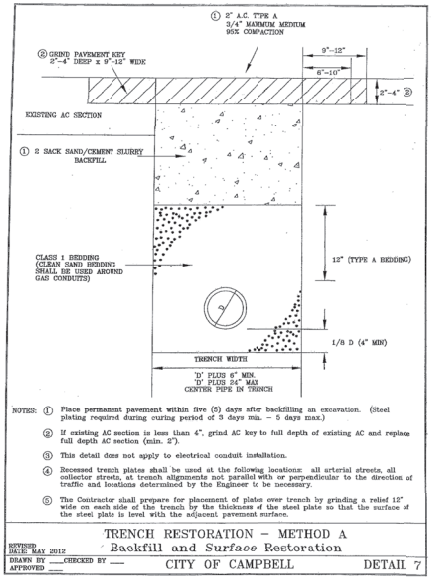








DETAIL A-3 (MODIFIED)



No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

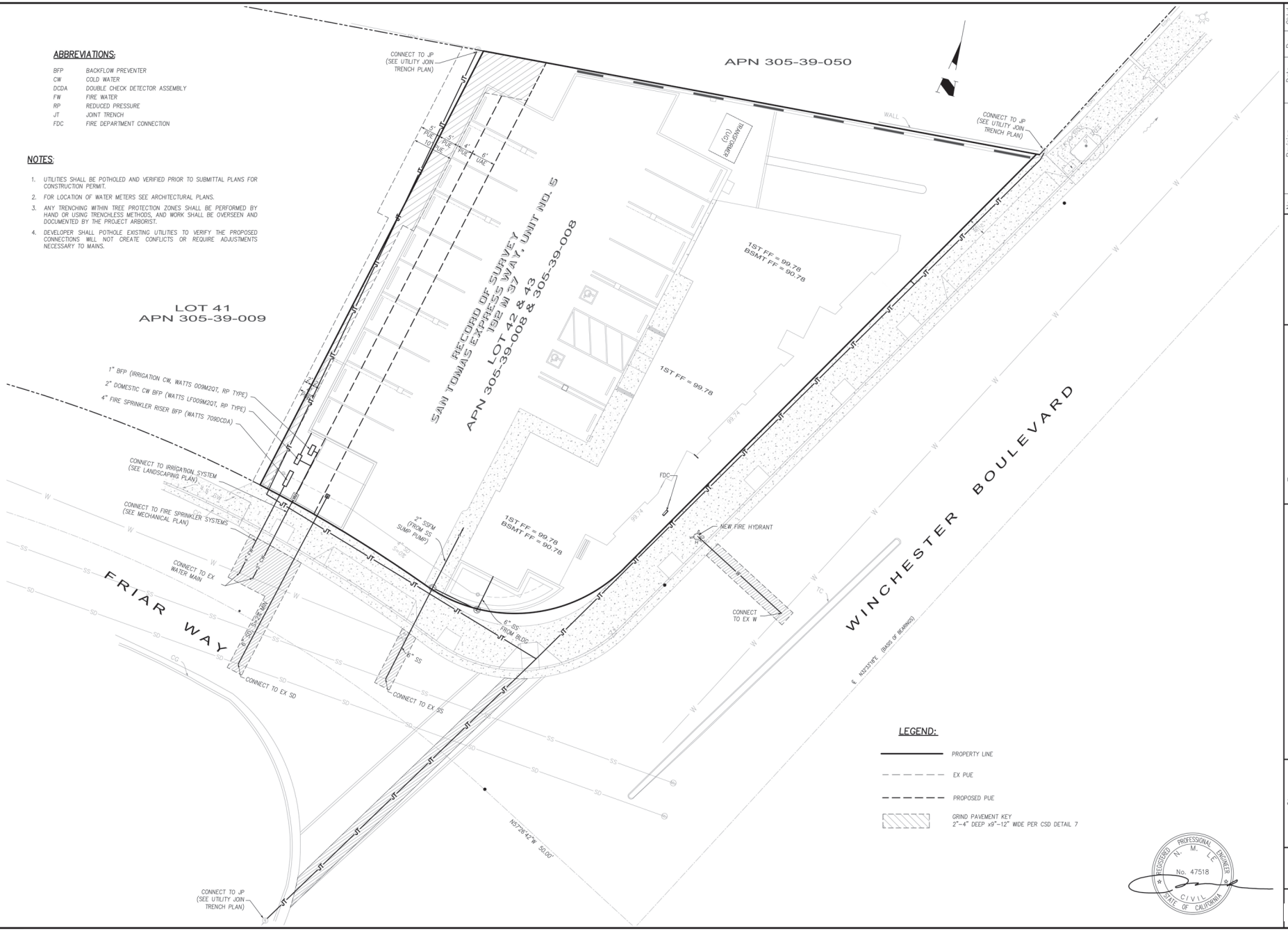
LC ENGINEERING
836 E Stanley Court, Ste 1070
San Jose, CA 95116
Phone (408) 896-7767
Fax (408) 896-4029

CITY'S STANDARD DETAILS
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. .....

CAMPBELL, CALIFORNIA

SCALE: N.T.S.

SHEET: C7



ABBREVIATIONS:

BFP	BACKFLOW PREVENTER
CW	COLD WATER
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
FW	FIRE WATER
RP	REDUCED PRESSURE
JT	JOINT TRENCH
FDC	FIRE DEPARTMENT CONNECTION

NOTES:

1. UTILITIES SHALL BE POTHOLED AND VERIFIED PRIOR TO SUBMITTAL PLANS FOR CONSTRUCTION PERMIT.
2. FOR LOCATION OF WATER METERS SEE ARCHITECTURAL PLANS.
3. ANY TRENCHING WITHIN TREE PROTECTION ZONES SHALL BE PERFORMED BY HAND OR USING TRENCHLESS METHODS, AND WORK SHALL BE OVERSEEN AND DOCUMENTED BY THE PROJECT ARBORIST.
4. DEVELOPER SHALL POTHOLE EXISTING UTILITIES TO VERIFY THE PROPOSED CONNECTIONS WILL NOT CREATE CONFLICTS OR REQUIRE ADJUSTMENTS NECESSARY TO MAINS.

REGISTERED PROFESSIONAL ENGINEER — N. M. LEE — No. 47518 — CIVIL — STATE OF CALIFORNIA

No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

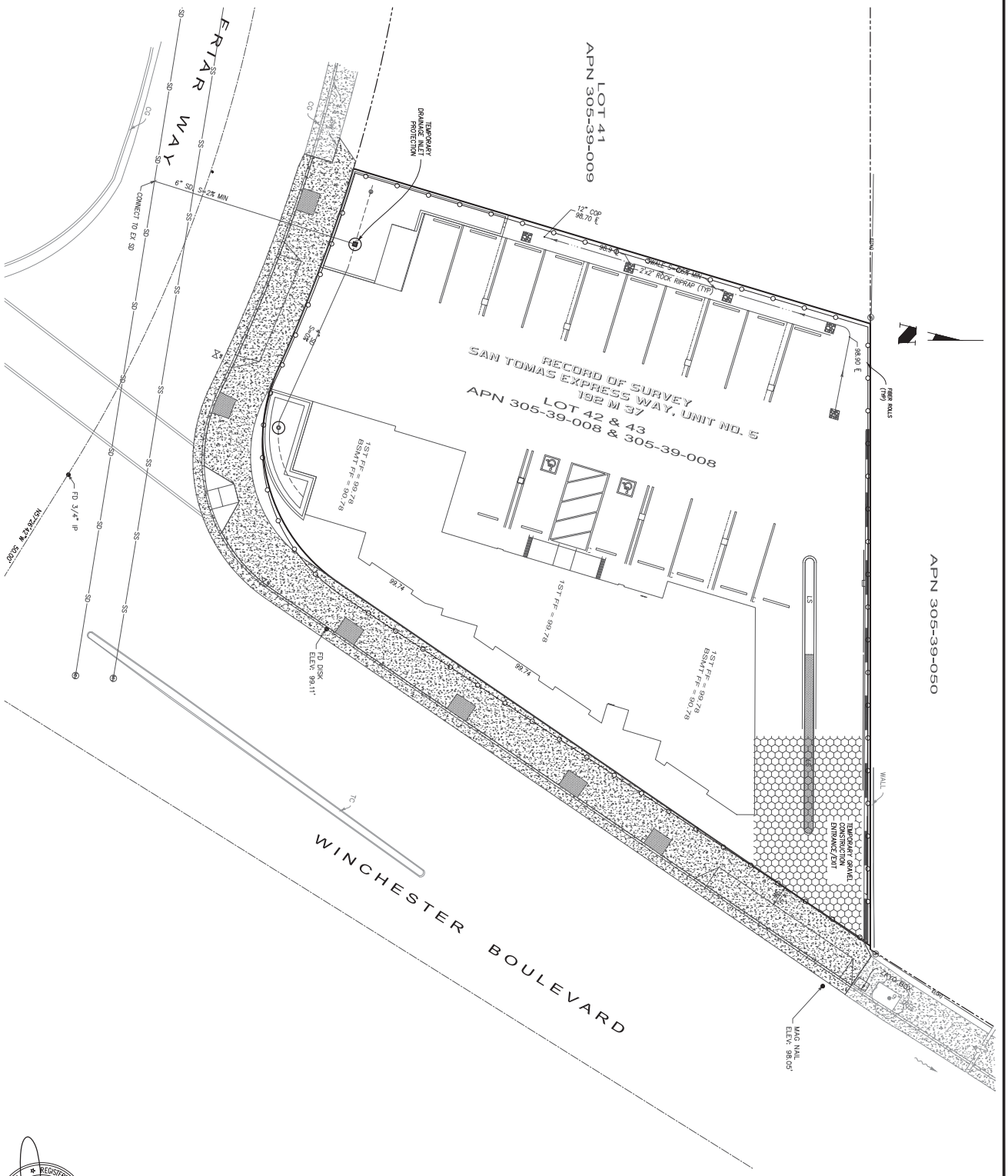
LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 966-7927
Fax: (408) 966-4006

COMBINED UTILITIES PLAN
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. .....

CITY OF CAMPBELL, CALIFORNIA

SCALE: 1" = 10'

SHEET: C8



REGISTERED PROFESSIONAL ENGINEER
No. 47518
CIVIL
STATE OF CALIFORNIA

SHEET: C9	SCALE: 1" = 10'	CAMPBELL, CALIFORNIA	EROSION CONTROL PLAN 2575 AND 2585 S. WINCHESTER BLVD BUILDING PERMIT NO.	LE ENGINEERING 555 E Santa Clara St #270 San Jose, CA 95112 Phone (408) 806-7187 Fax (408) 683-4006	Date: 06/20/20 Drawn By: PT Designed By: PT	No.	Revision	Date	By	Chkd

EROSION CONTROL NOTES

1. THIS PLAN IS INTENDED TO BE USED FOR INTERIM EROSION AND SEDIMENT CONTROL ONLY AND IS NOT TO BE USED FOR FINAL PLAN ELEVATIONS OR PERMANENT IMPROVEMENTS. THE COUNTY INSPECTOR MAY REQUIRE INSTALLING ADDITIONAL EROSON CONTROL MEASURES DURING EARTHWORK OPERATION.

2. OWNER/CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING EROSION AND SEDIMENT CONTROL MEASURES PRIOR, DURING, AND AFTER STORM EVENTS.

3. REASONABLE CARE SHALL BE TAKEN WHEN HAULING ANY EARTH, SAND, GRAVEL, STONE, DEBRIS, PAPER OR ANY OTHER SUBSTANCE OVER ANY PUBLIC STREET, ALLEY OR THER PUBLIC PLACE. SHOULD ANY BLOW, SPILL, OR TRACK OVER AND UPON SAID PUBLIC OR ADJACENT PRIVATE PROERTY, IMMEDIATE REMEDY SHALL OCCUR.

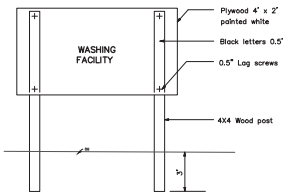
4. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

5. CONTRACTOR SHALL PROVIDE DUST CONTROL AS REQUIRED BY THE APPROPRIATE FEDERAL, STATE AND LOCAL AGENCY.

6. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 15. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.

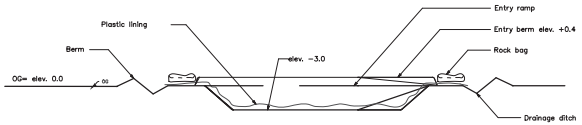
7. FINISHED SLOPES ON THE SITE SHALL BE STABILIZED USING SEED AND STRAW OR HYDROSEED TREATMENTS.

8. UNFINISHED ROADWAY AREAS SHALL BE PROTECTED FROM EROSION AS SHOWN ON THE EROSION CONTROL PLAN. HAY BALE CHECK DAMS WILL BE REQUIRED ON ROADWAY SLOPES STEEPER THAN FIVE PERCENT.

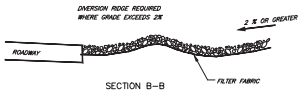


SIGN ELEVATION

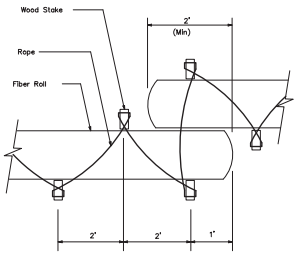
NOTE:
The temporary equipment washing facility sign shall be installed within 20 feet of the temporary concrete washout facility.



SECTION A–A

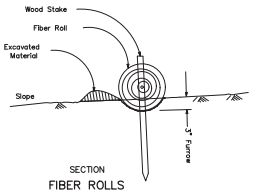


SECTION B–B



PLAN

FIBER ROLLS
ROPE RESTRAINT METHOD

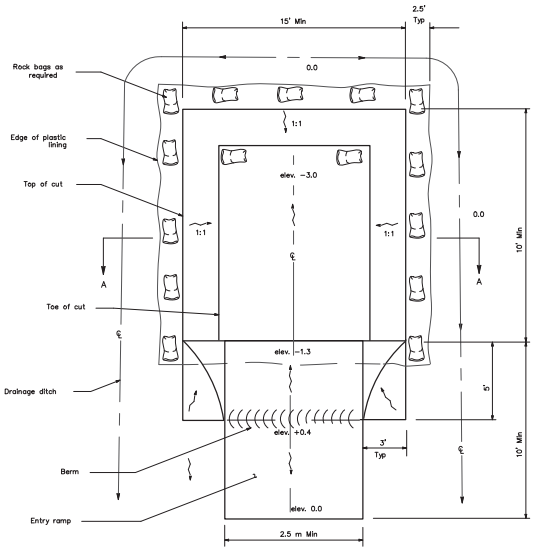


SECTION

FIBER ROLLS
IN FURROWS

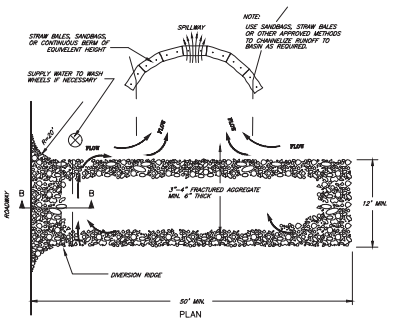
PERSPECTIVE

FIBER ROLLS
ROPE RESTRAINT METHOD



PLAN

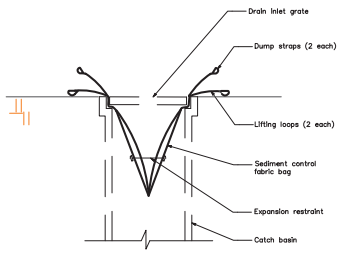
TEMPORARY EQUIPMENT WASHING FACILITY
(Below Grade)



PLAN

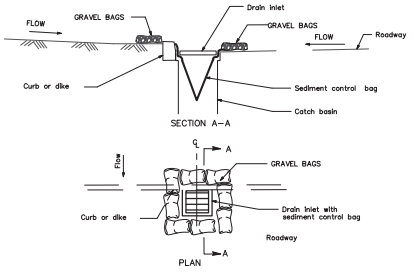
TEMPORARY
GRAVEL CONSTRUCTION
ENTRANCE/EXIT

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



SECTION

SEDIMENT CONTROL BAG



TEMPORARY DRAINAGE INLET PROTECTION
For paved areas exposed to traffic

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

LC ENGINEERING
888 E Santa Clara St #370
San Jose, CA 95112
Phone (408) 806-7167
Fax (408) 884-4089

EROSION CONTROL PLAN
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. .....

CITY OF CAMPBELL, CALIFORNIA

SCALE: N.T.S

SHEET: C10

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.

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.
- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- 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 strom drains or creeks causes serious problems and is prohibited by law.

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 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.
- 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.
- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

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.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE:

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

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin 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 spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

PAINTING CLEANUP

- 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.

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 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 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
- Operators of:
  - grading equipment
  - paving machines
  - dump trucks
  - concrete mixers
- Construction inspectors
- General contractors
- Developers

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- 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.
- 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 for dust 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 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

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 baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or 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.

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

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) 945-5300
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, Montain View, Palo Alto, and Stanford

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.

REGISTERED PROFESSIONAL ENGINEER
N. M. LE
No. 47518
CIVIL
STATE OF CALIFORNIA

No.	Revision	Date	By	Chkd

Date: 06/20/20
Drawn By: PT
Designed By: PT

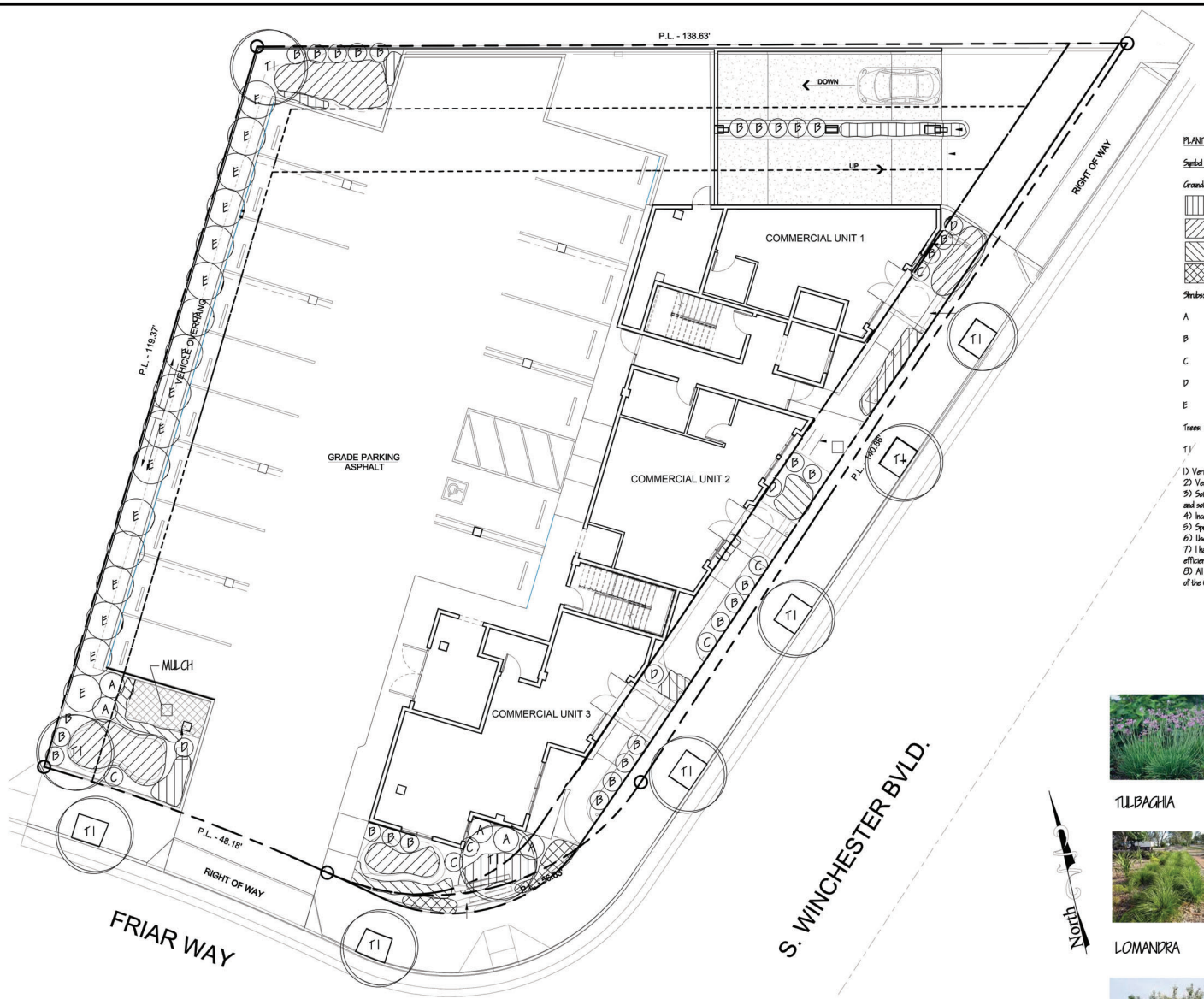
LE ENGINEERING
888 E Santa Clara St #370
San Jose, CA 95112
Phone (408) 406-7767
Fax (408) 884-3089

BLUEPRINT FOR A CLEAN BAY
2575 AND 2585 S. WINCHESTER BLVD
BUILDING PERMIT NO. .....

CITY OF CAMPBELL
The Best Life
CAMPBELL, CALIFORNIA

SCALE: N.T.S.

SHEET: C11



MASTER PLANTING PLAN

1/8" = 1'-0"

PLANT LEGEND AND NOTES

Symbol	Species	Size	Number	Water	WUCOLS
Groundcovers:					
	Tulbaghia violacea @ 36" oc	1 gallon		low	.3
	Carex divulsa/ Berkeley Sedge @ 36" oc	1 gallon		low	.3
	Helictotrichon sempervirens/ Blue Oat Grass @ 18" oc	1 gallon		low	.3
	Gazania mitsuwa Yellow @ 24" oc	1 gallon		low	.3
Shrubs:					
A	Lomandra Breeze	5 gallon		low	.3
B	Chondropetalum tectorum/ Cape Rush	5 gallon		low	.3
C	Lavandula Grosso/ Lavendar	5 gallon		low	.3
D	Cupressus Tiny Tower/ Italian Cypress	15 gallon		low	.3
E	Pittosporum tenuifolium	15 gallon		low	.3
Trees:					
T1	Lagerstroemia Natchez white std./ Crape Myrtle	24" box		low	.3

1) Verify placement of all plant material in field.
2) Verify type, size and placement of all self watering roof top planters.
3) Soil to be thoroughly prepared prior to planting. Landscape contractor shall take sample to lab for analysis and soil preparation recommendations.
4) Incorporate 4 cy per 1000 sf of compost, 6" into native soil unless otherwise dictated by soils report.
5) Spread 3" of Prachip, earthbone, mulch, or equal, after planting.
6) Use Root Barrier UB-24 at all street tree locations, along curb line and sidewalk for length of planter.
7) I have complied with the criteria of the Water Efficient Landscape Ordinance, and applied them for the efficient use of water in the landscape and irrigation designs.
8) All plants used in the bio-retention basins shall be in conformance with the plants listed in Appendix D of the C.3 Stormwater Handbook.

TULBAGHIA CAREX HELICTOTRICHON GAZANIA

LOMANDRA CHONDROPETALUM LAVANDULA CUPRESSUS

LAGERSTROEMIA PITTOSPORUM

W. Jeffrey Heid
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-9207
fax 408 226-6085
email wjheidasla@comcast.net

REVISED 12/26/18
REVISED 1/7/19
REVISED 1/11/19
REVISED 1/25/19
REVISED 10/8/19
REVISED 12/27/19
REVISED 6/15/20
REVISED 6/16/20
REVISED 9/18/20

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2021
STATE OF CALIFORNIA

S. WINCHESTER BL. MIXED USE

for:
MOHAMMAD AGHA
2575 & 2585
S. WINCHESTER BOULEVARD
CAMPBELL, CA. 95008

MASTER PLANTING PLAN

date: 11/1/18
scale: NOTED
drawn by: WJH
job no. 21857
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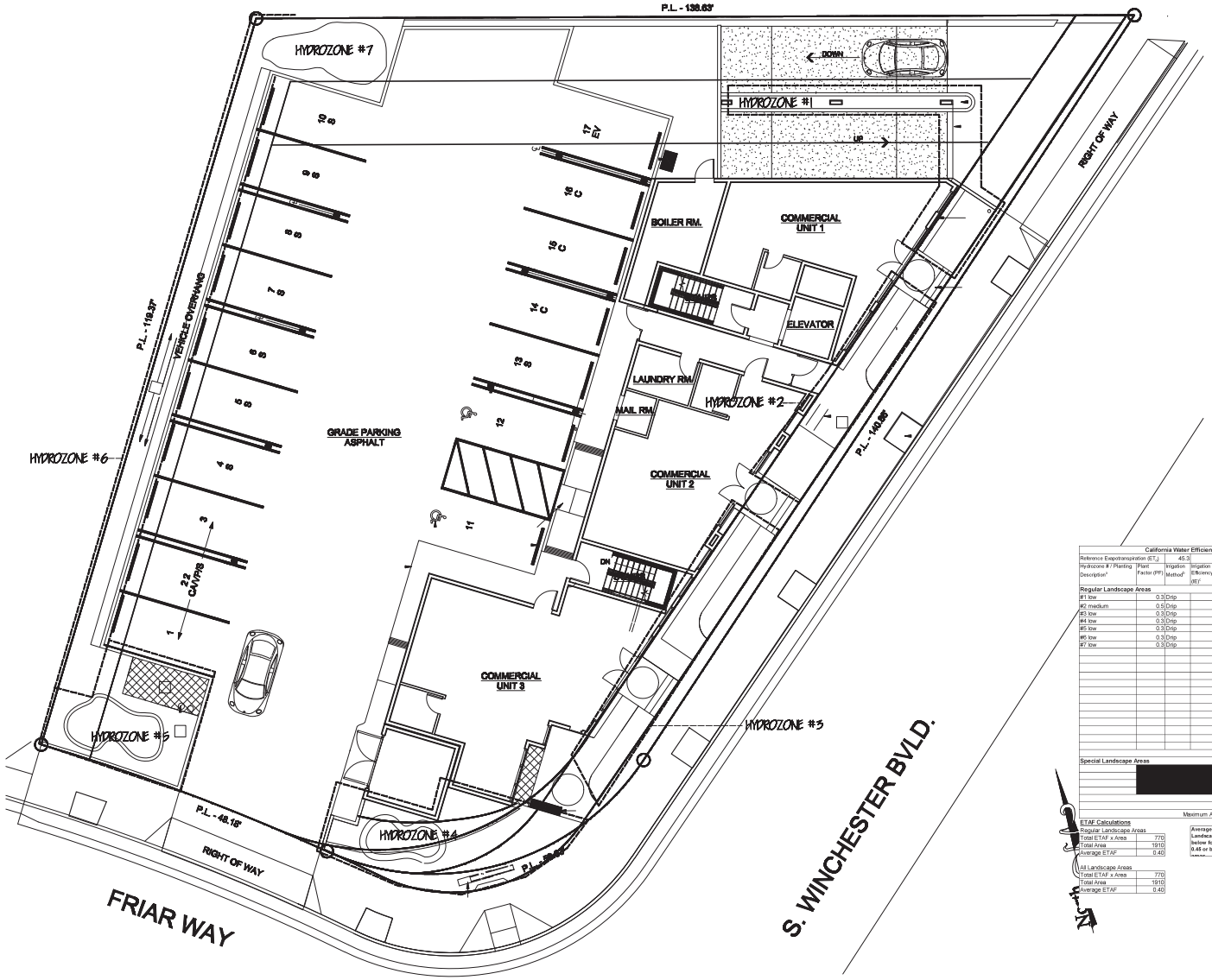

HYDROZONE PLAN

1/8" = 1'-0"

California Water Efficient Landscape Worksheet

Reference Evapotranspiration (ET$_o$) 45.3 | Project Type: Non-Residential | 0.45

Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
#1 low	0.3	Drip	0.81	0.37	205	76	2132
#2 medium	0.5	Drip	0.81	0.62	255	157	4421
#3 low	0.3	Drip	0.81	0.37	130	48	1352
#4 low	0.3	Drip	0.81	0.37	300	111	3121
#5 low	0.3	Drip	0.81	0.37	340	126	3537
#6 low	0.3	Drip	0.81	0.37	490	181	5097
#7 low	0.3	Drip	0.81	0.37	190	70	1976
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			0.75	0.00		0	0
			Totals		1910	770	21637
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
			Totals	0	0		0
						ETWU Total	21637
			Maximum Allowed Water Allowance (MAWA)[e]				24140

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	770
Total Area	1910
Average ETAF	0.40

All Landscape Areas	
Total ETAF x Area	770
Total Area	1910
Average ETAF	0.40

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

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

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

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

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

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

0.45	Non-Residential
0.55	Residential
0.81	Drip
0.75	Overhead

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-9207
fax 408 226-6085
email wjheldsla@comcast.net

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REVISED 1/11/19
REVISED 1/25/19
REVISED 10/8/19
REVISED 12/27/19
REVISED 6/15/20
REVISED 9/18/20

REGISTERED LANDSCAPE ARCHITECT
No. 2235
Signature
EXPIRATION DATE: 08/30/2021
STATE OF CALIFORNIA

S. WINCHESTER BL. MIXED USE

for:
MOHAMMAD AGHA
2575 & 2585
S. WINCHESTER BOULEVARD
CAMPBELL, CA. 95008

HYDROZONE PLAN

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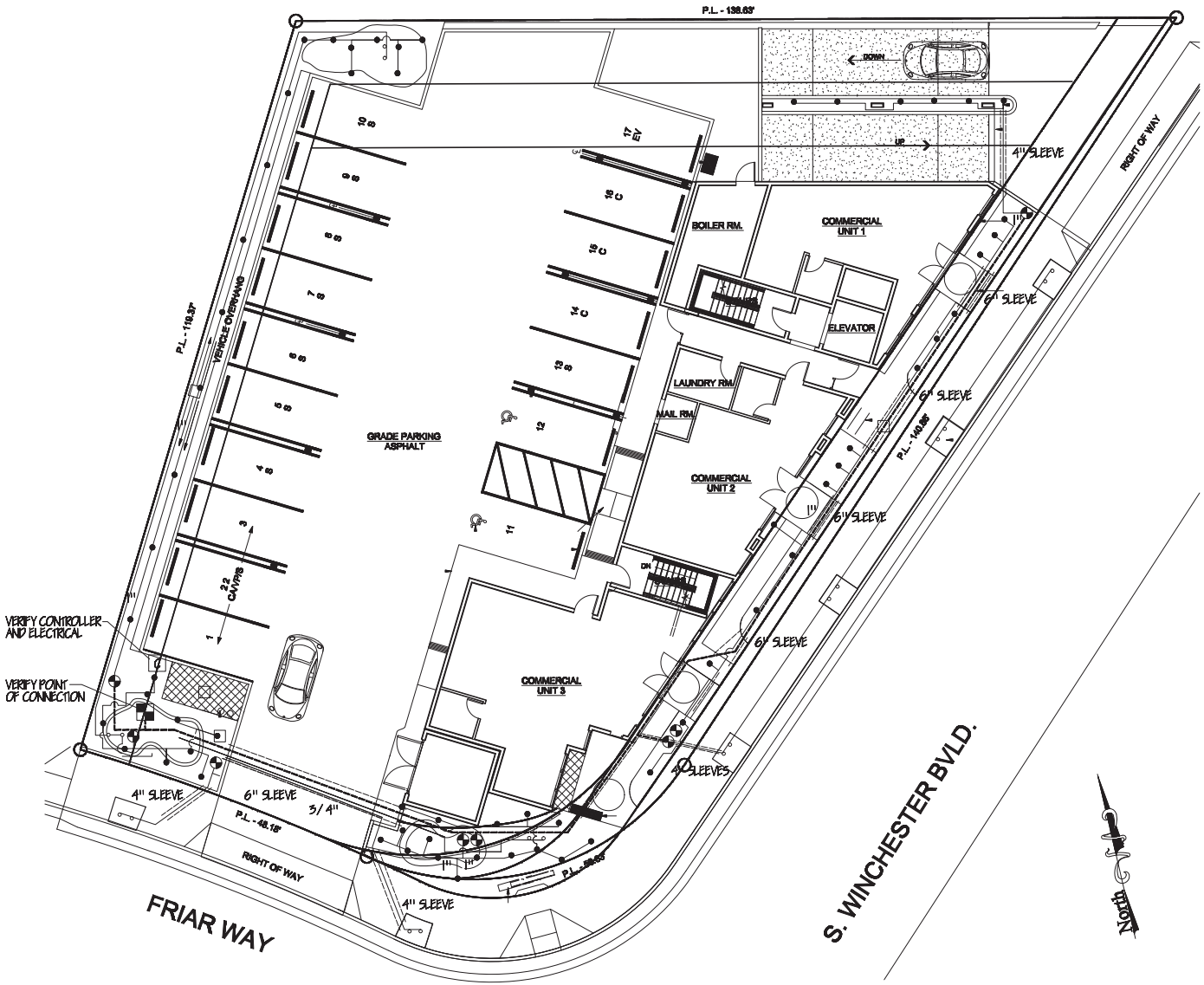

IRRIGATION LEGEND

- C — Hunter I-Core controller with Solar Sync and rain sensor - verify electrical source and placement
- WM — 1" Water Meter - verify size and location - only if required by city
- Febco #825Y-1" reduced pressure backflow preventer - provide lockable cover with Hunter Master Valve with Flow Sensor sized per point of connection/ verify manufacturer with city. Master or shut off valve to be located after backflow preventer
- Schedule 40 pvc mainline - 1"- min. depth 18"
- Schedule 40 pvc sleeves - min. depth 24" below finish grade - 4" and 6" sizes, see plan
- Rainbird PEB series control valves with in line pressure reducer set to 35 psi and Y filter for drip circuits and without for bubbler and rotor circuits
- Schedule 40 pvc lateral lines - ¾" minimum rated- min. depth 12"
- Rainbird Xeri-Bug Drip Bubbler
- Rainbird #1400 series bubbler for trees - two per tree on separate circuits - each bubbler shall not exceed .25 gpm per ordinance

1) Verify water and electrical services for point of connection.
2) Verify site water pressure of 65 psi at point of connection - notify architect prior to construction if found to be different.
3) Verify electrical source and placement of controller. Follow all operating instructions per controller installation guide and flow meter specifications guide.
4) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.
5) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes at base of each plant.
6) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
7) Verify control wire placement and access under pavement.
8) Verify rain sensor in field.
9) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
10) Contractor to submit maintenance and irrigation schedule to Owner at completion of installation and maintenance/ warranties period.
11) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
12) Verify and coordinate installation of sleeving and/ or mainline and control wire conduit access under all pavement. Verify with paving contractor. Piping under road shall be installed a minimum of 24" deep with piping surrounded by a 6" sand envelope.
13) Trees shall be irrigated on separate circuits and with two ½ open bubblers, one at the surface, the other in a perforated vertical tube set adjacent to the root ball.
14) Rooftop planters to be self watering with built in water reservoir (by Tennessee or equal).

IRRIGATION PLAN

1/8" = 1'-0"

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-9207
fax 408 226-6085
email wjheldsla@comcast.net

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REGISTERED LANDSCAPE ARCHITECT
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Signature
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S. WINCHESTER BL. MIXED USE

for:
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2575 & 2585
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CAMPBELL, CA. 95008

IRRIGATION PLAN

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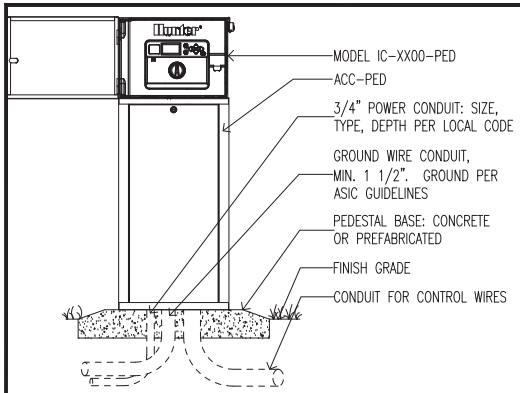
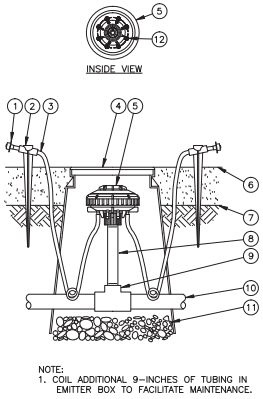


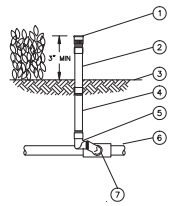
1 CONTROLLER
NO SCALE



1. DIFFUSER BUG CAP: RAIN BIRD DBC-025 (1 OF 2 SHOWN, 8 POSSIBLE)
2. UNIVERSAL ¼" TUBING STAKE: RAIN BIRD TS-025 (1 OF 2 SHOWN, 8 POSSIBLE)
3. ¼" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED) (1 OF 2 SHOWN, 8 POSSIBLE)
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. MULTI-OUTLET EMISSION DEVICE: RAIN BIRD XERI-BIRD XBD-81
6. TOP OF MULCH
7. FINISH GRADE
8. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
9. PVC SCH 40 TEE OR ELL
10. PVC LATERAL PIPE
11. 3" MINIMUM DEPTH OF ¾" WASHED GRAVEL
12. XERI-BUG EMITTER, 1 GPH FLOW: RAIN BIRD XB-10PC (ONE OF 8 SHOWN, INCLUDED WITH XERI-BIRD XBD-81)

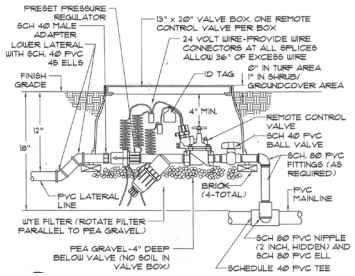
NOTE:
1. COIL ADDITIONAL 9-INCHES OF TUBING IN EMITTER BOX TO FACILITATE MAINTENANCE.

2 XERI-BUG
NO SCALE



3 BUBBLER
NO SCALE

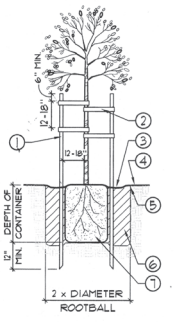
1. PRESSURE COMPENSATING FULL CIRCLE BUBBLER: RAIN BIRD 1400
2. KBI FLEX RISER
3. FINISH GRADE/TOP OF MULCH
4. SCHEDULE 80 RISER (LENGTH AS REQUIRED)
5. 2 1/2" MARLEX FITTINGS TO CREATE SWING JOINT
6. SCHEDULE 40 PVC LATERAL PIPE
7. PVC SCH 40 TEE OR ELL



4 CONTROL VALVE
NO SCALE

NOTES:
1. CROWN OF ROOTBALL TO BE 1" ABOVE FINISH GRADE.
2. FOR ADDITIONAL INFORMATION REFER TO PLANTING NOTES AND SPECIFICATIONS.

1. 2"ø, MINIMUM, X 10' LODGE POLE STAKE BOTH SIDES, OR 'TOMAHAWK TREE STABILIZER SYSTEM' (800) 845-3343, OR APPROVED EQUAL
2. CINCH TIE, ARBOR TIE, OR APPROVED EQUAL
3. A SHALLOW BASIN 2" DEEP SHALL BE FORMED AROUND BALL BELOW FINISH GRADE. TREES PLANTED IN TURF AREAS SHALL NOT HAVE BASINS.
4. FINISH GRADE
5. TREES INSTALLED WITHIN TURF AREAS SHALL BE INSTALLED WITH 'ARBOR-GARD' OR APPROVED EQUAL AT BASE OF TRUNK.
6. BACKFILL IN ACCORDANCE WITH PROJECT AGRICULTURAL SUITABILITY SOILS REPORT
7. ROOTBALL



5 TREE PLANTING
NO SCALE

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

Specified tree root barrier is a mechanical barrier and root deflector used to prevent roots from damaging landscape and hardscape. Assembled in 24" (610 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials
1. The manufacturer shall furnish and install root barrier as specified. The tree root barrier shall be either product UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 539 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).

2. Root barrier shall be recyclable, black, injection molded panels with 0.08" (2.03 mm) wall thickness in modules 24" (610 mm) long and 24" (610 mm) deep.

3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.

4. Root barrier shall be comprised of 24" (610.01 mm) panels. Each panel shall have no less than five (5) molded Integral Vertical Root Directing Ribs of a minimum 0.060" (1.52 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & B)

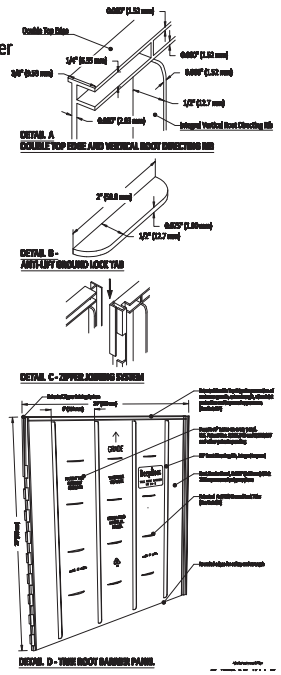
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).

6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ribs at minimum 0.060" (1.52 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (four (4) between each set of ribs, see Details B & D).

7. Root barrier shall have an Integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,548; and 5,539,857. Other Patents Pending.

Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2,354 PSI	D638
Tensile strength @ yield - Rings	3,040 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Rings	7.82%	D638
Flexural Modulus	110,625 PSI	D790B
Notched Izod Impact - Wall	2.04 (ft-lb)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



6 ROOT BARRIER
NO SCALE

W. Jeffrey Held
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-9207
fax 408 226-6088
email wjheldasla@comcast.net

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REGISTERED LANDSCAPE ARCHITECT
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S. WINCHESTER BL.
MIXED USE

for:
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2575 & 2585
S. WINCHESTER BOULEVARD
CAMPBELL, CA. 95008

DETAILS

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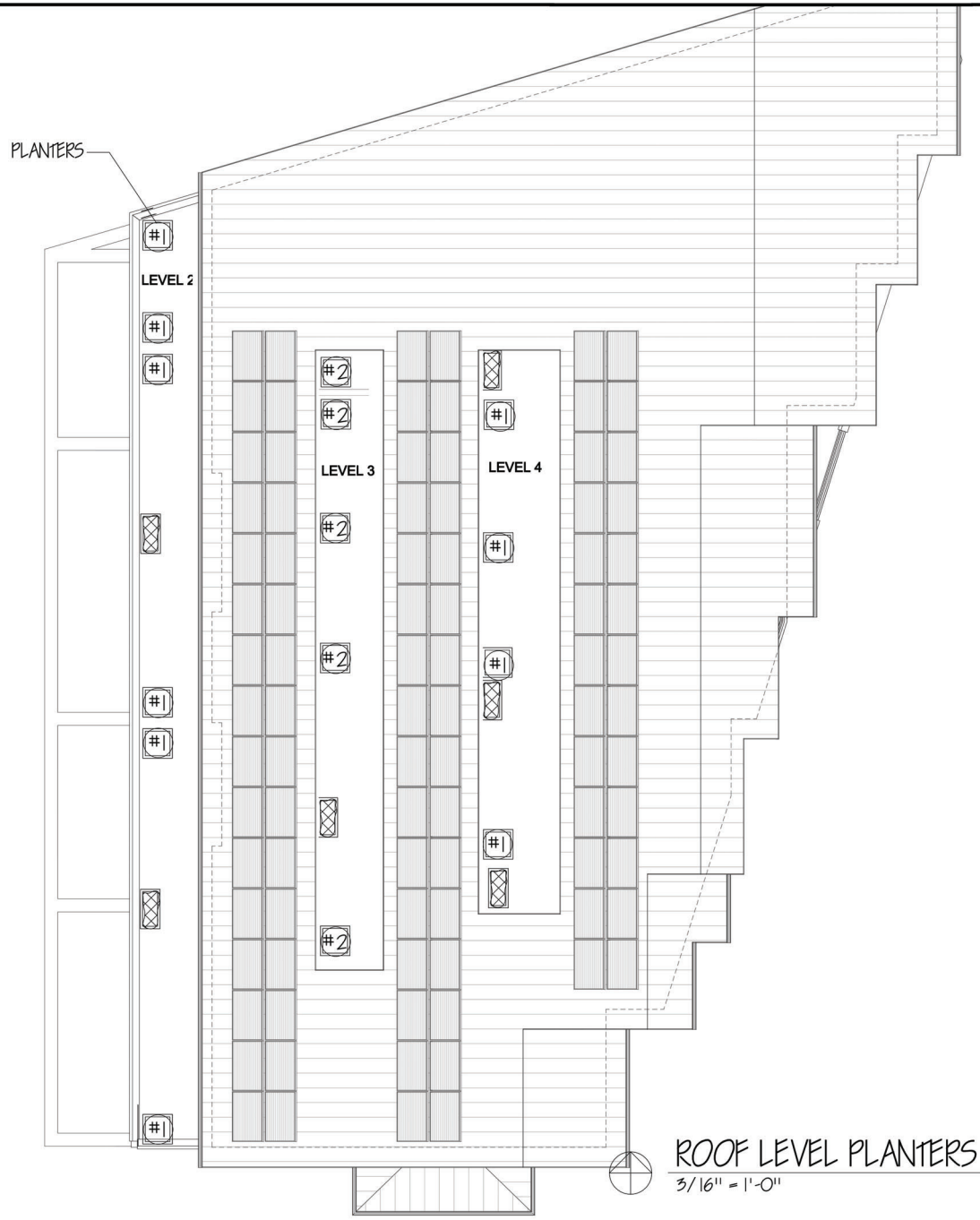

ROOF LEVEL PLANTERS
3/16" = 1'-0"

ROOF TOP PLANTERS

By Tournesol Site Works, or equal.

Tournesol Boulevard Mixed Media - wood with stainless steel accent and with self watering inserts

BMM - SS3636
BMM - SS4824

Verify size, wood color, placement and self watering features.

ROOF TOP PLANT LEGEND

Symbol	Species	Size	Water	WUCOLS
	Lantana montevidensis/ Lavendar Lantana	1 gallon	low	.3
#1	Phormium Tiny Tiger/ Dwarf Flax	1 gallon	low	.3
#2	Phormium Red Dwarf/ Dwarf Flax	1 gallon	low	.3

1) Planters to be backfilled with clay loam topsoil.
2) Verify planter drainage and drainage at roof tops.
3) Self-watering feature to be monitored weekly and filled as needed.

LANTANA PHORMIUM #1 PHORMIUM #2

W. Jeffrey Heid
Landscape Architect
C-2235

6179 Oneida Drive
San Jose, California 95123

tel 408 691-5207
fax 408 226-6085
email wjheidasla@comcast.net

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ROOF LEVEL PLANTING

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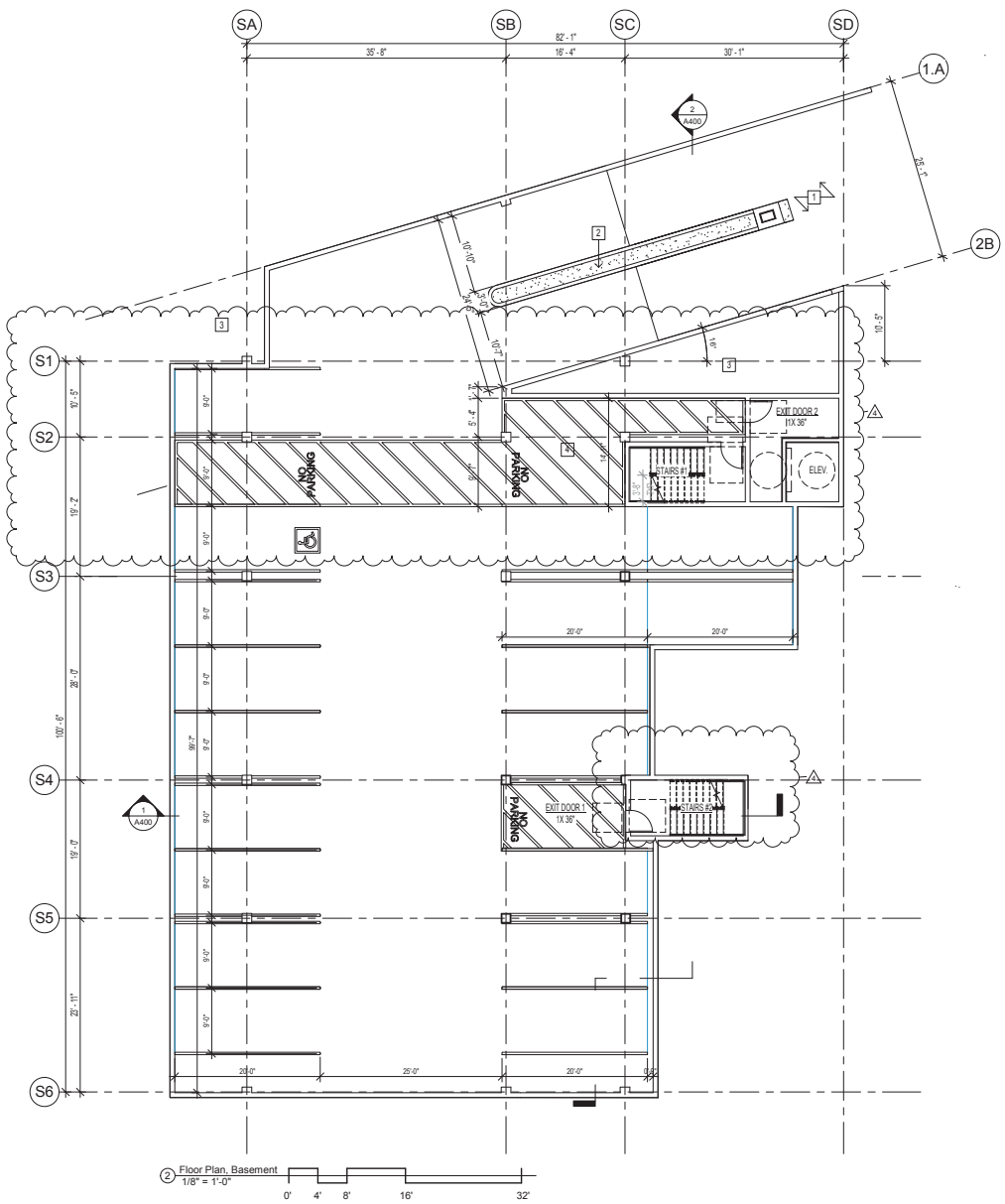

FLOOR PLAN KEYNOTES:

1. ENTRY & EXIT RAMP
2. CURB W/ PLANTER
3. DIRT FILL
4. STRIPED ACCESSIBLE AISLE / ROUTE
5. EV CHARGING STATION

Floor Plan, Basement

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7166 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC., LIC# 34045
7166 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
E-MAIL: GORDON@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/COMMERCIAL

S. Winchester Blvd. Mixed-Use Development

2575 & 2585 South Winchester Boulevard

CAMPBELL, CA 95112

Revision Schedule

#	Date	Description
1	2019.05.06	Planning & Fire
2	2019.12.05	Planning & Fire
3	2020.02.27	Planning & Fire
4	2021.02.05	Planning & Fire

Floor Plan, Basement

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SCALE 1/8" = 1'-0"

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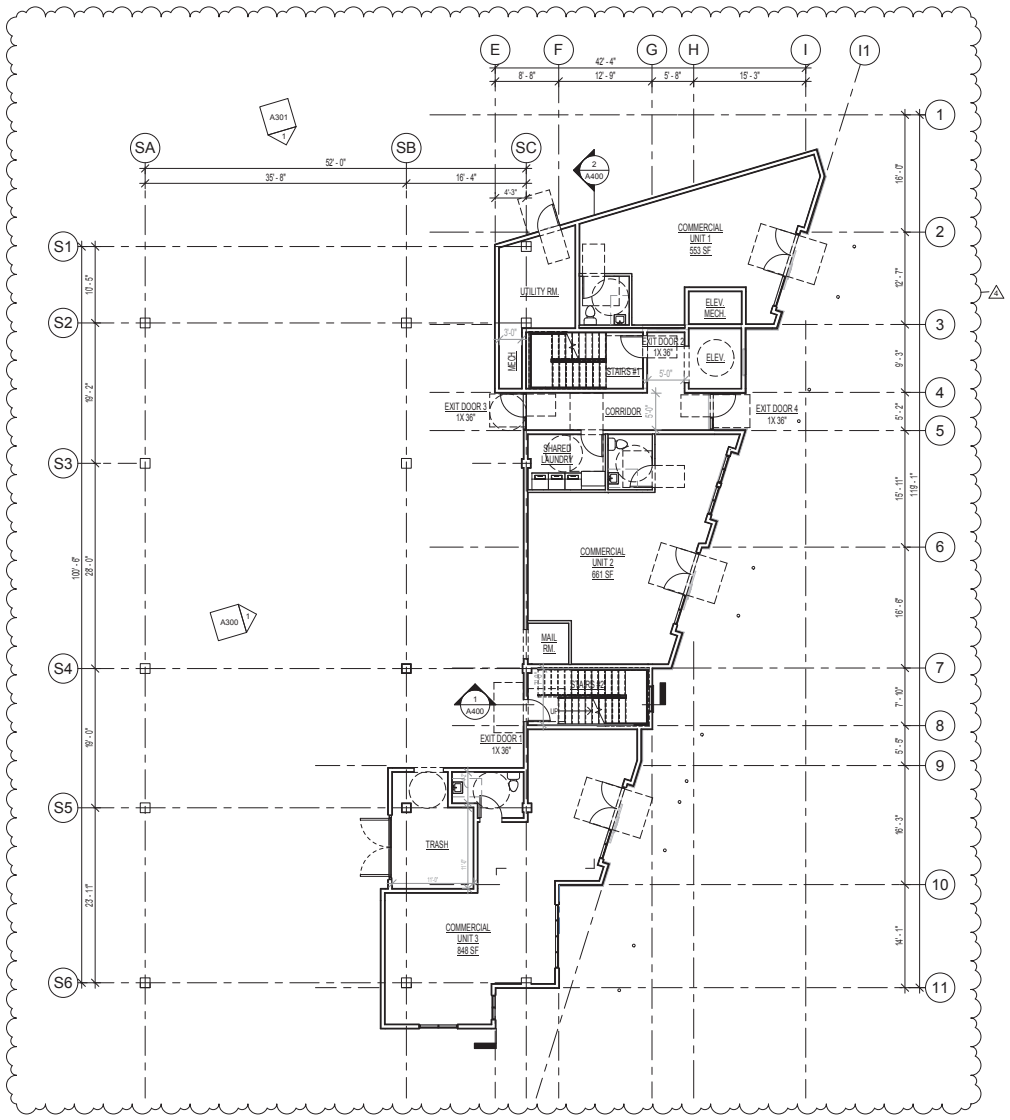
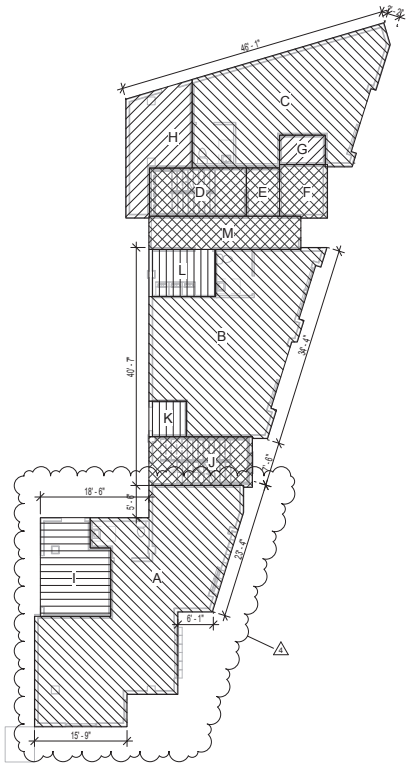


1 Floor Plan, Level 1
1/8" = 1'-0"

0' 4' 8' 16' 32'

NOTE:
PER CFC 1009.4.2 AREAS OF REFUGE ARE NOT REQUIRED IN BUILDINGS AND FACILITIES EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2



2 Floor Diagram, Level 1
1" = 10'-0"

FLOOR PLAN DIAGRAM & ANALYSIS

COMMERCIAL		CIRCULATION		MECHANICAL		TRASH		OTHER USES	
UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)
A	847.62	D	136.26	G	39.18	I	183.92	K	38.67
B	660.48	E	46.72	H	186.40			L	91.47
C	552.95	F	73.55						
		J	147.41						
		M	146.93						

LEVEL 1 SUMMARY

TOTAL FLOOR AREA	16,312.8 SF
LVL 1	3,151.59 SF
LVL 1 / TOTAL FLOOR AREA	19 %

NOT COUNTABLE AREA

Floor Plan, Level 1

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

GKW ARCHITECTS, INC., LIC# 34045
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-5645
GORDON@GKWARCHITECTS.COM

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-5645

ARCHITECTS
RESIDENTIAL/COMMERCIAL

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CAMPBELL, CA 95112

Revision Schedule

#	Date	Description
1	2019.05.06	Planning & Fire
2	2019.12.05	Planning & Fire
3	2020.02.27	Planning & Fire
4	2021.02.05	Planning & Fire

Floor Plan, Level 1

A101

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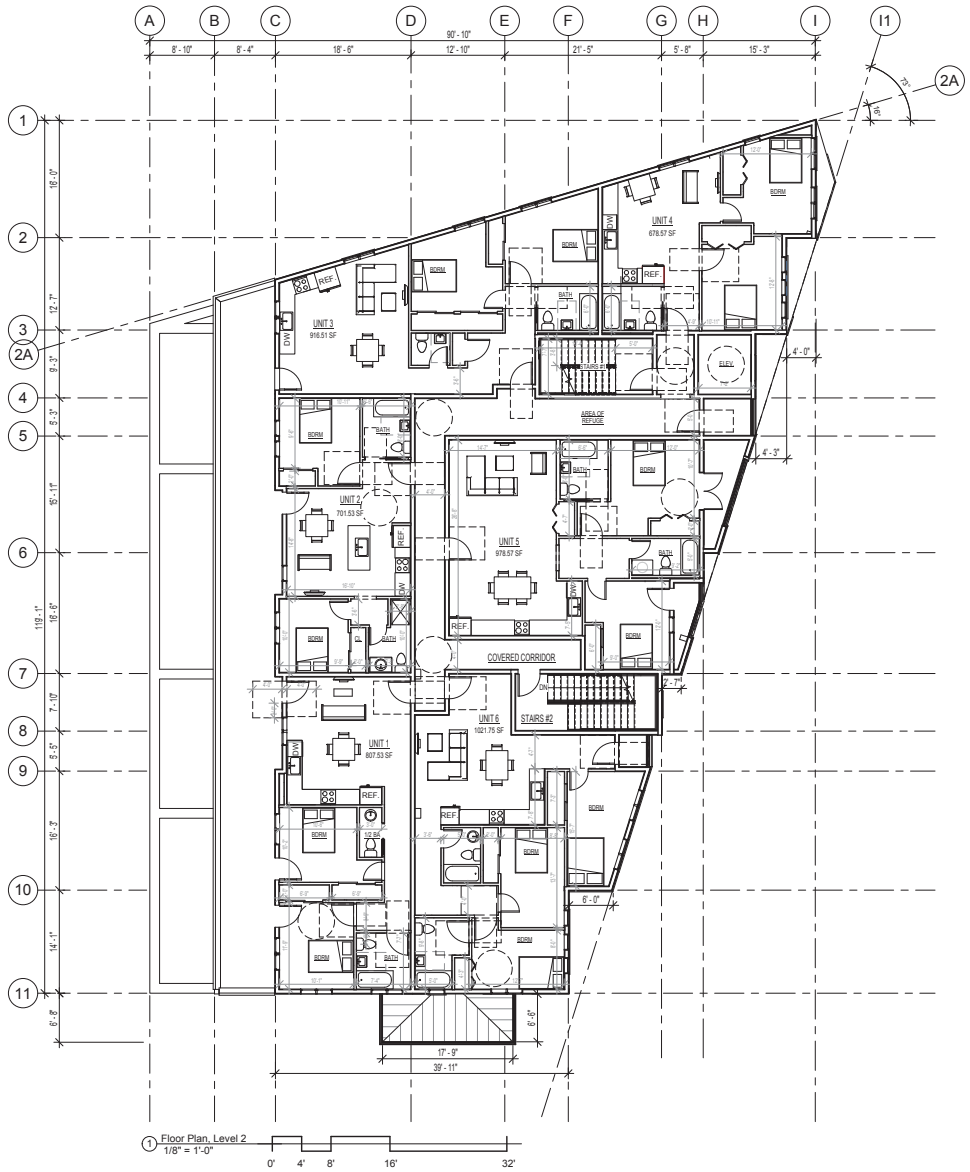
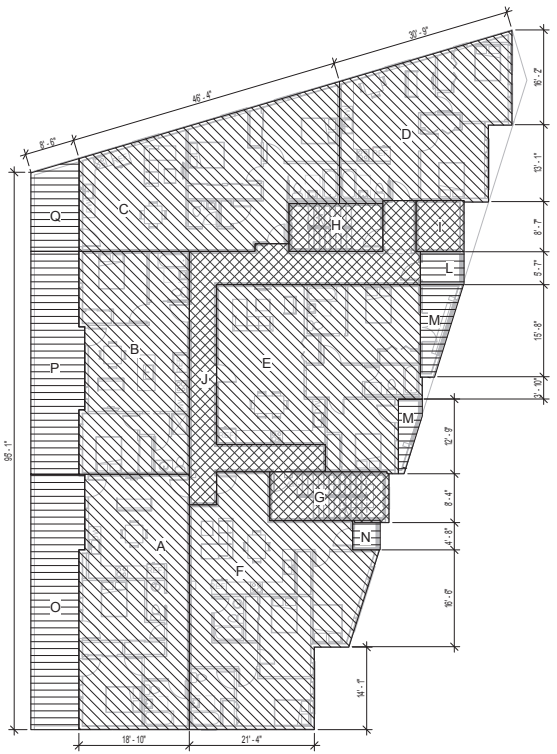


1 Floor Plan, Level 2
1/8" = 1'-0"

0' 4' 8' 16' 32'



2 Floor Diagram, Level 2
1" = 10'-0"

FLOOR PLAN DIAGRAM & ANALYSIS

RESIDENCE		CIRCULATION		MECHANICAL		BALCONY		STORAGE	
UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)
A	807.53	H	130.80			L	41.98		
B	701.53	I	71.19			M	113.77		
C	916.51	J	541.36			N	23.36		
D	678.57					O	369.50		
E	978.50					P	701.53		
F	1021.75					Q	119.91		

LEVEL 2 SUMMARY

TOTAL FLOOR AREA	16,321.8 SF
LVL 2	6,026.85 SF
LVL 2 / TOTAL FLOOR AREA	37 %

NOT COUNTABLE AREA

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
GORDON@GKWARCHITECTS.COM

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RESIDENTIAL/COMMERCIAL

Floor Plan, Level 2

S. Winchester Blvd. Mixed-Use Development

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1	2019.05.06	Planning & Fire
2	2019.12.05	Planning & Fire
3	2020.02.27	Planning & Fire

Floor Plan, Level 2

A102

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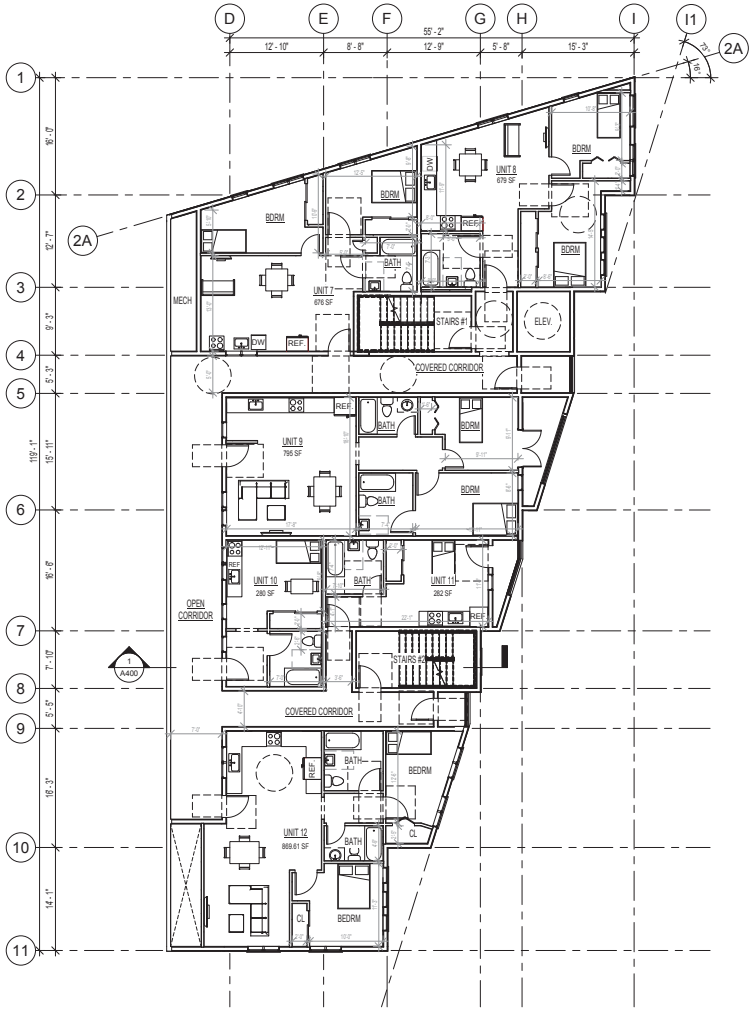
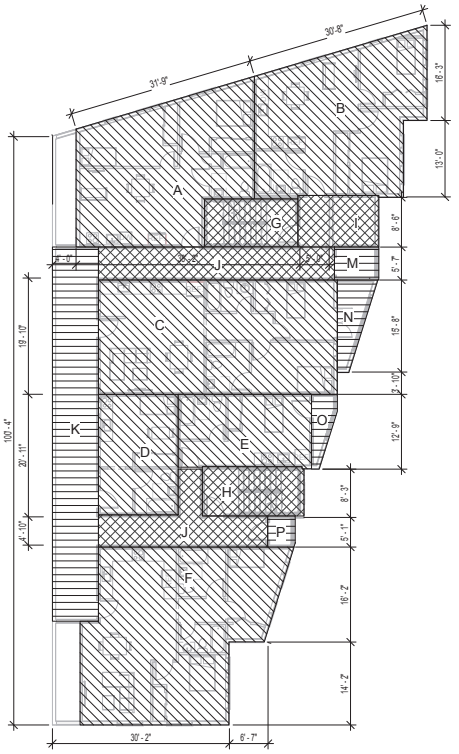


1 Floor Plan, Level 3
1/8" = 1'-0"

0' 4' 8' 16' 32'



2 Floor Diagram, Level 3
1" = 10'-0"

FLOOR PLAN DIAGRAM & ANALYSIS									
RESIDENCE		CIRCULATION		MECHANICAL		BALCONY		---	
UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)
A	677.72	G	130.22			K	501.18		
B	676.30	H	145.47			M	42.58		
C	794.58	I	121.19			N	69.88		
D	279.50	J	415.29			O	40.83		
E	282.30					P	24.75		
F	953								

LEVEL 3 SUMMARY

TOTAL FLOOR AREA	16,312.8 SF
LVL 1	4,582.23 SF
LVL 1 / TOTAL FLOOR AREA	28 %

NOT COUNTABLE AREA

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
GORDON@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/COMMERCIAL

S. Winchester Blvd. Mixed-Use Development

2575 & 2585 South Winchester Boulevard

CAMPBELL, CA 95112

Revision Schedule		
#	Date	Description
1	2019.05.06	Planning & Fire
2	2019.12.05	Planning & Fire
3	2020.02.27	Planning & Fire

Floor Plan, Level 3

A103

SCALE As indicated

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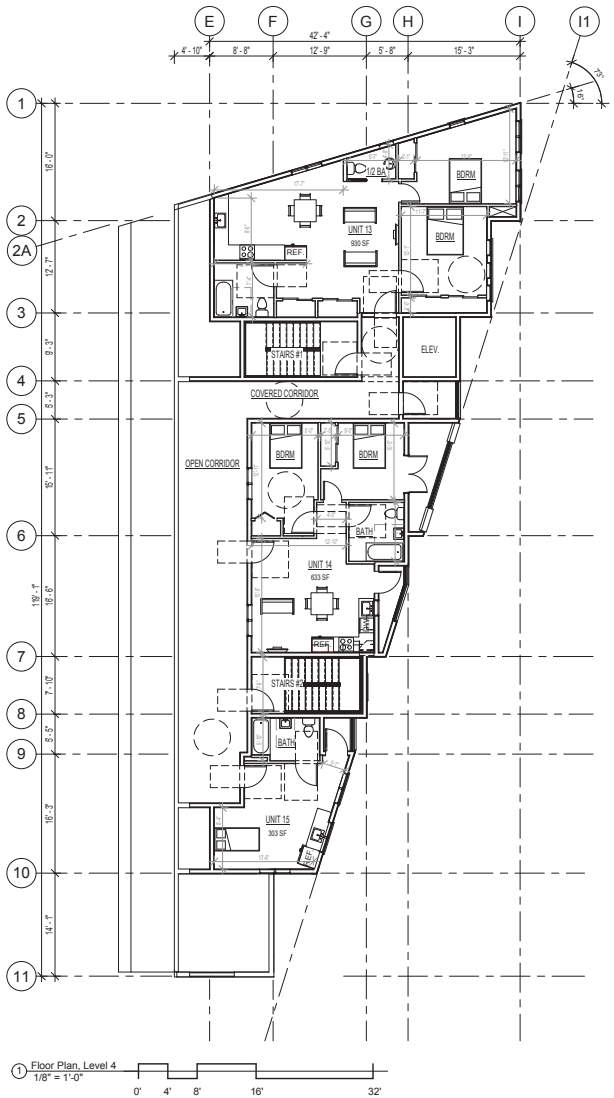
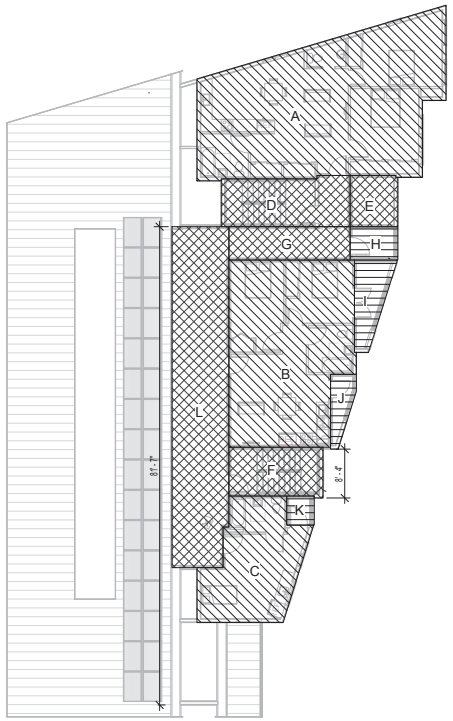


1 Floor Plan, Level 4
1/8" = 1'-0"

0' 4' 8' 16' 32'



2 Floor Diagram, Level 4
1" = 10'-0"

FLOOR PLAN DIAGRAM & ANALYSIS									
RESIDENCE		CIRCULATION		MECHANICAL		BALCONY		---	
UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)	UNIT	AREA (SF)
A	930.8	D	182.38	---	---	H	46.08		
B	634.22	E	70.92			I	76.79		
C	304.01	F	134.22			J	40.83		
		G	117.61			K	23.27		
						L	557.43		

LEVEL 1 SUMMARY

TOTAL FLOOR AREA	**16,312.8 SF**
LVL 1	2,561.13 SF
LVL 1 / TOTAL FLOOR AREA	**16 %**

NOT COUNTABLE AREA

Floor Plan, Level 4

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7166 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645

GKW ARCHITECTS, INC., LIC# 34045
7166 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9645
E-MAIL: GKWARCHITECTS@GMAIL.COM

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S. Winchester Blvd. Mixed-Use Development

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1	2019.05.06	Planning & Fire
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3	2020.02.27	Planning & Fire

Floor Plan, Level 4

A104

SCALE As indicated

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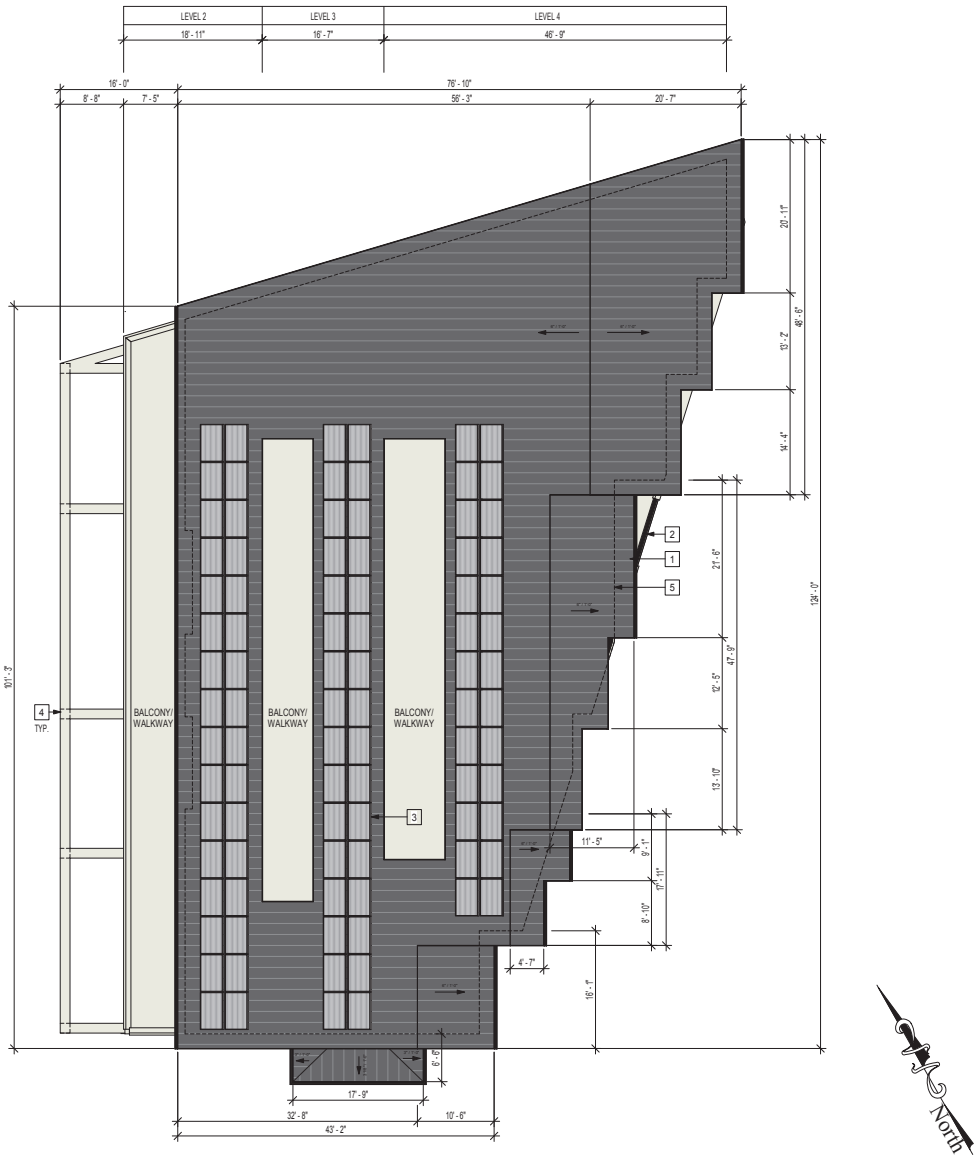

1 Roof Plan
1/8" = 1'-0"

0' 4' 8' 16' 32'

ROOF PLAN KEY NOTES

1. STANDING SEAM METAL ROOF
2. BALCONY
3. SOLAR PANELS
4. COLUMN, S.S.D.
5. BUILDING OUTLINE

Roof Plan

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7166 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-5645
7166 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-5645
GKW ARCHITECTS, INC., LIC# 34045
7166 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-5645
GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL
GORDONWONG@GKWARCHITECTS.COM

S. Winchester Blvd. Mixed-Use Development

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CAMPBELL, CA 95112

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4	2021.02.05	Planning & Fire

Roof Plan

A200

SCALE 1/8" = 1'-0"

4/15/2021 8:52:25 PM

1 West Elevation, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'

2 East Elevation, Proposed.
1/8" = 1'-0"
0' 4' 8' 16' 32'

ELEVATION KEYNOTES

1	STANDING SEAM METAL ROOF, REFER TO ROOF PLAN
2	FASCIA
3	SOFFIT
4	GUTTER
5	WINDOW TRIM
6	WALL SWEEP
7	BALCONY
8	RAILING
9	WALL STUCCO TRIM
10	ELEVATOR
11	EXTERIOR WALL - STUCCO
12	EXTERIOR WALL - CEMENTITIOUS SIDING
13	EXTERIOR ACCENT TILE
14	FABRIC AWNING
15	SAFETY BOLLARDS
16	COLUMNS, S.S.D.
17	RESIDENCE ENTRY
18	COMMERCIAL ENTRY
19	STOREFRONT SIGNAGE
20	CONCRETE WALL
21	BICYCLE RACK
22	BUILDING MONUMENT SIGN
23	6'-0" WOOD FENCE

BENCHMARK
MAG NAIL
ELEVATION: 98.73'
LOCATION: AT CENTER OF THE FRIAR WAY (SEE SHEET C2)

MATERIALS

HARDIE BOARD SIDING
CHESTNUT BROWN

EXTERIOR STUCCO
SW 7077 ORIGINAL WHITE
SHERWIN WILLIAMS

EXTERIOR STUCCO TRIM
SW 7055
SHERWIN WILLIAMS

EXTERIOR TILE ACCENT
DALTILE
MEMIOR/ PETAL BLACK ME21

STANDING SEAM
METAL ROOF

Elevations

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9045

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9045
E-MAIL: GORDONWONG@GKWARCHITECTS.COM

ARCHITECTS
RESIDENTIAL/COMMERCIAL

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Elevations

A300

SCALE 1/8" = 1'-0"

4/16/2021 9:59:44 AM

1 North Elevation, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'

2 South Elevation, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'

ELEVATION KEYNOTES

1	STANDING SEAM METAL ROOF, REFER TO ROOF PLAN
2	FASCIA
3	SOFFIT
4	GUTTER
5	WINDOW TRIM
6	WALL SWEEP
7	BALCONY
8	RAILING
9	WALL STUCCO TRIM
10	ELEVATOR
11	EXTERIOR WALL - STUCCO
12	EXTERIOR WALL - CEMENTITIOUS SIDING
13	EXTERIOR ACCENT TILE
14	FABRIC AWNING
15	SAFETY BOLLARDS
16	COLUMNS, S.S.D.
17	RESIDENCE ENTRY
18	COMMERCIAL ENTRY
19	STOREFRONT SIGNAGE
20	CONCRETE WALL
21	BICYCLE RACK
22	BUILDING MONUMENT SIGN
23	6'-0" WOOD FENCE

BENCHMARK
MAG NAIL
ELEVATION: 98.73'
LOCATION: AT CENTER OF THE FRIAR WAY (SEE SHEET C2)

MATERIALS

HARDIE BOARD SIDING
CHESTNUT BROWN

EXTERIOR STUCCO
SW 7077 ORIGINAL WHITE
SHERWIN WILLIAMS

EXTERIOR STUCCO TRIM
SW 7055
SHERWIN WILLIAMS

EXTERIOR TILE ACCENT
DAL TILE
MEMORY PETAL BLACK ME21

STANDING SEAM
METAL ROOF

Elevations

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9945
GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9945
E-MAIL: COMMERCIAL.GORDONWONG@YAHOO.COM

ARCHITECTS
RESIDENTIAL/COMMERCIAL

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3	2020.02.27	Planning & Fire
4	2021.02.05	Planning & Fire

Elevations

A301

SCALE 1/8" = 1'-0"

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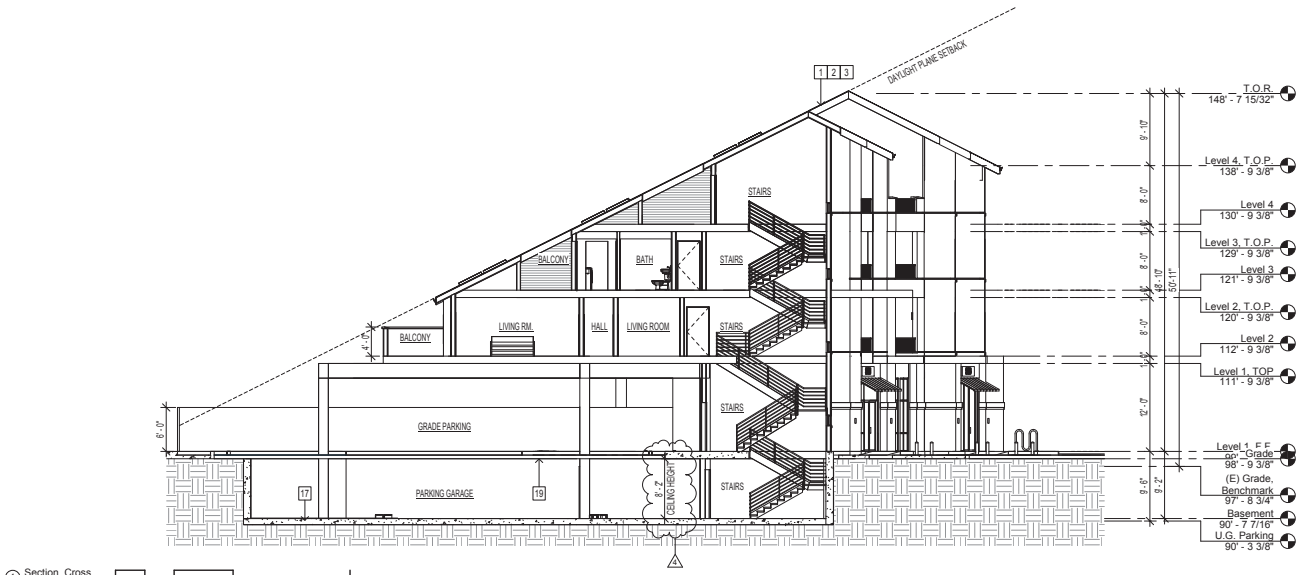

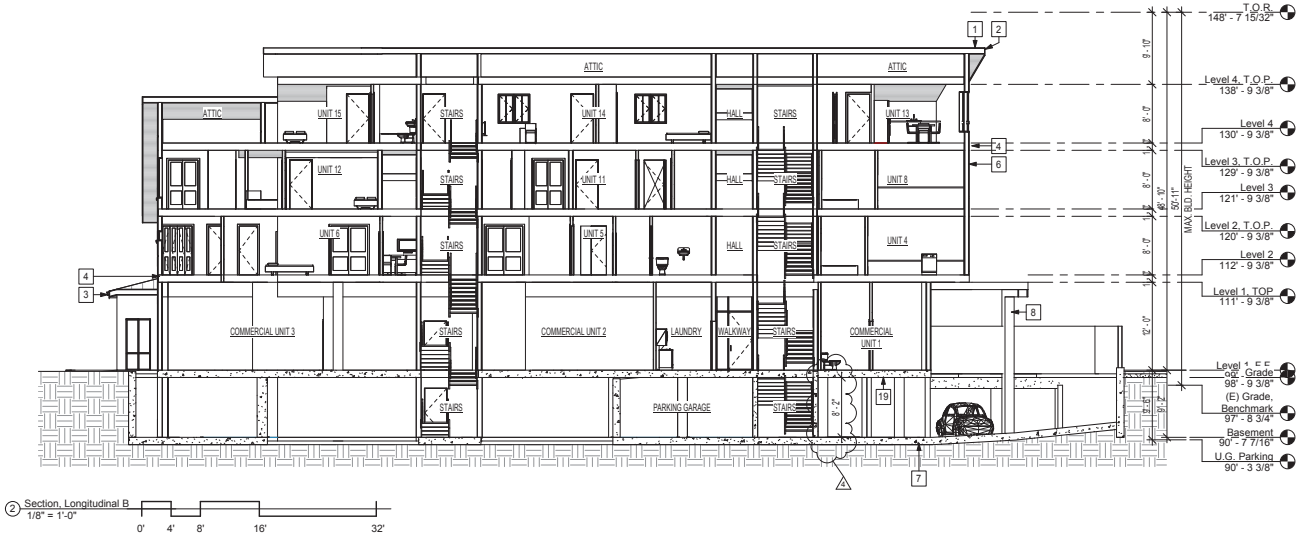

GENERAL SECTION NOTES

ALL CEILING HTS. PER SECTION AND ELEVATION PLT. HTS. U.N.O. WINDOW SILL HEIGHTS WHERE OPENING OF THE OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW. THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MIN. 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IT IS LOCATED. (C.R.C R612.2)

ALL EXTERIOR SWINGING DOORS SHALL BE OF SOLID CORE CONSTRUCTION WITH A MINIMUM THICKNESS OF 1 3/4 INCHES OR WITH PANELS NOT LESS THAN 9/16 INCHES THICK. OPENINGS BETWEEN GARAGE AND RESIDENCE SHALL BE SOLID WOOD DOORS NOT LESS THAN 1 3/4 INCHES IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/4 INCHES IN THICK, OR 20 MINUTE FIRE RATED DOORS, DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING (C.R.C R302.5.1)

EXCEPTION RESIDENCE & PRIVATE GARAGES ARE PROTECTED BY AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH SEC. R309.6 AND R313 DOOR OPENINGS BETWEEN PRIVATE GARAGE & THE RESIDENCE NEED ONLY BE SELF-CLOSING & SELF-LATCHING.

ALL INTERIOR DOORS TO BE HOLLOW CORE, 1 3/8" THICK, U.N.O. (REFER TO PLAN FOR SIZE) DOORS TO BE 6'-8" TALL STANDARD

ALL FLOOR MATERIAL CHANGES TO OCCUR AT CENTER OF DOOR JAMBS.

ALL F.A.U EQUIPMENT TO FIT 30" X 30" ATTIC ACCESS

F.A.U. IN ATTIC NOTES

FURNACE SHALL BE LISTED FOR INSTALLATION IN FURRED SPACE AND BE LISTED FOR USED ON COMBUSTIBLE FLOORING

VERIFY SIZE OF ATTIC OPENING WITH MANUFACTURERS' SPECS

PROVIDE MINIMUM 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY

FURNACE SHALL BE NOT MORE THAN 20 FT FROM ATTIC OPENING

PROVIDE UNOBSTRUCTED WORK SPACE OF 30" MIN DEPTH IN FRONT OF EQUIPMENT

VENT THROUGH ROOF A MIN OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WITH IT SERVES

FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES RAISE PLATFORM AND PASSAGEWAY FLOOR SUFFICIENTLY SO INSULATION BENEATH WILL NOT BE COMPRESSED

SECTION KEY NOTES

1. STANDING SEAM METAL ROOF
2. FASCIA
3. GUTTER
4. FLOOR SYSTEM
5. INSULATION PER T-24
6. EXTERIOR FINISH - REFER TO ELEVATIONS ON A300-A301
7. FOUNDATION
8. COLUMN

BENCHMARK:

MAG NAIL
ELEVATION: 98.73'
LOCATION: AT CENTER OF THE FRIAR WAY (SEE SHEET C2)

Sections

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9045
E-MAIL: GORDONWONG@GKWARCHITECTS.COM

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9045

ARCHITECTS
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S. Winchester Blvd. Mixed-Use Development

2575 & 2585 South Winchester Boulevard

CAMPBELL, CA 95112

Revision Schedule

#	Date	Description
1	2019.05.06	Planning & Fire
2	2019.12.05	Planning & Fire
3	2020.02.27	Planning & Fire
4	2021.02.05	Planning & Fire

Sections

A400

SCALE 1/8" = 1'-0"

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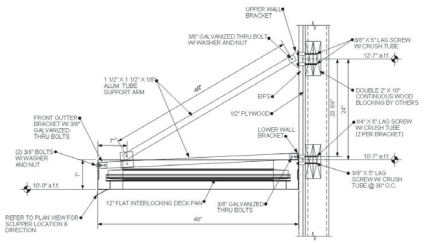
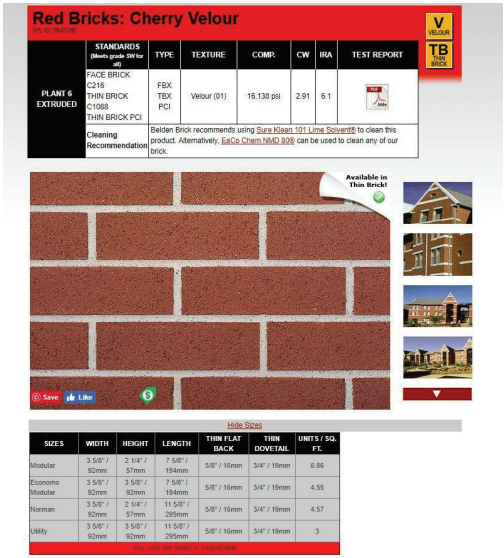
METAL AWNING



6 Metal Awning Detail
1/2" = 1'-0"

BRICK VENEER



LED BOLLARDS

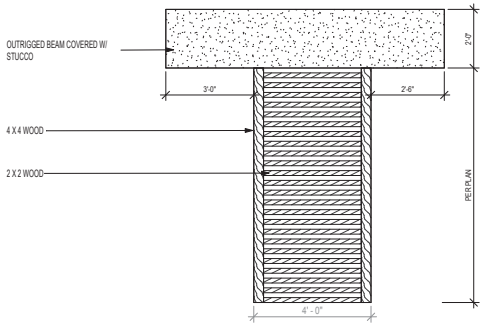
1 LED Bollard
12" = 1'-0"

BIKE RACK SPECIFICATION

Wave Bike Rack
Flange Mounted
Use this flange mounted style for existing cement. Rugged 12 gauge steel keeps bicycles secure and ensures years of use. Designed without sharp edges for safety. Black polyester powder coat finish withstands the elements. 36"H. 1-5/8" pipe diameter. Features 6" x 6" base plate with .50" diameter mounting holes.

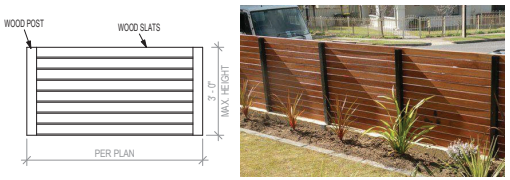
Product Specifications	
LENGTH INCHES	41
HEIGHT INCHES	36
CAPACITY	5 Bikes
COLOR FINISH	Black
ASSEMBLY	Unassembled
BRAND	Global Industrial™
CONSTRUCTION	12-Gauge Steel
MOUNT TYPE	Flange for Existing Cement
TUBE DIAMETER INCHES	1-5/8
TYPE	5-Bike Wave
WEIGHT LBS	20.2

TRELLIS



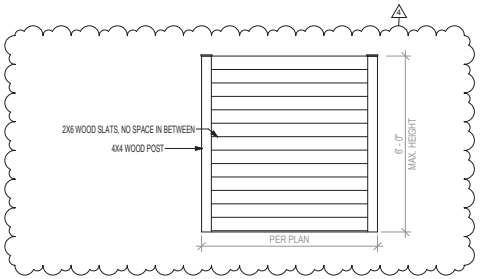
5 Roof Trellis Detail
1/2" = 1'-0"

HORIZONTAL SLAT FENCE



2 Horizontal Fence Detail
1/2" = 1'-0"

6 FT HORIZONTAL FENCE SCREENING & BUFFER



3 Horizontal Fence & Screening Detail
1/2" = 1'-0"

Specifications & Details

GORDON K WONG LICENSED ARCHITECT C-34045 STATE OF CALIFORNIA

PROJECT REPRESENTATIVE
KEVIN YU, WEIRAN JIA, JENNY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9945

GKW ARCHITECTS, INC., LIC# 34045
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-9945
GORDONKWONG@GKWARCHITECTS.COM

RIGHTLECTS
ARCHITECTURAL ILLUSTRATIONS

S. Winchester Blvd. Mixed-Use Development
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CAMPBELL, CA 95112

Revision Schedule

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1	2019.06.06	Planning & Fire
3	2020.02.27	Planning & Fire
4	2021.02.02	Planning & Fire

Specifications & Details

A500

SCALE As indicated

4/15/2021 8:54:03 PM

1 E1.0 SITE PHOTOMETRIC CALCULATION

SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. ELECTRICAL SITE PLAN IS SCHEMATIC IN NATURE. CONTRACTOR SHALL COORDINATE WITH THE OWNER/ARCHITECT, UTILITY COMPANY, AND VERIFY THE SITE PRIOR TO INSTALLATION OF ALL ELECTRICAL EQUIPMENTS.
2. INSTALLATION MUST COMPLY WITH PG&E REQUIREMENTS.
3. SEE SHEET E3.0 FOR SINGLE LINE DIAGRAM.

SHEET NOTES:

(1) PROVIDE PRIMARY CONDUIT(S) PER PG&E GREENBOOK – ELECTRIC SERVICE UNDERGROUND REQUIREMENTS. STUB-UP CONDUITS AS REQUIRED BY PG&E GREEN BOOK. COORDINATE CONDUIT TERMINATION WITH PG&E FIELD REPRESENTATIVE PRIOR TO INSTALLATION.

(2) PROVIDE CONCRETE PAD FOR PG&E PAD MOUNTED TRANSFORMER PER PG&E GREENBOOK REQUIREMENTS. SIZE, TYPES AND REQUIREMENTS PER PG&E. LOCATION, SIZE AND TYPE MUST BE REVIEWED AND APPROVED BY PG&E PRIOR TO COMMENCING ANY WORK. PROVIDE MINIMUM #2 AWG GROUND CONDUCTOR SOLID, SOFT DRAIN BARE COPPER, GROUND ROD ⅝"x10'-0" COPPER CLAD WITH GROUND ROD CLAMP, TAG, PHASE VOLTAGE AND CABLE SECTIONALIZING, TRANSFORMER NUMBER DECALS, INSULATING COMPOUND TYPE 1½" WIDE, CONNECTOR TAP, COMPRESSOR TYPE AND OTHER RELATED ITEMS PER PG&E GREENBOOK. VERIFY ALL DIMENSIONS AND CLEARANCE REQUIREMENT WITH PG&E. COORDINATE ALL PRIMARY AND SECONDARY CONDUIT TERMINATION PRIOR TO INSTALLATION. SEAL ALL CONDUIT OPENING. SEE STRUCTURAL DRAWING FOR ADDITIONAL REQUIREMENTS.

(3) PG&E PRIMARY FEEDER. PROVIDE PLUGS AND/OR CAPS STUB-UP CONDUITS. PROVIDE PRIMARY PER PG&E GREENBOOK. CONDUIT RADIUS PER PG&E REQUIREMENTS.

(4) SECONDARY FEEDER. PROVIDE PLUGS AND/OR CAPS STUB-UP CONDUITS. PROVIDE SECONDARY PER PG&E GREENBOOK. CONDUIT RADIUS PER PG&E REQUIREMENTS.

(5) PROVIDE GROUNDING ROD AND SPACING PER PG&E GREENBOOK.

(6) CONTRACTOR MUST INCLUDE AS PART OF CONTRACT TO FIELD SURVEY AND PROVIDE EXTENSIVE TRACING ALL OF THE (E) UTILITY SERVICES RUNNING BELOW GRADE WITHIN PROJECT AREA PRIOR TO COMMENCING ANY WORK AND IDENTIFY ALL UNDERGROUND UTILITIES. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UNDERGROUND UTILITY. IF ANY ITEM HAS BEEN DAMAGED, CONTRACTOR MUST PROVIDE ALL MODIFICATION AS REQUIRED TO MAINTAIN OPERATION.

(7) PROVIDE SECONDARY CONDUIT(S) PER PG&E GREENBOOK FOR UNDERGROUND SERVICES. PROVIDE TRENCHING PER PG&E REQUIREMENTS FROM PG&E PAD MOUNTED TO MAIN SWITCHBOARD MSB.

(8) IF THERE IS ANY CONFLICT OF CROSSING BETWEEN PG&E SERVICES, BRANCH CIRCUIT WITH OTHER UTILITY SYSTEM, CONTRACTOR MUST COORDINATE WITH PG&E AND CROSS THE UTILITY SYSTEM AS DIRECTED BY OWNER'S REPRESENTATIVE. CONTRACTOR MUST PROVIDE ALL MODIFICATION TO TRENCH DEPTH, RE-ARRANGING OF UTILITY SYSTEM AND/OR RE-ROUTING OF PRIMARY AND SECONDARY SERVICES AS REQUIRE TO SUIT FIELD CONDITIONS AND ACCEPTABLE TO PG&E REPRESENTATIVE AND OTHER UTILITY SYSTEM REPRESENTATIVE. PROVIDE CONCRETE ENCASED CONDUIT IF REQUIRED.

(9) PG&E SHALL FURNISH AND INSTALL SERVICE TRANSFORMER.

(10) ALL INSTALLATION SHALL CONFORM TO THE LATEST EDITION OF PG&E.

(11) PG&E SERVICE CONNECTION IS APPROXIMATE AND NOT FIELD VERIFIED. CONTRACTOR IS RESPONSIBLE TO VERIFY EXISTING PG&E SERVICE CONNECTION IN FIELD AND INCLUDE ALL SCOPE OF WORK AND PRICE IN BID PRICE. RUN FEEDERS UNDERGROUND AND/OR ABOVE CEILING TO SUIT FIELD CONDITIONS. FIELD VERIFY CONDITIONS.

(12) PROVIDE MOVABLE AND FIXED ROUND STEEL POST PROTECTION AROUND PG&E TRANSFORMER. PROVIDE QUANTITY AND SPACING REQUIREMENTS PER PG&E GREENBOOK.

(13) ELECTRICAL CONTRACTOR TO COORDINATE CONDUIT ENTRY TO BUILDING WITH ARCHITECT/STRUCTURAL CONTRACTOR.

(14) FEEDER ROUTE SHOWN IS A DIAGRAMMATIC ONLY. ELECTRICAL CONTRACTOR TO COORDINATE WITH PG&E, BUILDING SUBSTRUCTURE AND JOINT TRENCH DRAWINGS FOR THE REQUIREMENT.

(15) ELECTRICAL CONTRACTOR TO COORDINATE EXACT LOCATION OF SWITCHBOARD AND PANELS WITH ARCHITECT/OWNER PRIOR TO THE BID.

(16) PROVIDE 4-5" CONDUITS FOR SECONDARY FEEDER. PROVIDE PLUGS AND/OR CAPS STUB-UP CONDUITS. PROVIDE SECONDARY PER PG&E GREENBOOK. CONDUIT RADIUS PER PG&E REQUIREMENTS.

BATTALINO ELECTRICAL — No. NLE17943 — 06/30/20 — STATE OF CALIFORNIA

ENGINEERING CONSULTANTS INC.
3010 State St. Ste. 106
Santa Cruz, CA 95062
phone: (510) 248-8962
(510) 220-2000
engineer@jbmail.com

GWA ARCHITECTS, INC. LIC# 34545
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1845
GORDONWONG@GWARCHITECTS.COM

PROJECT REPRESENTATIVE
KEVIN YU, TRAN DANG, JERRY C. WONG
7168 MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1845

S. Winchester Blvd. Residential Development

2575 & 2585 South Winchester Boulevard
CAMPBELL, CA 95112

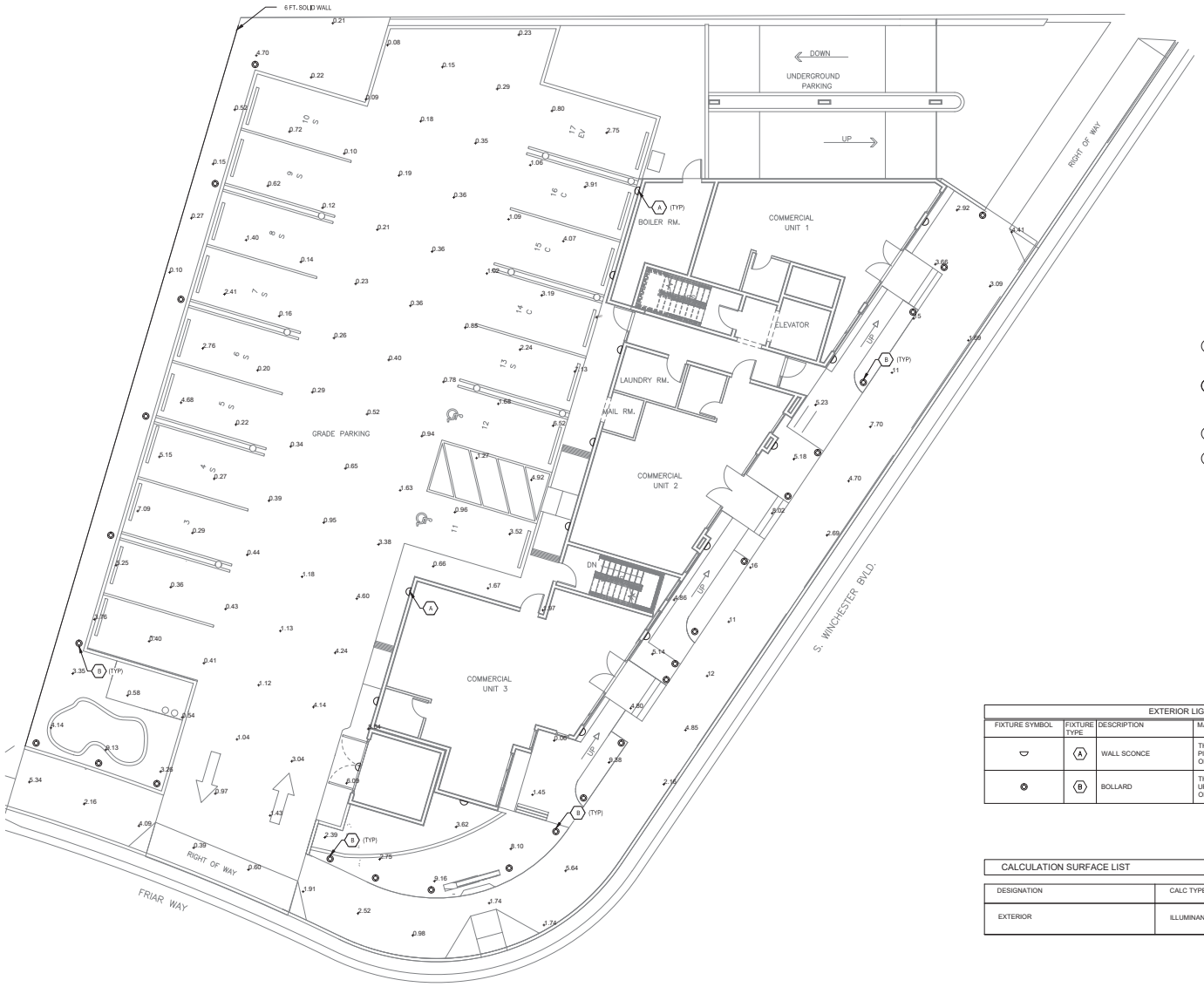
Project Schedule Revision		
1	PLANNING COMMENT	10.09.19
2	PC COMMENT	01.02.20

SITE PHOTOMETRIC CALCULATION

E1.0

SCALE: AS SHOWN

DATE: 09.22.20



1 E1.0 SITE PHOTOMETRIC CALCULATION 1 2 3 4

SCALE: 1/8"=1'-0"

GENERAL NOTES:

1. MR ENGINEERING, INC. DISCLAIMER:

CALCULATIONS ARE PERFORMED USING INDUSTRY-RECOGNIZED SOFTWARE, AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US (ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED). IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY THAT OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE, AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, MR ENGINEERING, INC. CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.

2. PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL AND SITE CHARACTERISTICS.

SHEET NOTES:

1. PHOTOMETRIC DATA SHOWN HAS BEEN CALCULATED BY INDUSTRY RECOGNIZED SOFTWARE USING A DIGITAL MODEL OF THE PROJECT AREA. DATA IS THEORETICAL ONLY AND DOES NOT REPRESENT ANY GUARANTEE OF RESULTING LIGHT LEVELS IN THE FIELD.
2. DIGITAL MODEL USES CONSERVATIVE AND INDUSTRY STANDARD VALUES FOR INTERIOR AND EXTERIOR MATERIALS, FINISHES, COLORS, REFLECTANCE VALUES AND TRANSMITTANCE VALUES. INSTALLED MATERIALS WITH DARK COLORS OR LOW REFLECTANCE VALUES WILL TYPICALLY ADVERSELY AFFECT THE RESULTING ILLUMINANCE VALUES.
3. ILLUMINANCE VALUES SHOWN REPRESENT HORIZONTAL ILLUMINANCE EXPRESSED IN FOOTCANDLES (fc).
4. ILLUMINANCE VALUES SHOWN REPRESENT THE ILLUMINANCE RECEIVED FROM THE PROJECT ELECTRIC LIGHTING ONLY WITH NO DAYLIGHT OR OTHER AMBIENT LIGHT CONTRIBUTION.

EXTERIOR LIGHTING FIXTURE SCHEDULE

FIXTURE SYMBOL	FIXTURE TYPE	DESCRIPTION	MANUFACTURER'S CATALOG NO.	LAMPS	VOLT	WATTS	MOUNTING
	A	WALL SCONCE	THORN LIGHTING PIAZZA II LED 2700-840 HF P ANT OR APPROVED EQUAL	LED	120	25	SURFACE MOUNTED
	B	BOLLARD	THORN LIGHTING URBA BOLLARD 4L105 740 CL2 OR APPROVED EQUAL	LED	120	16	FLANGE MOUNTED

CALCULATION SURFACE LIST

DESIGNATION	CALC TYPE	UNITS	E_{av} (fc)	E_{max} (fc)	E_{min} (fc)	E_{ave} / E_{min}	E_{max} / E_{min}
EXTERIOR	ILLUMINANCE	Fc	2.91	18	0.06	48.5	300

MR ENGINEERING, INC. ELECTRICAL CONSULTANTS
3610 Grand Av, Ste 206, Fremont, CA 94538
phone: (510) 354-2882 fax: (510) 354-2883
mr@mrengineering.com www.mrengineering.com

GKW ARCHITECTS, INC., LIC# 31445
CAMPBELL, CA 95008 (408) 796-1846
GORDONKWONG@GKWARCHITECTS.COM

PROJECT REPRESENTATIVE:
GORDON K. WONG, ARCHITECT
7 SETA COURT, NICKY LANE, SUITE 105
CAMPBELL, CA 95008 (408) 796-1846

S. Winchester Blvd. Residential Development

2575 & 2585 South Winchester Boulevard

CAMPBELL, CA 95121

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SITE PHOTOMETRIC CALCULATION

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THORN

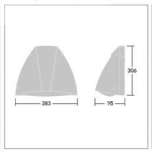
www.thornlighting.com/catalogue > Outdoor Lighting > Wall Mounted Luminaires

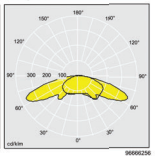
Piazza II LED

A robust IP65 outdoor wall mounted luminaire with a unique light distribution, ideal for building perimiter applications

- Unique photometrics with 3 metre forward light throw and 12 metre spacing - ideal for perimeter walkways
- Very low upward light throw with less than 2.5% ULOR
- Excellent 116 lm/W efficiency
- Easy installation, back mounted, BESA and surface mounted conduit compatible

Photographs, line drawings and photometric data are representative only. For specific product detail please select an individual product.





96666256

Material/Finish
Back-plate: die-cast aluminium painted anthracite (RAL7016)
Body: polycarbonate In anthracite colour (RAL 7016)
Diffuser: textured clear polycarbonate

Installation/Mounting
Wall mountable. Ø20 mm cable entry via rear or side conduit entries. Recommended 3-4 metre mounting height.

Specification
To specify state:
IP65, IK10 vandal resistant wall mounting luminaire in anthracite (RAL 7016) with less than 2.5% ULOR. In polycarbonate body & cast aluminium back-plate. 1690 / 2700 lumen output with fixedoutput or DALI dimmable control gear / integral photo sensor / integral manual or Self/Addressable test 3 hour emergecy lighting options.
As Thorn Piazza II LED.

IP65, IK10 Beam_Wall_4, Beam_eControl_A, SC1, Beam_Emergency, CE

THORN

www.thornlighting.com/catalogue > Outdoor Lighting > Urban Amenity Lighting

Urba Bollard

Stylish yet robust bollard enhancing urban areas

- Contemporary design which is easy to integrate into urban environments
- Robust, solid shape provides careful resistant solution
- A light distribution with an optmised ULOR of 0 and asymmetric optic which reduces obtrusive light and glare
- LEDs offer low energy consurnption, long lifetime and reduced maintenance

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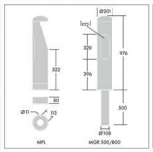

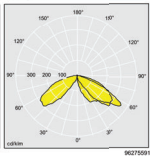

96275591

Material/Finish
Body and bezel: low carbon steel SS1142 : SS-EN 10130 material DC01. Electro-plated zinc treatment after welding.
Diffuser: clear 5mm polycarborate plate
Body and bezel colours: black (RAL 9005)

Installation/Mounting
Flange mounted. 500m root to be fixed into concrete base. 800mm root to be fixed into the ground. Access door for connection box (not provided).

Specification
To specify state:
Decorative steel bollard with clear diffuser and asymmetrical light distribution.
As Thorn Urba.

IP65, Beam_Bollard_1, SC1, SC2, CE, 650, LED

1 / E2.0 LIGHTING FIXTURE SPECS
NOT TO SCALE

GKW ARCHITECTS, INC., LIC# 31445
CAMPBELL, CA 95008 (408) 796-1845
GORDONKWONG@GKWARCHITECTS.COM

PROJECT REPRESENTATIVE:
GORDON K. WONG
1581 N COLLINCY LANE SUITE 115
CAMPBELL, CA 95008 (408) 796-1845

ARCHITECTS
RESIDENTIAL/COMMERCIAL

ENGINEERING CONSULTANTS INC.
3870 Stein Dr, Ste 106
Hayward, CA 94545
phone: (510) 264-2882
fax: (510) 264-2883
engineering@sbcglobal.net

LICENSED PROFESSIONAL ENGINEER
BATTALIA
No. 37043
ELECTRICAL
STATE OF CALIFORNIA

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LIGHTING FIXTURE SPECS

E2.0

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Location Map - 2575-2585 S. Winchester Blvd.

376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 2,257

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.