CITY OF CAMPBELL
Community Development Department

July 2, 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, **July 13, 2021**, for a Public Hearing to consider the application (PLN-2021-24) of GKW Architects, Inc. for a Site and Architectural Review Permit to allow construction of an approximately 3,000 square-foot two-story single-family dwelling, on property located at **952 Kenneth Avenue**. 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/87222215174?pwd=SzUvRG9YRkdIWllueHk5NGs2Vzh5Zz09. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, July 9th, 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, July 2nd,* 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 **952 Kenneth Ave.**

Location Map - 952 Kenneth Ave.

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.

SCOPE OF WORK

- DEMO EXISTING RESIDENCE 1,750.00 SF
- NEW CONSTRUCTION PRIMARY HOUSE 3,095.13 SF
- NEW DETACHED ADU 610.80 SF
- NEW PUBLIC SIDEWALK AT THE FRONT STREET

PROJECT DIRECTORY

OWNER: COZY HOME PARTNERS, LLC
710 E. MCGLINCY LN. STE 109, CAMPBELL CA 95008
GORDONKWONG@GKWARCHITECTS.COM, 408-315-2125

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

GENERAL CONTRACTOR: GKW CONSTRUCTORS, INC. | GORDON K WONG, G.E., CSLB
710E MCGLINCY LANE SUITE 109, CAMPBELL CA 95008
GORDONKWONG@GKWARCHITECTS.COM, 408-796-1845

JURIDICTION: CITY OF CAMPBELL PLANNING & BUILDING DEPARTMENTS
70 N FIRST ST. CAMPBELL, CA 95008
PLANNING@CITYOFCAMPBELL.COM, 408-866-2140

PROJECT INFORMATION

PROJECT LOCATION:	952 KENNETH AVE, CAMPBELL CA 95008
APN:	404-30-023
TRACT NO. / LOT	32 / 23
ZONING:	R-1-10 (SAN THOMAS AREA NEIGHBORHOOD PLAN)
LOT AREA:	9,896.25 SQFT
LOT WIDTH:	75.00'
EXISTING USE:	ONE STORY-SINGLE FAMILY
PROPOSED USE:	ONE STORY-SINGLE FAMILY
CONSTRUCTION TYPE:	V-B SPRINKLERED
FAR SF CALC. ALLOWED:	9896.25 X 45% = 4453.31 SF
(P) FAR SF:	3,700.56 SF / 9,896.25 SF = 37% = **OKAY**
HEIGHT LIMIT:	28'-0" / 2.5 STORIES = PROPOSED 24'-3" / 2 STORIES = **OKAY**

SETBACKS

FRONT:	25'-0"
GARAGE:	25'-0"
LEFT SIDE:	8 FEET OR 60% OF THE BUILDING WALL HT. (13'-11 1/4" x 0.6 = 8'-6"), WHICHEVER IS GREATER, SO THE LEFT SETBACK IS 8'-6" FEET.
RIGHT SIDE:	10 FEET OR 60% OF THE BUILDING WALL HT. (21'-10 3/4" x 0.6 = 13'-2"), WHICHEVER IS GREATER, SO THE LEFT SETBACK IS 13'-2" FEET.
REAR:	25'-0"
OCCUPANCY:	R-10

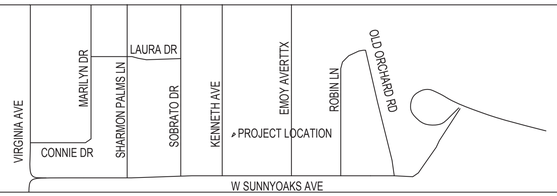
BUILDING SIZE

(P) PRIMARY HOUSE	2602.46 SF
- 1ST FLOOR	1660.87 SF
- 2ND FLOOR	941.59 SF
(P) ATTACHED 2 CARS GARAGE	479.36 SF
(P) TOTAL RESIDENCE	**3081.82 SF**
(P) TOTAL PORCH AREA	**415.43 SF**
- FRONT PORCH	189.06 SF
- REAR PORCH	204.97 SF
- SIDE PORCH	21.40 SF
(P) ADDITIONAL DWELLING UNIT	**610.80 SF**
(P) ADU PARKING:	**1 UNCOVERED**

- NOTE: AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS A DEFERED SUBMITTAL IN BOTH SINGLE FAMILY RESIDENCE AND THE DETACHED ADU

3-D VIEW

VICINITY MAP



SHEET LIST

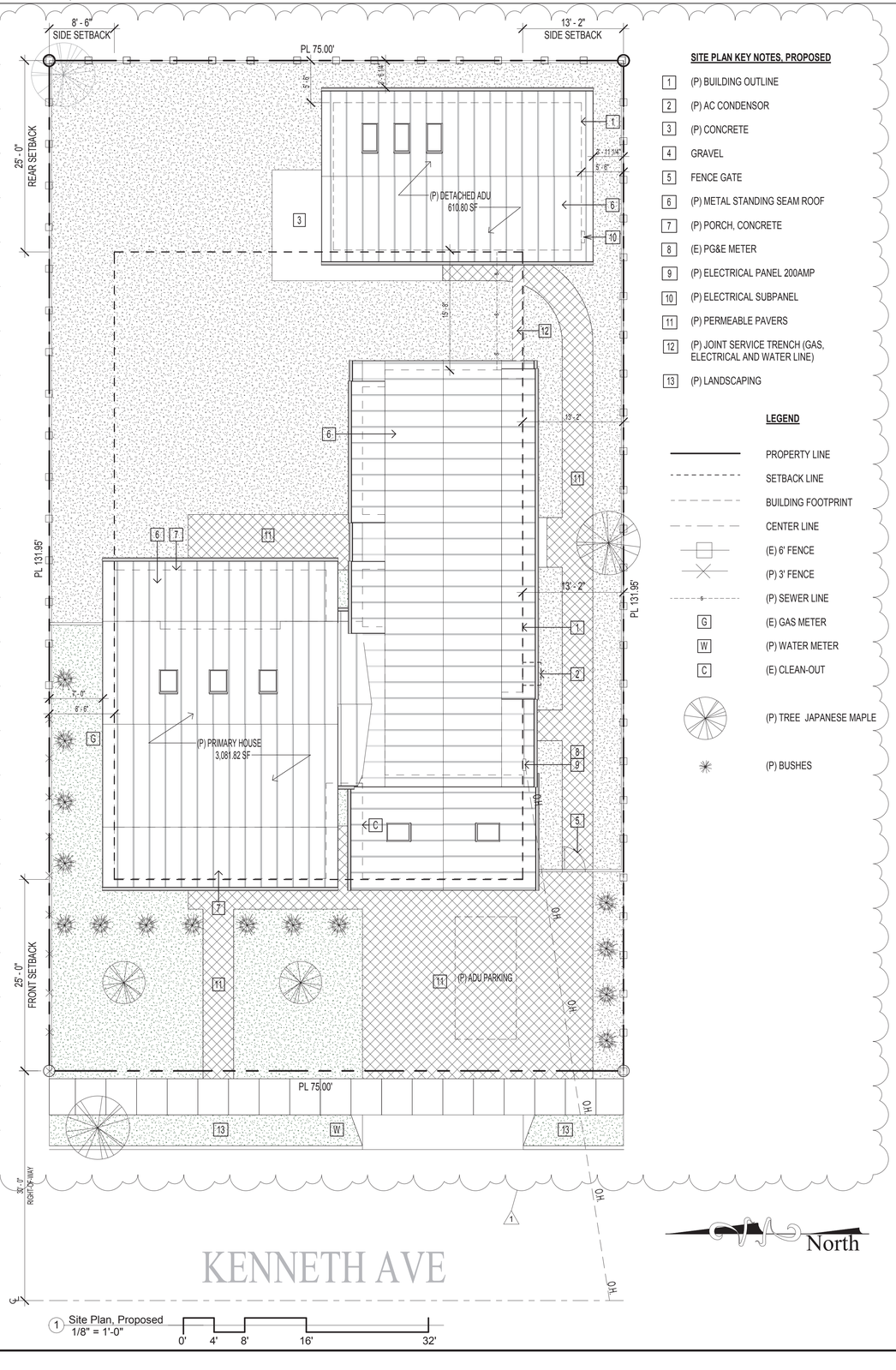
Sheet List

Sheet Number	Sheet Name	Planning Doc.
A501	Bathroom Details	
A502	Bathroom Details	
General		
A000	Cover & Site Plan, Proposed	Yes
A001	Abbreviations and Site Plan, Existing	Yes
A002	Site Photography	Yes
A003	Streetscape, Proposed	Yes
A004	Fire Analysis	Yes
A005	Green Building Check List	Yes
A006	Green Building Check List, Cont.	Yes
C1	Boundary Survey and Topographic Map	Yes
L1	Landscaping & Privacy Plan, Proposed	Yes
L2	Irrigation Plan, Proposed	Yes
T1	Cover Sheet/Grading & Drainage	Yes
T2	Pre/Post Development Plan	Yes
T3	Street Improvement Plan	Yes
T4	Grading, Drainage Plan and Building Cross Sections	Yes
T5	Building Cross Sections	Yes
T6	Utility Plan	Yes
T7	Erosion Control Plan	Yes
T8	Erosion Control Details	Yes
T9	Blueprint for a Clean Bay	Yes
Architectural		
A100	Primary House, Floor Plan, Existing	Yes
A102	Primary House, Floor Plan, 1st & 2nd Level, Proposed	Yes
A103	Primary House, Roof Plan, Proposed	Yes
A104	ADU, Floor Plan & Roof Plan, Proposed	Yes
A105	Area Diagrams	Yes
A200	Primary House, Elevations, Front & Back, Proposed	Yes
A201	Primary House, Elevations, Right & Left, Proposed	Yes
A202	ADU, Elevation East, West & North, South	Yes
A300	Primary House, Cross Sections, AA & BB	Yes
A301	Primary House, Cross Sections, CC & DD	Yes
A400	Primary House, Window, Door & Wall Schedules	
A500	Kitchen Callout Plans	
A600	Architectual Details	
A601	Architectural Details	
A700	Material Board	Yes
A701	Skylight Specifications	

APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARD CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 INTERNATIONAL BUILDING CODE
- co CAMPBELL CITY MUNICIPAL CODE / SAN THOMAS AREA NEIGHBORHOOD PLAN
- ALL OTHER STATE AND LOCAL LAWS, ORDINANCES AND REGULATIONS

SITE PLAN, PROPOSED



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

Cover & Site Plan, Proposed

LICENSED ARCHITECT GORDON K WONG RENEWAL 08/31/2021 C-34045 STATE OF CALIFORNIA

CHARLIEY CHOE, PROJECT REP.
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1845
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GKW ARCHITECTS RESIDENTIAL/COMMERCIAL

952 Kenneth Avenue
Campbell, CA 95008
Residential Addition / Remodel

Project Schedule Revision

#	DATE	DESCRIPTION
1	03/02/2021	PLANNING'S COMMENTS

Cover & Site Plan, Proposed

A000

SCALE 1/8" = 1'-0"

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GENERAL & PUBLIC WORK, NOTES

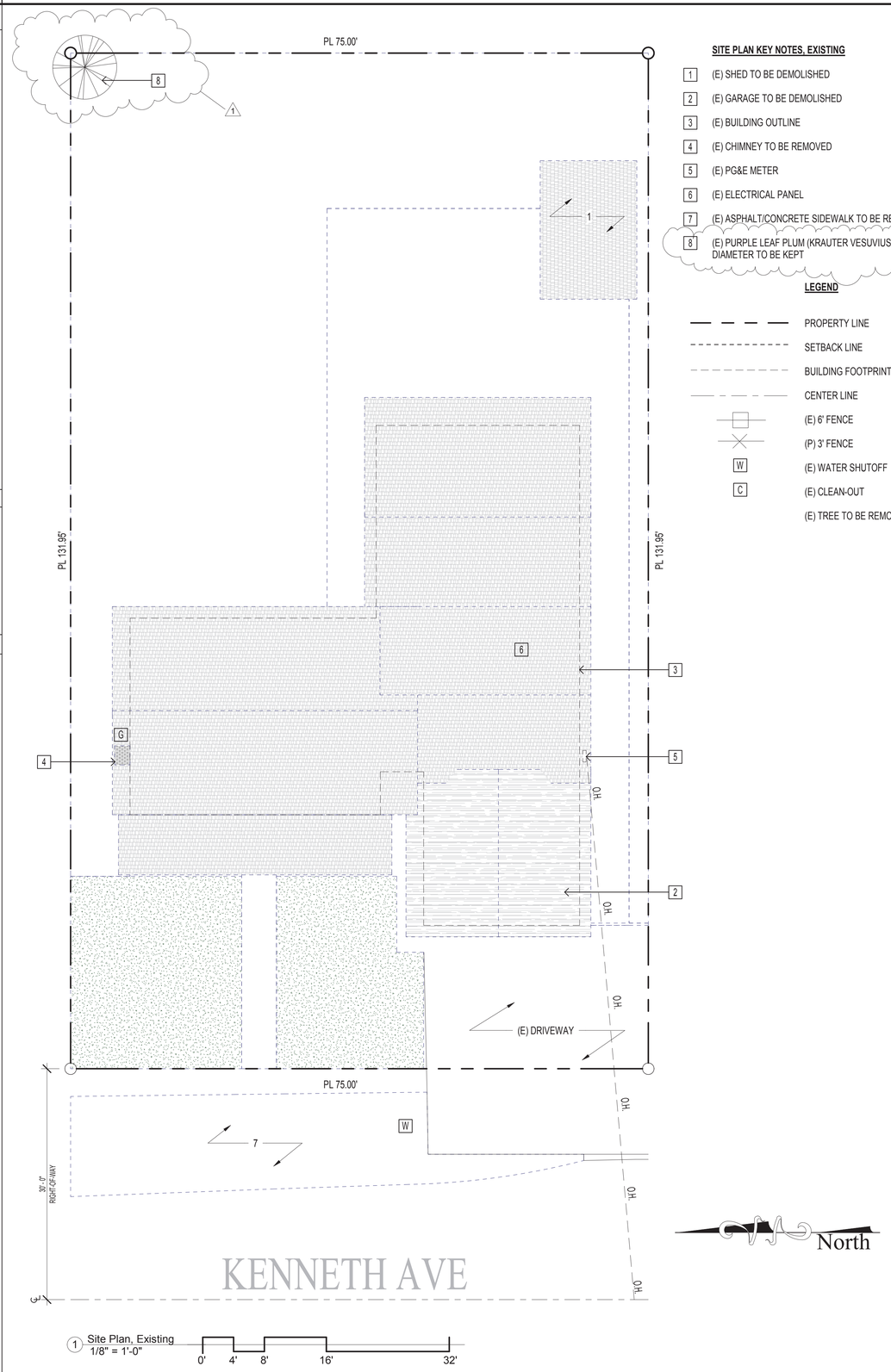
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT 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 GAURANTEE 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, INDEMNIFY 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. ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
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. 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.
17. THIS STRUCTURE IS CLASSIFIED AS NEW SINGLE FAMILY DWELLING UNDER SHAPTER 18.32 OF THE CAMPBELL MUNICIPAL CODE. SHALL BE EQUIPPED WITH RESIDENTIAL FIRE SPRINKLERS COMPLIANT WITH SECTION R313 OF THE CALIFORNIA RESIDENTIAL CODE 2016.
18. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING AREA ADJACENT TO WORK IS LEFT IN A CLEAN CONDITION.
19. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
20. CONTRACTOR IS RESPONSIBLE FOR ALL TEST, INSPECTIONS AND PROCEDURAL REQUIREMENTS PER CITY OF CAMPBELL.
21. OPERABLE SMOKE DETECTORS MUST BE IN PLACE PRIOR TO RE-OCCUPY DWELLINGS .
22. PLUMBING & ELECTRICAL SURVEY REQUIRED FOR METER RELEASE.
23. 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
24. ADDITIONS AND ALTERATIONS TO (E) RESIDENTIAL STRUCTURES SHALL COMPLY WITH SECTION 3404 OF THE 2019 CALIFORNIA BUILDING CODE (CBC).
25. STORM WATER RUN-OFF FROM IMPERVIOUS SURFACE CREATED BY THIS PERMITTED PROJECT SHALL BE DIRECTED TO VEGETATED AREAS ON THE PROJECT PARCEL. STORM WATER SHALL NOT DRAIN ONTO NEIGHBORING PARCELS.
26. ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7.

GRAPHIC SYMBOLS

CONCRETE PAD
DETAIL REFERENCE
INTERIOR ELEVATION
WALL TYPE
KEY NOTE
BUILDING SECTION
APPROXIMATE LINE OF WORK
DOOR TYPE
DATUM REFERENCE
REMOVE
ROOM TAG
REVISION
WINDOW TYPE

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



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

SITE PLAN KEY NOTES, EXISTING

1. (E) SHED TO BE DEMOLISHED
2. (E) GARAGE TO BE DEMOLISHED
3. (E) BUILDING OUTLINE
4. (E) CHIMNEY TO BE REMOVED
5. (E) PG&E METER
6. (E) ELECTRICAL PANEL
7. (E) ASPHALT/CONCRETE SIDEWALK TO BE REMOVED
8. (E) PURPLE LEAF PLUM (KRAUTER VESUVIUS), 6 " TRUNK DIAMETER TO BE KEPT

LEGEND

PROPERTY LINE
SETBACK LINE
BUILDING FOOTPRINT
CENTER LINE
(E) 6' FENCE
(P) 3' FENCE
(E) WATER SHUTOFF
(E) CLEAN-OUT
(E) TREE TO BE REMOVED

Abbreviations and Site Plan, Existing

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/ 2021
C-34045
STATE OF CALIFORNIA

CHARLIEY CHOE, PROJECT REP.
716E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 796-1845
CHARLIETCHOE@GKWARCHITECTS.COM

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GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

952 Kenneth Avenue
Campbell, CA 95008
Residential Addition / Remodel

Project Schedule Revision

#	DATE	DESCRIPTION
1	03/02/2021	PLANNING'S COMMENTS

Abbreviations and Site Plan, Existing

A001

SCALE 1/8" = 1'-0"

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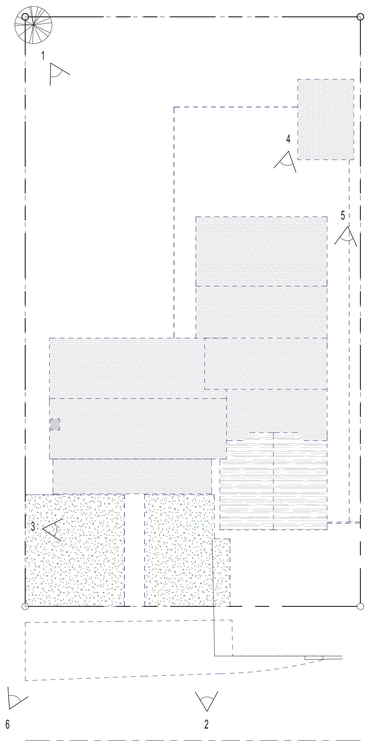
1_BUILDING FROM THE REAR

2_BUILDING FROM THE FRONT

3_BUILDING FROM THE LEFT SIDE



1 Site Plan, Existing, Key Plan
1/16" = 1'-0"

4_BUILDING FROM THE LEFT REAR

5_BUILDING FROM THE SIDE VIEW

6_BUILDING FROM THE FRONT LEFT

Site Photography

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2021
C-34045
STATE OF CALIFORNIA

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GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

952 Kenneth Avenue
Campbell, CA 95008

Residential Addition / Remodel

Project Schedule Revision

#	DATE	DESCRIPTION
1	03/02/2021	PLANNING'S COMMENTS

Site Photography

A002

SCALE 1/8" = 1'-0"

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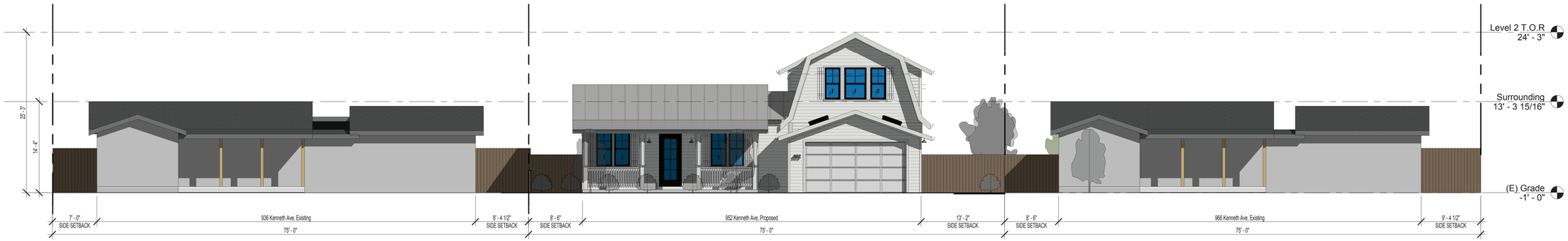

1 Elevation, Front, Proposed for Streetscape
1/8" = 1'-0"

Streetscape, Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2021
C-34045
STATE OF CALIFORNIA

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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

952 Kenneth Avenue
Campbell, CA 95008
Residential Addition / Remodel

Project Schedule Revision

#	DATE	DESCRIPTION
1	03/02/2021	PLANNING'S COMMENTS

Streetscape, Proposed

A003

SCALE 1/8" = 1'-0"

6/11/2021 5:27:14 PM

SAN JOSE WATER

1265 S. Bascom Avenue
San Jose, CA 95128-3514

Writer's Direct Line: (408) 279-7821
Email: marty.henderson@sjwater.com

March 31, 2021

Deputy Fire Marshal Caleb Flanangan
Santa Clara County Fire Department - Fire Prevention Division
16795 Lark Ave., Suite 200
Los Gatos, CA 95032

Reference: 952 Kenneth Ave., Campbell, CA
APN: 404-30-023

Dear Mr. Flanangan:

Per a request on or about March 30, 2021, we conducted a computer simulation to determine fire flow availability at the referenced location. You indicated a flow with one hydrant for the purpose of the simulation to determine if 1,750 GPM is available. The table below gives the results of the computer simulation, which are valid for one year from the date of the simulation. Elevations are interpolated from United States Geological Survey contours.

Hyd. No.	Location	GPM	Residual PSI	Static PSI
E-00804 Elev. = 229'	Kenneth Ave., approx. 26' N/N Sunnyoaks Ave.	1750	74	88
Date of Simulation: March 31, 2021				

Determining the adequacy of fire protection from the information provided herein is the responsibility of those qualified to do so. San Jose Water Company undertakes to supply only such water at such pressure as may be available any time through the normal operation of its system. Section 774 of the Public Utilities Code limits the liability of the utility resulting from a claim regarding the provision or maintenance of an adequate water supply, water pressure, equipment or other fire protection facility or service.

Sincerely,

Marty Henderson
Engineering Support Supervisor

For additional information
Backflow: 408-279-7872
Map requests: 408-918-7360
Static water pressure: 408-918-7361
Water meter sizing: 408-279-7839

MH:mh
952 Kenneth Ave County Fire.doc
cc: Fire Flow File

SAN JOSE WATER

1265 S. Bascom Avenue
San Jose, CA 95128-3514

Writer's Direct Line: (408) 279-7821
Email: marty.henderson@sjwater.com

March 31, 2021

GKW Architects
710 E. McGlincey Ln., Suite 109
Campbell, CA 95008

Attention: Dang Tran

Reference: 952 Kenneth Ave., Campbell, CA

Dear Mr. Tran:

In response to your recent request, please find enclosed a copy of our letter dated March 31, 2021, to Deputy Fire Marshal Caleb Flanangan of the Santa Clara County Fire Department. It will be the responsibility of the fire department to evaluate the data and determine whether or not the flow availability in the area is adequate for further development of the site. Please note that these water supply computer simulation results are valid for one year from the date of the simulation.

Sincerely,

Marty Henderson
Engineering Support Supervisor

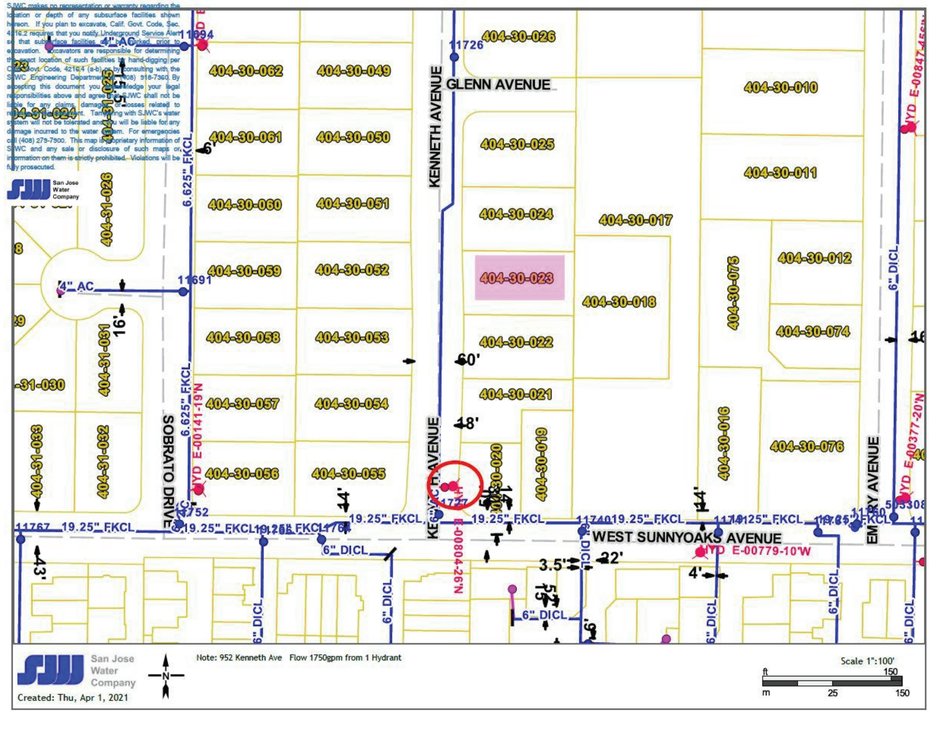
For additional information
Backflow: 408-279-7872
Map requests: 408-918-7360
Static water pressure: 408-918-7361
Water meter sizing: 408-279-7839

MH:mh
952 Kenneth Ave.doc
enclosure

cc: Caleb Flanangan (County Fire)
Fire Flow File

1 Path of Travel, Fire Hydrant
1" = 40'-0"
0' 20' 40' 80' 160'

(F) (E) FIRE HYDRANT
PATH OF TRAVEL LENGTH



Fire Analysis

LICENSED ARCHITECT
GORDON K WONG
C-34045
STATE OF CALIFORNIA

GORDON K WONG, ARCHITECT LIC# 34045
710E MCGLINCY LANE SUITE 109
CAMPBELL, CA 95008 (408) 315-2125
GORDONKWONG@GKWARCHITECTS.COM

CHARLIEY CHOE, PROJECT REP.
710E MCGLINCY LANE SUITE 109
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GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

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Fire Analysis

A004

SCALE 1/8" = 1'-0"

4/15/2021 10:34:59 AM

GreenPoint Rated Checklist: Single Family

Build It Green
Smart Solutions From The Ground Up

Total Points Achieved:

The GreenPoint Rated checklist tracks green features incorporated into the home. The recommended minimum requirements for a green home are: Earn a total of 50 points or more; obtain the following minimum points per category: Energy (30), Indoor Air Quality/Health (5), Resources (6), and Water (9); and meet the prerequisites A.3.a (50% construction waste diversion), J.1 (Exceed Title 24 by 15%), and N.1 (Incorporate Green Points checklist in blueprints).
The green building practices listed below are described in the New Home Construction Green Building Guidelines, available at www.buildigreen.org. Build It Green is a non-profit organization providing the GreenPoint Rated program as a public service. Build It Green encourages local governments to leverage program resources to support voluntary, market-based programs and strategies.

Project Name:	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
		0	0	0	0	0
A. SITE		Possible Points				
1. Protect Topsoil and Minimize Disruption of Existing Plants & Trees						
☐ a. Protect Topsoil from Erosion and Reuse after Construction		1				1
☐ b. Limit and Delineate Construction Footprint for Maximum Protection						1
☐ **2. Deconstruct Instead of Demolishing Existing Buildings On Site**					3	
3. Recycle Job Site Construction Waste (Including Green Waste)						
☐ a. Minimum 50% Waste Diversion by Weight (Recycling or Reuse) - *Required*					R	
☐ b. Minimum 65% Diversion by Weight (Recycling or Reuse)					2	
☐ c. Minimum 80% Diversion by Weight (Recycling or Reuse)					2	
4. Use Recycled Content Aggregate (Minimum 25%)						
☐ a. Walkway and Driveway					1	
☐ b. Roadway Base					1	
Total Points Available in Site = 12						
B. FOUNDATION		Points Available Per Measure				
1. Replace Portland Cement in Concrete with Recycled Flyash or Slag						
☐ a. Minimum 20% Flyash or Slag					1	
☐ b. Minimum 25% Flyash or Slag					1	
☐ **2. Use Frost-Protected Shallow Foundation in Cold Areas (C.E.C. Climate Zone 16)**					3	
☐ **3. Use Radon Resistant Construction**				1		
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
4. Design and Build Structural Pest Controls						
☐ a. Install Termite Shields & Separate All Exterior Wood-to-Concrete Connections by Metal or Plastic Fasteners/Dividers					1	
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
☐ b. All New Plants Have Trunk, Base, or Stem Located At Least 36 Inches from Foundation					1	
Total Points Available in Foundation = 8						
C. LANDSCAPING		Points Available Per Measure				
1. Construct Resource-Efficient Landscapes						
☐ a. No Invasive Species Listed by Cal-IPC Are Planted						1
☐ b. No Plant Species Will Require Hedging					1	
☐ c. 75% of Plants Are California Natives or Mediterranean Species or Other Appropriate Species						3

Project Name:	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
☐ **2. Use Fire-Safe Landscaping Techniques**		1				
☐ **3. Minimize Turf Areas in Landscape Installed by Builder**						
a. All Turf Will Have a Water Requirement Less than or Equal to Tall Fescue (< = 0.8 plant factor)						2
☐ b. Turf Shall Not Be Installed on Slopes Exceeding 10% or in Areas Less than 8 Feet Wide						2
☐ c. Turf is ≤33% of Landscaped Area (total 2 points)						2
☐ d. Turf is ≤10% of Landscaped Area (total 4 points)						2
☐ **4. Plant Shade Trees**						3
☐ **5. Group Plants by Water Needs (Hydrozoning)**						2
6. Install High-Efficiency Irrigation Systems						
☐ a. System Uses Only Low-Flow Drip, Bubblers, or Low-flow Sprinklers						2
☐ b. System Has Smart (Weather-Based) Controllers						3
☐ **7. Incorporate Two Inches of Compost in the Top 6 to 12 Inches of Soil**						3
☐ **8. Mulch All Planting Beds to the Greater of 2 Inches or Local Water Ordinance Requirement**						2
☐ **9. Use 50% Salvaged or Recycled-Content Materials for 50% of Non-Plant Landscape Elements**					1	
☐ **10. Reduce Light Pollution by Shielding Fixtures and Directing Light Downward**		1				
Total Points Available in Landscaping = 31						
D. STRUCTURAL FRAME & BUILDING ENVELOPE		Points Available Per Measure				
1. Apply Optimal Value Engineering						
☐ a. Place Rafters and Studs at 24-Inch On Center Framing					1	
☐ b. Size Door and Window Headers for Load					1	
☐ c. Use Only Jack and Cripple Studs Required for Load					1	
2. Use Engineered Lumber						
☐ a. Beams and Headers					1	
☐ b. Insulated Engineered Headers			1			
☐ c. Wood I-Joists or Web Trusses for Floors					1	
☐ d. Wood I-Joists for Roof Rafters					1	
☐ e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
☐ f. Oriented Strand Board for Subfloor					1	
☐ g. Oriented Strand Board for Wall and Roof Sheathing					1	
3. Use FSC-Certified Wood						
☐ a. Dimensional Lumber, Studs and Timber: Minimum 40%					2	
☐ b. Dimensional Lumber, Studs and Timber: Minimum 70%					2	
☐ c. Panel Products: Minimum 40%					1	
☐ d. Panel Products: Minimum 70%					1	
4. Use Solid Wall Systems (Includes SIPs, ICFs, & Any Non-Stick Frame Assembly)						
☐ a. Floors			2		2	
☐ b. Walls			2		2	
☐ c. Roofs			2		2	
5. Reduce Pollution Entering the Home from the Garage						
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
☐ a. Tightly Seal the Air Barrier between Garage and Living Area				1		
☐ b. Install Garage Exhaust Fan OR Build a Detached Garage				1		

Project Name:	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
☐ **6. Design Energy Heels on Trusses (75% of Attic Insulation Height at Outside Edge of Exterior Wall)**			1			
☐ **7. Design Roof Trusses to Accommodate Ductwork**			1			
☐ **8. Use Recycled-Content Steel Studs for 90% of Interior Wall Framing**					1	
☐ **9. Thermal Mass Walls: 5/8-Inch Drywall on All Interior Walls or Walls Weighing more than 40 lb/cu.ft.**			1			
10. Install Overhangs and Gutters						
☐ a. Minimum 16-Inch Overhangs and Gutters					1	
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
☐ b. Minimum 24-Inch Overhangs and Gutters			1			
Total Points Available in Structural Building Frame and Envelope = 36						
E. EXTERIOR FINISH		Points Available Per Measure				
☐ **1. Use Recycled-Content (No Virgin Plastic) or FSC-Certified Wood Decking**					2	
☐ **2. Install a Rain Screen Wall System**					2	
☐ **3. Use Durable and Non-Combustible Siding Materials**					1	
☐ **4. Use Durable and Non-Combustible Roofing Materials**					2	
Total Points Available in Exterior Finish = 7						
F. INSULATION		Points Available Per Measure				
1. Install Insulation with 75% Recycled Content						
☐ a. Walls and Floors					1	
☐ b. Ceilings					1	
2. Install Insulation that is Low-Emitting (Certified Section 01350)						
☐ a. Walls and Floors				1		
☐ b. Ceilings				1		
☐ **3. Inspect Quality of Insulation Installation before Applying Drywall**			1			
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
Total Points Available in Insulation = 5						
G. PLUMBING		Points Available Per Measure				
1. Distribute Domestic Hot Water Efficiently (Additive, Maximum 7 Points)						
☐ a. Insulate Hot Water Pipes from Water Heater to Kitchen			1			1
☐ b. Insulate All Hot Water Pipes			1			1
☐ c. Use Engineered Parallel Piping						1
☐ d. Use Engineered Parallel Piping with Demand Controlled Circulation Loop						1
☐ e. Use Structured Plumbing with Demand Controlled Circulation Loop			1			2
☐ f. Use Central Core Plumbing			1		1	1
☐ **2. Install Only High Efficiency Toilets (Dual-Flush or ≤1.28 gpf)**						4
Total Points Available in Plumbing = Total 11						
H. HEATING, VENTILATION & AIR CONDITIONING		Points Available Per Measure				
☐ **1. Design and Install HVAC System to ACCA Manual J, D, and S Recommendations**			4			
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
2. Install Sealed Combustion Units						
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
☐ a. Furnaces				2		
☐ b. Water Heaters				2		
☐ **3. Install Zoned, Hydronic Radiant Heating**			1	1		

Project Name:	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
☐ **4. Install High Efficiency Air Conditioning with Environmentally Responsible Refrigerants**		1				
5. Design and Install Effective Ductwork						
[*5b,d,&e are automatically granted when project qualifies for measure J3: ES with IAQ]						
☐ a. Install HVAC Unit and Ductwork within Conditioned Space			3			
☐ b. Use Duct Mastic on All Duct Joints and Seams			1			
☐ c. Install Ductwork under Attic Insulation (Buried Ducts)			1			
☐ d. Pressure Relieve the Ductwork System			1			
☐ e. Protect Ducts during Construction and Clean All Ducts before Occupancy			1			
☐ **6. Install High Efficiency HVAC Filter (MERV 6+)**				1		
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
☐ **7. Don't Install Fireplaces or Install Sealed Gas Fireplaces with Efficiency Rating NOT Less Than 60% using CSA Standards**				1		
8. Install Effective Exhaust Systems in Bathrooms and Kitchens						
[*8a&c are automatically granted when project qualifies for measure J3: ES with IAQ]						
☐ a. Install ENERGY STAR Bathroom Fans Vented to the Outside				1		
☐ b. All Bathroom Fans Are on Timer or Humidistat				1		
☐ c. Install Kitchen Range Hood Vented to the Outside				1		
9. Install Mechanical Ventilation System for Cooling (Max. 4 Points)						
☐ a. Install ENERGY STAR Ceiling Fans & Light Kits in Living Areas & Bedrooms			1			
☐ b. Install Whole House Fan with Variable Speeds			1			
☐ c. Automatically Controlled Integrated System			2			
☐ d. Automatically Controlled Integrated System with Variable Speed Control			3			
10. Install Mechanical Fresh Air Ventilation System (Maximum 3 Points)						
☐ a. Any Whole House Ventilation System That Meets ASHRAE 62.2				2		
☐ b. Install Air-to-Air Heat Exchanger that meets ASHRAE 62.2			1	2		
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
☐ **11. Install Carbon Monoxide Alarm(s)**				1		
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
Total Points Available in Heating, Ventilation and Air Conditioning = 30						
I. RENEWABLE ENERGY		Points Available Per Measure				
☐ **1. Pre-Plumb for Solar Hot Water Heating**			4			
☐ **2. Install Solar Water Heating System**			10			
☐ **3. Install Wiring Conduit for Future Photovoltaic Installation & Provide 200 ft^2 of South-Facing Roof**			2			
4. Install Photovoltaic (PV) Panels						
☐ a. 30% of electric needs OR 1.2 kW (total 6 points)			6			
☐ b. 60% of electric needsOR 2.4kW (total 12 points)			6			
☐ c. 90% of electric need OR 3.6 kW (total 18 points)			6			
Total Available Points in Renewable Energy = 28						
J. BUILDING PERFORMANCE		Points Available Per Measure				
1. Diagnostic Evaluations						
☐ a. House Passes Blower Door Test			1			
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
☐ b. House Passes Combustion Safety Backdraft Test				1		

Project Name:	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
0% **2. Design and Build High Performance Homes - 15% above Title 24 - *Required***			≥30			
☐ **3. House Obtains ENERGY STAR with Indoor Air Package Certification - *Pilot Measure* (Total 45 points; read comment)**				5	2	
Total Available Points in Building Performance = 109						
K. FINISHES		Points Available Per Measure				
☐ **1. Design Entryways to Reduce Tracked in Contaminants**				1		
2. Use Low-VOC or Zero-VOC Paint (Maximum 3 Points)						
☐ a. Low-VOC Interior Wall/Ceiling Paints (<50gpl VOCs (Flat) & <150gpl VOCs (Non-Flat))				1		
☐ b. Zero-VOC: Interior Wall/Ceiling Paints (<5 gpl VOCs (Flat))				3		
☐ **3. Use Low VOC, Water-Based Wood Finishes (<250 gpl VOCs)**				2		
☐ **4. Use Low-VOC Caulk and Construction Adhesives (<70 gpl VOCs) for All Adhesives**				2		
☐ **5. Use Recycled-Content Paint**					1	
6. Use Environmentally Preferable Materials for Interior Finish: A) FSC-Certified Wood, B) Reclaimed, C) Rapidly Renewable, D) Recycled-Content or E) Finger-Jointed						
☐ a. Cabinets (50% Minimum)					1	
☐ b. Interior Trim (50% Minimum)					1	
☐ c. Shelving (50% Minimum)					1	
☐ d. Doors (50% Minimum)					1	
☐ e. Countertops (50% Minimum)					1	
7. Reduce Formaldehyde in Interior Finish (CA Section 01350)						
☐ a. Subfloor & Stair Treads (90% Minimum)				1		
☐ b. Cabinets & Countertops (90% Minimum)				1		
☐ c. Interior Trim (90% Minimum)				1		
☐ d. Shelving (90% Minimum)				1		
☐ **8. After Installation of Finishes, Test of Indoor Air Shows Formaldehyde Level <27ppb**				3		
Total Available Points in Finishes = 21						
L. FLOORING		Points Available Per Measure				
1. Use Environmentally Preferable Flooring: A) FSC-Certified Wood, B) Reclaimed or Refinished, C) Rapidly Renewable, D) Recycled-Content, E) Exposed Concrete. *Flooring Adhesives Must Have <70 gpl VOCs.*						
☐ a. Minimum 15% of Floor Area					1	
☐ b. Minimum 30% of Floor Area					1	
☐ c. Minimum 50% of Floor Area					1	
☐ d. Minimum 75% of Floor Area					1	
☐ **2. Thermal Mass Floors: Floor Covering Other than Carpet on 50% or More of Concrete Floors**			1			
☐ **3. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (50% Minimum)**				2		
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
Total Available Points in Flooring = 7						
M. APPLIANCES AND LIGHTING		Points Available Per Measure				

Project Name:	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
1. Install Water and Energy Efficient Dishwasher						
☐ a. ENERGY STAR (total 1 point)			1			
☐ b. Dishwasher Uses No More than 6.5 Gallons/Cycle (total 2 points)						1
2. Install ENERGY STAR Clothes Washing Machine with Water Factor of 6 or Less						
☐ a. Meets Energy Star and CEE Tier 2 requirements (modified energy factor 2.0, Water Factor 6.0 or less) (total 3 points)			1			2
☐ b. Meets Energy Star and CEE Tier 3 requirements (modified energy factor 2.2, Water Factor 4.5 or less) (total 5 points)						2
3. Install ENERGY STAR Refrigerator						
☐ a. ENERGY STAR Qualified & < 25 Cubic Feet Capacity			1			
☐ b. ENERGY STAR Qualified & < 20 Cubic Feet Capacity			1			
4. Install Built-In Recycling Center and Composting Center						
☐ a. Built-In Recycling Center					2	
☐ b. Built-In Composting Center					1	
Total Available Points in Appliances and Lighting = 12						
N. OTHER		Points Available Per Measure				
☐ **1. Incorporate GreenPoint Rated Checklist in Blueprints - *Required***					R	
☐ **2. Develop Homeowner Manual of Green Features/Benefits**			1	1		1
[*Points automatically granted when project qualifies for measure J3: ES with IAQ]						
Total Available Points in Other = 3						
O. COMMUNITY DESIGN & PLANNING (maximum 20 points in this section)						
1. Develop Infill Sites						
☐ a. Project is Located in a Built Urban Setting with Utilities in Place for Fifteen Years		1			1	
☐ b. Development is Located within 1/2 Mile of a Major Transit Stop		2				
2. Cluster Homes & Keep Size in Check						
☐ a. Cluster Homes for Land Preservation		1			1	
☐ b. Conserve Resources by Increasing Density (10 Units per Acre or Greater)		2			2	
☐ c. Home Size Efficiency					9	
0 **3. Subdivision Layout & Orientation to Improve Natural Cooling and Passive Solar Attributes**		3	7			
4. Design for Walking & Bicycling						
☐ a. Pedestrian Access to 5 or More Neighborhood Services within ½ Mile: 1) Community Center/Library; 2) Grocery Store; 3) School; 4) Day Care; 5) Laundry; 6) Medical; 7) Entertainment/Restaurants; 8) Post Office; 9) Place of Worship; 10) Bank		2				
☐ b. Development is Connected with A Dedicated Pedestrian Pathway to Places of Recreational Interest within 1/4 mile		1				
☐ c. At Least Two of the Following Traffic-Calming Strategies: - Designated Bicycle Lanes are Present on Roadways; - Ten-Foot Vehicle Travel Lanes; - Street Crossings Closest to Site are Located Less Than 300 Feet Apart; - Streets Have Rumble Strips, Bulbouts, Raised Crosswalks or Refuge Islands		2				
5. Design for Safety & Social Gathering						
☐ a. All Home Front Entrances Have Views from the Inside to Outside Callers		1				
☐ b. All Home Front Entrances Can be Seen from the Street and/or from Other Front Doors		1				
☐ c. Orient Porches (min. 100sf) to Streets and Public Spaces		1				

Green Building Check List

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2021
C-34045
STATE OF CALIFORNIA

CHARLIEY CHOE, PROJECT REP.
7106 MCGLINCY LANE SUITE 109
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A005

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Project Name:	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
6. Design for Diverse Households						
☐ a. All Homes Have at Least One Zero-Step Entrance		1				
☐ b. All Main Floor Interior Doors & Passageways Have a Minimum 32-Inch Clear Passage Space		1				
☐ c. Locate at Least a Half-Bath on the Ground Floor with Blocking in Walls for Grab Bars		1				
☐ d. Provide Full-Function Independent Rental Unit		1				
Total Achievable Points in Community Design & Planning = 20						
P. INNOVATION (maximum 20 points in this section)		Possible Points				
A. Site						
☐ 1. Reduce Heat-Island Effect - Install light-colored, high albedo materials (solar reflectance index >= 0.3) for at least 50% of site's non-roof impervious surfaces		1				
☐ 2. Build on Designated brownfield site		3				
B. Foundation						
["Points automatically granted when project qualifies for measure J3: ES with IAQ]						
☐ 1. Install a Foundation Drainage System					2	
☐ 2. Sealed and Moisture Controlled Crawlspace				2		
C. Landscaping						
☐ 1. Meets Bay-Friendly Landscape Program Requirement						4
☐ 2. Meets California-Friendly Landscape Program Requirement						4
3. Rain Water Harvesting System (1 point for <350 gallons, 2 points for > 350 gallons)						2
☐ a. Less than 350 gallon capacity						1
☐ b. Greater than 350 gallon capacity						2
☐ 4. Assess Site Climate, Exposure, Topography, and Drainage						1
☐ 5. Perform a Soil Analysis						1
☐ 6. Irrigation System Uses Recycled Wastewater						1
☐ 7. FSC Certified, Recycled Plastic or Composite Lumber - Fencing: 70%					1	
D. Structural Frame and Building Envelope						
1. Design, Build and Maintain Structural Pest and Rot Controls						
☐ a. Locate All Wood (Siding, Trim, Structure) At Least 12" Above Soil					1	
☐ b. All Wood Framing 3 Feet from the Foundation is Treated with Borates (or Use Factory-Impregnated Materials) OR Walls are Not Made of Wood				1		
☐ 2. Use Moisture Resistant Materials in Wet areas of Kitchen, Bathrooms, Utility Rooms, and Basements ["Points automatically granted when project qualifies for measure J3: ES with IAQ]				1		
3. Use FSC Certified Engineered Lumber (3 points maximum)						
☐ a. Beams and Headers					1	
☐ b. Insulated Engineered Headers					1	
☐ c. Wood I-Joists or Web Trusses for Floors					1	
☐ d. Wood I-Joists for Roof Rafters					1	
☐ e. Engineered or Finger-Jointed Studs for Vertical Applications					1	
☐ f. Roof Trusses: 100%					1	
4. FSC Certified Wood						
☐ a. Dimensional Lumber, Studs and Timber: 100%					2	
☐ b. Panel Products: 100%					2	
E. Exterior Finish						
☐ 1. Green Roofs (25% of roof area minimum)		1	1			

Project Name:	Points Achieved	Community	Energy	IAQ/Health	Resources	Water
☐ 2. Flashing Installation Techniques Specified ["Points automatically granted when project qualifies for measure J3: ES with IAQ]					1	
F. Insulation						
G. Plumbing						
☐ 1. Graywater Pre-plumbing (includes washing machine at minimum)						1
☐ 2. Graywater System Operational (includes washing machine at minimum)						2
☐ 3. Innovative Wastewater Technology (Constructed Wetland, Sand Filter, Aerobic System)						1
☐ 4. Composting or Waterless Toilet						2
☐ 5. Install Drain Water Heat-recovery System			1			
6. Install Water Efficient Fixtures						
☐ a. Showerheads or Shower Towers Use <2.0 Gallons Per Minute (GPM) Total						1
☐ b. Faucets - bathrooms <1.5 gpm						1
☐ c. Faucets - Kitchen & Utility <2.0 gpm						1
H. Heating, Ventilation, and Air Conditioning						
☐ 1. Humidity Control Systems (only in California humid/marine climate zones 1,3,5,6,7)				1		
I. Renewable Energy						
☐ 1. Extraordinary Passive Solar Design (> 50% of load) That is Not Already Reflected in T-24 Modeling			5			
J. Building Performance						
☐ 1. Test Total Supply Air Flow Rates			1			
K. Finishes						
1. Use Environmentally Preferable Materials for Interior Finishes						
☐ a. Cabinets (80% minimum)					1	
☐ b. Interior Trim (80% minimum)					1	
☐ c. Shelving (80% minimum)					1	
☐ d. Doors (80% minimum)					1	
☐ e. Countertops (80% minimum)					1	
L. Flooring						
☐ 1. Flooring Meets Section 01350 or CRI Green Label Plus Requirements (80% Minimum) ["Points automatically granted when project qualifies for measure J3: ES with IAQ]				1		
M. Appliances						
N. Other						
☐ 1. Homebuilder's Management Staff are Certified Green Building Professionals		1				
☐ 2. Detailed Durability Plan ["Points automatically granted when project qualifies for measure J3: ES with IAQ]					2	
☐ 3. Third-Party Verification of Implementation of Durability Plan					2	
☐ 4. Materials Sourced, Processed and Manufactured Within a 500 Mile Radius of the Home		1				
☐ 5. Comprehensive Owner's Manual and Homeowner Educational Walkthroughs			1			
Total Achieveable Points in Innovation = 20						
Summary						
Total Available Points in Specific Categories		32	193	51	103	71
Minimum Points Required in Specific Categories		0	30	5	6	9
Total Points Achieved						

Project Name:	Points Achieved	Community	Energy	IAQ/Health	Resources	Water

Project has not yet met the following recommended minimum requirements:

- *Total Project Score of At Least 50 Points*
- *Required measures:*
  - *-A3a: 50% waste diversion by weight*
  - *-J2: 15% above Title 24*
  - *-N1: Incorporate GreenPoint Rated Checklist into blueprints*
- *Minimum points in specific categories:*
  - *-Energy (30 points)*
  - *-IAQ/Health (5 points)*
  - *-Resources (6 points)*
  - *-Water (9 points)*
- *-Maximum 20 points pursued under Community Design and Planning*
- *-Maximum 20 points pursued under Innovation*

Green Building Check List, Cont.

LICENSED ARCHITECT GORDON K WONG RENEWAL 08/31/2021 C-34045 STATE OF CALIFORNIA

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GKW ARCHITECTS RESIDENTIAL/COMMERCIAL

952 Kenneth Avenue
Campbell, CA 95008

Residential Addition / Remodel

Project Schedule Revision

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1	03/02/2021	PLANNING'S COMMENTS

Green Building Check List, Cont.

A006

SCALE 1/8" = 1'-0"

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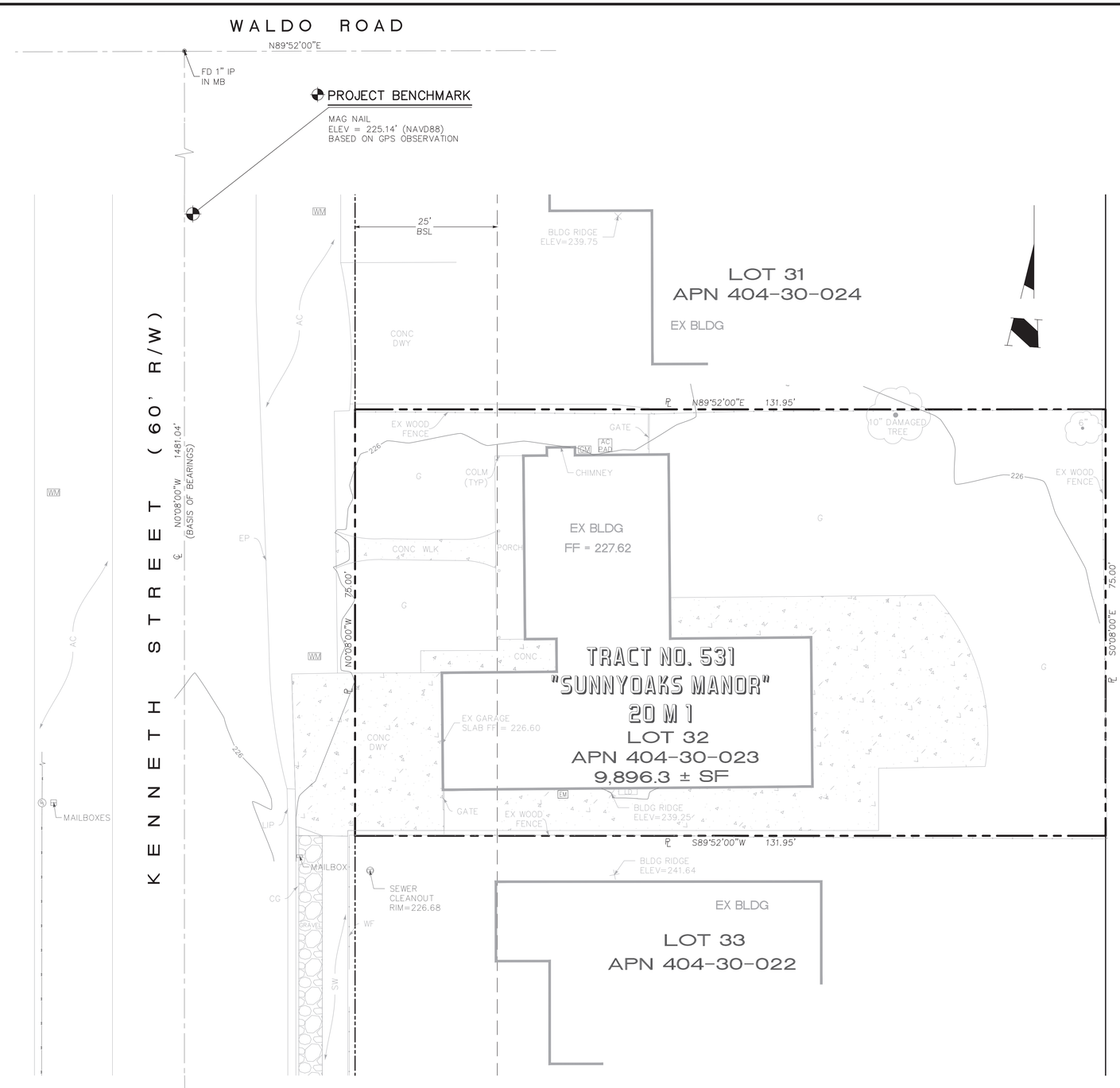
ABBREVIATIONS

AC	ASPHALT CONCRETE
AD	AREA DRAIN
BB	BUBBLER BOX
BD	BRASS DISC
BLDG	BUILDING
BLK	BLOCK
BOL	BOLLARD
BRC	BACK OF ROLLED CURB
BSL	BUILDING SETBACK LINE
BW	BOTTOM OF WALL
BWK	BACK OF WALK
CB	CATCH BASIN
CG	CURB & GUTTER
℄	CENTERLINE
CLF	CHAIN LINK FENCE
COLM	COLUMN
COP	CURB OPENING
CONC	CONCRETE
CSD	COUNTY STANDARD DETAIL
CVE	CONSERVATION EASEMENT
DE	DRAINAGE EMITTER
DI	DRAINAGE INLET
DS	DOWNSPOUT
DWY	DRIVEWAY
EA	EASEMENT
EC	EDGE OF CONCRETE
ELEV	ELEVATION
EM	ELECTRIC METER
E(OH)	ELECTRIC OVERHEAD
E(UG)	ELECTRIC UNDERGROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FC	FACE OF CURB
FD	FOUND
FF	FINISH ELEVATION OF SUBFLOOR
FG	GROUND FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GROUND/GAS LINE
GAR	GARAGE SLAB ELEVATION
GPE	GENERAL PUBLIC EASEMENT
GSB	GRADING SETBACK
GM	GAS METER
HC	HANDICAPPED
HP	HI POINT
INV	INVERT
IP	IRON PIPE
IRR	IRRIGATION
LD	LANDING
LIP	LIP OF GUTTER
LS	LANDSCAPED AREA
MAX	MAXIMUM
MB	MONUMENT BOX
MH	MANHOLE
MIN	MINIMUM
MON	MONUMENT
N&S	NAIL AND SILVER
NTS	NOT TO SCALE
OH	OVERHEAD
OG	ORIGINAL GROUND
P	PAVEMENT FINISH GRADE
PAD	PAD ELEVATION
PADE	PRIVATE ACCESS AND DRAINAGE EASEMENT
PAE	PUBLIC ACCESS EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PE	PATHWAY EASEMENT
PEE	PEDESTRIAN EQUESTRIAN EASEMENT
PERF	PERFORATED
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PL	PROPERTY LINE
PLTR	PLANTER
PP	POWER POLE
PROP	PROPOSED/PROPERTY
PRUE	PRIVATE SERVICES AND UTILITY EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVAE	PRIVATE VEHICLE ACCESS EASEMENT
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
R	RADIUS
RC	ROLLED CURB
RW	RETAINING WALL
REM	REMOVE
R/W	RIGHT OF WAY
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SE	SLOPE EASEMENT
SME	SLOPE MAINTENNANCE EASEMENT
SS	SANITARY SEWER/LATERAL
SSE	SANITARY SEWER EASEMENT
STA	STATION
STD	STANDARD CITY DETAIL
STLT	STREET LIGHTING BOX
SW	SIDEWALK
TC	TOP OF CURB
TEL	TELEPHONE BOX
TEMP	TEMPORARY
TOB	TOP OF BANK
TOC	TOP OF COVER
TOE	TOE OF BANK
TG	TOP OF GRATE
TPF	TREE PROTECTION FENCE
TS	TOTAL STATION
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
VG	VALLEY GUTTER
W	WATER
WCE	WIRE CLEARANCE EASEMENT
WF	WATER FOUNTAIN
WLK	WALKWAY
WOE	WIRE OVERHANG EASEMENT



LEGENDS

- AREA DRAIN
- BACKWATER VALVE
- BENCHMARK
- BORDER LINE
- BOUNDARY
- CATCH BASIN
- CENTERLINE
- COBBLE ROCK ENERGY DISSIPATOR
- CONCRETE
- 550 EXISTING CONTOUR AFTER GRADING
- 550 ORIGINAL GROUND PRIOR TO GRADING
- 100.46 DESIGN GRADE
- DOWNSPOUT WITH SPLASHBLOCK
- DRAINAGE EMITTER
- DIVERSION VALVE
- DRAINAGE SWALE
- EASEMENT LINE
- ELECTRICAL METER
- +101.70 OR (101.70) EXISTING ELEVATION
- EXISTING FENCE
- EXISTING TREE AND DIAMETER
- EXISTING TREE TO BE REMOVED
- FLOW LINE
- FOUND IRON PIPE AT PROPERTY CORNER
- FIBER ROLLS
- GAS METER
- GAS VALVE
- GRADE TO DRAIN
- GUY POLE
- GUY WIRE ANCHOR
- HEAT WATER TANK
- HIGH POINT
- HYDRANT: EXISTING
- HYDRANT: PROPOSED
- INLET
- JOINT POLE
- LIGHTING
- LIGHTING POLE
- LOW POINT
- MAILBOX
- MANHOLE
- MONUMENT LINE
- MONUMENT WELL
- OVERLAND FLOW DIRECTION
- PARCEL LINE
- PGE BOX
- BMP POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURE
- PROJECT SITE
- ROCK RETAINING WALL
- RIGHT OF WAY
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER STORMDRAIN
- SANITARY SEWER
- SET MAG
- SETBACK LINE
- SUMP PUMP
- TELEPHONE BOX
- TELEVISION BOX
- TEST PIT
- TOP OF FILL
- TOE OF FILL
- TOP OF CUT
- TOE OF CUT
- 1 TREE NUMBER
- TREE STUMP
- TRENCH DRAIN
- T T-VAULT
- W UTILITY: EXISTING
- W UTILITY: PROPOSED OR NEW
- VENT
- WM WATER METER
- WATER VALVE
- WELL

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTER LINE OF KENNETH STREET AS FOUND MONUMENTED AS N00°08'00"W SHOWN ON TRACT NO. 531, CITY OF SAN JOSE, RECORDED IN BOOK 20 OF MAPS, AT PAGE 1, SANTA CLARA COUNTY RECORDS.

NOTES

1. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND, UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
2. DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
3. NO PROPERTY CORNERS ARE PROPOSED TO BE SET BY THIS SURVEY.
4. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
5. DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE, PERPENDICULAR TO THE PROPERTY LINES.

SURVEYOR'S STATEMENT

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

H. W. CHUI
RCE NO. 32912 EXP.06-30-2022

12/09/2020
DATE

REGISTERED PROFESSIONAL ENGINEER H. W. CHUI No. 32912 CIVIL STATE OF CALIFORNIA

NO.	REVISIONS	DATE	APP'D

TN 12/09/20 DESIGNED DATE
TN 12/09/20 DRAWN DATE
1" = 10' SCALE
NL 12/09/20 CHECKED DATE

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

BOUNDARY SURVEY AND TOPOGRAPHIC MAP
LANDS OF WONG
952 Kenneth Ave.
APN 404-30-023
California
Campbell

PROJECT NO.
CONTRACT NO.
DRAWING NO.
SHT NO. 1 OF 1
FILE NO.

APPLICANT : GKW
ROAD NAME : KENNETH AVE.

LANDSCAPE NOTES

1. LANDSCAPING PLAN WILL COMPLY WITH THE STATE WATER EFFICIENT LANDSCAPE REQUIREMENTS (CALIFORNIA CODE OF REGULATIONS, TITLE 23, CH. 2.7, DIV.2), ADOPTED AS THE CITY OF CAMPBELL WATER EFFICIENT LANDSCAPE GUIDELINES (CMC 21.26.030.F)
2. ALL PLANTING SHALL RECEIVE AUTOMATIC LOW VOLUME, DRIP AND/OR BUBBLER IRRIGATION
3. ALL PLANTERS WILL BE MULCHED WITH 3" OF APPROVED BARK PRODUCT
4. USE RECYCLED CONTRACTION MATERIALS WHEN POSSIBLE
5. THE PROPOSED PLANT PALLETTE AND SITE ELEMENTS SHALL COMPLIMENT ARCHITECTURAL STYLE AND PROVIDE STATEMENT TO THE BUILDING
6. VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION
7. SITE SOIL SHALL BE THOROUGHLY BROKEN UP AND MADE FRIABLE PRIOR TO PREPARATION.
8. INCORPORATE 4 CU PER 1000 SF OF COMPOST, 6" INTO NATIVE SOIL
9. AFTER PLANTING SPREAD 3" OF EARTH TONE, WOOD CHIP MULCH AT ALL PLANTED AREAS. gRADE SHALL ANTICIPATE THE THICKNESS OF MULCH

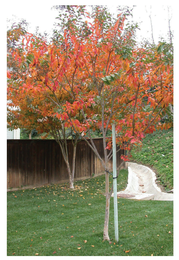
PRIMARY PLANTS LIST

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	EXISTING/PROPOSED
ACER PALMATUM	JAPANESE MAPLE	5 GAL	LOW	PROPOSED
MUHLENBERGIA RIGENS	DEER GRASS	1.5 GAL	LOW	PROPOSED
PISTACIA CHINENSIS	CHINESE PISTACHE	50 GAL	LOW	PROPOSED
KRAUTER VESUVIUS	PURPLE LEAF PLUM	25 GAL	LOW	EXISTING

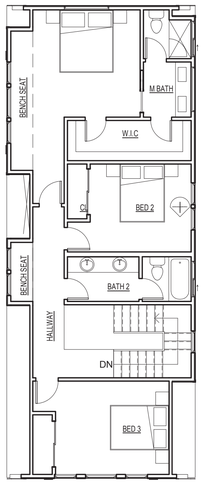
KRAUTER VESUVIUS

ACER PALMATUM

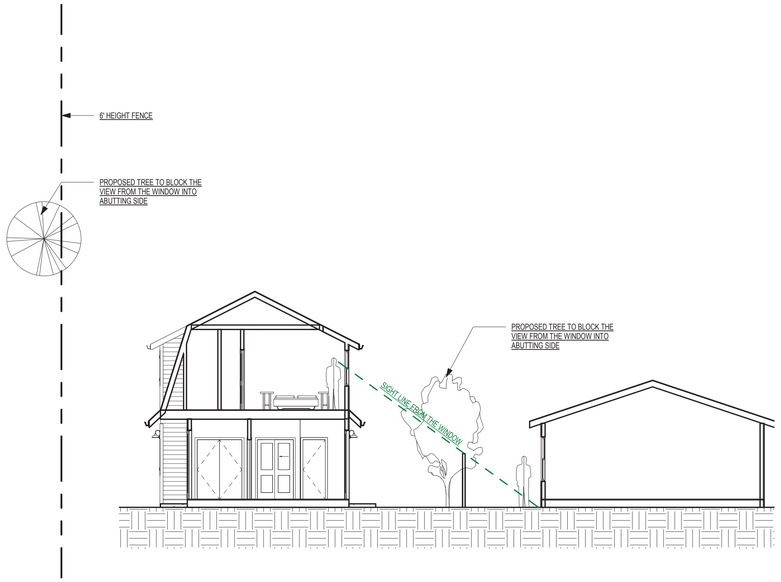
MUHLENBERGIA RIGENS



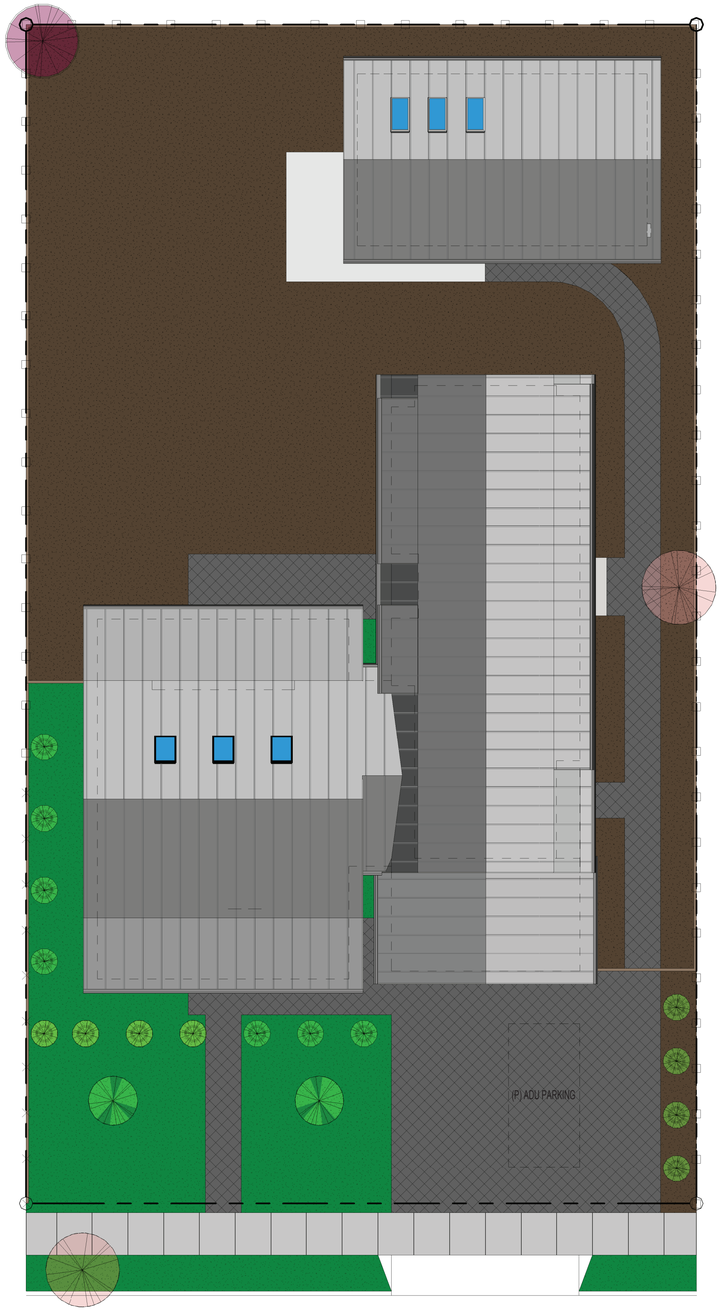
PISTACIA CHINENSIS



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



3 Sight Line Section
1/8" = 1'-0"



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

0' 4' 8' 16' 32'

TREE LEGEND

(P) ACER PALMATUM

(P) MUHLENBERGIA RIGENS

(E) KRAUTER VESUVIUS

(P) PISTACIA CHINENSIS

North

Landscaping & Privacy Plan, Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2021
C-34045
STATE OF CALIFORNIA

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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

952 Kenneth Avenue
Campbell, CA 95008
Residential Addition / Remodel

Project Schedule Revision

#	DATE	DESCRIPTION
1	03/02/2021	PLANNING'S COMMENTS

Landscaping & Privacy Plan, Proposed

L1

SCALE 1/8" = 1'-0"

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PRESCRIPTIVE COMPLIANCE OPTION- APPENDIX D NOTES

1. INCORPORATE COMPOST OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LADNSCAPE AREA.
2. A TOTAL OF 75% OF PLANTS SHALL BE DROUGHT TOLERANT PLANTS.
3. A MINIMUM THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS.
4. IRRIGATION SYSTEM SHALL COMPLY WITH THE FOLLOWING:
5. AUTOMATIC IRRIGATION CONTROLLERS ARE REQUIRED AND MUST USE EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND UTILIZE A RAIN SENSOR.
6. IRRIGATION CONTROLLERS SHALL BE OF A TYPE WHICH DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED.
7. PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURERS RECOMMENDED PRESSURE RANGE.
8. MANUAL SHUT OFF VALVE(SUCH AS GATE VALVE, BALL VALVE, BUTTERFLY VALVE) SHALL BE INSTALLED AS CLSOE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY.
9. ALL IRRIGATION EMMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSI STANDARD, ADABE/ICC 802-2014. "LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD," ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.65 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ICC 802-2014.
10. AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVER SPRAY.
11. AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE, AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

INSTALLATION NOTES

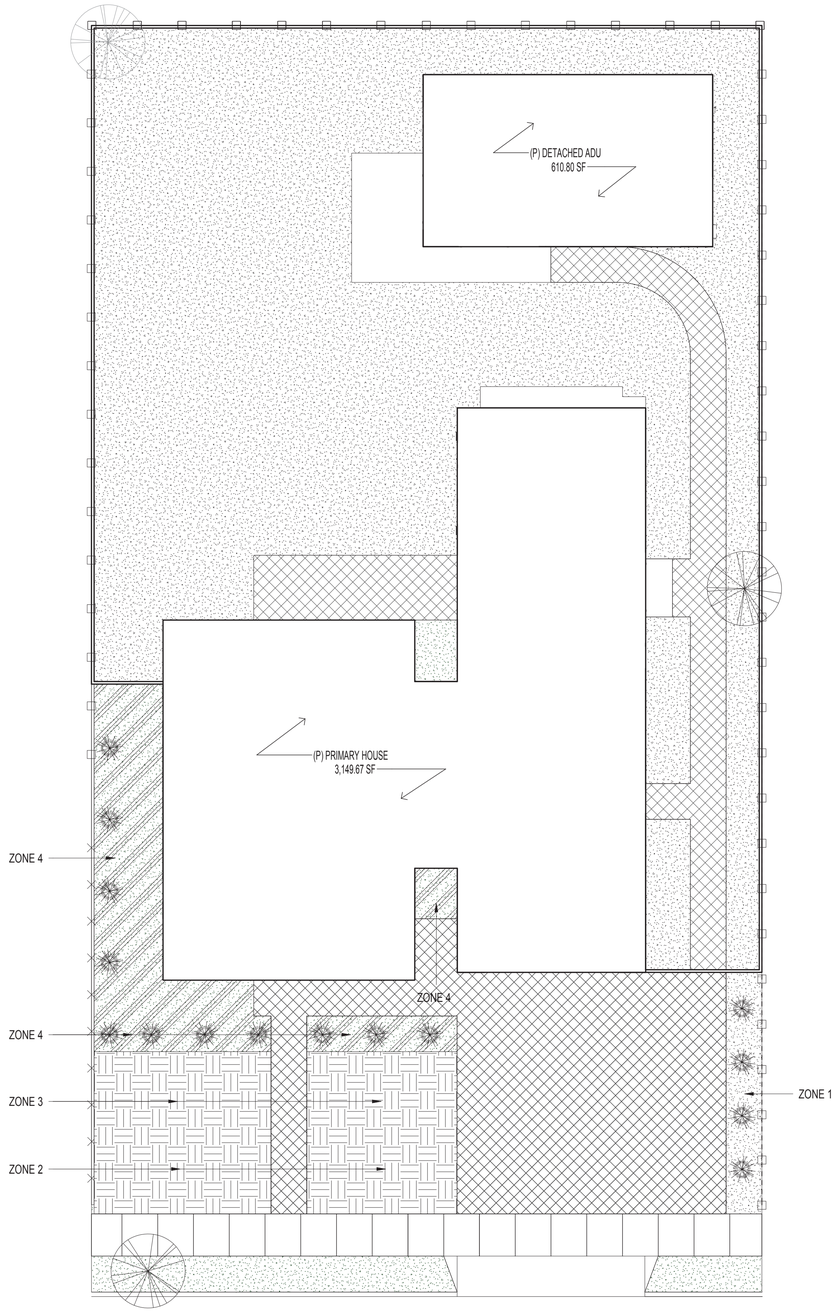
INSTALL A NEW AUTOMATIC CONTROLLER ON A DEDICATED ELECTRICAL OUTLET. THE NEW PLANTING WILL INCLUDE 4 DRIP VALVES USING 1/2 INCH PER SUPPLY LINES AND 1/4 INCH TUBING FOR INDIVIDUAL EMMITTERS, AN INLINE EMMITER SUPPLY LINE GRID. PRESSURE REGULATORS FOR EACH VALVE, FILTERS, BACKFLOW PREVENTION DEVICE AND MANIFOLD AS REQUIRED BY CITY OF CAMPBELL. OPTIMUM VALVE INSTALLATION SHOULD BE IN BELOW-GRADE VALVE BOXES IN LOCATION MARKED ON THE IRRIGATION LAYOUT PLAN. PLEASE CHECK MAIN LINE CONNECTION FROM FRONT INSTALL. ALL IRRIGATION LINES UNDER MULCHES.

ZONE 1 - VALVE 1: LOWER BEDS/ GROUND COVER SHRUBS
SHRUBS: 1GPH EMITTERS PER PLANT

ZONE 2 - VALVE 1: SHRUBS / GROUND COVER SHRUBS
SHRUBS: 1GPH EMITTERS PER PLANT

ZONE 3-TREES/ GROUNDCOVER
TREES: 2 GPH EMITTER PER TREE
SHRUBS: 1GPH EMITTERS PER PLANT

ZONE 4- SHRUBS/GROUND COVER SHRUBS
SHRUBS: 1GPH EMITTERS PER PLANT



1 Irrigation Plan, Proposed
1/8" = 1'-0"
0' 4' 8' 16' 32'

Irrigation Plan, Proposed

LICENSED ARCHITECT
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RENEWAL 08/31/2021
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Irrigation Plan, Proposed

L2

SCALE 1/8" = 1'-0"

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GRADING & DRAINAGE PLANS

PROJECT ADDRESS: 952 KENNETH AVENUE

BUILDING PERMIT NO. _____- _____

ASSESSORS PARCEL NO. 404-30-023

CITY OF CAMPBELL
COMMUNITY DEVELOPMENT DEPARTMENT
& BUILDING DIVISION

GRADING AND DRAINAGE NOTES

1. CALIFORNIA BUILDING CODE
ALL WORK SHALL COMPLY WITH THE 2010 CALIFORNIA BUILDING CODE.

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

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

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

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

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

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

8. EROSION CONTROL
EROSION CONTROL 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.

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

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

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

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

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

14. TOPOGRAPHY SURVEY
THE TOPOGRAPHY SURVEY MADE BY LC ENGINEERING ON 12/09/2020

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

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

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

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

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

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

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

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

23. TRUCK ROUTE
THE TRUCK ROUTE SHALL BE _____
_____
_____

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

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

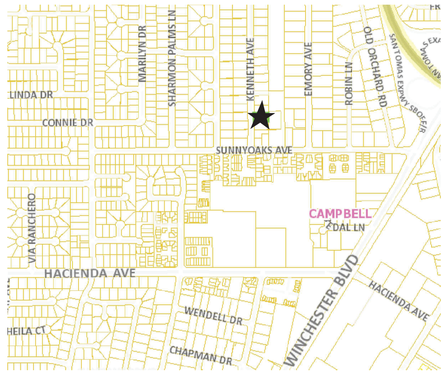
26. ANY ABANDONED UNDERGROUND PIPES
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED ADEQUATELY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

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

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

29. DUST CONTROL
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE 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.



VICINITY MAP
NTS

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BW	BACK OF WALK
CL	CLASS/CENTERLINE
DIA	DIAMETER
DWY	DRIVEWAY
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
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

LEGEND

	EXISTING	PROPOSED
SIDEWALK		
CURB AND GUTTER		
CENTER LINE	℄	℄
PROPERTY LINE	RL	RL
EDGE OF PAVEMENT		
DRIVEWAY		
ACCESSIBILITY RAMP		
PCC OR AC REMOVAL		
STANDARD CITY MONUMENT	□	□
BENCH MARK	⊕	⊕
MANHOLE	◎	◉
STORM DRAIN INLET		
WATER METER	WM	WM
VALVE	⋈	⋈
FIRE HYDRANT		
STREET LIGHT		
POWER POLE	◑	◑
PULL BOX	⊠	⊠
CABLE TELEVISION LINE	TV	TV
ELECTRICAL LINE	E	E
IRRIGATION LINE	IR	IR
NATURAL GAS LINE	G	G
OVERHEAD LINE	OH	OH
SANITARY SEWER LINE	SS	SS
STORM DRAIN LINE	SD	SD
TELEPHONE LINE	T	T
WATER LINE	W	W
TRAFFIC SIGNAL CONDUIT	TS	TS
LIGHTING CONDUIT	L	L
ROADSIDE SIGN & SIGN CODE	R1	R1
FENCE	x x x x x	x x x x x
TREE/SHRUB		
EXISTING TREE TO REMAIN		
EXISTING TREE TO BE REMOVED		
DESIGN GRADE	100.46	
EXIST ELEVATION	+101.7/ (101.7)	
DOWNSPOUT WITH SPLASHBLOCK		
EXISTING UTILITY	W	
DRAINAGE DIRECTION		
DRAIN AREA		

TOP OF CUT	
TOE OF CUT	
TOP OF FILL	
TOE OF FILL	
EXISTING CONTOUR	1000
PROPOSED CONTOUR	1000
NEW	(N)
CENTERLINE	℄
WATER METER	WM
PROJECT SITE	★
BACKWATER VALVE	⋈

INDEX OF DRAWINGS

SHEET	TITLE
1.	TITLE SHEET
2.	PRE / POST DEVELOPMENT PLAN
3.	STREET IMPROVEMENT PLAN
4.	GRADING AND DRAINAGE PLAN
5.	BUILDING CROSS SECTIONS
6.	UTILITY PLAN
7.	EROSION CONTROL PLAN
8.	EROSION CONTROL DETAILS
9.	BLUE PRINT FOR A CLEAN BAY

EARTHWORK QUANTITIES

CUT = 16 CY ; MAXIMUM CUT DEPTH = 1.0'±
FILL = 95 CY ; MAXIMUM FILL DEPTH = 1.5'±
IMPORT 79 CY
EXPORT 0 CY

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

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

AGENCY INDEX

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

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

_____
NAME DATE
G.E. #

CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT CLEARANCE

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

BY: _____ DATE: _____

SEAL OF ENGINEER OF WORK:

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

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

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

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

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: 04/06/2021
Drawn By: NC
Designed By: NC

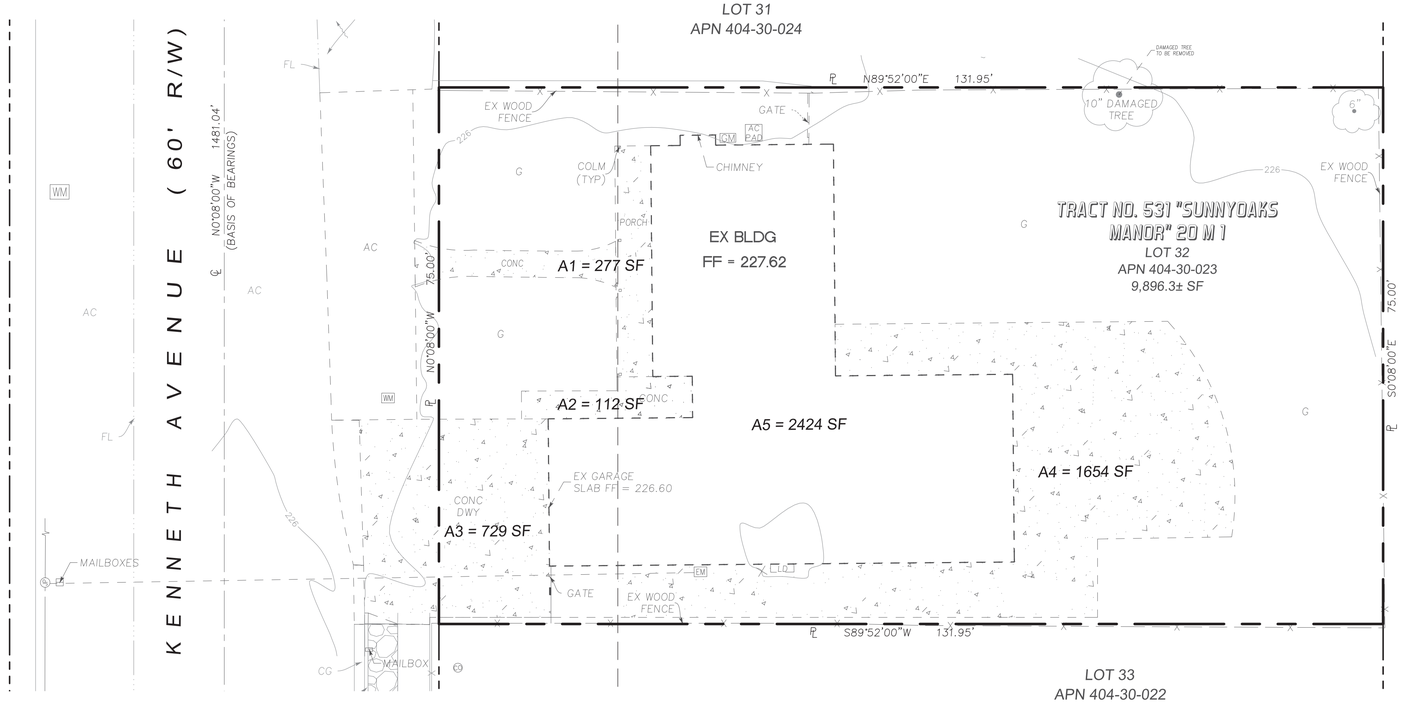
LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7187
Fax: (408) 583-4006

TITLE SHEET
952 KENNETH AVENUE
BUILDING PERMIT NO. ____-____

CITY OF CAMPBELL, CALIFORNIA

SCALE: AS NOTED

SHEET: 1 OF 9



PRE–DEVELOPMENT PLAN

APN 404-30-018

S.C.V.W.D

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS MAP ARE BASED ON THE CENTER LINE OF KENNETH STREET AS FOUND MONUMENTED AS N00°08'00"W SHOWN ON TRACT NO. 531, CITY OF SAN JOSE, RECORDED IN BOOK 20 OF MAPS, AT PAGE 1, SANTA CLARA COUNTY RECORDS.

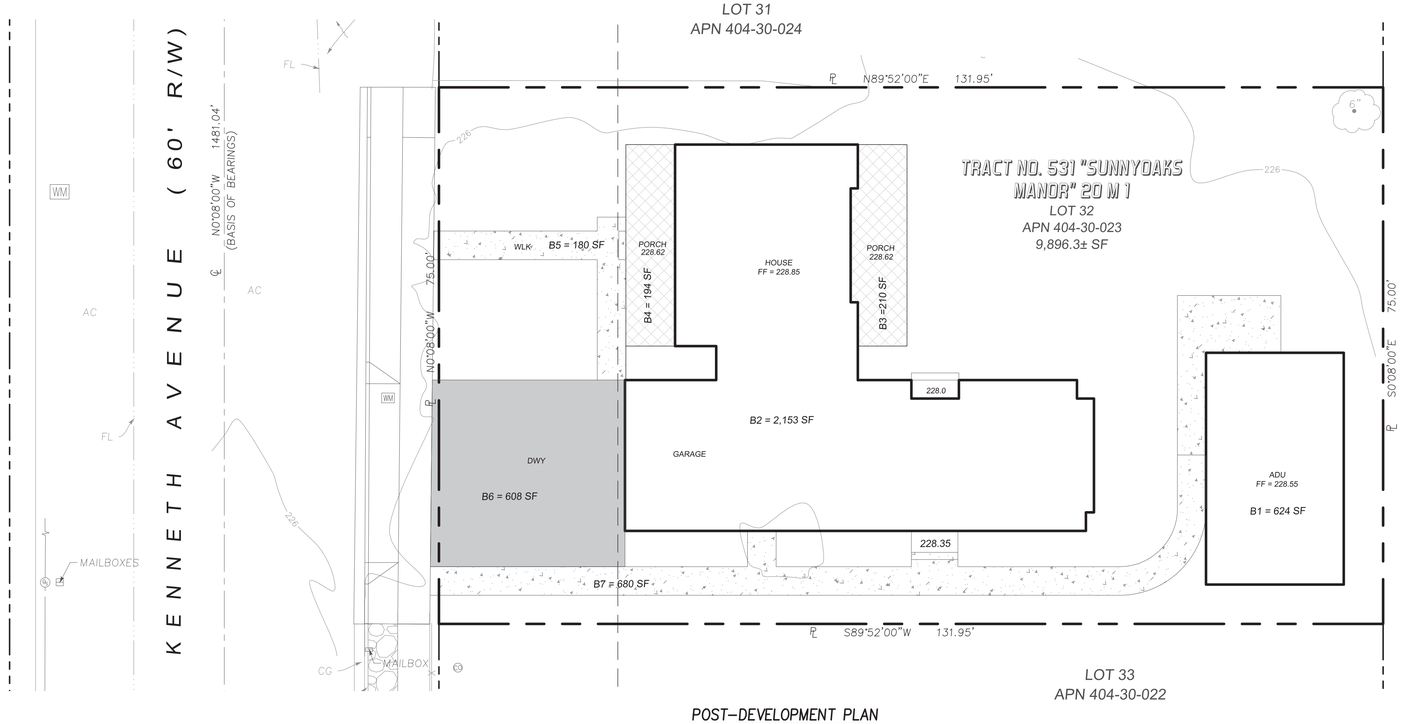
LEGEND

AREA OR ITEM TO BE REMOVED

AREA OR ITEM TO REMAIN

PRE - DEVELOPMENT

ITEM NO.	SURFACE AREA		IMPERVIOUS	PERVIOUS
A1	CONC WALKWAY	(REMOVE)	277 SF	
A2	CONC WALKWAY	(REMOVE)	112 SF	
A3	CONC DRIVEWAY	(REMOVE)	729 SF	
A4	CONC PATIO	(REMOVE)	1,654 SF	
A5	EX HOUSE	(REMOVE)	2,424 SF	
L	LANDSCAPING			4,700 SF
TOTAL			**5,196 SF**	**4,700 SF**



POST–DEVELOPMENT PLAN

APN 404-30-018

S.C.V.W.D

POST - DEVELOPMENT

ITEM NO.	SURFACE AREA		IMPERVIOUS	PERVIOUS
B1	ADU	(NEW)	624 SF	
B2	NEW HOUSE	(NEW)	2,153 SF	
B3	PORCH	(NEW)	210 SF	
B4	PORCH	(NEW)	194 SF	
B5	CONC WALKWAY	(NEW)	180 SF	
B6	DRIVEWAY	(NEW)	608 SF	
B7	CONC WALKWAY	(NEW)	680 SF	
L	LANDSCAPING	(NEW)		5,247 SF
TOTAL			**4,649 SF**	**5,247 SF**

SUMMARY

DESCIPTION	IMPERVIOUS	PERVIOUS
PRE-DEVELOPMENT	**5,196 SF**	**4,700 SF**
PRE-DEVELOPMENT	**4,649 SF**	**5,247 SF**
DIFFERENCE	**-547 SF**	**547 SF**

No.	Revision	Date	By	Chkd

Date: 04/06/2021
Drawn By: NC
Designed By: NC

LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7867
Fax: (408) 583-4006

PRE/ POST- DEVELOPMENT PLAN
952 KENNETH AVENUE
BUILDING PERMIT NO. ___-___

CITY OF CAMPBELL · THE ORCHARD CITY
CAMPBELL, CALIFORNIA

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

SCALE: 1" = 10'

SHEET: 2 OF 9

KENNETH AVENUE (60' R/W)

℄ N0°08'00"W 1481.04' (BASIS OF BEARINGS)

AC

EX AC PVMT

DWY

225.10 ℉/TC
(225.15 P)
(225.11 P)
9.5'
7' TRANSITION
225.28 LIP
225.67 TC
225.17 ℉
AC PVMT
1%
38.47' CG & SW CSD D-20
75.07' CG, SW & DWY APP
31' DWY APP CSD D-14.2
5.59'
SAWCUT & CONFORM
225.98 TC
225.48 ℉
225.59 LIP
(225.64 P)
(225.99 P)
225.90 LIP
226.29 TC
225.79 ℉
(225.95 P)
(225.97 LIP)
(226.34 TC)
(225.85 ℉)
9.89'
(225.15± P)
(225.23± P)
225.70 FW
225.78 BW
225.83 FW
225.91 BW
225.87 FW
225.95 BW
75.00'
N0°08'00"W
226.04 FW
226.12 BW
226.16 BW
(226.4 FW)
(226.5 BW)
2% MIN
5% MIN
WLK
PORCH
228.62
HOUSE
FF = 228.85
DWY
GARAGE
10'
5'
25' SB
BB
225.80 TG
(SEE DETAIL
ON SHEET C5)
225.9 ℉
226.07 FG
(225.67 OG)
226.10 FG
226.03 ℉
226.06 ℉
226.33 FG
226.36 FG
226.31 FG
228.12 FG
227.18 FG
227.42 FG
227.62 FG
227.45 G
227.85 G
227.41 FG
227.35 FG
227.50 FG
227.03 FG
226.21 FG
226.25 ℉
226.78 ℉
229.95 FG
226.89 ℉
227.14 FG
(226.34 OG)
226.93 FG
(226.46 OG)
8" SB
226

TYPICAL KENNETH AVENUE

NTS

(*) TYPE II SLURRY SEAL ALONG ENTIRE FRONTAGE PROPERTY FROM LIP OF GUTTER TO CENTERLINE OF ROAD. FINAL STREET RESTORATION LIMITS TO BE DETERMINED BY DPW INSPECTOR AFTER CONSTRUCTION.

No.	Revision	Date	By	Chkd

Date: 04/06/2021
Drawn By: NC
Designed By: NC

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

STREET IMPROVEMENT PLAN
952 KENNETH AVENUE
BUILDING PERMIT NO. ____ - ____

CITY OF CAMPBELL, CALIFORNIA

SCALE: 1" = 10'

SHEET: 3 OF 9

EX AC PVMT
CONFORM TO EX.
225.10 ℄/TC
(225.15 P)
(225.11 P)
225.28 LIP
225.67 TC
225.17 ℄
AC PVMT
7" TRANSITION
(225.15± P)
(225.2± P)
225.70 FW
225.78 BW
225.83 FW
225.91 BW
225.95 FW
225.99 BW
226.04 FW
226.12 BW
226.16 BW
226.4 FW
226.5 BW
38.47' CG, SW & DWY CSD D-20
75.07' CG, SW & DWY APP
31' DWY APP CSD D-14.2
SAWCUT & CONFORM
225.98 TC
225.48 ℄
225.59 LIP
(225.64 P)
(225.99 P)
225.90 LIP
226.29 TC
225.79 ℄
(225.95 P)
(225.97 LIP)
(226.34 TC)
(225.85 ℄)
5.59'
9.89'
N0°08'00"W
75.00'
226.07 FG
(225.67 OG)
226.10 FG
226.26 FG
(225.97 OG)
N89°52'00"E 131.95'
226.17 FG/OG
(225.7 OG)
226.32 FG
226.35 ℄
226.03 ℄
226.06 ℄
226.22 ℄
226.28 ℄
2% MIN
5'
10'
2'
8'
5' SB
25' SB
BB
225.80 TG
(SEE DETAIL ON SHEET C5)
225.9 ℄
GRADE BREAK
226.33 FG
226.36 FG
226.52 FG
227.54 FG
226.58 FG
226.48 ℄
1% MIN
SWALE S=0.5% MIN
226.62 ℄
226.70 ℄
226.88 ℄
5% MIN
WLK
PORCH
228.62
HOUSE
FF = 228.85
TRACT NO. 531 "SUNNYOAKS MANOR" 20 M 1
LOT 32
APN 404-30-023
9,896.3± SF
227.54 FG
227.04 ℄
226.96 ℄
227.0 FG
227.08 FG
227.01 FG
227.04 ℄
226.75 FG
226.93 FG
226.75 FG
227.09 ℄
227.41 FG
227.13 FG
226.31 FG
228.12 FG
227.91 FG
227.62 FG
227.18 FG
227.42 FG
227.62 FG
228.12 FG
227.62 FG
227.91 FG
227.62 FG
227.62 FG
228.0
227.55 FG
227.85 G
227.45 G
227.41 FG
227.05 ℄
227.45 FG
227.54 WLK
227.63 FG
7.83'
7.83'
DWY
2% MIN
GARAGE
2%
ADU
FF = 228.55
227.41 FG
227.45 G
227.85 G
236.69 FG
227.35 FG
227.50 FG
227.50 FG
227.56 FG
228.35
227.56 FG
227.65 FG
227.20 ℄/HP
227.17 ℄
227.03 FG
227.35 FG
227.17 ℄
227.21 FG
13"
4" TYP
226.25 ℄
226.78 ℄
229.95 FG
226.89 ℄
5' SB
SWALE S=0.5%
227.01 ℄
227.10 ℄
227.13 ℄
227.15 ℄
227.17 ℄
227.16 FG
227.41 FG
227.27 ℄/HP
227.14 FG
(226.34 OG)
226.93 FG
(226.46 OG)
S89°52'00"W 131.95'
227.05 FG
(226.58 OG)
227.14 FG
(226.68 OG)
NEW FENCE
(SEE DETAIL ON SHEET C5)
227.21 FG
(226.40 OG)
227.37 FG
(226.55 OG)

No.	Revision	Date	By	Chkd

Date: 04/06/2021
Drawn By: NC
Designed By: NC

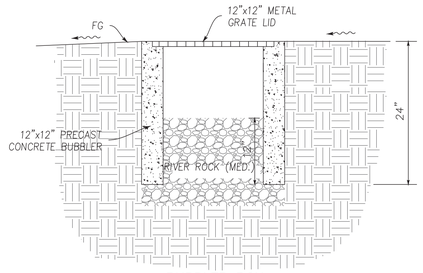
LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone: (408) 806-7867
Fax: (408) 583-4006

GRADING, DRAINAGE PLAN AND BUILDING CROSS SECTIONS
952 KENNETH AVENUE
BUILDING PERMIT NO. ____ - ____

CITY OF CAMPBELL, CALIFORNIA

SCALE: 1" = 5'

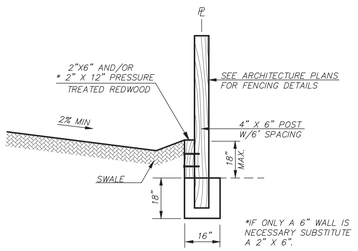
SHEET: 4 OF 9



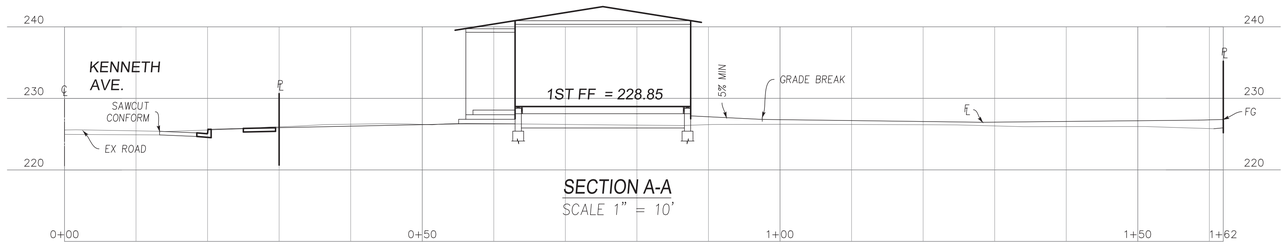
BUBBLER BOX
NTS

NOTES:

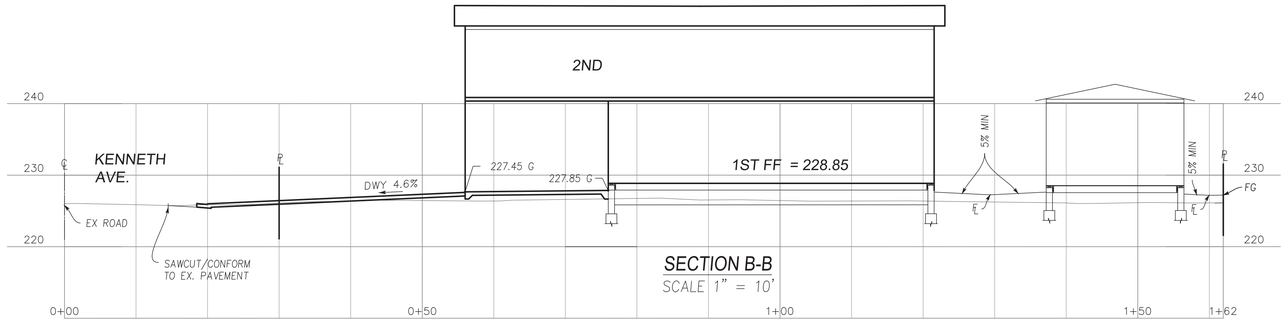
1. RIGID PLASTIC, A.C., C.I., OR STEEL PIPE ALLOWED TO BOX FROM PUMP
2. BOX SHALL BE SET WITH ADJACENT GRADES SLOPING AWAY TO PREVENT RAINWATER & LANDSCAPE WATER FROM ENTERING.
3. BOX SHALL BE SET IN LANDSCAPED AREA TO FACILITATE PERCOLATION.
4. BOX SHALL NOT HAVE CONCRETE BOTTOM TO FACILITATE PERCOLATION.
5. BOX MUST BE LOCATE AT LEAST 10 FEET FROM BACK OF SIDEWALK AND 3 FEET MINIMUM AWAY FROM SIDE AND REAR PROPERTY LINES, APPROPRIATELY LOCATED IN SWALE, VEGETATED OR RETENTION AREA.



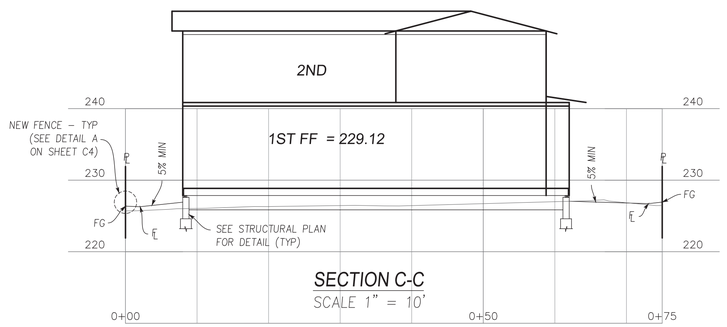
DETAIL A
18" MAX. WALL/FENCE DETAIL @ PERIMETER
N.T.S.



SECTION A-A
SCALE 1" = 10'



SECTION B-B
SCALE 1" = 10'



SECTION C-C
SCALE 1" = 10'

No.	Revision	Date	By	Chkd

Date: 04/06/2021
Drawn By: NC
Designed By: NC

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

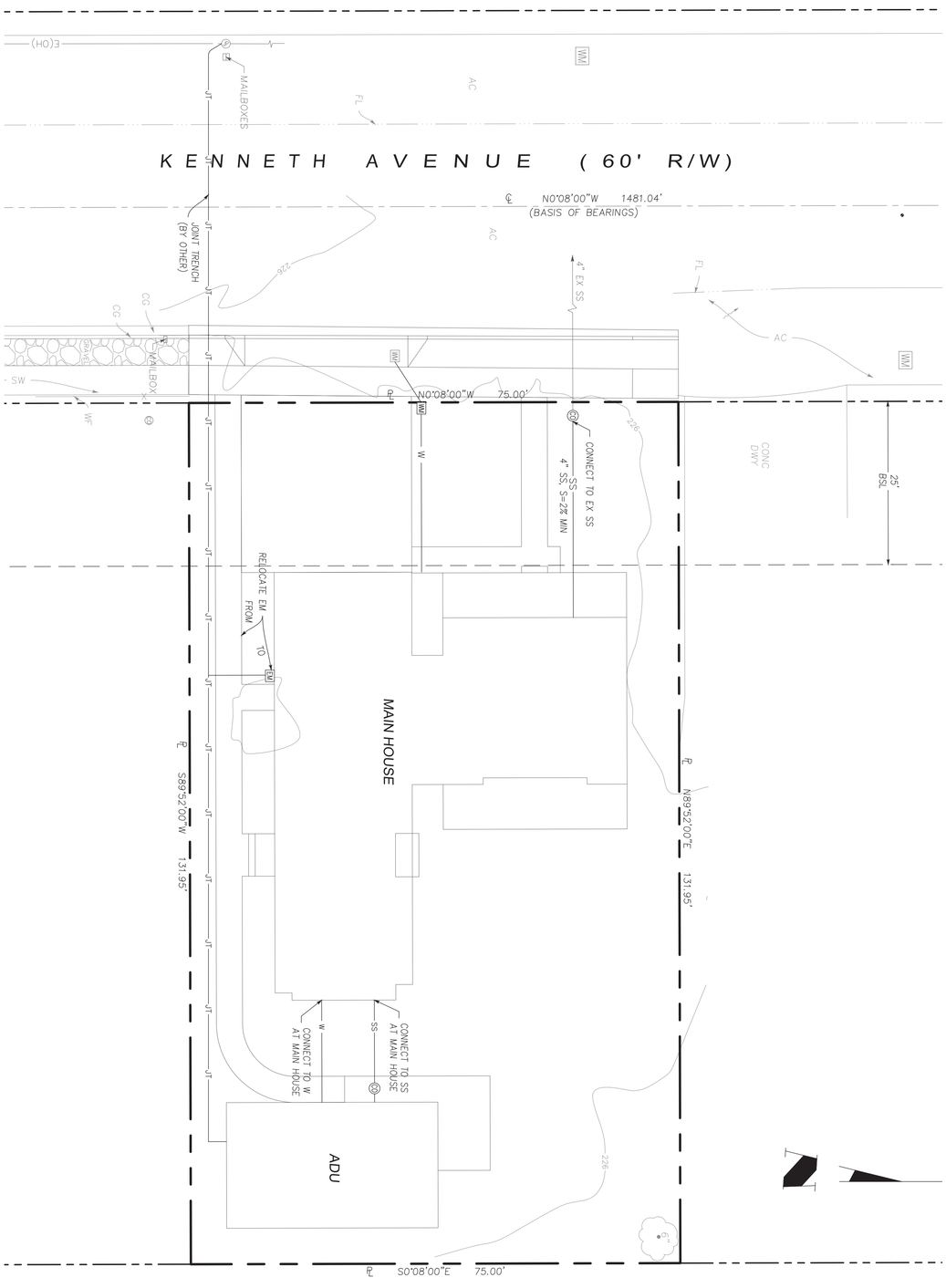
BUILDING CROSS SECTIONS
952 KENNETH AVENUE
BUILDING PERMIT NO. ____-____

CITY OF CAMPBELL · THE ORCHARD CITY
CAMPBELL, CALIFORNIA

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

SCALE:
1" = 10'

SHEET:
5 OF 9



NOTE:
UTILITIES LOCATION AS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION.

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

SHEET: 6 OF 9

SCALE: 1" = 10'

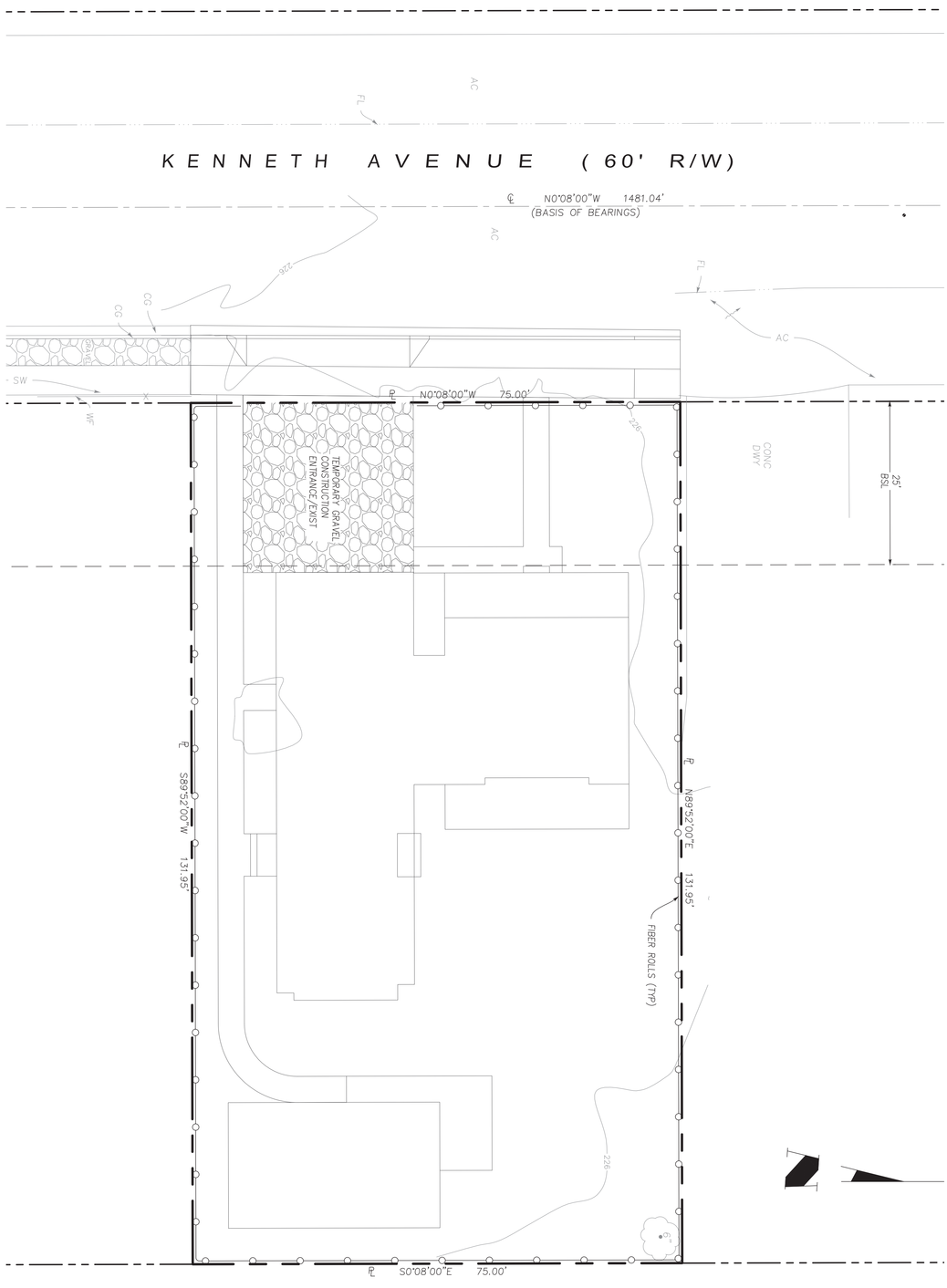
CITY OF CAMPBELL
THE ORCHARD CITY
CAMPBELL, CALIFORNIA

UTILITY PLAN
952 KENNETH AVENUE
BUILDING PERMIT NO. ____-____

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

Date: 04/06/2021
Drawn By: NC
Designed By: NC

No.	Revision	Date	By	Chkd



LEGEND:

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

TEMPORARY DRAINAGE INLET PROTECTION

FIBER ROLLS

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

SHEET: 7 OF 9

SCALE: 1" = 10'

CITY OF CAMPBELL
THE ORCHARD CITY
CAMPBELL, CALIFORNIA

EROSION CONTROL PLAN
952 KENNETH AVENUE
BUILDING PERMIT NO. ____- ____

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

Date: 04/06/2021
Drawn By: NC
Designed By: NC

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.

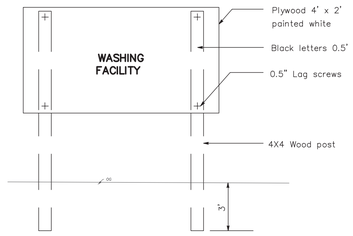
4. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAINAGE SYSTEM, INCLUDING EXISTING DRAINAGE SWALES AND WATER COURSES.

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.

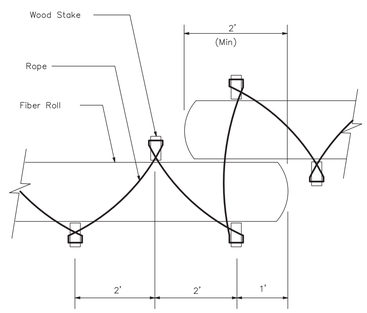
8. UNFINISHED ROADWAY AREAS SHALL BE PROTECTED FROM EROSION AS SHOWN ON THE EROSION CONTROL PLAN. HAY BALE CHECK DAMS WILL BE REQUIRED ON ROADWAY SLOPES STEEPER THAN FIVE PERCENT.



SIGN ELEVATION

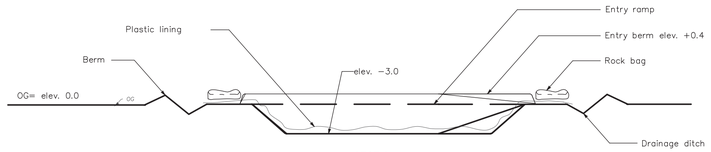
NOTE:

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

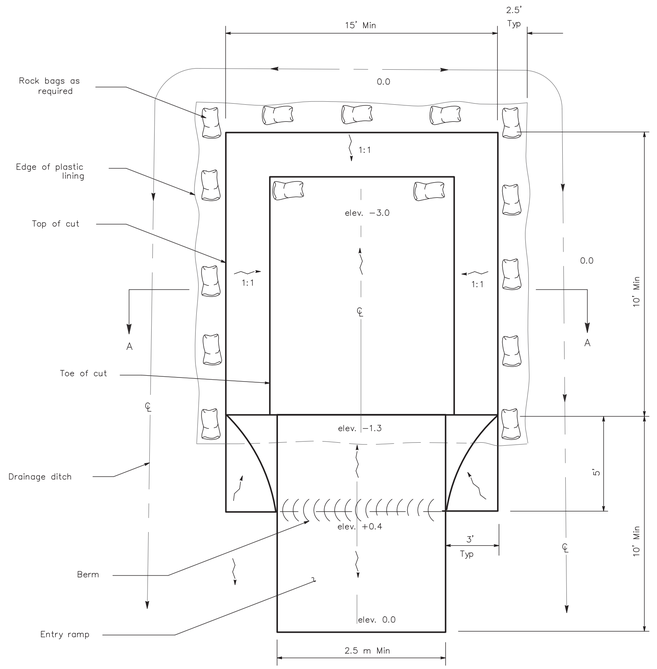


PLAN

FIBER ROLLS
ROPE RESTRAINT METHOD

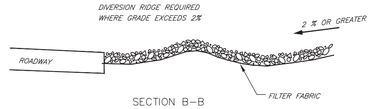


SECTION A–A

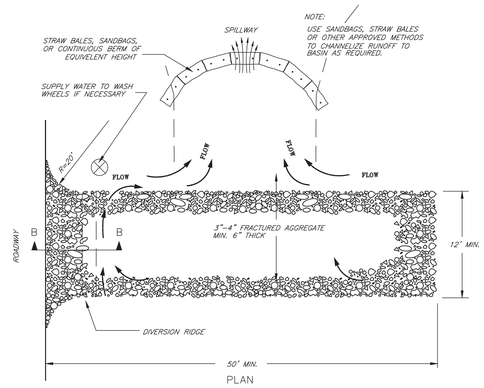


PLAN

TEMPORARY EQUIPMENT WASHING FACILITY
(Below Grade)



SECTION B–B



PLAN

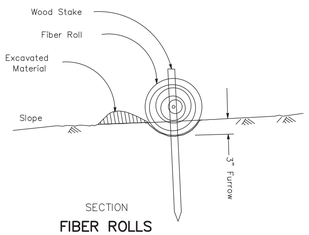
TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

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.

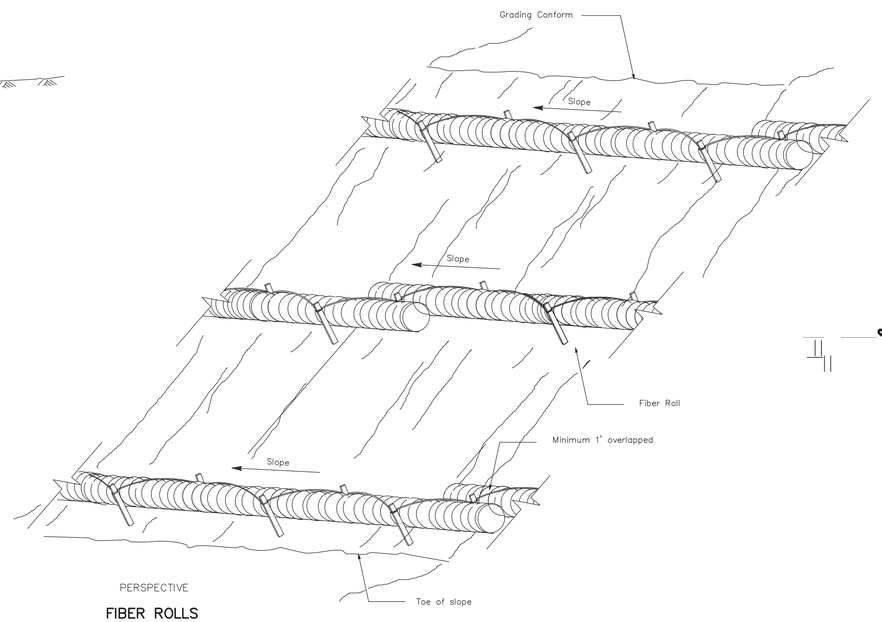
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABLIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



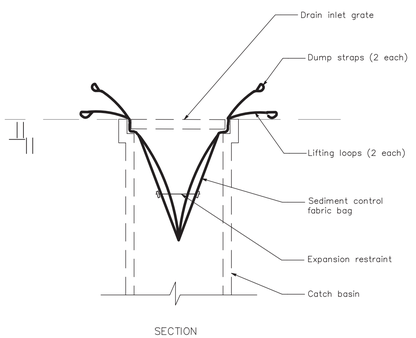
SECTION

FIBER ROLLS
IN FURROWS



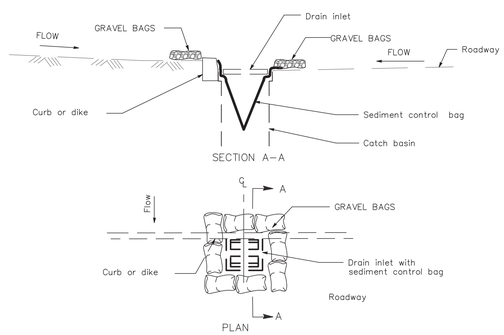
PERSPECTIVE

FIBER ROLLS
ROPE RESTRAINT METHOD



SECTION

SEDIMENT CONTROL BAG



SECTION A–A

PLAN

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: 04/06/2021
Drawn By: NC
Designed By: NC

LC ENGINEERING
596 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7167
Fax (408) 583-4006

EROSION CONTROL DETAILS
952 KENNETH AVENUE
BUILDING PERMIT NO. ____ - ____

CITY OF CAMPBELL, CALIFORNIA

SCALE: N.T.S

SHEET: 8 OF 9

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

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 vacum) 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.

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: 04/06/2021
Drawn By: NC
Designed By: NC

LC ENGINEERING
598 E Santa Clara St #270
San Jose, CA 95112
Phone (408) 806-7867
Fax (408) 583-4006

BLUEPRINT FOR A CLEAN BAY
952 KENNETH AVENUE
BUILDING PERMIT NO. ____ - ____

CITY OF CAMPBELL, CALIFORNIA

SCALE: N.T.S.

SHEET: 9 OF 9

KEYNOTES

1 (E) SKYLIGHT TO BE DEMOLISHED

2 (E) CHIMNEY TO BE DEMOLISHED

SYMBOLS/ LEGEND

(E) WALL TO BE REMAIN

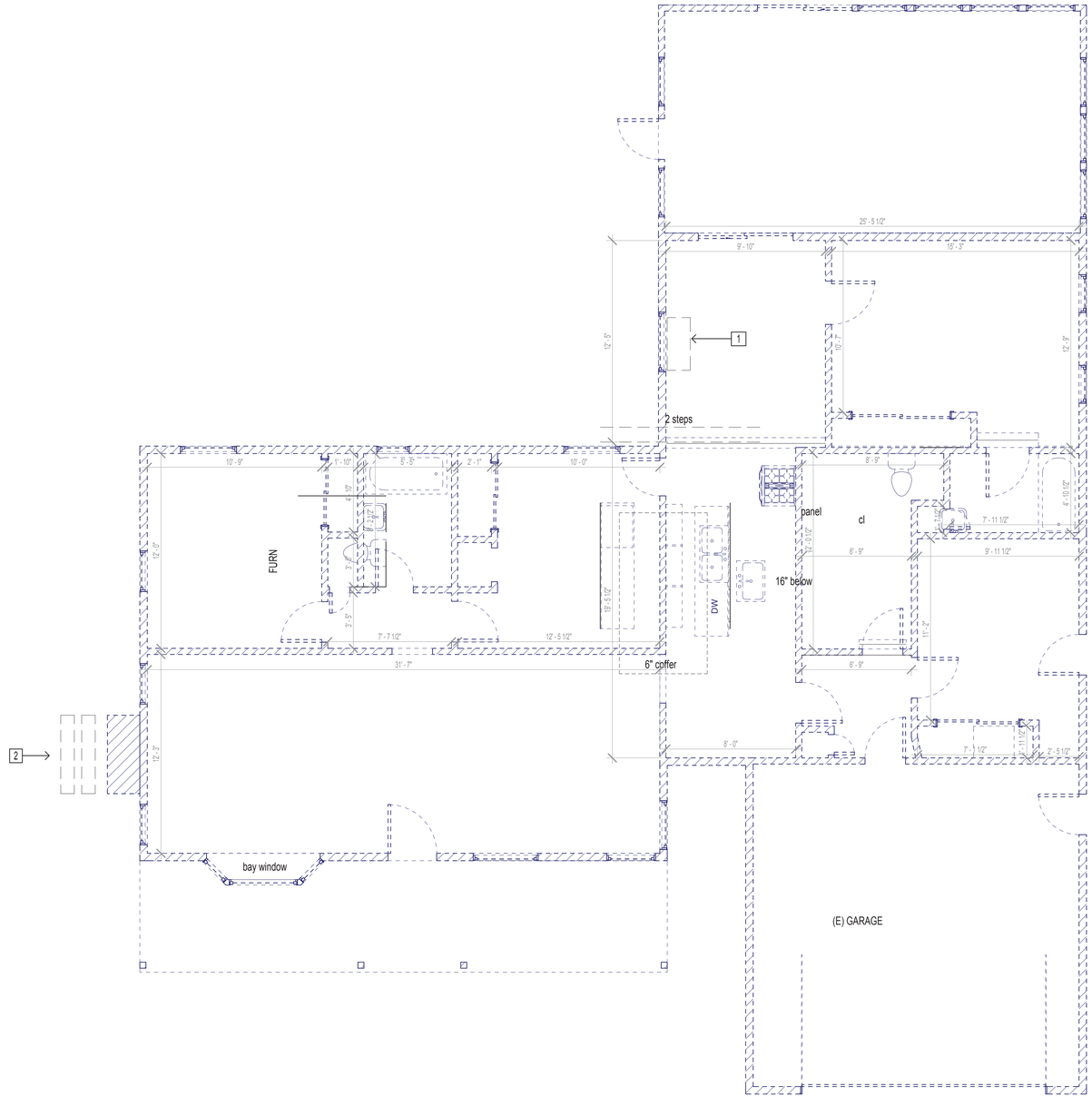
(E) WALL TO BE REMOVED

(E) DOOR TO BE REMAIN

(E) DOOR TO BE REMOVED

(E) WINDOW TO BE REMAIN

(E) WINDOW TO BE REMOVED



1 Floor Plan, Existing
1/4" = 1'-0"

0' 2' 4' 8' 16'

Primary House, Floor Plan, Existing

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2021
C-34045
STATE OF CALIFORNIA

CHARLIEY CHOE, PROJECT REP.
716E MCGLINCY LANE SUITE 109
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GKW ARCHITECTS
RESIDENTIAL/COMMERCIAL

952 Kenneth Avenue
Campbell, CA 95008
Residential Addition / Remodel

Project Schedule Revision

#	DATE	DESCRIPTION
1	03/02/2021	PLANNING'S COMMENTS

Primary House, Floor Plan, Existing

A100

SCALE 1/8" = 1'-0"

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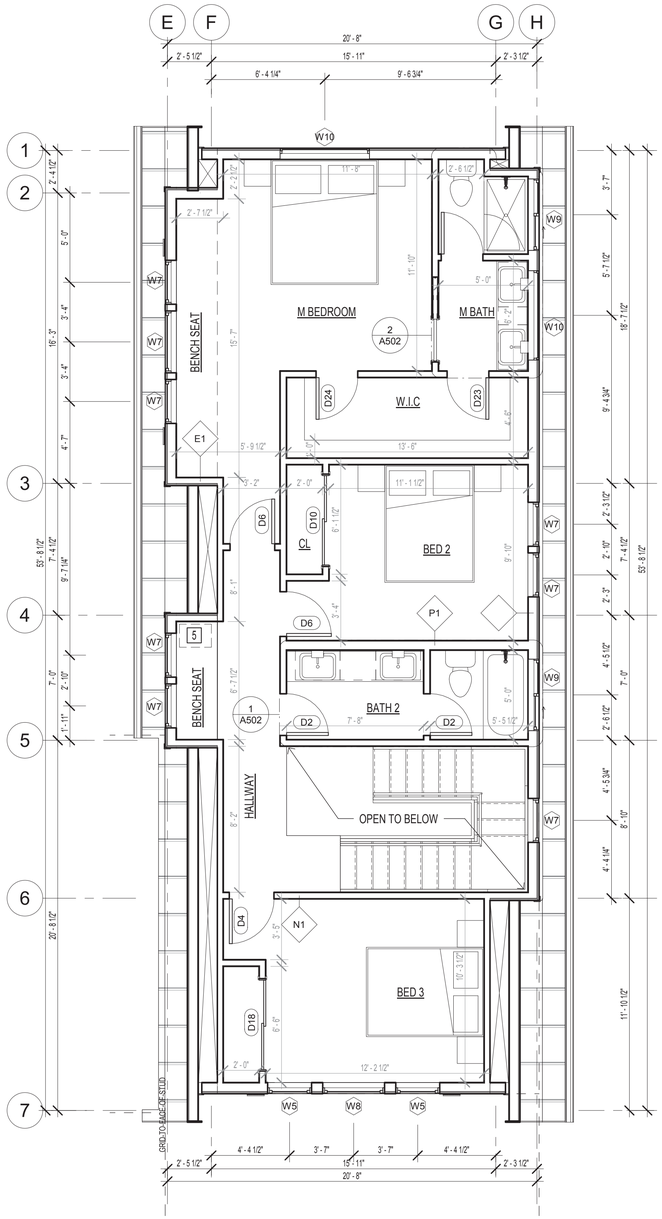

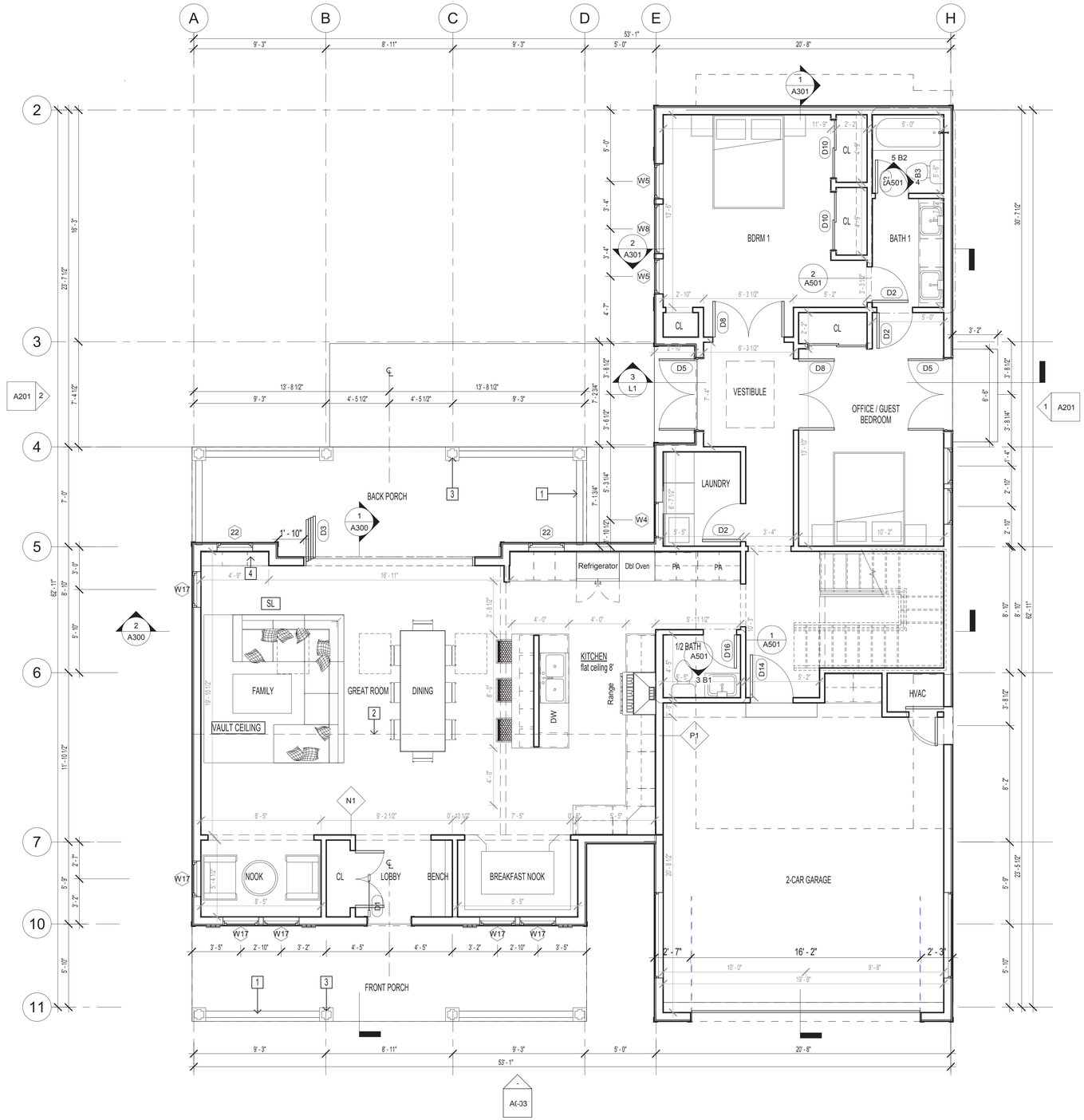

(P) FLOOR PLAN KEY NOTES

1	WOOD RAILING
2	VAULTED CEILING
3	PORCH COLUMN
4	36" COUNTER HEIGHT
5	CLOTHES BASKET

2 Floor Plan Level 2, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

1 Floor Plan, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

Primary House, Floor Plan, 1st & 2nd Level, Proposed

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#	DATE	DESCRIPTION
1	03/02/2021	PLANNING'S COMMENTS

Primary House, Floor Plan, 1st & 2nd Level, Proposed

A102

SCALE 1/8" = 1'-0"

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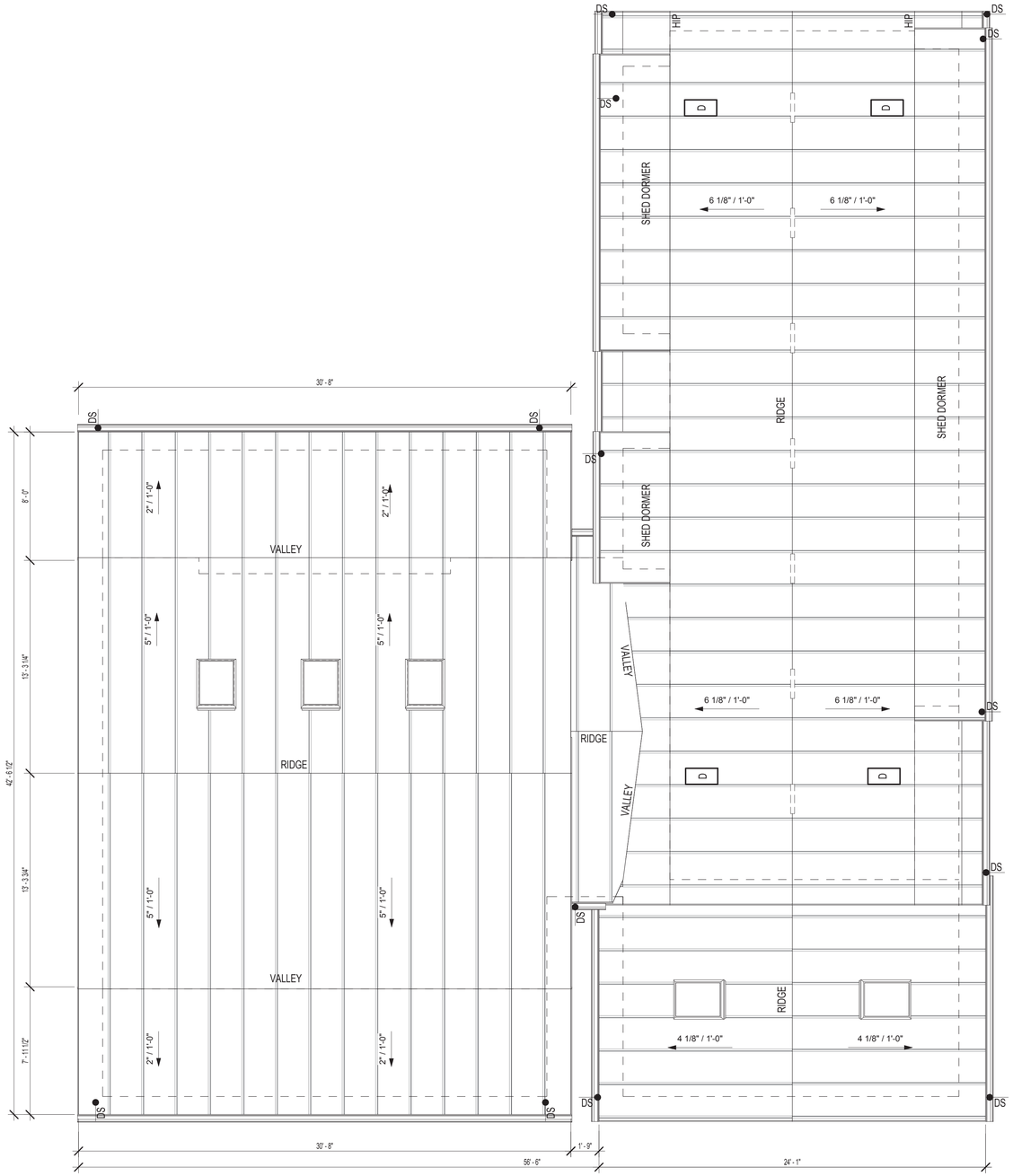

2 Roof Plan, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

ROOF PLAN LEGEND

- DS — DOWNSPOUT
- D — DORMER VENT
- RIDGE VENT
- BUILDING FOOTPRINT

ROOF PLAN KEYNOTE

1. SKYLIGHT
2. FASCIA
3. GUTTER

ATTIC VENTILATION CALCULATION

AREA OF VENTILATION 976 SF
976 SF / 150 = 6.51 SF x 144 IN = 937 **SI REQUIRED**

INTAKE:EXHAUST=50%:50%
937 SI x 50% = 468.5 SI

DORMER VENT
N.F.A. = 144 SI PER VENT (14" D)
4 VENTS PROVIDED
144 SI x = 576 SI.

RIDGE VENT
N.F.A. = 78 SI. PER VENT (22.25" x 5.5")
7 VENTS PROVIDED
78 SI. x 7 = 546 SI.

(P) TOTAL VENTILATION = 1,122 SI, OKAY

DOWNSPOUT CALCULATION

AREA OF ROOF
LEVEL 1: 2,095 SF
LEVEL 2 : 1,193 SF

HOURLY RATE : 1.5 IN. PIPE SIZE: 2"
DRAINAGE PER 2" PIPE: 816 SF

LEVEL 2
OF DOWNSPOUT PROVIDED = 4
AREA OF DRAINAGE: 816 X 4 = 3,264 SF, OKAY

LEVEL 1
OF DOWNSPOUT PROVIDED = 10
AREA OF DRAINAGE: 816 X 10 = 8,160 SF, OKAY

Primary House, Roof Plan, Proposed

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1	03/02/2021	PLANNING'S COMMENTS

Primary House, Roof Plan, Proposed

A103

SCALE 1/8" = 1'-0"

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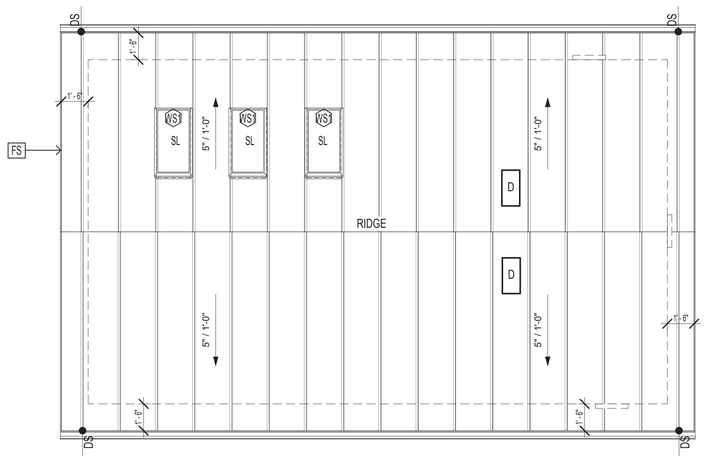


3 ADU Roof Plan, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

ROOF PLAN LEGEND

- DS — DOWNSPOUT
- D — DORMER VENT
- EAVE VENT
- BUILDING FOOTPRINT
- FS — FASCIA

ATTIC VENTILATION CALCULATION

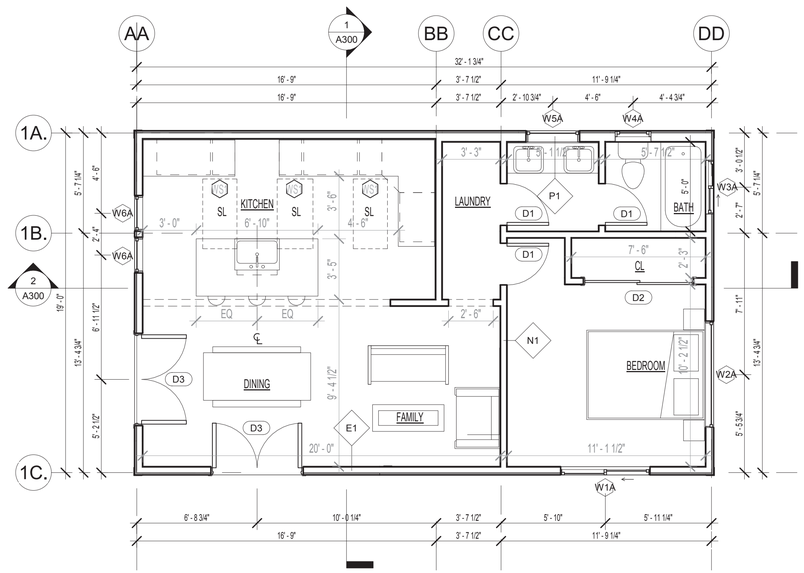
AREA OF VENTILATION 254.10 SF
254.10 SF / 150 = 1.69SF
1.69SF x 144 IN = 243.94 **SF REQUIRED**

INTAKE:EXHAUST=50%:50%
243.94 SI x 50% = 121.97SI

DORMER VENT
100 = SI PER VENT (14" D)
2 VENTS PROVIDED
100 SI x 2 VENTS = 200SI.

EAVE VENT
3 = 50 SI. PER VENT (" x ")
VENTS PROVIDED 3
50 SI. x 3 = 150SI.

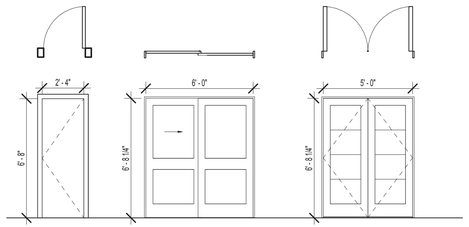
(P) TOTAL VENTILATION = 350SI, OKAY

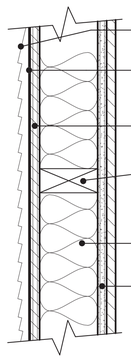


1 Floor Plan, Detached ADU
1/4" = 1'-0"

0' 2' 4' 8' 16'

Door Schedule				
Mark	Count	Width	Height	Description
D1	3	2' - 4"	6' - 8"	Single Flush
D2	1	6' - 0"	6' - 8"	Sliding
D3	2	5' - 0"	6' - 8"	French





(A) EXTERIOR FINISH
1. SIDING/STUCCO

(B) W.P. MEMBRANE
1. GRADE "D" BLDG. PAPER (2 LAYERS)

(C) PLYWD. SHEATHING, SSD.
1. 1/2" CDX PLYWOOD
2. 5/8" CDX PLYWOOD
3. 1/2" GYP. BD.

(D) FRAMING
1. 2X4 STUDS
2. 2X6 STUDS
3. 2X8 STUDS

(E) INSULATION
1. R-13 (3 1/2" BATT)

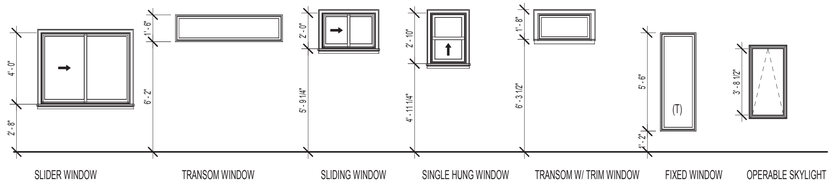
(F) DRYWALL
1. 1/2" GYP. BD.
2. 5/8" GYP. BD.

Window Schedule						
Type Mark	Count	Width	Height	Sill Height	Description	Comments
W1A	1	5' - 0"	4' - 0"	2' - 8"	Slider	Egress
W2A	1	6' - 0"	1' - 6"	6' - 2"	Transom	Egress
W3A	1	3' - 0"	2' - 0"	5' - 8"	Sliding Double	
W4A	1	2' - 0"	2' - 10"	4' - 10"	Single Hung	
W5A	1	3' - 0"	1' - 6"	6' - 2 3/4"	Transom	
W6A	2	2' - 0"	5' - 6"	1' - 2"	Fixed	Tempered
WS1	3	2' - 0"	4' - 0"		Skylight	

E1 (A1, B1, C1, D1, E1, F1)

N1 (C3, D1, E1, F1)

P1 (A1, B1, C1, D2, E1, F1)



2 3D View 2

ADU, Floor Plan & Roof Plan, Proposed

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2021
C-34045
STATE OF CALIFORNIA

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Residential Addition / Remodel

Project Schedule Revision

ADU, Floor Plan & Roof Plan, Proposed

A104

SCALE 1/8" = 1'-0"

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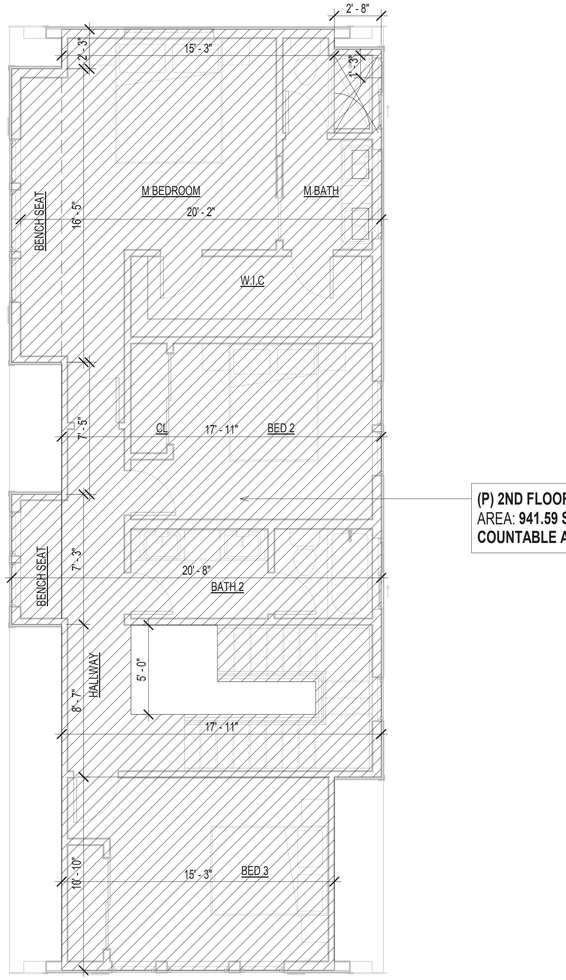
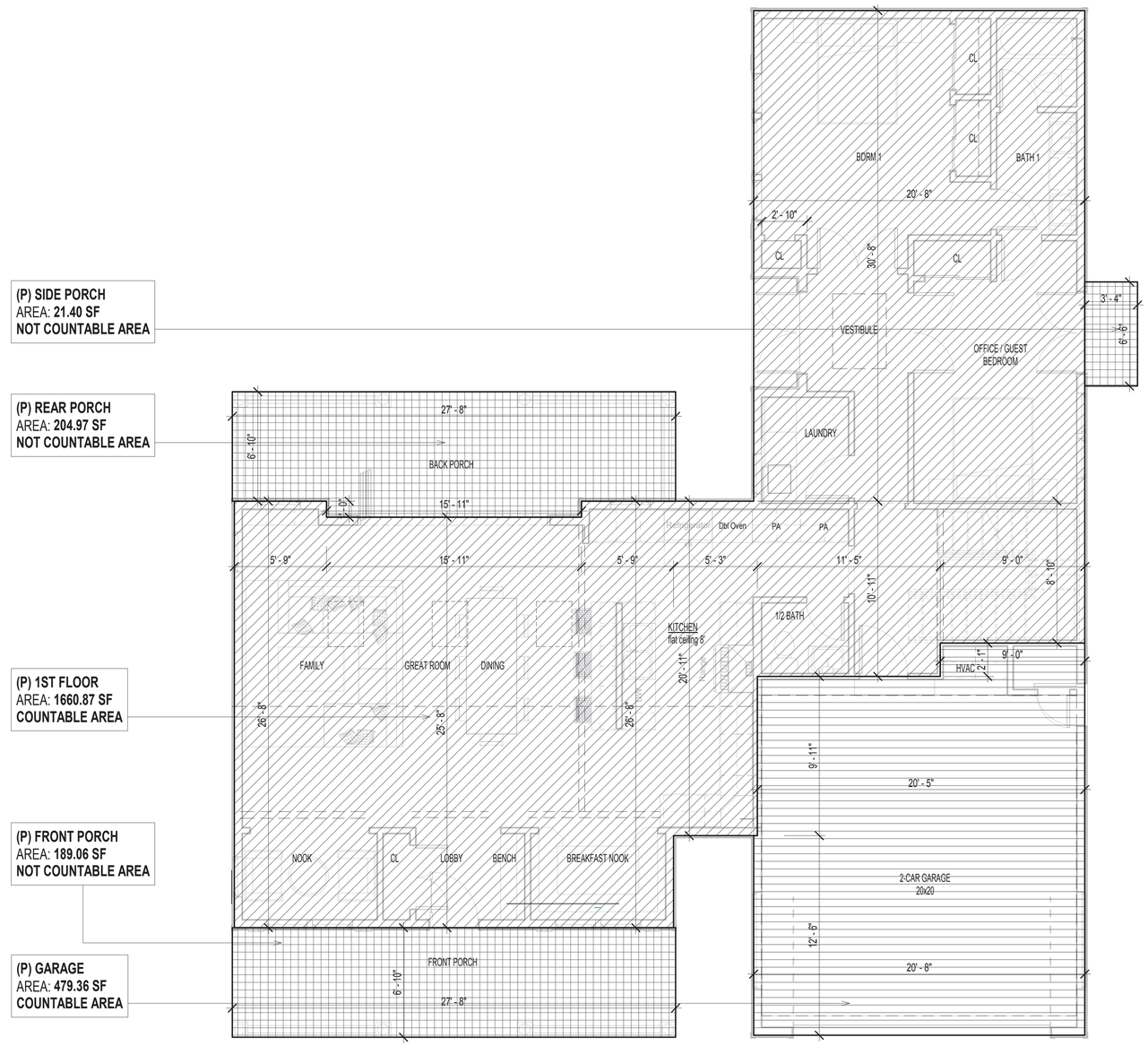


(P) 2ND FLOOR
AREA: **941.59 SF**
COUNTABLE AREA

Floor Plan Level 2, Proposed, Area Diagrams
1/4" = 1'-0"
0' 2' 4' 8' 16'



Floor Plan, Proposed , Area Diagrams
1/4" = 1'-0"
0' 2' 4' 8' 16'

BUILDING AREA CALCULATION

(P) PRIMARY HOUSE	2602.46 SF
- 1ST FLOOR	1660.87 SF
- 2ND FLOOR	941.59 SF
(P) ATTACHED 2 CARS GARAGE	479.36 SF
(P) TOTAL RESIDENCE (COUNTABLE AREA)	**3081.82 SF**
(P) TOTAL PORCH AREA (NOT COUNTABLE AREA):	**415.43 SF**
- FRONT PORCH	189.06 SF
- REAR PORCH	204.97 SF
- SIDE PORCH	21.40 SF
(P) ADDITIONAL DWELLING UNIT	**610.80 SF**

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Area Diagrams

952 Kenneth Avenue
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Residential Addition / Remodel

Project Schedule Revision

#	DATE	DESCRIPTION
1	03/02/2021	PLANNING'S COMMENTS

Area Diagrams

A105

SCALE 1/8" = 1'-0"

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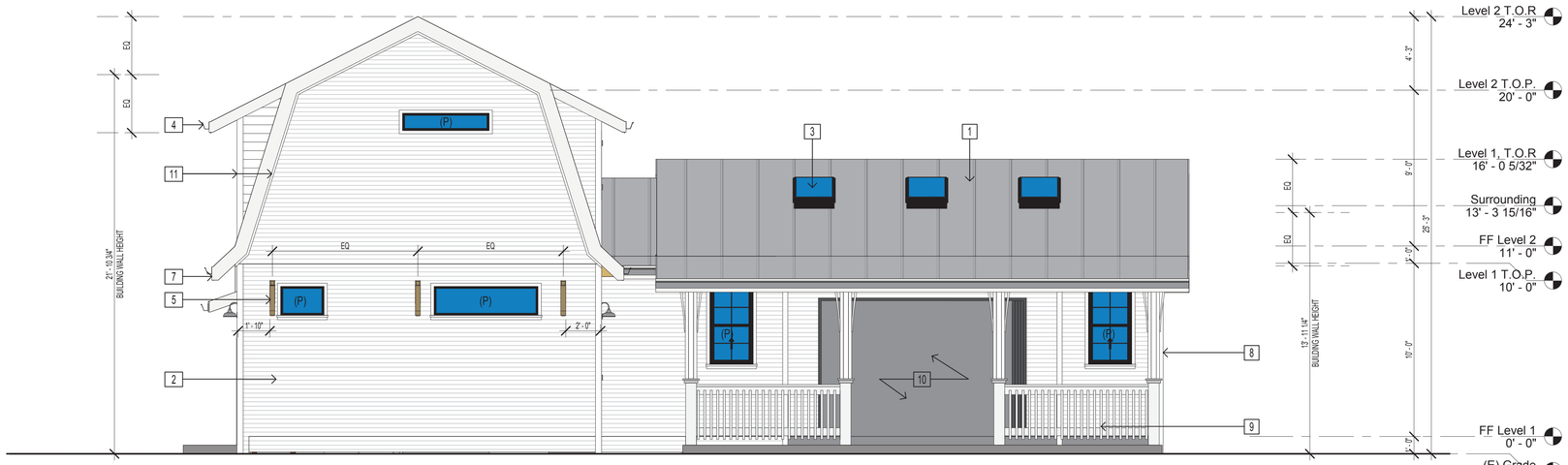
1 Elevation, Front, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Elevation, Back, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATION NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS
2. WEEP SCREED A MINIMUM OF 26 GA CORROSION RESISTANT WEEP SCREED W/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS W/ STUCCO. THE SCREED SHOULD BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

KEYNOTES

1	(P) ROOF MATERIAL - STANDING SEAM METAL
2	(P) HARDIE BOARD LAP SIDING
3	(P) SKYLIGHT
4	(P) GUTTER
5	(P) BRACKETS
6	(P) EXTERIOR LIGHTS
7	(P) ROOF FACIA
8	(P) COLUMN
9	(P) RAILING
10	(P) PANORAMIC DOOR
11	(P) EXTERIOR BUILDING TRIM
12	(P) ADDRESS NUMBER (SEE NOTE BELOW)
(E)	EXISTING
(P)	PROPOSED
(T)	TEMPERED

NOTE: FF LEVEL 1 (0' - 0") IS EQUIVALENT TO AMSL (228.85). PLEASE SEE CIVIL PLANS SHEET T4 & T5 FOR MORE INFORMATION.

Primary House, Elevations, Front & Back, Proposed

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Primary House, Elevations, Front & Back, Proposed

A200

SCALE 1/8" = 1'-0"

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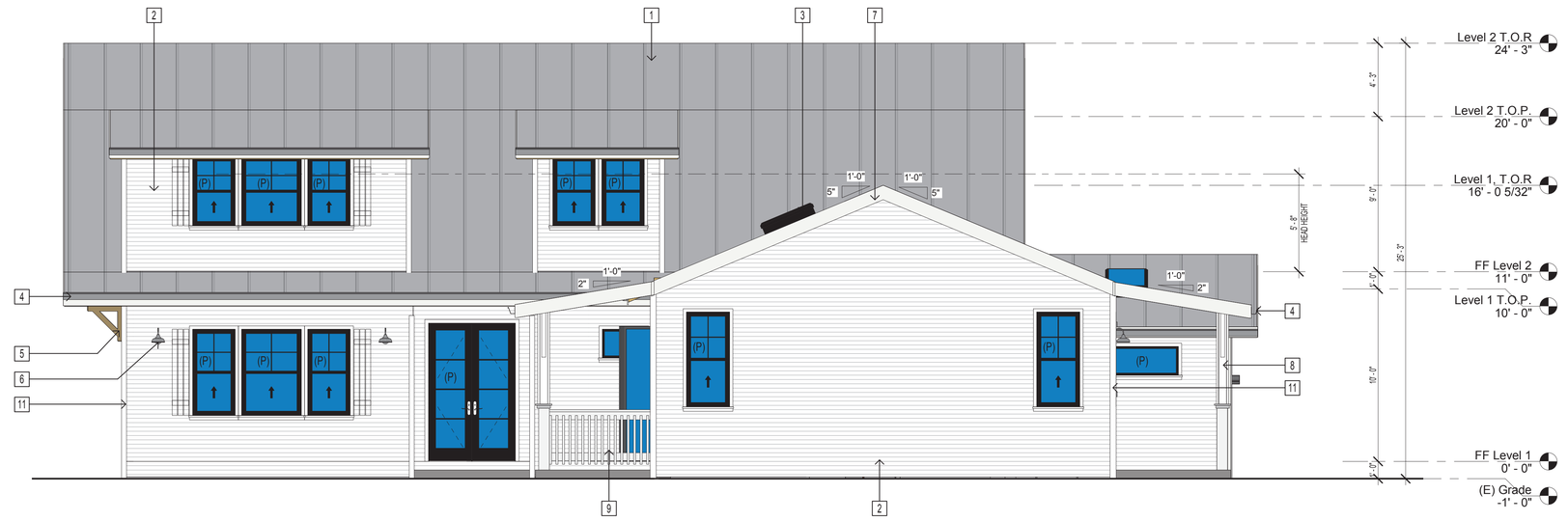
1 Elevation Right, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Elevation, Left, Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATION NOTES

1. GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS
2. WEEP SCREED A MINIMUM OF 26 GA CORROSION RESISTANT WEEP SCREED W/ A MINIMUM VERTICAL ATTACHMENT FLANGE OF FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS W/ STUCCO. THE SCREED SHOULD BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE WHICH WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING.

KEYNOTES

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2	(P) HARDIE BOARD LAP SIDING
3	(P) SKYLIGHT
4	(P) GUTTER
5	(P) BRACKETS
6	(P) EXTERIOR LIGHTS
7	(P) ROOF FACIA
8	(P) COLUMN
9	(P) RAILING
10	(P) PANORAMIC DOOR
11	(P) EXTERIOR BUILDING TRIM
12	(P) ADDRESS NUMBER (SEE NOTE BELOW)
(E)	EXISTING
(P)	PROPOSED
(T)	TEMPERED

1 NOTE: FF LEVEL 1 (0' - 0") IS EQUIVALENT TO AMSL (228.85). PLEASE SEE CIVIL PLANS SHEET T4 & T5 FOR MORE INFORMATION.

Primary House, Elevations, Right & Left, Proposed

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Primary House, Elevations, Right & Left, Proposed

A201

SCALE 1/8" = 1'-0"

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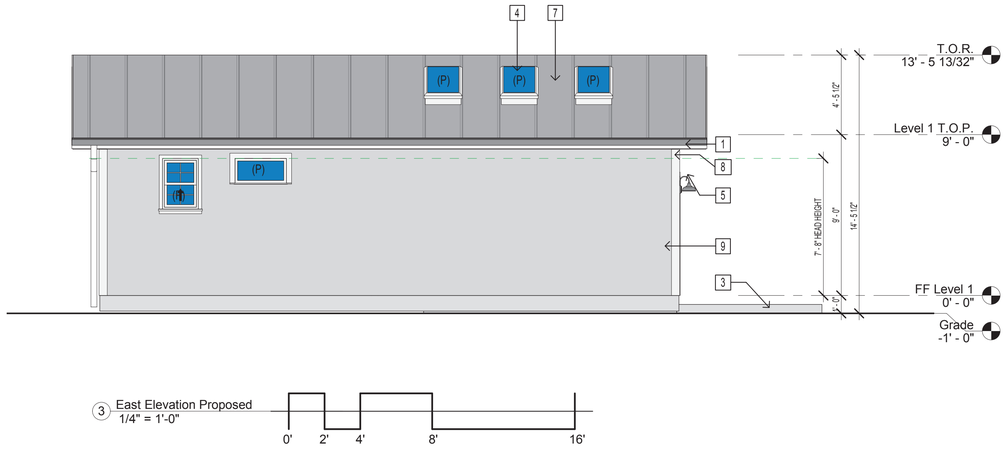
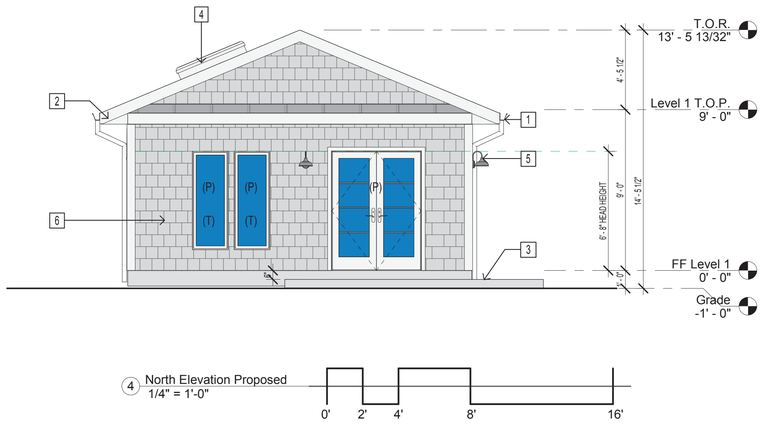


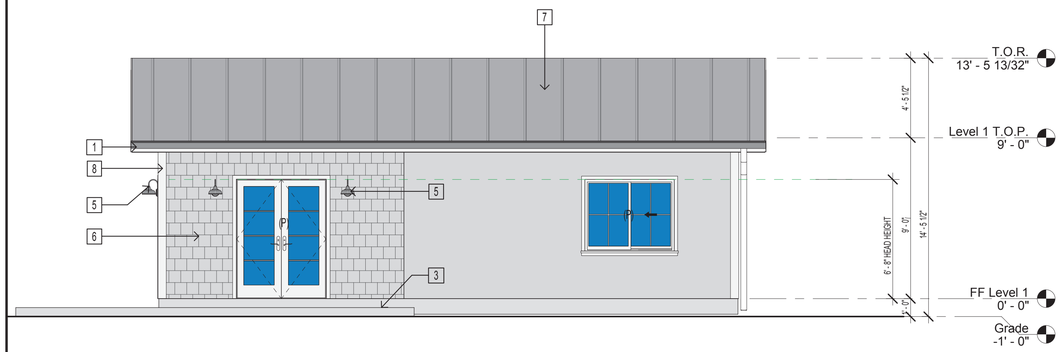
3 East Elevation Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'



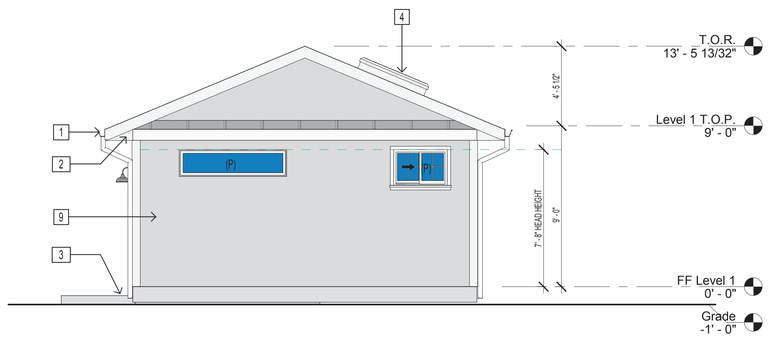
4 North Elevation Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 West Elevation Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'



1 South Elevation Proposed
1/4" = 1'-0"

0' 2' 4' 8' 16'

ELEVATION KEYNOTES

1	GUTTER
2	FASCIA
3	CONCRETE PATIO
4	SKYLIGHT
5	EXTERIOR LIGHT
6	HARDIE SIDING
7	STANDING SEAM METAL ROOF
8	EXTERIOR TRIM
9	STUCCO

ELEVATION LEGEND

(E)	EXISTING
(P)	PROPOSED
(T)	TEMPERED

ADU, Elevations East,West & North,South

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ADU, Elevations East,West & North,South

A202

SCALE 1/8" = 1'-0"

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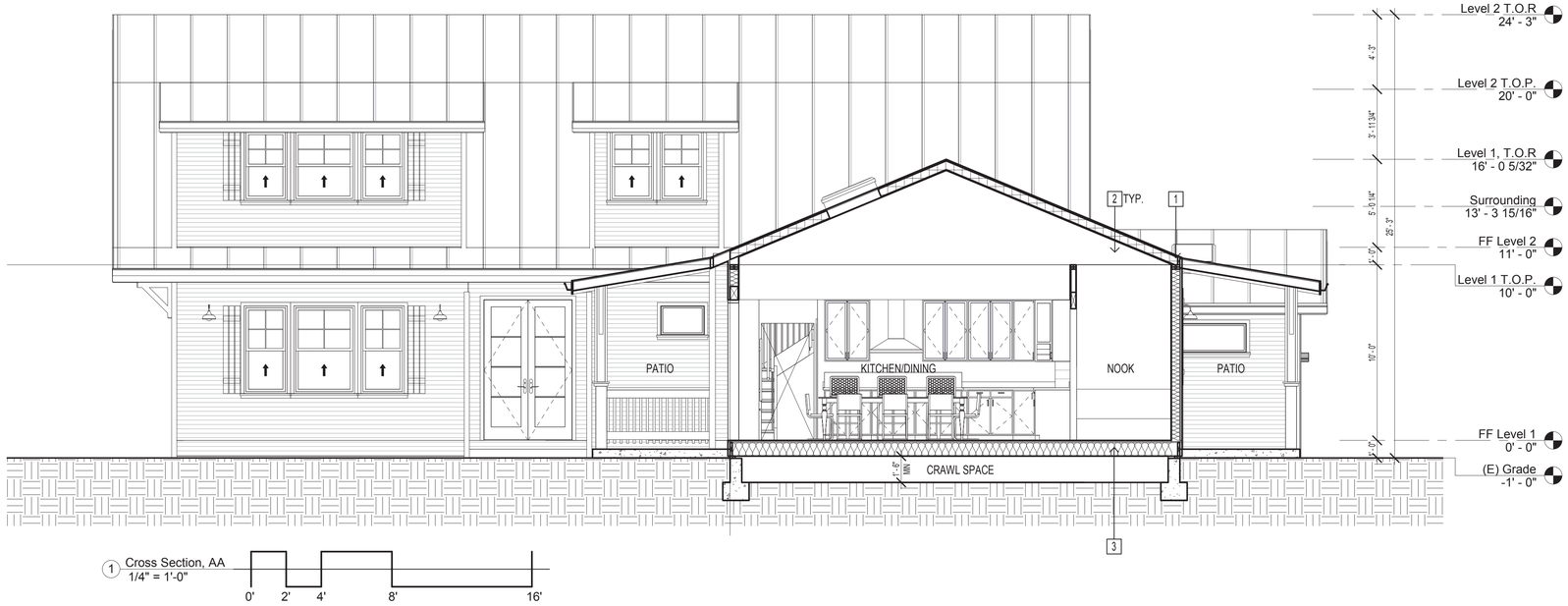
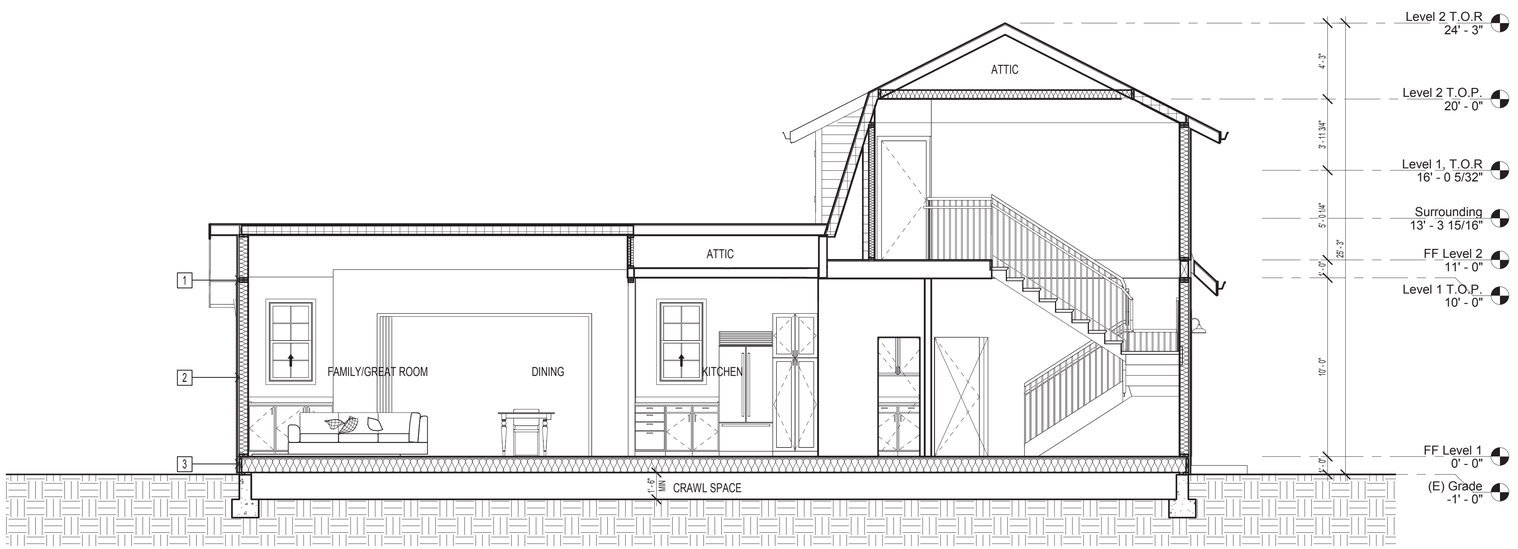


1 Cross Section, AA
1/4" = 1'-0"

0' 2' 4' 8' 16'



2 Cross Section, BB
1/4" = 1'-0"

0' 2' 4' 8' 16'

SECTION KEYNOTES

1 2"X WOOD FRAMING

2 INSULATION
WALL: R-15
FLOOR: R-19
ATTIC: R-30

3 RAISED FLOOR

4 SKYLIGHT

Primary House, Cross Sections, AA & BB

LICENSED ARCHITECT
GORDON K WONG
RENEWAL 08/31/2021
C-34045
STATE OF CALIFORNIA

CHARLIEY CHOE, PROJECT REP.
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GK ARCHITECTS
RESIDENTIAL/COMMERCIAL

952 Kenneth Avenue
Campbell, CA 95008
Residential Addition / Remodel

Project Schedule Revision

#	DATE	DESCRIPTION
1	03/02/2021	PLANNING'S COMMENTS

Primary House, Cross Sections, AA & BB

A300

SCALE 1/8" = 1'-0"

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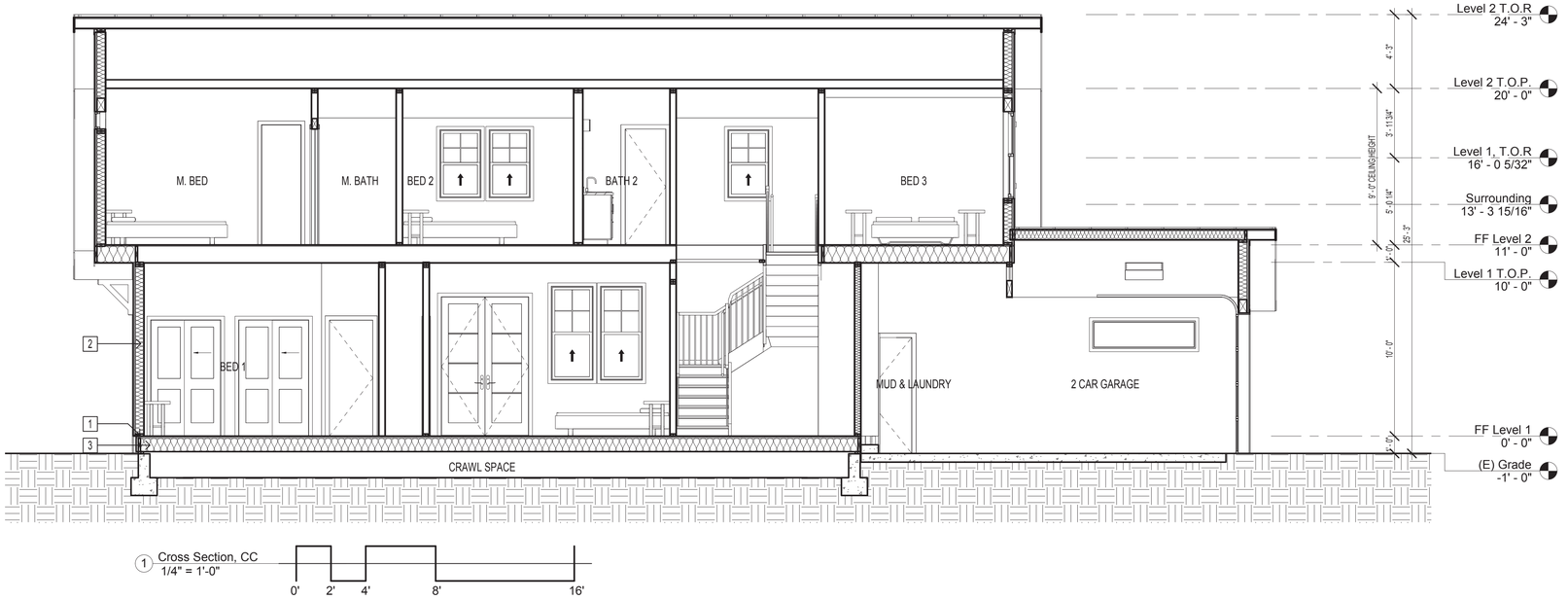

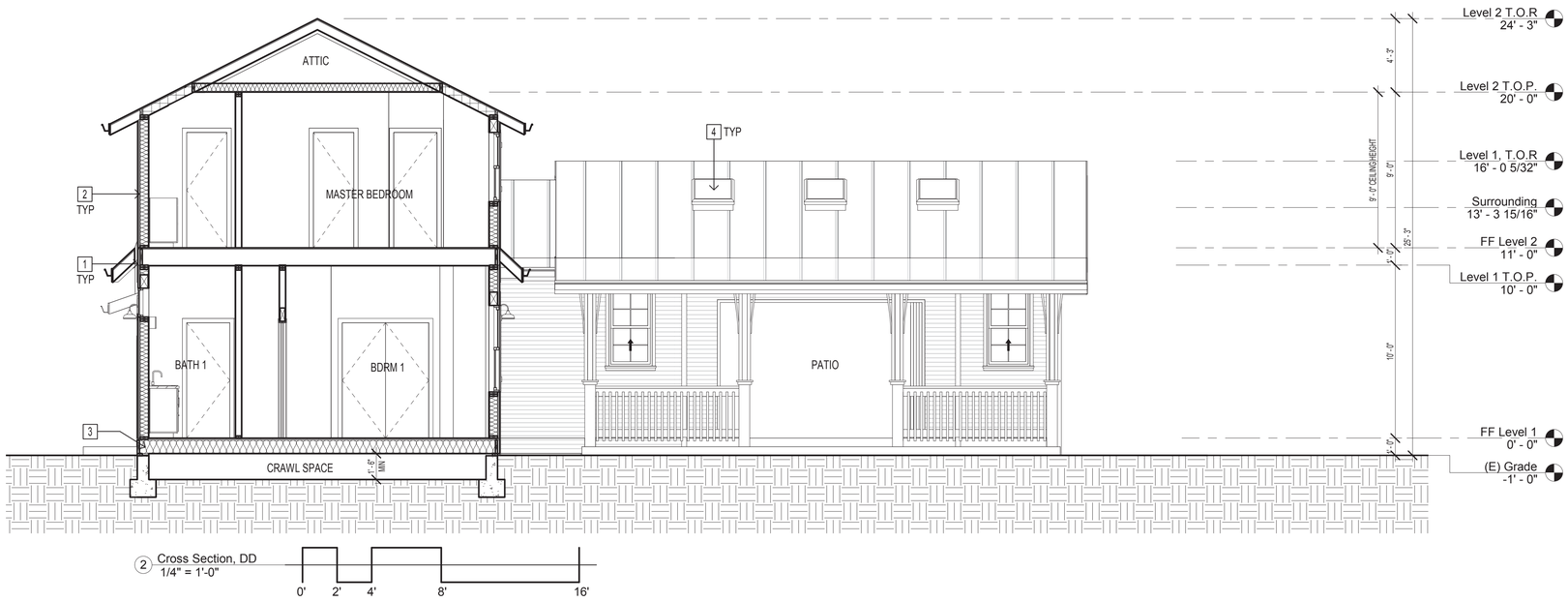

SECTION KEYNOTES

1. 2"X WOOD FRAMING
2. INSULATION
   WALL: R-15
   FLOOR: R-19
   ATTIC: R-30
3. RAISED FLOOR
4. SKYLIGHT

Primary House, Cross Sections, CC & DD

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Primary House, Cross Sections, CC & DD

A301

SCALE 1/8" = 1'-0"

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MATERIALS BOARD 952 KENNETH AVE.

WOOD SIDING

paint chip

JamesHardie

MANUFAC.:	JAMES HARDIE
PRODUCT	FIBER CEMENT LAP SIDING
TYPE:	SELECT CEDARMILL
FINISH:	PAINT
PAINT:	KELLY-MOORE
COLOR:	PURE WHIRE
COLOR CODE:	KM4914

WOODEN RAILING

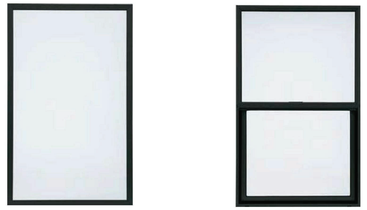
MANUFAC.:	HOME DEPOT
EXT. FINISH:	PAINT
ASSEMBLY:	3 COAT
PAINT:	KELLY-MOORE
COLOR:	WHITEST WHITE
COLOR CODE:	KMW43

METAL STANDING SEAM ROOF

BERRIDGE

MANUFAC.:	BERRIDGE
TYPE:	CEE-LOCK
FIRE RATING:	UL 790
WIND RATING:	UL90 WIND UPLIFT
WARRANTY:	LIFETIME

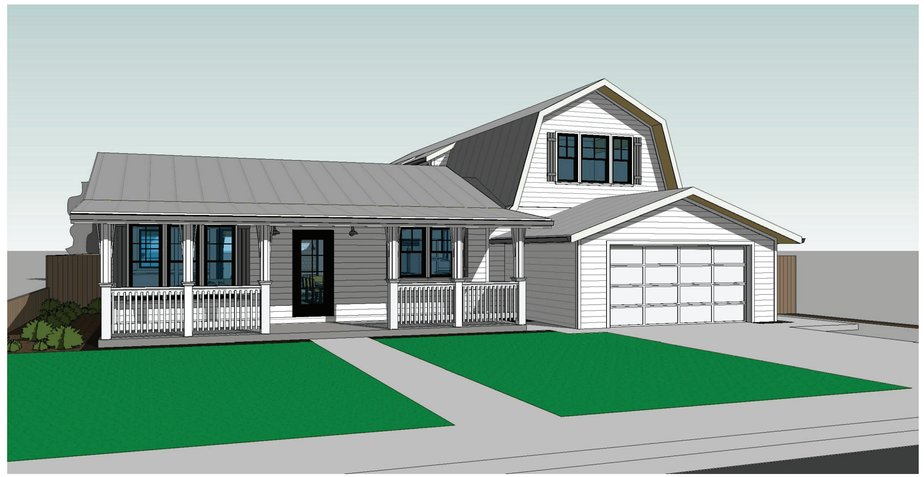
WINDOWS



Milgard

MANUFACT.:	MILGARD
TYPE:	CASEMENT / FIXED
FRAME:	BRONZE ANODIZED
HARDWARE:	SMART TOUCH LOCK
GRIDS:	MINIMALIST
GLASS TYPE:	CLEAR
TINTED:	SOLAR GRAY

PERSPECTIVE

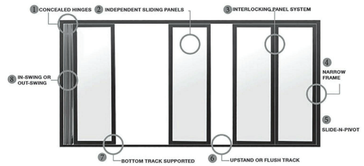


GARAGE DOOR

Wayne Dalton GARAGE DOORS

MANUFAC.:	WAYNE DALTON
MODEL:	8800 ALUM. DOOR
FRAME:	OVER 12' WIDE (4 PANEL)
FRAME COLOR:	DARK BRONZE ANODIZED
GLASS:	WHITE LAMINATED

PANORAMIC DOORS



Panoramic Doors

MANUFAC.:	PANORAMIC DOORS
FRAME:	ALUM. BLOCK
COLOR:	DARK BRONZE
GLASS	1" DUAL PANED TEMPERED
T-24 ENERGY:	LOW-E3 WITH ARGON
HARDWARE:	SHEFFIELD ORB HANDLE

Material Board

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Material Board

A700

SCALE 1/8" = 1'-0"

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