



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

July 7, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 24-28 E. Campbell Avenue

Zoning | Area Plan: C-3 | Downtown Development Plan

Neighborhood Association(s): DCNA

File No.: PLN-2022-79

APN: 412-05-034/038

Applicant: Joma Studio Architects

Property Owner: Payman Farzaneh

Application Type: Planned Development Permit and Parking Modification Permit

Project Description: 3-story mixed-use building, including approximately 1,500 square-feet of ground-floor commercial space, 500 square-feet of 2nd-floor commercial mezzanine area, three 1-bedroom apartment units, and three ground-floor residential parking stalls.



Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

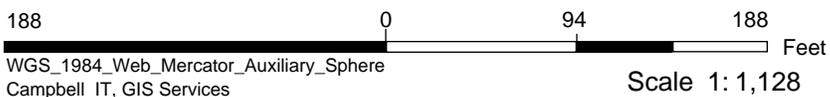
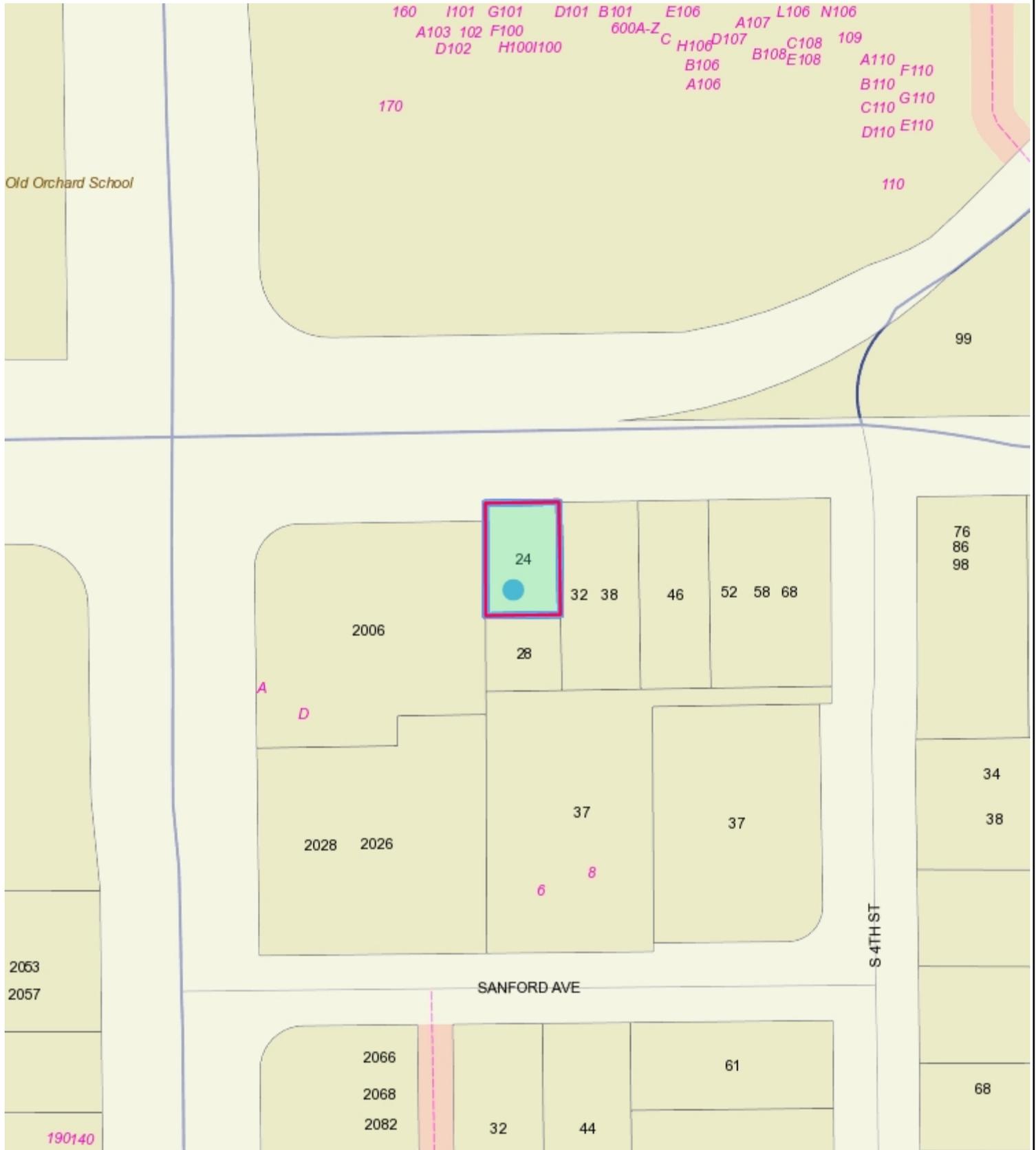
Phone Contact: (408) 866-2193

Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. To view the project plans, please scan the QR code:





Location Map for 24-28 E Campbell Ave.



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

VICINITY MAP



ABBREVIATIONS

DIA.	DIAMETER
A.F.F.	ABOVE FINISHED FLOOR
B.P.	BEARING PLATE
CL	CENTERLINE
C.O.	CLEAN-OUT
CKTP	COOKTOP
D	DRYER
D.H.	DOOR HEADER
D.O.	DOUBLE OVEN
DN.	DOWN
DS.	DOWNSPOUT
D.W.	DISHWASHER
<E>	EXISTING
F	FURNACE
G.S.M.	GALVANIZED SHEET METAL
G.W.B.	GYPSONUM WALL BOARD
J.T.	JOINT TRENCH
M.C.	MEDICINE CABINET
(N)	NEW
N.T.S.	NOT TO SCALE
O.H.	OVERHANG
P & S	POLE & SHELF
P.T.	PRESSURE TREATED
PTD.	PAINTED
R	RADIUS
R/F	REFRIGERATOR/FREEZER
S	SINK
S.B.	SETBACK
S.D.	STORM DRAIN
ST	STOVE
T.B.D.	TO BE DETERMINED
T.O. PLATE	TOP OF PLATE
T.O. SLAB	TOP OF SLAB
T.O. SUBFLOOR	TOP OF SUBFLOOR
T.O. WALL	TOP OF WALL
T.P.H.	TOILET PAPER HOLDER
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
W.H.	WINDOW HEADER
WH	WATER HEATER

PROJECT INFORMATION

OWNER: (BAY AREA CONSTRUCTION)
PAYMAN FARZANEH (408)209-8942
PSHOMALI@YAHOO.COM

ARCHITECT:
JOMA STUDIO ARCHITECTS (650) 532-8200
ANTONY@JOMASTUDIO.COM

SURVEYOR:
SMP ENGINEERS (650) 941-8055
SRAZAVI@SMPENGINEERS.COM

SITE PLAN LEGEND

	PROPERTY LINE
	SETBACK LINE OR LINE OF EASEMENT
	UTILITY LINE- UNDERGROUND
	UTILITY LINE- OVERHEAD
	CONTOUR LINE
	NEW ADDITION

PROJECT DESCRIPTION

- DEMOLITION OF (E) ONE STORY RETAIL STORE AT THE FRONT PARCEL AND TWO STORY RESIDENCE AT THE REAR PARCEL.
- DEVELOP A NEW 3 STORY MIXED-USE BUILDING ON ZERO LOT LINE, JOINED 2 PARCELS. THE COMMERCIAL (BUILDING MATERIAL RETAIL CENTER & SHOWROOM) AND SUPPORTING OFFICES SHALL BE LOCATED ON THE GROUND FLOOR AND SECOND FLOOR MEZZANINE. THERE SHALL BE (3) RESIDENTIAL UNITS (NOT "PUBLIC HOUSING") OCCUPYING 2ND & 3RD FLOOR WITH LIMITED RESIDENTIAL PARKING LOCATED AT THE GARAGE AT THE REAR OF THE SITE. ADDITIONAL REQUIRED PARKING FOR COMMERCIAL USE SHALL BE CONTRACTED WITH LOCAL GARAGE OR MITIGATED WITH IN-LIEU FEE AS DETERMINED BY THE CITY OF CAMPBELL.
- THERE SHALL BE OPEN SPACE AREA AT THE ROOF DECK FOR THE TENANTS

PLANNING DATA

PROJECT ADDRESS: 24 - 28 E. CAMPBELL AVENUE
 A.P.N.: 412-05-034 & 412-05-038
 ZONING DISTRICT: PD-C3
 OCCUPANCY: B, R-2 & U
 LOT AREA: 4,400 S.F.
 SETBACKS: NONE
 MAX. HEIGHT LIMIT: 45 FT.
 PROPOSED MAX. HEIGHT: 42 FT
 (E) FLOOR AREA TO BE DEMOLISHED: 2,370 S.F. (+/-), BUILDING FOOTPRINT

ROOF OPEN SPACE: 1,900 S.F. (+/-)

MAX. FLR. AREA RATIO: UP TO 1.5 (= 6,600 S.F., EXCLUDING RESIDENTIAL FLOOR AREA, TITLE 21, SECTION 21.36.130-B3)

PROPOSED FLOOR AREA:
 FIRST FLOOR: 3,060 S.F. (COMMERCIAL, ELEVATOR/STAIR CORE, STORAGE, TRASH & GARAGE)
 2ND FLOOR: 2,152 S.F. (RESIDENTIAL, COMMERCIAL & BLDG. CORE)
 3RD FLOOR: 2,800 S.F. (RESIDENTIAL & BLDG. CORE)
 TOTAL RESIDENTIAL: 3,950 S.F. (UNITS 1, 2, 3 & 3rd FLR. CORE)
 TOTAL COMMERCIAL: 2,136 S.F.
 BUILDING CORE LOBBY: 1,420 S.F. (ELEVATOR, LOBBY & STAIR)
 GARAGE, STOR. & TRASH: 1,010 S.F.

TOTAL FLOOR AREA: 8,012 S.F. (-3,950 RES.) = 4,062
 4,062 S.F. = OK < (6,600 S.F. ALLOWED)

CONSTRUCTION TYPE: TYPE V-A

PARKING REQUIREMENTS (TITLE 21 ZONING, CHAPTER 21.28)

RESIDENTIAL: ONE BR (1.5/UNIT) = 3x1.5= 4.5 COVERED
 VISITOR: 0.5 PER UNIT, 3x.5 = 1.5 STALLS
 TOTAL RESIDENTIAL: 6 STALLS (INC. GUEST)
 TOTAL PROVIDED: 3 ASSIGNED STALLS

COMMERCIAL: BLDG. MATERIAL SHOWRM. =1/300S.F.
 OFFICE = 1/225 S.F. GROSS FLR. AREA
 SHOWRM. DISPLAY AREA: 1,048 S.F. (1,048 /300) = 4 STALLS
 OFFICE (1ST & 2ND FLR.): 544 S.F. + 552 (MEZ.) = 1096/225= 5 STALLS
 PROVIDED COMMERCIAL: NONE (SHALL BE MITIGATED THROUGH T.D.M. MEASURES & IN-LIEU FEE

TOTAL REQ'D (RESIDENTIAL & COMMERCIAL) 15 STALLS (-3 PROVIDED) = 12 STALLS

ACCESSIBILITY

THIS SPACE AND ALL WORK PROPOSED BY THIS PERMIT WILL BE IN FULL COMPLIANCE WITH CALIFORNIA ACCESSIBILITY REQUIREMENTS, 2019 CBC CHAPTER 11A.

THE OWNERSHIP HAS AN AGREEMENT WITH THE ADJACENT PROPERTY TO SHARE ACCESSIBLE PARKING LOCATED ON THE WEST SIDE. THERE WILL BE A SIGN ON THE FRONT OF THE BUILDING WITH DIRECTIONS TO THE ACCESSIBLE PARKING WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA).

BUILDING CODE DATA

OCCUPANCY: B, R-2 & U
 COMMERCIAL BUSINESS/ RETAIL, DISPLAY & RESIDENTIAL UNITS

CONSTRUCTION: TYPE 'VA'

STORIES: 1 STORY

BUILDING CODE: THE PROJECT SHALL COMPLY WITH:
 - 2019 CA. BUILDING CODE
 - 2019 CA. RESIDENTIAL CODE
 - 2019 CA. PLUMBING CODE
 - 2019 CA. MECHANICAL CODE
 - 2019 CA. ELECTRICAL CODE
 - 2019 CA. FIRE CODE
 - 2019 CA. ENERGY CODE
 - 2019 CA GREEN BUILDING STANDARDS CODE

ALL OTHER STATE AND LOCAL ORDINANCES & REGULATIONS



SHEET INDEX

ARCHITECTURAL	
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A 0.1	FLOOR AREA CALCULATION
A 1.0	SITE PLAN, FIRE HYDRANT LOCATION & EXT. LIGHTING SPECIFICATION
A 1.1	CIRCULATION & LANDSCAPING PLAN
A 1.2	(E) SITE PHOTOS
A 2.1	PROPOSED FLOOR & ROOF PLANS
A 4.1	PROPOSED ELEVATIONS
A 4.2	STREETSCAPE & BUILDING ROOFTOP SIGHT LINE ANALYSIS
A 4.3	COLOR ELEVATION
A 5.1	BUILDING SECTIONS
A 5.2	SECTIONS - FIRE GROUND ACCESS
CB	COLOR & MATERIAL BOARD
CIVIL	
T1	PROPERTY SURVEY
C-1	TITLE SHEET
C-2	GRADING & DRAINAGE
C-3	DETAILS
C-4	EROSION CONTROL PLAN
C-5	BLUEPRINT FOR CLEAN BAY

FIRE NOTES

- SPRINKLER SYSTEM SHALL BE INSTALLED AS DEFERRED SUBMITTAL FOR THE COMMERCIAL SPACE, RESIDENTIAL UNITS, TRASH ENCLOSURE AND COVERED PARKING.
- FIRE ALARM SYSTEM SHALL BE INSTALLED AS DEFERRED SUBMITTAL.
- A STANDPIPE SHALL BE PROVIDED AS INDICATED ON A2.1
- AERIAL ACCESS IS REQUIRED. CAMPBELL AVE. (26' WIDE) QUALIFIES FOR AERIAL ACCESS.
- PUBLIC/PRIVATE FIRE HYDRANT(S) REQUIRED.
- GROUND LADDER ACCESS SHALL BE PROVIDED TO THE RESIDENTIAL UNITS. SEE A5.2 FOR SECTIONAL VIEW.
- THE RESIDENTIAL GATE ON THE SIDE OF THE PROPERTY SHALL HAVE AN APPROVED KNOX BOX. SEE NOTE ON A1.0
- TWO-WAY COMMUNICATION SYSTEM SHALL BE PROVIDED AS A DEFERRED SUBMITTAL
- EMERGENCY RESPONDER RADIO COVERAGE SHALL BE PROVIDED AS A DEFERRED SUBMITTAL
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 & AND SCCFD'S SPECIFICATION S1-7
- BUILDINGS & FACILITIES ACCESS: APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITH THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY [CFC, SECTION 503.1.1].
- ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. 2019 CFC SEC. 903.3.5 & HEALTH & SAFETY CODE 13114.7.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION S1-7.

NEW MIXED-USE BUILDING

24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

JOMA STUDIO ARCHITECTS
 200 INDUSTRIAL ROAD • SUITE 150
 SAN CARLOS • CA 94070

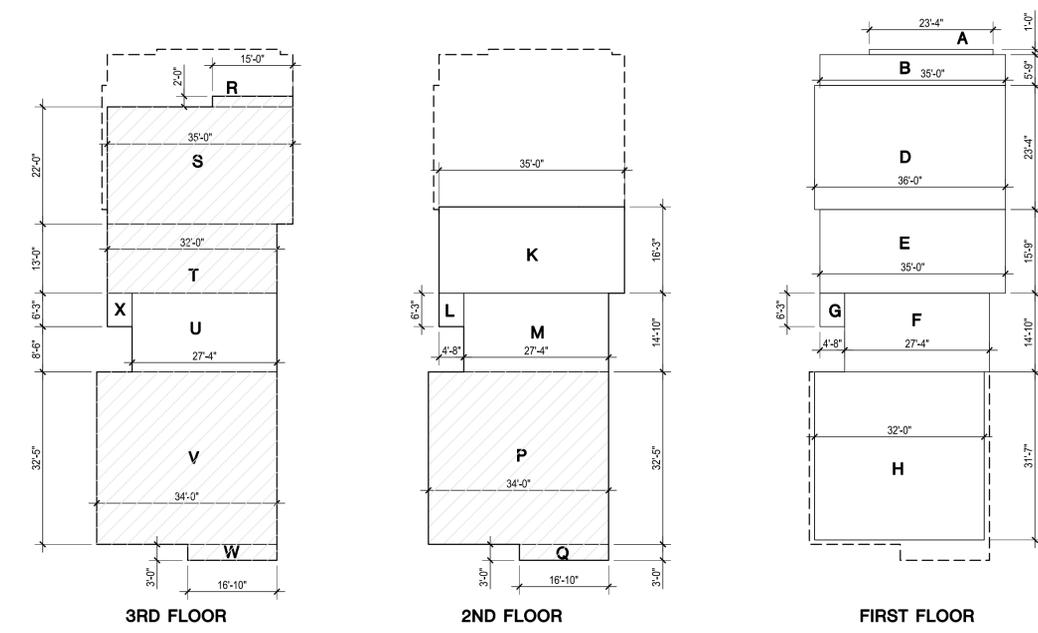
PROJECT NO: 2120 DATE: 06/28/2022

SCALE: AS NOTED

T

FLOOR AREA CALCULATIONS; 24-28 E. Campbell Avenue					
SECTION	DIMENSIONS	FLR. AREA OF EACH SECTION	SECTION	DIMENSIONS	FLR. AREA OF EACH SECTION
A	(23.33' x 1')	24 S.F.	R*	(15 x 2)	30 S.F.
B	(35' x 5.75')	202 S.F.	S*	(35' x 22')	770 S.F.
C	NOT USED	-	T*	(32' x 13')	416 S.F.
D	(36' x 23.3')	839 S.F.	U*	(27.33' x 14.8')	404 S.F.
E	(35' x 15.75')	552 S.F.	V*	(34' x 32.4')	1100 S.F.
F	(27.33' x 15.5')	405 S.F.	W*	(16.8' x 3')	50 S.F.
G	(4.66' x 6.25')	29 S.F.	X	(4.66' x 6.25')	29 S.F.
H	(32' x 31.5')	1008 S.F.	TOTAL 3RD FLOOR AREA:		2800 S.F.
TOTAL FIRST FLOOR AREA:		3060 S.F.	TOTAL FLOOR AREA (S. FEET):		8,012
K	(35' x 16.25')	569 S.F.	RESIDENTIAL FLR. AREA EXCLUSION*:		- 3,950
L	(4.66' x 6.25')	29 S.F.	FINAL FLOOR AREA (S. FEET):		4,062
M	(27.33' x 14.8')	404 S.F.	MAX. ALLOWED:		6,600
P*	(34' x 32.4')	1100 S.F.			
Q*	(16.8' x 3')	50 S.F.			
TOTAL 2ND FLOOR AREA:		2152 S.F.			

* RESIDENTIAL FLOOR AREA NOT COUNTED TOWARDS F.A.R. - Campbell Municipal Code: 21.36.130-B3



FLOOR AREA CALCULATIONS
1/16" = 1'-0"

DIAGRAM KEY

 RESIDENTIAL FLR. AREA

NEW MIXED-USE BUILDING
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Newport™ 2 Light Wall Light Architectural Bronze 6048AZ

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SPECIFICATIONS

Certifications/Qualifications www.kichler.com/warranty

Dimensions

Base Backplate	4.25 X 12.75
Extension	3.75"
Weight	3.30 LBS
Height from center of Wall opening (Spec Sheet)	7.75"
Height	15.25"
Width	9.25"

Light Source

Lamp Included	Not Included
Lamp Type	CFL
Light Source	Incandescent
Max or Nominal Watt	30W
# of Bulbs/LED Modules	2
Socket Type	Medium
Socket Wire	150"

Mounting/Installation

Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount
Mounting Weight	1.40 LBS

FIXTURE ATTRIBUTES

Housing

Diffuser Description	White Polycarbonate Diffuser
Primary Material	ALUMINUM

Product/Ordering Information

SKU	6048AZ
Finish	Architectural Bronze
Style	Contemporary
UPC	783927395274

Finish Options

- Architectural Bronze
- Brushed Nickel

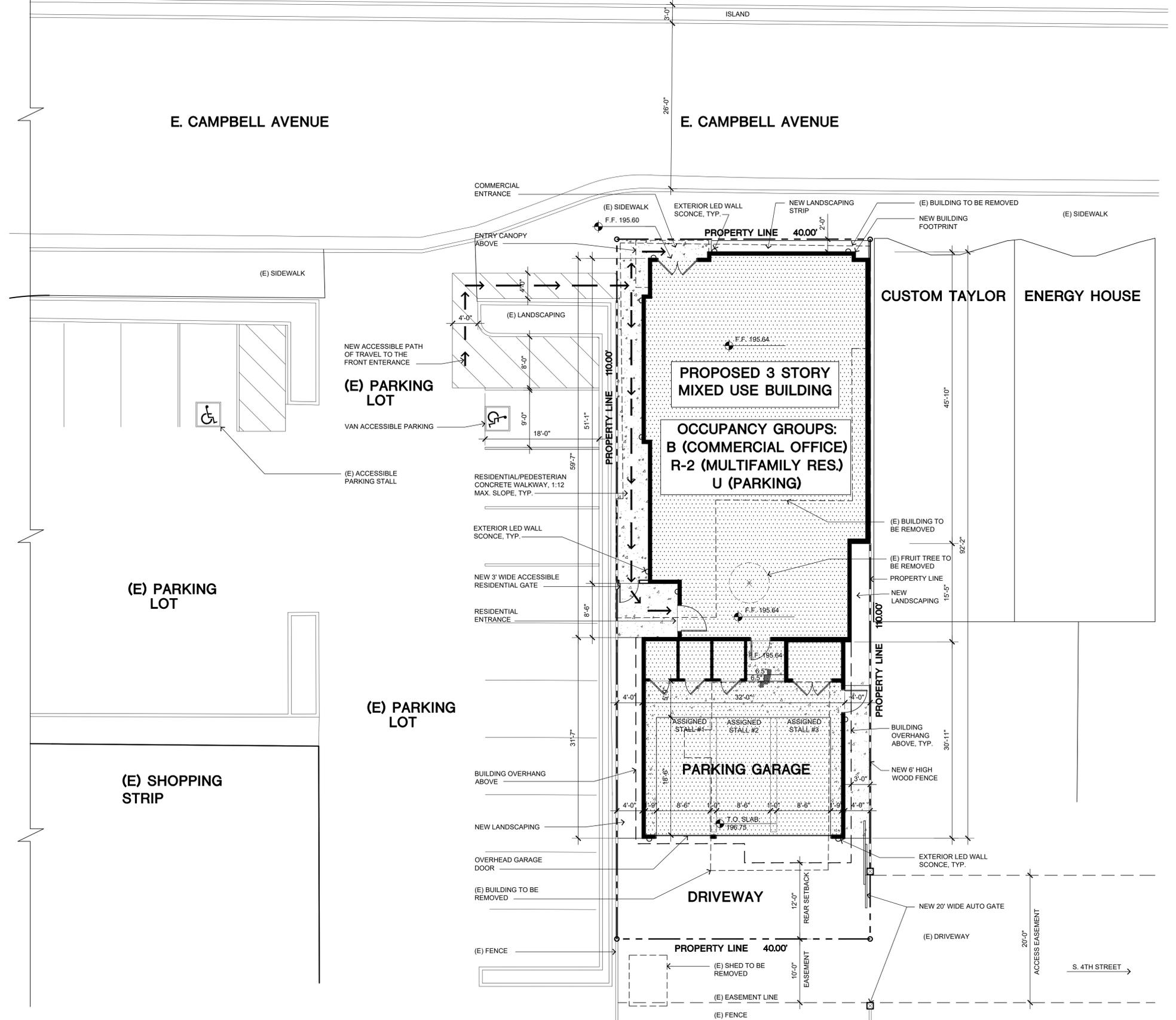
ALSO IN THIS FAMILY

6040NI 6040AZ 6048NI



EXTERIOR LIGHTING SPECIFICATION

Kichler.com **KICHLER.**



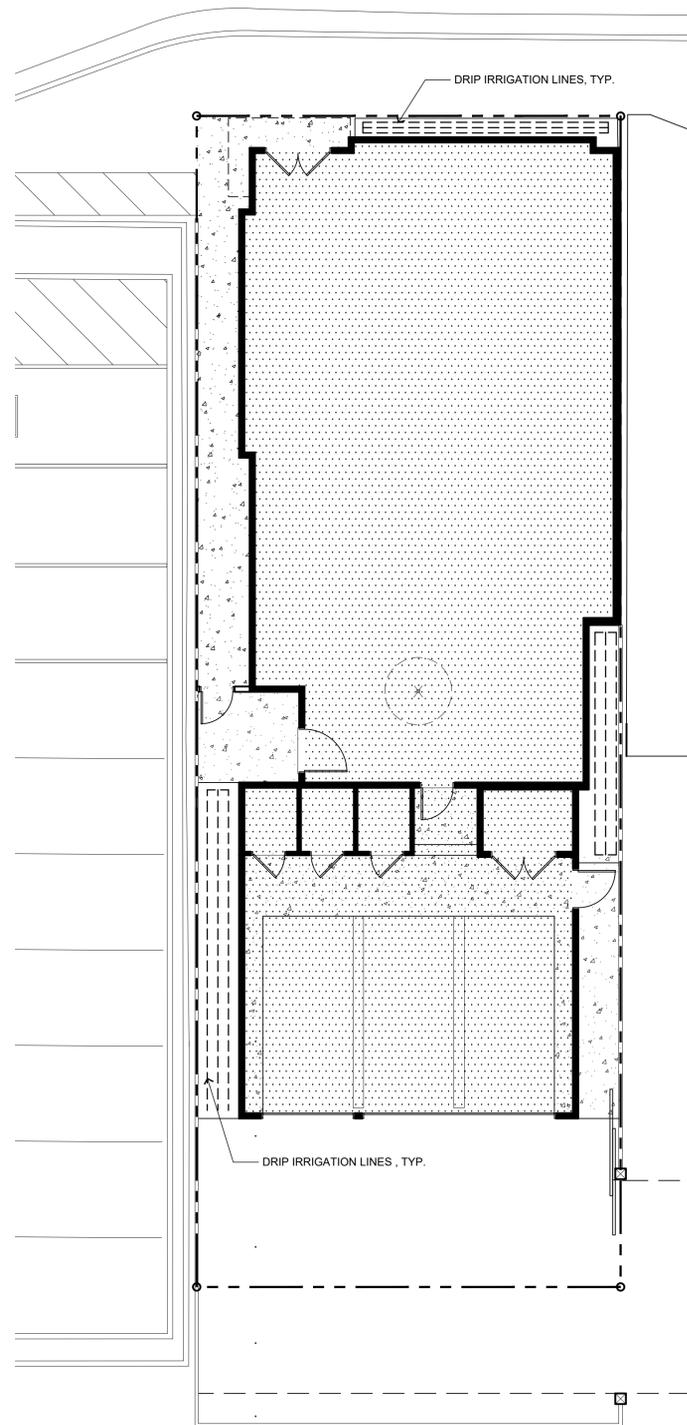
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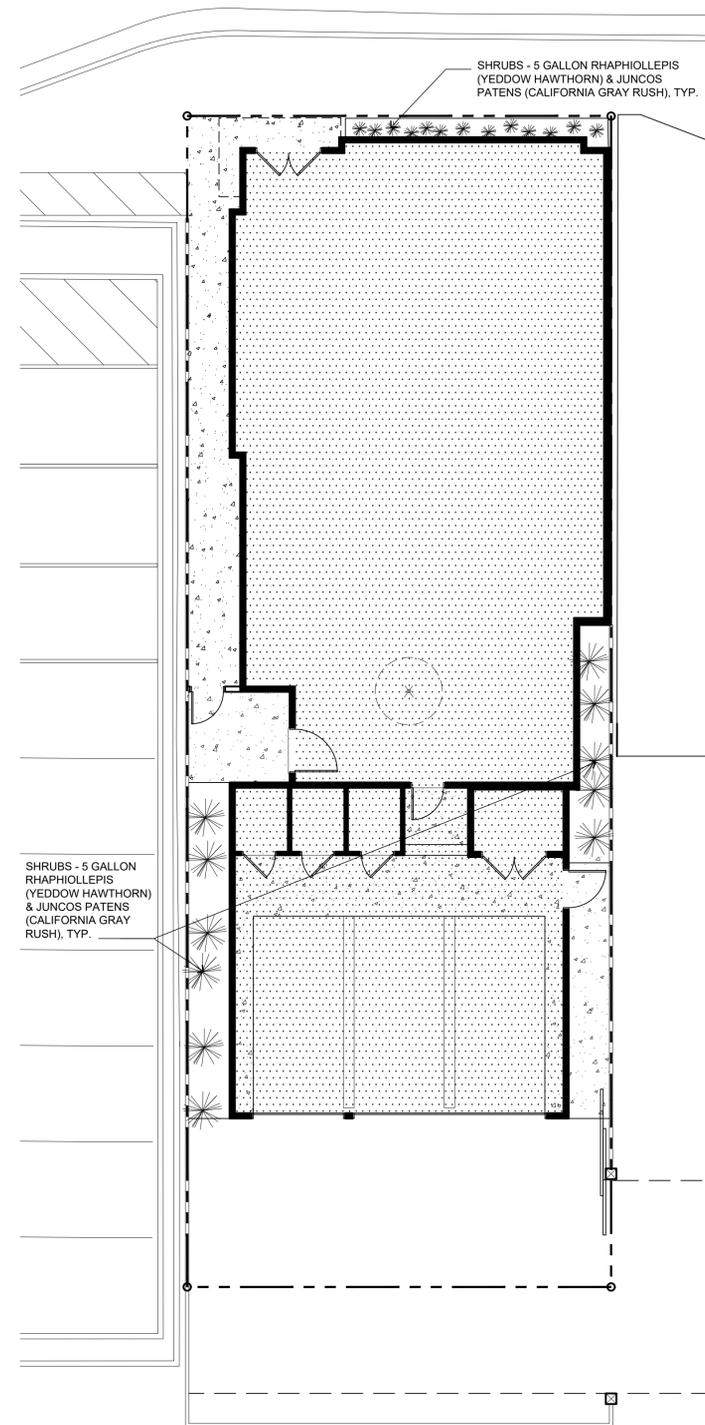
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APN: 412-05-034 & 412-05-038



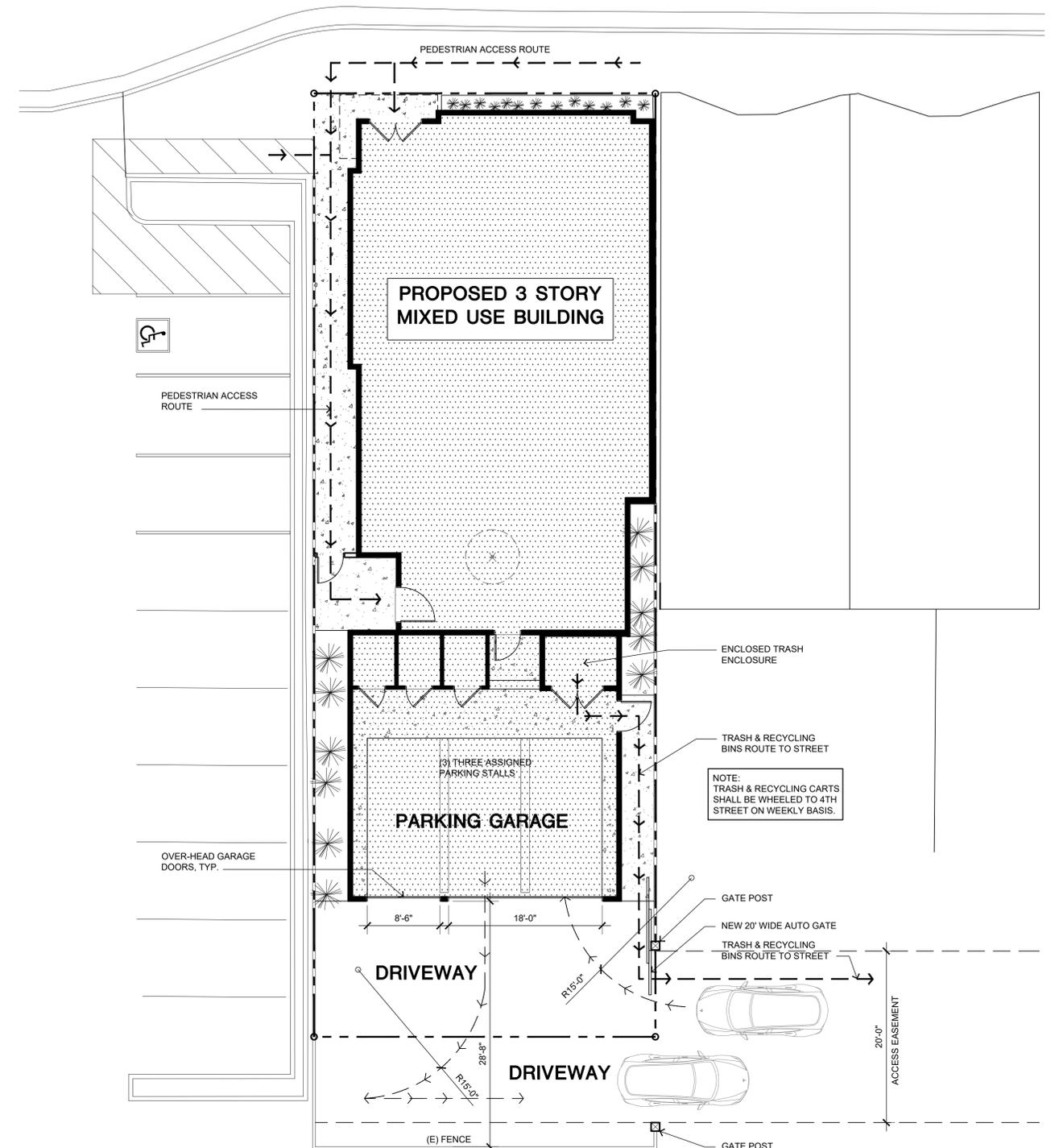
IRRIGATION PLAN

1/8"=1'-0"



LANDSCAPING PLAN

1/8"=1'-0"



CIRCULATION PLAN (AUTO & PEDESTRIAN) & TRASH CART ROUTE

1/8"=1'-0"

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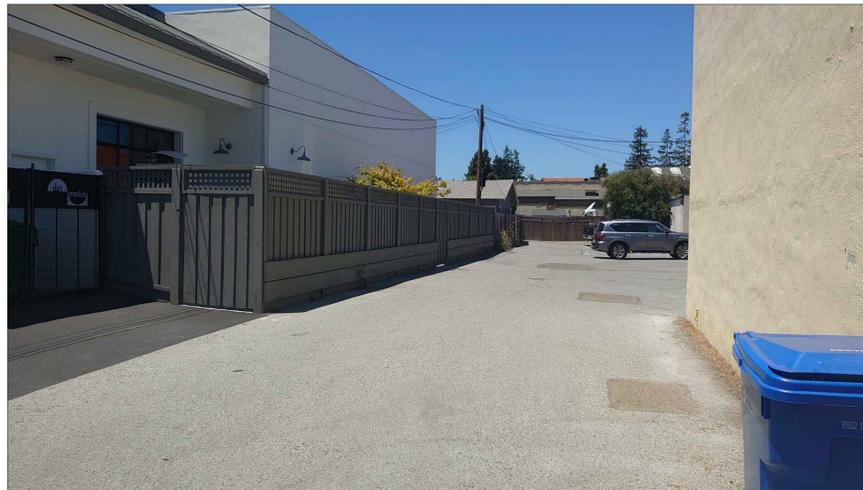
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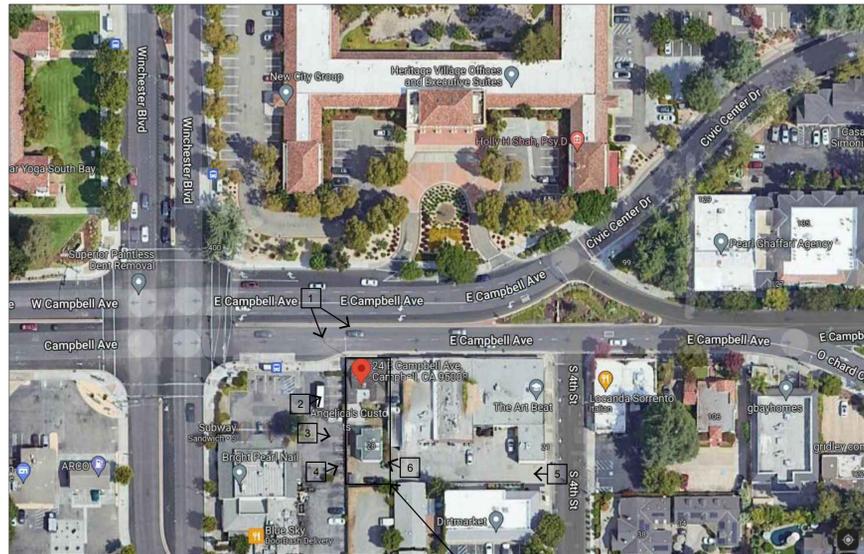
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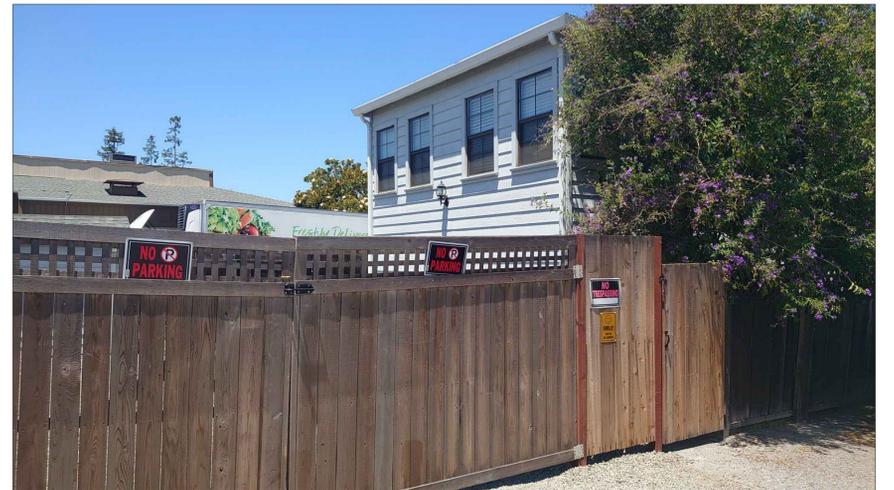


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SITE MAP

PROJECT SITE



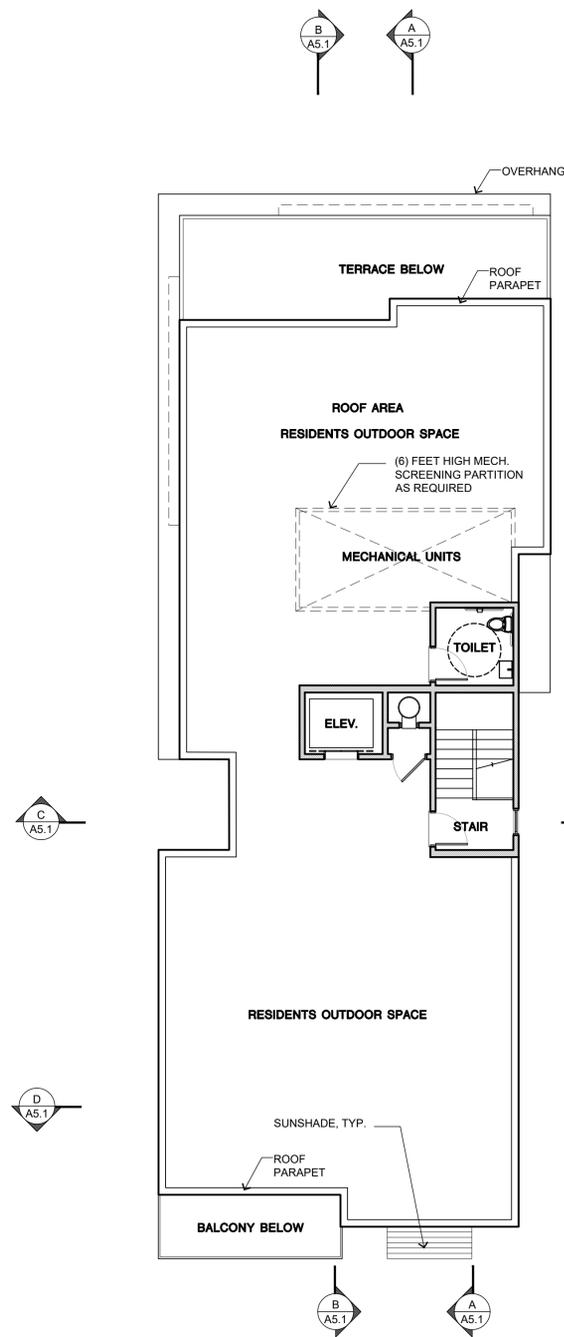
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NEW MIXED-USE BUILDING
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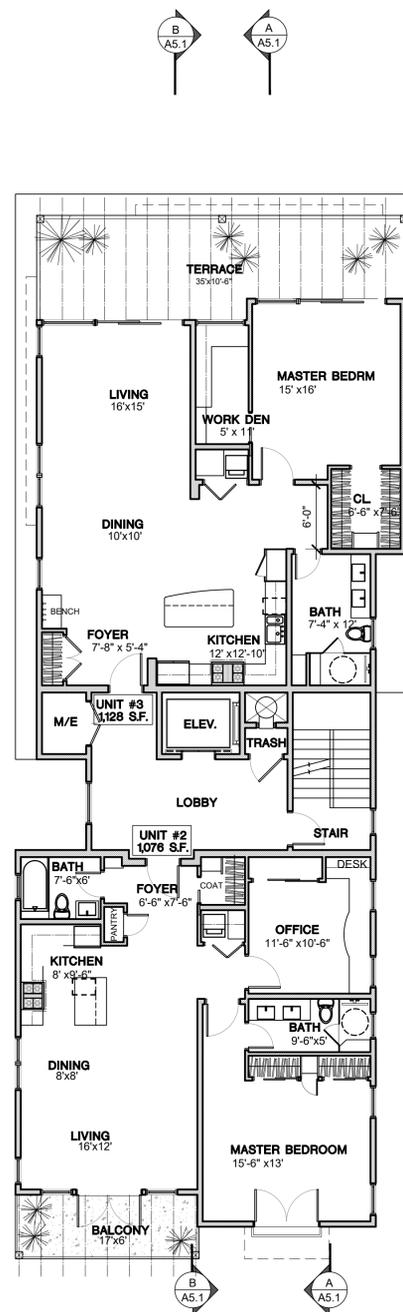
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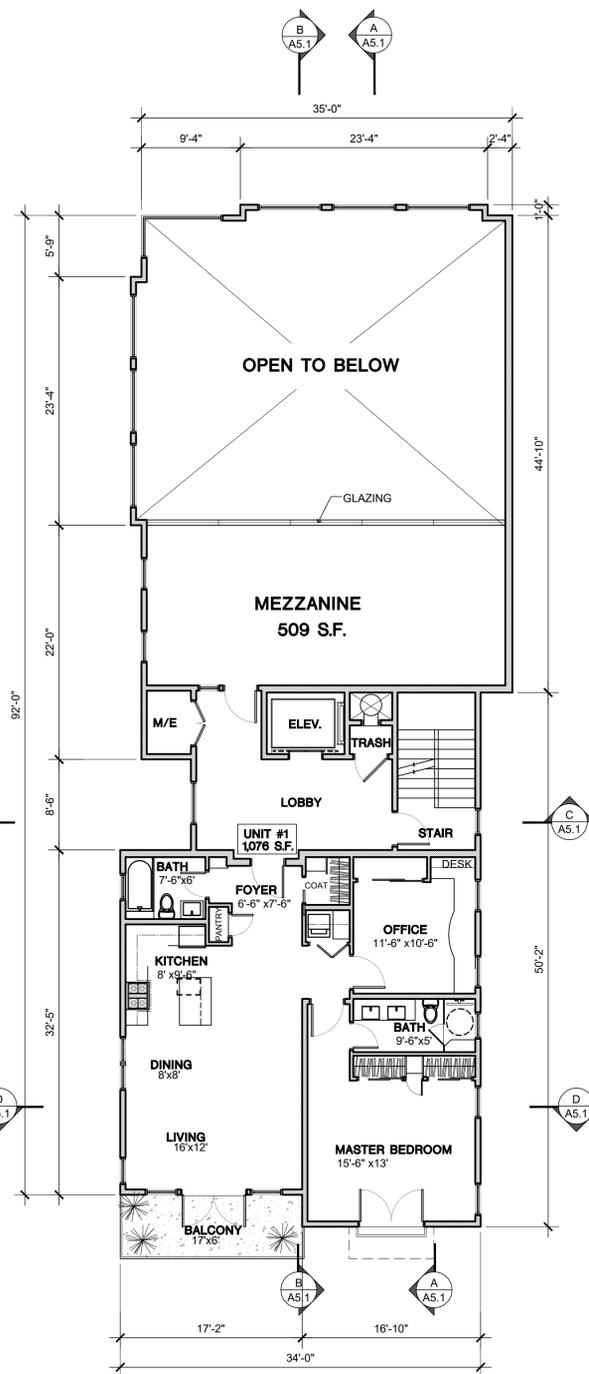
A1.2



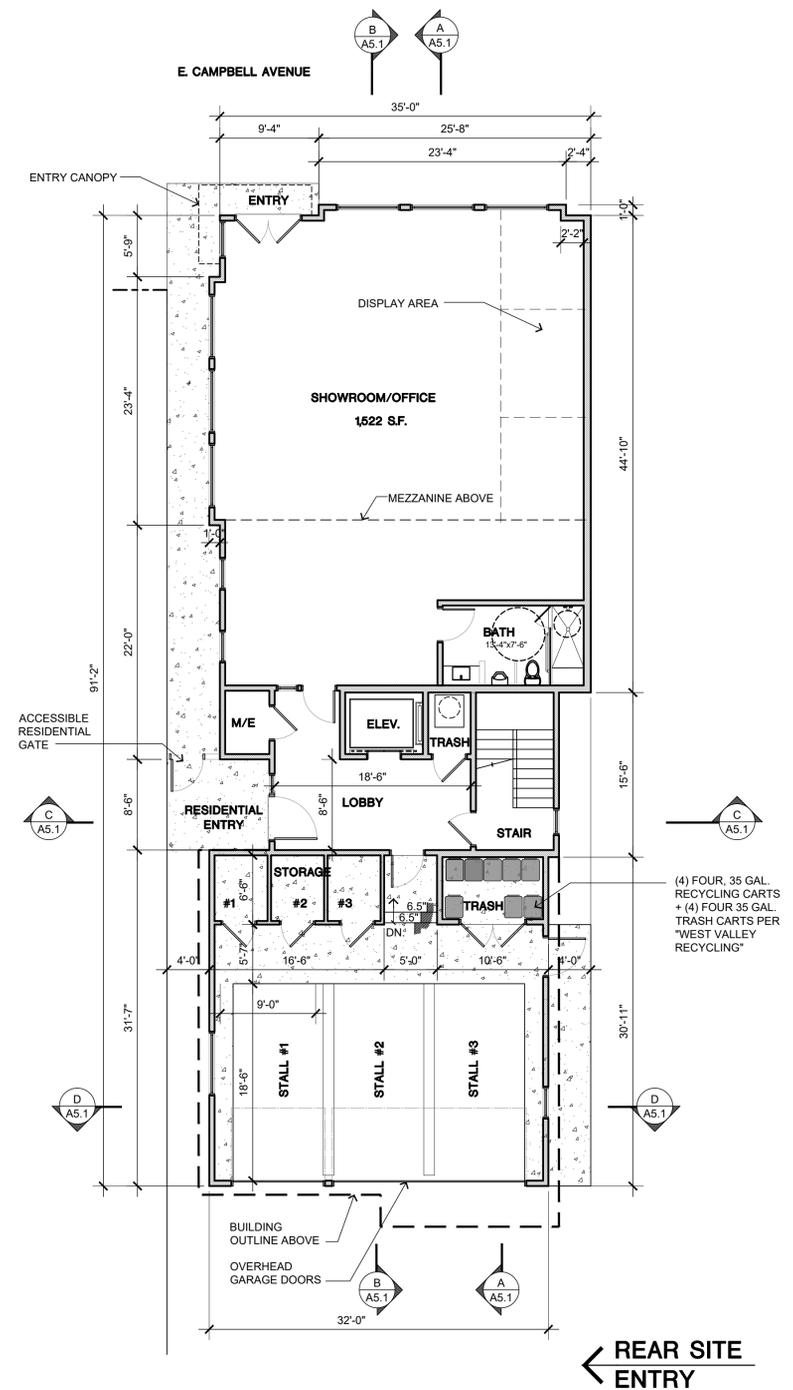
ROOF PLAN



3RD FLR. PLAN



2ND FLR. / MEZZANINE

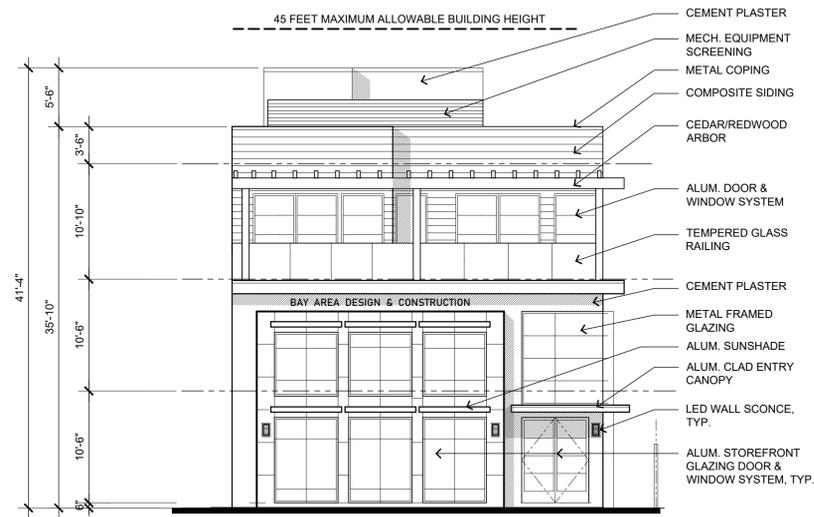


GROUND FLOOR / PARKING PLAN

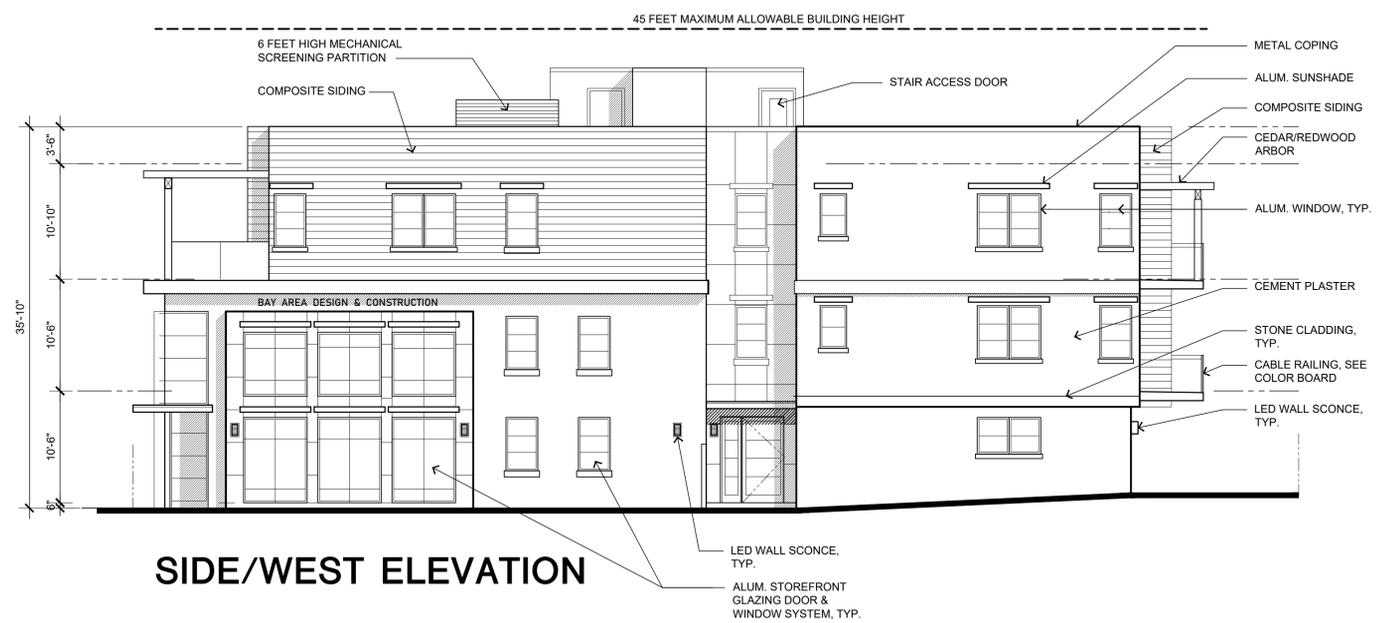
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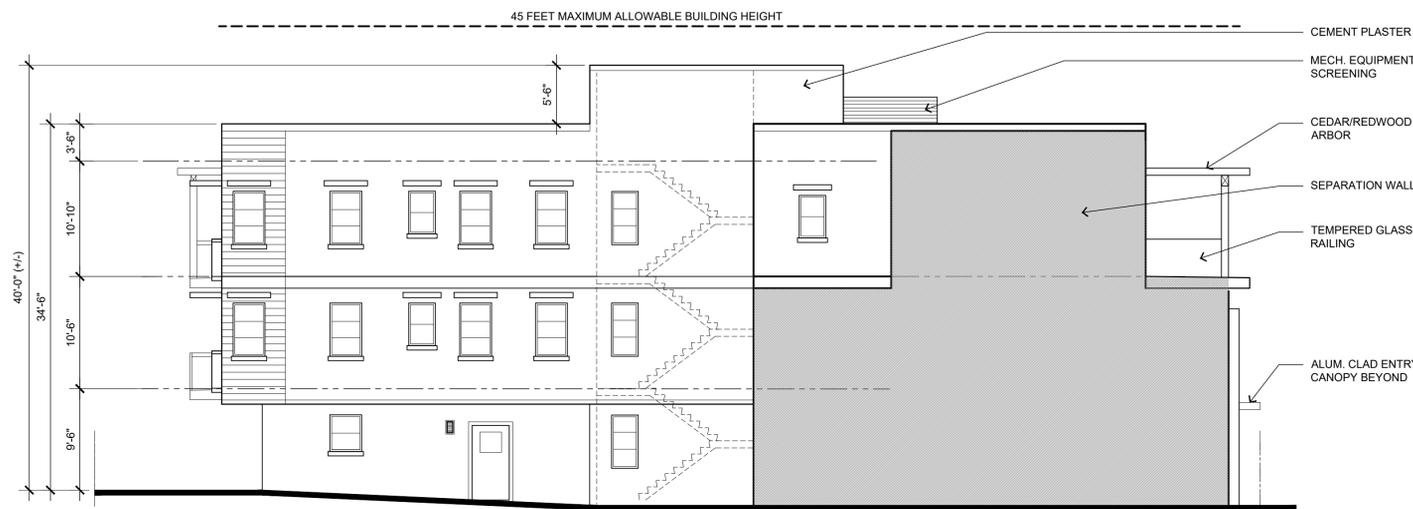
PROJECT NO: 2120 DATE: 06/28/2022
 SCALE: 1/8" = 1'-0"



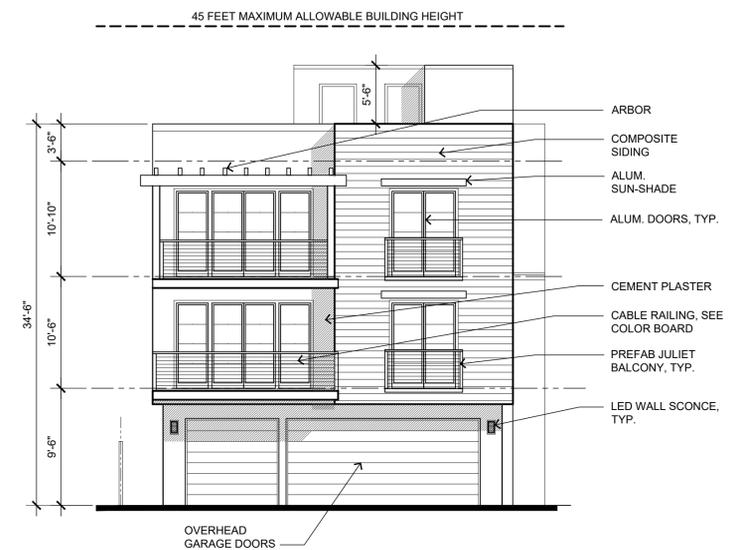
FRONT/NORTH ELEVATION
E. CAMPBELL AVENUE VIEW



SIDE/WEST ELEVATION



SIDE/EAST ELEVATION



REAR/SOUTH ELEVATION

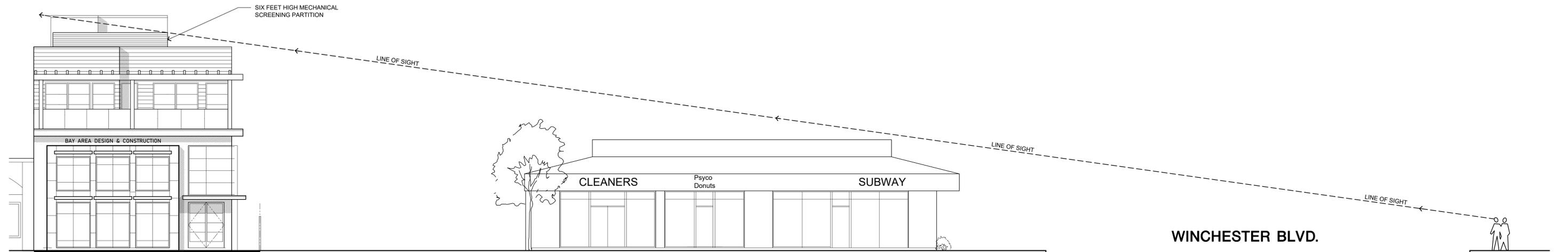
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E. CAMPBELL AVENUE PARTIAL FACADE



LINE OF SIGHT FROM WINCHESTER BLVD.



LINE OF SIGHT CROSS CAMPBELL AVE.

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

A4.2



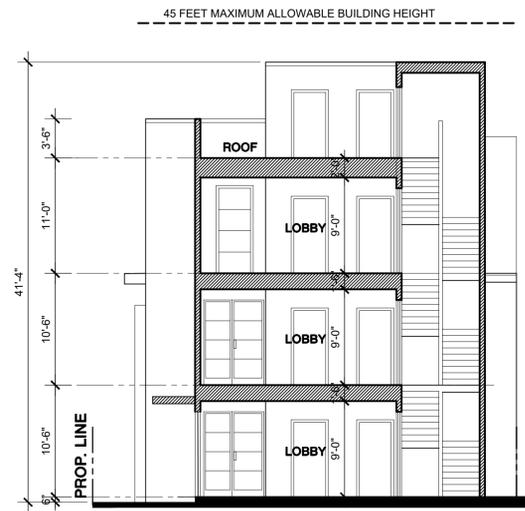
FRONT/NORTH ELEVATION
1/4"=1'-0"

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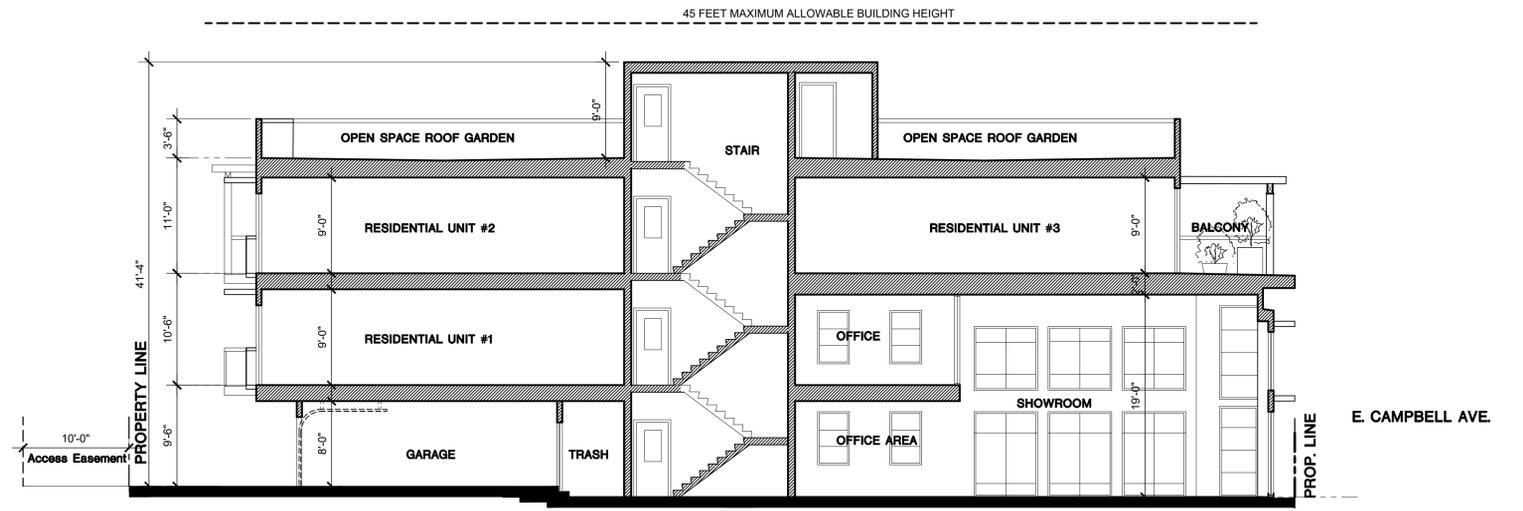
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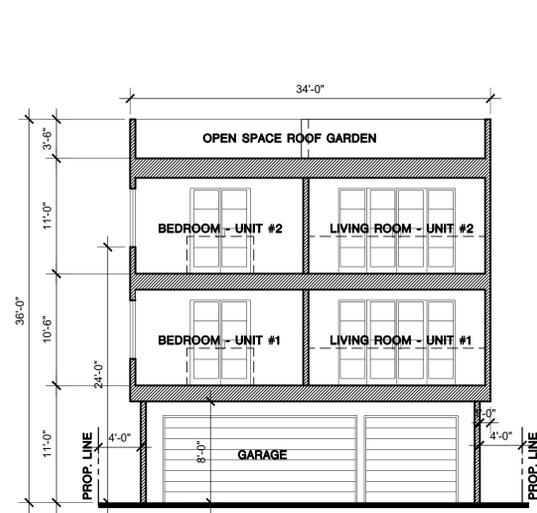
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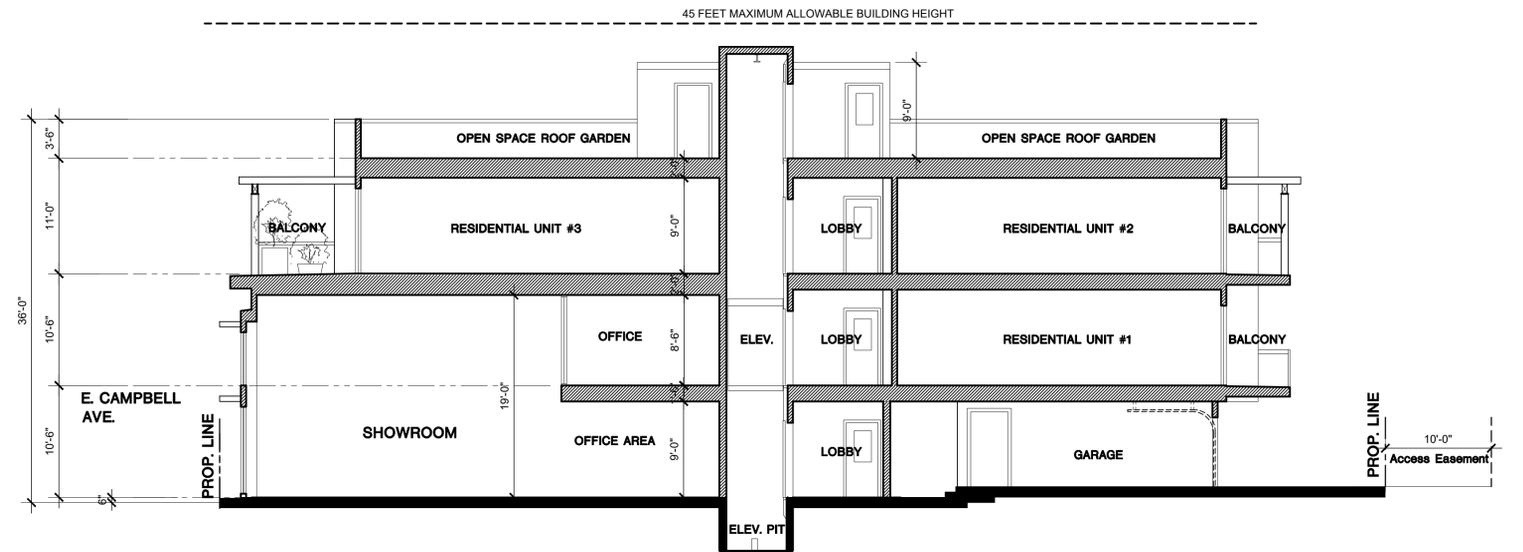
BUILDING SECTION - C C



BUILDING SECTION - A A



BUILDING SECTION - D D

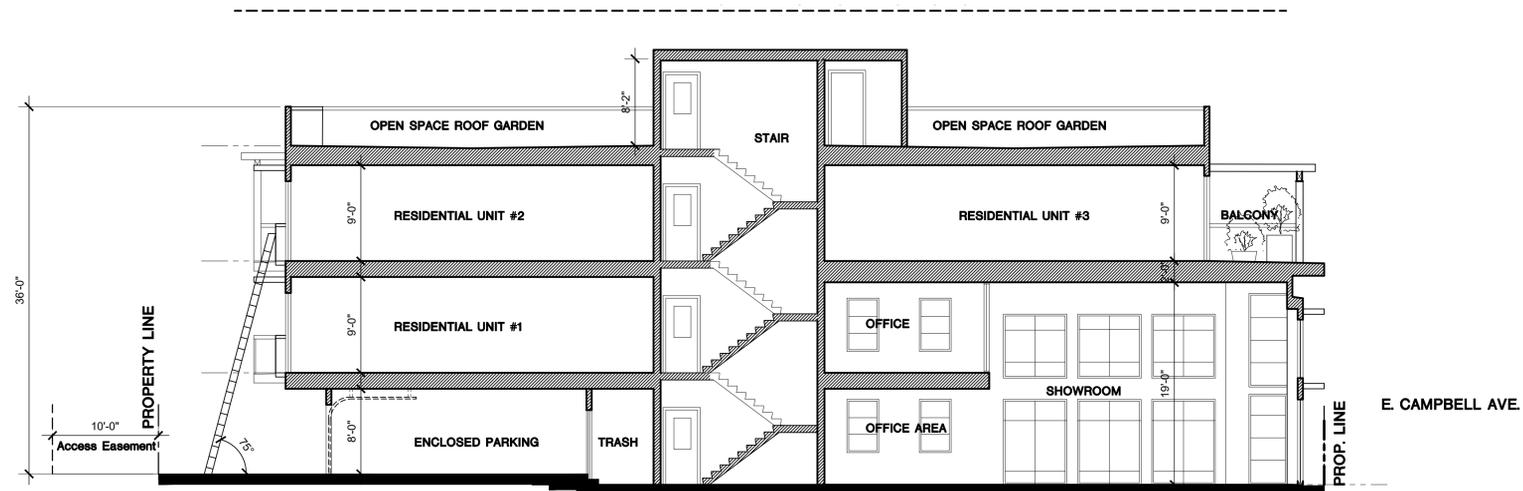


BUILDING SECTION - B B

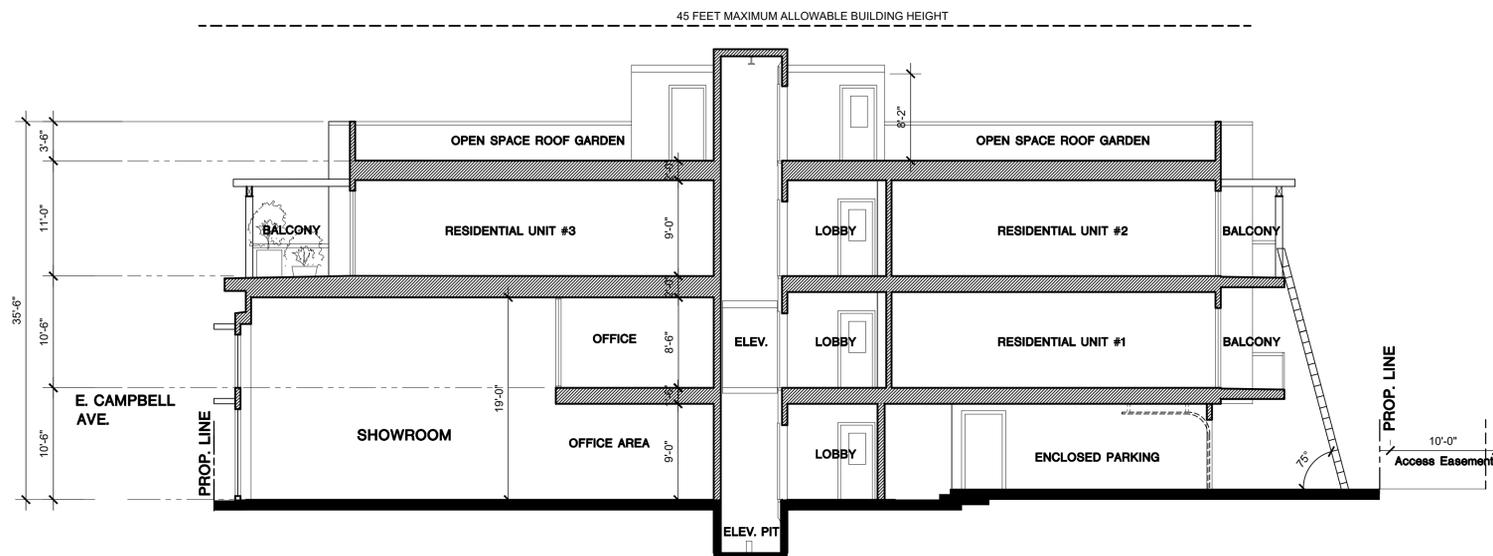
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BUILDING SECTION - A A
FIRE DEPT. GROUND LADDER ACCESS TO REAR BEDROOM



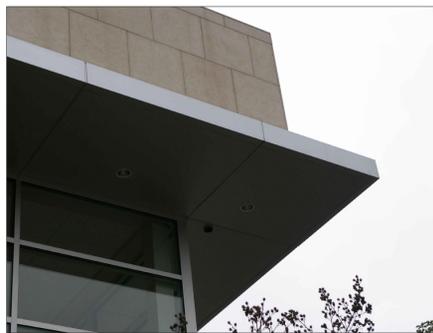
BUILDING SECTION - B B
FIRE DEPT. GROUND LADDER ACCESS TO REAR BEDROOM



1 NATURAL STONE CLADDING
BY ECO OUTDOOR - RODA



2 COMPOSITE SIDING
FIBERON - COLOR: SUMAC



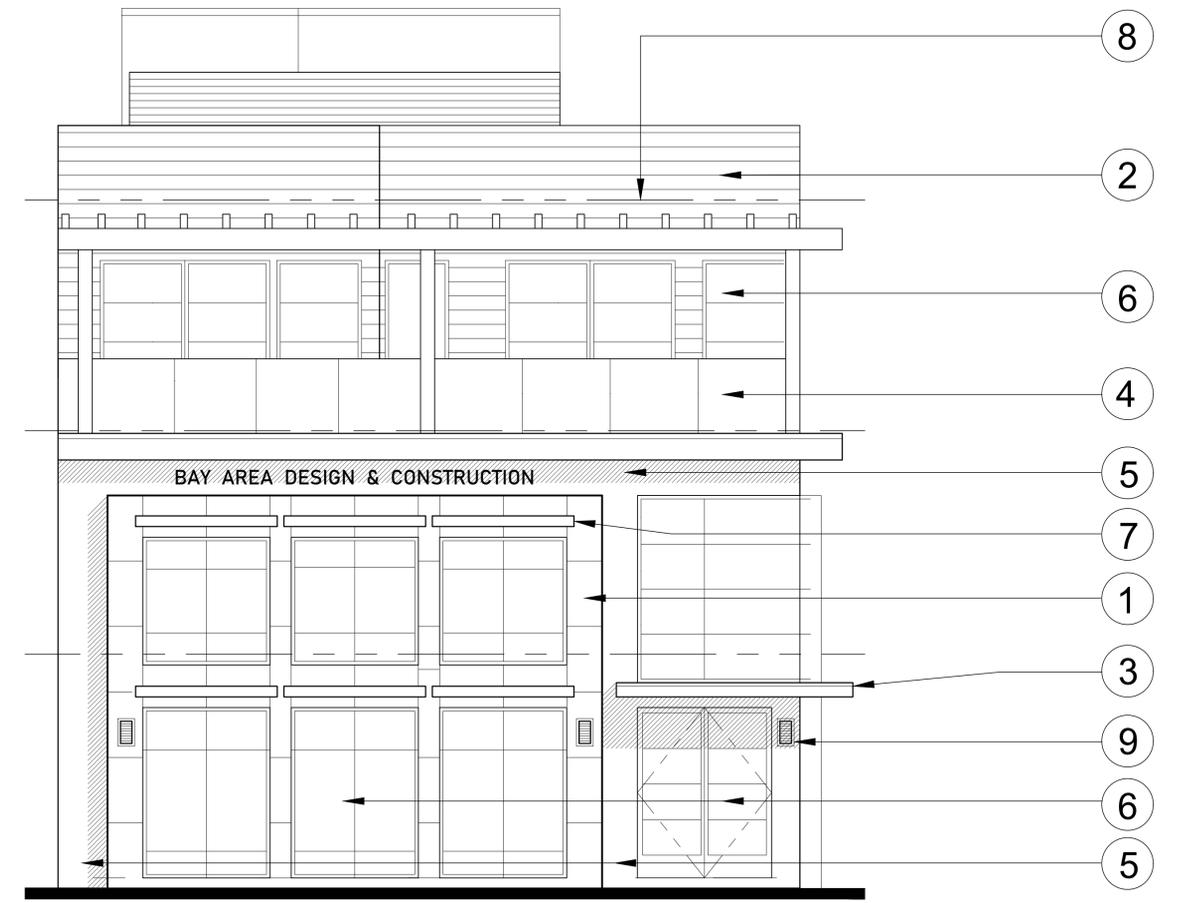
3 ALUM. METAL CLAD ENTRY CANOPY



4 TEMPERED GLASS RAILING



4b CABLE RAILING GUARDRAIL
AT REAR BALCONIES



FRONT ELEVATION - E. CAMPBELL AVE.



5 EXT. WALL COLOR
SMOOTH FINISHED CEMENT PLASTER
SHERWIN WILLIAMS - SW 7650



6 ALUMINUM STOREFRONT GLAZING (DARK BRONZE)
RESIDENTIAL & COMMERCIAL



7 METAL SUNSHADE (SIMILAR)



8 ROOFING MEMBRANE (LIGHT GRAY)
IB ROOFING SYSTEM
PVC MEMBRANE



9 LED WALL SCONCE
MODEL; NEWPORT2 BY KITCHLER
COLOR; ARCH. BRONZ

COLOR AND MATERIAL PALETTE
NTS

NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

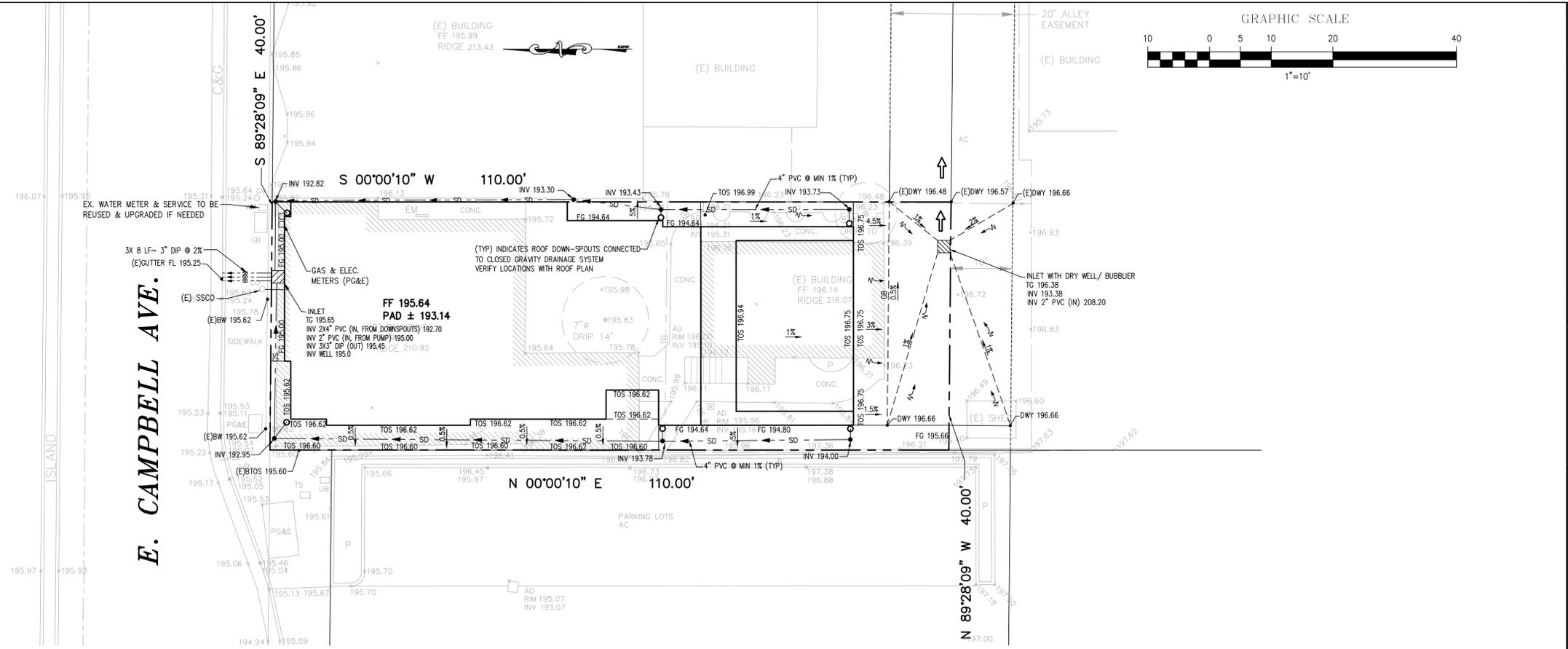
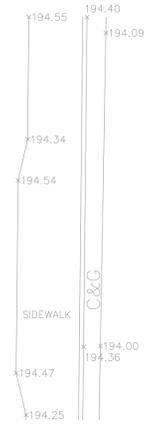
JOMA STUDIO ARCHITECTS
200 INDUSTRIAL ROAD • SUITE 150
SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 06/28/2022
SCALE: N.T.S.

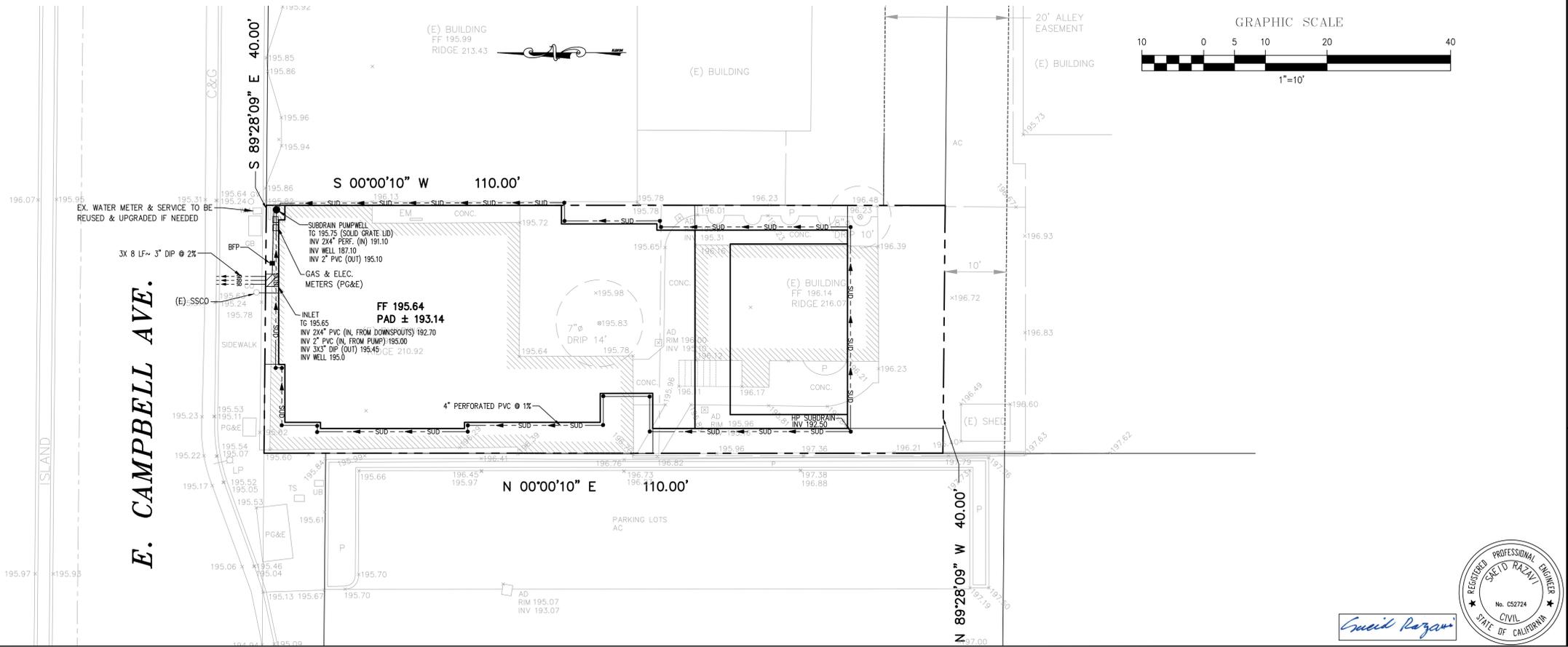
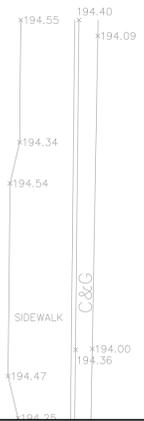
CB

APN: 412-05-034 & 412-05-038

GRADING AND DRAINAGE



UTILITY AND SUBDRAIN SYSTEM



Enaid Razavi



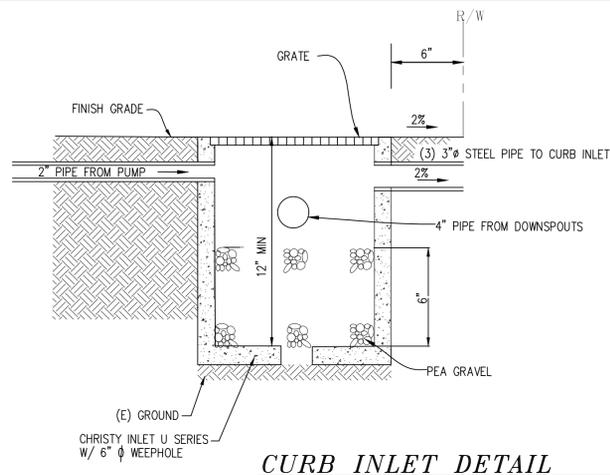
Chkd	By	Date	Revision
No.	Date	Prepared By	Checked by
	05/20/2022	S.P.	S.R.
SMP Job No. 222063			

1534 CAROB LANE
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 FAX: (650) 941-8755
 E-MAIL: SR@SMPENGINEERS.COM

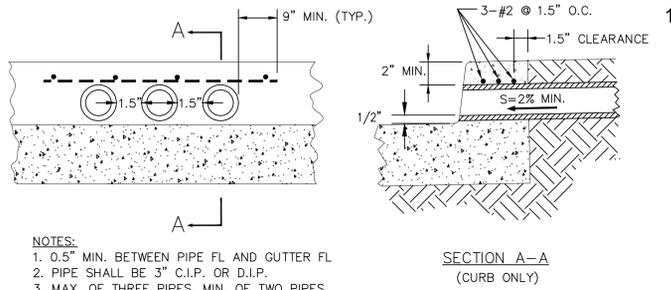
GRADING AND DRAINAGE PLAN
 GRADING AND DRAINAGE PLANS
 NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008

SCALE:
 1" = 10'

SHEET:
 C-2
 2 OF 5



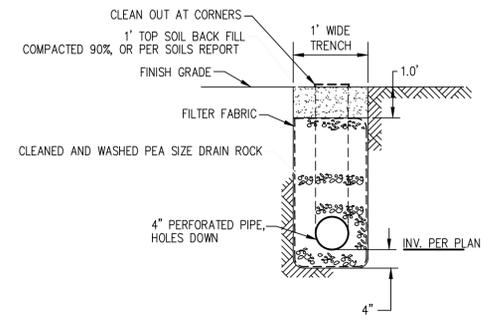
CURB INLET DETAIL



NOTES:
 1. 0.5" MIN. BETWEEN PIPE FL AND GUTTER FL
 2. PIPE SHALL BE 3" C.I.P. OR D.I.P.
 3. MAX. OF THREE PIPES, MIN. OF TWO PIPES

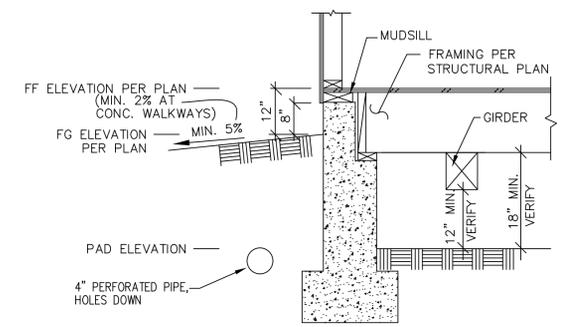
SECTION A-A (CURB ONLY)

N.T.S.



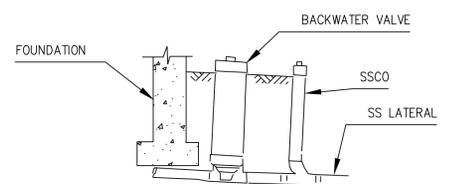
SUBDRAIN TRENCH DETAIL

ELEVATION VIEW- NTS



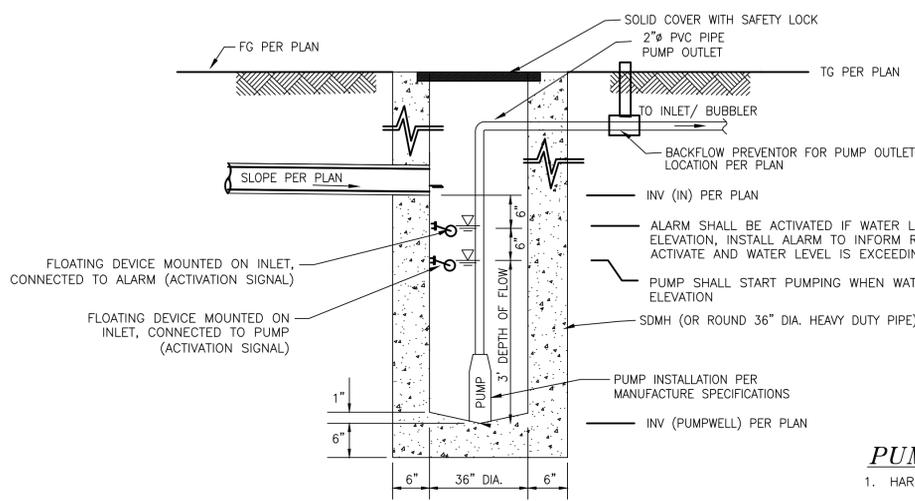
DROPPED FOUNDATION CONCEPTUAL DETAIL

N.T.S.



SANITARY SEWER BACKFLOW PREVENTOR DETAIL

N.T.S.



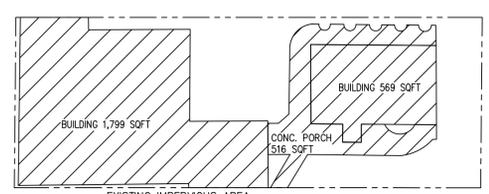
ELEVATION VIEW

PUMPWELL DETAIL FOR OVERFLOW

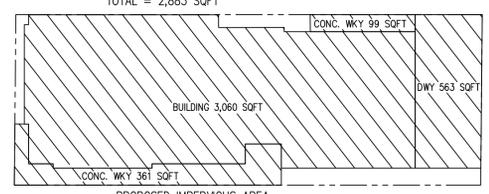
N.T.S.

PUMP NOTES:

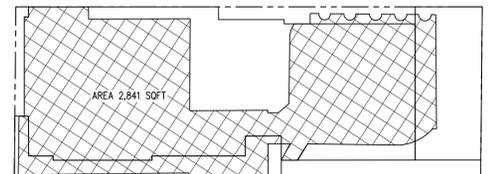
1. HARD WIRE THE PUMPS TO PREVENT ANY UNPLUGGING.
2. PUMPS TO BE CONNECTED TO BACKUP BATTERY OPERATED PUMPS, TO PREVENT FLOODING IN CASE OF BLACKOUT.
3. PROVIDE BACK FLOW PREVENTOR VALVE FOR PUMP OUTLET.
4. PROVIDE RESERVE PUMP (BATTERY OPERATED) FOR EACH PUMP WELL.
5. PROVIDE FLOATING DEVICE, CONNECTED TO SOUND/ LIGHT ALARM, TO NOTIFY RESIDENTS OF POSSIBLE RISE OF WATER IN PUMPWELL.



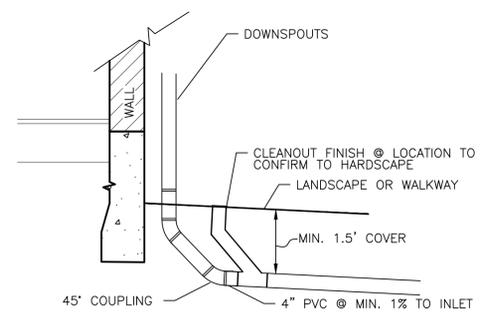
EXISTING IMPERVIOUS AREA
TOTAL = 2,883 SQFT



PROPOSED IMPERVIOUS AREA
TOTAL = 4,083 SQFT

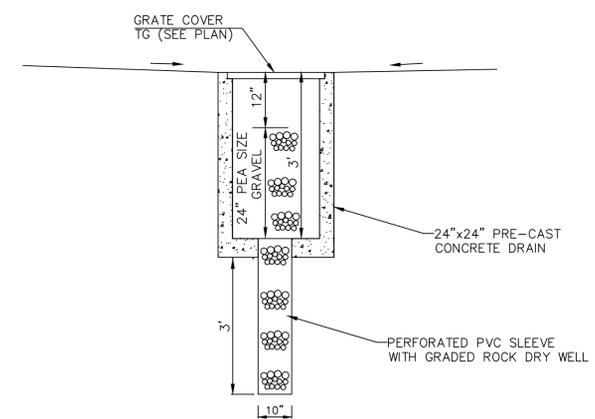


EXISTING IMPERVIOUS AREA TO BE REPLACED WITH NEW IMPERVIOUS AREA
TOTAL = 2,841 SQFT



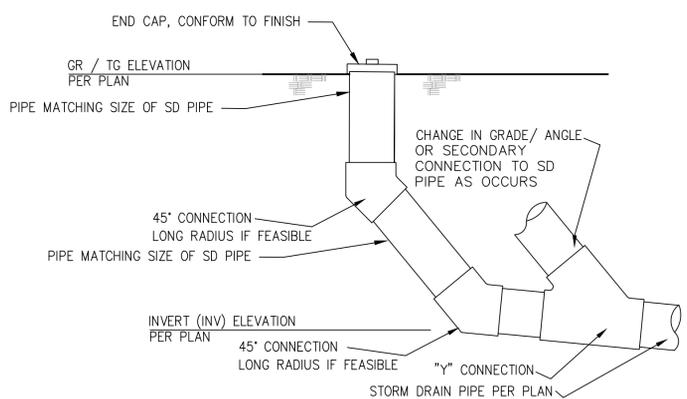
ROOF DOWN-SPOUT CONNECTION

N.T.S.



INLET WITH DRY WELL/ BUBBLIER

N.T.S.



ELEVATION VIEW

STORM DRAIN CLEANOUT DETAIL

N.T.S.

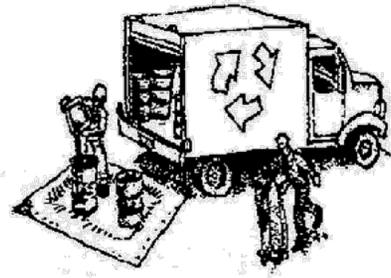
Chkd	
By	
Date	
Revision	
No.	
Date:	05/20/2022
Prepared By:	S.P.
Checked by:	S.R.
SMP Job No.	222063
1534 CAROB LANE SUITE 204 TEL: (650) 941-8055 FAX: (650) 941-8755 E-MAIL: SMPENGINEERS.COM	
DETAILS GRADING AND DRAINAGE PLANS NEW MIXED-USE BUILDING 24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008	
SCALE:	NTS
SHEET:	C-3
	3 OF 5



Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- 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. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



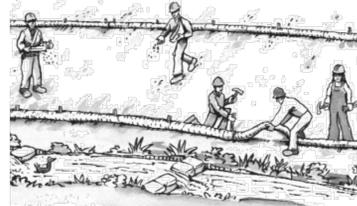
Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

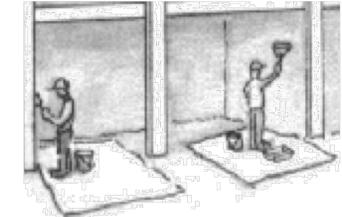
Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.



**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Painting & Paint Removal



Painting Cleanup and Removal

- 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 into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

Enaid Razavi



SCALE:
N.T.S.

SHEET:
C-5
5 OF 5

Revision	Date	By	Chkd
No.			
Date: 05/20/2022	Prepared By: S.P.	Checked by: S.R.	SMP Job No. 222063

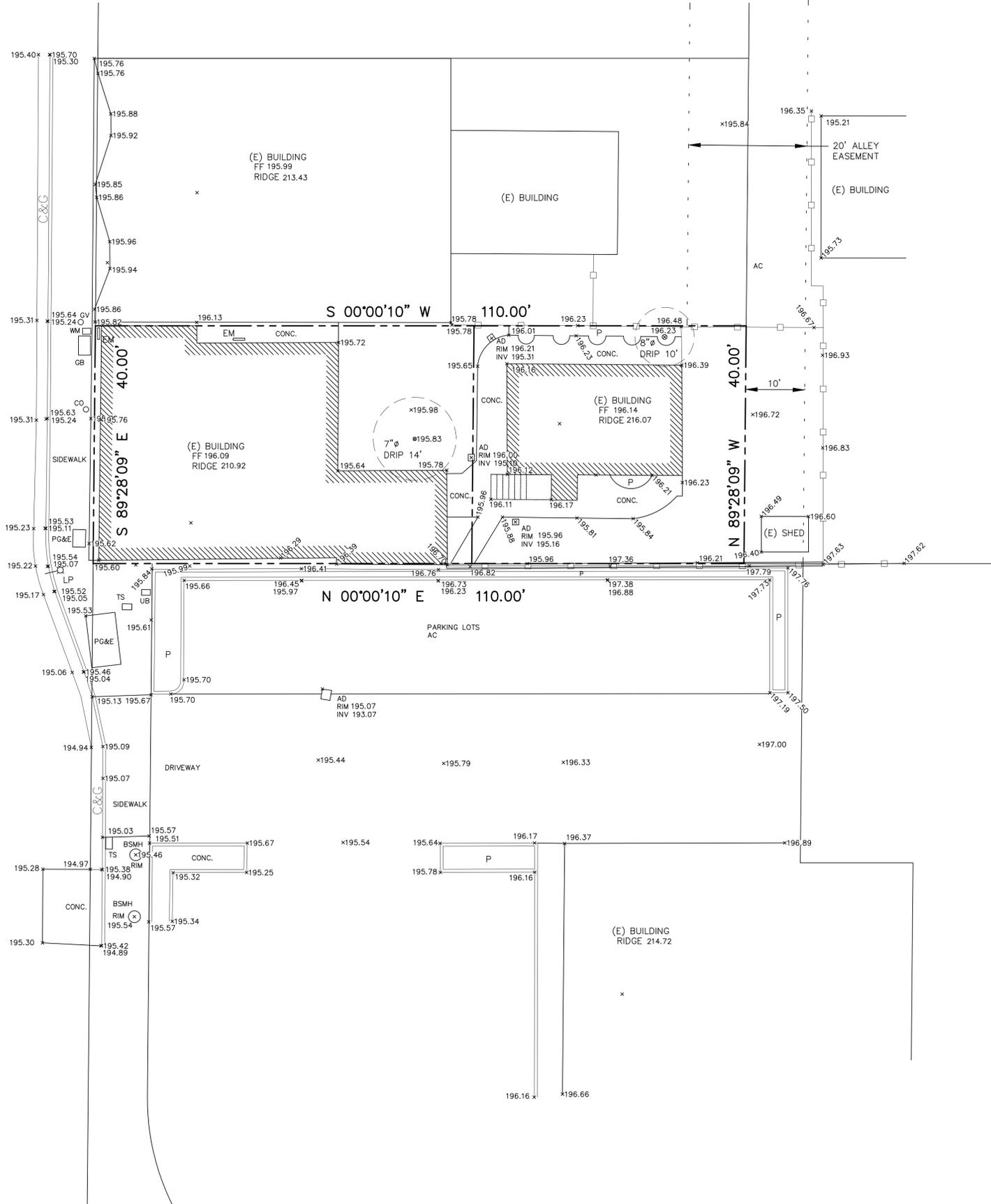
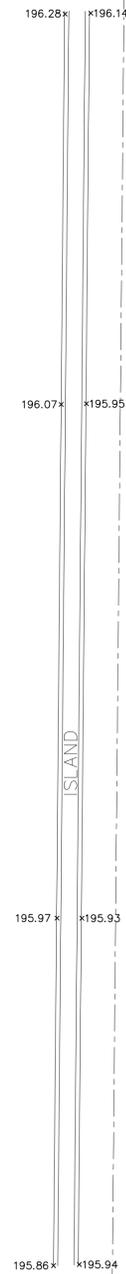
1534 CAROB LANE
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E-MAIL: SPENGINEERS.COM

BLUEPRINT FOR A CLEAN BAY
GRADING AND DRAINAGE PLANS
NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVE., CAMPBELL, CA 95008





E. CAMPBELL AVE.



LEGEND

---	PROPERTY LINE	AC	ASPHALT
---	EXISTING LOTS	AD	AREA DRAIN
---	CENTERLINE	ANC	ANCHOR
---	ALLEY EASEMENT LINE	BSBL	BUILDING SETBACK LINE
---	SANITARY SEWER LINE	C&G	CURB AND GUTTER
---	STORM DRAIN LINE	CB	CATCH BASIN
---	OVERHEAD POWER LINE	CO	CLEAN OUT
---	WOOD FENCE	DW	DRIVEWAY
---	POWER POLE	EB	ELECTRIC BOX
---	FIRE HYDRANT	EM	ELECTRIC METER
---	JOINT POLE	EP	EDGE OF PAVEMENT
---	SURVEY MONUMENT FOUND	FH	FIRE HYDRANT
---	TBM (ELEVATION)	GA	GUY ANCHOR
---	WATER VALVE	GM	GAS METER
		GV	GAS VALVE
		IV	IRRIGATION VALVE
		LP	LIGHT POLE
		MB	MAIL BOX
		MH	UTILITY MANHOLE
		P.U.E.	PUBLIC UTILITY EASEMENT
		P	PLANTER AREA
		PP	POWER POLE
		(R)	RADIAL BEARING
		SL	STREET LIGHT
		SDMH	STORM DRAINAGE MANHOLE
		SSMH	SANITARY SEWER MANHOLE
		SSCO	SANITARY SEWER CLEAN OUT
		TCD	THROUGH CURB DRAIN
		TS	TRAFFIC SIGN
		VG	VALLEY GUTTER
		WM	WATER METER
		WV	WATER VALVE
		GB	GAS BOX

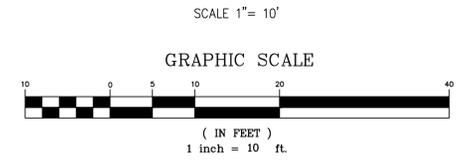
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NOTE:
THIS MAP REPRESENTS TOPOGRAPHY OF THE SURFACE FEATURES ONLY. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2444). SURFACE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

BASIS OF BEARINGS:
THE BEARING S 89°28'09" E OF CENTERLINE OF E. CAMPBELL AVE., AS SHOWN ON CERTAIN PARCEL MAP, FILED FOR RECORD IN BOOK 696 OF MAPS AT PAGE 17, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

PROJECT BENCHMARK:
BM# 10 EL: 195.874' (PER CORNER RECORD # 1813)

- NOTES:**
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.
 - THE GROSS AREA OF LAND OF RECORD IS 4399.80 SQ. FT. ±.
 - THE MAP WAS BASED ON A GRANT DEED DOC.# 23891202 BY FIRST AMERICAN CO. DATED 03/20/2018, RECORDED IN SANTA CLARA COUNTY.
 - ALL EXISTING BUILDINGS ARE WOOD.
 - FOR PRECISE SPECIES OF TREES A CERTIFIED ARBORIST SHALL BE CONSULTED.
 - THIS DRAWING REPRESENTS A TOPOGRAPHIC SURVEY PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT. THE PROPERTY LINES SHOWN HEREON ARE COMPILED FROM RECORD DATA AND REPRESENT THE BEST GRAPHICAL FIT BETWEEN RECORD INFORMATION AND THE TOPOGRAPHICAL FEATURES SURVEYED AND SHOULD NOT BE RELIED UPON OR USED FOR ANY OTHER PURPOSES. PURSUANT TO THE CLIENT'S DIRECTION A BOUNDARY SURVEY WAS NOT PERFORMED AT THIS TIME WHICH MAY HAVE DETERMINED THE ACTUAL PROPERTY LINES.



24 EAST CAMPBELL AVE.
CAMPBELL, CA 95008
APN: 412-05-038



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Scale: 1" = 10'
Prepared by: S.S.
Checked by: S.P.
Date: 11/01/2021
Project No: 219058



TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF CAMPBELL