


City of Campbell
 70 North First Street
 Campbell, CA 95008 -1423

Project Image



Notice of Public Hearing

Dear Campbell Resident,

September 21, 2022

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday October 11, 2022, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 1429 & 1445 Westmont Avenue

Zoning | Area Plan: P-D | San Tomas Area Neighborhood Plan

File No.: PLN-2022-13

Neighborhood Association(s): STANP

APN: 403-10-116 & 403-10-117

Applicant: TDDGUS, Inc.

Property Owner: Climax Development LLC

Application Type: Major Planned Development Modification and Extension of Time

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow for a revision to the architectural design of a previously approved Planned Development Permit for a 6-lot single-family house subdivision and to extend the approval of the previously approved tentative map.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español



LAND SUBDIVISION & NEW SINGLE FAMILY HOUSES

1429 & 1445 WESTMONT AVE, CAMPBELL, CA



97 BOSTON AVE
SAN JOSE, CA 95128
T 650.483.9454
www.tddgus.com

PROJECT SUMMARY

- DEMOLITION OF EXISTING STRUCTURES ON THE TWO LOTS.
- SUBDIVIDE 1429 & 1445 WESTMONT AVE INTO SIX LOTS.
- CONSTRUCT SIX SINGLE FAMILY HOUSES TO FIT THE NEIGHBORHOOD.

DESIGNER:

DE NGUYEN
TDDG LLC
97 BOSTON AVE
SAN JOSE, CA 95128
TEL: (650) 483-9454
DE@TDDGUS.COM

PROPERTY OWNER:

WESTMONTAVE LLC #CHUN YI
97 BOSTON AVE
SAN JOSE, CA 95128
TEL: (858) 617-9540
CY@ALPHAINBAY.COM

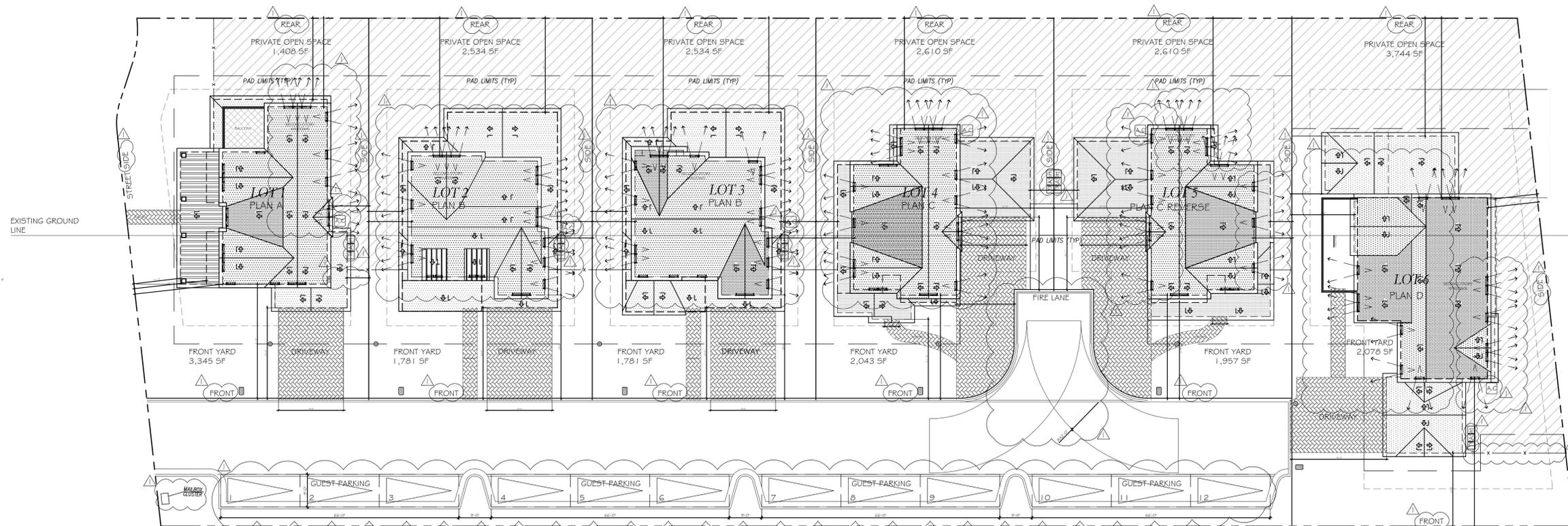
DRAWING INDEX

A.1	SITE PLAN	AB.5.1 (LOT3)	PROPOSED ELEVATIONS (LOT 3)	AD.FAR.1 (LOT6)	FLOOR AREA CALCULATIONS (LOT6)
A.2	SITE PHOTOS	AB.5.2 (LOT3)	PROPOSED ELEVATIONS (LOT 3)	AD.FAR.2 (LOT6)	FLOOR AREA CALCULATIONS (LOT6)
A.3	SITE STREETScape	AB.5.3 (LOT3)	COLORED ELEVATION (LOT3)	AD.5.1 (LOT6)	PROPOSED ELEVATIONS (LOT6)
AA.4 (LOT1)	PROPOSED FLOOR PLAN (LOT1)	AB.6 (LOT3)	PROPOSED ROOF PLAN (LOT 3)	AD.5.2 (LOT6)	PROPOSED ELEVATIONS (LOT6)
AA.FAR (LOT1)	FLOOR AREA CALCULATIONS (LOT1)	AC.4 (LOT4)	PROPOSED FLOOR PLAN (LOT4)	AD.5.3 (LOT6)	COLORED ELEVATION (LOT6)
AA.5.1 (LOT1)	PROPOSED ELEVATIONS (LOT1)	AC.FAR (LOT4)	FLOOR AREA CALCULATIONS (LOT4)	AD.6 (LOT6)	PROPOSED ROOF PLAN (LOT6)
AA.5.2 (LOT1)	PROPOSED ELEVATIONS (LOT1)	AC.5.1 (LOT4)	PROPOSED ELEVATIONS (LOT4)	A.7	BEDROOM PRIVACY EXHIBIT
AA.5.3 (LOT1)	COLORED ELEVATION (LOT1)	AC.5.2 (LOT4)	PROPOSED ELEVATIONS (LOT4)		
AA.5.4 (LOT1)	COLORED ELEVATION (LOT1)	AC.5.3 (LOT4)	COLORED ELEVATION (LOT4)		
AA.6 (LOT1)	PROPOSED ROOF PLAN (LOT1)	AC.6 (LOT4)	PROPOSED ROOF PLAN (LOT4)		
AB.4 (LOT2)	PROPOSED FLOOR PLAN (LOT 2)	AC.4 (LOT5)	PROPOSED FLOOR PLAN (LOT5)		
AB.FAR (LOT2)	FLOOR AREA CALCULATIONS (LOT 2)	AC.FAR (LOT5)	FLOOR AREA CALCULATIONS (LOT5)		
AB.5.1 (LOT2)	PROPOSED ELEVATIONS (LOT 2)	AC.5.1 (LOT5)	PROPOSED ELEVATIONS (LOT5)		
AB.5.2 (LOT2)	PROPOSED ELEVATIONS (LOT 2)	AC.5.2 (LOT5)	PROPOSED ELEVATIONS (LOT5)		
AB.5.3 (LOT2)	COLORED ELEVATION (LOT 2)	AC.5.3 (LOT5)	COLORED ELEVATION (LOT5)		
AB.6 (LOT2)	PROPOSED ROOF PLAN (LOT 2)	AC.6 (LOT5)	PROPOSED ROOF PLAN (LOT5)		
AB.4 (LOT3)	PROPOSED FLOOR PLAN (LOT 3)	AD.4.1 (LOT6)	PROPOSED FLOOR PLAN (LOT6)		
AB.FAR (LOT3)	FLOOR AREA CALCULATIONS (LOT 3)	AD.4.2 (LOT6)	PROPOSED FLOOR PLAN (LOT6)		

- CIVIL PLAN**
- C1 PROPOSED SITE & SUBDIVISION PLAN, NOTES & TYPICAL DETAILS
 - C2 EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
 - C3 & C4 PRELIMINARY GRADING & DRAINAGE PLAN
 - C5 PRELIMINARY UTILITY PLAN
 - C6 PRELIMINARY STORM WATER CONTROL PLAN
- OPEN SPACE EXHIBIT
ACCESSIBILITY PLAN
- LANDSCAPING PLAN**
- L-1.0 LANDSCAPE PLANTING PLAN
 - L-1.1 EXISTING TREE SURVEY
 - L-1.2 PLANT PALETTE
 - L-2.0 LANDSCAPE IRRIGATION PLAN
 - L-2.1 WELO CALCULATIONS
 - L-3.0 LANDSCAPE NOTES AND DETAILS
- PHOTOMETRIC PLAN

PROJECT DATA

PROJECT LOCATION: 1429-1445 WESTMONT AVE, CAMPBELL, CA 95008					
A.P.N.: 403-10-117, 403-10-116					
ZONING: R-1					
CONSTRUCTION TYPE: TYPE V-B					
OCCUPANCY GROUP: R-3/U					
SITE SIZE: 54,013 SF					
		PLAN A	PLAN B	PLAN C	PLAN D
A	LOT NUMBER	LOT 1	LOT 2 & LOT 3	LOT 4 & LOT 5 (REVERSE)	LOT 6
B	LOT SIZE	6,916 SF	6,526 SF	6,569 SF	9,906 SF
C	FIRST FLOOR AREA	1,425 SF	1,209 SF	1,362 SF	2,390 SF
D	SECOND FLOOR AREA	1,257 SF	1,239 SF	1,162 SF	1,608 SF
E	GARAGE	420 SF	441 SF	431 SF	441 SF
F	PORCH	306 SF	196 SF	246 SF	247 SF
G	NUMBER OF BEDROOMS	4	4	4	5
H	NUMBER OF BATHROOMS	3	3	3	5
I	PROPOSED LOT COVERAGE (C+E+F)	2,152 SF	1,846 SF	2,039 SF	3,078 SF
J	PROPOSED LOT COVERAGE % (I/B)	31.1%	28.3%	31.0%	31.1%
K	PROPOSED FLOOR AREA (C+D+E)	3,102 SF	2,889 SF	2,954 SF	4,439 SF
L	PROPOSED FLOOR AREA RATIO (K/B)	44.8%	44.3%	44.9%	44.8%
M	PROPOSED PRIVATE OPEN SPACE	1,406 SF	2,534 SF	2,610 SF	4,703 SF
N	FRONT SETBACK - FIRST FLOOR	25'-0"	25'-0"	21'-10"	20'-3"
O	FRONT SETBACK - SECOND FLOOR	31'-6"	28'-6"	28'-5"	40'-9"
P	REAR SETBACK - FIRST FLOOR	22'-5"	25'-11"	30'-6"	32'-6"
Q	REAR SETBACK - SECOND FLOOR	24'-5"	37'-11"	30'-6"	49'-6"
R	PROPOSED WALL HT.	10'-4"	11'-1"	8'-8"	12'-9"
S	MIN. SETBACK (GREATER OF R/2 OR 5')	5'-2"	5'-2"	4'-4"	6'-5"
T	SET BACK PROVIDED	12'-10"	9'-4"	6'-0"	8'-3"
U	PROPOSED WALL HT.	21'-7"	21'-10"	20'-11"	22'-4"
V	MIN. SETBACK (GREATER OF U/2 OR 5')	10'-10"	10'-11"	10'-5"	11'-2"
W	SET BACK PROVIDED	24'-5"	11'-10"	10'-6"	17'-3"
X	PROPOSED WALL HT.	8'-8"	11'-1"	11'-1"	12'-9"
Y	MIN. SETBACK (GREATER OF X/2 OR 5')	4'-4"	5'-7"	5'-7"	6'-5"
Z	SET BACK PROVIDED	5'-0"	9'-8"	6'-0"	11'-8"
AA	PROPOSED WALL HT.	20'-8"	21'-10"	20'-11"	21'-4"
BB	MIN. SETBACK (GREATER OF AA/2 OR 5')	10'-4"	10'-11"	10'-5"	10'-8"
CC	SET BACK PROVIDED	11'-0"	13'-2"	10'-6"	13'-9"
DD	PROVIDED FRONT YARD AREA	3,345 SF	1,781 SF	2,043 SF (LOT 4) 1,957 SF (LOT 5)	3,045 SF
EE	IMPERVIOUS DRIVEWAY AREA W/IN R.F.Y.A	458 SF	459 SF	789 SF	545 SF
FF	IMPERVIOUS WALKWAY AREA W/IN R.F.Y.A	59 SF	100 SF	86 SF	98 SF
GG	TOTAL FRONT YARD IMPERVIOUS AREA (EE+FF)	517 SF	559 SF	875 SF	643 SF
HH	IMPERVIOUS FRONT YARD AREA % (GG/DD)	15.5%	31.4%	42.8% (LOT 4) 44.7% (LOT 5)	21.1%
II	JADU FLOOR AREA	N/A	401 SF	N/A	N/A
JJ	JADU NUMBER OF BEDROOM	N/A	1	N/A	N/A
KK	JADU NUMBER OF BATHROOM	N/A	1	N/A	N/A



SITE DEVELOPMENT PLAN
SCALE: 1/16"=1'-0"



PROJECT DESIGNER:
DE NGUYEN

THE DESIGN AND DEVELOPMENT GROUP EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF TDDG, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE DESIGN AND DEVELOPMENT GROUP HARMLESS.

NO.	DATE	REVISION
1	03/15/22	PD MODIFICATION COMMENTS
2	05/25/22	PD MODIFICATION COMMENTS

Project Name:
LOT SUBDIVISION & SIX
NEW SINGLE FAMILY HOUSES
1429 & 1445 WESTMONT AVE
CAMPBELL, CA

DATE:	10/01/21	Sheet Number:	A.1
JOB NO.:	2021-32		
SCALE:	AS SHOWN		
DRAWN BY:	DN		

Project No.: 2021

PROJECT SITE



1481 WESTMONT AVE, CAMPBELL, CA 95008



1445 WESTMONT AVE, CAMPBELL, CA 95008



1429 WESTMONT AVE, CAMPBELL, CA 95008



1421 WESTMONT AVE, CAMPBELL, CA 95008

WESTMONT AVENUE



1484 WESTMONT AVE, CAMPBELL, CA 95008



1460 WESTMONT AVE, CAMPBELL, CA 95008



1430 WESTMONT AVE, CAMPBELL, CA 95008



1410 WESTMONT AVE, CAMPBELL, CA 95008

WESTMONT AVENUE

SITE PHOTOS

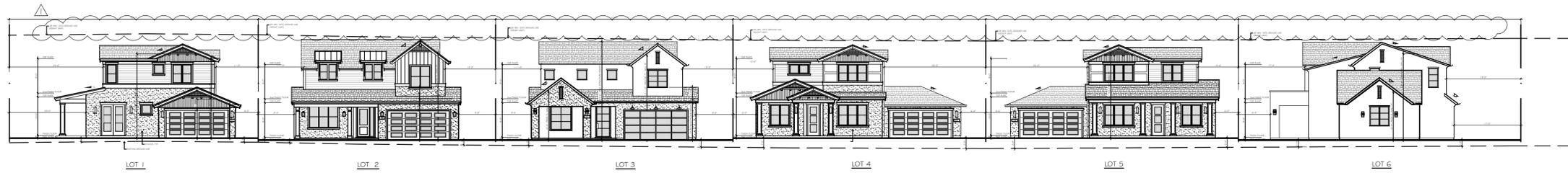
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 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	A.2
SCALE:	AS SHOWN	
DRAWN BY:	DN	Project No.: 2021



SITE STREETSCAPE
 SCALE: 1/16"=1'-0"

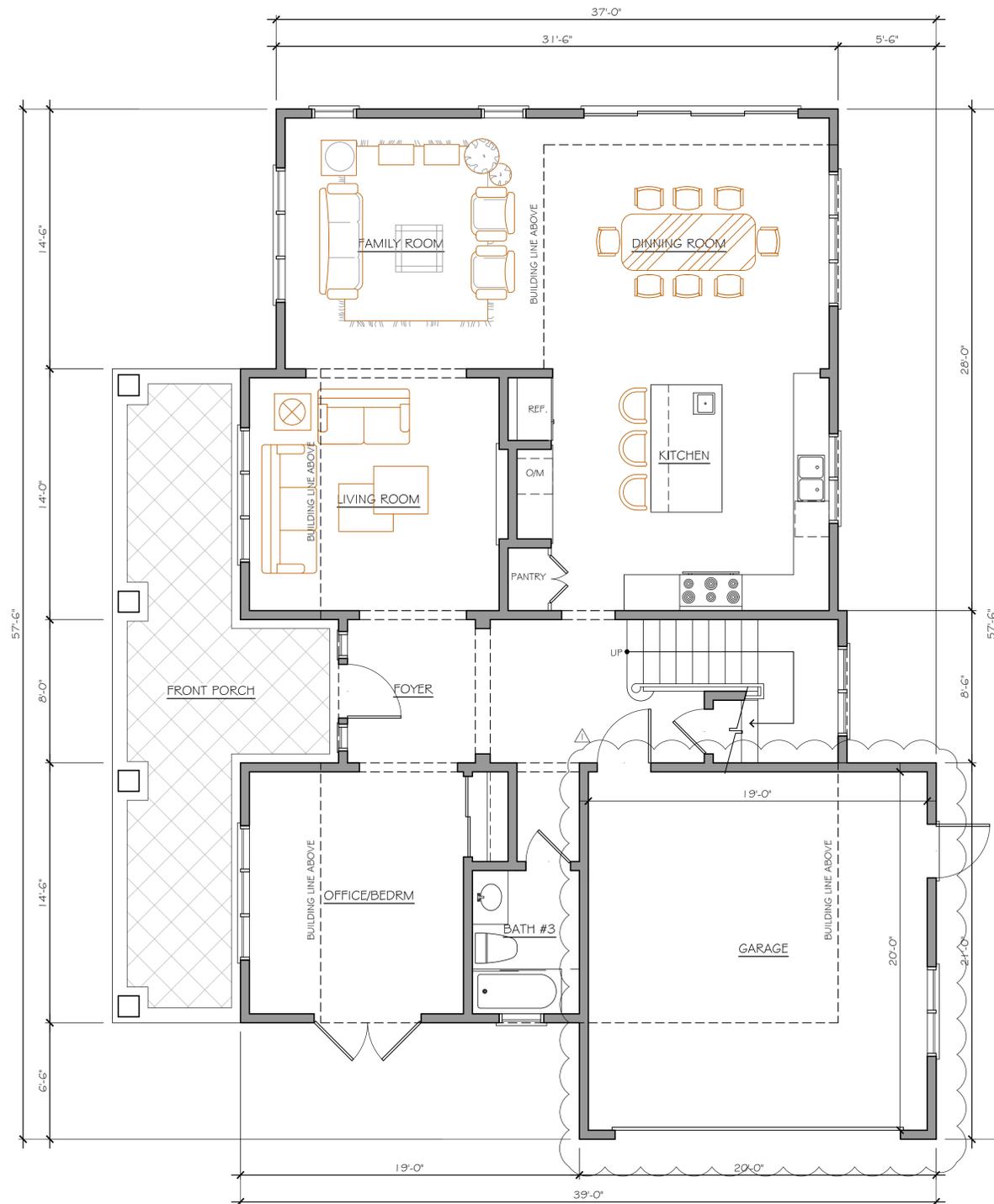
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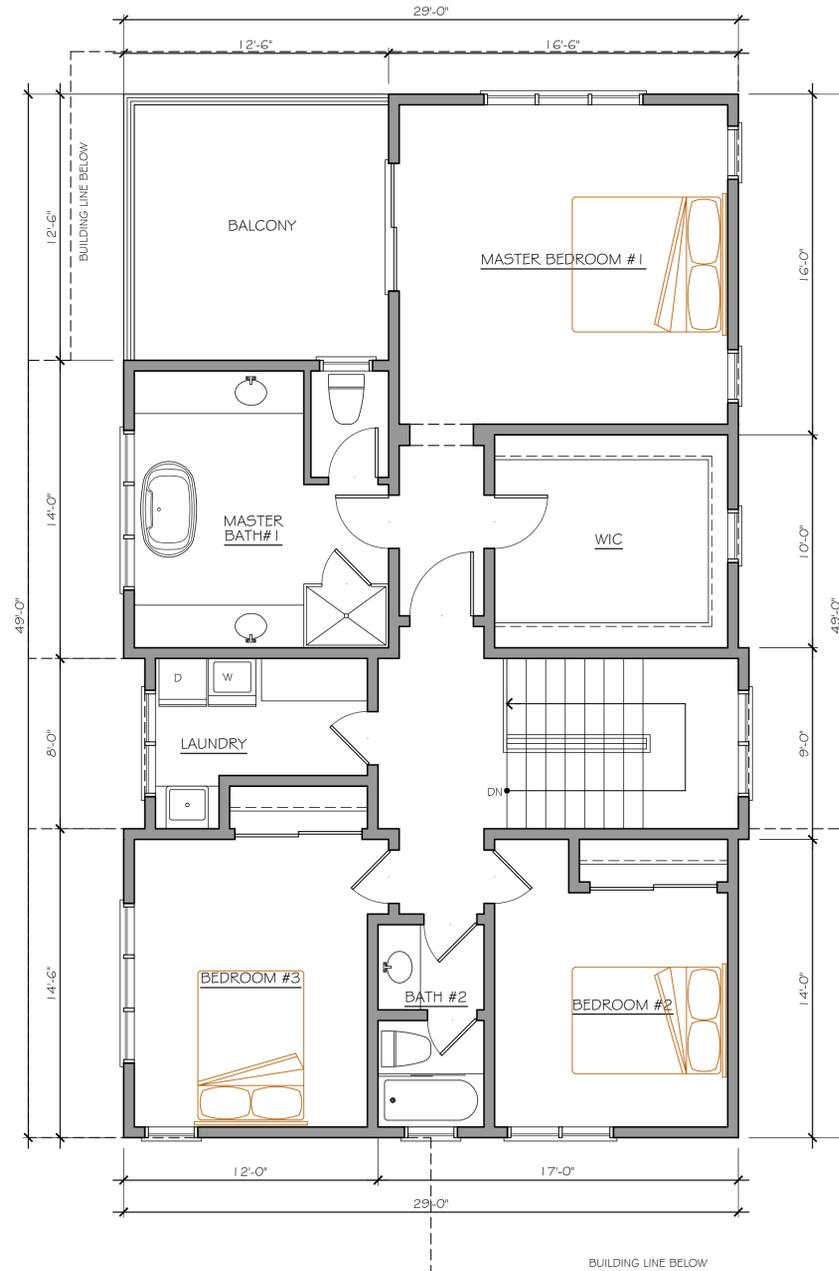
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DATE:	10/01/21	Sheet Number:
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SCALE:	AS SHOWN	
DRAWN BY:	DN	Project No.: 2021



PROPOSED FLOOR PLAN - FIRST FLOOR (PLAN A)
 SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN - SECOND FLOOR (PLAN A)
 SCALE: 1/4"=1'-0"

PROJECT DESIGNER:
 DE NGUYEN

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DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AA.4
SCALE:	AS SHOWN	(LOT 1)
DRAWN BY:	DN	Project No.: 2021



PROPOSED FRONT ELEVATION (PLAN A)
 SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION (PLAN A)
 SCALE: 1/4"=1'-0"

PROJECT DESIGNER:
 DE NGUYEN

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SCALE:	AS SHOWN	(LOT 1)
DRAWN BY:	DN	Project No.: 2021



PROPOSED REAR ELEVATION (PLAN A)

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



PROPOSED LEFT ELEVATION (PLAN A)

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

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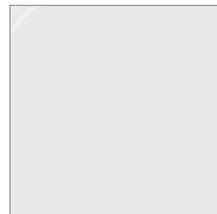


1429
1445 WESTMONT AVE - LOT 1

COLORED ELEVATION - LOT 1



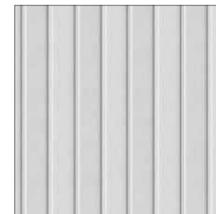
1. CERTAINTEED ROOFING
 PRESIDENTIAL TL
 CHARCOAL BLACK



2. PAINTED SURFACE
 KM4968 ARCTIC
 WHITE



3. HORIZONTAL WALL SIDINGS
 KELLY MOORE
 KM4968 ARCTIC WHITE



4. VERTICAL WALL SIDINGS
 KELLY MOORE
 KM4968 ARCTIC WHITE



5. SMOOTH WHITE
 STUCCO



6. TRIMS/BORDERS
 KELLY MOORE
 KM4883 BLACK CAT

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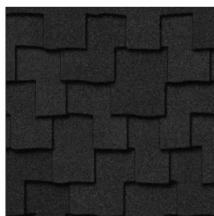
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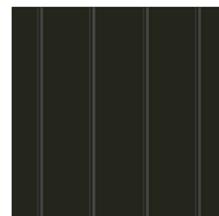


1429 WESTMONT AVE - LOT 1
 1445

COLORED ELEVATION - LOT 1



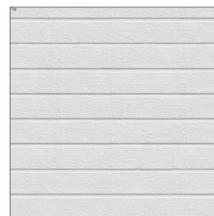
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 PRESIDENTIAL TL
 CHARCOAL BLACK



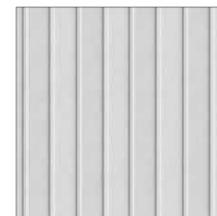
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 METAL ROOF
 MATTE-BLACK



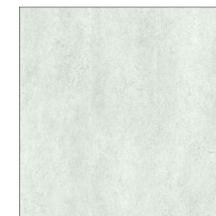
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 WHITE



4. HORIZONTAL WALL SIDINGS
 KELLY MOORE
 KM4968 ARCTIC WHITE



5. VERTICAL WALL SIDINGS
 KELLY MOORE
 KM4968 ARCTIC WHITE



6. SMOOTH WHITE
 STUCCO



7. FRAMES/BORDERS
 KELLY MOORE
 KM4883 BLACK CAT

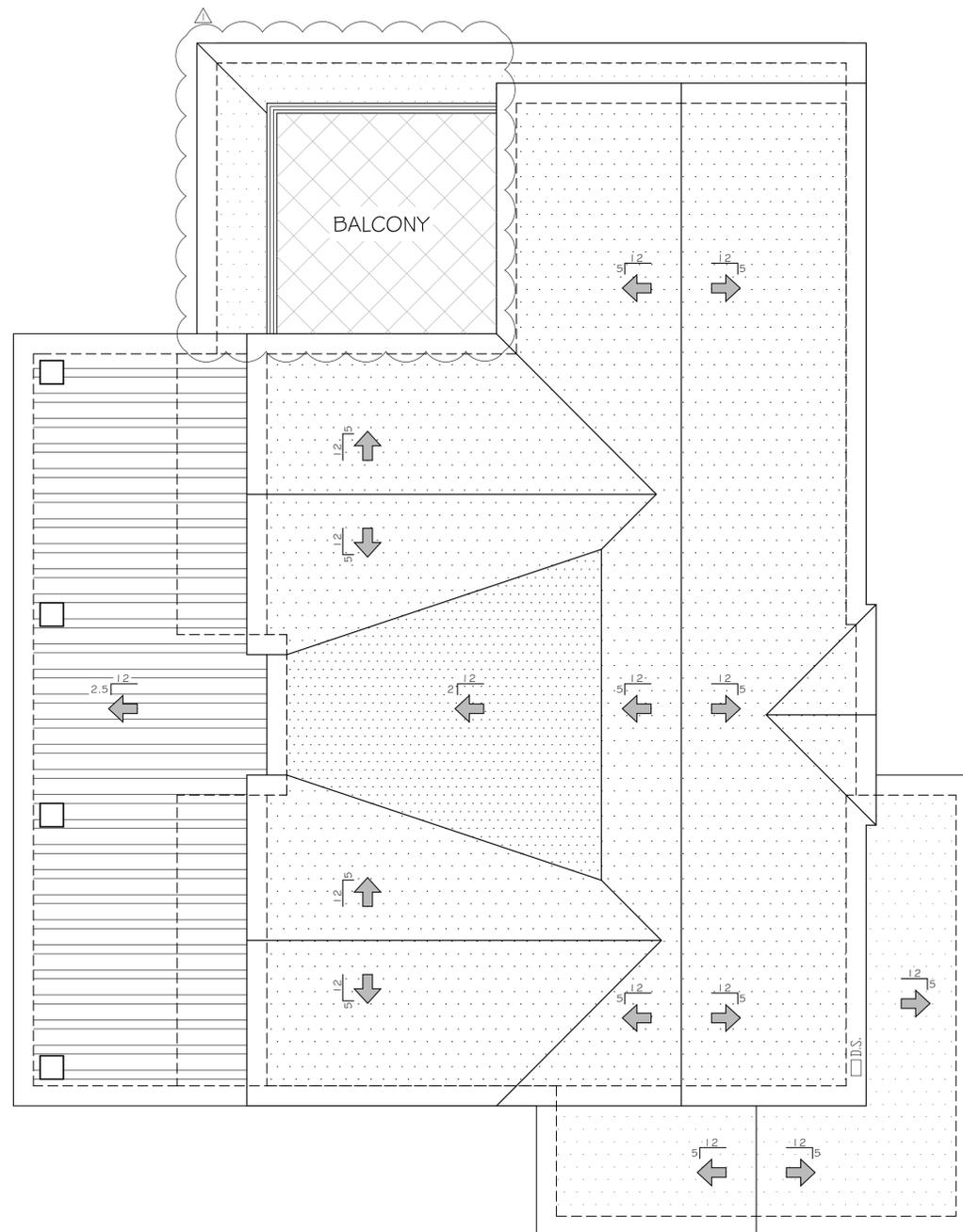
PROJECT DESIGNER:
 DE NGUYEN

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PROPOSED ROOF PLAN (PLAN A)
 SCALE: 1/4"=1'-0"

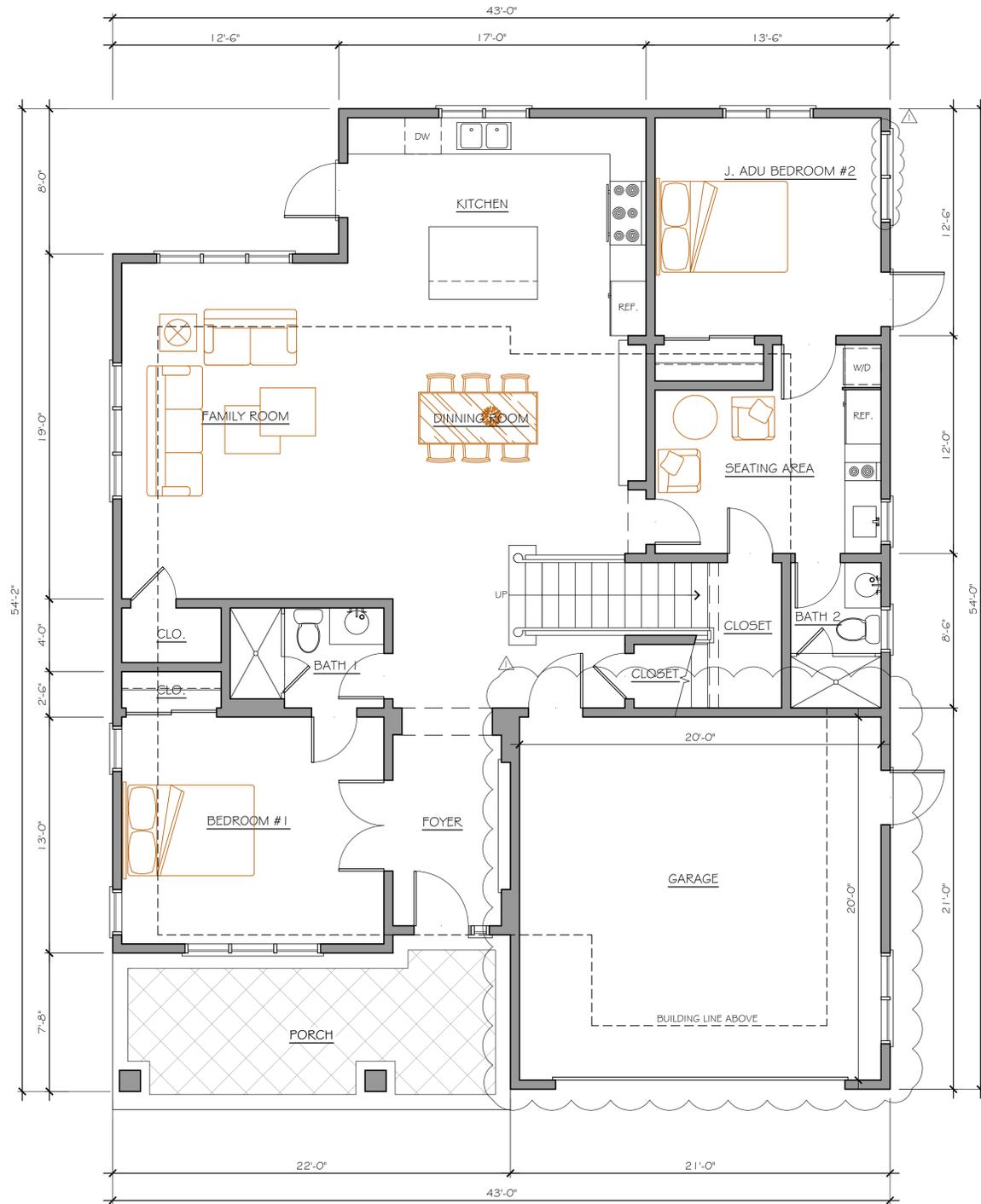
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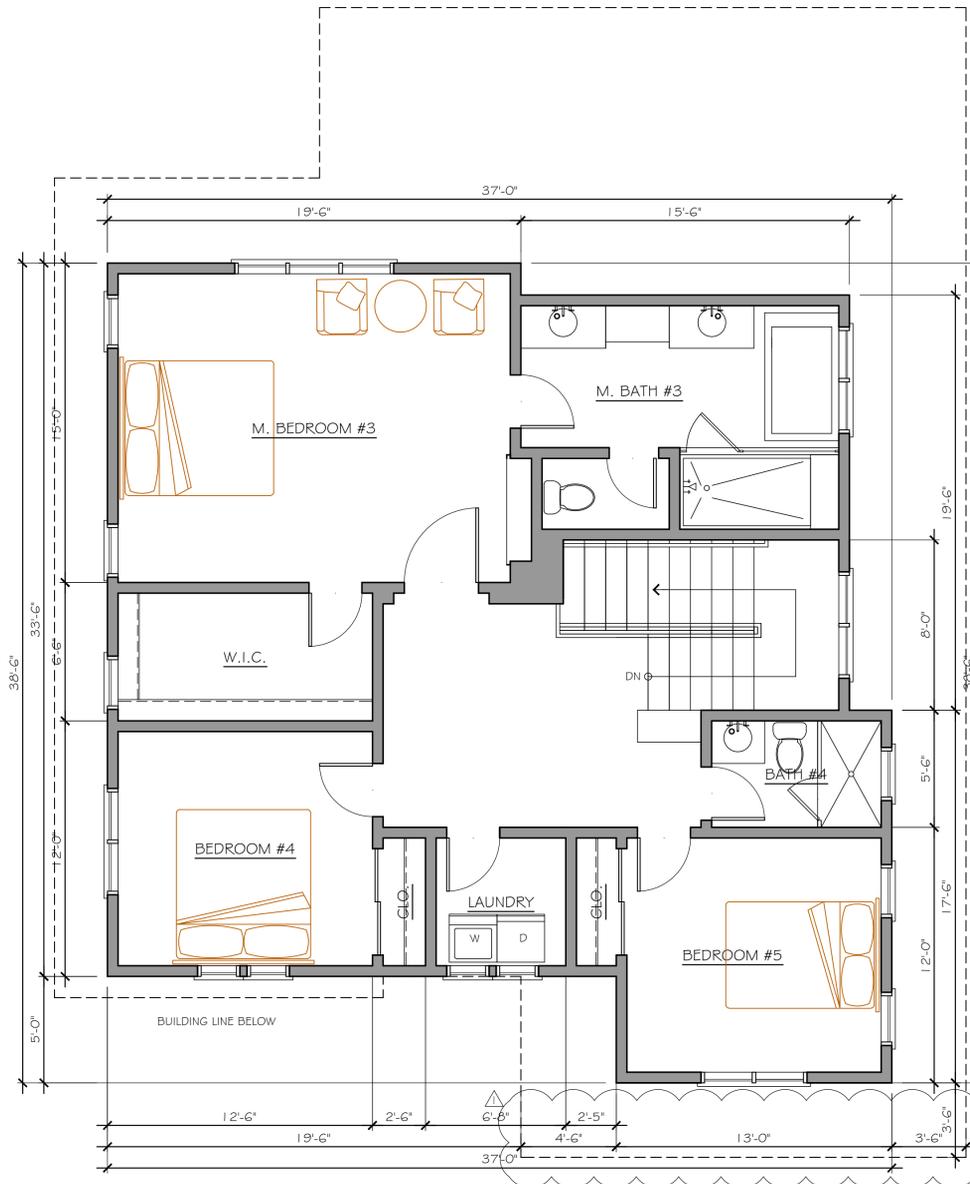
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△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AA.6
SCALE:	AS SHOWN	(LOT 1)
DRAWN BY:	DN	Project No.: 2021



PROPOSED FLOOR PLAN - FIRST FLOOR (PLAN B-LOT 2)
 SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN - SECOND FLOOR (PLAN B-LOT 2)
 SCALE: 1/4"=1'-0"

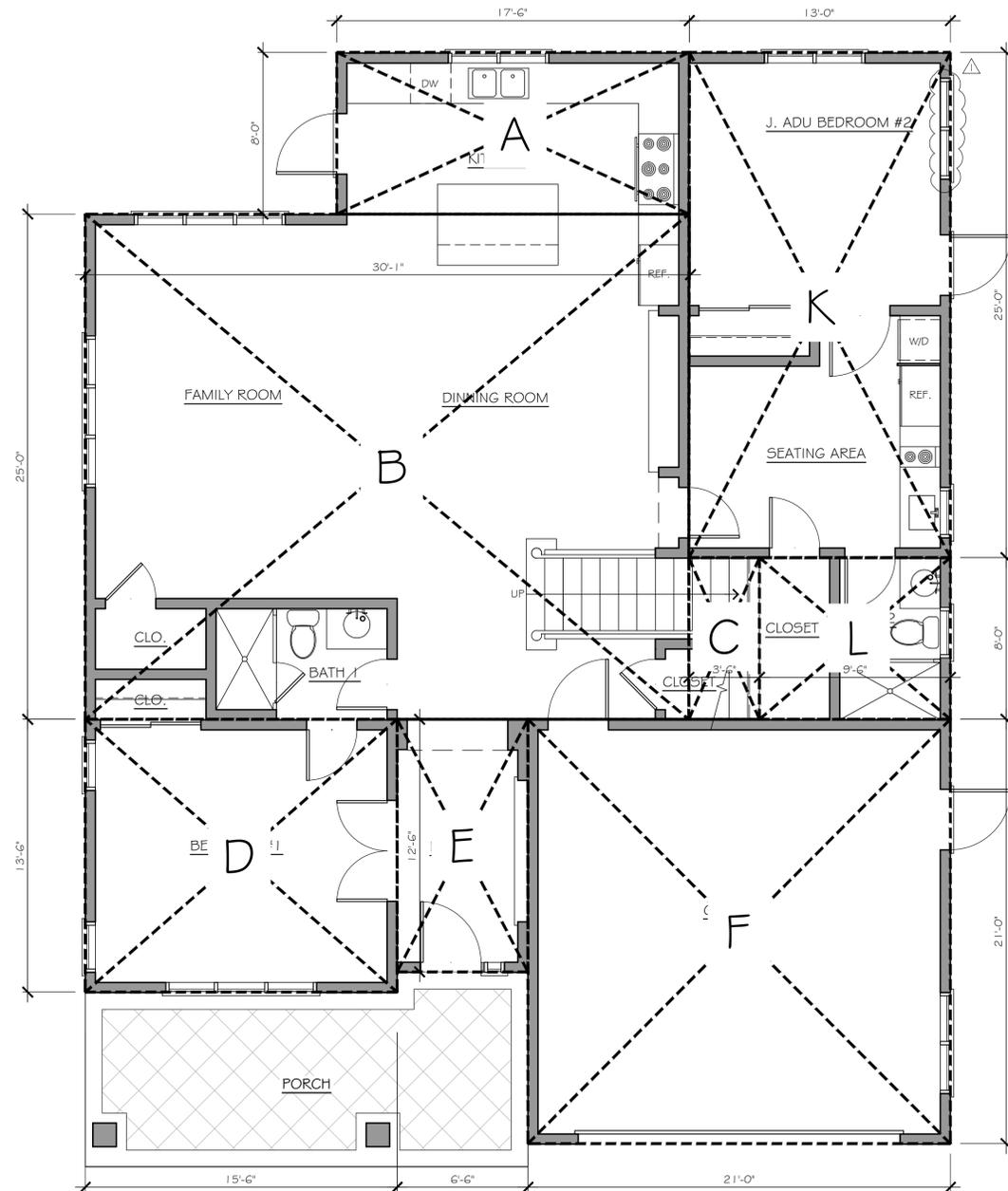
PROJECT DESIGNER:
 DE NGUYEN

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NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.4
SCALE:	AS SHOWN	(LOT 2)
DRAWN BY:	DN	Project No.: 2021



FIRST FLOOR AREA DIAGRAM (PLAN B-LOT 2)
SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING AREA (MAIN HOUSE):

A	17'-6" x 8'-0"	=	140.00 SF
B	30'-1" x 25'-0"	=	750.00 SF
C	3'-6" x 8'-0"	=	28.00 SF
D	15'-6" x 13'-6"	=	209.25 SF
E	6'-6" x 12'-6"	=	81.25 SF
TOTAL:		=	1,208.50 SF

SECOND FLOOR LIVING AREA:

G	19'-6" x 21'-0"	=	409.50 SF
H	15'-6" x 19'-6"	=	302.25 SF
I	24'-0" x 12'-6"	=	300.00 SF
J	13'-0" x 17'-6"	=	227.50 SF
TOTAL:		=	1,239.25 SF

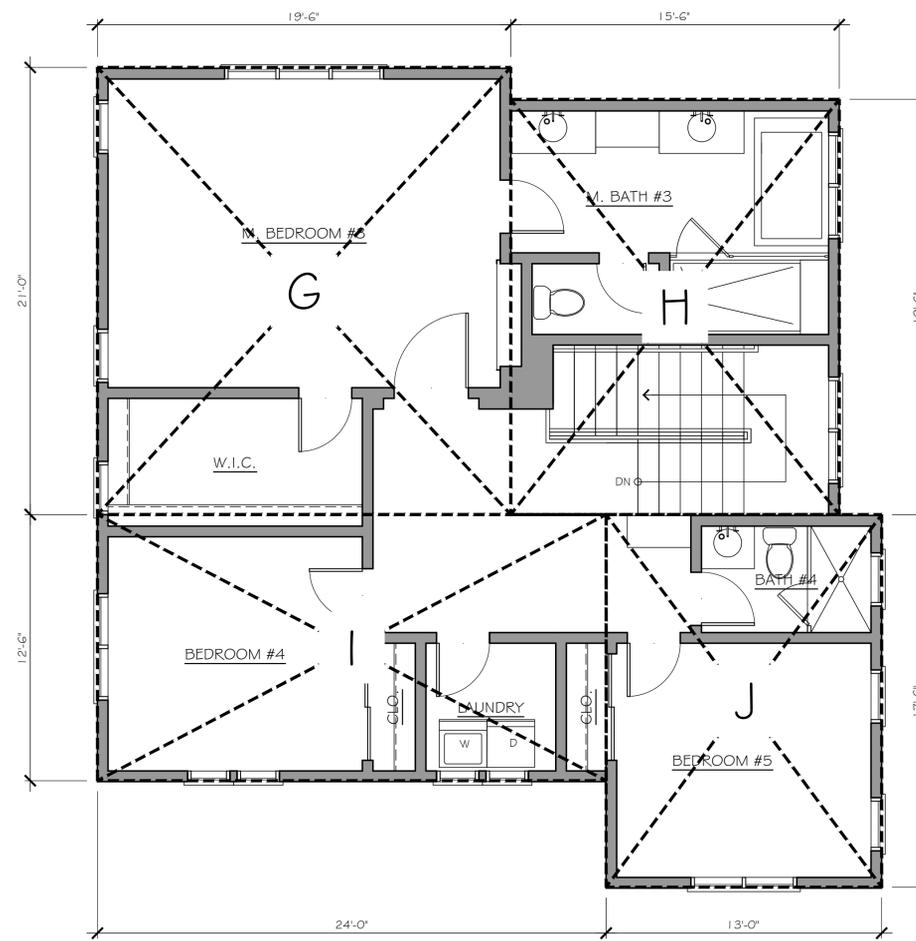
GARAGE:

F	21'-0" x 21'-0"	=	441.00 SF
TOTAL GARAGE:		=	441.00 SF

PORCH: 196.00 SF

FIRST FLOOR LIVING AREA (JADU):

K	13'-0" x 25'-0"	=	325.00 SF
L	9'-6" x 8'-0"	=	76.00 SF
TOTAL:		=	401.00 SF



SECOND FLOOR AREA DIAGRAM (PLAN B-LOT 2)
SCALE: 1/4"=1'-0"

MAIN HOUSE:

FIRST FLOOR LIVING AREA:	=	1,208.50 SF
SECOND FLOOR LIVING AREA:	=	1,239.25 SF
TOTAL HABITABLE AREA:	=	2,447.75 SF
GARAGE:	=	441.00 SF
MAIN HOUSE TOTAL FLOOR AREA:	=	2,888.75 SF
JADU FLOOR AREA:	=	401.00 SF
TOTAL FLOOR AREA:	=	3,289.75 SF

LOT AREA: = 6,526 SF

F.A.R.(MAIN HOUSE ONLY):
2,889/6,526 = 44.3%

LOT COVERAGE:

FIRST FLOOR LIVING AREA (MAIN HOUSE)	=	1,208.50 SF
GARAGE:	=	441.00 SF
PORCH:	=	196.00 SF
TOTAL :	=	1,845.50 SF
1,845.5/6,526	=	28.3%

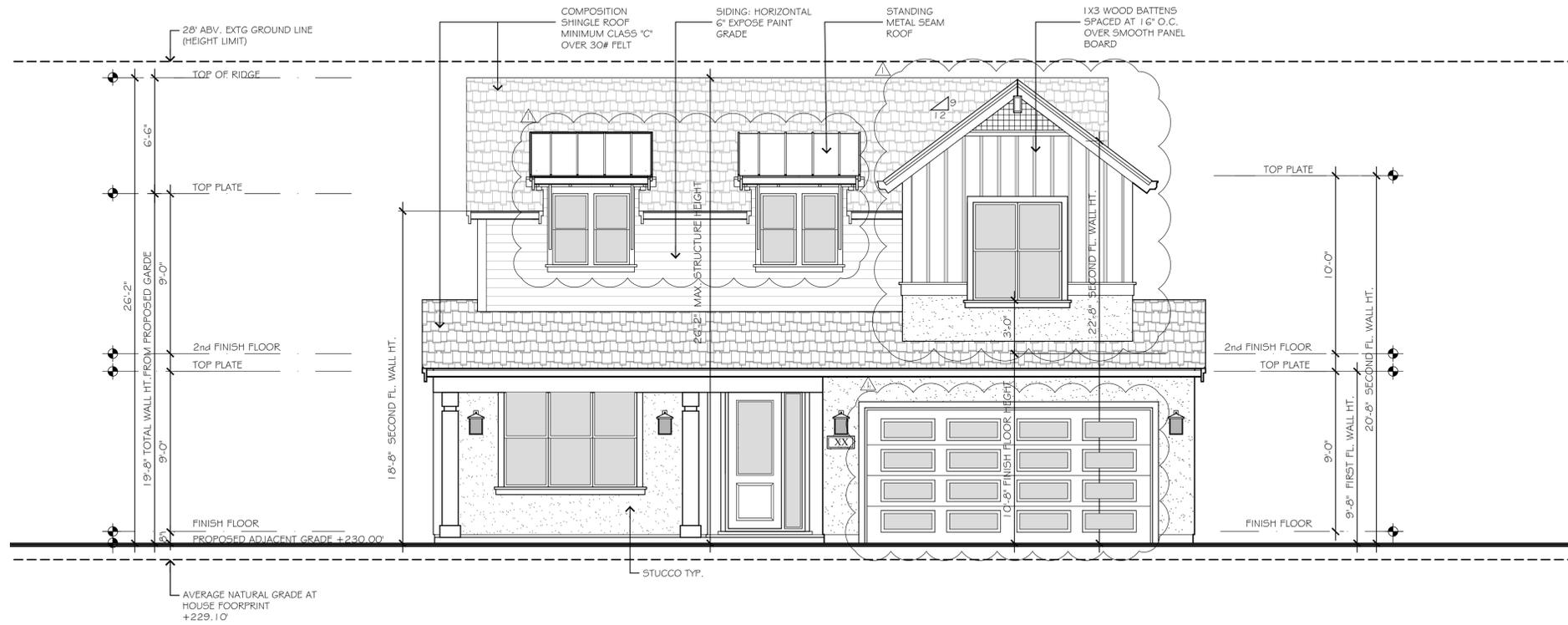
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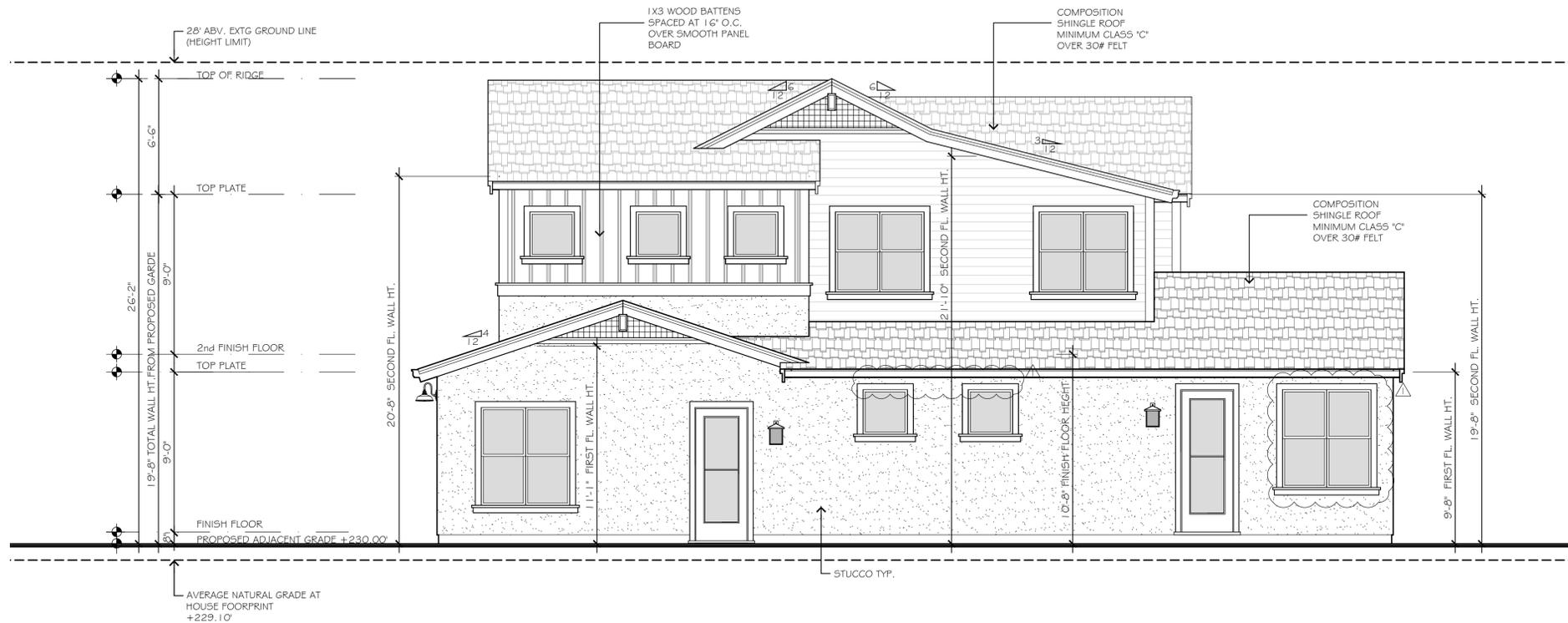
NO.	DATE	REVISION
Δ	03/15/22	PD MODIFICATION COMMENTS
Δ	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
NEW SINGLE FAMILY HOUSES
1429 & 1445 WESTMONT AVE
CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.FAR (LOT 2)
SCALE:	AS SHOWN	
DRAWN BY:	DN	
Project No.:	2021	



PROPOSED FRONT ELEVATION (PLAN B- LOT 2)
 SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION (PLAN B- LOT 2)
 SCALE: 1/4"=1'-0"

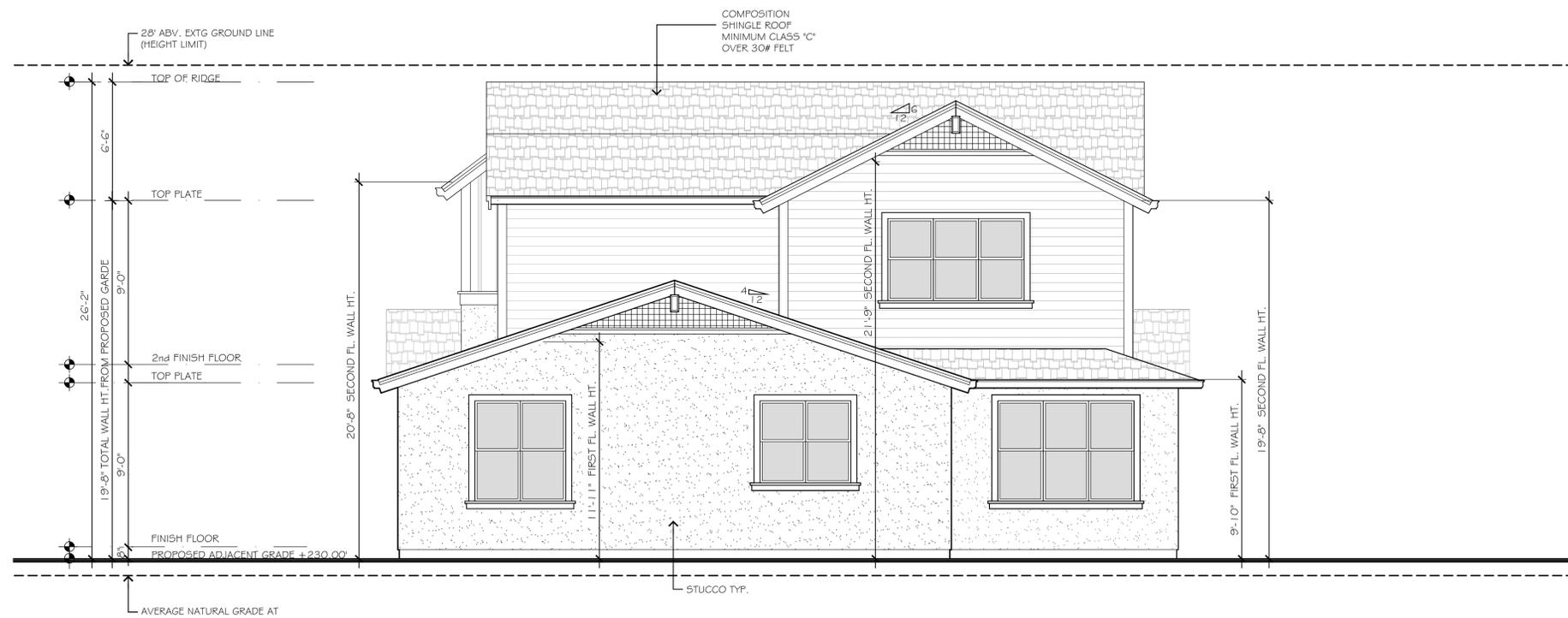
PROJECT DESIGNER:
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△	03/15/22	PD MODIFICATION COMMENTS
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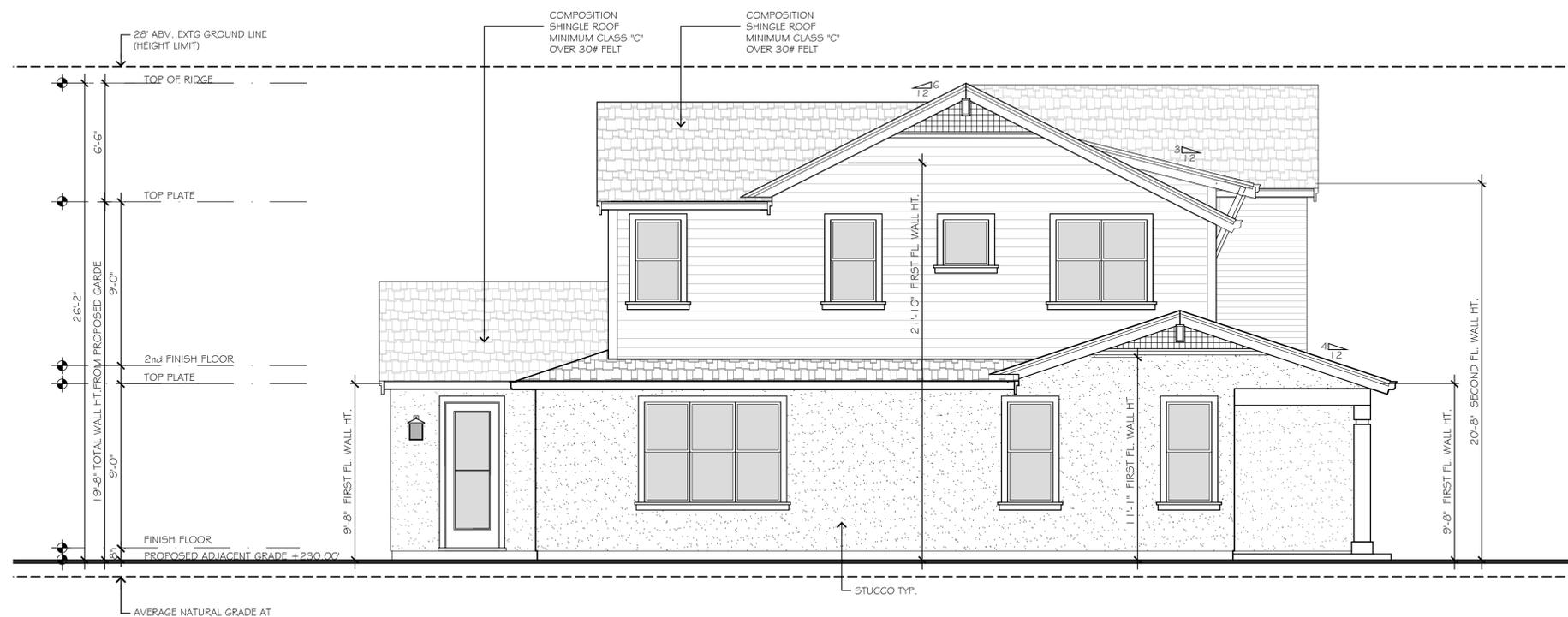
Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.5.1
SCALE:	AS SHOWN	(LOT 2)
DRAWN BY:	DN	Project No.: 2021



PROPOSED REAR ELEVATION (PLAN B- LOT 2)

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



PROPOSED LEFT ELEVATION (PLAN B- LOT 2)

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

PROJECT DESIGNER:
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△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
NEW SINGLE FAMILY HOUSES
1429 & 1445 WESTMONT AVE
CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.5.2
SCALE:	AS SHOWN	(LOT 2)
DRAWN BY:	DN	Project No.: 2021

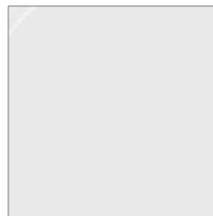


1429
1445 WESTMONT AVE - LOT 2

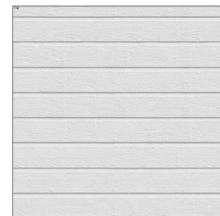
COLORED ELEVATION - LOT 2



1. CERTAINTED ROOFING
PRESIDENTIAL TL
CHARCOAL BLACK



2. PAINTED SURFACE
KM4968 ARCTIC
WHITE



3. HORIZONTAL WALL SIDINGS
KELLY MOORE
KM5816 HARRISON GRAY



4. VERTICAL WALL SIDINGS
KELLY MOORE
KM5816 HARRISON GRAY



5. STANDING SEAM
METAL ROOF
MATTE-BLACK



6. BORDERS/TRIMS/FRAMES
KELLY MOORE
KM4883 BLACK CAT



7. SMOOTH WHITE
STUCCO

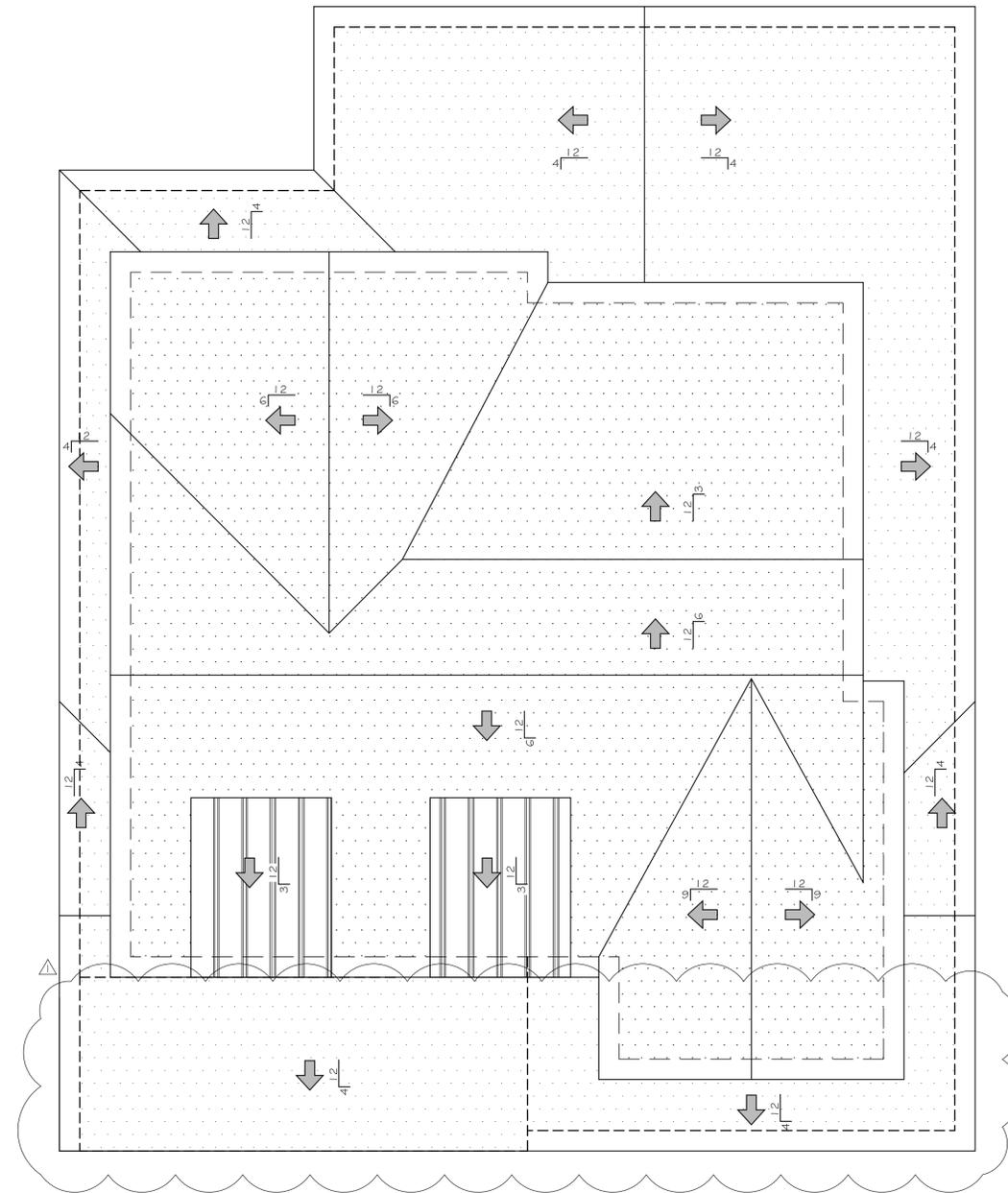
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⚠	03/15/22	PD MODIFICATION COMMENTS
⚠	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.5.3
SCALE:	AS SHOWN	(LOT 2)
DRAWN BY:	DN	Project No.: 2021



PROPOSED ROOF PLAN (PLAN B- LOT 2)
 SCALE: 1/4"=1'-0"

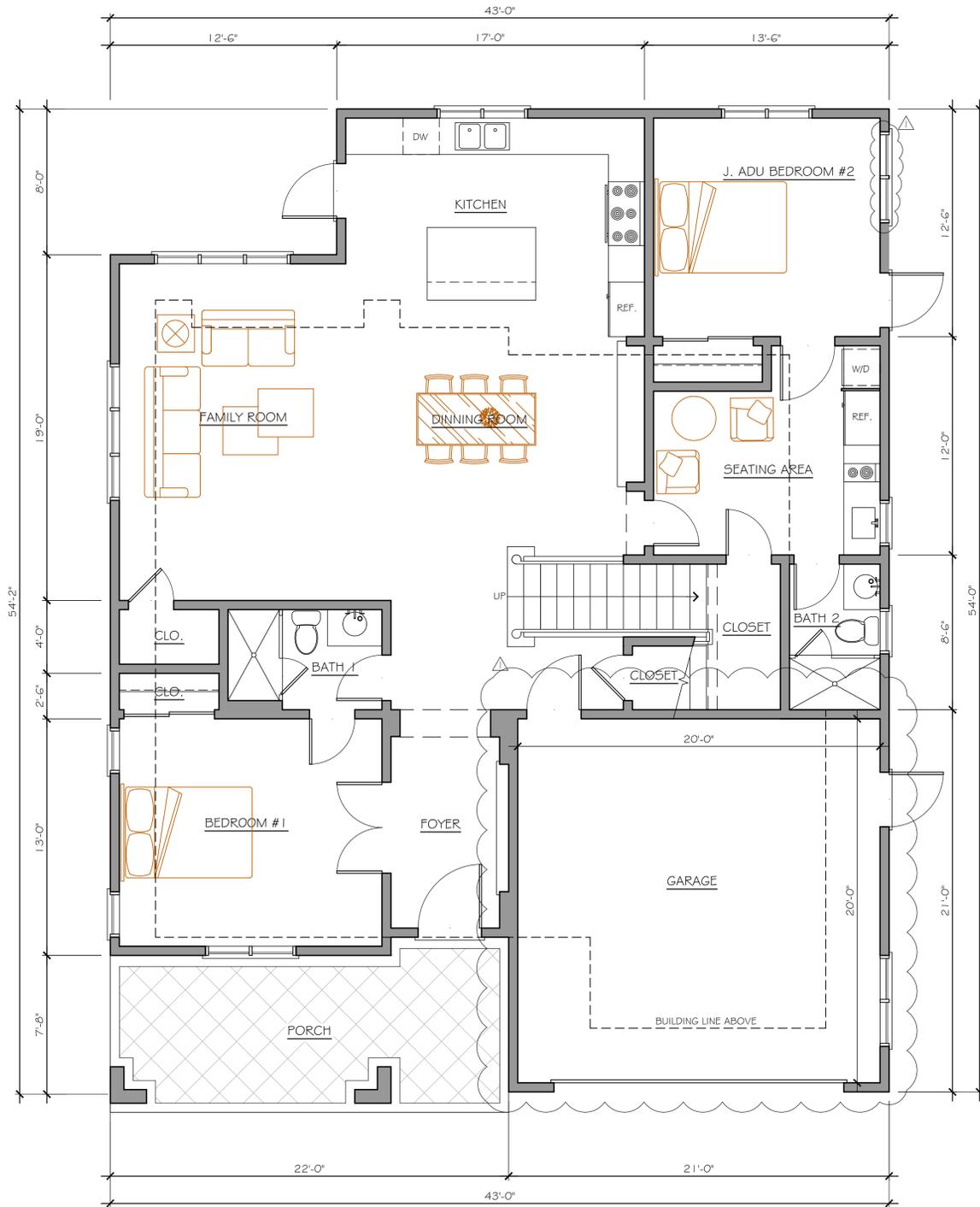
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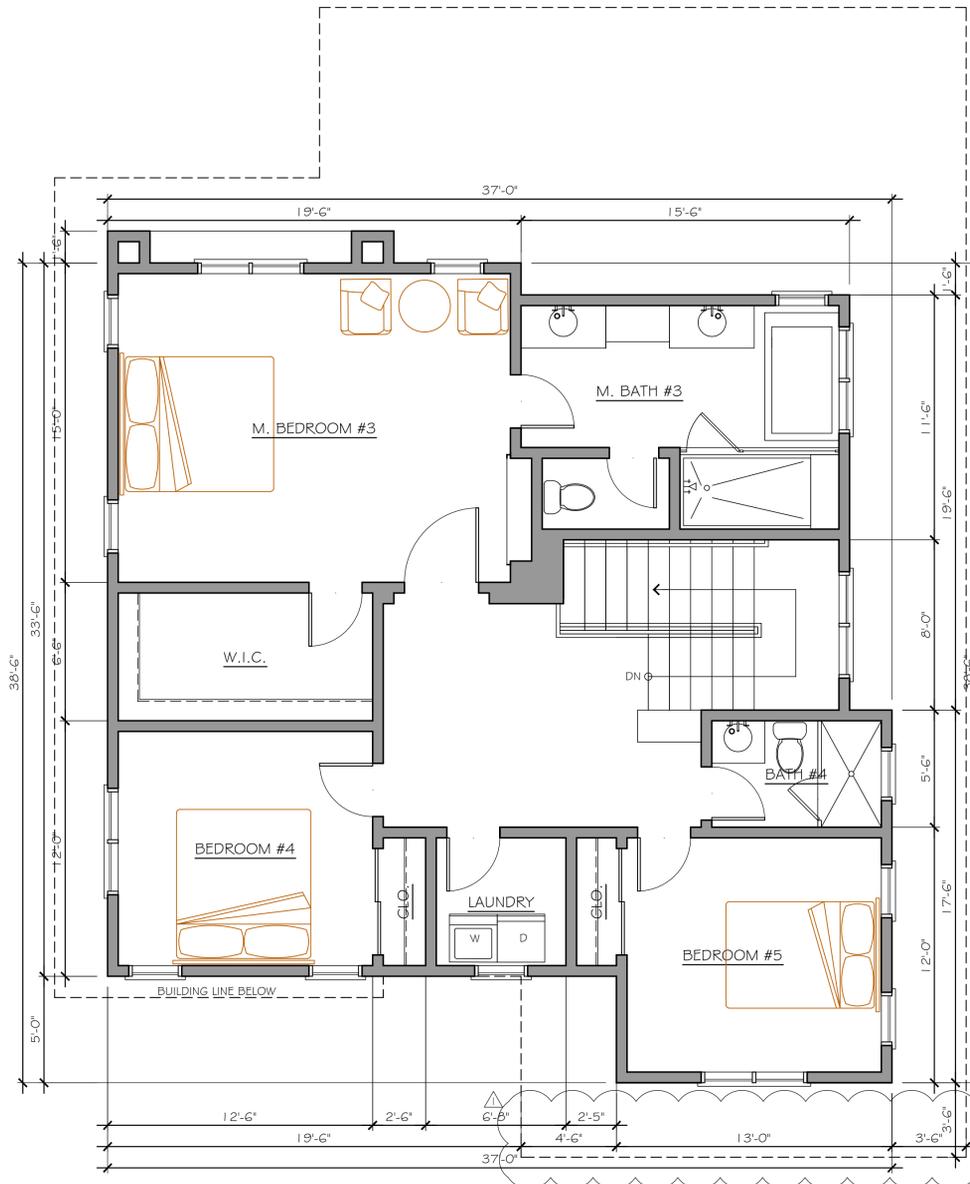
NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.6
SCALE:	AS SHOWN	(LOT 2)
DRAWN BY:	DN	Project No.: 2021



PROPOSED FLOOR PLAN - FIRST FLOOR (PLAN B-LOT 3)
 SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN - SECOND FLOOR (PLAN B-LOT 3)
 SCALE: 1/4"=1'-0"

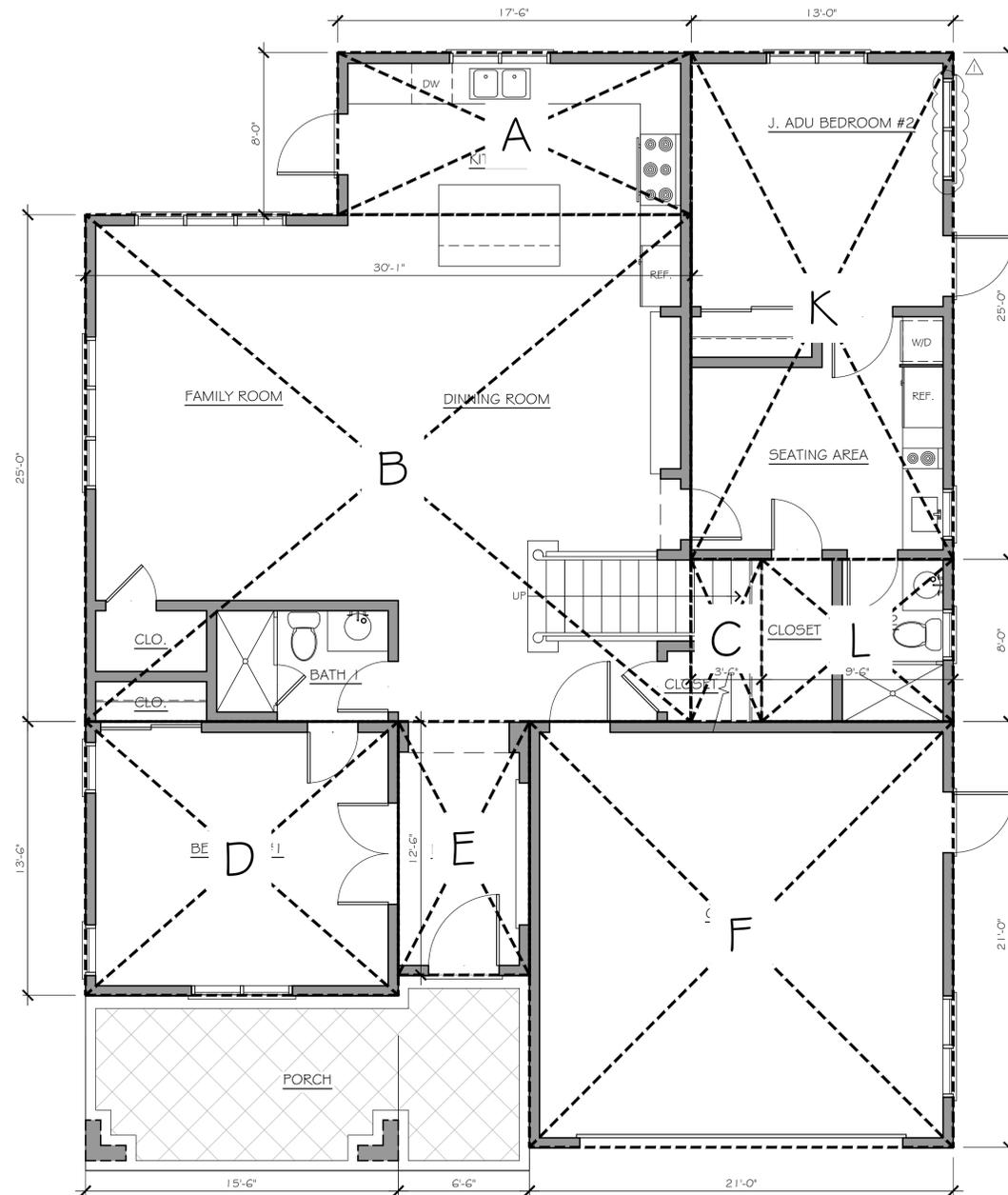
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▲	03/15/22	PD MODIFICATION COMMENTS
▲	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.4
SCALE:	AS SHOWN	(LOT 3)
DRAWN BY:	DN	Project No.: 2021



FIRST FLOOR AREA DIAGRAM (PLAN B-LOT 3)
 SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING AREA (MAIN HOUSE):

A	17'-6" x 8'-0"	=	140.00 SF
B	30'-1" x 25'-0"	=	750.00 SF
C	3'-6" x 8'-0"	=	28.00 SF
D	15'-6" x 13'-6"	=	209.25 SF
E	6'-6" x 12'-6"	=	81.25 SF
TOTAL:		=	1,208.50 SF

SECOND FLOOR LIVING AREA:

G	19'-6" x 21'-0"	=	409.50 SF
H	15'-6" x 19'-6"	=	302.25 SF
I	24'-0" x 12'-6"	=	300.00 SF
J	13'-0" x 17'-6"	=	227.50 SF
TOTAL:		=	1,239.25 SF

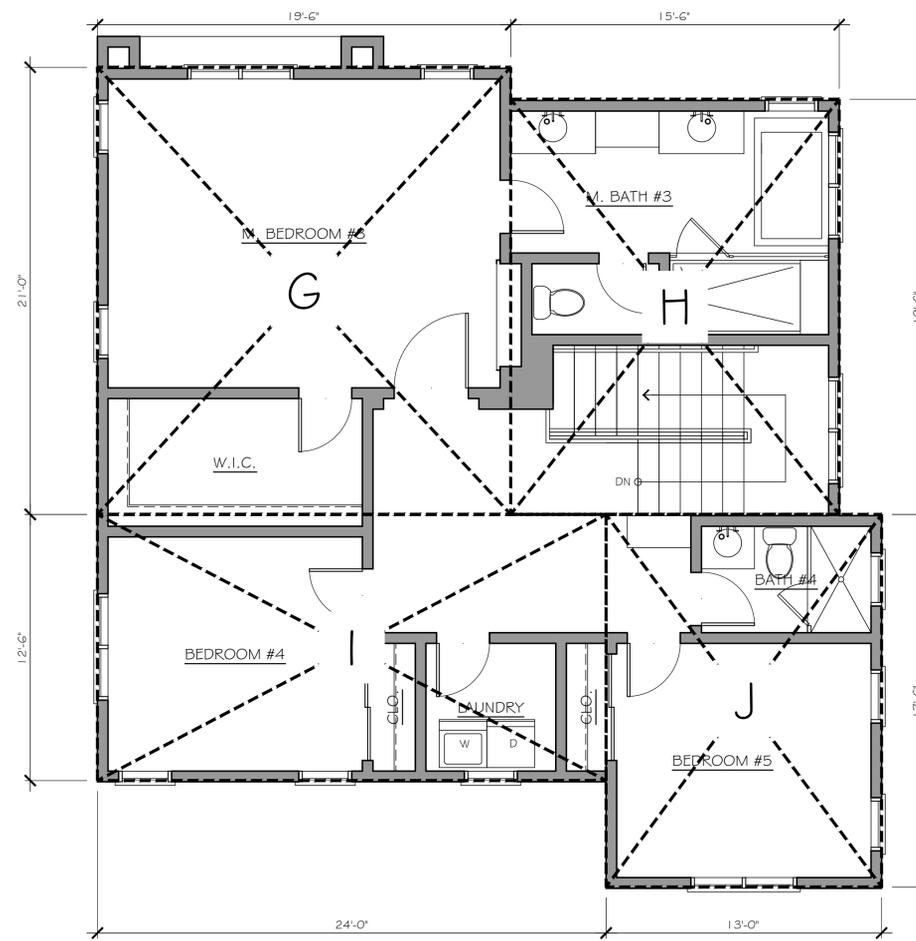
GARAGE:

F	21'-0" x 21'-0"	=	441.00 SF
TOTAL GARAGE:		=	441.00 SF

PORCH: 196.00 SF

FIRST FLOOR LIVING AREA (JADU):

K	13'-0" x 25'-0"	=	325.00 SF
L	9'-6" x 8'-0"	=	76.00 SF
TOTAL:		=	401.00 SF



SECOND FLOOR AREA DIAGRAM (PLAN B-LOT 3)
 SCALE: 1/4"=1'-0"

MAIN HOUSE:

FIRST FLOOR LIVING AREA:	=	1,208.50 SF
SECOND FLOOR LIVING AREA:	=	1,239.25 SF
TOTAL HABITABLE AREA:	=	2,447.75 SF
GARAGE:	=	441.00 SF
MAIN HOUSE TOTAL FLOOR AREA:	=	2,888.75 SF
JADU FLOOR AREA:	=	401.00 SF
TOTAL FLOOR AREA:	=	3,289.75 SF

LOT AREA: = 6,526 SF

F.A.R. (MAIN HOUSE ONLY):
 2,889/6,526 = 44.3%

LOT COVERAGE:

FIRST FLOOR LIVING AREA (MAIN HOUSE)	=	1,208.50 SF
GARAGE:	=	441.00 SF
PORCH:	=	196.00 SF
TOTAL :	=	1,845.50 SF
1,845.5/6,526	=	28.3%

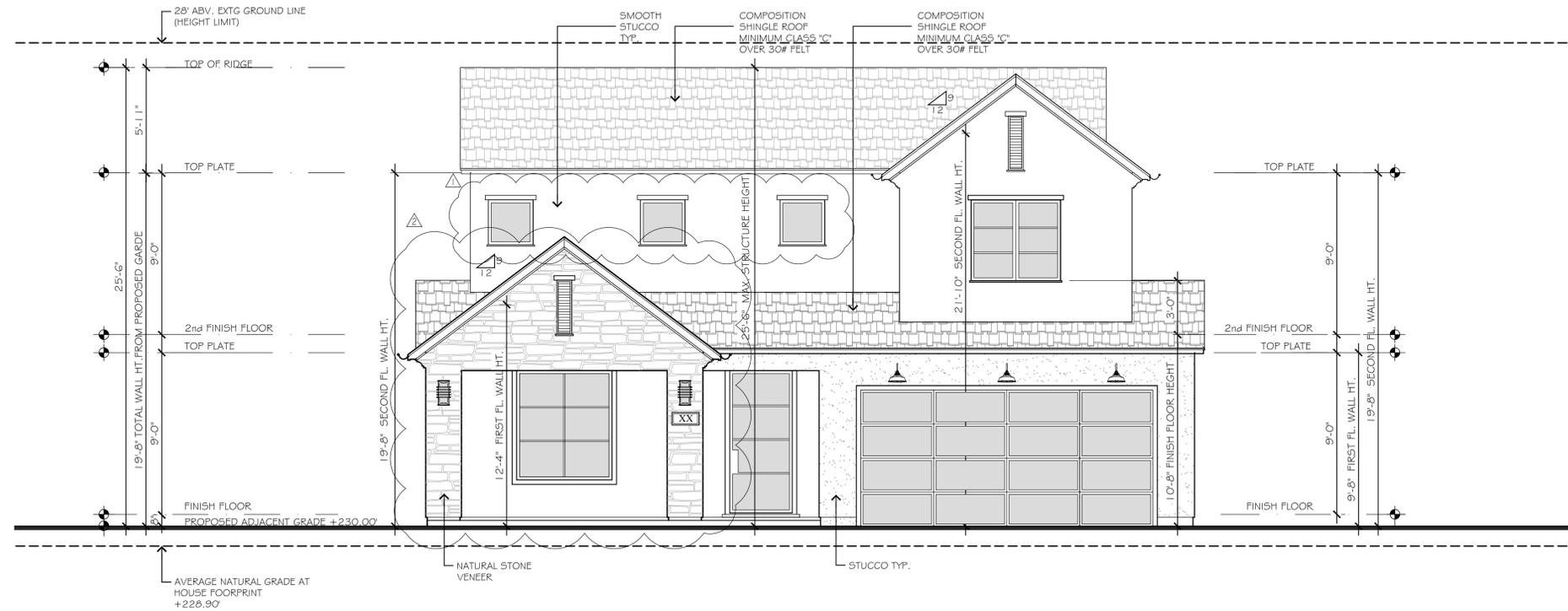
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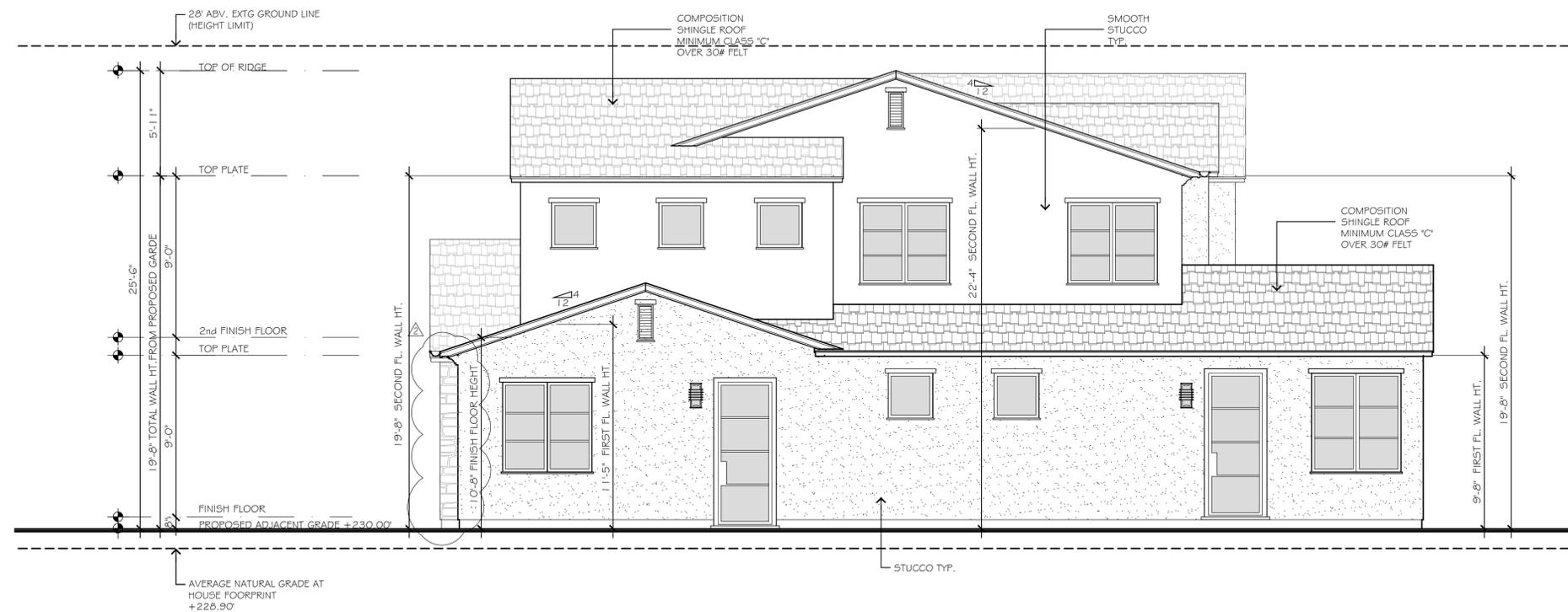
NO.	DATE	REVISION
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Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.FAR (LOT 3)
SCALE:	AS SHOWN	
DRAWN BY:	DN	
Project No.:	2021	



PROPOSED FRONT ELEVATION (PLAN B- LOT 3)
 SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION (PLAN B- LOT 3)
 SCALE: 1/4"=1'-0"

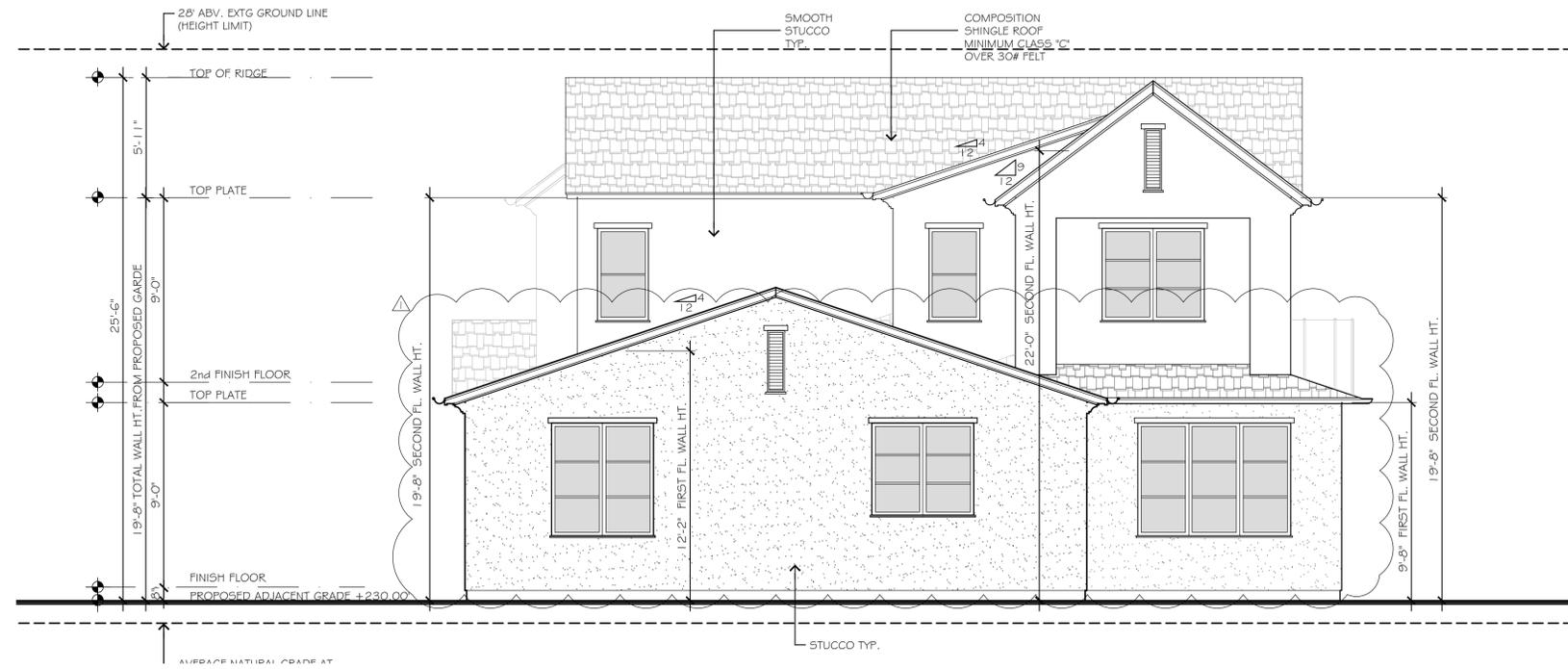
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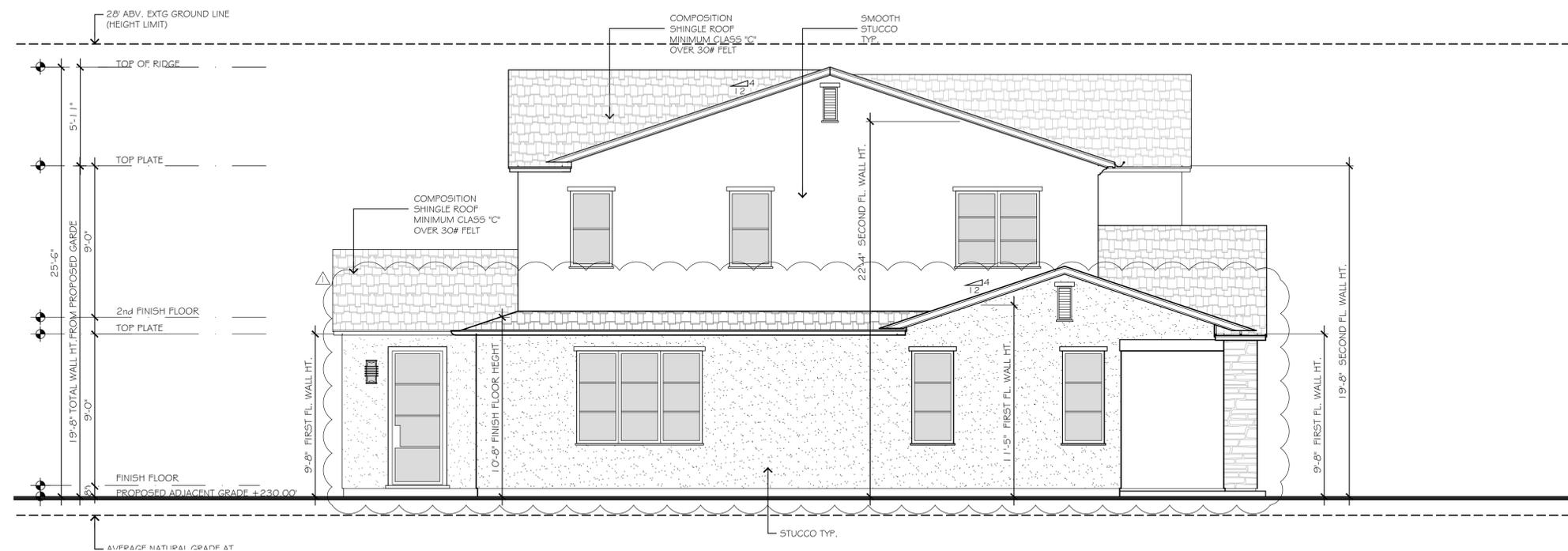
NO.	DATE	REVISION
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Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.5.1
SCALE:	AS SHOWN	(LOT 3)
DRAWN BY:	DN	Project No.: 2021



PROPOSED REAR ELEVATION (PLAN B- LOT 3)
 SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION (PLAN B- LOT 3)
 SCALE: 1/4"=1'-0"

PROJECT DESIGNER:
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Project Name:
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 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.5.2
SCALE:	AS SHOWN	(LOT 3)
DRAWN BY:	DN	Project No.: 2021

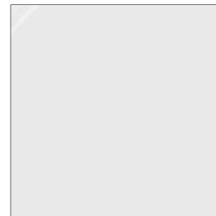


1429 WESTMONT AVE - LOT 3
 1445

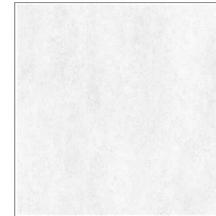
COLORED ELEVATION - LOT 3



1. CERTAINTED ROOFING
 PRESIDENTIAL TL
 CHARCOAL BLACK



2. PAINTED SURFACE
 KM4968 ARCTIC
 WHITE



3. SMOOTH WHITE
 STUCCO



4. TRIMS/FRAMES
 KELLY MOORE
 KM4883 BLACK CAT

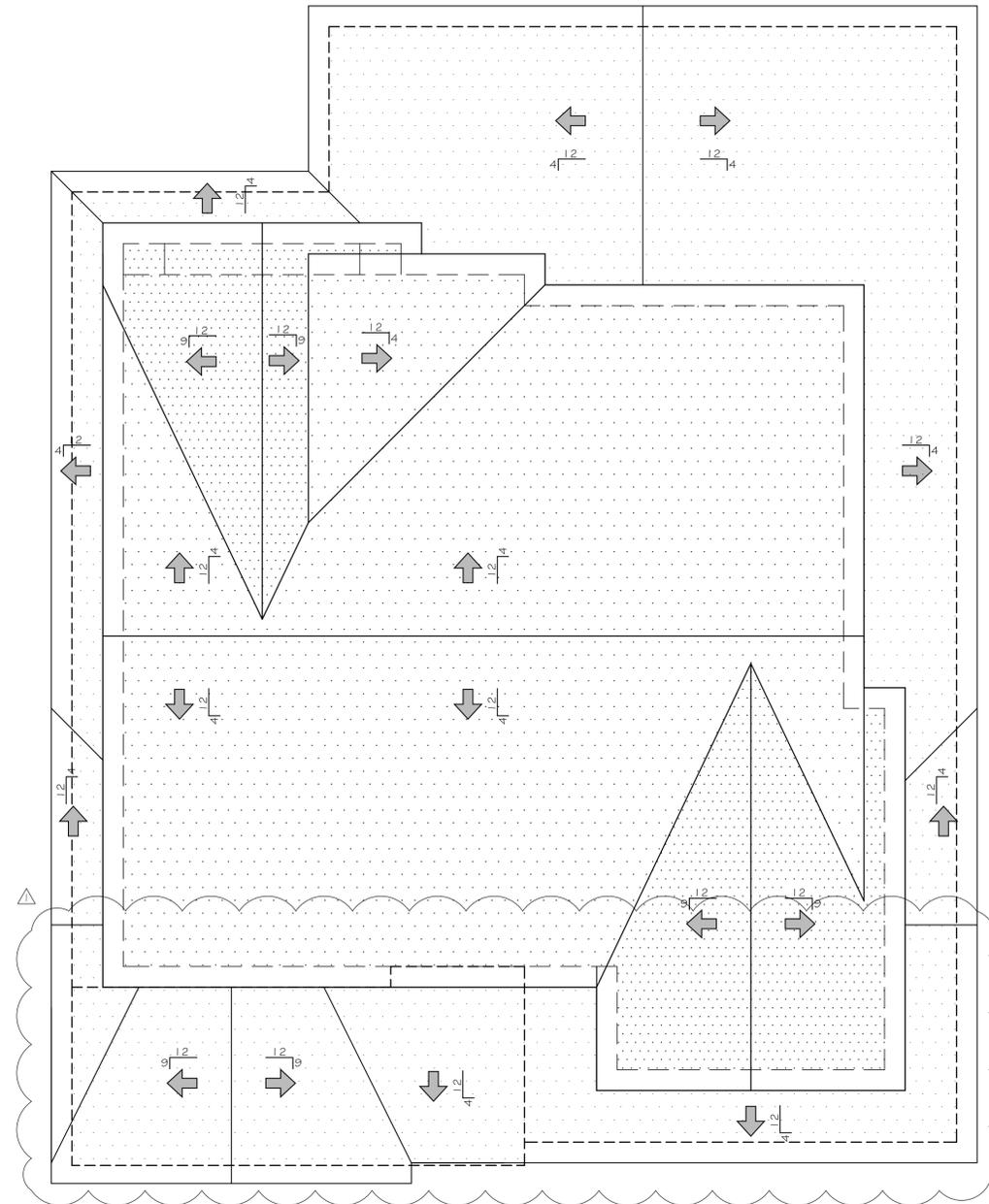
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Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.5.3
SCALE:	AS SHOWN	(LOT 3)
DRAWN BY:	DN	Project No.: 2021



PROPOSED ROOF PLAN (PLAN B- LOT 3)
 SCALE: 1/4"=1'-0"

PROJECT DESIGNER:
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Project Name:
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 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AB.6
SCALE:	AS SHOWN	(LOT 3)
DRAWN BY:	DN	Project No.: 2021



PROPOSED FLOOR PLAN - FIRST FLOOR (PLAN C- LOT 4)
 SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN - SECOND FLOOR (PLAN C- LOT4)
 SCALE: 1/4"=1'-0"

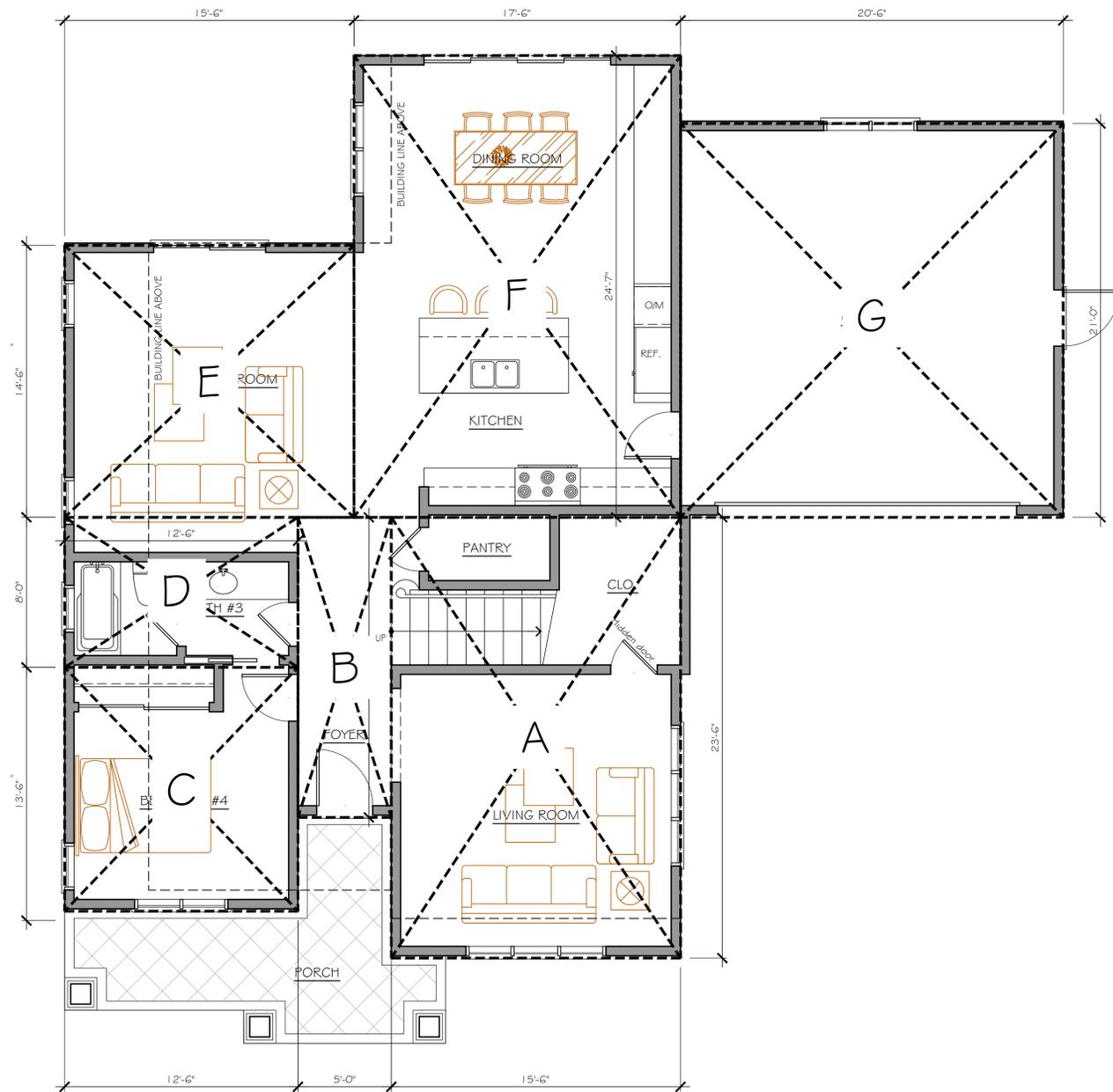
PROJECT DESIGNER:
 DE NGUYEN

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NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
LOT SUBDIVISION & SIX NEW SINGLE FAMILY HOUSES 1429 & 1445 WESTMONT AVE CAMPBELL, CA

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.4 (LOT 4)
SCALE:	AS SHOWN	
DRAWN BY:	DN	Project No.: 2021



FIRST FLOOR AREA DIAGRAM (PLAN C-LOT 4)
SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING AREA:

A	15'-6" x 23'-6"	=	364.25 SF
B	5'-0" x 16'-00"	=	80.00 SF
C	12'-6" x 13'-6"	=	162.50 SF
D	12'-6" x 8'-0"	=	100.00 SF
E	15'-6" x 14'-6"	=	224.75 SF
F	17'-6" x 24'-7"	=	430.94 SF

TOTAL LIVING AREA: = 1,362.44 SF

SECOND FLOOR LIVING AREA:

H	15'-6" x 15'-0"	=	232.50 SF
I	15'-6" x 18'-0"	=	279.05 SF
J	13'-0" x 11'-6"	=	149.50 SF
K	13'-0" x 11'-6"	=	149.58 SF
L	15'-6" x 13'-0"	=	201.59 SF
M	13'-0" x 11'-6"	=	149.58 SF

TOTAL LIVING AREA: = 1,161.80 SF

GARAGE

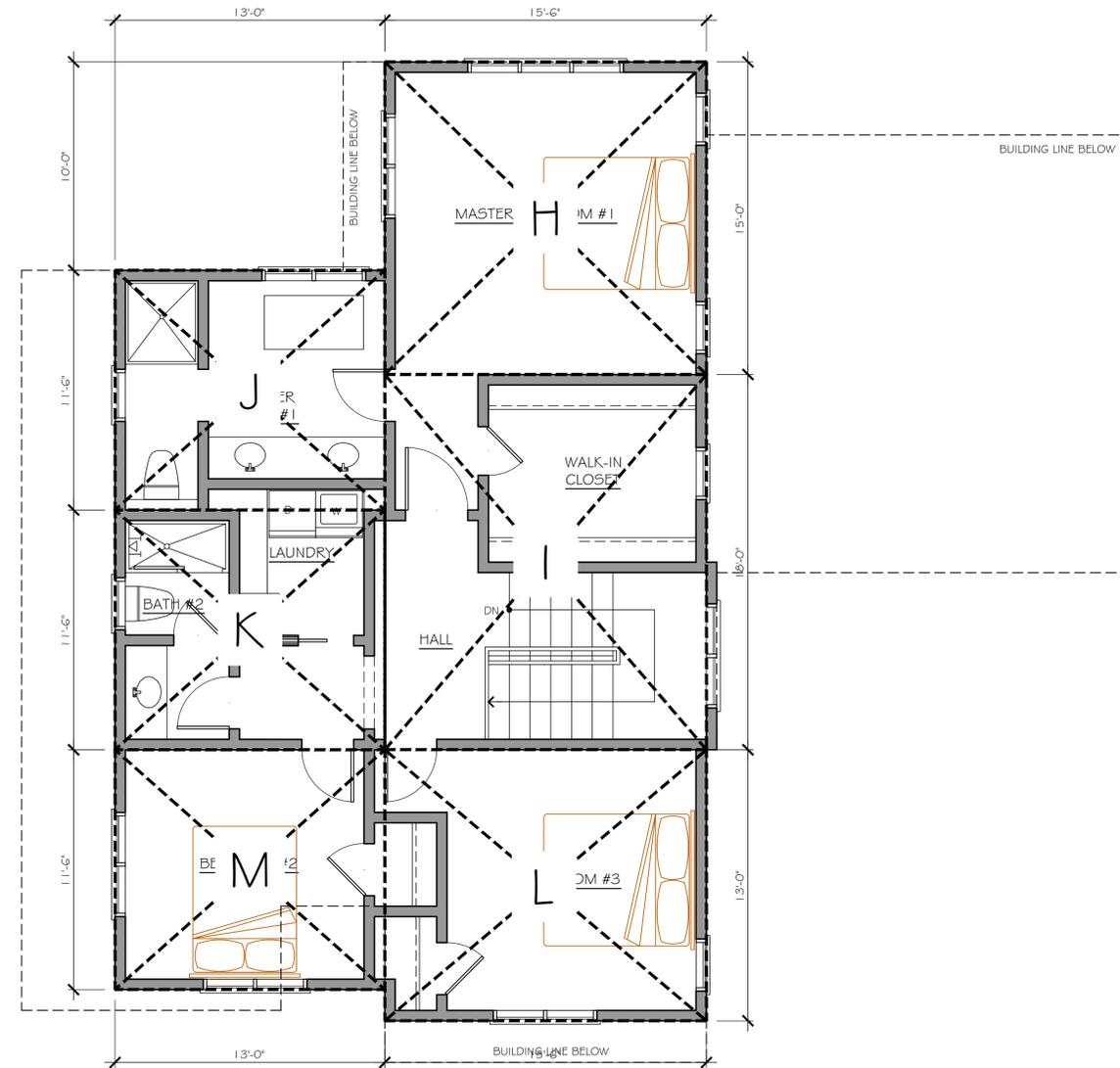
G 20'-6"x 21'-0" = 430.50 SF

TOTAL GARAGE = 430.50 SF

PORCH

245.86 SF

TOTAL PORCH = 245.86 SF



SECOND FLOOR AREA DIAGRAM (PLAN C-LOT 4)
SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING AREA:	=	1,362.44 SF
SECOND FLOOR LIVING AREA:	=	1,161.80 SF
<hr/>		
TOTAL LIVING AREA:	=	2,524.24 SF
<hr/>		
GARAGE:	=	430.50 SF
TOTAL FLOOR AREA:	=	2,954.74 SF

LOT AREA: = 6,569 SF

F.A.R.: 2,954.74/6,569 = 44.9%

LOT COVERAGE:

FIRST FLOOR LIVING AREA: = 1,362.44 SF

GARAGE: = 430.50 SF

PORCH: = 245.86 SF

TOTAL : = 2,038.8 SF

2,038.8/6,569 = 31%

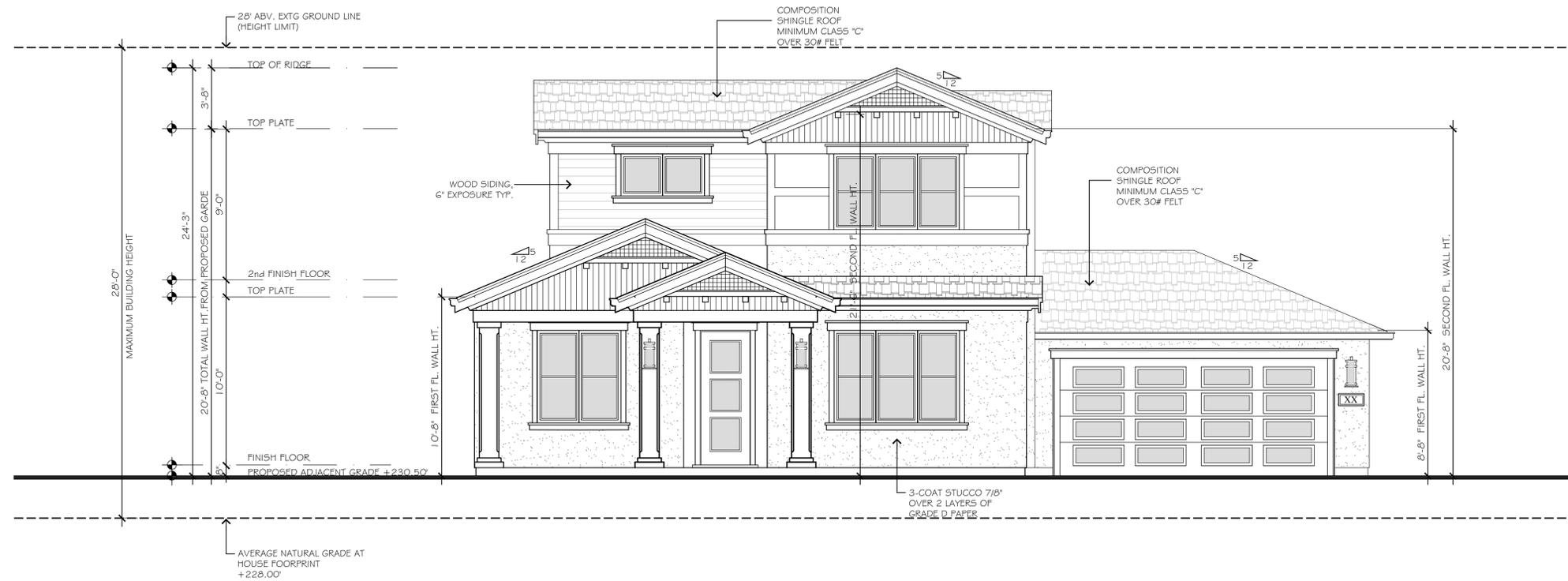
PROJECT DESIGNER:
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2	05/25/22	PD MODIFICATION COMMENTS

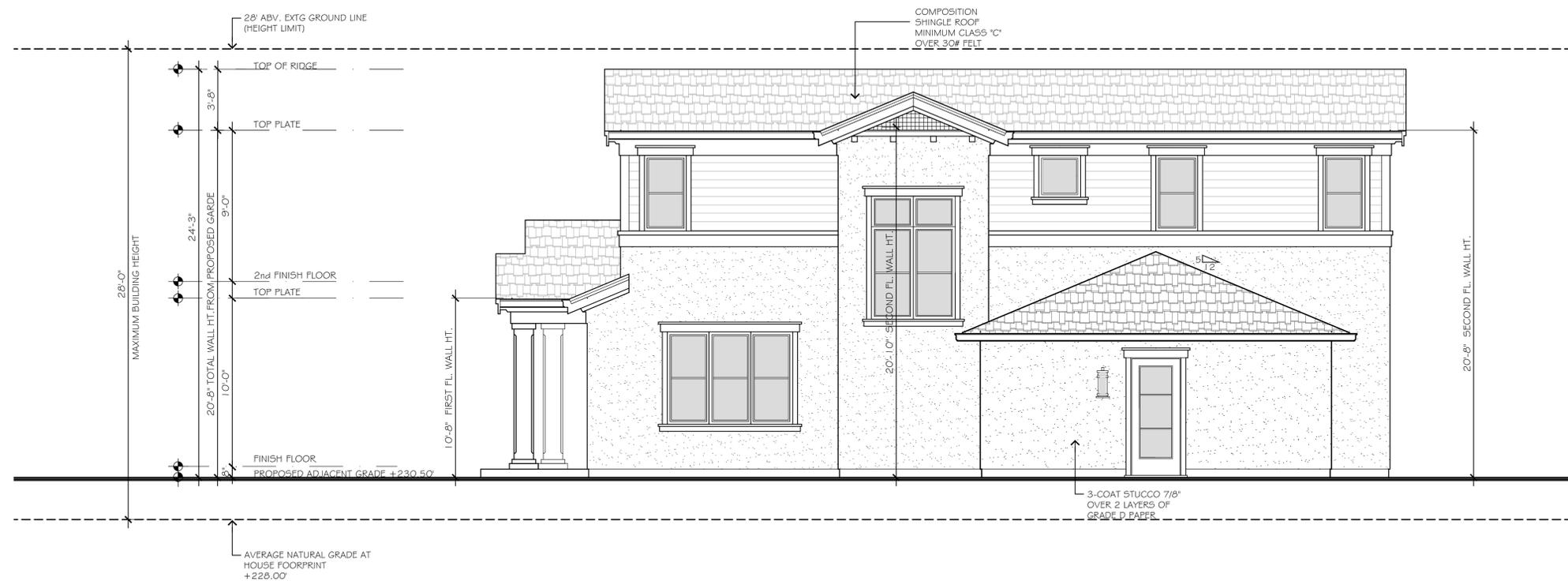
Project Name:
**LOT SUBDIVISION & SIX
NEW SINGLE FAMILY HOUSES
1429 & 1445 WESTMONT AVE
CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.FAR (LOT 4)
SCALE:	AS SHOWN	
DRAWN BY:	DN	
Project No.:		2021



PROPOSED FRONT ELEVATION (PLAN C- LOT 4)

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



PROPOSED RIGHT ELEVATION (PLAN C- LOT 4)

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

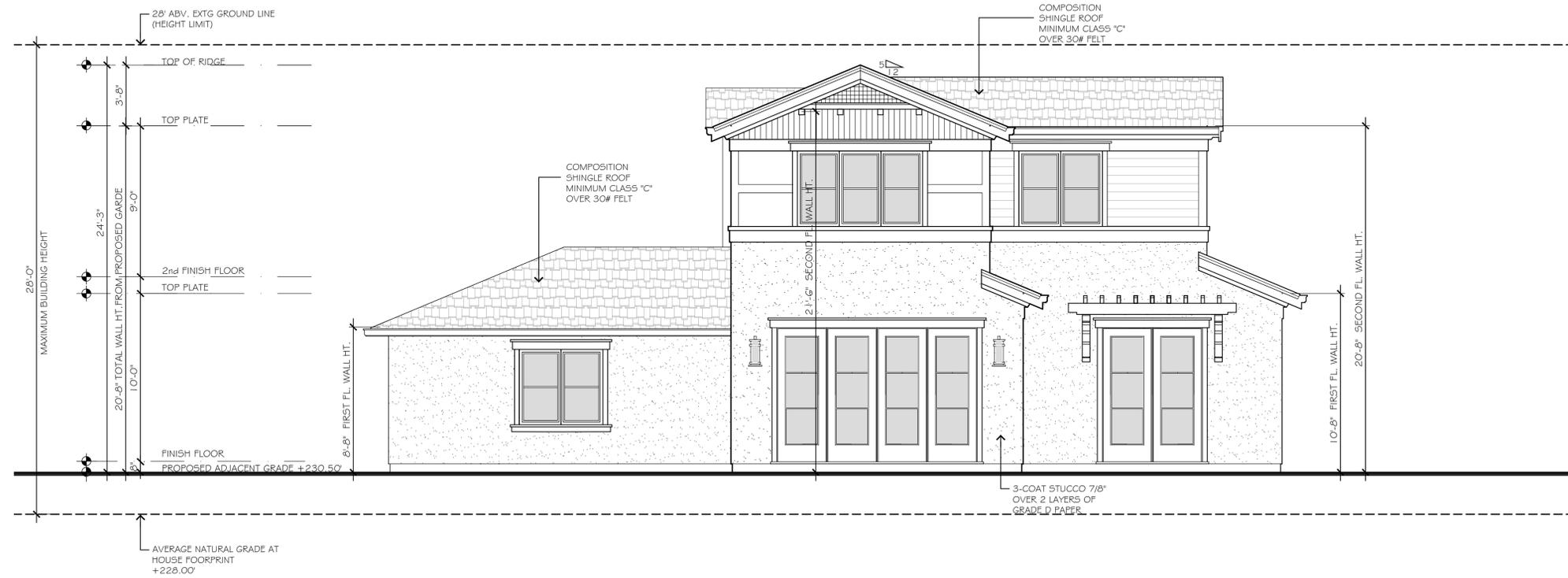
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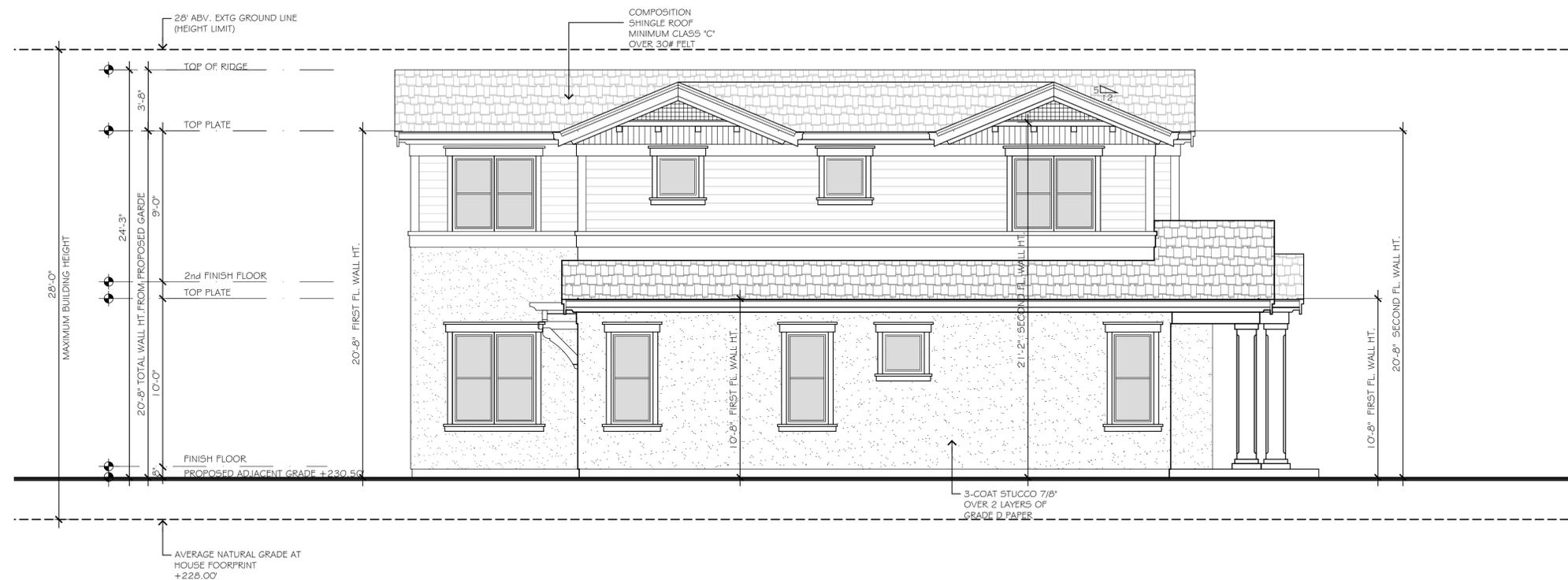
NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
NEW SINGLE FAMILY HOUSES
1429 & 1445 WESTMONT AVE
CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.5.1 (LOT 4)
SCALE:	AS SHOWN	
DRAWN BY:	DN	Project No.: 2021



PROPOSED REAR ELEVATION (PLAN C- LOT 4)
 SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION (PLAN C- LOT 4)
 SCALE: 1/4"=1'-0"

PROJECT DESIGNER:
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△	03/15/22	PD MODIFICATION COMMENTS
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Project Name:

**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.5.2
SCALE:	AS SHOWN	(LOT 4)
DRAWN BY:	DN	Project No.: 2021

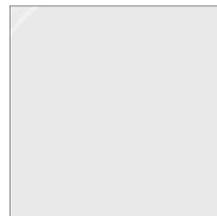


1429
1445 WESTMONT AVE - LOT 4

COLORED ELEVATION - LOT 4



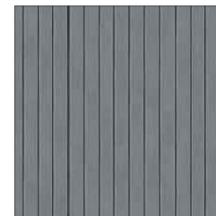
1. CERTAINTEED ROOFING
 PRESIDENTIAL TL
 CHARCOAL BLACK



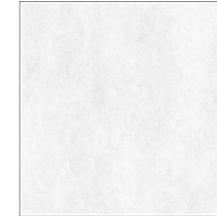
2. PAINTED SURFACE
 KM4968 ARCTIC
 WHITE



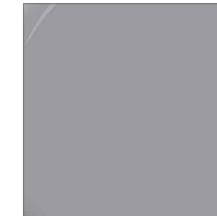
3. HORIZONTAL WALL SIDINGS
 KELLY MOORE
 KM5816 HARRISON GRAY



4. VERTICAL WALL SIDINGS
 KELLY MOORE
 KM5816 HARRISON GRAY



5. SMOOTH WHITE
 STUCCO



6. GARAGE GATE
 KELLY MOORE
 KM5816 HARRISON GRAY

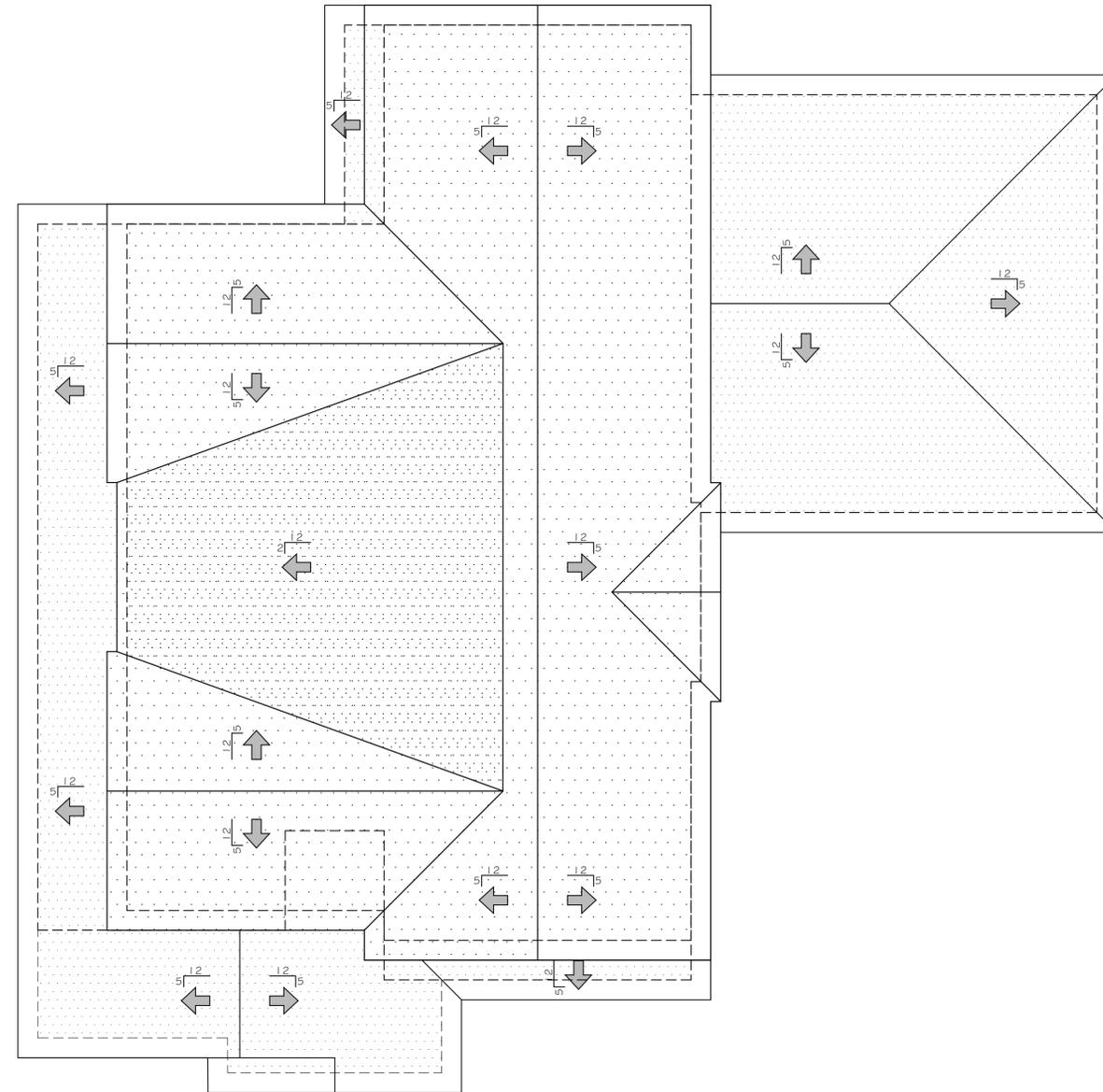
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⚠	03/15/22	PD MODIFICATION COMMENTS
⚠	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.5.3
SCALE:	AS SHOWN	(LOT 4)
DRAWN BY:	DN	Project No.: 2021



PROPOSED ROOF PLAN (PLAN C-LOT 4)
 SCALE: 1/4"=1'-0"

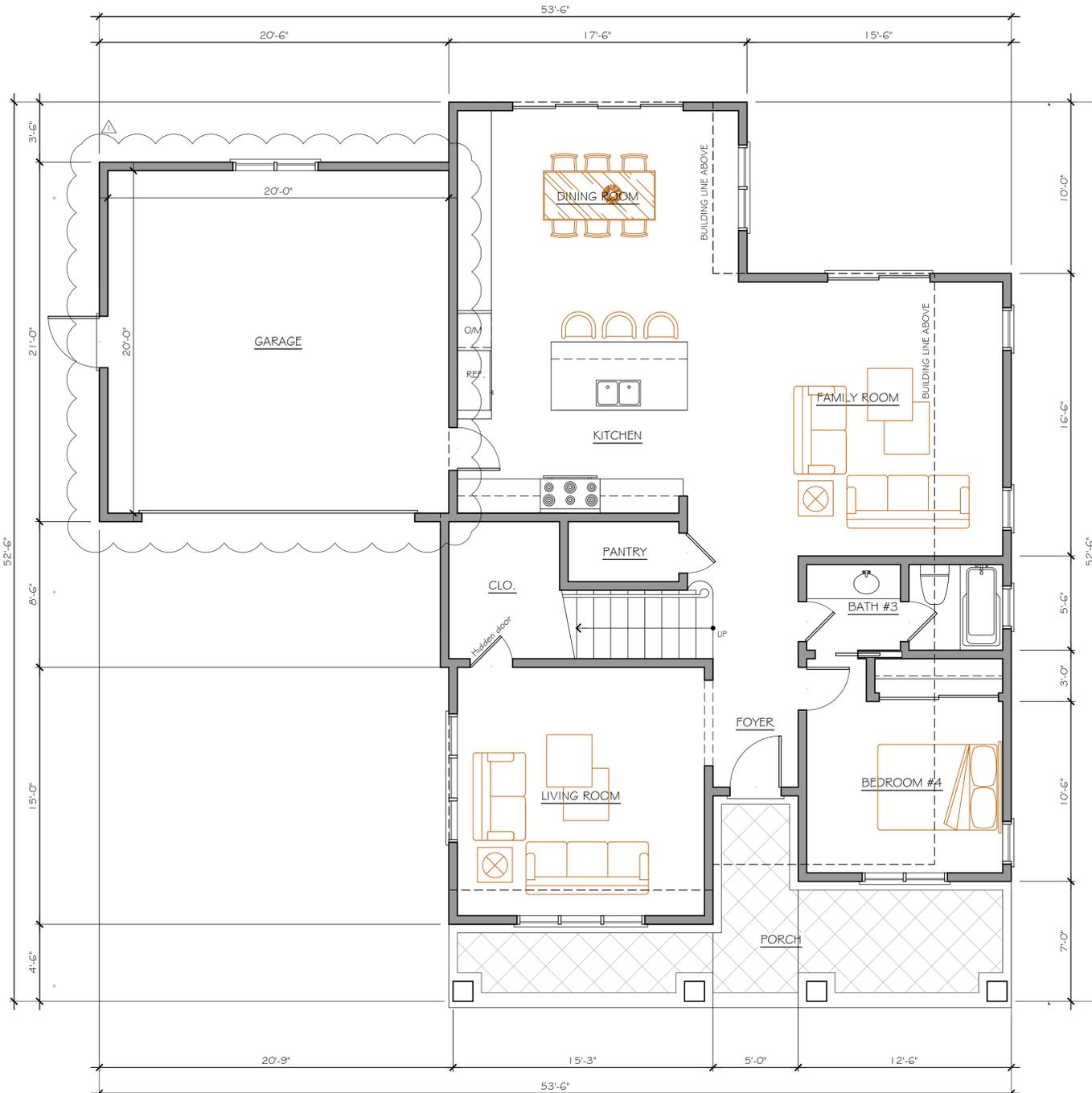
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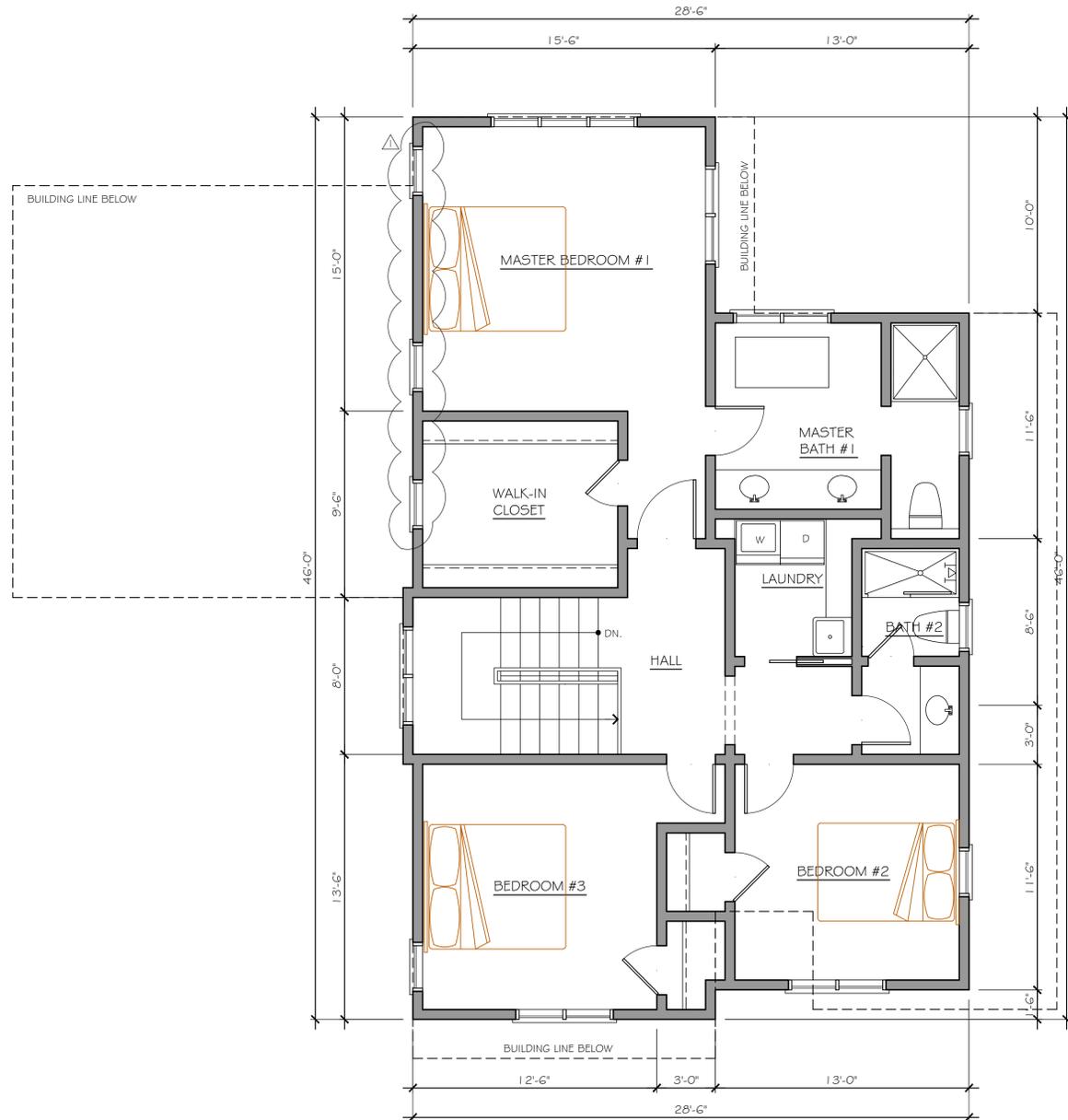
NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
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Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.6 (LOT 4)
SCALE:	AS SHOWN	
DRAWN BY:	DN	Project No.: 2021



PROPOSED FLOOR PLAN - FIRST FLOOR (PLAN C- LOT 5)
 SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN - SECOND FLOOR (PLAN C- LOT 5)
 SCALE: 1/4"=1'-0"

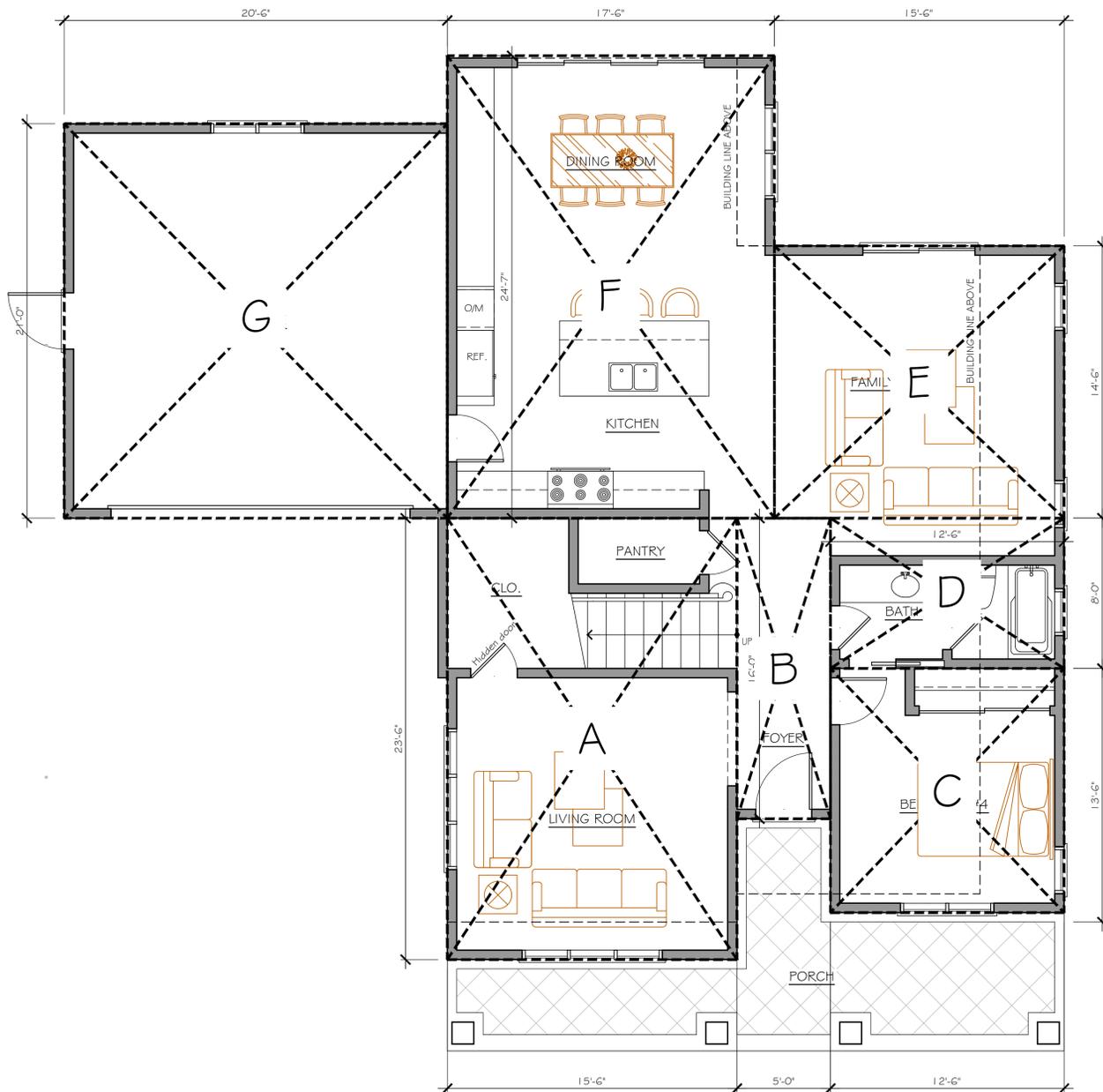
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Project Name:
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 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.4 (LOT 5)
SCALE:	AS SHOWN	
DRAWN BY:	DN	Project No.: 2021



FIRST FLOOR AREA DIAGRAM (PLAN C-LOT 5)
SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING AREA:

A	15'-6" x 23'-6"	= 364.25 SF
B	5'-0" x 16'-00"	= 80.00 SF
C	12'-6" x 13'-6"	= 162.50 SF
D	12'-6" x 8'-0"	= 100.00 SF
E	15'-6" x 14'-6"	= 224.75 SF
F	17'-6" x 24'-7"	= 430.94 SF
TOTAL LIVING AREA:		= 1,362.44 SF

SECOND FLOOR LIVING AREA:

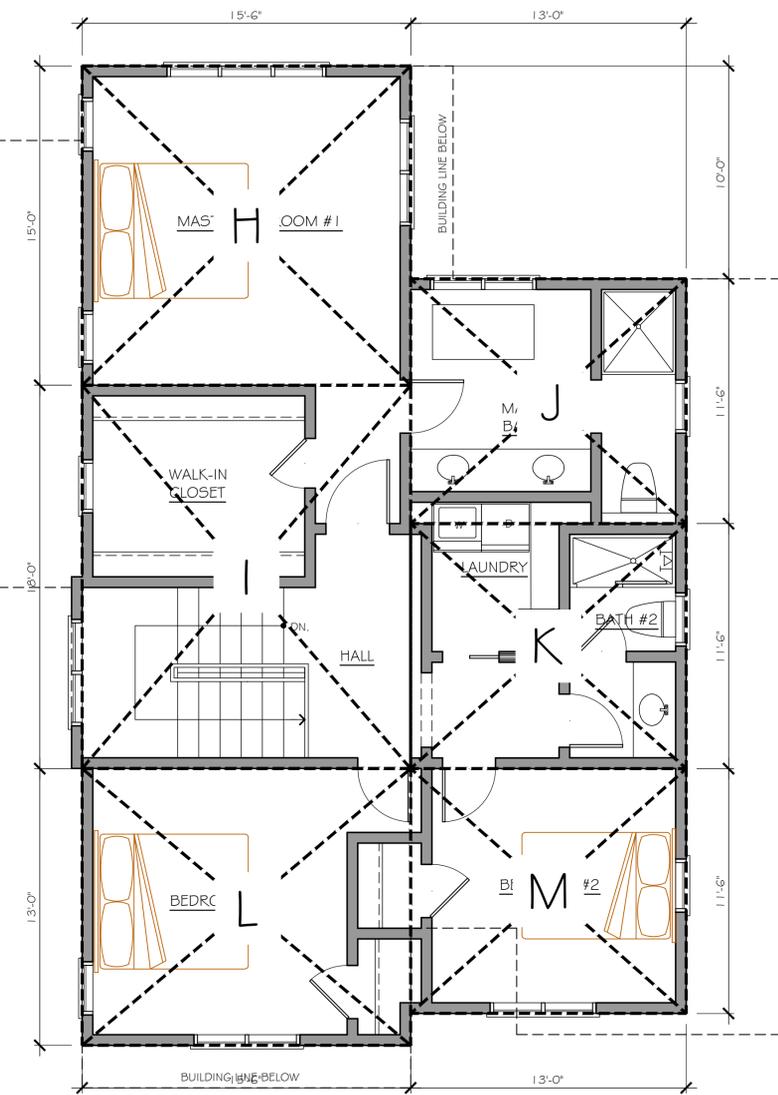
H	15'-6" x 15'-0"	= 232.50 SF
I	15'-6" x 18'-0"	= 279.05 SF
J	13'-0" x 11'-6"	= 149.50 SF
K	13'-0" x 11'-6"	= 149.58 SF
L	15'-6" x 13'-0"	= 201.59 SF
M	13'-0" x 11'-6"	= 149.58 SF
TOTAL LIVING AREA:		= 1,161.80 SF

GARAGE

G	20'-6" x 21'-0"	= 430.50 SF
TOTAL GARAGE		= 430.50 SF

PORCH

TOTAL PORCH		= 245.86 SF
--------------------	--	--------------------



SECOND FLOOR AREA DIAGRAM (PLAN C-LOT 5)
SCALE: 1/4"=1'-0"

FIRST FLOOR LIVING AREA: = 1,362.44 SF
SECOND FLOOR LIVING AREA: = 1,161.80 SF

TOTAL LIVING AREA: = 2,524.24 SF

GARAGE: = 430.50 SF
TOTAL FLOOR AREA: = 2,954.74 SF

LOT AREA: = 6,569 SF
F.A.R.: 2,954.74/6,569 = 44.9%

LOT COVERAGE:

FIRST FLOOR LIVING AREA:	= 1,362.44 SF
GARAGE:	= 430.50 SF
PORCH:	= 245.86 SF
TOTAL :	= 2,038.8 SF
2,038.8/6,569	= 31%

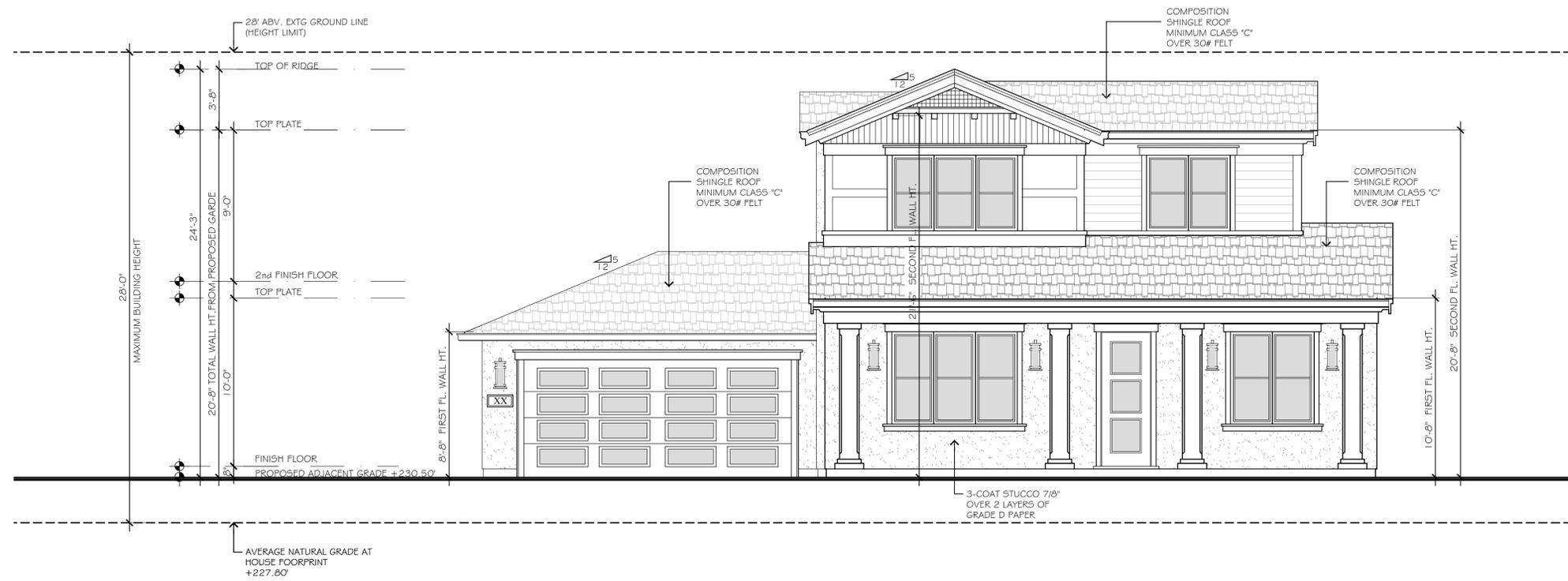
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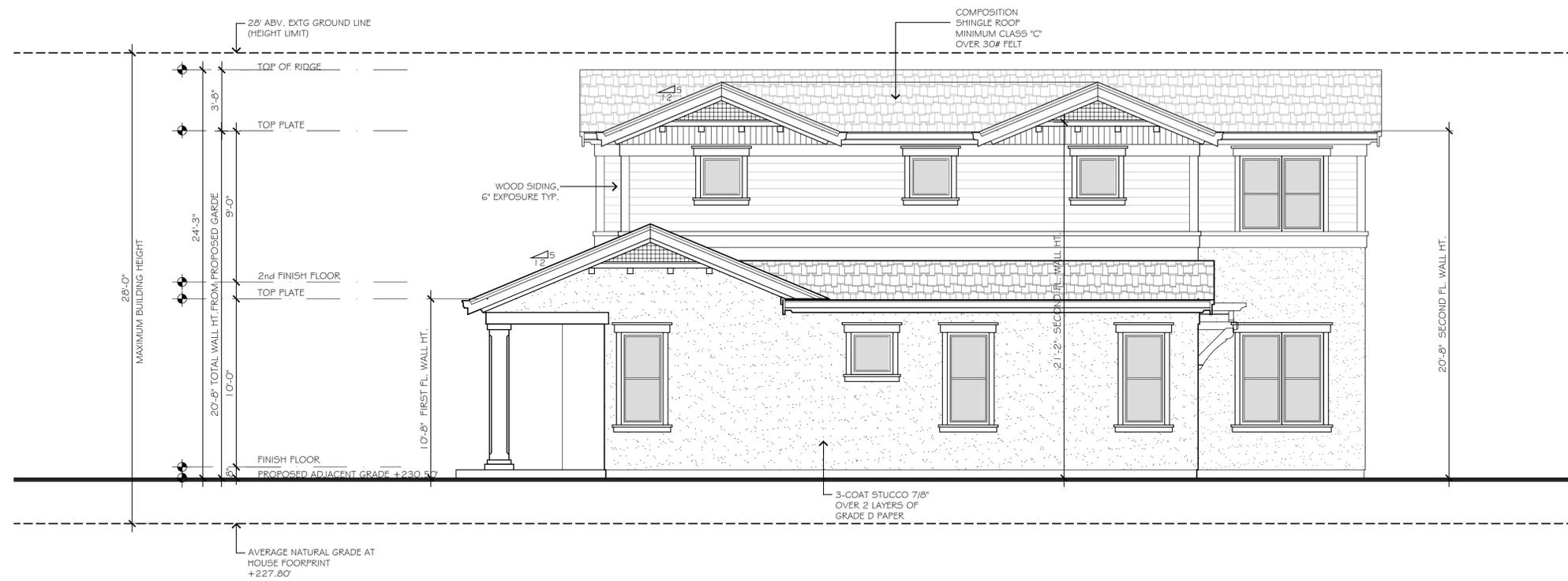
NO.	DATE	REVISION
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▲	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
NEW SINGLE FAMILY HOUSES
1429 & 1445 WESTMONT AVE
CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.FAR (LOT 5)
SCALE:	AS SHOWN	
DRAWN BY:	DN	
Project No.: 2021		



PROPOSED FRONT ELEVATION (PLAN C- LOT 5)
 SCALE: 1/4"=1'-0"



PROPOSED RIGHT ELEVATION (PLAN C- LOT 5)
 SCALE: 1/4"=1'-0"

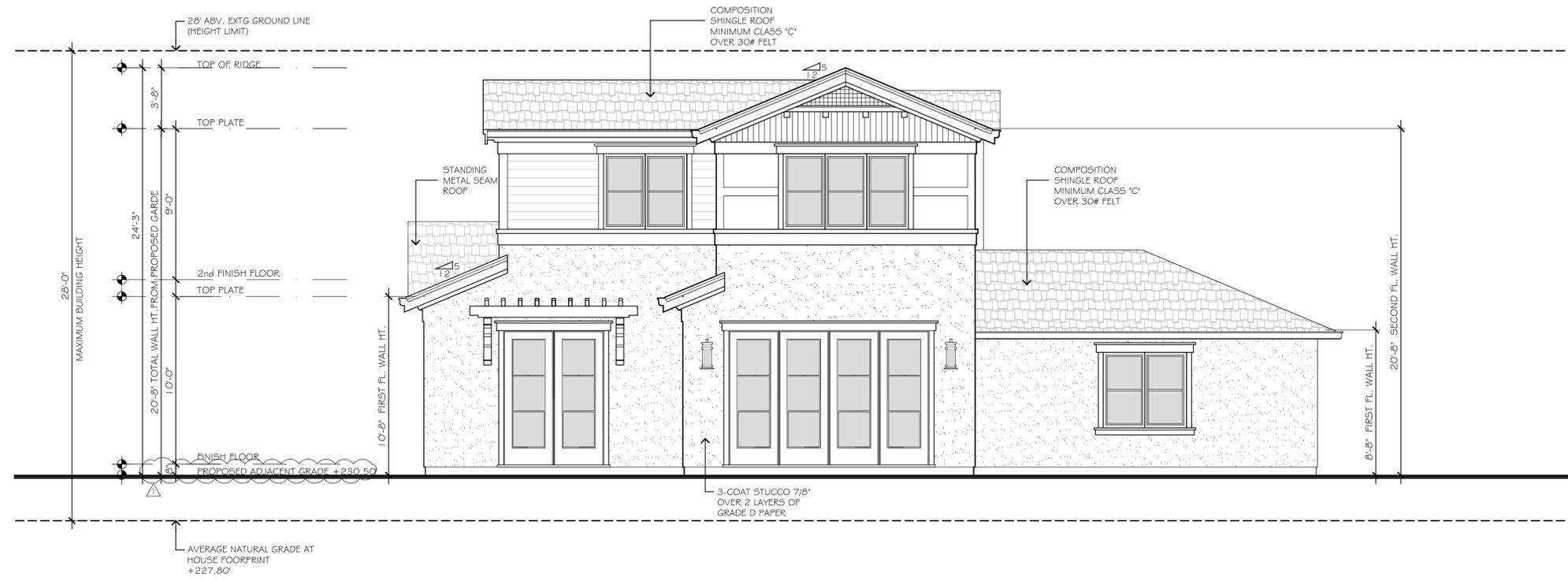
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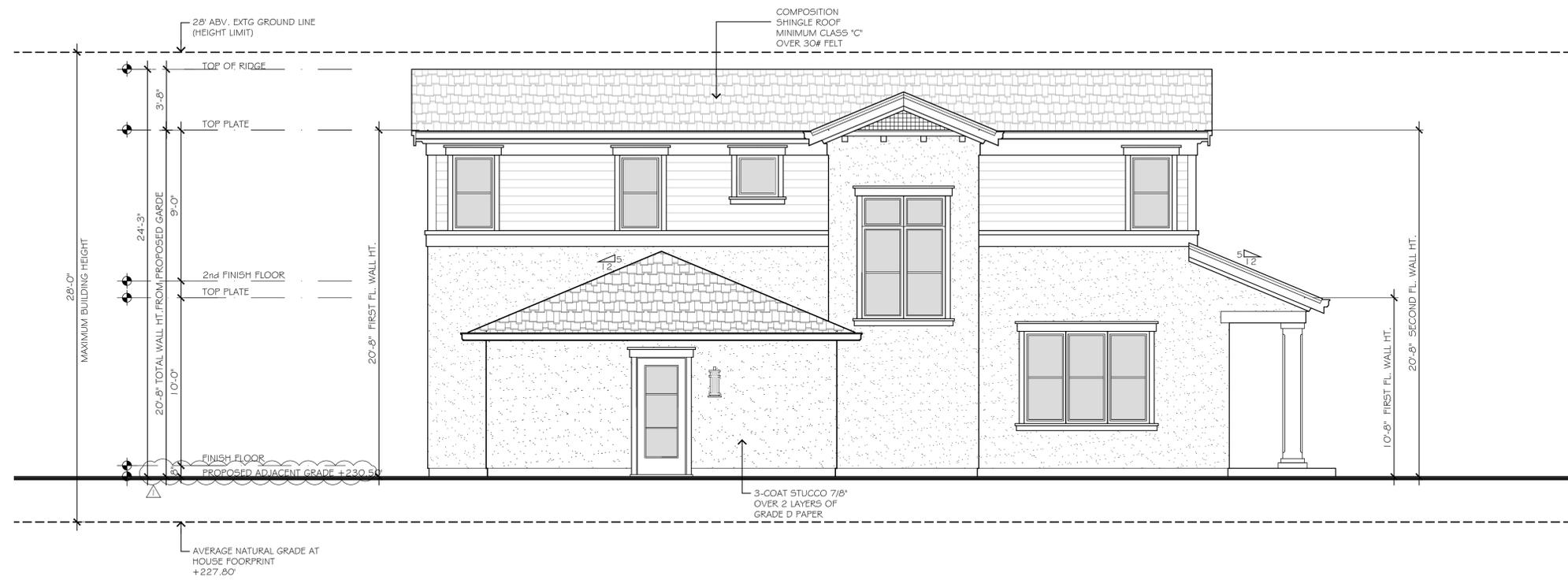
NO.	DATE	REVISION
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△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.5.1 (LOT 5)
SCALE:	AS SHOWN	
DRAWN BY:	DN	Project No.: 2021



PROPOSED REAR ELEVATION (PLAN C- LOT 5)
SCALE: 1/4"=1'-0"



PROPOSED LEFT ELEVATION (PLAN C- LOT 5)
SCALE: 1/4"=1'-0"

PROJECT DESIGNER:
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NO.	DATE	REVISION
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Project Name:

**LOT SUBDIVISION & SIX
NEW SINGLE FAMILY HOUSES
1429 & 1445 WESTMONT AVE
CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.5.2
SCALE:	AS SHOWN	(LOT 5)
DRAWN BY:	DN	Project No.: 2021

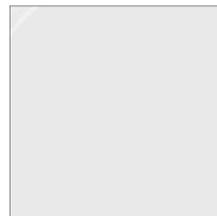


1429
1445 WESTMONT AVE - LOT 5

COLORED ELEVATION - LOT 5



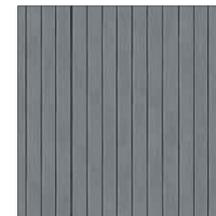
1. CERTAINEED ROOFING
PRESIDENTIAL TL
CHARCOAL BLACK



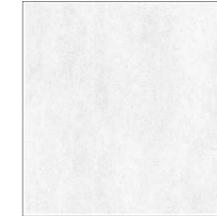
2. PAINTED SURFACE
KM4968 ARCTIC
WHITE



3. HORIZONTAL WALL SIDINGS
KELLY MOORE
KM5816 HARRISON GRAY



4. VERTICAL WALL SIDINGS
KELLY MOORE
KM5816 HARRISON GRAY



5. SMOOTH WHITE
STUCCO



6. GARAGE GATE
KELLY MOORE
KM5816 HARRISON GRAY

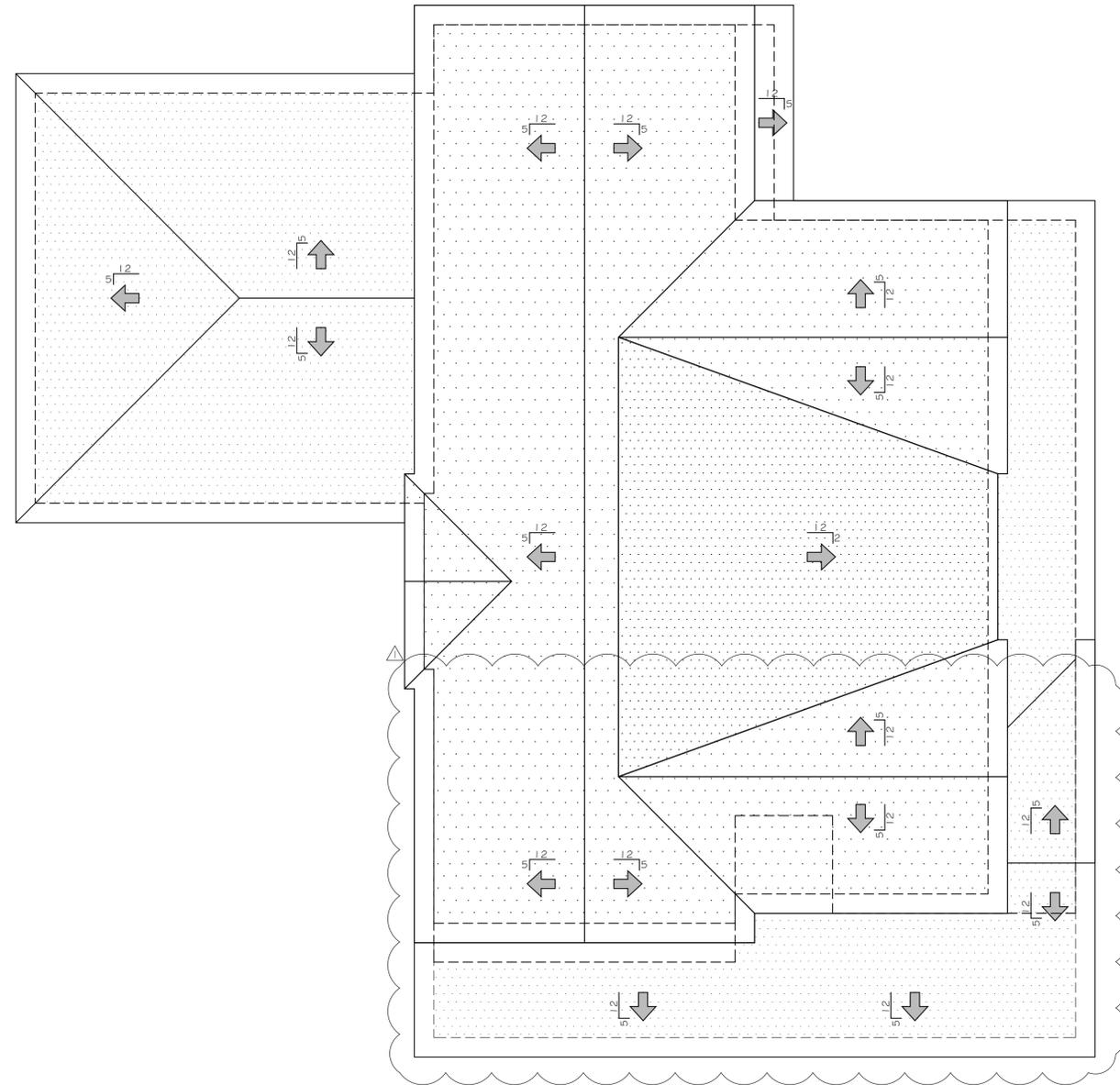
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 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.5.3
SCALE:	AS SHOWN	(LOT 5)
DRAWN BY:	DN	Project No.: 2021



PROPOSED ROOF PLAN (PLAN C- LOT 5)
 SCALE: 1/4"=1'-0"

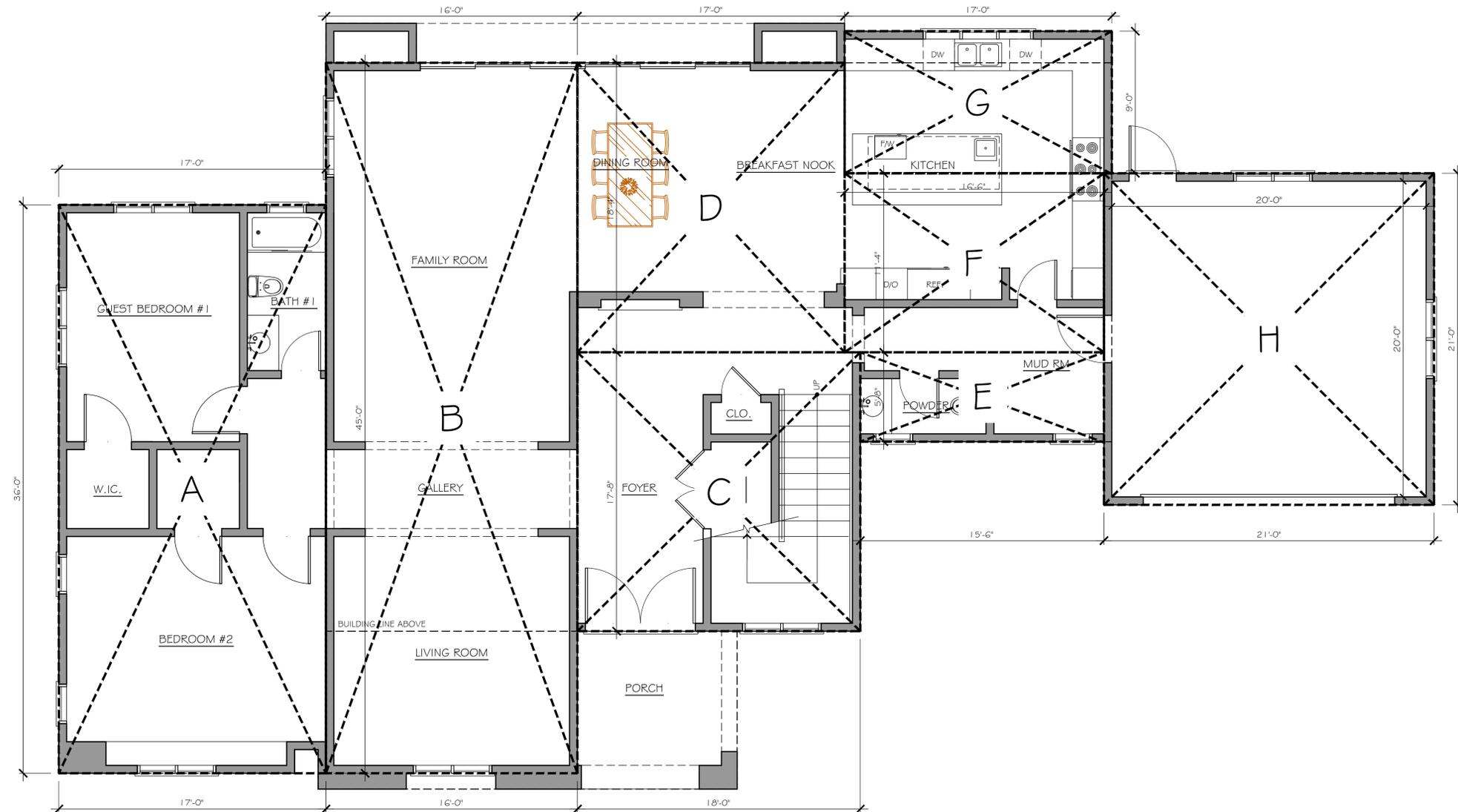
PROJECT DESIGNER:
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Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AC.6 (LOT 5)
SCALE:	AS SHOWN	
DRAWN BY:	DN	
Project No.:	2021	



FIRST FLOOR LIVING AREA:

A	36'-0" x 17'-0"	=	611.90 SF
B	45'-0" x 16'-0"	=	719.97 SF
C	17'-8" x 18'-0"	=	317.91 SF
D	18'-4" x 17'-0"	=	311.72 SF
E	5'-8" x 15'-6"	=	88.79 SF
F	11'-4" x 16'-6"	=	187.05 SF
G	9'-0" x 17'-0"	=	153.00 SF

TOTAL LIVING AREA: = 2,390.34 SF

GARAGE

H	21'-0" x 21'-0"	=	441.00 SF
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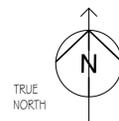
TOTAL GARAGE: = 441.00 SF

PORCH

94.54 SF

152.93

TOTAL PORCH: = 247.47 SF



FIRST FLOOR AREA DIAGRAM (PLAN D)

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

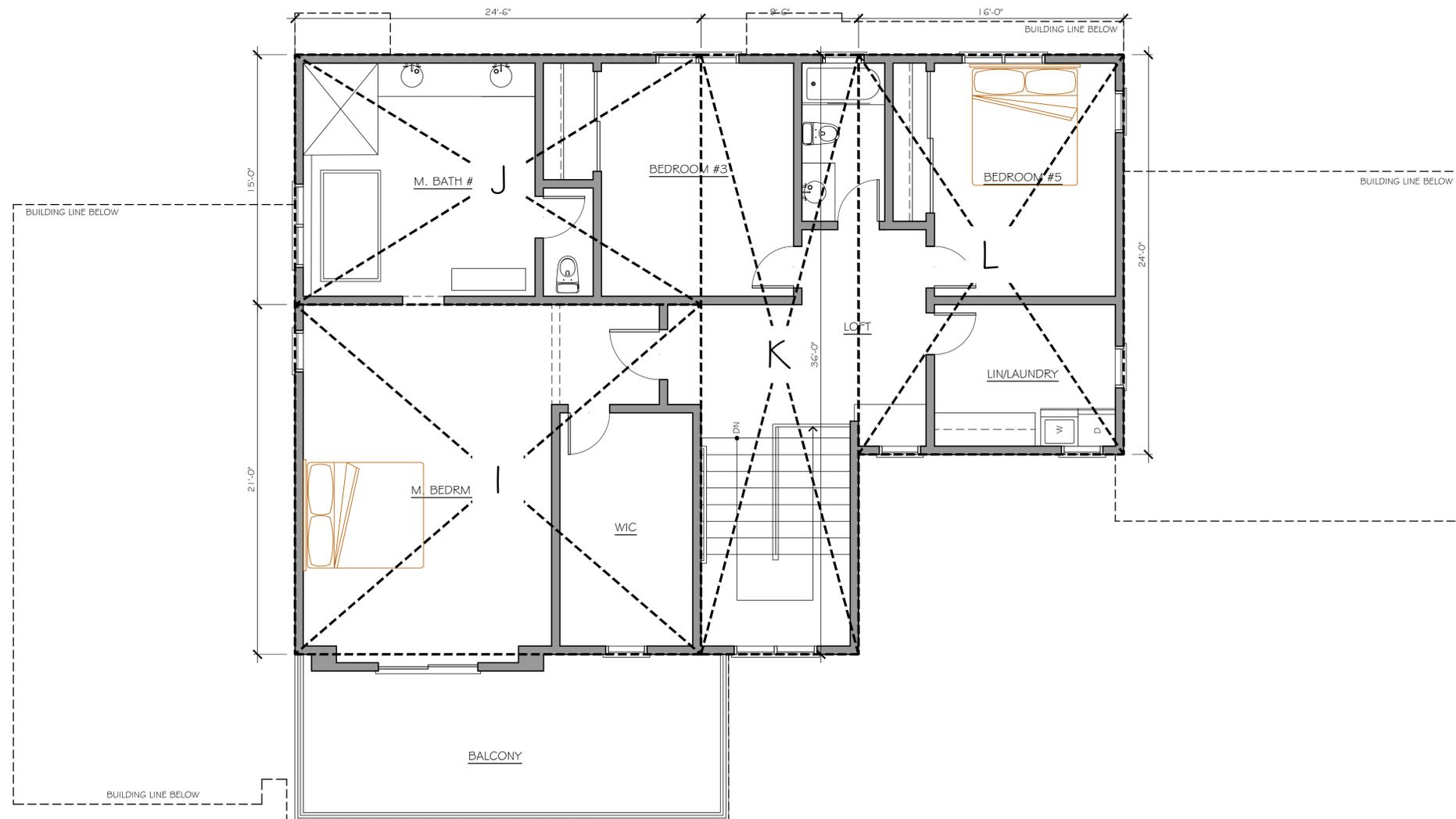
PROJECT DESIGNER:
 DE NGUYEN

THE DESIGN AND DEVELOPMENT GROUP EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF TDDG, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE DESIGN AND DEVELOPMENT GROUP HARMLESS.

NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AD.FAR.1
SCALE:	AS SHOWN	(LOT 6)
DRAWN BY:	DN	Project No.: 2021



SECOND AREA DIAGRAM (PLAN D)
 SCALE: 1/4"=1'-0"
 TRUE NORTH

SECOND FLOOR LIVING AREA:

I	21'-0" x 24'-6"	=	514.44 SF
J	15'-0" x 24'-6"	=	367.46 SF
K	36'-0" x 9'-6"	=	342.05 SF
L	24'-0" x 16'-0"	=	384.00 SF
TOTAL LIVING AREA:		=	1,607.95 SF

FIRST FLOOR LIVING AREA:	=	2,390.34 SF
SECOND FLOOR LIVING AREA:	=	1,607.95 SF
TOTAL LIVING AREA:	=	3,998.29 SF
GARAGE:	=	441.00 SF
TOTAL FLOOR AREA:	=	4,439.29 SF

LOT AREA:	=	9,906 SF
F.A.R.: 4,439.29/9,906	=	44.8%
LOT COVERAGE:		
FIRST FLOOR LIVING AREA:	=	2,390.34 SF
GARAGE:	=	441.00 SF
PORCH:	=	247.47 SF
TOTAL :	=	3,078.81 SF
3,089/9,906	=	31%

PROJECT DESIGNER:
 DE NGUYEN

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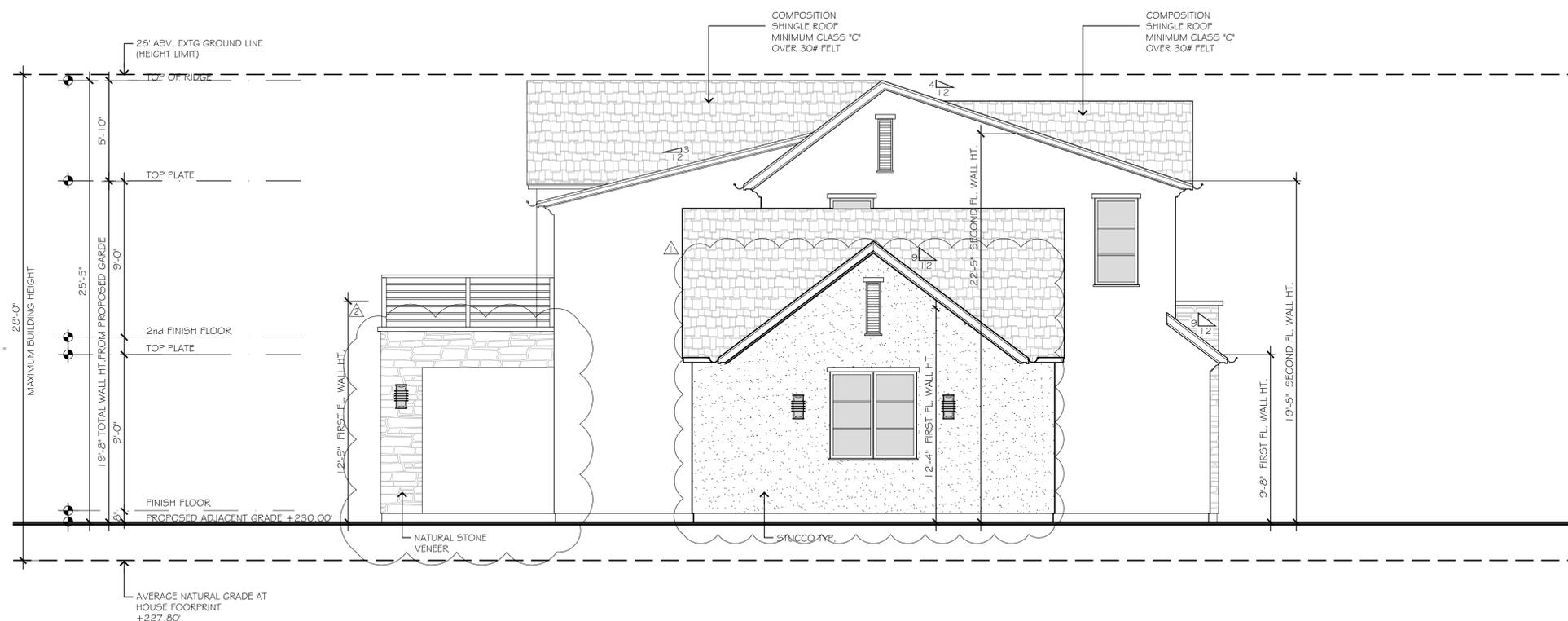
NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AD.FAR.2
SCALE:	AS SHOWN	(LOT 6)
DRAWN BY:	DN	Project No.: 2021



PROPOSED LEFT ELEVATION (PLAN D)
 SCALE: 1/4"=1'-0"



PROPOSED FRONT ELEVATION (PLAN D)
 SCALE: 1/4"=1'-0"

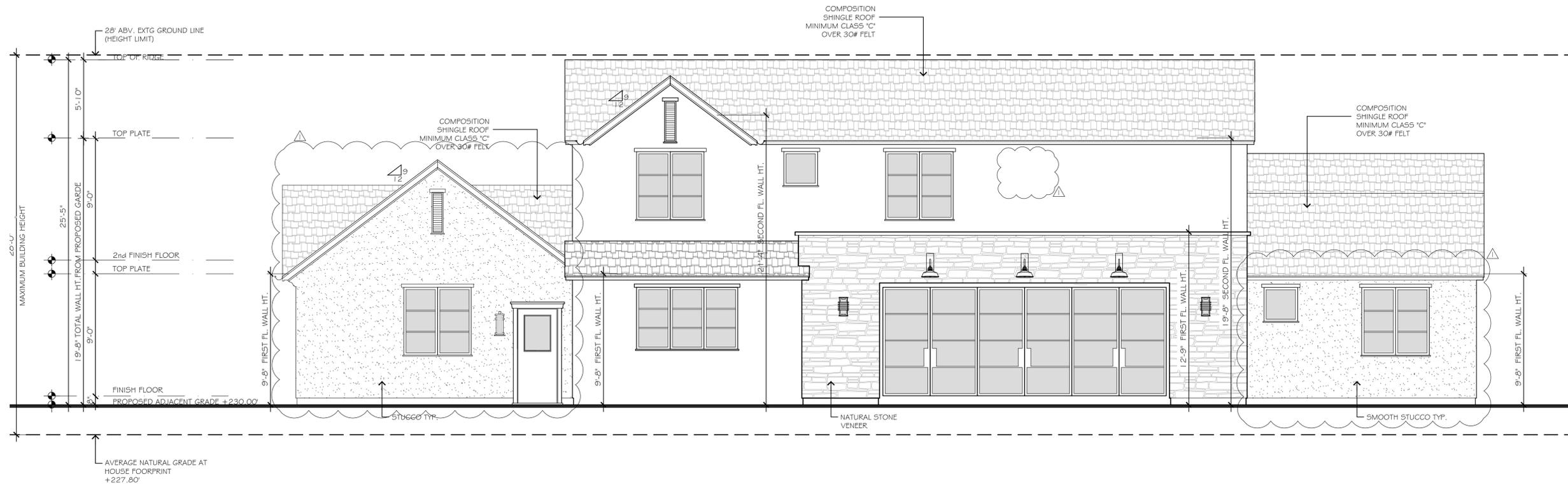
PROJECT DESIGNER:
 DE NGUYEN

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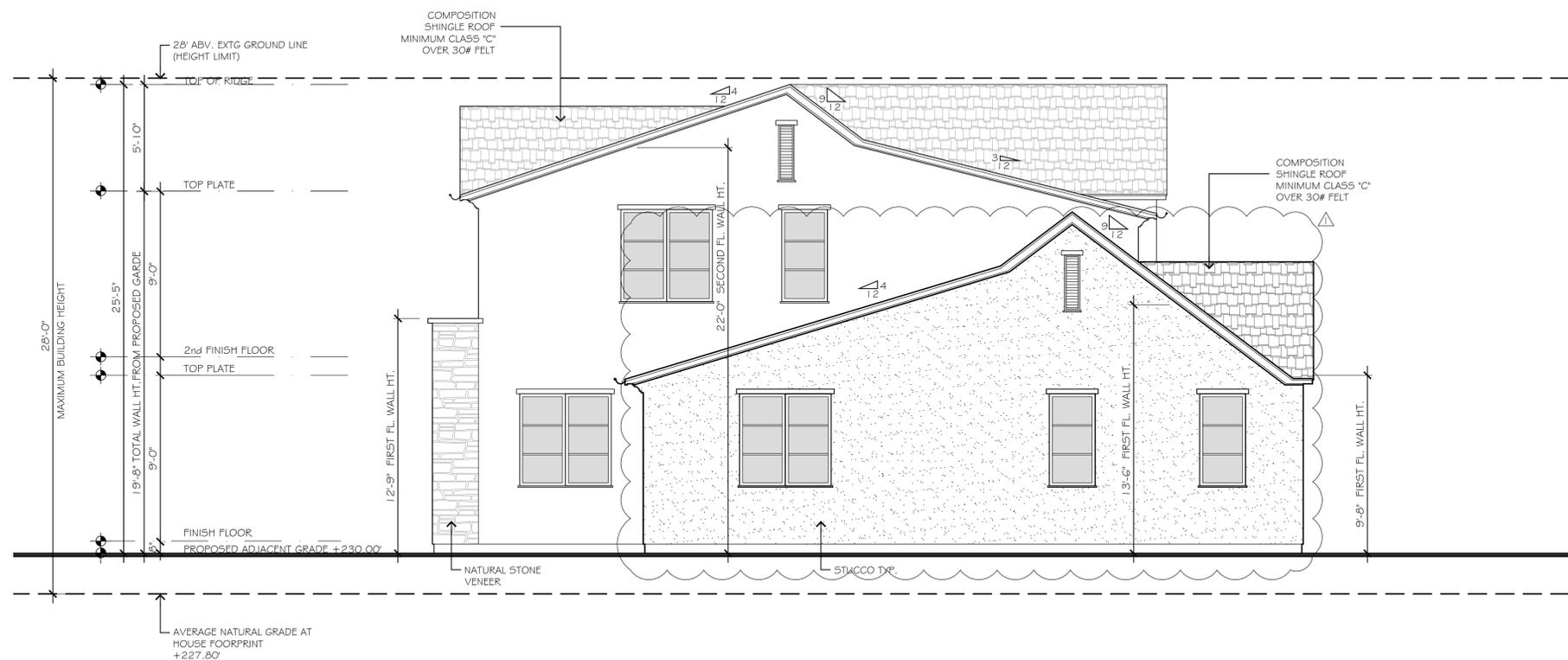
NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:	AD.5.1
JOB NO.:	2021-32		(LOT 6)
SCALE:	AS SHOWN		
DRAWN BY:	DN		
		Project No.:	2021



PROPOSED RIGHT ELEVATION (PLAN D)
 SCALE: 1/4"=1'-0"



PROPOSED REAR ELEVATION (PLAN D)
 SCALE: 1/4"=1'-0"

PROJECT DESIGNER:
 DE NGUYEN

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NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:	AD.5.2
JOB NO.:	2021-32		(LOT 6)
SCALE:	AS SHOWN		
DRAWN BY:	DN		
		Project No.:	2021

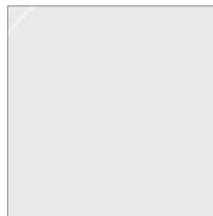


1429
 1445 WESTMONT AVE - LOT 6

COLORED ELEVATION - LOT 6



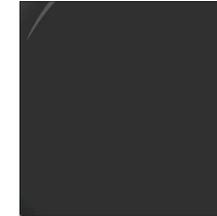
1. CERTAINTED ROOFING
 PRESIDENTIAL TL
 CHARCOAL BLACK



2. PAINTED SURFACE
 KM4968 ARCTIC
 WHITE



3. SMOOTH WHITE
 STUCCO



4. TRIMS/FRAMES
 KELLY MOORE
 KM4883 BLACK CAT

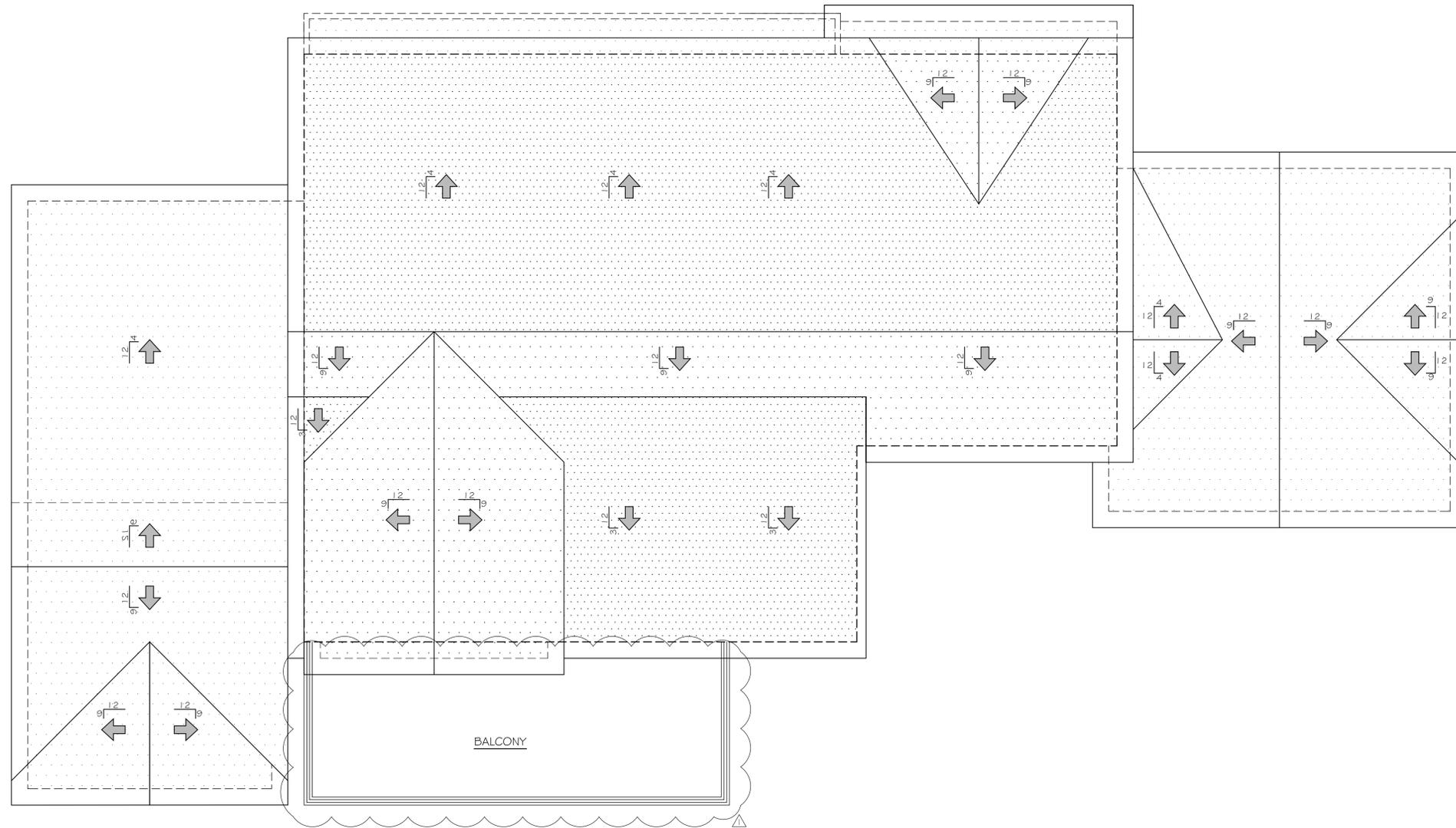
PROJECT DESIGNER:
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NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AD.5.3
SCALE:	AS SHOWN	(LOT 6)
DRAWN BY:	DN	Project No.: 2021



PROPOSED ROOF PLAN (PLAN D)
 SCALE: 1/4"=1'-0"

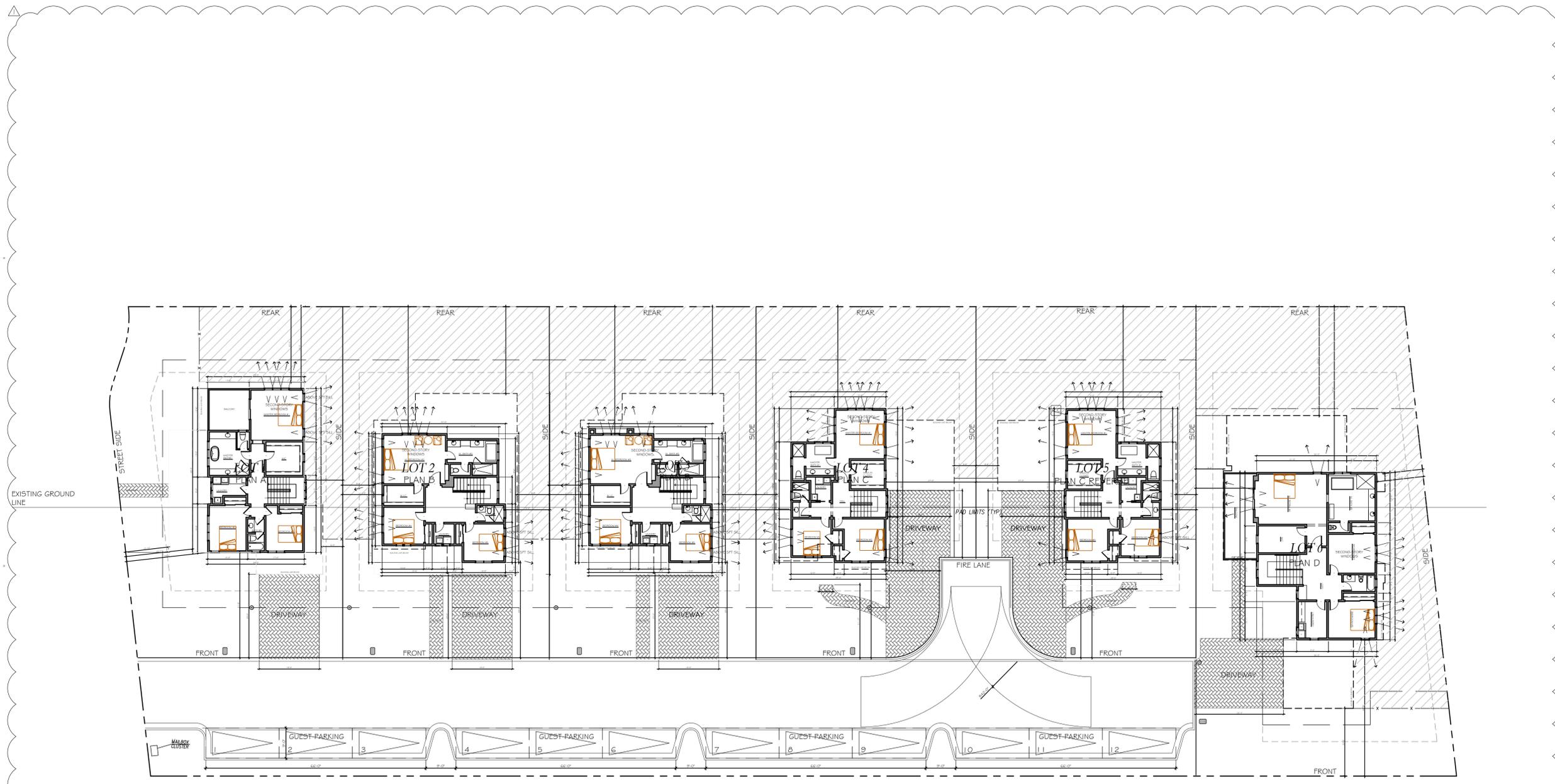
PROJECT DESIGNER:
 DE NGUYEN

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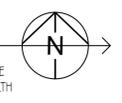
NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	AD.6
SCALE:	AS SHOWN	(LOT 6)
DRAWN BY:	DN	



BEDROOM PRIVACY EXHIBIT
 SCALE: 1/16"=1'-0"



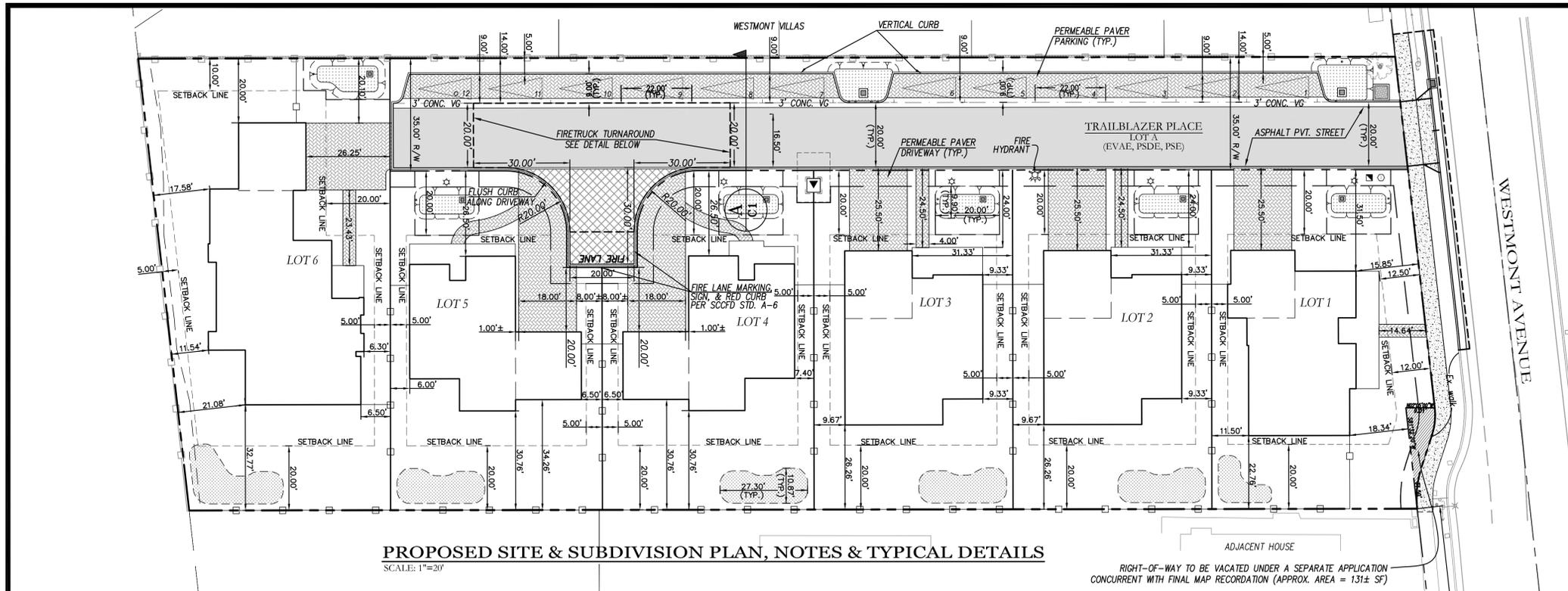
PROJECT DESIGNER:
 DE NGUYEN

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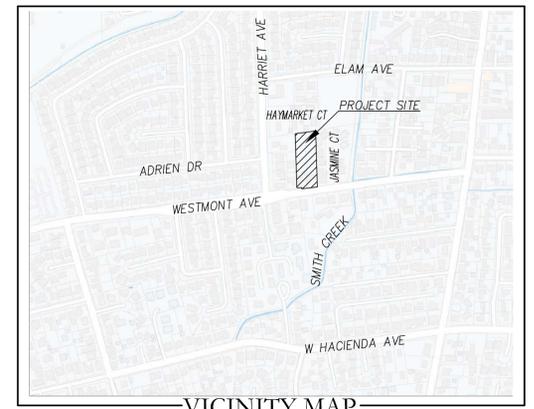
NO.	DATE	REVISION
△	03/15/22	PD MODIFICATION COMMENTS
△	05/25/22	PD MODIFICATION COMMENTS

Project Name:
**LOT SUBDIVISION & SIX
 NEW SINGLE FAMILY HOUSES
 1429 & 1445 WESTMONT AVE
 CAMPBELL, CA**

DATE:	10/01/21	Sheet Number:
JOB NO.:	2021-32	A.7
SCALE:	AS SHOWN	
DRAWN BY:	DN	
Project No.: 2021		



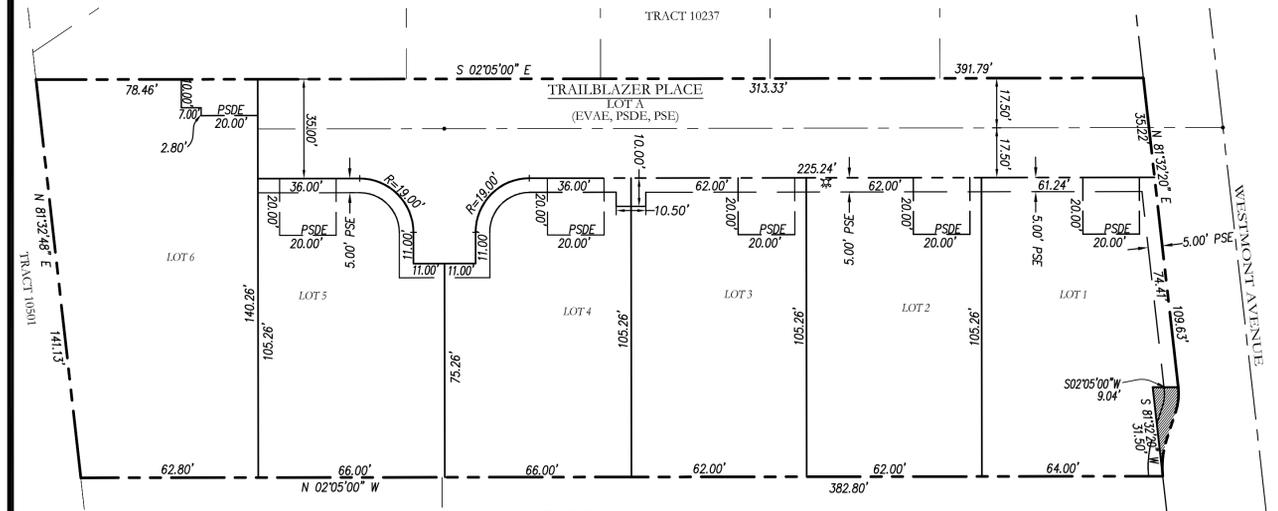
PROPOSED SITE & SUBDIVISION PLAN, NOTES & TYPICAL DETAILS
SCALE: 1"=20'



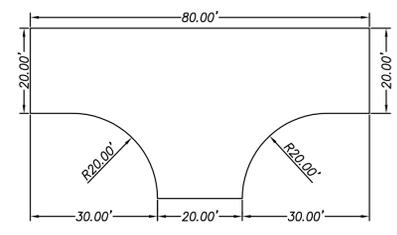
VICINITY MAP
NOT TO SCALE

PROJECT GENERAL NOTES:

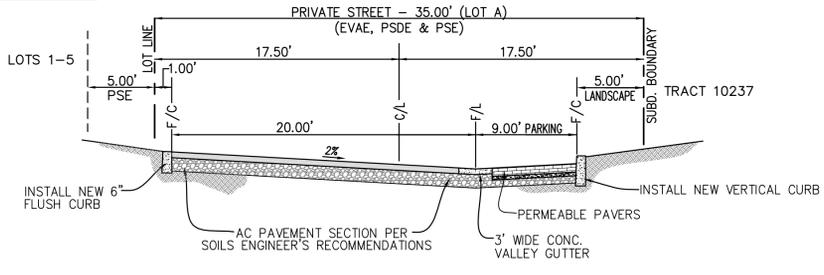
- OWNER & DEVELOPER : WESTMONT AVE, LLC.
97 BOSTON AVE,
SAN JOSE, CA 95128
CONTACT: MELANIE GRISWOLD
TEL: 925-705-3633
- CIVIL ENGINEER : STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE 205
FREMONT, CA 94538
CONTACT: DILIP S. KISHNANI, P.E., QSD
TEL: 925-705-3633
- LANDSCAPE ARCHITECT: WILSON AND ASSOCIATES
815 SAN DIEGO ROAD
BERKELEY, CA 94707
CONTACT: CHARLES WILSON, LA
TEL: 510-644-9602
- GEOTECHNICAL ENGINEER : WAYNE TING & ASSOCIATES, INC.
42329 OSGOOD ROAD, SUITE A
FREMONT, CA 94539
CONTACT: WAYNE L. TING, CE
TEL: 510-623-7768
- JOINT TRENCH : TARRAR UTILITY CONSULTANTS
813 FIRST STREET
BRENTWOOD, CA 94513
CONTACT: HAIDER KAMMOONAH
TEL: 925-240-2595
- APNs: 403-10-116 & 403-10-117
- EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SITE AREA: 54,673 SF (1.25 ACRES)
- NUMBER OF LOTS : 6 FOR SALE LOTS: 1 COMMON HOA LOT: LOT A
- LOT AREAS: MINIMUM=6,526 SF; MAXIMUM=9,906 SF
- GENERAL PLAN: LOW DENSITY RESIDENTIAL (LESS THAN 6 UNITS/GROSS ACRE)
- EXISTING ZONING: R-1-6-SINGLE FAMILY RESIDENTIAL
- PROPOSED ZONING: R-1-6-SINGLE FAMILY RESIDENTIAL
- SETBACKS : FRONT=20'; BACK=20'; SIDE=5'; STREET SIDE CORNER=12'
- DENSITY: 4.80 DU / ACRE
- WATER SYSTEM: SAN JOSE WATER COMPANY
- SEWER SYSTEM: WEST VALLEY SANITATION DISTRICT
- STORM DRAIN SYSTEM: CITY OF CAMPBELL
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
- CABLE: COMCAST CABLE
- TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER 2017.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN NOVEMBER 2017.
- STREETS: ACCESS TO THE PROPOSED LOTS IS THROUGH A NEW PRIVATE STREET (CLIMAX TERRACE) FROM WESTMONT AVENUE.
- FLOOD ZONE: ZONE X; PANEL NO. 0238J
- GRADING: TENTATIVE GRADES FOR THE PROPOSED SUBDIVISION IS SHOWN ON SHEET TM-3 & TM-4.
- DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- CONTOURS: EXISTING CONTOURS ARE SHOWN.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
- STORMWATER: STORMWATER COMPLIANCE WILL BE ACHIEVED THROUGH MULTIPLE AT-GRADE BIO-RETENTION PLANTERS; THE PROPOSED PRIVATE STREET WILL BE TREATED ALONG THE LANDSCAPE PLANTER TO THE EAST WHILE EACH LOT WILL TREAT IT'S OWN RUNOFF ON LOT BY A BIORETENTION PLANTER WITHIN THE FRONT SETBACK.
- STREET VACATION: THE STREET RIGHT-OF-WAY VACATION AREA IS APPROXIMATELY 131±SF.
- MONUMENTS: DEVELOPER SHALL INSTALL IRON PIPES AT PROPERTY CORNERS PER APPROVED FINAL MAP TO THE SATISFACTION OF THE CITY ENGINEER.
- FIRE SPRINKLERS: FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD.



PROPOSED SUBDIVISION
SCALE: 1"=30'



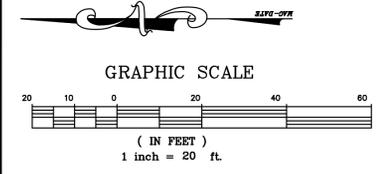
FIRE TURNAROUND DETAIL
PER SCCFD SPEC. NO. D-1
SCALE: 1"=20'



PRIVATE STREET - TYPICAL CROSS-SECTION
NOT TO SCALE

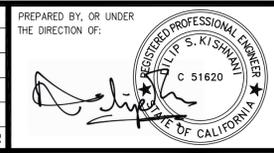
SHEET INDEX

SHEET NO.	DESCRIPTION
C1	PROPOSED SITE & SUBDIVISION PLAN, NOTES & TYPICAL DETAILS
C2	EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
C3 & C4	PRELIMINARY GRADING & DRAINAGE PLAN
C5	PRELIMINARY UTILITY PLAN
C6	PRELIMINARY STORM WATER CONTROL PLAN



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DATE: APRIL 06, 2022				
SCALE: AS NOTED				
DRAWN: DSK				
DESIGNED: DSK				
ENGINEER: DSK				
MANAGER: DSK				
	NO.	BY	DATE	REVISIONS

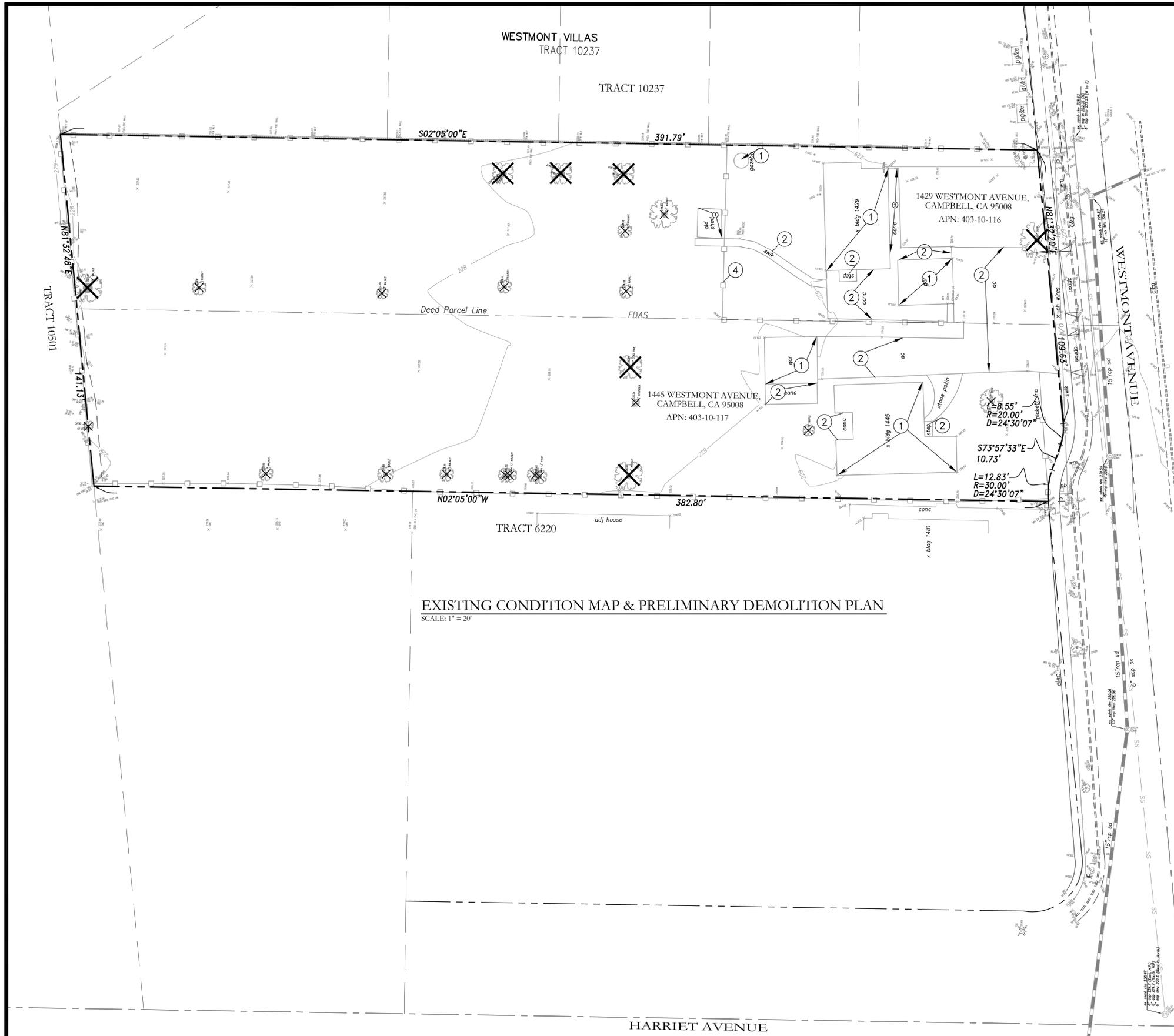


PREPARED BY: OR UNDER THE DIRECTION OF:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com Tel: 510-344-8957

PREPARED FOR:
ATTN: MELANIE GRISWOLD
WESTMONT AVE, LLC
97 BOSTON AVENUE
SAN JOSE, CA-95128
TEL: 415-265-1086

APNs: 403-10-116 & 403-10-117
WESTMONT HOMES
PROPOSED SITE & SUBDIVISION PLAN, NOTES & TYPICAL DETAILS
CITY OF CAMPBELL
SANTA CLARA COUNTY
CALIFORNIA

SHEET NO.
C1
1 OF 6 SHEETS
JOB NO.
2017-314



DEMOLITION LEGEND

- PROPERTY LINE
- EASEMENT LINE
- REMOVE EXISTING TREE

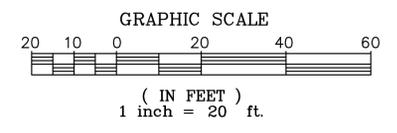
REMOVAL NOTES

- ① REMOVE EXISTING BUILDING
- ② REMOVE EXISTING CONCRETE
- ③ REMOVE EXISTING WOODEN / REDWOOD FENCE
- ④ REMOVE EXISTING CHAIN LINK FENCE
- ⑤ REMOVE EXISTING GRAVEL DRIVEWAY

BASIS OF BEARING: N02°05'00"W ALONG THE MONUMENTED CENTERLINE OF HARRIET AVENUE AS SHOWN ON THE MAP OF TRACT 10237, BOOK 880 OF MAPS AT PAGE 52-54, S.C.C.R.

VERTICAL DATUM: NAVD 88, HELD ELEVATION OF 230.16 AT CITY OF CAMPBELL, BM 4.

EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
SCALE: 1" = 20'



DATE: APRIL 06, 2022					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

PREPARED BY:

STERLING CONSULTANTS

46560 FREMONT BOULEVARD, SUITE 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com Tel: 510-344-8957

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WESTMONT AVE. LLC
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SAN JOSE, CA-95128
TEL: 415-265-1086

APNs: 403-10-116 & 403-10-117

1429 & 1445 WESTMONT AVENUE

WESTMONT HOMES

EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN

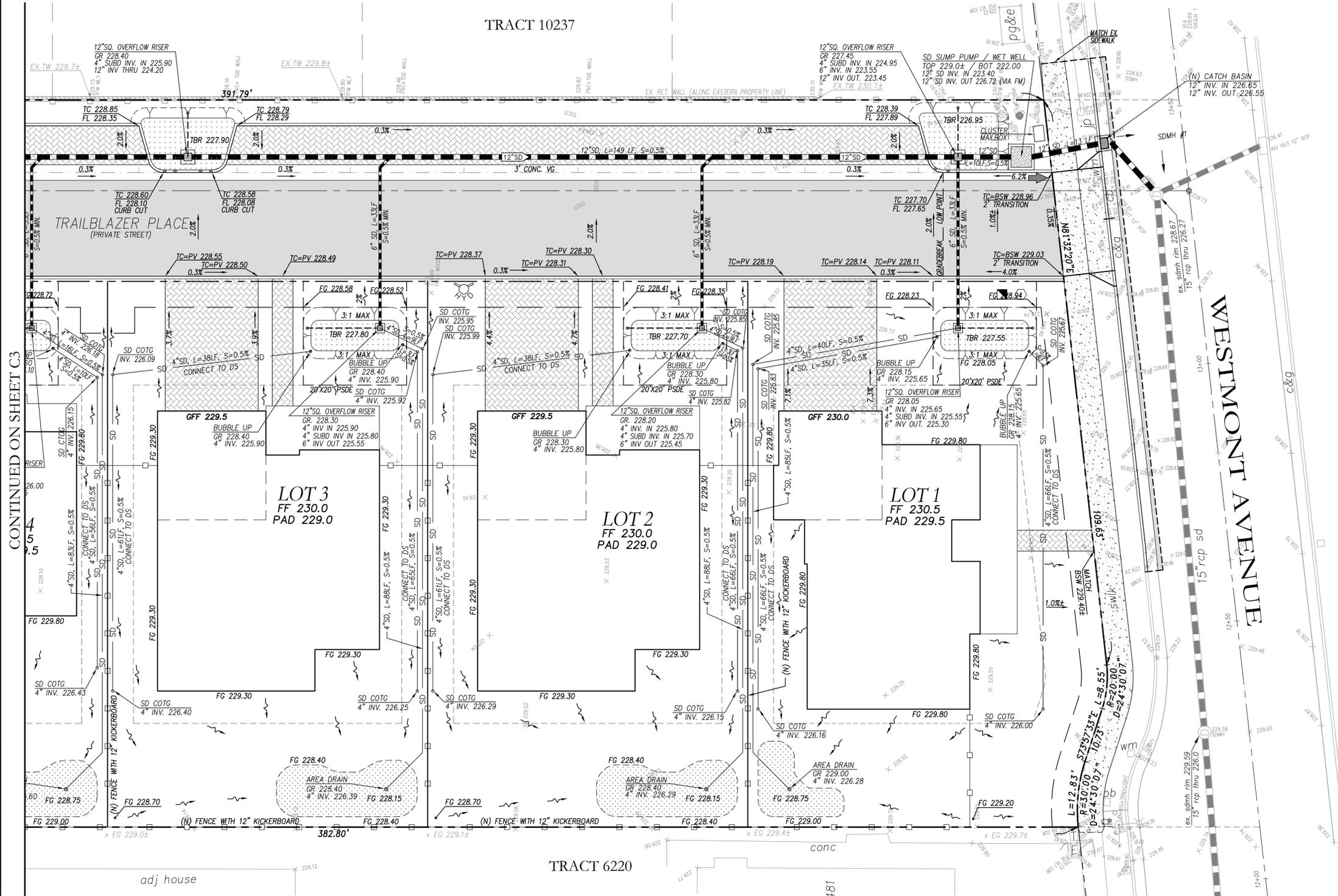
CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO. **C2**

2 OF 6 SHEETS

JOB NO. 2017-314

TRACT 10237



OVERLAND RELEASE →

CONTINUED ON SHEET C3

DATE: APRIL 06, 2022				
SCALE: AS NOTED				
DRAWN: DSK				
DESIGNED: DSK				
ENGINEER: DSK				
MANAGER: DSK				
	NO.	BY	DATE	REVISIONS
				CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

PREPARED BY:

46560 FREMONT BOULEVARD, SUITE 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com Tel: 510-344-8957

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SAN JOSE, CA-95128
TEL: 415-265-1086

APNs: 403-10-116 & 403-10-117

1429 & 1445 WESTMONT AVENUE

WESTMONT HOMES

PRELIMINARY FINE GRADING & DRAINAGE PLAN CONT.

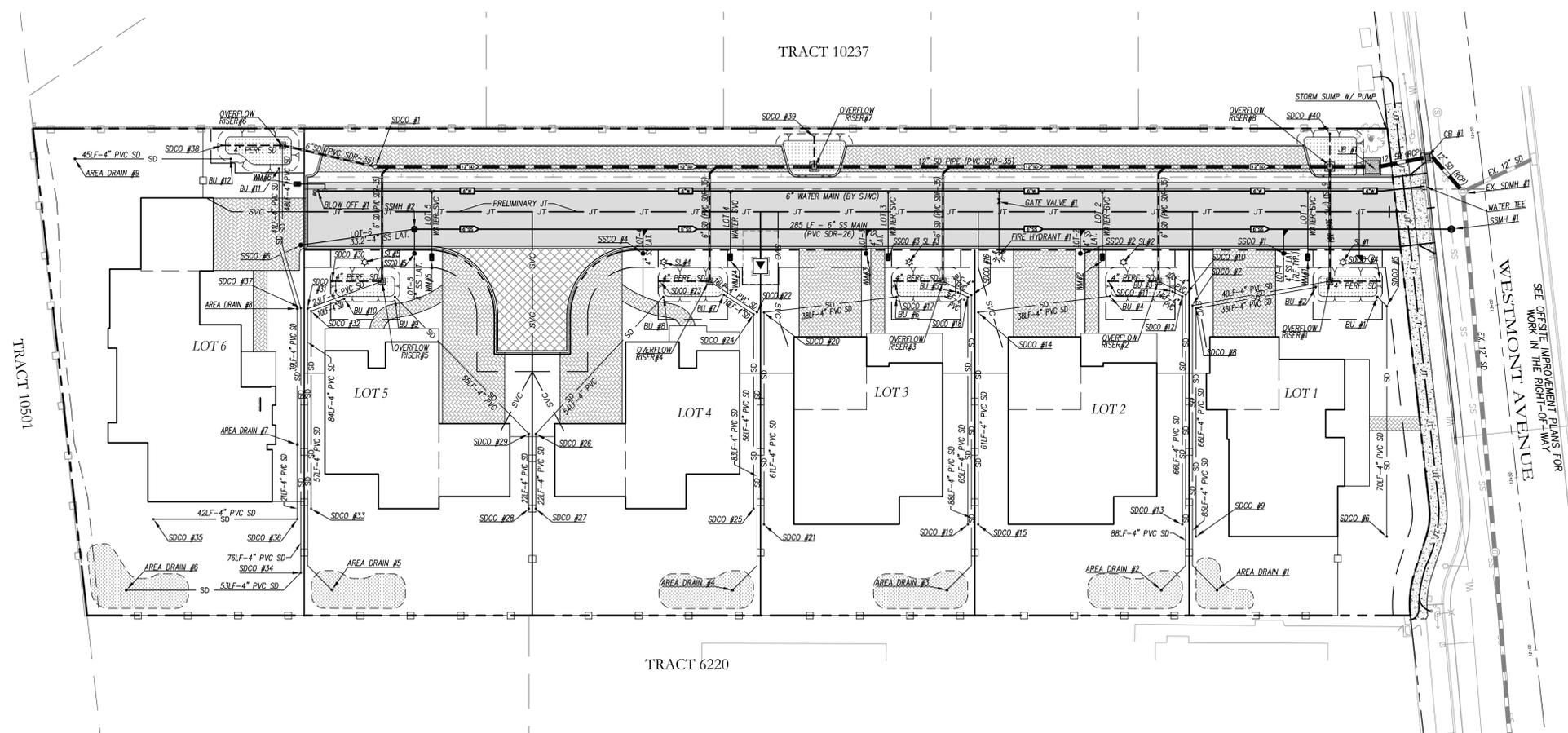
CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO. **C4**

4 OF 6 SHEETS

JOB NO. 2017-314

PRELIMINARY • NOT FOR CONSTRUCTION



TRACT 10501

TRACT 10237

TRACT 6220

WESTMONT AVENUE
SEE OFFSITE IMPROVEMENT PLANS FOR WORK IN THE RIGHT-OF-WAY

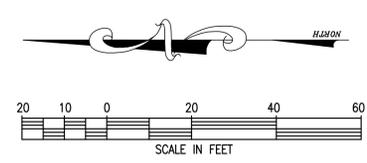
PRELIMINARY UTILITY PLAN
SCALE: 1" = 30'

STORM DRAIN SCHEDULE		
ITEM	DESCRIPTION / STANDARD DETAIL	QUANTITY
CB #1 (OFFSITE)	CATCH BASIN PER CITY DETAIL D-5	1
JB#1	18"x18" SQ. JUNCTION BOX	1
STORM SUMP WITH PUMP	STORM DRAIN SUMP WITH PUMP (SEE DETAILS ON SHEET C14)	1
SDCO #1	12" STORM DRAIN CLEANOUT (SEE DETAIL ON SHEET C3)	1
SDCO #2-40	4" STORM DRAIN CLEANOUT (SEE DETAIL ON SHEET C3)	39
OVERFLOW RISER #1-8	12"x12" DRAIN INLET (OLD CASTLE OR APPROVED EQUAL)	8
BU #1-12	BUBBLE UP (BU) (SEE DETAIL ON SHEET C3)	12
AREA DRAIN #1-9	4" AREA DRAIN (SEE DETAIL SHEET C3)	9
FORCE STORM DRAIN PIPE	POLYVINYL CHLORIDE GRAVITY PIPE (PVC), C900 (PR200)	8 LF
4" PERF. STORM DRAIN PIPE	PERFORATED POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-35	1,678 LF
6" STORM DRAIN PIPE	POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-35	193 LF
12" STORM DRAIN PIPE	POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-35	287 LF
12" STORM DRAIN PIPE (OFFSITE)	REINFORCED CONCRETE PIPE (RCP) CLASS V	27 LF

SEWER SYSTEM SCHEDULE		
ITEM	DESCRIPTION / STANDARD DETAIL	QUANTITY
SSMH #1 (OFFSITE)	SANITARY SEWER MANHOLE PER WUSD DETAIL 2	1
SSMH #2	SANITARY SEWER MANHOLE PER WUSD DETAIL 2	1
SSCO #1-6	SANITARY SEWER CLEAN OUT/CONNECTION PER CITY DETAIL WUSD DETAIL 3	6
6" SEWER PIPE	POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-26	285 LF
6" SEWER PIPE (OFFSITE)	POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-26	15 LF
4" SEWER PIPE (LATERALS)	POLYVINYL CHLORIDE GRAVITY PIPE (P.V.C.), SDR-26	68 LF

WATER SYSTEM SCHEDULE		
ITEM	DESCRIPTION / STANDARD DETAIL	QUANTITY
FIRE HYDRANT #1	SJWC STANDARD FIRE HYDRANT	1
GATE VALVE #1	SJWC STANDARD HYDRANT GATE VALVE	1
WM #1-6	WATER METER BY SAN JOSE WATER COMPANY (TO BE SIZED)	6
BLOW OFF #1	SJWC STANDARD BLOW OFF AT END OF MAIN	1
HYDRANT SERVICE LATERAL	POLYVINYL CHLORIDE GRAVITY PIPE (PVC), C900 (PR200)	1
WATER SERVICE LATERAL	POLYVINYL CHLORIDE GRAVITY PIPE (PVC), C900 (PR200)	6
6" MAIN	POLYVINYL CHLORIDE GRAVITY PIPE (PVC), C900 (PR200)	311 LF
6" MAIN (OFFSITE)	POLYVINYL CHLORIDE GRAVITY PIPE (PVC), C900 (PR200)	14 LF
WATER MAIN TEE (OFFSITE)	NEW TEE TO EXISTING 19.25" WATER MAIN (BY SJWC)	1

NOTE: ALL WATER IMPROVEMENTS ARE NOT IN CONTRACT AND WILL BE PERFORMED BY SAN JOSE WATER COMPANY (SJWC)



DATE: APRIL 06, 2022					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

PREPARED BY:

46560 FREMONT BOULEVARD, SUITE 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com Tel: 510-344-8957

PREPARED FOR:

ATTN: MELANIE GRISWOLD
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SAN JOSE, CA-95128
TEL: 415-265-1086

APNs: 403-10-116 & 403-10-117

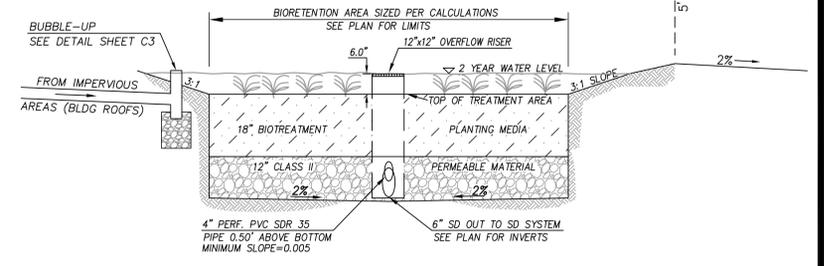
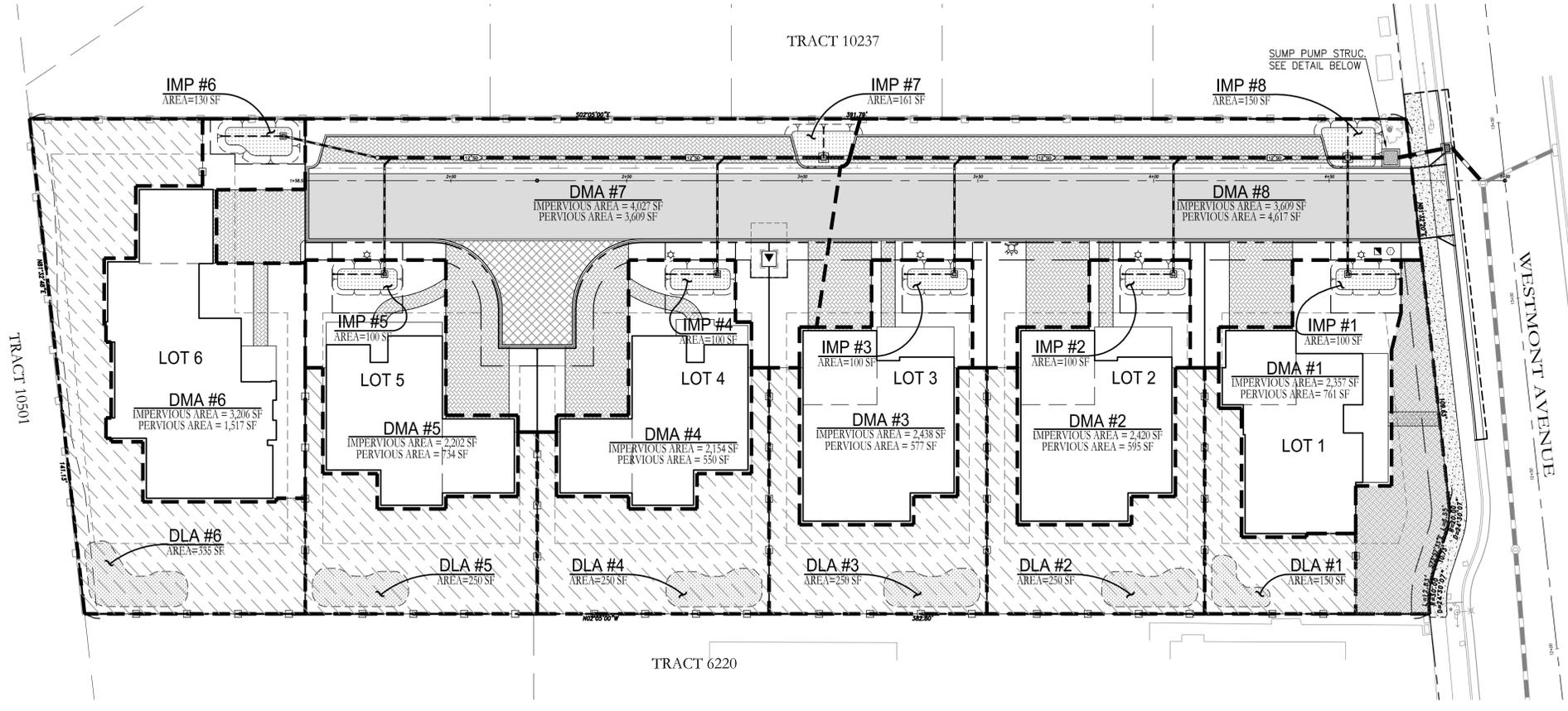
1429 & 1445 WESTMONT AVENUE

WESTMONT HOMES
PRELIMINARY UTILITY PLAN

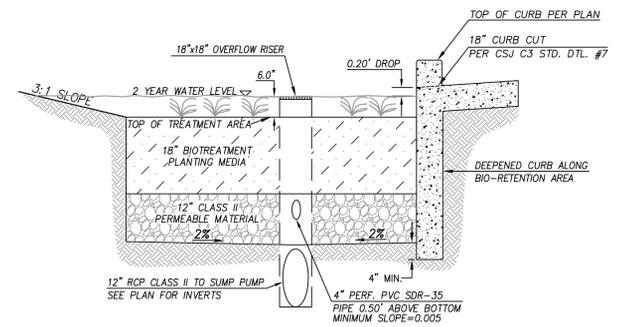
CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA

SHEET NO.	C5
5 OF 6 SHEETS	
JOB NO.	2017-314

PRELIMINARY • NOT FOR CONSTRUCTION



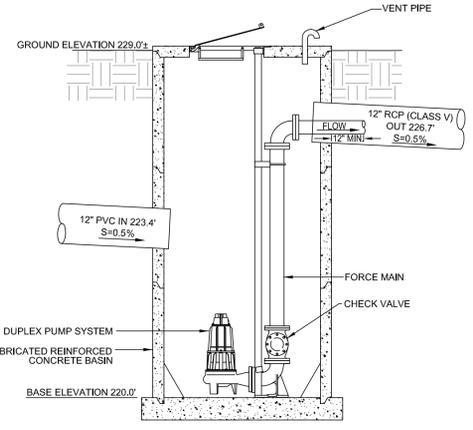
TYPICAL BIO-RETENTION PLANTER (IMPs #1-6)
NOT TO SCALE



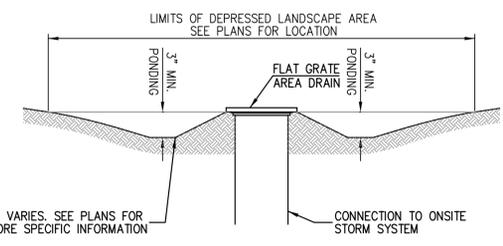
TYPICAL BIO-RETENTION PLANTER (IMP #7-8)
NOT TO SCALE

LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- IMP #1 BIORETENTION PLANTERS (IMP #1 - IMP #7) SEE TYPICAL DETAILS
- SELF-TREATING AREA (LANDSCAPING)
- SELF-RETAINING AREA
- DEPRESSED LANDSCAPE AREA (DLA #1-#6) SEE TYPICAL DETAIL
- PERMEABLE PAVERS (DRIVEWAYS, WALKWAYS, GUEST PARKING)
- STAMPED COLORED ASPHALT (FIRE TURN-AROUND)
- ASPHALT CONCRETE (PRIVATE ST.)

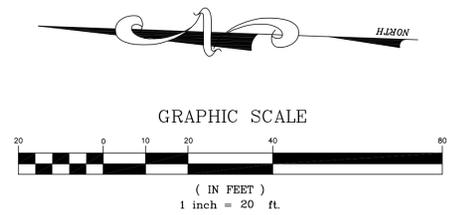


PRELIMINARY SUMP PUMP DETAIL
NOT TO SCALE



TYPICAL DEPRESSED LANDSCAPE AREA
NOT TO SCALE

DMA	TOTAL TRIBUTARY AREA	IMPERVIOUS AREA	PERVIOUS AREA (PERMEABLE PAVEMENT)	PERVIOUS AREA (LANDSCAPE, OTHER)	DRAINS TO IMP. #	SIZING METHOD	TREATMENT METHOD	REQUIRED TREATMENT AREA	TREATMENT AREA PROVIDED	PONDING (INCHES)
1	3,118 SQ.FT.	2,357 SQ.FT.	55 SQ.FT.	706 SQ.FT.	IMP #1	4% OF IMPERVIOUS AREA	BIO-RETENTION	94 SQ.FT.	100 SQ.FT.	6.0 in
2	3,015 SQ.FT.	2,420 SQ.FT.	76 SQ.FT.	519 SQ.FT.	IMP #2	4% OF IMPERVIOUS AREA	BIO-RETENTION	97 SQ.FT.	100 SQ.FT.	6.0 in
3	3,015 SQ.FT.	2,438 SQ.FT.	76 SQ.FT.	501 SQ.FT.	IMP #3	4% OF IMPERVIOUS AREA	BIO-RETENTION	98 SQ.FT.	100 SQ.FT.	6.0 in
4	2,704 SQ.FT.	2,154 SQ.FT.	88 SQ.FT.	462 SQ.FT.	IMP #4	4% OF IMPERVIOUS AREA	BIO-RETENTION	86 SQ.FT.	100 SQ.FT.	6.0 in
5	2,936 SQ.FT.	2,202 SQ.FT.	90 SQ.FT.	644 SQ.FT.	IMP #5	4% OF IMPERVIOUS AREA	BIO-RETENTION	88 SQ.FT.	100 SQ.FT.	6.0 in
6	4,723 SQ.FT.	3,206 SQ.FT.	94 SQ.FT.	1,432 SQ.FT.	IMP #6	4% OF IMPERVIOUS AREA	BIO-RETENTION	128 SQ.FT.	130 SQ.FT.	6.0 in
7	9,574 SQ.FT.	4,207 SQ.FT.	3,161 SQ.FT.	2,386 SQ.FT.	IMP #7	4% OF IMPERVIOUS AREA	BIO-RETENTION	161 SQ.FT.	161 SQ.FT.	6.0 in
8	8,226 SQ.FT.	3,609 SQ.FT.	1,888 SQ.FT.	2,685 SQ.FT.	IMP #8	4% OF IMPERVIOUS AREA	BIO-RETENTION	144 SQ.FT.	150 SQ.FT.	6.0 in
SELF-RETAINING	TOTAL TRIBUTARY AREA	IMPERVIOUS AREA (ASSUMED)	PERVIOUS AREA (PERMEABLE PAVEMENT)	PERVIOUS AREA (LANDSCAPE, OTHER)	DRAINS TO DEPRESSED LANDSCAPE AREA #	SIZING METHOD	TREATMENT METHOD	TREATMENT AREA REQUIRED	PONDING AREA PROVIDED	PONDING (INCHES)
LOT 1	1,379 SQ.FT.	300 SQ.FT.	-	1,079 SQ.FT.	DLA #1	2:1 RATIO	SELF-RETAINING	150 SQ.FT.	150 SQ.FT.	3.0 in
LOT 2	2,423 SQ.FT.	500 SQ.FT.	-	1,923 SQ.FT.	DLA #2	2:1 RATIO	SELF-RETAINING	250 SQ.FT.	250 SQ.FT.	3.0 in
LOT 3	2,423 SQ.FT.	500 SQ.FT.	-	1,923 SQ.FT.	DLA #3	2:1 RATIO	SELF-RETAINING	250 SQ.FT.	250 SQ.FT.	3.0 in
LOT 4	2,510 SQ.FT.	500 SQ.FT.	-	2,010 SQ.FT.	DLA #4	2:1 RATIO	SELF-RETAINING	250 SQ.FT.	250 SQ.FT.	3.0 in
LOT 5	2,510 SQ.FT.	500 SQ.FT.	-	2,010 SQ.FT.	DLA #5	2:1 RATIO	SELF-RETAINING	250 SQ.FT.	250 SQ.FT.	3.0 in
LOT 6	4,657 SQ.FT.	670 SQ.FT.	-	3,987 SQ.FT.	DLA #6	2:1 RATIO	SELF-RETAINING	335 SQ.FT.	335 SQ.FT.	3.0 in
SELF-TREATING	1,592 SQ.FT.	-	-	1,592 SQ.FT.	-	-	SELF-TREATING	-	-	-
TOTAL	54,805 SQ.FT.	31,809 SQ.FT.	22,996 SQ.FT.	22,996 SQ.FT.						



DATE: APRIL 06, 2022				
SCALE: AS NOTED				
DRAWN: DSK				
DESIGNED: DSK				
ENGINEER: DSK				
MANAGER: DSK				
NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

PREPARED BY:

STERLING CONSULTANTS

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SAN JOSE, CA-95128
TEL: 415-265-1086

APNs: 403-10-116 & 403-10-117

1429 & 1445 WESTMONT AVENUE

WESTMONT HOMES

PRELIMINARY STORMWATER CONTROL PLAN

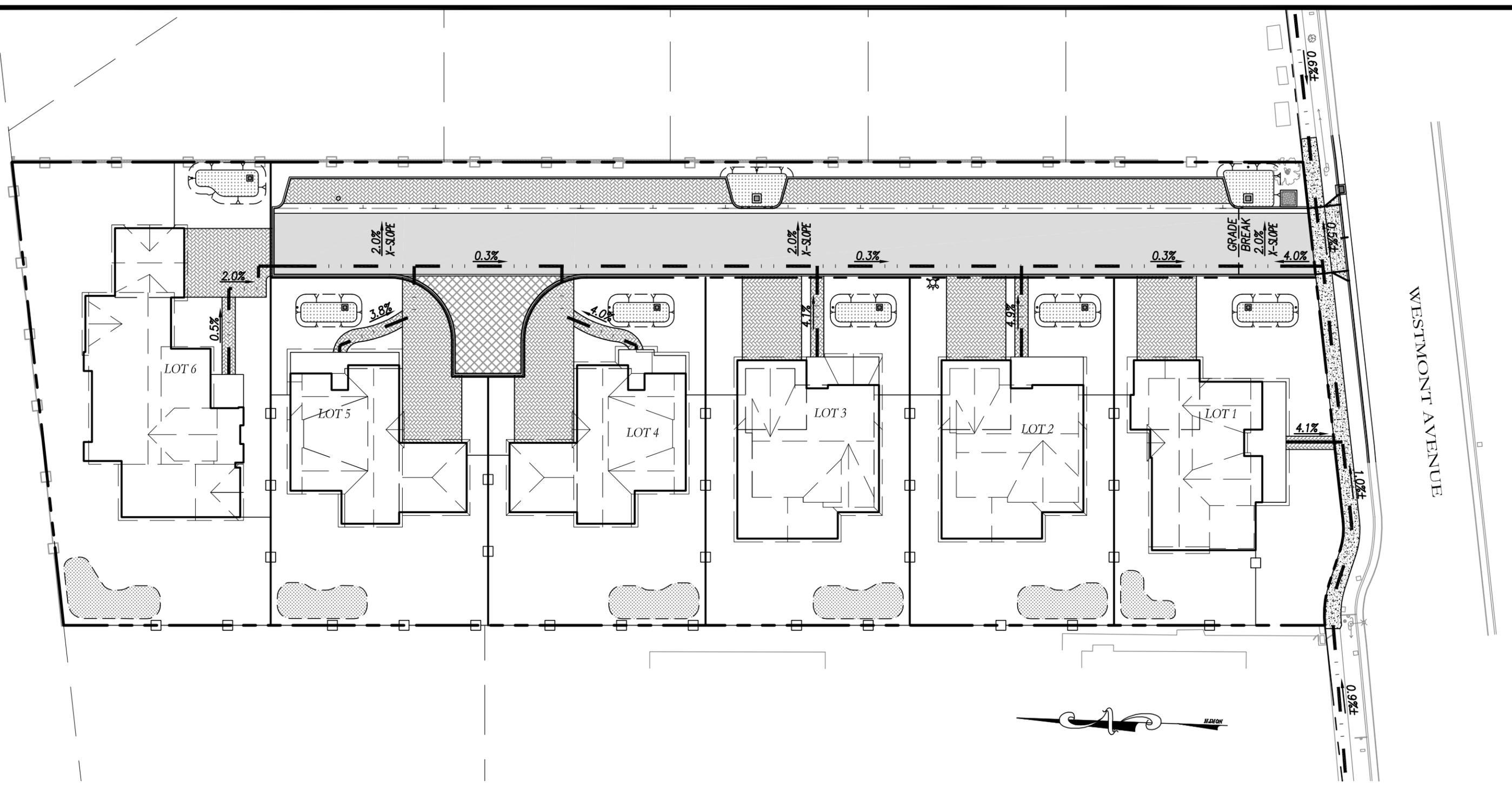
CITY OF CAMPBELL

SANTA CLARA COUNTY CALIFORNIA

SHEET NO. **C6**

6 OF 6 SHEETS

JOB NO. 2017-314



LEGEND

— — — — — ACCESSIBLE PATH OF TRAVEL
 (5% MAX RUNNING SLOPE
 2% MAX CROSS SLOPE)

0.3% SLOPE



SCALE IN FEET

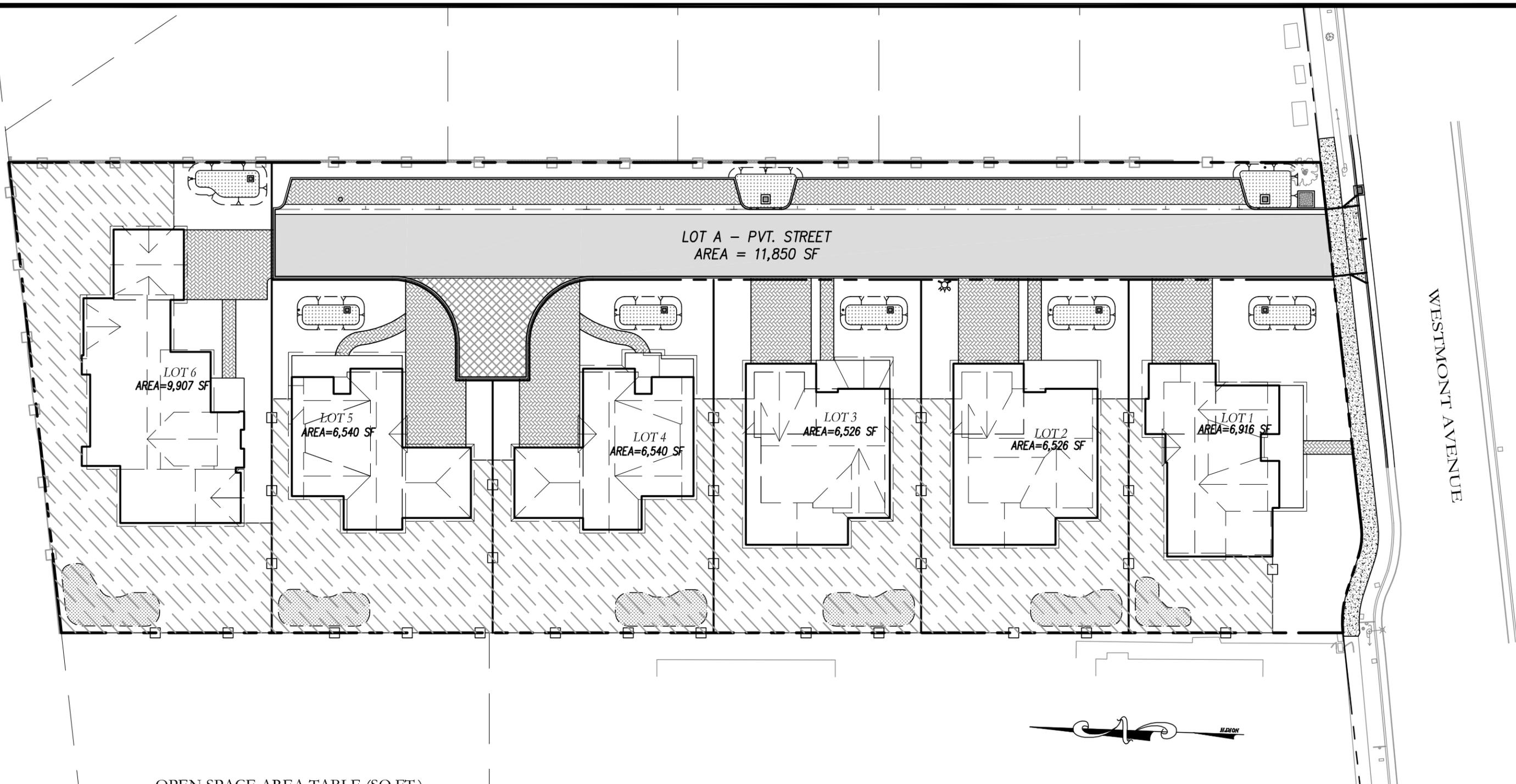
ACCESSIBILITY PLAN

DATE: APRIL 07, 2022

PREPARED BY:



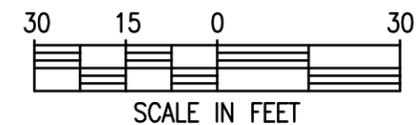
46560 FREMONT BOULEVARD, SUITE NO. 205
 FREMONT, CA 94538
 1sterlingconsultants@gmail.com PHONE: 510.344.8955



OPEN SPACE AREA TABLE (SQ.FT.)

	TOTAL LOT AREA	FRONT YARD OPEN SPACE	FRONT YARD OPEN SPACE (EXCLUDING DRIVEWAY)	REAR YARD OPEN SPACE
LOT A	11,850	-	-	-
LOT 1	6,916	3,180	2,739	1,379
LOT 2	6,526	1,683	1,242	2,423
LOT 3	6,526	1,665	1,224	2,423
LOT 4	6,540	1,876	1,112	2,510
LOT 5	6,540	1,828	1,064	2,510
LOT 6	9,907	2,044	1,520	4,657
TOTAL	54,805	12,276	8,901	15,902

LEGEND



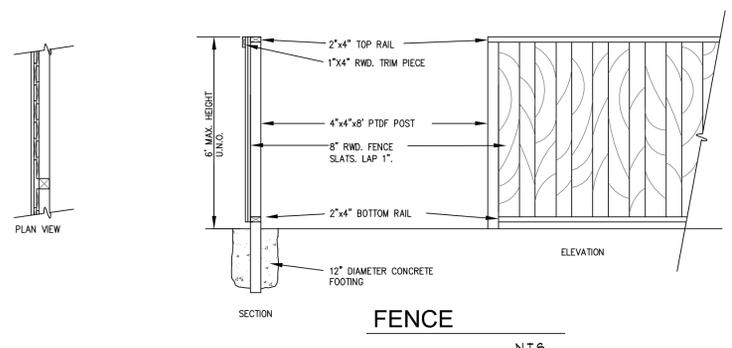
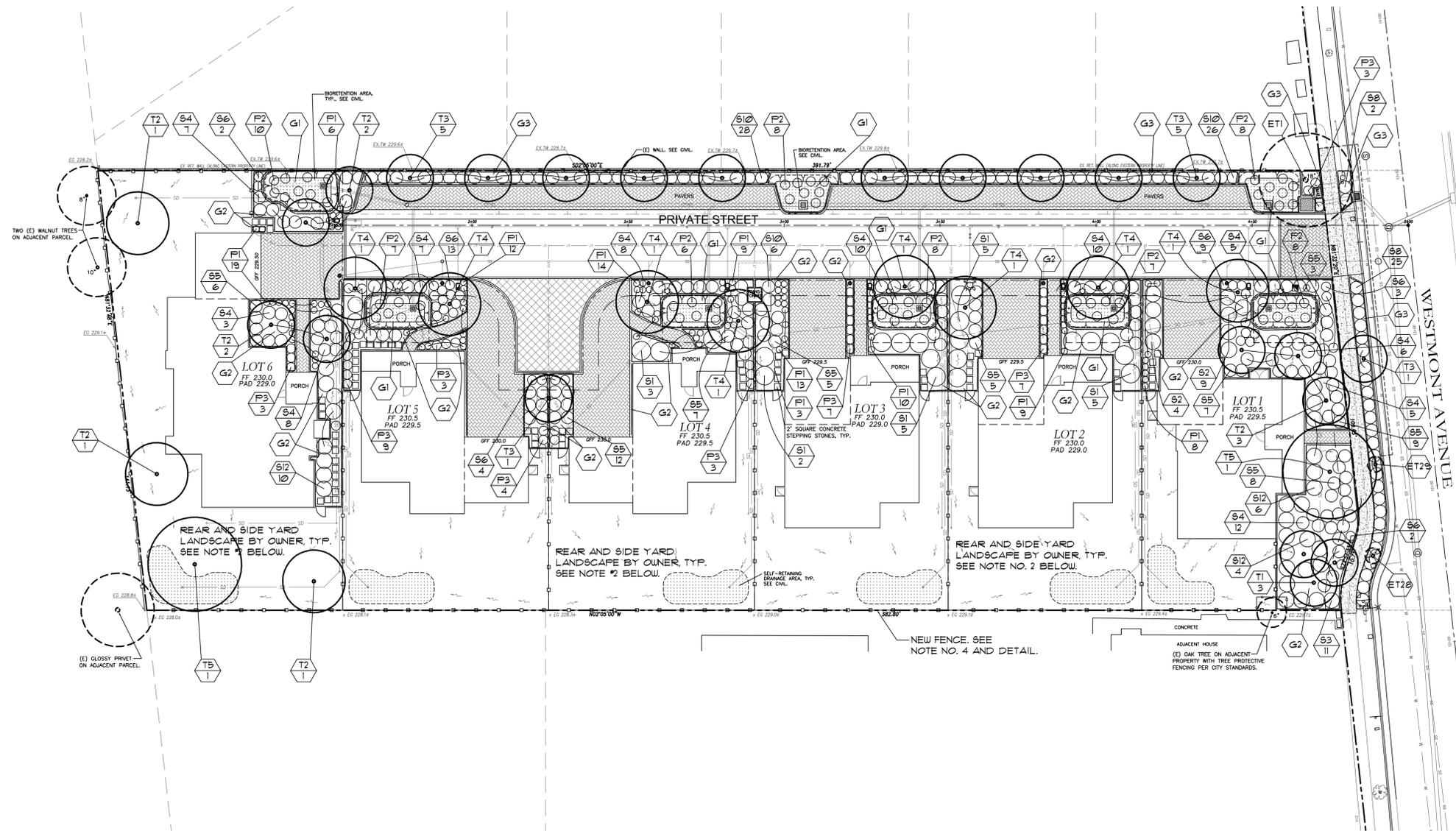
OPEN SPACE EXHBIT

DATE: APRIL 07, 2022

PREPARED BY:



46560 FREMONT BOULEVARD, SUITE NO. 205
 FREMONT, CA 94538
 1sterlingconsultants@gmail.com PHONE: 510.344.8955



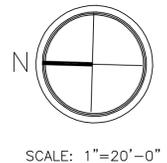
NOTES

1. AUTOMATIC IRRIGATION SYSTEMS CONFORMING TO STATE AND LOCAL "WEL0" STANDARDS WILL BE PROVIDED FOR ALL DEVELOPER INSTALLED LANDSCAPE AREAS.
2. THE LANDSCAPE PLANTING SHOWN ON THIS PLAN IS COMPLIANT WITH THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MUEL0) ADOPTED AS THE CITY OF CAMPBELL WATER EFFICIENT LANDSCAPE GUIDELINES (CMD SEC. 2126.030F). ALL LANDSCAPE AREAS REQUIRED BY CODE MUST BE WEL0 COMPLIANT INCLUDING BACK YARD AREAS TO BE INSTALLED BY INDIVIDUAL OWNERS. EACH OWNER SHALL BE REQUIRED TO SUBMIT SEPARATE LANDSCAPE DRAWINGS, WHICH WILL BE SUBJECT TO WEL0, PRIOR TO INSTALLATION. THIS WILL BE REQUIRED TO BE ADDED TO THE PROJECT CC&RS.
3. THE LANDSCAPE PLANTING SHOWN IN THE STORMWATER TREATMENT AREAS IS CONSISTENT WITH APPENDIX D OF THE C.3 STORMWATER HANDBOOK PUBLISHED BY THE SANTA CLARA VALLEY URBAN POLLUTION PREVENTION PROGRAM.
4. NEW FENCING SHALL BE INSTALLED AROUND THE PERIMETER OF THE SITE AS REQUIRED BY CMC SEC. 210.120.A.1.

PLANT LEGEND

KEY	BOTANICAL/COMMON NAME	SIZE	QTY.	REMARKS
TREES				
T1	FRUNUS C. 'KRAUTER VESUVIUS' — PURPLE LEAF PLUM	15 G.C.	3	HIGH BRANCHING
T2	AREBUTUS 'MARINA' — N.C.N.	15 G.C.	9	STANDARD FORM
T3	LAGERSTROEMIA X 'MUSKOGEE' — CRAPE MYRTLE	15 G.C.	12	STANDARD FORM
T4	PISTACHIA CHINENSIS — CHINESE PISTACHE	15 G.C.	9	
T5	PLATANUS ACERIFOLIA 'COLUMBIA' — LONDON PLANE TREE	15 G.C.	2	
ET	SEE SHEET L-11 FOR ET1, ET28 AND ET29, EXISTING TREES TO BE SAVED INFORMATION.			
SHRUBS				
S1	CITUS X SKANBERGII — ROCKROSE	5 G.C.	-	
S2	PHORMIUM T. 'APRICOT QUEEN' — NEW ZEALAND FLAX	5 G.C.	-	
S3	XYLOSMA CONGESTUM — N.C.N.	5 G.C.	-	
S4	VIBURNUM TINUS 'SPRING BOUQUET' — LAURUSTINUS	5 G.C.	-	
S5	RAPHIOLEPIS I. 'DANCER' — INDIA HAWTHORN	5 G.C.	-	
S6	LAVANDULA A. 'HIDCOTE SUPERIOR' — ENGLISH LAVENDER	5 G.C.	-	
S7	DELETED	-	-	
S8	COTONEASTER D. 'LOWFAST' — BEARBERRY COTONEASTER	5 G.C.	-	
S9	DELETED	-	-	
S10	LIGUSTRUM J. 'TEXANUM' — TEXAS PRIVET	5 G.C.	-	
S11	DELETED	-	-	
S12	SALVIA LEUCANTHA — MEXICAN BUSH SAGE	5 G.C.	-	
GRASSES AND PERENNIALS				
P1	HEMEROCALLIS VAR'S. — DAYLILY	1 G.C.	-	MIXED EVRGRN VAR'S.
P2	NASSELLA TENUISSIMA — NEEDLE GRASS	1 G.C.	-	
P3	HELLEBORUS HYBRID — HELLEBORE	5 G.C.	-	
GROUNDCOVERS				
G1	DELTA BLUEGRASS CO. 'BIOFILTRATION SOD'	SOD	AS REQ.	
G2	DYMONDIA MARGARETAE — N.C.N.	FLATS	AS REQ.	SPACE TRI. @ 12' O.C.
G3	BARK MULCH	-	AS REQ.	2' DEPTH

① INDICATES PLANT KEY
3 / INDICATES PLANT QUANTITY



NO.	DATE	REVISIONS
1	06-15-22	CITY COMMENTS AND MISC.
2	03-22-22	CITY COMMENTS AND MISC.

WESTMONT HOMES
1429 & 1445 WESTMONT AVENUE
CAMPBELL, CALIFORNIA 95008

WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
PH: 510-644-9602 • E: cwilson15@gmail.com

LANDSCAPE PLANTING PLAN

BY: CW
JOB:
DATE: 01-18-22

L-1.0
SHT. ___ OF ___
REVISIONS



TREE NO. 1. OAK



TREE NO. 3. MULBERRY.



TREE NO. 2. ELM.



STREET-SIDE WITH NEWLY PLANTED CRAPE MYRTLES.



TYPICAL ORCHARD WALNUT. POOR TO VERY POOR CONDITION.



TREE NO. 7. WALNUT



TREES NO. 5 AND 27. DEAD PINE AND LOQUAT. WALNUTS BEHIND.



REAR PROPERTY LINE PLANTS

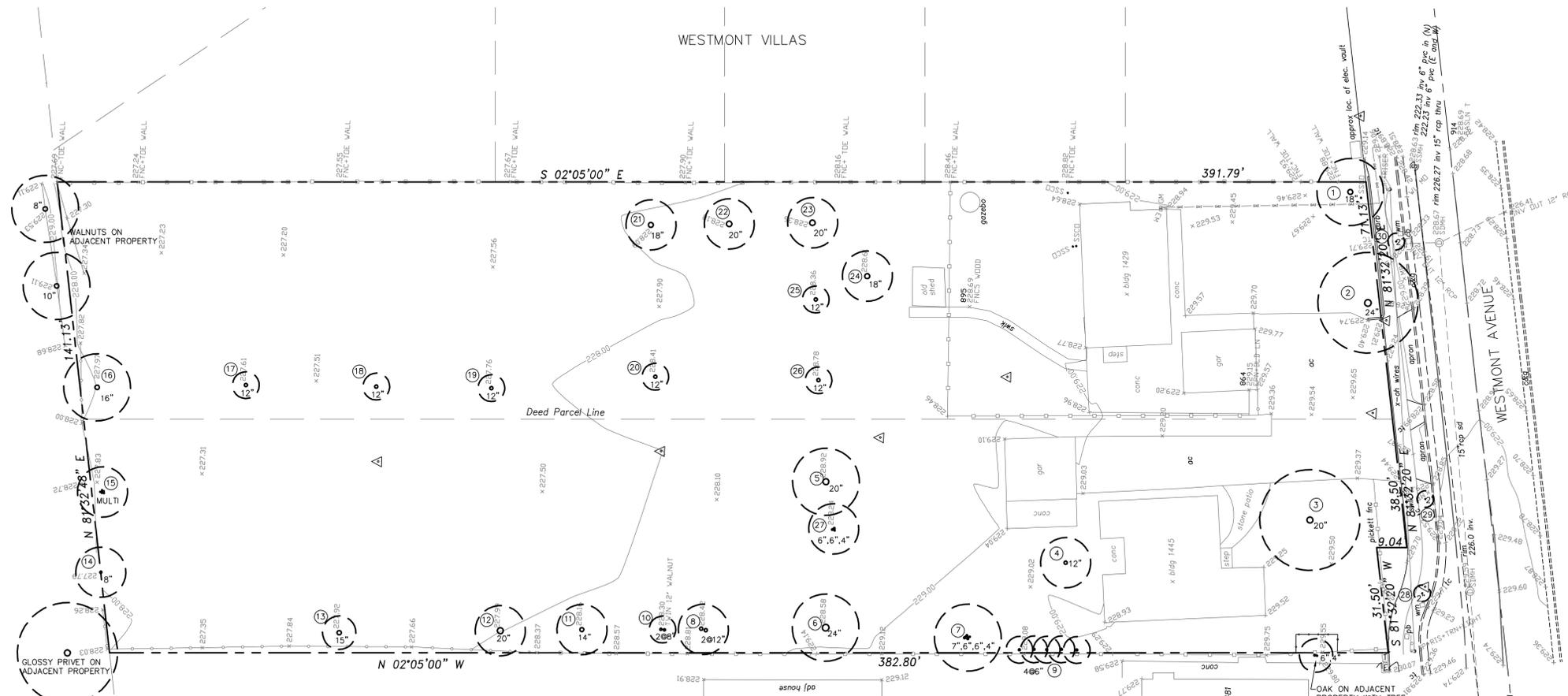


TREE NO. 4. LIQUIDAMBER

City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

- Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with the following:
 - Protective fencing shall be installed no closer to the trunk than the dripline, and far enough from the trunk to protect the integrity of the tree. Protective fencing shall be installed as follows:
 - The fence shall be a minimum of six feet in height and shall be set securely in place.
 - The fence shall be chain link without slats to allow visibility to the trunk for inspections and safety.
 - There shall be no average of any kind prior to or at such time after the protective fencing is installed.
 - The fence may be adjusted as necessary to accommodate work approved within the dripline provided any excavation to done in accordance with instructions directed by a qualified arborist.
- The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the Community Development Director when it is reasonably demonstrated that the alternate grade will not damage the health of the tree.
- Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a protected tree (the root system generally extends to the dripline of the tree).
- Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- Trees cannot be pruned to accommodate grading or construction without the express written approval of the City. Upon receipt of written approval, pruning of trees must be undertaken in accordance with "Pruning Standards" of the International Society of Arboriculture and must be carried out by a licensed arborist.
- Soil compaction of the area under the dripline of the tree shall be avoided during all phases of site clearing and construction.
- No soil, mulches or weed killer that will inhibit or restrict the tree's growth may be applied in the root area.
- No signs, wires or any other object shall be attached to the tree.
- Any other measures deemed necessary by a qualified arborist and specified in any report prepared for development projects with City review and approval.
- The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of a building permit.



EXISTING TREE LEGEND

TREE NO.	BOTANICAL/Common Name	Caliper D.B.H.	APPROX. HEIGHT & WIDTH	CONDITION	DISPOSITION	REMARKS			
TREES									
1	QUERCUS AGRIFOLIA			COAST LIVE OAK	18'	30' x 30'	FAIR TO POOR	TO REMAIN	POOR FORM
2	ULMUS SPP.			ELM	24'	30' x 30'	FAIR TO POOR	REMOVE	
3	MORUS SPP.			MULBERRY	20'	30' x 30'	FAIR TO POOR	REMOVE	
4	LIQUIDAMBER STYRACIFLUA			LIQUIDAMBER SWEET GUM	12'	15' x 25'	GOOD	REMOVE	
5	FINUS SPP.			FINE	20'	-	DEAD	REMOVE	
6	JUGLANS REGIA			ENGLISH WALNUT	24'	20' x 20'	POOR	REMOVE	
7	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	1'6", 6', 4"	20' x 20'	POOR	REMOVE	
8	FRUNUS SPP.			N.C.N.	2'0", 12"	15' x 20'	FAIR TO POOR	REMOVE	
9	LIGUSTRUM LUCIDUM			GLOSSY PRIVET	5'0", 6'	-	POOR	REMOVE	
10	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	2'0", 8'	8' x 10'	POOR	REMOVE	
11	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	14"	15' x 15'	POOR	REMOVE	
12	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	20"	15' x 15'	POOR	REMOVE	
13	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	15"	10' x 8'	POOR	REMOVE	
14	OLEA EUROPAEA			OLIVE	8'	15' x 15'	FAIR TO POOR	REMOVE	
15	OLEA EUROPAEA			OLIVE	MULTI	15' x 10'	POOR	REMOVE	
16	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	16"	20' x 20'	POOR	REMOVE	
17	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	12"	8' x 8'	VERY POOR	REMOVE	
18	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	12"	8' x 8'	VERY POOR	REMOVE	
19	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	12"	8' x 8'	VERY POOR	REMOVE	
20	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	12"	8' x 8'	VERY POOR	REMOVE	
21	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	18"	15' x 15'	VERY POOR	REMOVE	
22	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	20"	15' x 15'	POOR	REMOVE	
23	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	20"	15' x 15'	POOR	REMOVE	
24	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	10"	15' x 15'	POOR	REMOVE	
25	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	12"	15' x 15'	POOR	REMOVE	
26	JUGLANS HINDSII			CALIFORNIA BLACK WALNUT	12"	15' x 15'	POOR	REMOVE	
27	ERIOBOTRYA JAPONICA			LOQUAT	6', 4', 4"	15' x 15'	FAIR	REMOVE	
28	LAGERSTROEMIA INDICA VAR.			CRAPE MYRTLE	2'	3' x 8'	FAIR	TO REMAIN	SEE NOTE #4
29	LAGERSTROEMIA INDICA VAR.			CRAPE MYRTLE	2'	3' x 8'	FAIR	TO REMAIN	SEE NOTE #4
30	LAGERSTROEMIA INDICA VAR.			CRAPE MYRTLE	2'	3' x 8'	FAIR	REMOVE	

EXISTING TREE NOTES

- EXISTING TREE EVALUATION WAS MADE BY CHARLES WILSON, ISA WE-1138A, ON JUNE 14, 2018.
- ALL EXISTING TREES (EXCEPT TREE NO. 1 AND STREET TREES AS NOTED) ARE TO BE REMOVED DUE TO LOCATION IN PROPOSED DEVELOPMENT OR POOR CONDITION.
- TREES NO. 6, 7, 10 TO 13 AND 16 TO 26 ARE THE REMNANTS OF AN OLD WALNUT ORCHARD. THESE TREES ARE IN POOR TO VERY POOR CONDITION.
- CONFIRM WITH THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT THAT THE TWO STREET TREES TO BE RETAINED, STREET TREES NO. 28 AND 29, WILL BE ACCEPTED BY THE CITY. PROTECT THESE TREES DURING CONSTRUCTION AS PER CITY STANDARDS.



NO.	DATE	REVISIONS

WESTMONT HOMES
 1429 & 1445 WESTMONT AVENUE
 CAMPBELL, CALIFORNIA 95008

WILSON & ASSOCIATES
 LANDSCAPE ARCHITECTURE
 815 SAN DIEGO ROAD • BERKELEY, CA 94707
 PH: 510-644-9602 • E: cwilsond15@gmail.com

EXISTING TREE SURVEY

BY: CW
 JOB:
 DATE: 01-18-22

L-1.1
 SH: ____ OF ____
 REVISIONS





PRUNUS C. 'KRAUTER VESUVIUS' /
PURPLE LEAF PLUM



ARBUTUS 'MARINA' /
N.C.N.



LAGERSTROEMIA X 'MUSKOGEE' /
CRAPE MYRTLE



PISTACHIA CHINENSIS /
CHINESE PISTACHE



PLATANUS ACERIFOLIA 'COLUMBIA' /
LONDON PLANE TREE



HEMEROCALLIS VARIETIES /
DAYLILY



PHORMIUM T. 'APRICOT QUEEN' /
NEW ZEALAND FLAX



XYLOSMA CONGESTUM /
N.C.N.



VIBURNUM TINUS 'SPRING BOUQUET' /
LAURUSTINUS



RAPHIOLEPIS INDICA 'DANCER' /
INDIA HAWTHORN



LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR' /
ENGLISH LAVENDER



NASSELLA TENUISSIMA /
MEXICAN FEATHER GRASS



KNIPHOFIA 'BEE'S SUNSET' / TORCH LILY



DELTA BLUEGRASS 'BIOFILTRATION SOD'



DYMONDIA MARGARETAE /
N.C.N.



COTONEASTER D. 'LOWFAST' /
BEARBERRY

NO	DATE	REVISIONS

WESTMONT HOMES
1429 & 1445 WESTMONT AVENUE
CAMPBELL, CALIFORNIA 95008

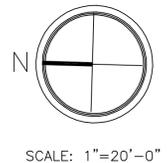
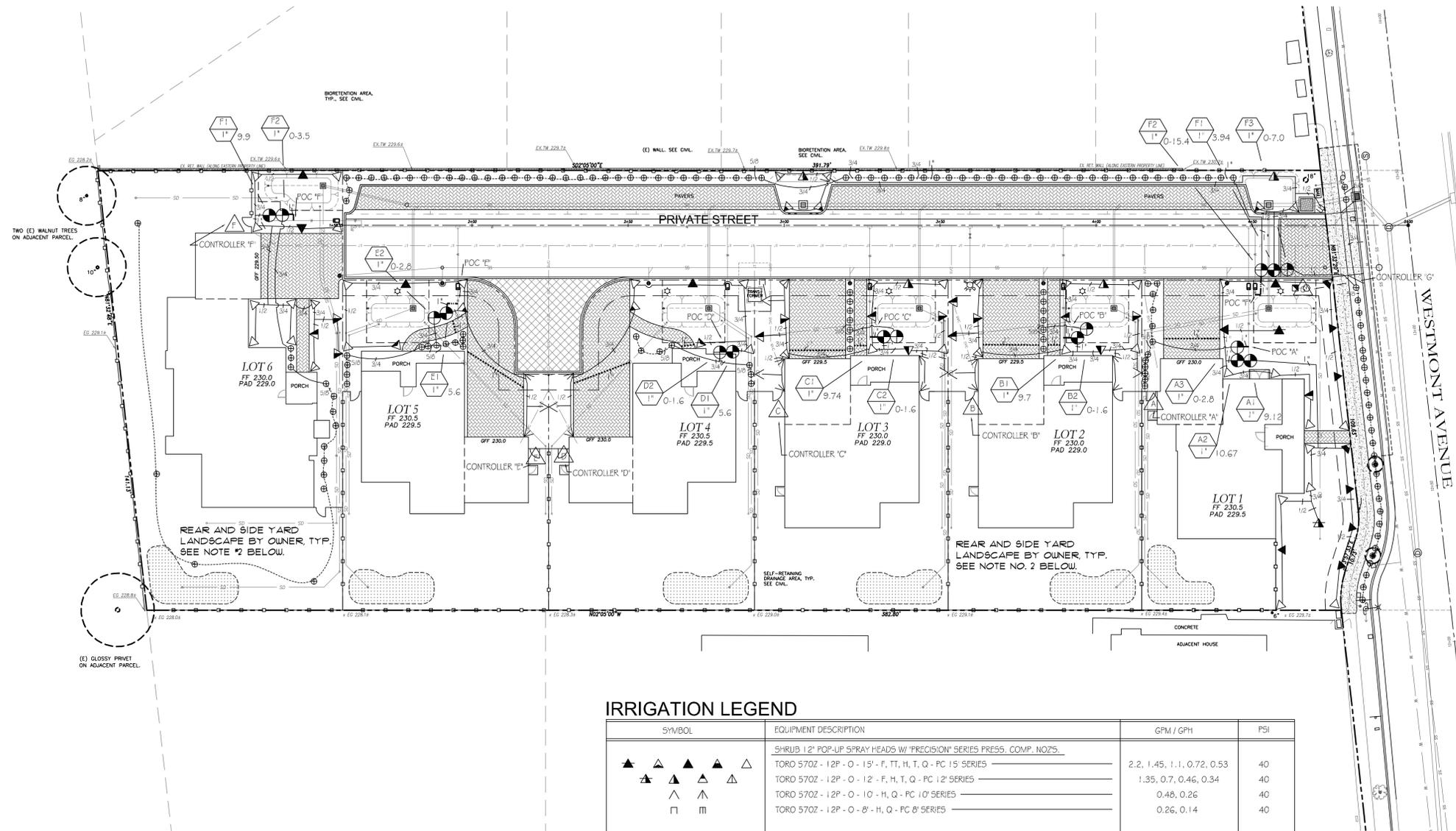
WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD • BERKELEY, CA 94707
PH: 510-644-9602 • E: cwilson15@gmail.com

PLANT
PALETTE

BY: CW
JOB:
DATE: 01-18-22

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SHT. ___ OF ___
REVISIONS





IRRIGATION LEGEND

SYMBOL	EQUIPMENT DESCRIPTION	GPM / GPH	PSI
▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲	SHRUB 1/2" POP-UP SPRAY HEADS W/ "PRECISION" SERIES PRESS. COMP. NOZ'S. TORO 570Z - 12P - O - 15' - F, TT, H, T, Q - PC 15' SERIES	2.2, 1.45, 1.1, 0.72, 0.53	40
▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲	TORO 570Z - 12P - O - 12' - F, H, T, Q - PC 12' SERIES	1.35, 0.7, 0.46, 0.34	40
▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲	TORO 570Z - 12P - O - 10' - H, Q - PC 10' SERIES	0.48, 0.26	40
▲ ▲ ▲ ▲ ▲ ▲ ▲ ▲	TORO 570Z - 12P - O - 8' - H, Q - PC 8' SERIES	0.26, 0.14	40
⊕	DRIP EMITTER TORO T-DAX 15 VARI-STAKE ADJUSTABLE EMITTER WITH STAKE AND BARBED INLET	0-14 GPH	40

IRRIGATION LEGEND (CONT'D.)

SYMBOL	MANUFAC.	SYMBOL DESCRIPTION
—	-	NEW PRESSURE MAINLINE PIPING, SCHEDULE 40 PVC. SIZE AS NOTED. 1/8" COVER.
—	-	CLASS 200 PVC LATERAL PIPING, SCHEDULE 40 UNDER PAVING. 1/2" COVER
-----	TORO	"BLUE STRIPE" POLYETHYLENE DRIP HOSE TUBING. SIZE AS NOTED. BURY 2"+/-.
-----	-	SCHEDULE 40 PVC SLEEVE FOR CONTROL WIRING. SIZE AS NOTED. 1/8" COVER.
+	-	WATER SERVICE LINES INTO HOUSES. CONFIRM LOCATIONS. SEE CIVIL.
⊕	-	DOMESTIC WATER METERS. SEE CIVIL.
P.O.C. "A" THRU "G"	-	POINTS OF CONNECTION AT WATER SERVICE LINES INTO HOUSES OR COMMON AREA. CONFIRM LOCATIONS.
⊕	IRRITROL	2713APR SERIES REMOTE CONTROL VALVE WITH ATMOSPHERIC VACUUM BREAKER. SIZE AS NOTED.
⊕	IRRITROL	2713APRDK-LF OR MF LOW FLOW OR MEDIUM FLOW DRIP ZONE VALVE KIT WITH ATMOSPHERIC VACUUM BREAKER SIZE AS NOTED. LF FOR 0.25 TO 8.0 GPM, MF FOR 2-20 GPM.
⊕ THRU ⊕	IRRITROL	CONTROLLERS MODEL RD-600-EXT-R RAIN DIAL. WITH AN RS-1000 WIRELESS RAIN SENSOR. MOUNT AS SHOWN OR AS DIRECTED BY OWNER.

NOTES:

- SEE SHEET L-3.0 FOR NOTES AND DETAILS.
- I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENCY LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

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LANDSCAPE IRRIGATION PLAN

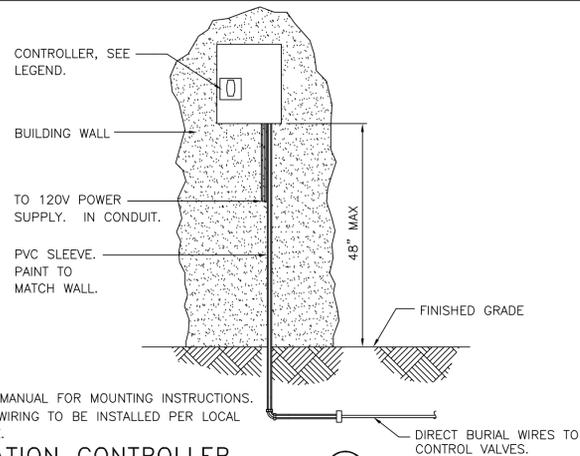
BY: CW
 JOB:
 DATE: 06-13-22

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 REVISIONS



NO	DATE	REVISIONS

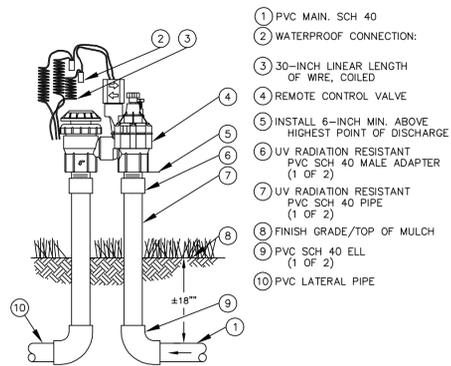


NOTES:

- SEE MANUAL FOR MOUNTING INSTRUCTIONS.
- ALL WIRING TO BE INSTALLED PER LOCAL CODE.

IRRIGATION CONTROLLER

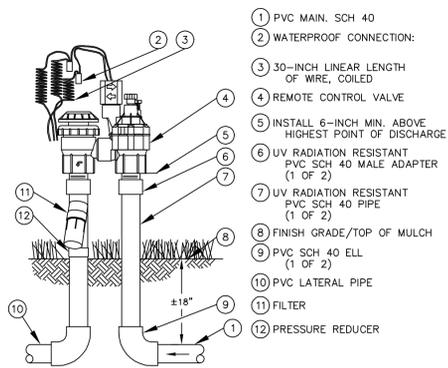
N.T.S. **13**



CONTROL VALVE WITH AVB

N.T.S. **14**

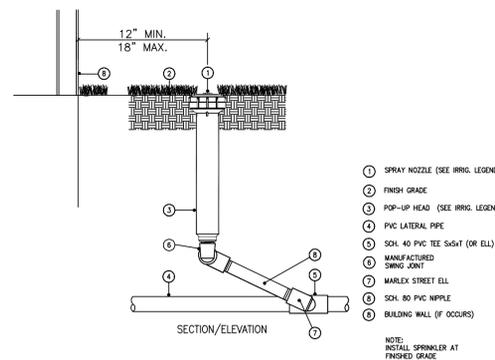
- PVC MAIN, SCH 40
- WATERPROOF CONNECTION:
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- REMOTE CONTROL VALVE
- INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
- UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
- UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
- FINISH GRADE/TOP OF MULCH
- PVC SCH 40 ELL (1 OF 2)
- PVC LATERAL PIPE



DRIP ZONE VALVE

N.T.S. **15**

- PVC MAIN, SCH 40
- WATERPROOF CONNECTION:
- 30-INCH LINEAR LENGTH OF WIRE, COILED
- REMOTE CONTROL VALVE
- INSTALL 6-INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
- UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
- UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
- FINISH GRADE/TOP OF MULCH
- PVC SCH 40 ELL (1 OF 2)
- PVC LATERAL PIPE
- FILTER
- PRESSURE REDUCER

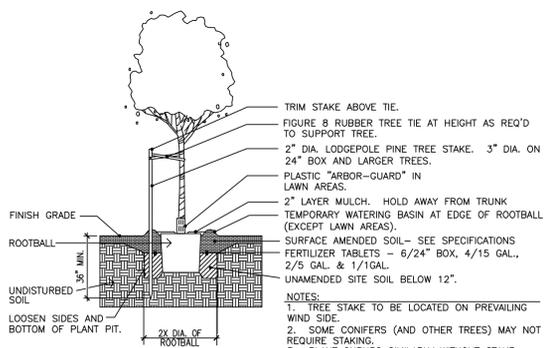


SHRUB 12" POP-UP

N.T.S. **11**

- SPRAY NOZZLE (SEE IRRIG. LEGEND)
- FINISH GRADE
- POP-UP HEAD (SEE IRRIG. LEGEND)
- PVC LATERAL PIPE
- SCH 40 PVC TEE (OR ELL)
- MANUFACTURED SWING JOINT
- MARLEX STREET ELL
- SCH 80 PVC NIPPLE
- BUILDING WALL (IF OCCURS)

NOTE: INSTALL SPRINKLER AT FINISHED GRADE

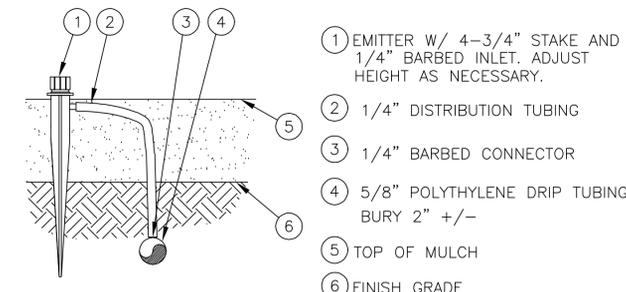


PLANTING

N.T.S. **16**

- TRIM STAKE ABOVE TIE.
- FIGURE 8 RUBBER TREE TIE AT HEIGHT AS REQ'D TO SUPPORT TREE.
- 2" DIA. LODGEPOLE PINE TREE STAKE. 3" DIA. ON 24" BOX AND LARGER TREES.
- PLASTIC "ARBOR-GUARD" IN LAWN AREAS.
- 2" LAYER MULCH. HOLD AWAY FROM TRUNK.
- TEMPORARY WATERING BASIN AT EDGE OF ROOTBALL (EXCEPT LAWN AREAS).
- SURFACE AMENDED SOIL - SEE SPECIFICATIONS.
- FERTILIZER TABLETS - 6/24" BOX, 4/15 GAL., 2/5 GAL. & 1/1 GAL.
- UNAMENDED SITE SOIL BELOW 12".

- TREE STAKE TO BE LOCATED ON PREVAILING WIND SIDE.
- SOME CONIFERS (AND OTHER TREES) MAY NOT REQUIRE STAKING.
- PLANT SHRUBS SIMILARLY WITHOUT STAKE.
- WATER WITHIN 2 HOURS TO ELIMINATE AIR POCKETS.



- NOTES:**
- USE PROPER TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.

EMITTER WITH STAKE

N.T.S. **12**

- EMITTER W/ 4-3/4" STAKE AND 1/4" BARBED INLET. ADJUST HEIGHT AS NECESSARY.
- 1/4" DISTRIBUTION TUBING
- 1/4" BARBED CONNECTOR
- 5/8" POLYETHYLENE DRIP TUBING BURY 2" +/-
- TOP OF MULCH
- FINISH GRADE

PLANTING NOTES

- This project consists of new planting and irrigation to be installed in conjunction with the construction of four new residences on a site that has an existing residence and trees. The existing residence will be demolished on a portion. The existing trees are to be removed. See separate arborist's report.
- The work as indicated on this plan includes all labor, materials, tools, equipment, and services required to complete the landscape planting as shown.
- It is the Contractor's responsibility to insure that the latest revised set of Plans is being utilized at the time of the landscape installation. Contact the Landscape Architect for confirmation of current revision number and date. After the installation, any changes necessary to conform to the current Plans may be the responsibility of the Contractor.
- Insure that any necessary tree removal permits are obtained prior to any existing tree removal.
- All planting areas shall be filled with a minimum of 6" of topsoil, which is anticipated to be available on site (site strippings). Contact the General Contractor regarding coordination of topsoil placement.
- Clear all new planting areas of rock, clods, and debris greater than 1" in diameter, rake smooth to drain. Unless noted otherwise, provide 2% minimum positive surface drainage in all areas. Do not drain towards buildings.
- Fine grade soil to 1" below top of curbs and walks at planting areas.
- This drawing is based on a site plan and civil engineering plan by Sterling Consultants in May 2022.
- Plants shall be as specified in the plant list on the plan, true to species and variety, and shall be healthy, vigorous root stock, free of insects and disease. All plant stock shall be procured from a state certified nursery. Any plant delivered to the job site which is found to be not true to name or in unsuitable condition shall be removed from the job site and replaced with suitable stock.
- Quantities noted in the Plant Legend are for convenience only. Verify the quantities as per plan.
- Prior to starting construction, the Contractor shall inspect the site. Report any discrepancies between this scaled drawing and the actual site conditions to the Landscape Architect for a design decision. Coordinate tree planting with underground utility locations to avoid conflict. Report any building or freestanding signage, or overhead utilities not shown on these Plans that may conflict with the tree or shrub locations shown on these Plans, or their future growth. There are often underground utility vaults, above grade utility boxes, fire risers, backflow preventers, light poles, fire hydrants, fencing, concrete footings, field changes to the site or buildings, or other items not shown on these Plans that may conflict with the planting as shown. Some field adjustment of plant material may be necessary and is allowed, but the final location of all plant material is at the discretion of the Landscape Architect.
- The Contractor shall be responsible for any damage resulting from his operations and shall replace or repair such damaged work at his own expense. Coordinate all work with other trades working on the site to avoid conflict.
- The trees and shrubs shall be planted at the location matching the center point as marked, or the center of the circle, as graphically drawn on these plans. Trees shall normally be planted opposite parking lot striping as shown. Pay close attention to coordination of exact plant material placement at architectural or site features such as windows and walls.
- Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades. When it is not feasible to install plant materials immediately, they shall be protected and maintained in good condition. Nursery stock in containers shall be watered regularly and placed in a cool area protected from excess sun and wind.
- Prior to planting, a systemic herbicide shall be applied to all weeds. After cultivation, all shrub and ground cover areas shall be treated with a pre-emergent herbicide as recommended by a licensed Pest Control Advisor and applied per the manufacturer's published instructions.
- At a minimum, all areas to be planted shall have nitrogen stabilized soil amendment (6 cu. yds. per 1000 sq. ft.) and the following fertilizers spread and rototilled into the top 6 inches of soil. Confirm with soil report as noted below.
16-8-8 at 15 lbs. per 1000 sq. ft.
Soil Sulfur at 10 lbs. per 1000 sq. ft.
Approximately 30 days after planting, Ammonium Sulfate (21-0-0) shall be uniformly broadcast over the soil surface at the rate of 5 lbs. per 1,000 sq. ft. when the landscape is dry and watered-in promptly with a thorough irrigation. Repeat again in 45 to 60 days. The above amendment recommendations are not based on a horticultural soils analysis. If a horticultural soil test is conducted prior to planting, notify the Landscape Architect of any variations and recommendations.
- Bio-retention areas shall have special "No-Mow" blend sod as per the Plant Legend. Install as per grower's published instructions. Sod shall be healthy and vigorous, free of insects, disease, seeds and thatch, and cut within 24 hours of delivery. Joints shall be butt tight and staggered with no spaces greater than 1/4 inch in width. Install parallel to grade contours. Water the sod thoroughly and roll to a smooth, even, well-drained surface. Keep all sod areas moist for a minimum of 10 days after installation. Repair all low spots, and re-sod areas that did not take.
- All shrub and ground cover areas shall be covered with a 3 inch layer of "walk-on" bark chip mulch.
- Plant all ground covers within 1 foot of shrubs and 18 inches of all trees.
- After planting operations have been completed, the contractor shall remove all trash, excess soil, empty plant containers, and other debris from the work site. All scars, ruts, and other marks in the area caused by the planting operations shall be repaired and the entire site left in a neat and orderly condition.
- There shall be inspections during the progress of the work as required, an inspection to begin the maintenance period, and a final inspection. Upon completion of the landscape installation, and upon approval of the Landscape Architect or Owner, the Contractor shall begin the 60 day maintenance period. Ten days prior to the end of the plant maintenance period, the Contractor shall request a final review and acceptance of the work by the Landscape Architect or Owner.
- Maintenance shall consist of pruning, watering, cultivation, weeding, keeping trees erect, raising root balls which settle below grade, repair of tree stakes and ties, treatment of fungus diseases and insect or rodent pests, application of fertilizers and herbicides, replacement of plant material, repair of irrigation equipment, trash pick-up, and all incidental work necessary to establish the grounds to the Landscape Architect or Owner's satisfaction.

IRRIGATION NOTES

- The work as indicated on this plan includes all labor, materials, tools, equipment, and services required to complete the landscape irrigation as shown. The irrigation systems shall be installed by a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.
- This systems are partially diagrammatic and does not necessarily indicate all offsets or fittings required for complete systems.
- Adjust all heads to provide proper coverage and to eliminate excessive overspray. The Contractor shall be responsible for complete and uniform coverage.
- The systems are designed to operate on an existing static water pressure of at least 65 p.s.i., and an available water supply of 11 g.p.m.; verify prior to construction and notify the Landscape Architect if less.
- All irrigation equipment shall be adjusted to avoid conflict with utility boxes, electricals, fire hydrants, etc. See separate drawings for further information.
- Prior to starting construction, the Contractor shall inspect the site. Report any discrepancies between this scaled drawing and the actual site conditions to the Landscape Architect for a design decision.
- All work is to conform to state and local codes.
- The Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. Repairs shall be made at no cost to the Owner.
- All pipe shall have a rock free uniform bed the entire length of each line; otherwise bed in sand or other fine rock free material. Snake all pipe in trenches at the time of installation. Lines under paving shall be installed at a 24 inch minimum depth with a 95 minimum compaction sand backfill.
- Solvent weld all plastic pipe as per manufacturer's published instructions. Use primer during irrigation supply line installation. Use double lapped teflon tape on all threaded connections.
- All valves and as much piping as possible shall be installed in planting areas. Common trench where possible with a minimum horizontal distance of 4 inches between lines and with no line above another. Flush all lines prior to installing heads.
- Pressure check the main pressure supply line with valves installed prior to backfilling and repair as required.
- The Contractor shall conduct an irrigation system coverage test prior to planting. There will be a final irrigation inspection conducted by the Landscape Architect prior to the beginning of the maintenance period.
- If any irrigation heads suffer from low head drainage, install PVC in-line check valves equal to "King Bros." below each head as necessary to eliminate drainage; or install sprinkler head bodies with built-in check valves.
- Control wires shall be UL approved direct burial wire of #14 size minimum. Leave 24 inch excess coils at all valves, turns, and at 200 foot intervals. Gather wires into bundles and tape at 20 foot intervals. Lay wire next to the piping when possible.
- Install the controllers as located on the drawing. The Owner shall provide 110 voltage service to the controller. The Irrigation Contractor shall make the final hook-up to the controller.
- Attach a typewritten legend inside each controller door stating the areas covered by each remote control valve.
- When the construction work has been completed, the entire work site shall be cleaned of all debris and rubbish resulting from the operations, and left in a neat and orderly condition.
- The Contractor shall provide the Owner with a clean set of marked prints as "as-built" drawings. Also supply the Owner with a manual showing all manufacturer's names, catalog numbers, catalog cuts, and technical data for all equipment.
- After the systems have been completed, inspected and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the irrigation system.
- The Contractor shall guarantee the entire irrigation systems for one year from defective materials and workmanship. Repair the system and any damage to the site at no cost to the Owner.

NO	DATE	REVISIONS

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 PH: 510-644-9602 • E: cwilson@15@gmail.com

LANDSCAPE NOTES AND DETAILS

BY: CW

JOB:

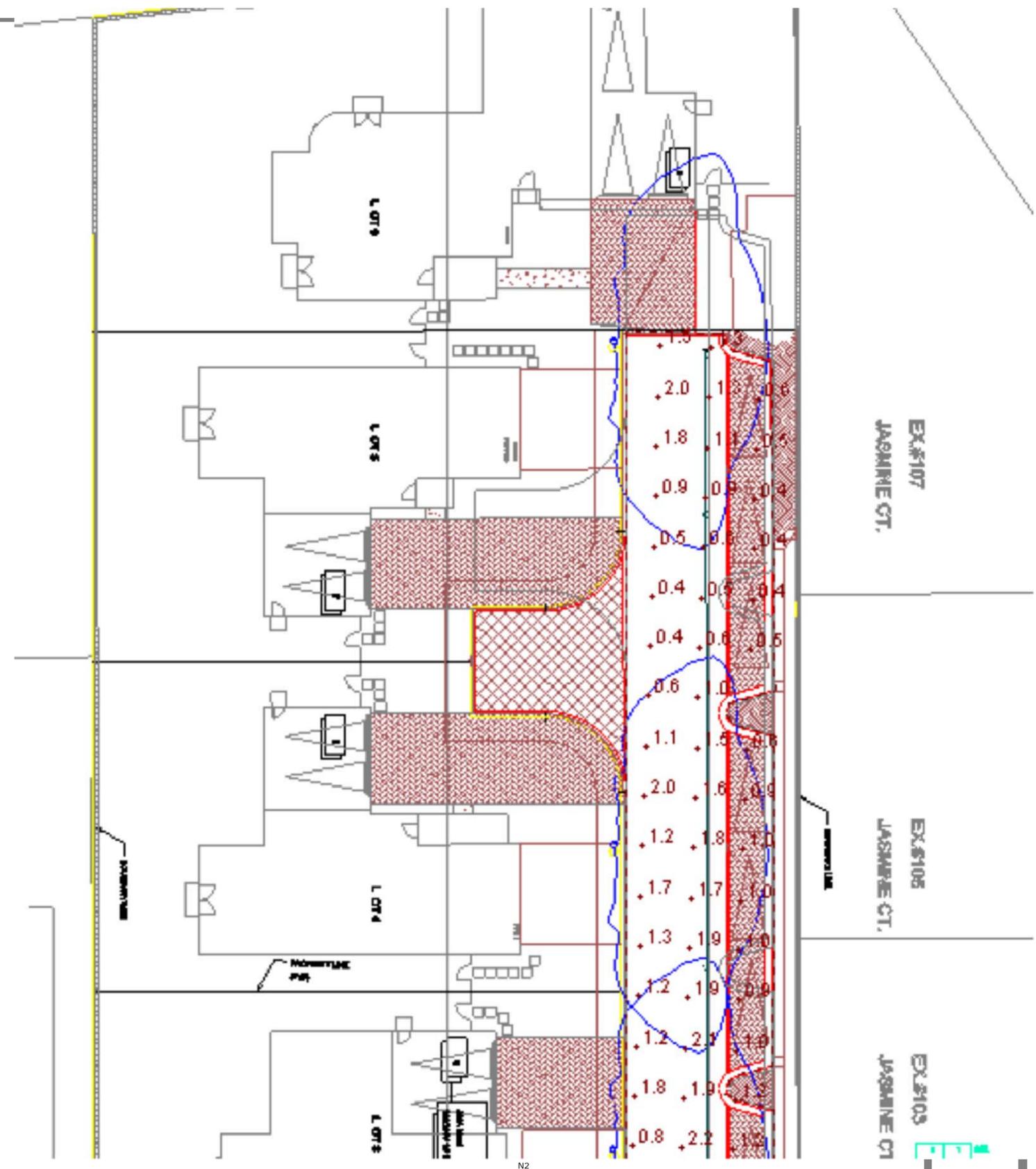
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 REVISIONS



City of Campbell -221000 Visual Layout Holophane GVD3 Post Top - 12' mounting



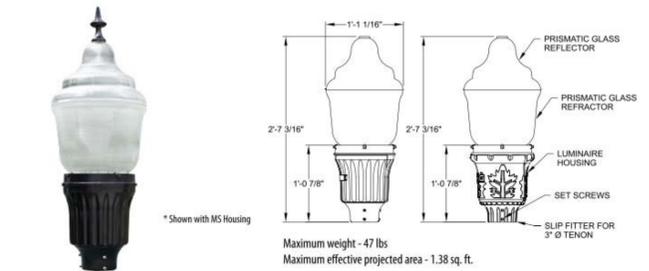
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Street Calc Zone	+	1.0 fc	2.3 fc	0.1 fc	23.0:1	10.0:1

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	A		5	Holophane	GVD3 P30 40K XXXX GL3 GVDHSS18	GranVille Gen3, P30 Performance Package, 4000K CCT, 70CRI, Type 3 distribution, no trim with 180deg House Side Shield	1	6169	0.9	61

City of Campbell -221000 Visual Layout Holophane GVD3 Post Top - 12' mounting



GVD3
Granville Classic Utility LED3

SPECIFICATIONS

General Description
The Granville Classic Utility LED3 is designed for ease of maintenance with the plug-in electrical module common to each of the luminaires in the Holophane's Utility Luminaire Series. The traditional acorn-shaped luminaire, while reminiscent of the 1920's, contains a powerful, stalk-mounted Chip-On-Board LED platform with a precision optical system that maximizes post spacings while maintaining uniform illumination.

Mechanical Specifications
The luminaire housing shall:
 • Be heavy grade A360 cast aluminum (aluminum with <1% copper)
 • IP55 rated housing provides tool-less access with a spring-loaded latch
 • Incorporate a hidden hinge door allowing the door to swing open and remain open
 • Offer units with an E1- NEMA twist lock photocontrol receptacle, the housing contains a tempered glass window to allow light to reach the coil
 • Mount to slip-fitter that will accept 3" high by 2-7/8" to 3-1/8" O.D. pole tenon
 • Provide four uniquely designed stainless steel spring clips, enclosed in a clear polycarbonate sleeve and adjusted by 1/4-20 hex head bolts that securely cradle the prismatic glass reflector. The same 1/4-20 bolts also support the decorative rib and banding assembly.
 The finish shall:
 • Utilize a polyester power coat paint to ensure maximum durability
 • Meet 5,000-hour salt spray
 • Offer Tiger Drylac finishes that are applied by a Tiger Drylac certified facility.

Electrical Specifications
The driver shall meet the following requirements:
 • Certified by UL or CSA for wet locations
 • A factory programmable electronic driver with 0-10V dimming control leads
 • LEDs shall have a minimum of 70 CRI and available in 2700K, 3000K, 4000K, and 5000K CCT
 • The electrical system shall be designed to meet ANSI/IEEE C62.41.2 and shall offer a 10kV/50kA surge protection, fail off, as standard with an upgradable 20kV/100kA surge protection, fail off with indicator light, option
 • Lumens output can be customized prior to manufacturing by way of FPDs Options
 • The electrical components are mounted on an aluminum plate that is removable with minimum use of tools. A matching five conductor plug connects to the receptacle in the luminaire housing to complete the wiring. For photoelectric operation, the electrical module is provided with an E1- NEMA twist-lock photocontrol receptacle.

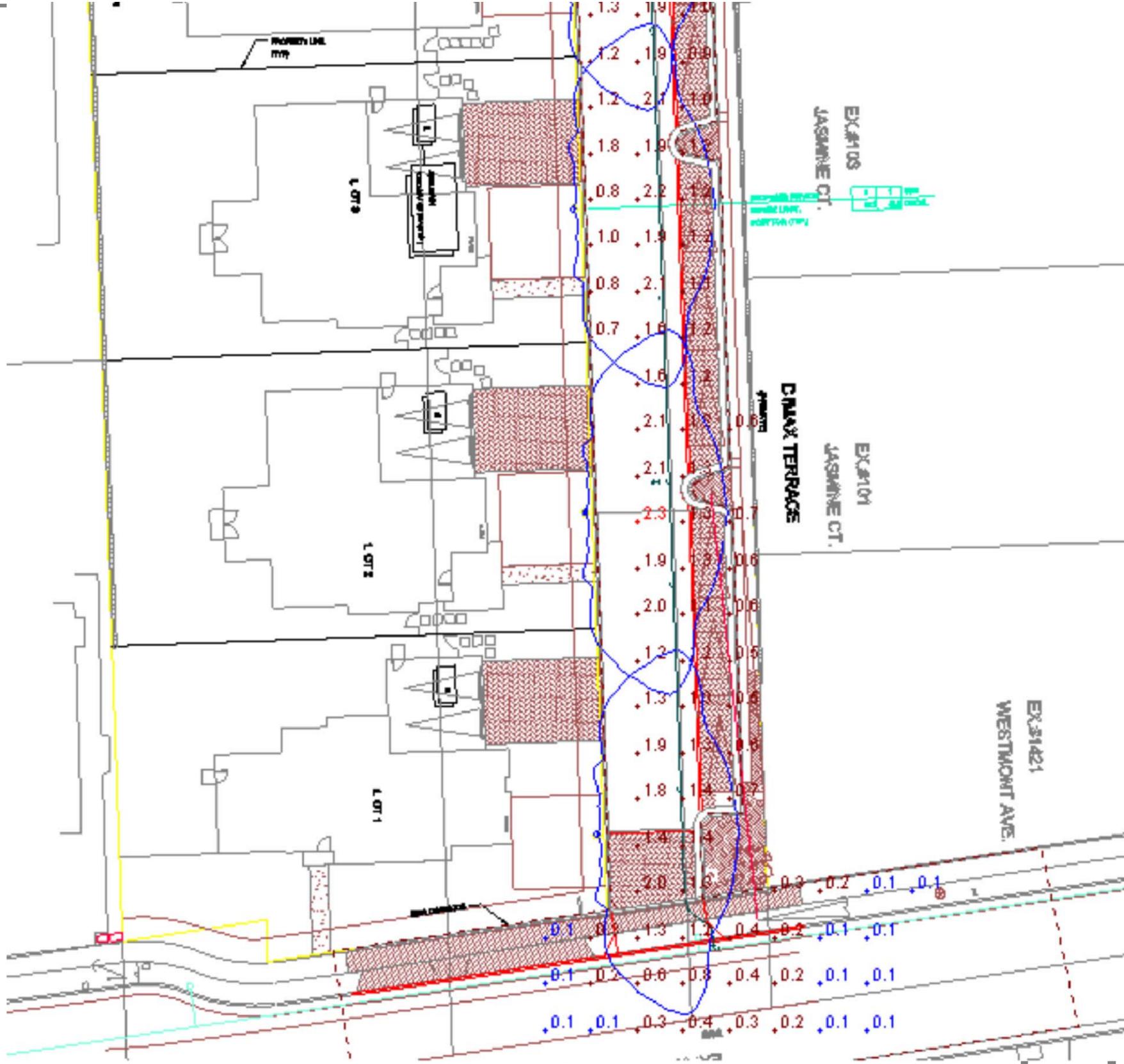
Optical Specifications
The optical system is IP65 rated and consists of a precisely molded thermal resistant borosilicate glass reflector and top reflector mounted within the decorative glass optic. The top reflector redirects over 50% of the upward light into the controlling reflector while allowing a soft up-light component to define the traditional acorn shape of the luminaire. The lower reflector uses precisely molded prisms to maximize the pole spacings while maintaining uniform illumination. Two reflectors are available, designed for IES type III and V distributions. Lunar Optics shielding is available for asymmetric and symmetric distributions.

Control Options
The control options shall include, but not limited to, the following:
 • Field adjustable output to adjust output to luminaire - AO
 • Long life photocontrol, 20 years - PCLL P34 and P48 with DTL
 • 3 and 7 pin receptacles internally in housing (PR3, PR7) or inside glass mounted (PRTE)
 • nLight Air (S20R6) outdoor feature-mounted motion and photo-sensor, features a dual radio to communicate wirelessly to other nLight Air devices for group response to motion, on/off control in response to daylight and by switch - RS20R6
 • Fixture embedded nLight Air network interface for individual fixture control and dimming - NLTAR2.

Certification and Standards
 • Luminaire shall be UL or CSA listed.
 • Suitable for operation in an ambient temperature up to 40°C / 105°F per UL or CSA certification
 • LM79 compliant
 • DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check with the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Warranty - 5 Years Limited
 Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C.



Statistics	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Street Calc Zone		+	1.0 fc	2.3 fc	0.1 fc	23.0:1	10.0:1

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
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