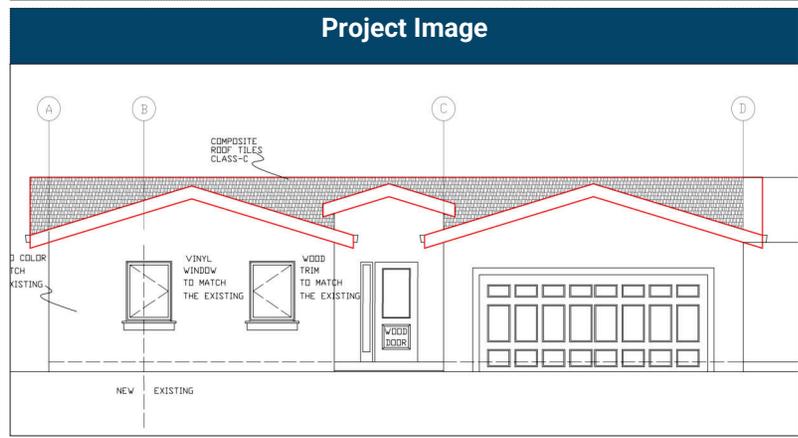




City of Campbell
70 North First Street
Campbell, CA 95008 -1423



Notice of Decision on Proposed Project

Dear Campbell Resident,

December 16, 2022

The Community Development Director will be rendering a decision on the following project.

Project Address: 1024 Smith Ave

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): STACC

File No.: PLN-2022-143

APN: 406-05-008

Applicant: Walid Nazzal

Property Owner: Greg and Amber Johnson

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow the addition of 891 square feet to an existing single-family dwelling.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **December 19, 2022**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **December 29, 2022**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.



- 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 traduccion en Español



JOHNSON RESIDENCE

ADDITION 1024 SMITH AVE. CAMPBELL- CA 95008

CODE AND REGULATION
2019 California Green Building Code.
2019 CRC, CBC, CEC, CPC, CMC,
and 2019 CA Energy Code.

a. California Fire Code 2019 Edition
b. California Building Code 2019 Edition
c. California Mechanical Code 2019 Edition
d. City of Campbell Municipal Code.

SCOPE OF WORK
NEW ADDITION INCLUDING:
FOUNDATION, FRAMING, ELECTRICAL, PLUMBING, FINISH.

GREEN GLOBE
ENGINEERING
& CONSTRUCTION
Lic # 1005705
WALID NAZZAL
GEORGE CHAMMAS-PE
5120 Graves Ave.
San Jose, CA 95129
(408)772-6096

NOTE
- THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FEET.
- THE ROOF DRAINAGE SYSTEM SHALL DISCHARGE TO 5 FEET MINIMUM FROM FOUNDATION TO AN APPROVED DRAINAGE SYSTEM.

NO EXISTING TREE ONSITE

DETERMINATION OF A NEW HOUSE

PROJECT VALUATION	\$ 350,000
ROOF TO BE REMOVED AND COVERED	665 SQ.FT
EXISTING ROOF AREA	1699.5 SQ.FT.
39% OF THE EXISTING ROOF BE REMOVED AND COVERED	
EXTERIOR WALL TO BE REMOVED AND FILLED	99'
EXTERIOR WALL TO REMAIN	79'-6"
55.4% OF THE EXTERIOR WALL BE REMOVED AND FILLED	
INTERIOR WALL TO BE REMOVED AND FILLED	71'-3"
INTERIOR WALL TO REMAIN	49'-5"
59% OF THE EXTERIOR WALL BE REMOVED AND FILLED	

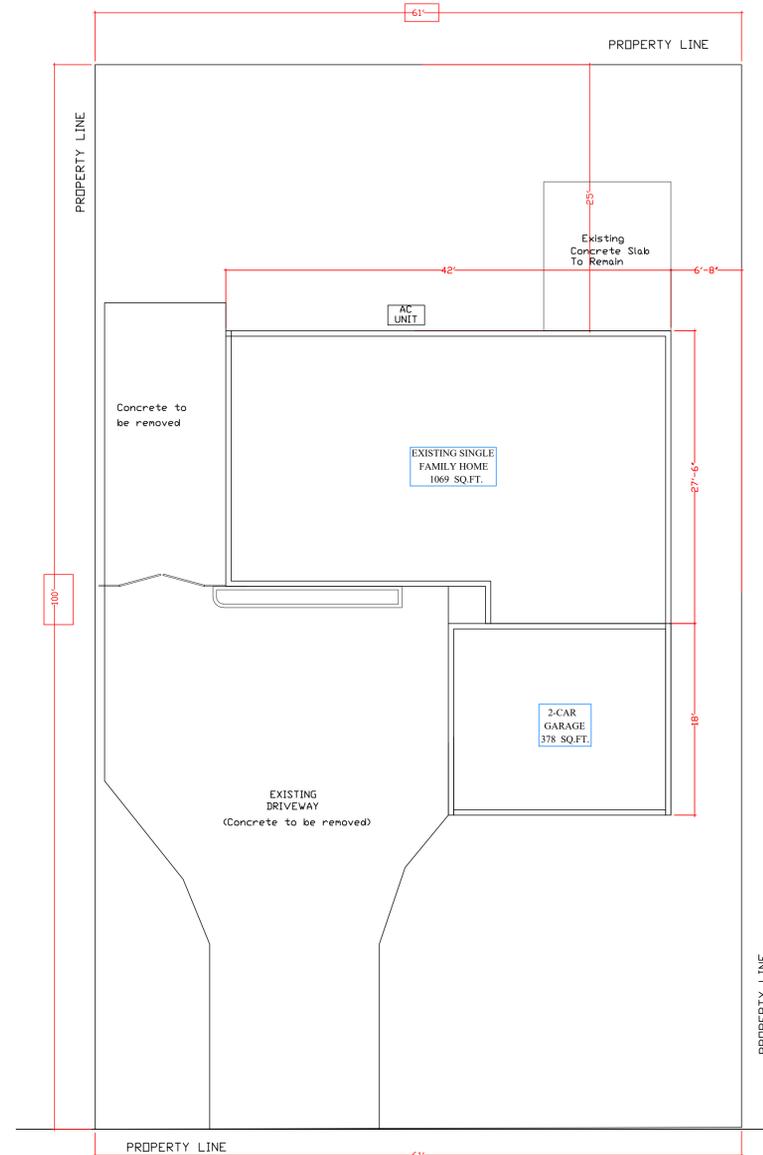
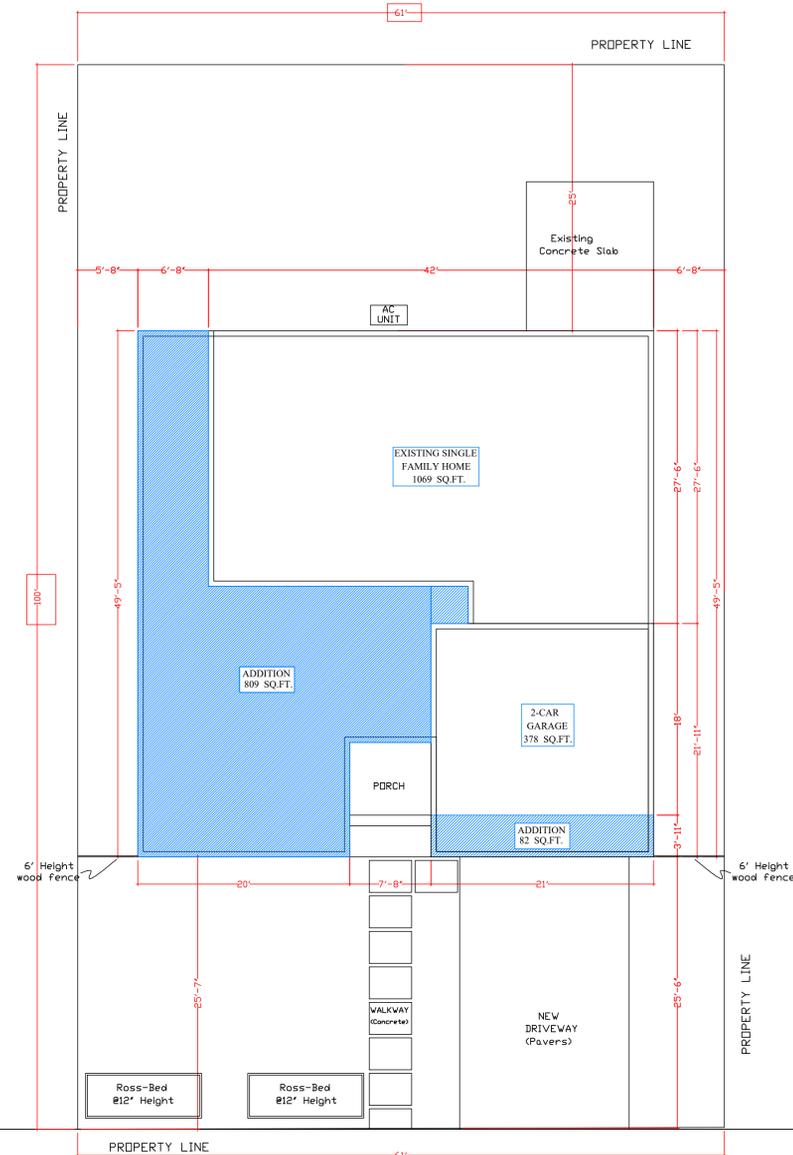
LOT COVERAGE-PROPOSED		LOT COVERAGE-EXISTING	
LOT SIZE	6100	LOT SIZE	6100
Building	2323	Building	1447
Driveway	407	Driveway	1198
Walkway	113	Side Concrete Slab	305
Porch	82	Back Concrete Slab	168
Back Concrete Slab	168	Total coverage	3118
Total coverage	3093	Grass area	2982
Grass area	3007		
BUILDING HEIGHT-Proposed	13'-6"	BUILDING HEIGHT-Existing	13'-6"

SITE ANALYSIS

Zoning: R-1-8

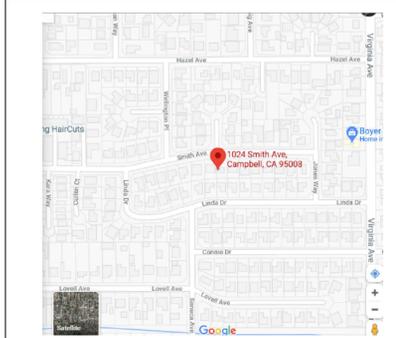
LOT AREA	6100	SQ. FT.
EXISTING LIVING SPACE :	1069	SQ. FT.
NEW ADDITION	793	SQ. FT.
TOTAL LIVING SPACE (E+N):	1862	SQ. FT.
2 CAR-GARAGE (E)	378	SQ. FT.
GARAGE ADDITION:	82	SQ. FT.
TOTAL GARAGE SPACE (E+N):	460	SQ. FT.
TOTAL FLOOR AREA	2323	SQ. FT.
FAR = $\frac{2323}{6100} = 0.38$		

SETBACKS	ZONING ORDINANCE	PROPOSED
FRONT	25'	25'
REAR	20'	20'
SIDE (LEFT)	5'	5'-8"
SIDE (RIGHT)	5'	5'

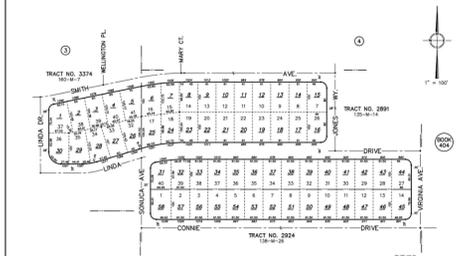


PROJECT DESCRIPTION

OWNER: GREGORY AND AMBER JOHNSON
ADDRESS: 1024 SMITH AVE. CAMPBELL
OCCUPANCY GROUP:
TYPE OF CONSTRUCTION VB
NUMBER OF STORIES ... 1
APN: 567 12 057
ZONING : RESIDENTIAL R-1-8
LAND USE: SINGLE FAMILY HOME



VICINITY MAP



PARCEL MAP

DRAWING INDEX	
SHT	CONTENTS
CS	SITE PLAN/COVER SHEET
A.00	SITE PHOTOS
A.0	GENERAL NOTES
A.1	FLOOR PLAN (E+N)
A.2	ROOF PLAN (E+N)
A.3	ELEVATIONS FRONT & REAR (E+N)
A.4	ELEVATIONS SIDES (E+N)
-	2019-GREEN BUILDING STANDARD

REVISIONS	Date



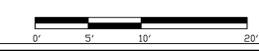
ADDITION
CAMPBELL, CA

JOHNSON RESIDENCE
1024 SMITH AVE.
CAMPBELL, CA 95008
SITE PLAN

SCALE : 1/8" = 1'
DRAWN WN
DATE 09/25/22

SHEET
CS

SITE PLAN (Proposed)
SCALE : 1/8" = 1'



SITE PLAN (Existing)
SCALE : 1/8" = 1'



S M I T H A V E

S M I T H A V E

REVISIONS	Date

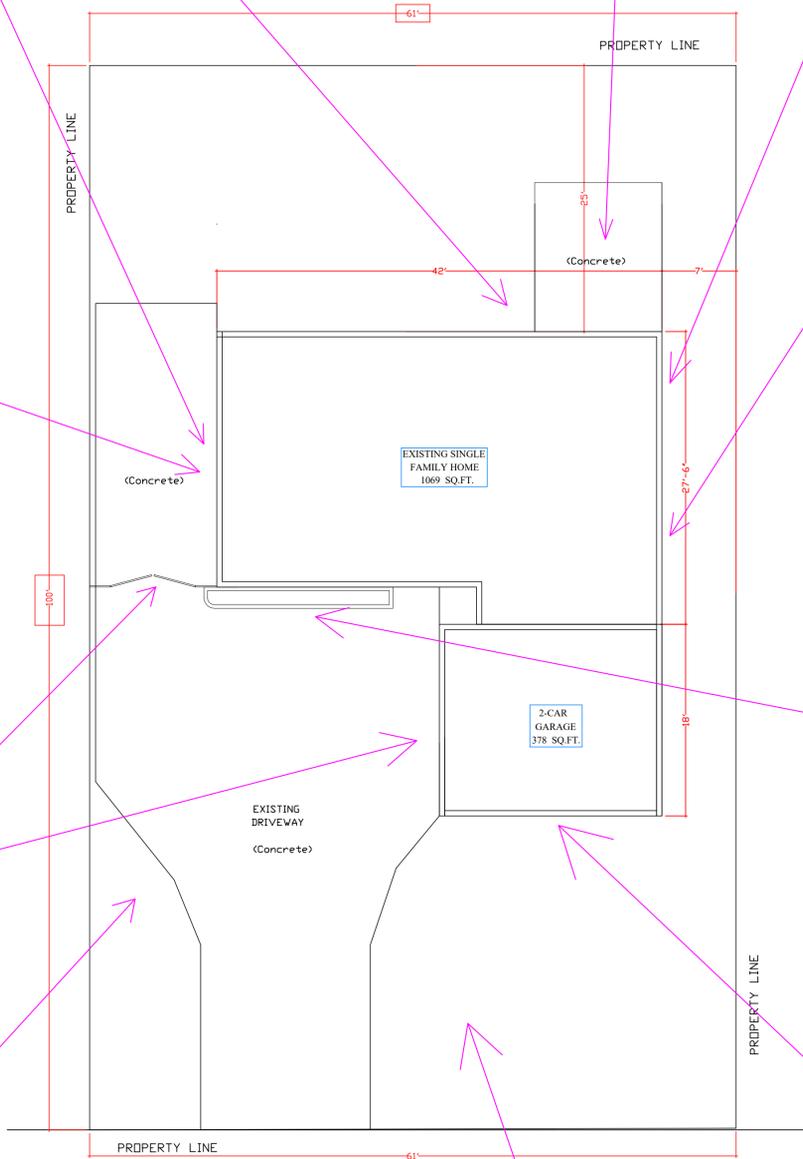


ADDITION
CAMPBELL, CA

JOHNSON RESIDENCE
1024 SMITH AVE.
CAMPBELL, CA 95008
SITE PHOTOS

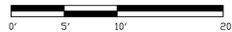
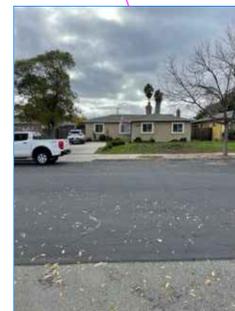
SCALE : 1/8" = 1'
DRAWN WN
DATE 01/05/22

SHEET
A.00



SITE PLAN (Existing)
SCALE : 1/8" = 1/8"

S M I T H A V E



SPECIFICATIONS

SEE ALSO STRUCTURAL NOTES BY STRUCTURAL ENGINEER. WHERE CONFLICTS OCCUR STRUCTURAL ENGINEERS NOTES SHALL GOVERN.

CONCRETE & CONCRETE BLOCK

- A. CONCRETE
1. Concrete shall be machine mixed with a maximum 7 1/2 gallons of water per sack of cement.
2. Mixing water shall be clean and free from injurious amounts of oil, acids, alkalis, organic materials or other deleterious substances.
3. Course aggregate shall be hard, durable crushed stone or gravel graded per ASTM C33.
4. Sand shall be clean, hard, durable, washed free from silt, loam, or clay.
5. Concrete shall conform to ASTM 94 and reach a minimum strength of 2500 P.S.I. in 28 days or as specified in the soils report.
6. Concrete quality shall conform to provisions of Sec. 1905 CBC
7. Cement shall conform to ASTM C150, Type I or II.
8. All concrete shall be thoroughly consolidated during placement, using a mechanical vibrator.
9. Except where detailed on structural drawings, reinforcement shall not be displaced or cut to provide clearance for penetrations, inserts, or embedments.
10. Removal of forms: supporting vertical surfaces min. 2 days: supporting horizontal surfaces min. 14 days.
11. Only one grade of concrete shall be permitted on the job site at one time.

B. CONCRETE BLOCKS

- 1. All concrete blocks shall be grade N load bearing unit F =1500 #PSI (U.N.O.) conforming to A.S.T.M. C-90 (medium weight concrete blocks).
2. Mortar (type S mortar) mix shall be 1 part cement, 4-1/2 parts sand, and a maximum of part lime putty or dry hydrated lime.
3. Mortar joints shall be a minimum of 3/8 and shall be full head and bed.
4. Grout mix shall be 1 part cement, 3 parts sand, 2 parts pea gravel, and sufficient water to cause the grout to flow into all joints without segregation.
5. Grout pours shall not exceed 4 feet in height Grout cells as noted on plans, F c 2000 P.S.I. min.
6. When grouting is stopped for one hour or longer, horizontal construction joints shall be formed by stopping the pour of grout 1-1/2" below the top of the uppermost unit.
7. Vertical reinforcement shall be held in position at the top and bottom and at intervals not exceeding 192 bar diameters.
8. Dry pack shall be 1:2 stiff mix.
9. Concrete block retaining walls shall conform to provisions set forth in CBC Chapter 16 for structural masonry walls.
10. Provide an approved waterproofing on earth side of retaining wall with protection board before backfilling. Provide back of wall drain or weep holes as per detail.
11. Block units shall have a moisture content not to exceed 30% at time of laying to prevent dehydration of mortar and grout, and shall be free of all substances which might impair the bond of the units to mortar and grout.
12. Proper units shall be used to provide for all windows, doors, bond beams, lintels, pilasters etc. with a minimum of cutting.
13. Lay masonry in running bond except as designated otherwise on drawings. Provide masonry bonds at all corners and intersections-
14. All grout shall be thoroughly consolidated and re-consolidated, using a mechanical masonry vibrator.

STEEL

A. STRUCTURAL STEEL AND MISCELLANEOUS METALS

- 1. Structural steel shapes and plates shall conform to ASTM A36 identified with mark and mill certification.
2. Steel pipe columns shall conform to ASTM A53 Type E or S Grade B. Note dimension on plans shows out side diameter.
3. Steel tube columns shall conform to ASTM A500, Grade B.
4. All welding shall conform to standard code and A.W.S. for arc and gas welding. Use the electric arc process F-70 electrodes: low hydrogen electrodes for welding bolts and rebar as per ASTM A233.
5. All welding shall be performed by certified welders in a shop approved by local ordinances.
6. Structural field welding shall have special inspection, in accordance with CBC 1704.
7. Fasteners: Bolts and nuts shall conform to ASTM A307. All bolt heads and nuts that bear on wood shall have malleable iron washers if exposed or cut washers if concealed. All anchor bolts shall be hook bolts (with 2 hook), see plan for spacing.
8. Exposed exterior steel shall be galvanized, UNO
9. Exposed interior steel shall be shop primed and field (final) coated.
B. REINFORCING STEEL
1. Reinforcing steel shall be deformed bars conforming to ASTM designation A615-40, intermediate grade.
2. Wire fabric shall be electrically welded steel, ASTM A185. Lap 6 at edges.
3. Detailing fabrication and placing of reinforcing steel shall conform to or equal that set forth in the Manual of Standard Practice for Detailing Reinforced Concrete Structures, and better where required by the drawings.
4. Standard hooks shall comply with recommended sizes as shown in above manual, unless otherwise noted.
5. Lap all bar splices, 36 diameters in concrete and 40 diameters in concrete block, or 24" whichever is greater, stagger splices; bars shall be continuous in length as long as possible.
6. Suitable devices shall be used to hold the reinforcing in its true horizontal and vertical positions. These devices shall be sufficiently rigid and numerous to prevent displacement of the reinforcing during the placing of the concrete.
7. All dowels, anchor bolts and other inserts shall be well secured in place prior to pouring concrete.
8. All pipes and ducts through concrete to be sleeved. Verify openings with plumber and electrician.

9. All welded wire fabric shall be tied at three places to each dowel except locations where slab is designed as a floating slab.

10. Clear distance of reinforcement shall be as follows:
a) Wall surface =
b) Formed surface in contact w/earth = 2"
c) Unformed surface in contact w/earth = 3"
d) Clear distance between bars = 2"

WOOD

- A. MATERIALS
1. All lumber shall be Douglas Fir, and shall be stamped with a grademark of the following grades by an approved grading agency UNO
A. Studs and plates- standard grade min.
B. Joists and rafter- #2 grade min. UNO
C. Beam and lintel - #1 grade min. UNO
D. Post: 4X post - #2 grade, U.N.O. (exposed #1) 6x post & larger - #1 grade
2. Glu-Laminated Timber Beams
A. Industrial appearance grade UNO
B. All members shall be composed of 1-1/2" laminations, Fbx-2400 PSI, dry use condition. Each member shall bear specific identification for location and shall be accompanied by a Certificate of Inspection by the inspection agency-Standard Camber.
C. Prior to fabrication, shop drawings shall be prepared and submitted to the Architect for approval. Taper seats for level bearing.
D. Design, fabrication and construction of structural glul-iam members shall conform in all applicable respects to the following governing standards:
1. The American Institute of Timber Construction Standards, Manual #301.
2. The commercial standard for structural glued laminated timber, CS-253.
3. Standard specifications for structural glued laminated Douglas Fir timber of the WCLA1 Comb. F, DF.
4. WCLIB certificate of lumber grades.
5. Approved inspection certificate in gluing procedures to be submitted to the building department prior to erection.
6. Each piece to be imprinted with standard identification marks.
3. Structural plywood shall be graded per A.P.A. PSI-83, and shall be interior type sheathing C-D grade with exterior glue, UNO All horizontal plywood shall be laid with face grain perpendicular to joists and with staggered joints.
B. CONNECTIONS
1. Nailing: Minimum nailing requirements for standard connections unless specifically shown or noted otherwise.
Timber Nailing Schedule
Taken from CBC Table 2304.9.1
3. A. Plywood sheathing: (at floors) UNO
Use T&S plywood (PI 4824, CDX) w/1od common nails.
Supported panel edges nailed @ 6" o.c. Intermediate nailed @ 12" 0.o.
Glue plywood to floor joist.
Nail immediately after gluing.
B. Plywood sheathing: (at roof) UNO
Use plywood (CDX) w/8d common nails.
Supported panel edges nailed @ 6" o.c. Intermediate nailed @ 12" 0.o.
Blocking not required UNO
4. For flush framing of joists, use Simpson std. U joist hanger or equal. Provide rafter ties 4" -0" o.c. immediately above ceiling joists where ceiling joists are not parallel to roof rafters.
5. All manufactured connection hardware shall be as designated on drawings and installed and full nailed in conformance to manufacturer's instructions and applicable ICBO approvals.
6. Install lag screws in drilled lead holes with a diameter equal to of the shank diameter (lag screws shall not be hammered in). Wax or soap lag screws. Provide washers under heads bearing on wood. Holes shall be properly aligned.
7. Bolt holes shall be drilled 1/16" larger than the bolt diameter. Provide washers under all bolt heads and nuts bearing on wood. Holes shall be properly aligned. In no case shall misalignment be allowed which prevents proper bearing or alignment of members. Oversized holes shall not be allowed. Nuts shall be tightened snug.
8. Nails to be common wire nails.
C. INSTALLATION
1. Cutting and Notching of Studs:
Studs in exterior walls and bearing partitions may be cut or notched to a depth not exceeding 25% of stud width. Cutting or notching of studs in non-bearing partitions shall not exceed 40% of the width.
2. A hole not greater in diameter than 40% of the stud width may be bored in any wood stud. Bored holes not greater than 60% of the width of the stud are permitted in non-bearing partitions. In no case shall the edge of the bored hole be nearer than 5/8" to the edge of the stud. Bored holes shall not be located at the same section of stud as a cut or notch.
3. All lumber in contact with concrete shall be pressure treated (Wolminized) Douglas Fir or construction grade Redwood.
4. All stud walls shown on Structural Drawings shall have 2 x 4 studs placed at 16" o.c. except where noted otherwise.
5. Top plates shall be doubled on all stud walls. UNO
6. Cripples under headers shall be continuous to sole plate.
7. Block all stud walls as required for sheathing.
8. Provide blocking 2x wide of equal depth of the members between all joists and rafters at their supports, unless members are nailed to a rim joist
9. Install all horizontal members with crown up.
10. All members in bearing shall be accurately cut and aligned so that full bearing is provided without the use of shims.
11. Bearing posts shall have full blocking or support under.
12. Double joist under all parallel non-bearing partitions. Use 2-16d nails at 16" 0.c. to nail double joist together unless noted otherwise.
13. All joists shall have a minimum of 2" bearing at supports. Lapping joists shall have 6" laps centered over interior supports.
14. Provide 2X solid blocking on joists and rafters @ 8"-0" o.c. and at supports.

15. Sills and Plates:
Sills and plates at shear walls shall be continuous and free of cuts and notches. Perforations shall be allowed with a maximum of 1 3/4" diameter and shall be located as close to the center as possible. Sill plates shall be pressure treated Douglas Fir. Sill bolts shall have 7" minimum embedment and be 12" maximum from ends of sills and corners. Provide metal washers under all bolt heads and nuts bearing on wood. All bolts through wood to be drive fit. At least 2 bolts shall be provided for each board.

16. Double joists around all openings

- 17. Non-Bearing Stud Wall Requirements:
Maximum Height
Up to 12' 2' x 4 @ 16" 0.c
Up to 18' 2' x 6 @ 16" 0.c
Up to 20' 2' x 8 @ 16" 0.c.
Lintels as Follows: (U.N.O.)
Roof Lintel - 4" x 8
Opening =6'-0" Use 4 x 8
Opening=8'-0" Use 4x10
Opening=6'-0" Use 4x8
Opening=4'-0" Use 4 x 4
Opening=4'-0" Use 4x6
18. Provide double trimmers at all openings 6'-0" wide or greater UNO
19. Fire stops are required at the following locations:
A. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10 foot intervals along the length of the wall.
B. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cave ceilings.
C. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and incline with the run of stairs if the walls under the stairs are unfinished.
D. In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings that afford a passage for fire at ceiling and floor levels, with non-combustible materials.
E. Gas vents and non-combustible piping, in walls, passing through three floors or less shall be effectively draft stopped at each floor or ceiling.
20. Lap 4-0" minimum at top plate splice, with 8-16d nails at each side of splice U.N.O. Splices in upper and lower plates shall be staggered at least 10 feet.
21. All wood posts shall be 4X width of beam (UNO) 4 X 10 and larger beams/headers shall have post caps at ends, where indicated on plan.
22. Plywood at shear walls to be continuous at wall and door jamb intersections.
23. Provide boundary nailing to end posts at each shear wall.
24. Structural members shall not be cut for pipe, ducts, sleeves, etc., unless specifically noted or detailed.
25. Provide 3/8" min. particle board (underlayment under vinyl floors).

THERMAL AND MOISTURE PROTECTION

A. INSULATION

- 1. Minimum insulation to be as follows:
Roof and ceiling - Refer to Exterior walls - Title 24
Floors wood - Notes
Sound Attenuation- See notes on Floor Plan
2. Cold Walls:
Portion of building between living space and an unheated garage, storage room and portion of wall above ceiling of an adjacent section of a split-level dwelling to be insulated same as roof, walls, or floor of dwelling.
3. It may be necessary to increase the depth of framing members to accommodate thicker insulation materials than that shown on drawings. Verify with Architect.
4. Install ceiling insulation as required to allow air circulation at eave vents.
5. Studs must be constructed, installed, and insulated as per Chapter 6, CMC
6. All insulation must meet California Energy Commission quality standards and be certified by the manufacturer
7. Provide water heater insulation blanket (R-12 or greater) or combined interior/exterior insulation (R-16 or greater): first 5 feet of pipes closest to tank insulated (R-3 or greater).
8. Insulate recirculating hot water piping in unheated spaces.
9. Insulation installer shall post in a conspicuous location in the building a certificate signed by the installer and builder stating that the installation conforms with the requirements of Title 24, chapter 2-53 and that the materials installed conform with the requirements of Title 20, Chapter 2, Subchapter 4, Article 3.
10. All insulation materials shall have a flame spread rating not to exceed 25 and a smoke density not to exceed 450.
11. U.N.O., leave 1" dead air space between the insulation and roof sheathing for venting.
B. GYPSUM WALLBOARD
1. Gypsum board work and materials shall meet all requirements of ANSI No.97-1, for the Application and Finishing of Wallboard. Joint compound system mixed, applied, and finished in compliance with manufacturers printed directions, to be invisible after finished, including all metal corner beads and trim.
2. Gypsum wallboard on stud walls: (Nailed Application): Cooler nails at 7" o.c. all studs, plates, and blocking, use 5d nails with wallboard and 6d nails with 5/8" wallboard unless otherwise noted on drawings. Avoid breaking face paper.
Gypsum wallboard on stud walls: (Screwed Application):
USG (or equal) Type W screws spaced 16" o.c. max. for walls, 12" o.c. max. for ceilings.
3. Use 1/2" gypsum wallboard where stud spacing is 16" o.c. and 5/8" where stud spacing is greater than 16" o.c.
4. Use 5/8" type "x" gypsum board on all garage ceilings, walls and beams, and on all framing supporting stairs. Framing shall be at 16" o.c. max. Provide perimeter blocking between the ceiling joists for solid backing for the attachment of the sheetrock to the ceiling.
5. Use "Durorock" or equal backing board where tile is to be applied to walls UNO. All tub/shower walls shall have a smooth, hard, nonabsorbent surface over a moisture resistant underlayment to a height of 72 inches above the drain inlet (min). CBC R 307.2 (min).
C. LATH AND PLASTER
1. Stucco lath shall be key mesh bond lath self furred paper backed lath stapled to all studs, top and bottom plates, and blocking with 16 gauge staples 6" 0.c.
2. All horizontal or sloping surfaces to receive exterior finishes shall have one layer of (min) 30# felt underlayment.
3. Plaster soffits to be over expanded metal lath.
4. Exterior cement plaster shall consist of three coats over paper backed metal lath.
5. Provide exterior plaster weep screed at grade beam/sill plate line.
D. TILE
1. Provide materials obtained from only one source for each type of tile and color to minimize variations in appearance and quality.
2. All tile installed over wood studs or solid wood backing: Studs shall be protected from moisture by 15# felt or 4 mil. polyethylene film. Metal lath shall be nailed at 4" o.c. vertical and 16" 0.c. horizontal. Tile to be installed over 3 part mortar bed: scratch coat, floating coat, and bond coat. All work shall be done in accordance with the Ceramic Tile Institute's most current handbook and A.N.S.I. A108.1.

3. Grout joints for marble and granite tile shall be held as tight as possible and shall be uniform in width.

4. Grout joints for ceramic tile shall be as per manufacturer's recommendations and shall be uniform in width.

5. Where tile meets another flooring material (i.e., carpet, wood), concealed stripping as required shall be used to form the tightest possible jointing. Door thresholds shall be correctly located and centered under the closed door line. Exposed screws or nails are not acceptable.

E. CAULKING AND SEALANTS

- 1. Apply in strict accordance with manufacturer's printed instructions.
2. Seal all joints around openings to provide a watertight and airtight seal. Clean joints thoroughly. Areas adjacent to joints shall be masked if necessary to obtain a neat sealer line, free of stains on adjacent surfaces. Joints shall be filled with back-up material as required by manufacturer.
3. All locations indicated on drawings and wherever air, water, or dust may infiltrate between construction members and as directed by builder shall be caulked. Set exterior edges or all exterior thresholds in sealant to provide weather tight seal.
4. Caulk and/or seal all exposed exterior and interior joints above and below grade and all those exterior and interior joints and appendages concealed by other building materials, flashing, etc.. Caulking and/or sealant material at exposed areas shall be in color as near as possible to match abutting natural or painted finishes.
5. Caulking and sealant compounds indicated on drawings and corresponding to the following list shall be Standard Dry Wall Products, Inc., or as otherwise approved and complying with the applicable Federal Specifications. Neoprene Sealing Tapes and Strips shall be as manufactured by Dupont, Elastomer Chemicals Department.
GLAZING
1. Glass in doors or within 18" of floor, within 24" of door, and immediately adjacent to tubs & showers to be fully tempered float glass. Leave labels attached until final inspection.
2. All skylights within building to be double-glazed. All glass in skylights shall be fully tempered, safety glass, or wire glass. Approved plastics may be used. Skylights to comply with Chapter 24 of the California Building Code.
3. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening of 5.7 square feet. Minimum net opening height shall be 24", minimum net width 20" with finished sill height not more than 44" above the floor.

SHEET METAL

- 1. Provide galvanized sheet metal (G.S.M.) side wall flashing at full perimeter of chimneys. G.S.M. saddle at high side.
2. Provide G.S.M. sheet metal flashing at any roof valley: edge of flashing shall be minimum 7" from center of valley.
3. Provide G.S.M. flashing for all vents or pipes penetrating roofs or roof decks.
4. Provide G.S.M. flashing at all roof-to-wall intersections.
5. Provide G.S.M. gutters continuous at full perimeter of roof. Provide exposed G.S.M. downspouts as noted on roof plan and building elevations. See gutter details for profile.
6. Provide all additional G.S.M. flashing as shown on construction documents or as may be otherwise required.
7. All flashing is to be 26 gauge galvanized sheet steel unless noted otherwise: meeting requirements of ASTM A525, mill prepared to receive paint finish, fabricated and installed in accordance with latest edition SMACNA requirements.
MECHANICAL AND PLUMBING
1. The plumbing and HVAC mechanical systems shall be designed by the Mechanical Subcontractor or his representative based upon energy calculations provided. The Mechanical Subcontractor shall size and specify equipment, provide duct layout and sizing.
2. Water meter, water line pipe and gas line pipe sizing calculations along with one line isometric drawings may be required to be provided if the building inspector requests these items.
3. Plumbing drain waste and vent and/or mechanical ducting along with electrical panel/wiring sizing calculations may be required to be provided by contractor if the field inspector requests these items. See deferred submittals
4. Installation instructions for all listed equipment shall be provided to the field inspector, time of inspection.
5. The Mechanical Subcontractor shall verify location of all registers and return air grills with Architect prior to commencing the work.
6. Setback thermostats are to be used on all heating systems.
7. Gas-fired space heating equipment to have intermittent ignition devices.
8. Attic Furnace Shall Be Set On Vibration Isolation Mounts. Provide a level working platform not less than 30" in depth in front of firebox side. If the furnace temperature-limit control, air filter, fuel-control valve, vent collar or air-handling unit is serviceable from firebox side of furnace, a continuous floor not less than 24" in width shall be provided from platform in front of the firebox side of the furnace to in front of this equipment.
9. All air ducts penetrating separation wall or ceiling between garage and living area shall be 26 gauge minimum w/ R-6 insulation
10. All fixed appliances are to be securely fastened into place per UMC Section 304.4.
11. Sinks and water closets to have flexible pipe to water supply. Water closets shall have maximum 1.28 gpi + WaterSense. Lavatory, and sink faucets shall have a maximum flow rate of 1.2 gpm @ 60psi; minimum 0.8 gpm @ 20psi. Kitchen faucets shall have a flow rate of 1.8 gpm @ 60psi. May temporarily increase to 2.2gpm @60psi, but must default to 1.8 gpm. Shower heads shall have a maximum flow rate of 2.0 gpm @80psi +WaterSense per California Energy Commission.
12. All shower doors and sliding glass tub doors shall be 3/16" minimum fully tempered clear glass. Glass enclosure doors and panels must be labeled Category II. Swing door outward. Net area of shower receptor shall be not less than 7.1 square feet of floor area and encompass a 30" diameter circle.
13. Under floor Clean-outs shall be within 20 feet of the crawl space access, per Sect 707.1 All Clean-outs shall be water tight and air tight per Sect. 707.3 1214.3.1
14. Pressure test is required for all gas lines prior to final inspection. (Minimum 1-1/2 times proposed maximum working pressure for half an hour. Maximum range for the pressure gauge shall not exceed five times the test pressure per Sect. 1214.3.1
15. Provide 15" min. between the center of plumbing fixtures such as water closets and sinks and the nearest wall or object, per Sect. 407.6
16. Provide approved Excess Gas Shut-Off Valve (motion sensitive to be triggered when the gas flow exceeds the design flow limit) at each connection of a gas appliance to a gas line per C.C.Co. Ordinance 2004-27.
17. Provide approved Excess Gas Shut-Off Device (non-motion sensitive such as earthquake and to be triggered after 300,000 BTU flow) at the downstream meter per C.C.Co. Ordinance 2000-11.

14. Provide water supply at each refrigerator .

15. Drain pipes from upper level to be cast iron and wrapped in insulation for sound dampening. All plumbing shall be separated from structure with plumbing pipe isolators.

16. At water heater provide temperature and pressure relief valve with drain to exterior 6" to 24" to grade with pipe end pointed down.

17. Provide washer & dryer space with recessed water supply, fuel gas connection, 4" dia., 14 foot max. smooth metal dryer vent to outside air.

18. Termination of all environmental air ducts shall be a minimum of three feet from property lines or any openings into the building.

19. Provide min. 60 sq in. of screened louvered monoxide vents per car 12" from floor

20. Attic furnace shall be set on vibration isolation mounts on 3/4" plywood platform with 30"min space of platform w/ a minimum 24" wide access walk within 20 ft. of access portal of at least 30" x 30" at unit for service.

21. All gas fired mechanical appliances shall be provided with seismic anchorage. Vent cooktop to outside air, provide fuel gas and electrical components as required.

22. Verify locations of FAU and exterior condenser units.

23. Prefabricated metal fireplace unit. U. Listed or ICBO unit to have tight fitting glass doors and outside air supply. Install per CBC chapter with manufacturers flue and cap, provide spark arrestors for fireplace chimney. Verify surround and mantel materials and layout with owner.

24. Provide underfloor access with insulated door 18" x 24".

25. Flush and raised hearths shall be minimum 20" deep and 12" beyond each side of fireplace opening. Verify finish material with owner.

26. Tubs and showers shall have tempered glass enclosures and door U.N.O

27. All shower heads shall have 1.8 gpm maximum rate; lavatory faucets 1.2 gpm maximum rate and kitchen sink faucets shall have 1.8 gpm maximum rate. Toilets shall be 1.28 gallons per flush.

ELECTRICAL

- A. GENERAL
1. Electrical plan is a suggested layout. Consult with Owner for specialty electrical features such as central vacuum system, intercom, security system, cable televisions outlets, phone outlets, special lighting, etc., prior to construction.
2. The Electrical Contractor is responsible to perform all electrical wiring and installations to meet all applicable state and local code requirements, industry standards, and utility company requirements.
3. Electrical contractor is responsible to supply lateral service to building and to provide power to all mechanical systems and appliances as required per manufacturer's specifications.
4. For services exceeding 200 amps, submit a SCI letter from PG&E indicating the short-circuit current available at the service supply terminals (NEC 230-65). Provide at least 36" x 30" work space from finish grade to 6'-6" above finish grade.
5. Electrical system shall have a concrete enclosed electrode (UFER) electrical ground per (NEC 250-81).
6. Over and under gas and electric meters are not allowed.
7. Provide branch circuits as per NEC Article 220-3.
8. All electrical equipment shall be listed by an approved testing lab (NEC 110-3(a)).
9. All electrical fixtures are to be installed according to manufacturer's specifications.
10. Smoke and carbon monoxide detectors shall be 110v with battery backup and interconnected, which are audible in all sleeping areas will be provided at the following locations:
a. All bedrooms
b. In hallways and immediately adjacent to bedrooms
c. above tops of stairs
d. at least at every level
e. one additional where ceiling line elevation change> 2 feet .
11. All circuits are to be labeled and properly identified ant the sub-panel.
B. WIRING
1. Provide G.F.I. for all outlets installed in bathrooms, garages, outdoors, and areas where water may be present.
2. Locate common wall junction boxes servicing two spaces in separate stud bays.
3. Conductors shall be annealed copper, insulated, sized as required, installed in rigid metallic conduit (RSC) or metallic tub (EMT) as required. Aluminum conductors will not be permitted.
4. 240v outlets require metal boxes. Provide metal or one hr. rated boxes at walls and ceilings between the garage and house.
5. Outlet boxes for ceiling fans shall be listed specifically for that use (NEC 370-17).
6. 2 small appliance branch circuits are required for the kitchen and are limited to supplying wall and counter space outlets for the kitchen, pantry, breakfast room, dining room, or similar areas. These circuits cannot serve outside plugs, range hood, disposals, dishwashers or microwaves — only the required counter/top/wall outlets including the refrigerator. CEC 210.11(c)(1) and 210.52 (a) and 210.52(c).
a. In addition, a dedicated 20-amp circuit is required to serve the required bathroom outlets. This circuit cannot supply any other receptacles, lights, fans, etc. (exception-where the circuit supplies a single bathroom, outlets for other equipment within the same bathroom shall be permitted to be supplied.) CEC 210.52 (c)(3) and exception: cec210.23(a)(1) and (a)(2).
b. A dedicated 20-amp branch circuit shall be provided to supply the laundry receptacle outlet. CEC 210.11(c)(2) and 210.52(f). & a 30 amp circuit for electric clothes dryer.
7. Provide a grounding system as per nec article 250-81 c, min 20 of #4awg bare copper wire in the footing or grade beam, 2" from the bottom. Also provide electric grounding, ("bond") of metal piping to service equipment, cold water and gas pipe.
8. Provide main and sub-panel amperages prior to first inspection.
C. LIGHTING
1. Recessed lighting fixtures in insulated ceilings shall be listed for zero clearance insulation cover.
2. Exterior lights shall be labeled "suitable for wet locations", unless under a porch roof where they can be labeled "suitable for damp locations" (NEC 410-4).
3. Kitchens: At least 50% of the total wattage of kitchen lighting must be from high efficacy luminaires. Non high efficacy luminaires must be switched separately from high efficacy luminaires. (150)(K)2
4. Bathrooms, utility rooms, garages and laundry rooms: High efficacy lighting or manual-on occupancy sensors required. (150)(K)3
5. Exterior attached to building: High efficacy luminaires or combined photosensor/ occupancy sensor required. (150)(K)6
6. All other interior spaces: High efficacy luminaires, occupancy sensor, OR dimmers required. Luminaires that are not high efficacy luminaires can be allowed in closets less than 70 square feet. (150)(K) 4
7. Recessed lighting: When installed in insulated ceilings, must be both Type IC (insulated covered) and rated airtight. (150 (K)5)

CAL GREEN MANDATORY MEASURES

Enhanced Durability and reduced Maintenance (4.06)
Joints and openings.
Annular spaces around pipes, electric cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method acceptable to the enforcing agency.

Construction Waste Reduction, Disposal and Recycling (4.08)
A minimum of 50% of the construction waste generated at the site is diverted to recycle or salvage. This is achieved either by using Citypre-certified landfills or implementation of a waste management plan.

Waste management plan shall be pre-approved by Building and Safety Services Division.
Building Maintenance and Operation (4.410)
An operation and maintenance manual shall be provided to the building occupant or owner.

ENVIRONMENTAL QUALITY - Pollutant Control (4.504)
Duct openings and other related air distribution component openings shall be covered during construction.

Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.
Paints, stains and other coatings shall be compliant with VOC limits.

Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.

Carpet and carpet systems shall be compliant with VOC limits.

Documentation shall be provided to the City building inspector verifying that compliant VOC limit finish materials have been used.

Particleboard, medium density fiberboard (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards.

Interior Moisture Control (4.605)
Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- 1. Moisture content shall be determined with either a probe-type or contact-type moisture meter.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
3. At least three random moisture readings shall be per-formed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

Duct systems are sized, designed, and equipment is selected using Environmental Comfort (4.507)
the following methods:
1. Establish heat loss and heat gain values according to Air Conditioning Contractors of America (ACCA) Manual J or equivalent.
2. Size duct systems according to ACCA 29-D (Manual D) or equivalent.
3. Select heating and cooling equipment according to ACCA 36-S (Manual S) or equivalent.

Bathroom fan shall be ENERGY STAR compliant and ducted to outside of building and shall be controlled by a humidistat capable of adjusting between a relative humidity range of 50 to 80 percent.

Qualifications (702)
HVAC system installers are trained and certified in the proper installation of HVAC systems.
Verifications (703)
Verification of compliance with this code may include construction documents, plans specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

GREEN GLOBE ENGINEERING & CONSTRUCTION

Lic # 1005705

WALID NAZZAL
GEORGE CHAMMAS-PE
5120 Graves Ave.
San Jose, CA 95129
(408)772-6096

Table with 2 columns: Date, REVISIONS



NOTE
The plans, ideas and design on this drawing are the property of the associate AIA walid nazzal, divided solely for this contract. Plans shall not be used, in whole or in part, for any purpose for which they were not intended, without written permission of the architect.

ADDITION
SINGLE FAMILY HOME
CAMPBELL, CA

JOHNSON RESIDENCE
1024 SMITH AVE.
CAMPBELL, CA 95008
GENERAL NOTES

DRAWN WN
DATE 01/05/22

SHEET
A.0

REVISIONS	Date



ADDITION
CAMPBELL, CA

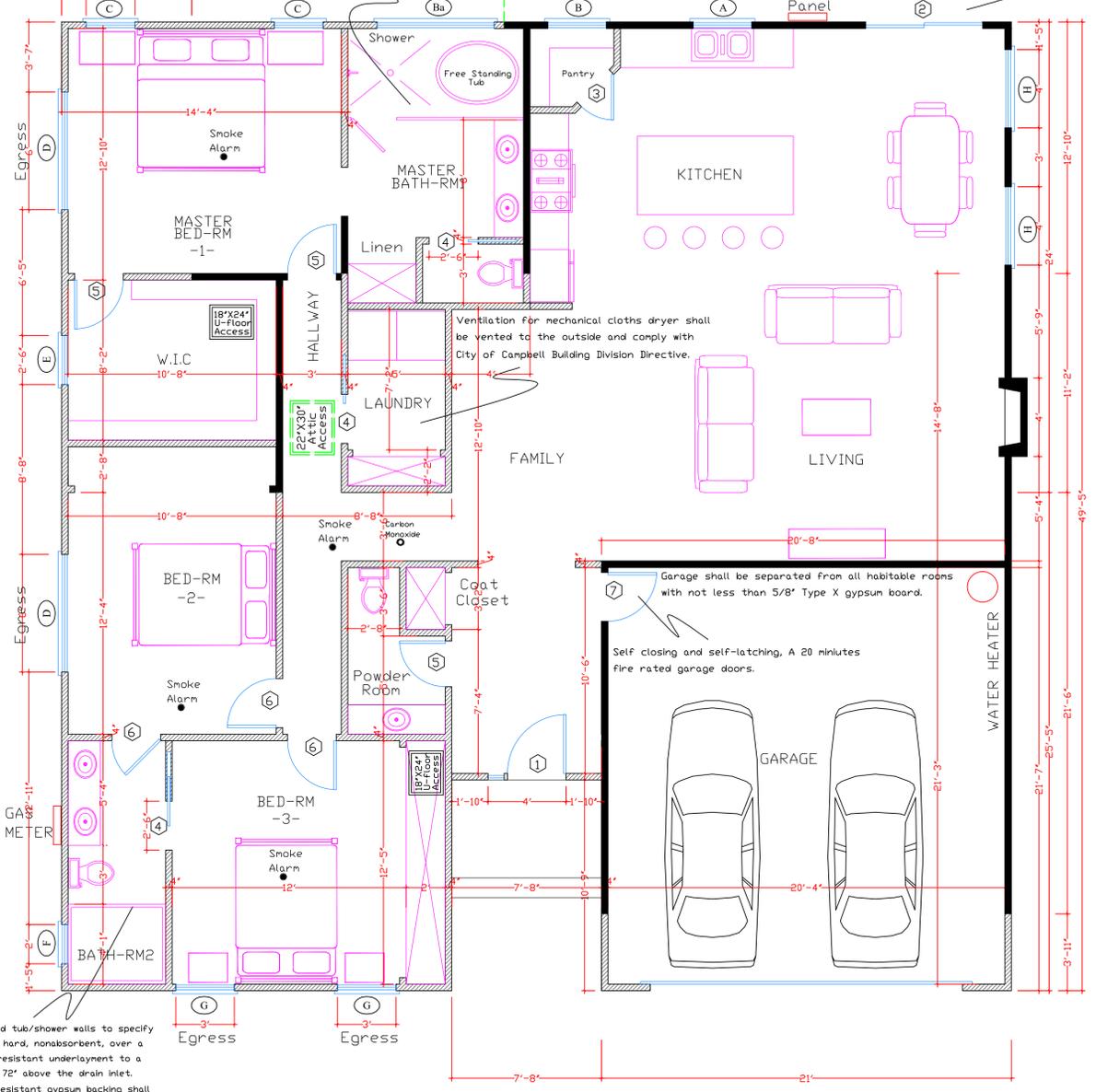
JOHNSON RESIDENCE
1024 SMITH AVE.
CAMPBELL, CA 95008
FLOOR PLAN

SCALE : 1/4" = 1'
DRAWN VN
DATE 01/05/22

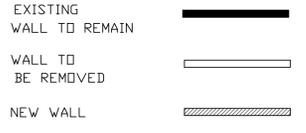
SHEET
A.1

- 22" Minimum Shower door shall open to maintain 22" minimum unobstructed opening
- control of showerhead shall be located on the sidewall of the shower compartment so that the showerhead does not discharge directly at the entrance to the compartment.
- Shower and tub-shower combinations shall have individual control valves of the pressure balance or the thermostatic mixing valve type.

- All exterior doors may open at landing that is not more than 7-3/4" lower than the floor level if the door does not swing over the landing.

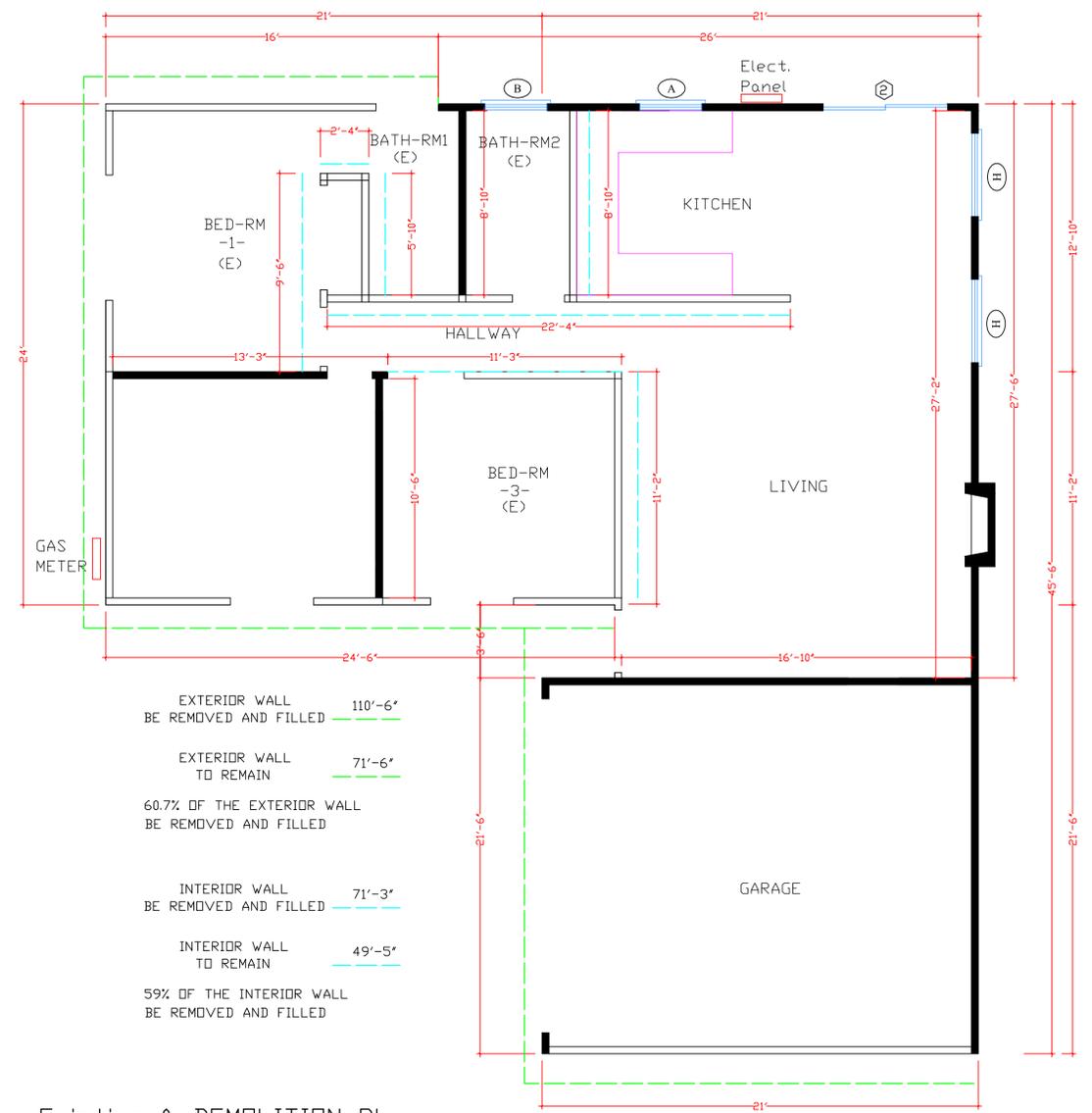


Proposed Floor
SCALE : 1'-0" = 1/4"



WINDOWS SCHEDULE-2ND FLOOR								
WINDOW	SIZE W.D. - HT.	TYPE	STYLE	COUNT	MATERIAL Existing	Proposed	TO BE REPLACED	LOCATION
(A)	3040	Temperd	Slider	1	-	Wood Double-Pane	Retrofit	Kitchen
(Ba)	6018	Temperd	Picture	1	-	Fiber-Glass Double-Pane	New Construction	Master-Bath
(C)	2640	Temperd	Casement	1	-	Wood Double-Pane	New Construction	Master-BR
(D)	6040	Temperd	Slider Egress	2	-	Wood Double-Pane	New Construction	Master-BR
(E)	2630	Temperd	Picture	1	-	Wood Double-Pane	New Construction	Bed-RM 2
(F)	2020	Temperd	Picture	1	-	Fiber-Glass Double-Pane	New Construction	Bath-RM 2
(G)	3050	Temperd	Casement Egress	2	-	Wood Double-Pane	New Construction	Bed-RM 3
(H)	4030	Temperd	Slider	2	-	Wood Double-Pane	Retrofit	Dining

DOORS SCHEDULE -FIRST FLOOR							
DOOR	SIZE W.D. - HT.	TYPE	MATERIAL Existing	Proposed	TO BE REPLACED	COUNT	LOCATION
(1)	3068	Right Single	Wood	Wood	New	1	Entry
(2)	6068	Slider Door	-	Glass wd/frame	New	1	Dining
(3)	2468	Left Single	-	Glass wd/frame	New	1	Pantry
(4)	2668	Pocket Door	-	Wood	New	3	Master-Bath
(5)	2668	Left Single	-	Wood	New	3	Master-BR/W.I.C
(6)	2680	Right Single	-	Wood	New	3	Bed-RM2/RM3
(7)	2668	Right Single	Wood	20m-rated	New	1	GARAGE

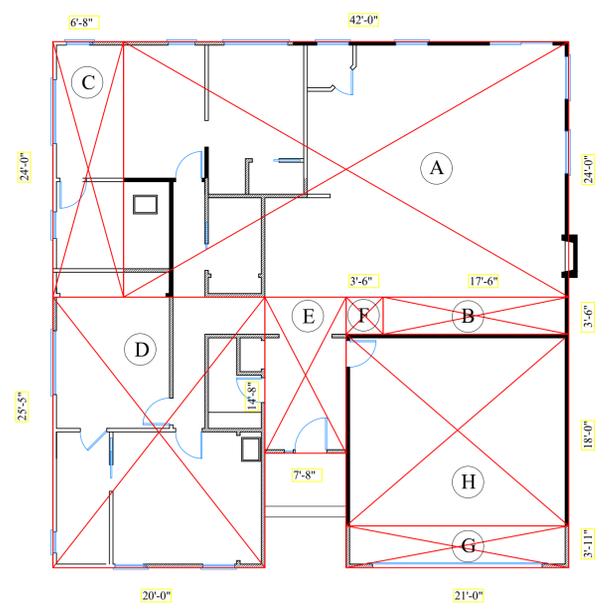


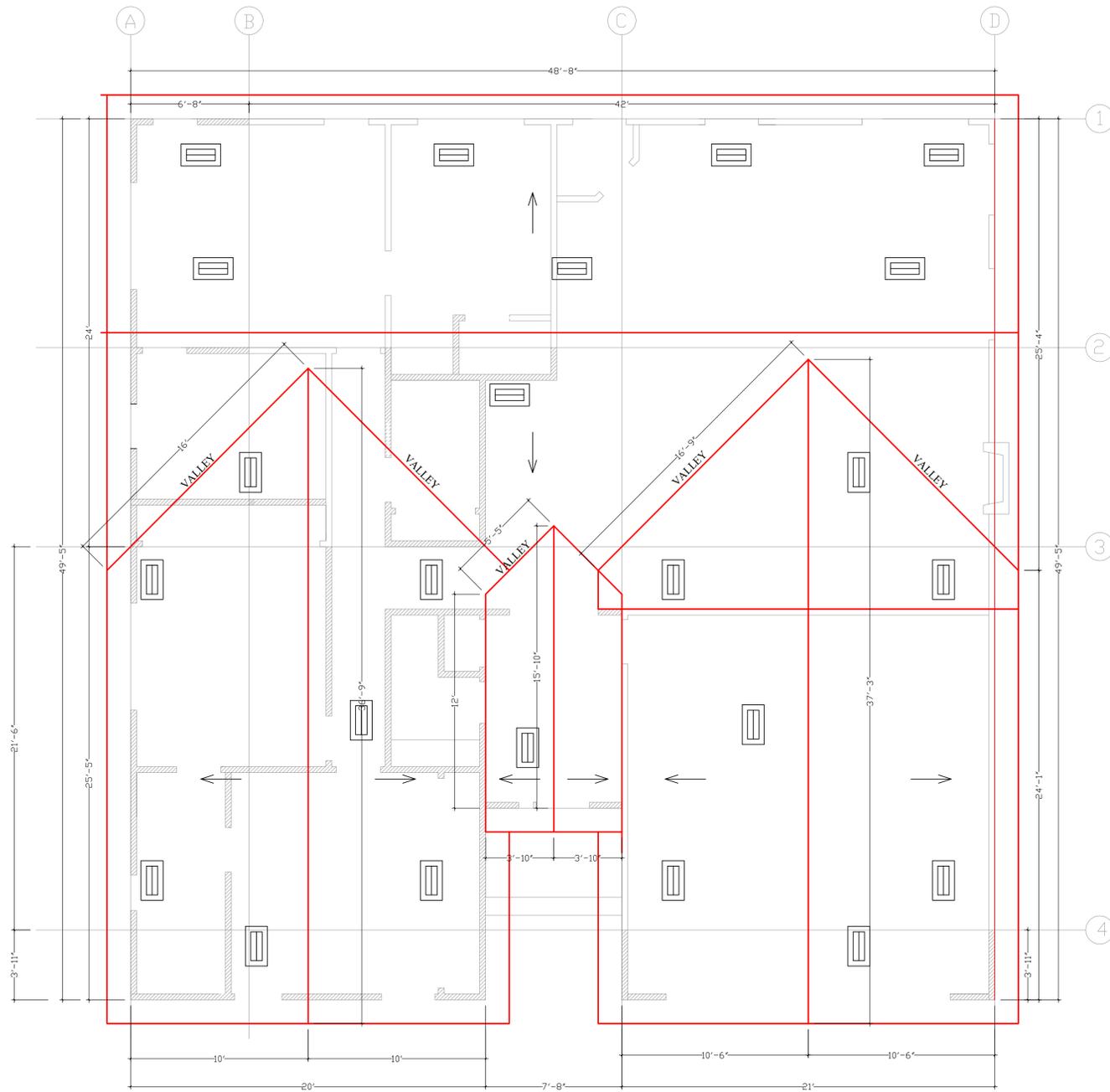
- EXTERIOR WALL BE REMOVED AND FILLED 110'-6"
- EXTERIOR WALL TO REMAIN 71'-6"
- 60.7% OF THE EXTERIOR WALL BE REMOVED AND FILLED
- INTERIOR WALL BE REMOVED AND FILLED 71'-3"
- INTERIOR WALL TO REMAIN 49'-5"
- 59% OF THE INTERIOR WALL BE REMOVED AND FILLED

Existing & DEMOLITION Plan
SCALE : 1'-0" = 1/4"

FLOOR AREA (Proposed)			FLOOR AREA (Existing)		
AREA	SIZE	SQ. FT.	AREA	SIZE	SQ. FT.
A	Living (E)	42'-0" X 24'-0" =	A	Living (E)	42'-0" X 24'-0" =
B	Living (E)	17'-6" X 3'-6" =	B	Living	17'-6" X 3'-6" =
C	Living (N)	6'-8" X 24'-0" =	H	Garage (E)	21'-0" X 18'-0" =
D	Living (N)	20'-0" X 25'-5" =			
E	Living (N)	7'-8" X 14'-8" =			
F	Living (N)	3'-6" X 3'-6" =			
G	Garage (N)	21'-0" X 3'-11" =			
H	Garage (E)	21'-0" X 18'-0" =			
TOTAL LIVING AREA: (A+B+C+D+E+F)		1862.28 SQ. FT.	TOTAL LIVING AREA: (A+B)		1069.25 SQ. FT.
TOTAL GARAGE AREA: (G+H)		460.25 SQ. FT.	TOTAL GARAGE AREA: (H)		378.00 SQ. FT.
TOTAL FLOOR AREA: (A+B+C+D+E+F+G+H)		2323 SQ. FT.	TOTAL FLOOR AREA: (A+B+H)		1447.25 SQ. FT.

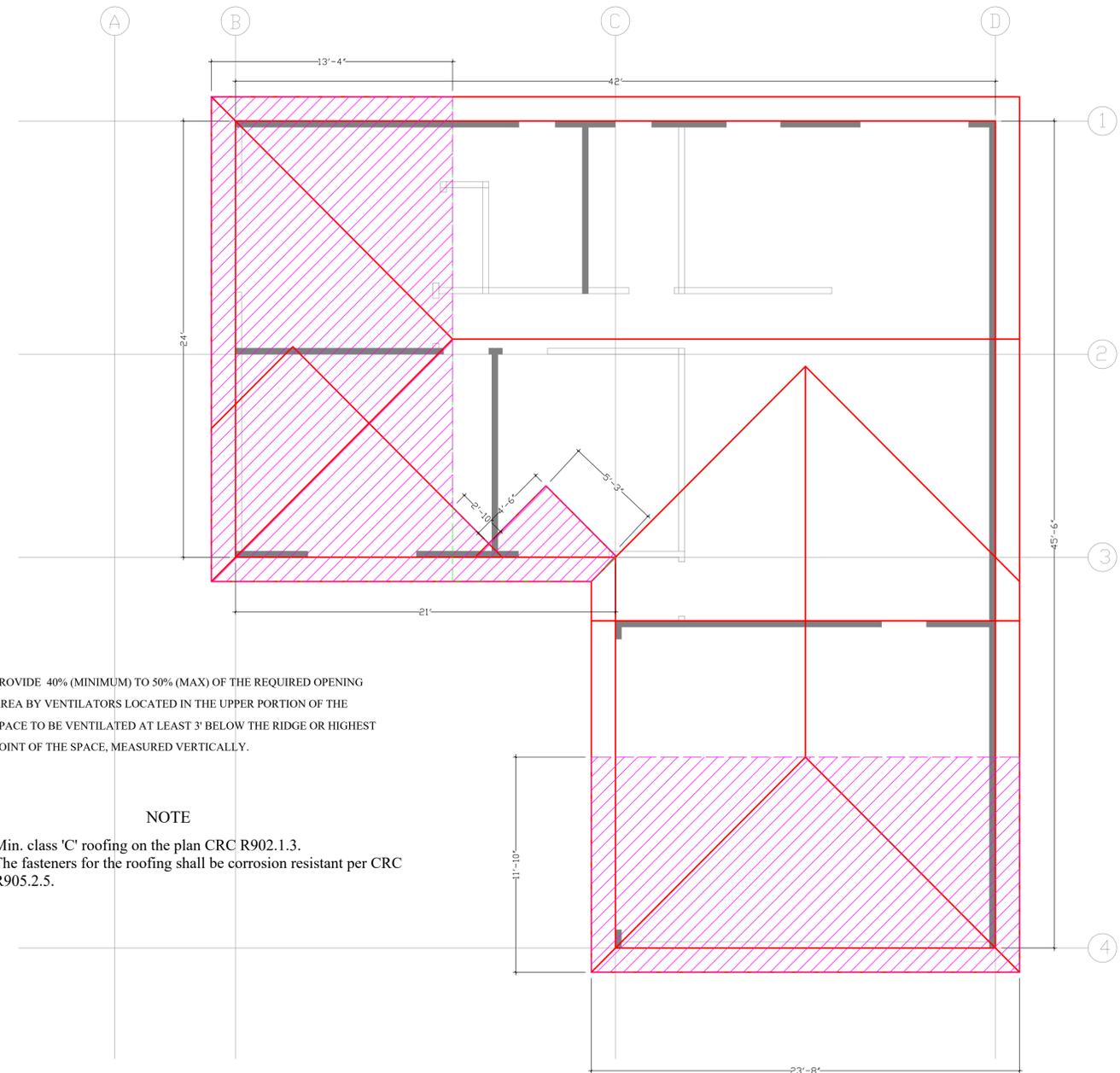
FLOOR DIAGRAM





Proposed Roof Plan

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



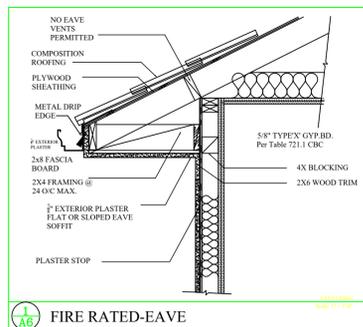
Existing & Demolition Plan

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

PROVIDE 40% (MINIMUM) TO 50% (MAX) OF THE REQUIRED OPENING AREA BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY.

NOTE

Min. class 'C' roofing on the plan CRC R902.1.3.
The fasteners for the roofing shall be corrosion resistant per CRC R905.2.5.



FIRE RATED-EAVE

ROOF ATTIC VENTILATION				
AREA	ATTIC SQ. FT.	FREE AREA REQUIRED (SQ. INCHES 1/300)	NET FREE AREA PROVIDED	TOTAL PROVIDED
FLOOR ATTIC AREA	2338 SQ. FT.	2338/300=7.79 Sq.Ft. 7.79 X 144 = 1122.24 Sq.In.	ROOF VENTS = 23X 50 = 1150 SQ.IN.	550 sq.in. (Upper Portion) 600 sq.in. (Lower Portion) 1150 SQ. INCHES

ROOF TO BE REMOVED AND COVERED 665 SQ.FT

EXISTING ROOF AREA 1699.5 SQ.FT.

39% OF THE EXISTING ROOF BE REMOVED AND COVERED



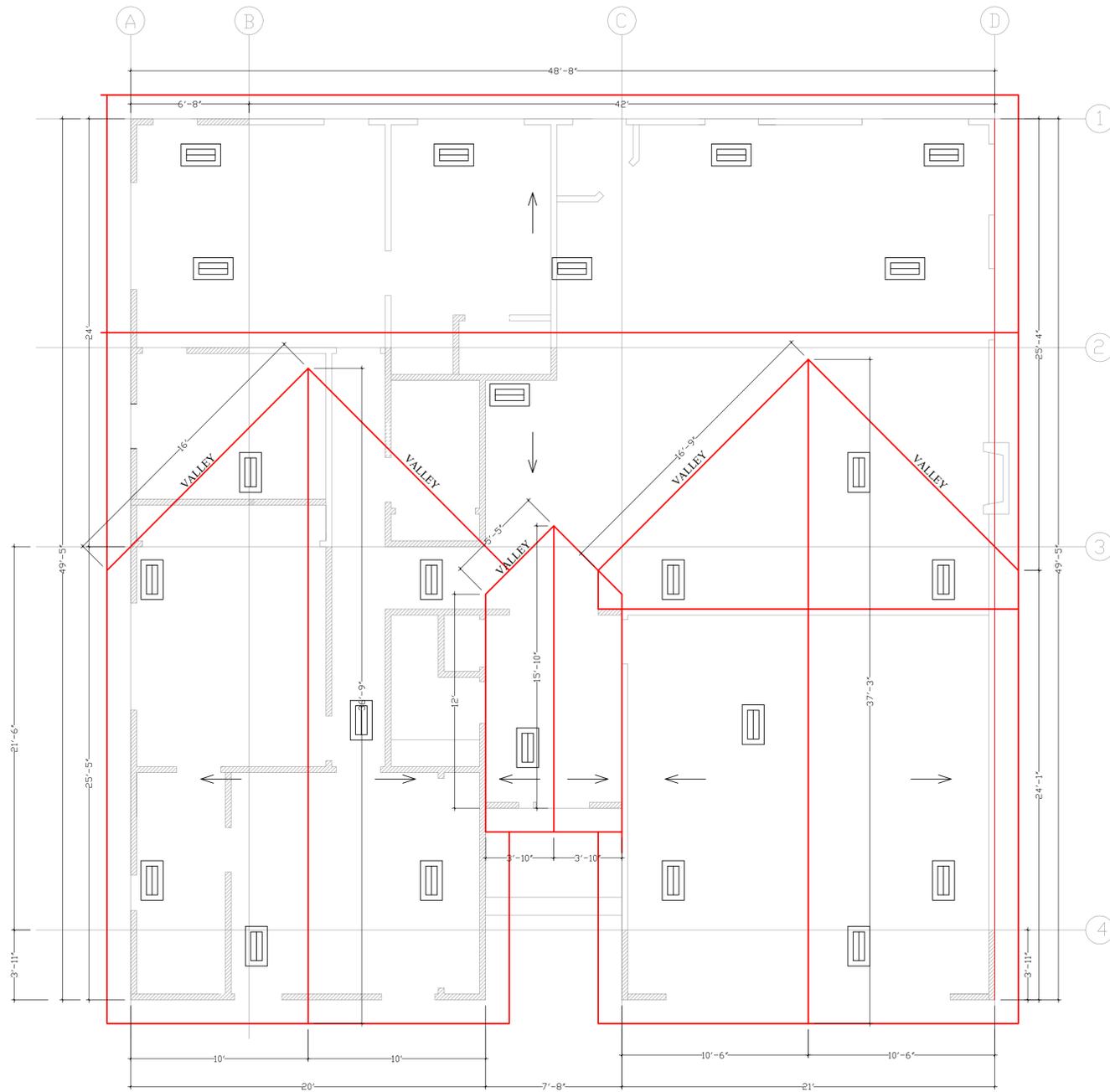
ADDITION
CAMPBELL, CA

JOHNSON RESIDENCE
1024 SMITH AVE.
CAMPBELL, CA 95008
ROOF PLAN

SCALE : 1/4" = 1'
DRAWN VN
DATE 01/05/22

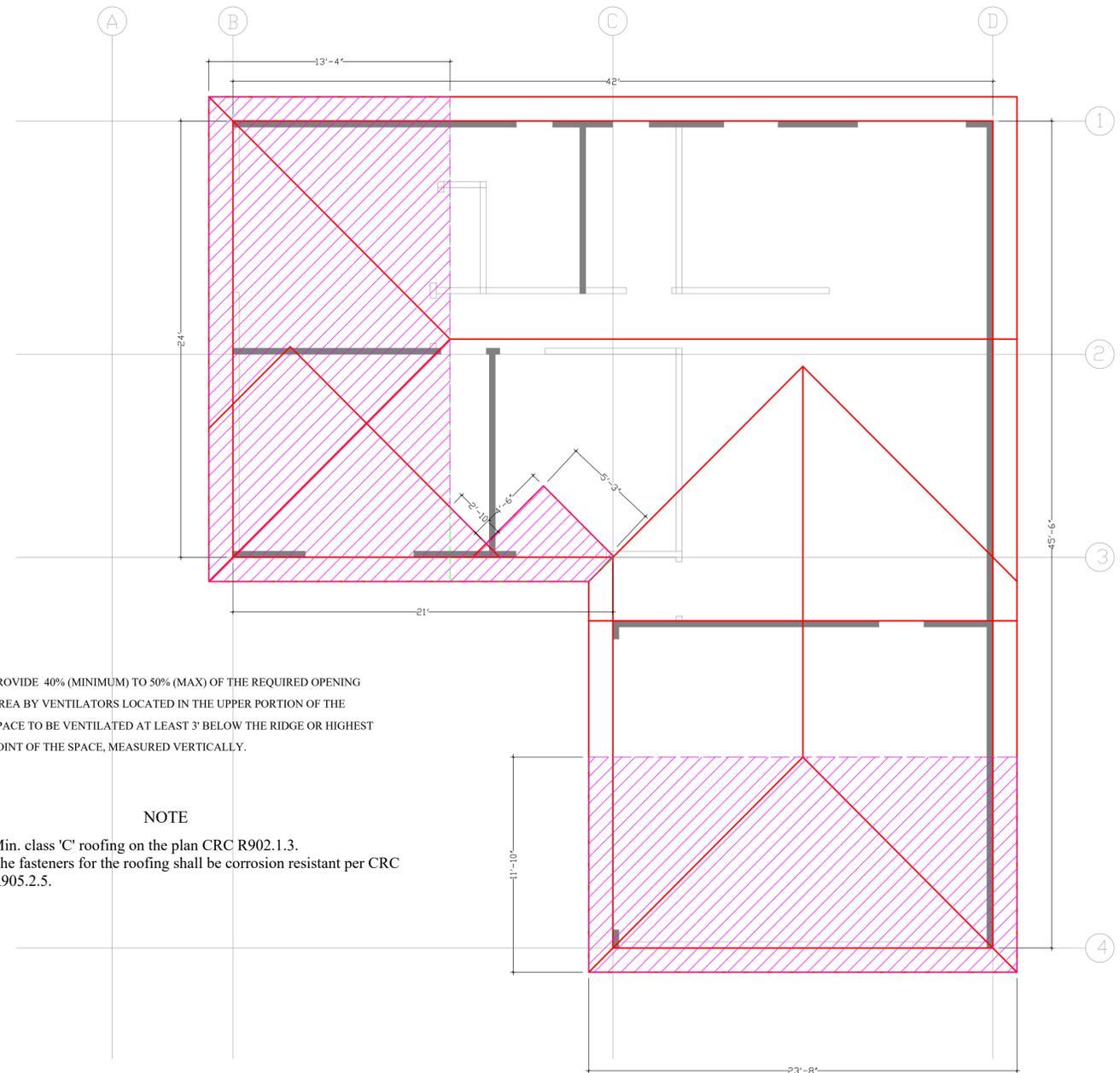
SHEET

A.2



Proposed Roof Plan

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



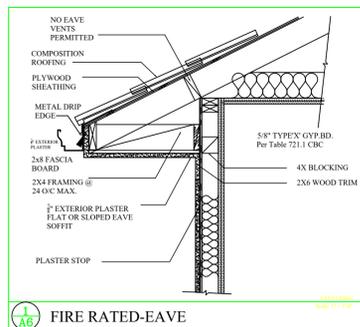
PROVIDE 40% (MINIMUM) TO 50% (MAX) OF THE REQUIRED OPENING AREA BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY.

NOTE

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The fasteners for the roofing shall be corrosion resistant per CRC R905.2.5.

Existing & Demolition Plan

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



FIRE RATED-EAVE

ROOF ATTIC VENTILATION				
AREA	ATTIC SQ. FT.	FREE AREA REQUIRED (SQ. INCHES 1/300)	NET FREE AREA PROVIDED	TOTAL PROVIDED
FLOOR ATTIC AREA	2338 SQ. FT.	2338/300=7.79 Sq.Ft. 7.79 X 144 = 1122.24 Sq.In.	ROOF VENTS = 23X 50 = 1150 SQ.IN.	550 sq.in. (Upper Portion) 600 sq.in. (Lower Portion) 1150 SQ. INCHES

ROOF TO BE REMOVED AND COVERED 665 SQ.FT

EXISTING ROOF AREA 1699.5 SQ.FT.

39% OF THE EXISTING ROOF BE REMOVED AND COVERED

REVISIONS

Date



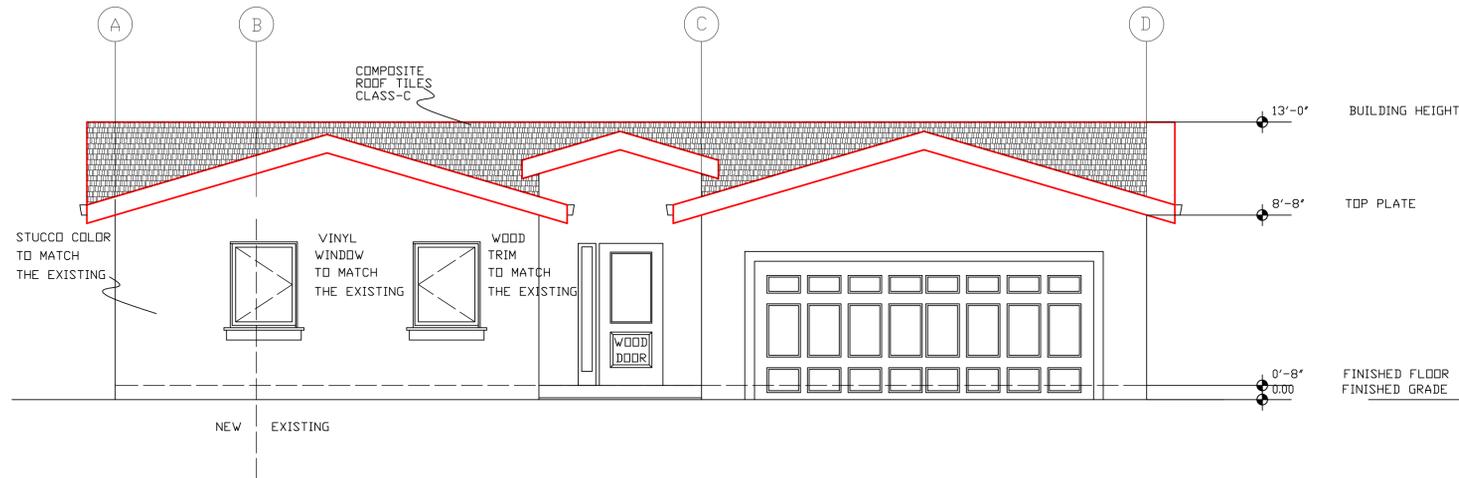
ADDITION
CAMPBELL, CA

JOHNSON RESIDENCE
1024 SMITH AVE.
CAMPBELL, CA 95008
ELEVATIONS
FRONT & REAR

SCALE : 1/4" = 1'
DRAWN VN
DATE 01/05/2022

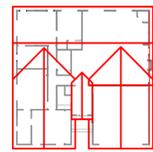
SHEET

A.3

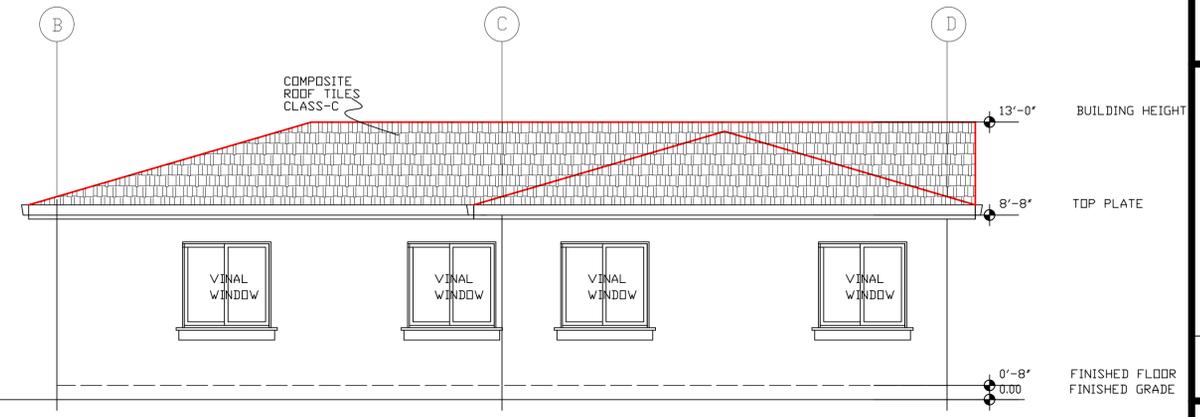


Front Elevation-Proposed (north)

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

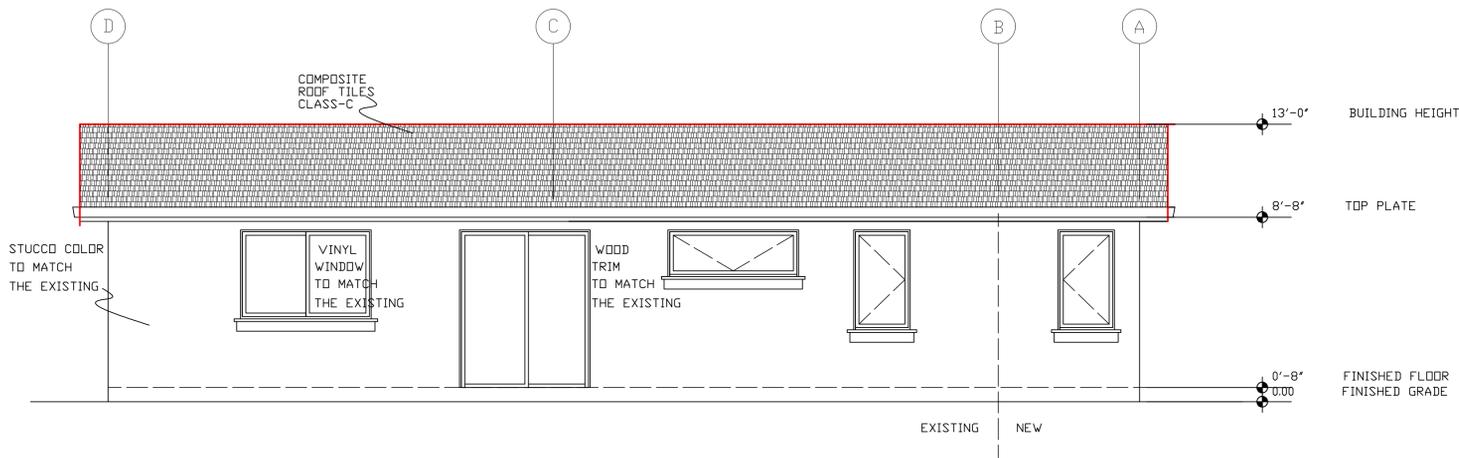
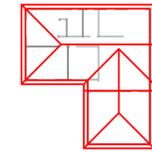


28'-0" MAXIMUM HEIGHT



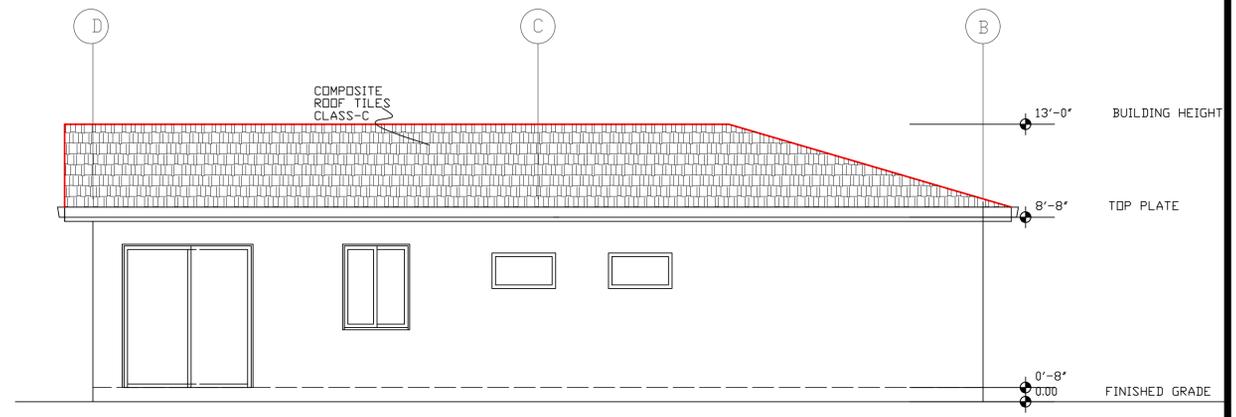
Front Elevation-Existing (north)

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



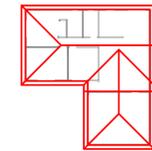
Rear Elevation-Proposed (south)

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



Rear Elevation-Existing (south)

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



REVISIONS

Date

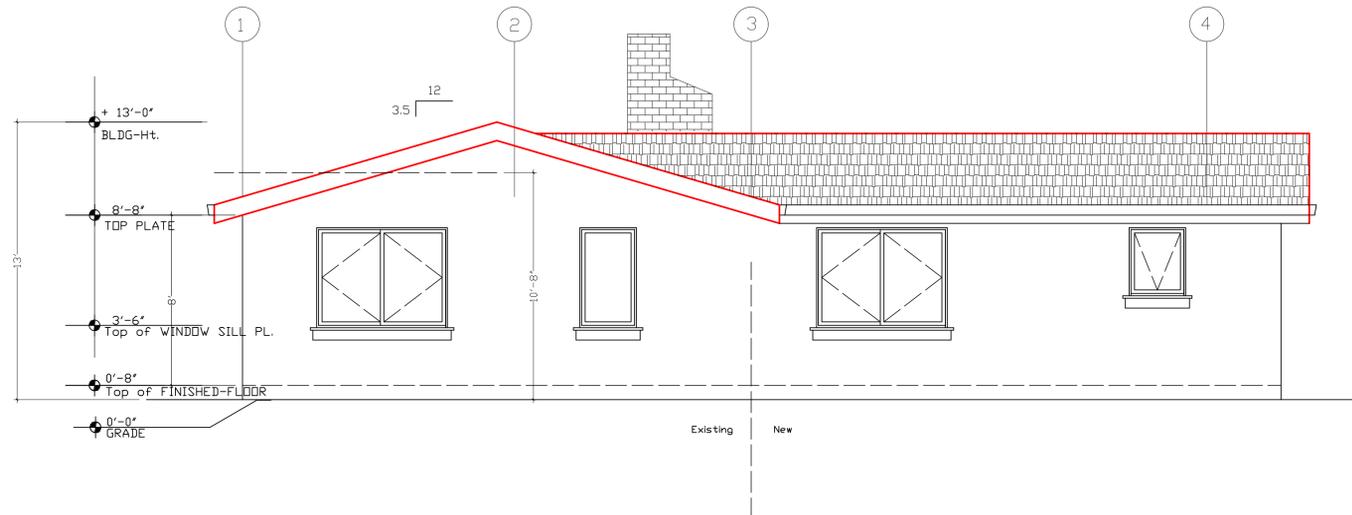


ADDITION
CAMPBELL, CA

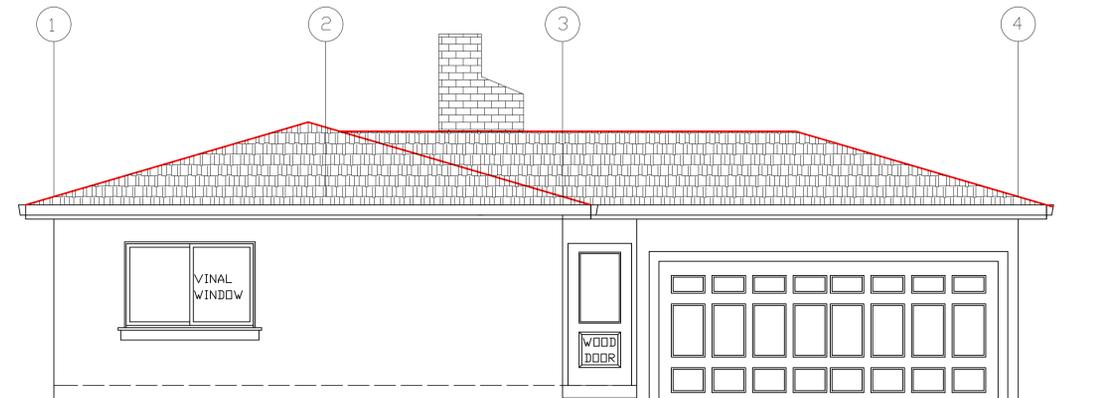
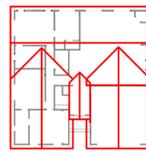
JOHNSON RESIDENCE
1024 SMITH AVE.
CAMPBELL, CA 95008
ELEVATIONS
SIDES

SCALE : 1/4" = 1'
DRAWN VN
DATE 01/05/22

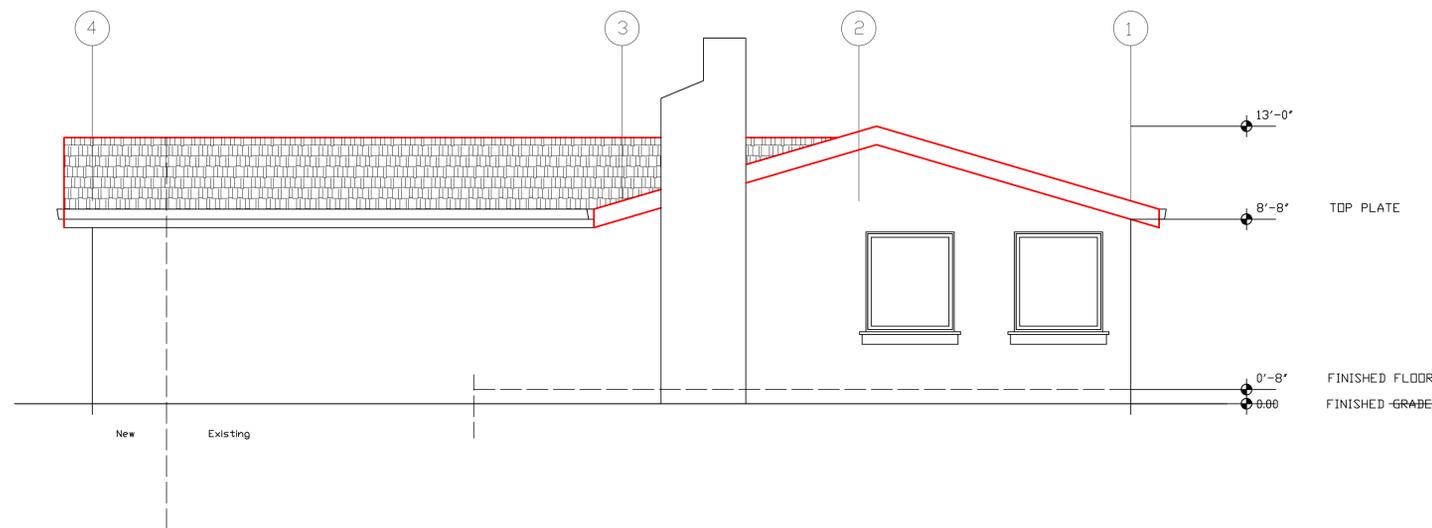
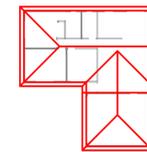
SHEET
A.4



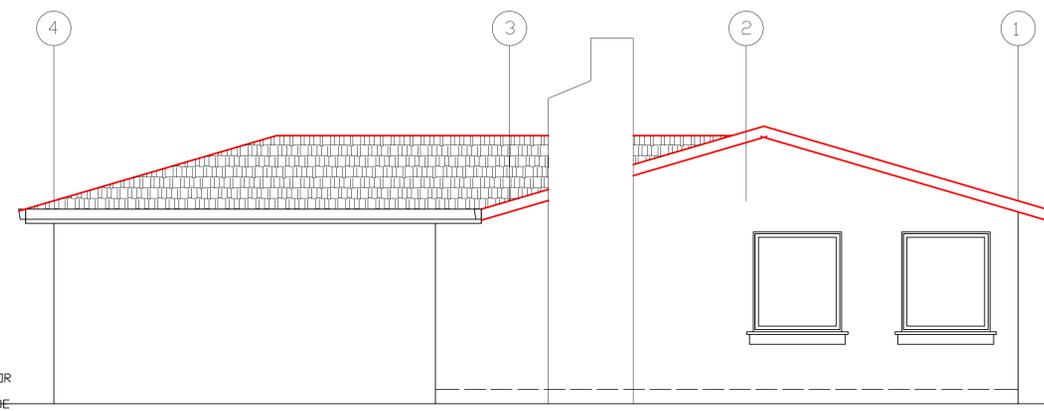
Side Elevation-Proposed (East)
SCALE : 1'-0" = 1/4"



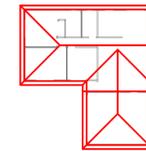
Side Elevation-Existing (East)
SCALE : 1'-0" = 1/4"

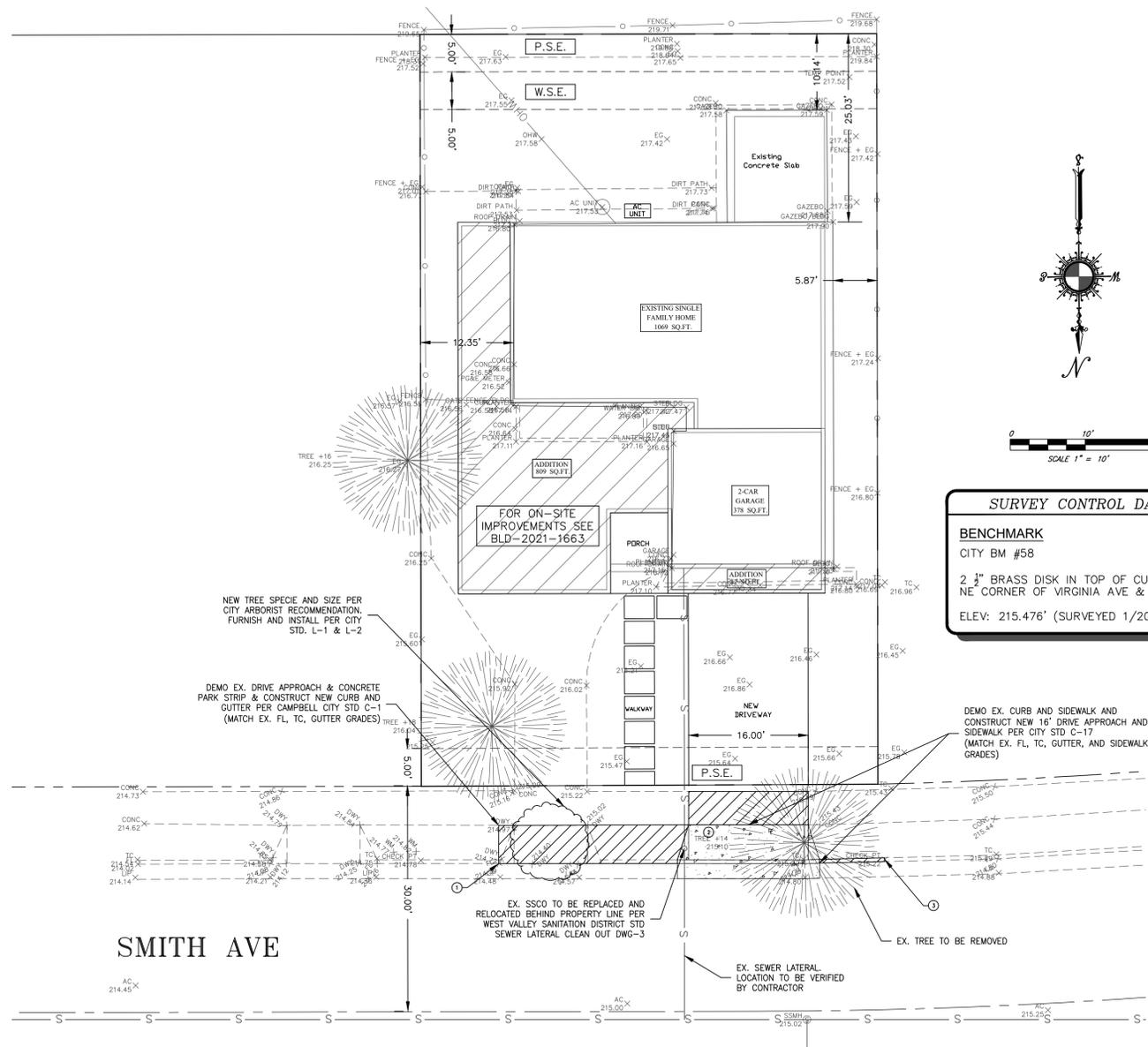


Side Elevation-Proposed (west)
SCALE : 1'-0" = 1/4"



Side Elevation-Existing (west)
SCALE : 1'-0" = 1/4"





SURVEY CONTROL DATUM
BENCHMARK
 CITY BM #58
 2 1/4" BRASS DISK IN TOP OF CURB
 NE CORNER OF VIRGINIA AVE & WALDO RD
 ELEV: 215.476' (SURVEYED 1/20/2022)

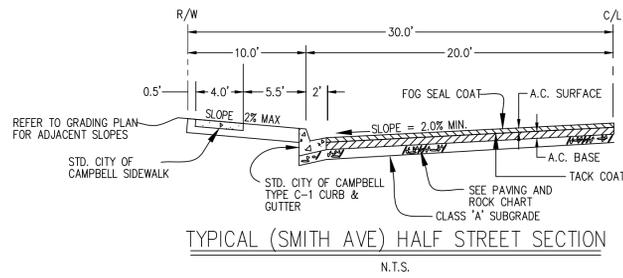
GENERAL NOTES

1. THE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE PROVISION OF THE SPECIFICATIONS ENTITLED BY CITY OF CAMPBELL STANDARD PLANS AND SPECIFICATIONS, LATEST REVISION.
2. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

CONSTRUCTION NOTES

1. BEGIN REMOVE AND REPLACE CURB AND GUTTER. MATCH EX. TC AND FL GRADES FOR CURB, GUTTER PAN AND SIDEWALK.
2. CONSTRUCT (N) 16' DRIVEWAY PER CITY STANDARD DETAIL C-17
3. END REMOVE AND REPLACE CURB AND GUTTER. MATCH EX. TC AND FL GRADES FOR CURB, GUTTER PAN AND SIDEWALK.
4. REMOVAL AND REPLACEMENT OF BROKEN AND/OR UPLIFTED SIDEWALK

NOTE:
 CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.



TYPICAL (SMITH AVE) HALF STREET SECTION
 N.T.S.

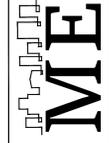
WATER, SANITARY SEWER, ELECTRIC AND GAS SERVICES SHOWN FOR REFERENCE ONLY. SEPARATE UTILITY ENCROACHMENT PERMITS ARE REQUIRED FOR THE INSTALLATION OF THESE FACILITIES IN THE RIGHT-OF-WAY.

ENG-2022-72



REVISIONS	NO.	DATE	BY

Mona Enterprise
 Professional Engineering
 and Surveying
 559-288-3217
 pmotat02@yahoo.com



TOPO SURVEY FOR
1024 SMITH AVENUE
CAMPBELL, CA
APN: 567-12-057

DRAWN BY:
 PPM

PROJ. ENGR:
 PPM

PROJECT #
 ME-157

PREPARED FOR:
 WALID NAZZAL
 GREEN GLOBE ENGINEERING
 5120 GRAVES AVENUE
 SAN JOSE, CA 95129
 408-772-6096

IMPROVEMENT PLAN

SHEET NO.
 1 / 3

AC PAVEMENT REMOVAL & RESTORATION AT PCC IMPROVEMENTS

APPROVED BY: *[Signature]* DATE: 3/14/22
 ANY GLAY, P.E. CITY ENGINEER

3/DETAILS/CAD/C1 NTS

DETAIL NO. C-1

CURB AND GUTTER DETAILS

APPROVED BY: *[Signature]* DATE: 3/14/22
 ANY GLAY, P.E. CITY ENGINEER

3/DETAILS/CAD/C2 NTS

DETAIL NO. C-2

RESIDENTIAL DRIVEWAY (DETACHED SIDEWALK B)

APPROVED BY: *[Signature]* DATE: 3/14/22
 ANY GLAY, P.E. CITY ENGINEER

3/DETAILS/CAD/C17 NTS

DETAIL NO. C-17

STREET TREE PLANTING & STAKING DETAIL

APPROVED BY: *[Signature]* DATE: 3/14/22
 ANY GLAY, P.E. CITY ENGINEER

3/DETAILS/CAD/L1 NTS

DETAIL NO. L-1

TREE STAKING TABLE

LEVEL OF STAKING	STAKING DESCRIPTION
SINGLE STEEL STAKE SYSTEM	STEEL STAKE SYSTEM SHALL BE READY STAKE OR APPROVED EQUAL, AND INSTALLED PER MANUFACTURER'S RECOMMENDATION.
DOUBLE STAKE SYSTEM	WOOD STAKE AS PER DETAIL NO. L-1. SEE TABLE BELOW FOR POLE SIZE.
TRIPLE STAKE SYSTEM	WOOD STAKE AS PER DETAIL NO. L-1, EXCEPT USES 3 STAKES PLACED IN A TRIANGULAR AND EQUAL SPACING WITH 2 ADDITIONAL CROSS BRACES TO COMPLETE TRIANGULAR BRACING. SEE TABLE BELOW FOR POLE SIZE.
QUADRUPLE STAKE SYSTEM	WOOD STAKE AS PER DETAIL NO. L-1, EXCEPT USES 4 STAKES IN A SQUARE PATTERN AND EQUAL SPACING, AND USES 2 LOOSE POLES AS THE CROSS BRACE AND ATTACHED WITH 2 1/2" GALVANIZED SCREWS. SEE TABLE BELOW FOR POLE SIZE.

TREE SIZE TABLE

TREE SIZE	PLANTING HOLE SIZE	POLE SIZE
15 GALLON	3 X CONTAINER SIZE	2"
24" BOX OR LARGER	2 X CONTAINER SIZE	3"

NOTES: (UNLESS OTHERWISE SPECIFIED IN THE PLANS OR SPECIAL PROVISIONS)
 1. EACH TREE SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO PLANTING. CONTRACTOR MAY REQUEST CITY ARBORIST TO PRE-APPROVE TREES AT LOCAL NURSERY.
 2. THE EXACT LOCATION OF EACH TREE SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLANTING.
 3. VERTICALLY CUT THE ROOTBALL AT 3 OR 4 PLACES TO LOOSEN ROOTS AND DISCOURAGE CIRCLING.
 4. FILL PLANTING HOLE WITH LOOSE SOIL TO GROUND LEVEL. CONTRACTOR MUST CALL CITY ARBORIST TO INSPECT PLANTING HOLE PRIOR TO SETTING TREE.
 5. PLANTING HOLE OPERATIONS MUST BE FOLLOWED BY A DEEP, THOROUGH WATERING OF EACH TREE WITH A MINIMUM 15 GALLON OF POTABLE WATER.
 6. ALL STREET TREES INSTALLED IN COMMERCIAL, INDUSTRIAL, AND HIGH-DENSITY RESIDENTIAL SHALL BE INSTALLED WITH AN IRRIGATION SYSTEM (TID FROM ON-SITE).
 7. PLANTING HOLE SIZE FOR PARKSTRIP SHALL BE 2X CONTAINER SIZE, AND FOR MEDIAN ISLAND SHALL BE 3X CONTAINER SIZE.

APPROVED BY: *[Signature]* DATE: 3/14/22
 ANY GLAY, P.E. CITY ENGINEER

3/DETAILS/CAD/L2 NTS

DETAIL NO. L-2

Property Line Cleanout Inspection Process Instructions

STANDARD SEWER LATERAL CLEANOUT

SCALE: NONE DRAWN BY: J. PICARD CHECKED BY: P. SEVICK APPROVED BY: *[Signature]* DATE: SEPT. 13, 2022. DISTRICT MANAGER AND ENGINEER DRAWING NO. 3

WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY

REVISIONS:

Revision	By	Date
1	A.K.	12/04/2015
2	A.K.	8/27/2020

REGISTERED PROFESSIONAL ENGINEER
 Peter P. Mona
 No. 061915
 CIVIL
 STATE OF CALIFORNIA

REVISIONS

NO.	DATE	BY

Mona Enterprise
 Professional Engineering
 and Surveying
 559-288-3217
 pmona02@yahoo.com

ME

TOPO SURVEY FOR
 1024 SMITH AVENUE
 CAMPBELL, CA
 APN: 567-12-057

DRAWN BY: PPM
 PROJ. ENGR: PPM
 PROJECT #: ME-157
 PREPARED FOR: WALID NAZZAL GREEN GLOBE ENGINEERING 5120 GRAVES AVENUE SAN JOSE, CA 95129 408-772-6096

STANDARD DETAILS

SHEET NO. 2 / 3

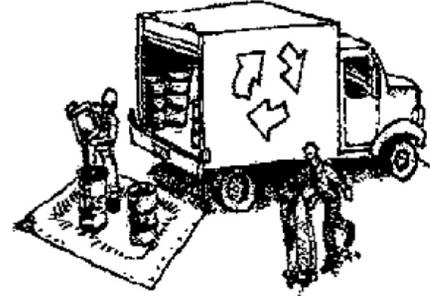
ENG-2022-72

SAVED: 6/21/2022

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



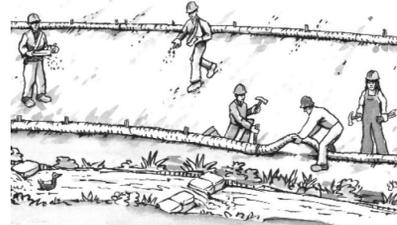
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

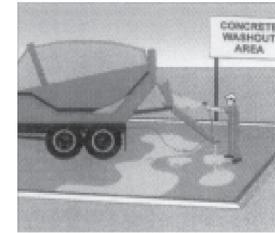
Contaminated Soils

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

Landscaping

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

Concrete Management and Dewatering



Concrete Management

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

Dewatering

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

Paving/Asphalt Work



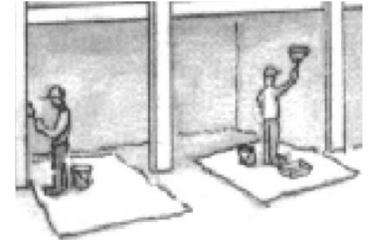
Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Painting & Paint Removal



Painting Cleanup and Removal

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



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

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