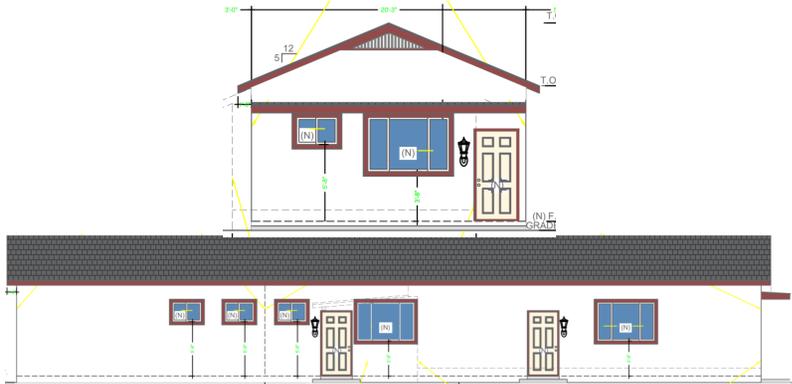



City of Campbell  
70 North First Street  
Campbell, CA 95008 -1423

### Project Image



# Notice of Public Hearing

Dear Campbell Resident,

February 3, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 6:00 p.m., or shortly thereafter, on Tuesday February 14, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 68 Page St.  
**Zoning | Area Plan:** R-1-6 | N/A  
**Neighborhood Association(s):** N/A  
**Council District:** 2  
**File No.:** PLN-2022-101  
**APN:** 279-46-021  
**Applicant:** Yanjun Wang  
**Property Owner:** Wang Yanjun Et Al  
**Application Type:** Variance  
**Project Planner:** Daniel Fama, Senior Planner  
**Email Contact:** daniel@campbellca.gov  
**Phone Contact:** (408) 866-2193

**Project Description:**

Construction of an approximately 1,053 square-foot one-story single-family dwelling, inclusive of a 313 square-foot junior accessory dwelling unit (JADU), with a 529 square-foot attached accessory dwelling unit (ADU), with substandard front- and street-side setbacks (14 ½-ft and 3-ft respectively), including retention of an existing detached non-conforming garage. Staff is recommending that this item be deemed Categorically Exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days.

**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](mailto: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



**GENERAL NOTES**

- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
- ANY CHANGES PRIOR TO APPROVED SET OF PLANS, 168CAD BUILDING DESIGN MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY 168CAD BUILDING DESIGN IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. 168CAD BUILDING DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT NOT LIMITED TO:
  - METAL DOOR AND WALL CONNECTION
  - CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING.
  - JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS).
  - STAINLESS STEEL TO WALLS
- DO NOT CAULK ANY OTHER AREAS, ESPECIALLY AT GREYWOOD
- CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS
- UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
- DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
- ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKS AND OCCUPANTS AT ALL TIMES.
- ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE ANY INSTALLATION.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- PROJECT SHALL CONFORM TO THE:
  - 2019 CBC.
  - 2019 CMC
  - 2019 CPC
  - 2019 CEC
  - 2019 T-24
  - 2020 LA COUNTY CRC
  - AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
- ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

**SPECIFICATION**

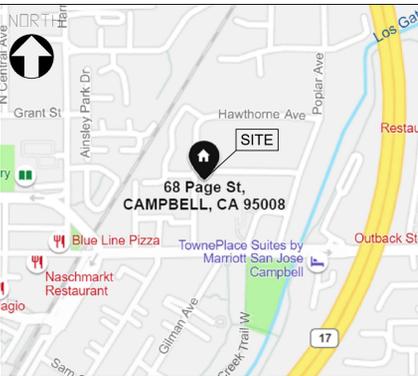
**SCOPE OF WORK**

- (N) SINGLE FAMILY RESIDENTIAL 740 S.F. WITH (N) PORCH 61 S.F.
- REPLACE ALL RUG TO WOOD FLOORING (SPV)
- REPLACE ALL OUT SIDE WALL TO STUCCO
- UPGRADE 50 AMP PANEL TO 200 AMP
- REMOVE EXISTING PATIO AND STORAGE
- PROPOSED A.D.U. 529 S.F.
- PROPOSED J.A.D.U. 313 S.F.

**LEGEND**

<b>W</b> (E) WATER METER	<b>A/C</b> AIR CONDITION
<b>G</b> GAS METER	<b>S</b> SEWER
<b>E</b> (E) ELECTRICAL PANEL	<b>D</b> DOWN SPOUT
<b>P</b> POWER POLE	<b>F</b> FIRE HYDRANT

**VICINITY MAP**



**PROJECT DATA**

A.P.N. 279-46-021  
 YEAR BUILT 1915  
 ZONING R-1.6 R-3U  
 OCCUPANCY GROUP: V-B  
 CONSTRUCTION TYPE: V-B  
 STORIES: 1  
 LOT SIZE 3415 S.F.  
**EXISTING:**  
 (E) FLOOR AREA 622 S.F.  
 (E) 1 CAR GARAGE 329 S.F.  
 (E) STORAGE TO BE REMOVED 105 S.F.  
 (E) PATIO TO BE REMOVED 204 S.F.  
**PROPOSED:**  
 (N) SINGLE FAMILY RESIDENTIAL 740 S.F.  
 (N) PORCH 61 S.F.  
 (E) 2 CAR GARAGE 329 S.F.  
 (N) ATTACHED J.A.D.U. 313 S.F.  
 (N) ATTACHED A.D.U. 529 S.F.  
 LOT COVERAGE=(740+61+329)/3415=1130/3415=33.09%  
 FAR=740/3415=21.67%

**CONSULTANT INFOR.**

**OWNER**  
 NAME YANJUN WANG  
 PHONE 408-883-5533  
 ADDRESS 68 PAGE ST, CAMPBELL, CA 95008  
**DESIGNER**  
 NAME ALAN GAO  
 ADDRESS 135 SOUTH STATE COLLEGE SUITE 200, BREA, CA 92821  
 PHONE (626)-899-6108  
**STRUCTURAL**  
 NAME NB ENGINEERING INC  
 EMAIL GAO@NBENGINEERING.NET  
 PHONE (626) 269-9321  
**ENERGY**  
 NAME BLUE SEA DESIGN LLC.  
 ADDRESS 17770 CASTLETON ST. # 589 CITY OF INDUSTRY, CA 91748  
 PHONE (626) 810-3333

**SHEET INDEX**

- A-1. COVER SHEET, (E) SITE PLAN, PROPOSED SITE PLAN
- A-2. FLOOR AREA PLAN, PROPOSED STREETScape ELEVATIONS
- A-3. (E) FLOOR PLANS, PROPOSED FLOOR PLAN
- A-4. (E) ELEVATIONS, PROPOSED ELEVATIONS
- A-5. (E) ROOF PLAN, PROPOSED ROOF PLAN
- A-6. SECTIONS

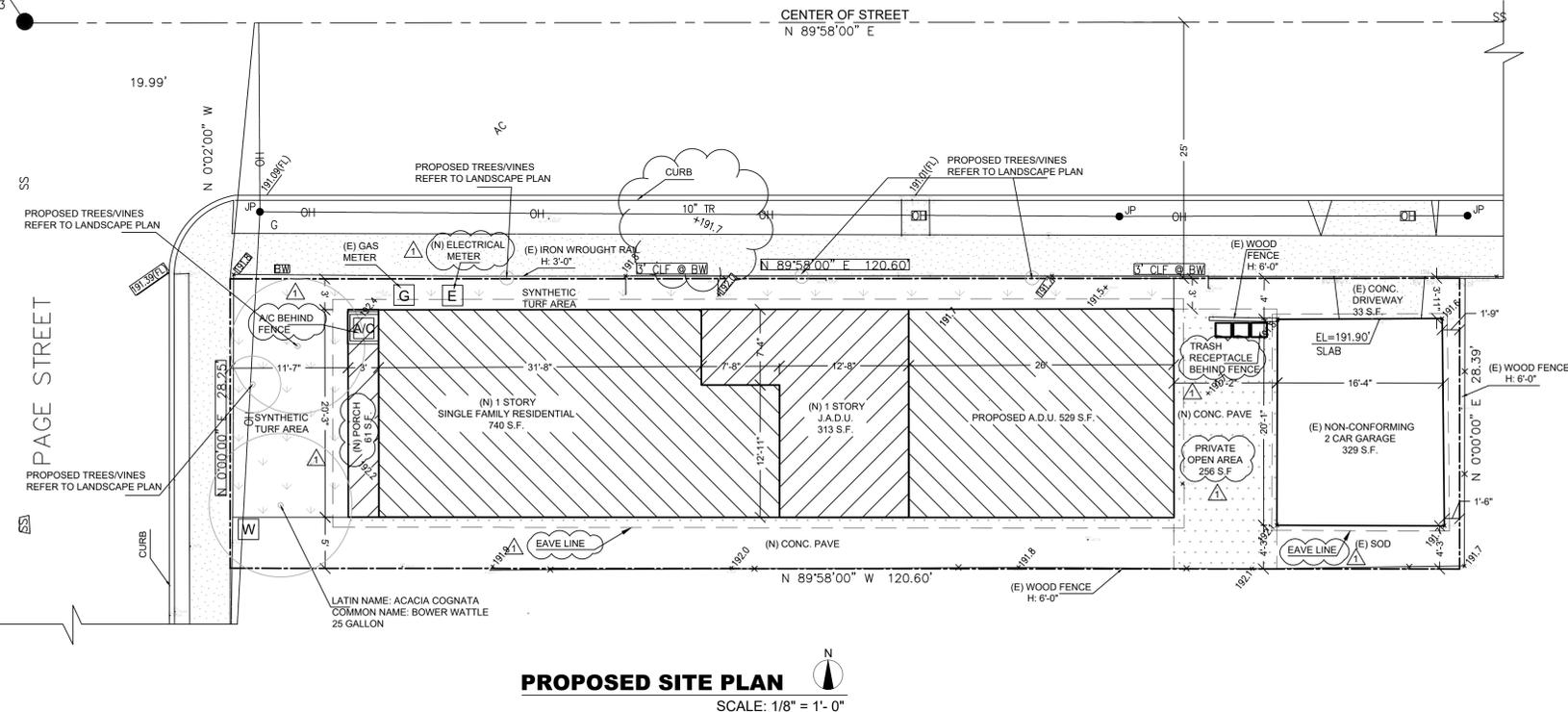
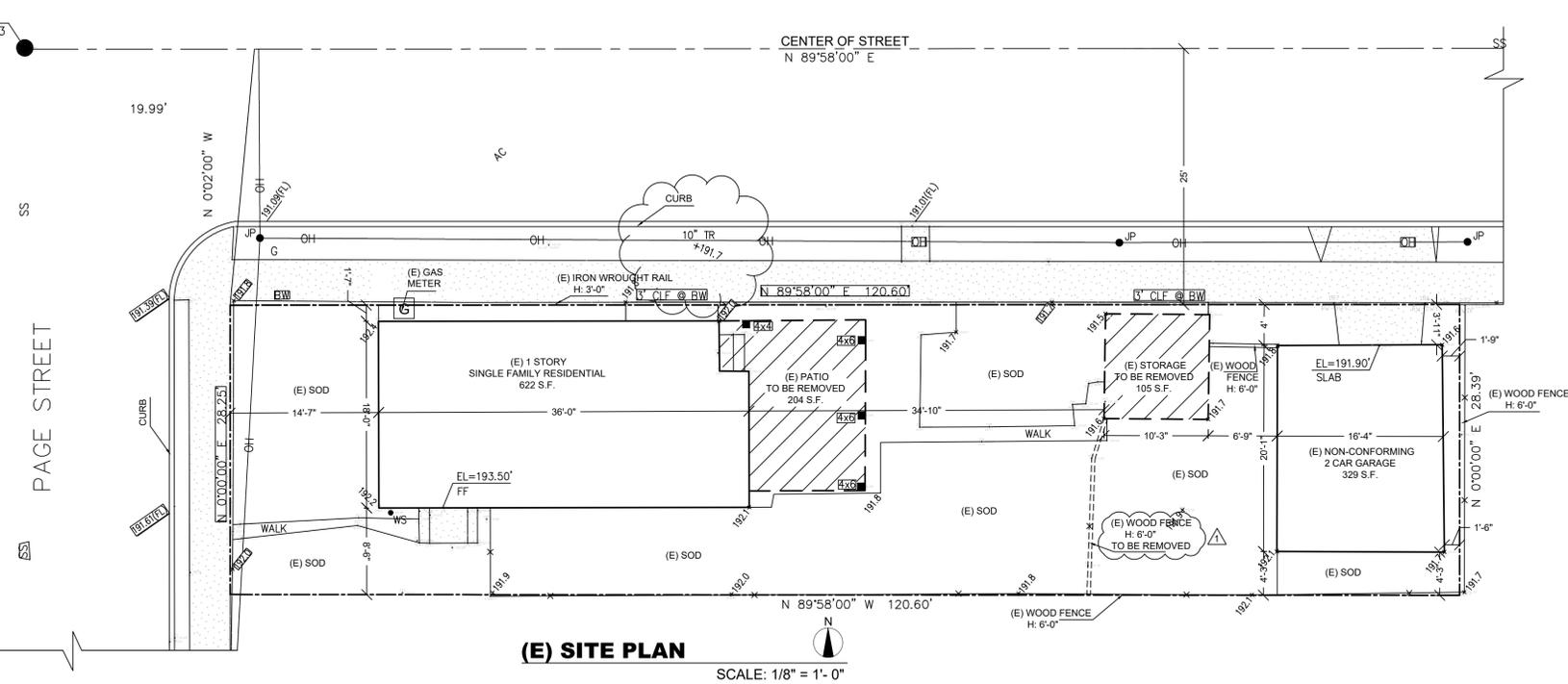
**SYMBOL LEGEND**

- DETAIL NUMBER  
DRAWING WHERE DETAIL IS DRAWN
- WALL SECTION NUMBER  
DRAWING WHERE SECTION IS DRAWN
- INTERIOR OR EXTERIOR ELEVATION  
DRAWING WHERE ELEVATION IS DRAWN
- REVISION CALLOUT
- KEY NOTE, REFER TO LISTING ON SAME DWG. FOR DESCRIPTION
- WINDOW SYMBOL
- DOOR NUMBER
- PHOTOGRAPH DIAGRAMS

**ABBREVIATIONS**

- ACT. -ACOUSTICTILE
- AFF -ABOVE FINISH FLOOR
- BLK -BUILDING
- BLK -BLOCK
- BMT -BOTTOM
- C.B. -CATCHBASIN
- CEM -CEMENT
- CERT. -CERAMIC TILE
- C.J. -CONTROL JOINT
- CLR -CLEAR
- CLG -CEILING
- CONC. -CONCRETE
- CONSTR. -CONSTRUCTION
- CONT. -CONTINUOUS
- CONTR. -CONTRACTOR
- CTR. -CENTER
- DET. -DETAIL
- DIA. -DIAMETER
- DIM -DIMENSION
- D.O. -DOOR OPENING
- DWG -DRAWING
- ELEV. -ELEVATION
- EXT -EXTERIOR
- F.F. -FINISH FLOOR
- F.G. -FINISH GRADE
- FIN -FINISH
- FLR -FLOOR
- FDN -FOUNDATION
- FTG -FOOTING
- FURR -FURRING
- GEN -GENERAL
- HYD -HYDRANT
- INSUL -INSULATION
- LAV -LAVATORY
- LT -LIGHT
- MAR -MARBLE
- MAS -MASONRY
- MAX -MAXIMUM
- MECH. -MECHANICAL
- MIN. -MINIMUM
- MISC. -MISCELLANEOUS
- NO -NUMBER
- O/C -ON CENTER
- O.D. -OUTSIDE DIAMETER
- O/O -OUT TO OUT
- OPNG -OPENING
- PLYWD -PLYWOOD
- PTD -PAINTED
- R.D. -ROOF DRAIN
- REINF. -REINFORCEMENT
- REOD. -REQUIRED
- STD -STANDARD
- T.O.P. -TOP OF PLATE
- TYP -TYPICAL
- VCT -VINYL COMPOSITION TILE
- WD -WOOD
- WT -WEIGHT
- (N) -NEW
- (E) -EXISTING

**ANY TREE ON THE SITE: NO**



**168CAD**  
 www.168cad.net  
 135 SOUTH STATE COLLEGE  
 SUITE 200, BREA, CA, 92821  
 168cad@gmail.com  
 Tel: (626) 899-6108  
 www.168CAD.net

**REVISIONS**

DATE	NO.
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**SHEET TITLE**

**COVER SHEET,  
 (E) SITE PLAN,  
 PROPOSED  
 SITE PLAN**

**THE OWNER HAS CHECKED  
 THE PLAN AND CONFIRMED  
 THAT THE PLAN IS CORRECT**

**OWNER  
 SIGNATURE**

**PROJECT NAME & ADDRESS**  
 (N) 1 STORY  
 SINGLE FAMILY  
 RESIDENTIAL  
 & A.D.U. & J.A.D.U.  
 68 PAGE ST  
 CAMPBELL, CA 95008

Date	11/19/22
Drawn	ALAN
Sheet	A-1
of Sheet	

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**SHEET TITLE**

**FLOOR AREA  
PLAN,  
PROPOSED  
STREETSCAPE  
ELEVATIONS**

**THE OWNER HAS CHECKED  
THE PLAN AND CONFIRMED  
THAT THE PLAN IS CORRECT**

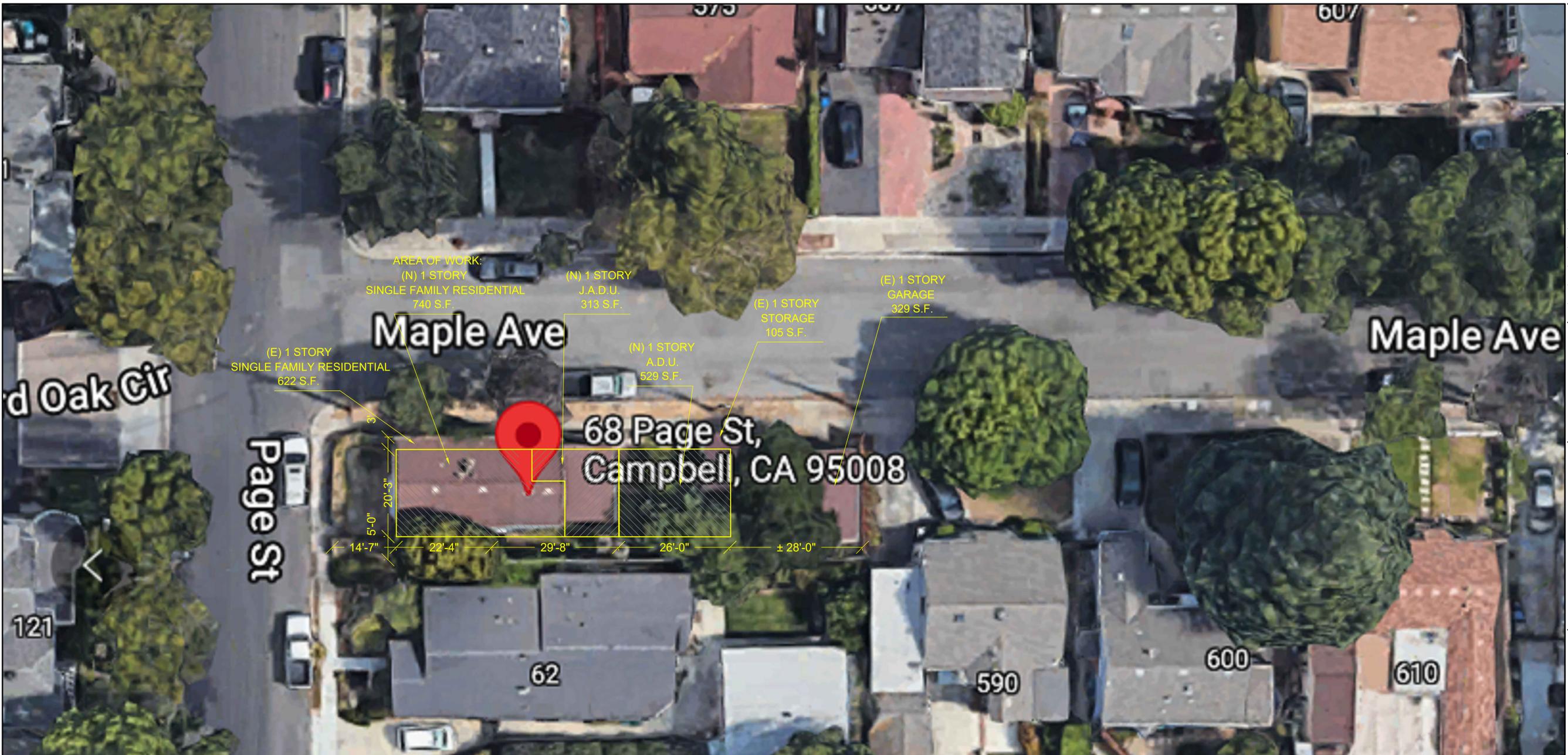
**OWNER  
SIGNATURE**

**PROJECT NAME & ADDRESS**  
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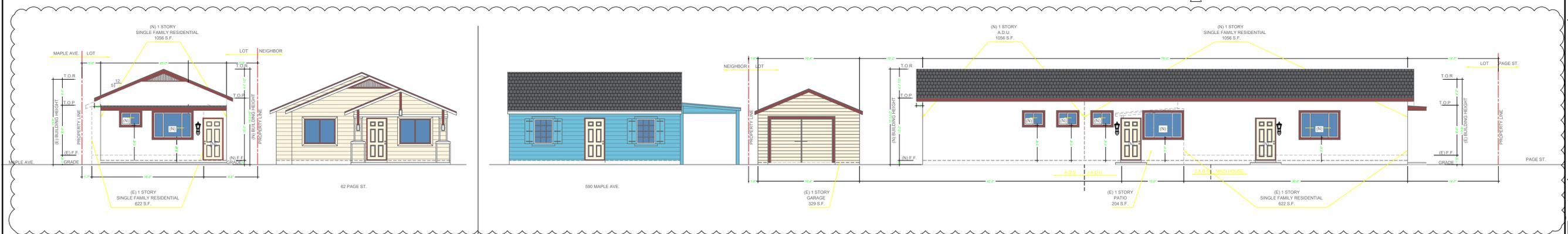
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**A-2**  
of Sheet



**FLOOR AREA PLAN**

NOT TO SCALE



**PAGE ST. VIEW**

**PROPOSED STREETSCAPE ELEVATION**

**MAPLE AVE. VIEW**

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

**REVISIONS**

DATE	NO.
10/05/2022	1

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**SHEET TITLE**

**(E) FLOOR PLANS,  
PROPOSED  
FLOOR PLAN**

**THE OWNER HAS CHECKED  
THE PLAN AND CONFIRMED  
THAT THE PLAN IS CORRECT**

**OWNER  
SIGNATURE**

**PROJECT NAME & ADDRESS**  
(N) 1 STORY  
SINGLE FAMILY  
RESIDENTIAL  
& A.D.U. & J.A.D.U.  
68 PAGE ST  
CAMPBELL, CA 95008

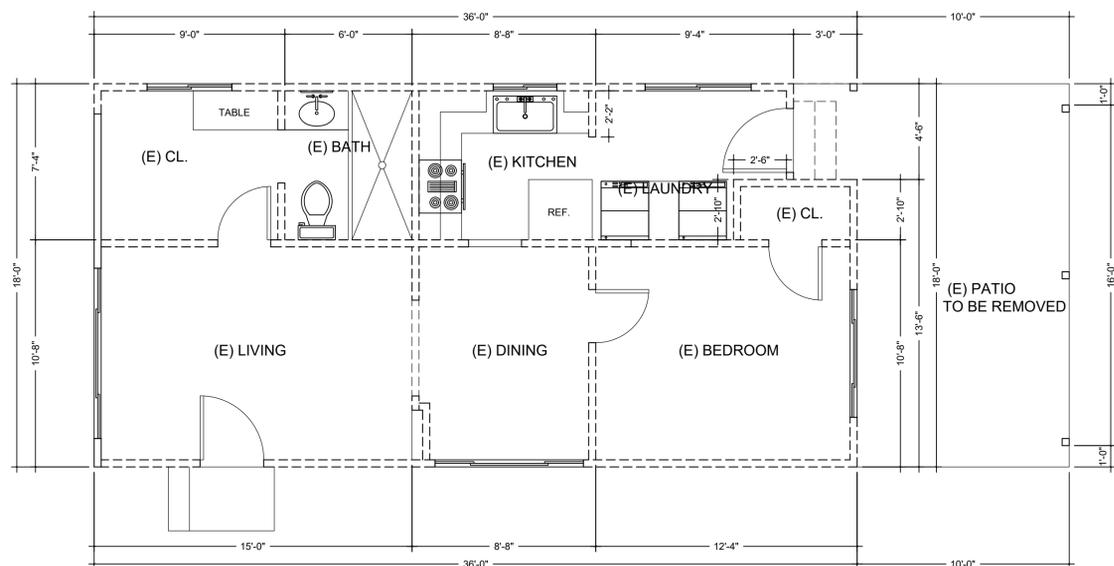
Date 11/19/22

Drawn ALAN

Sheet

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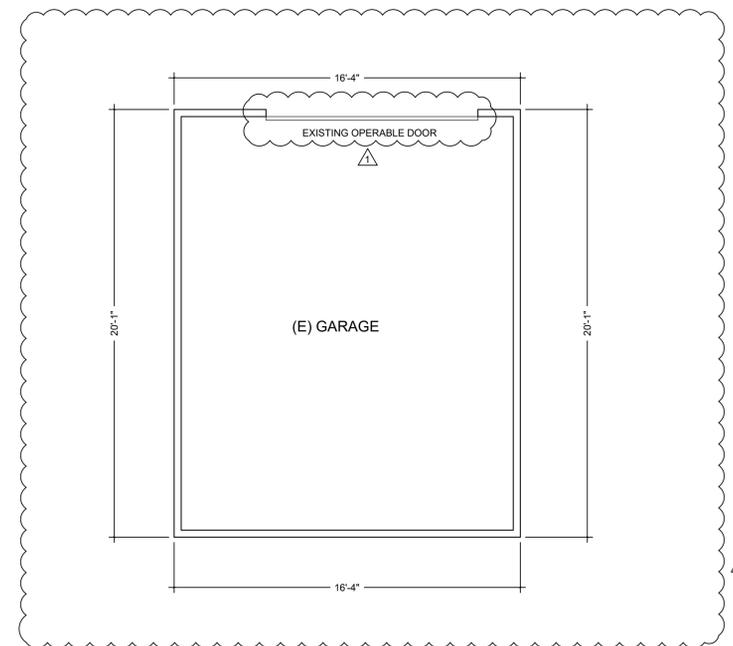
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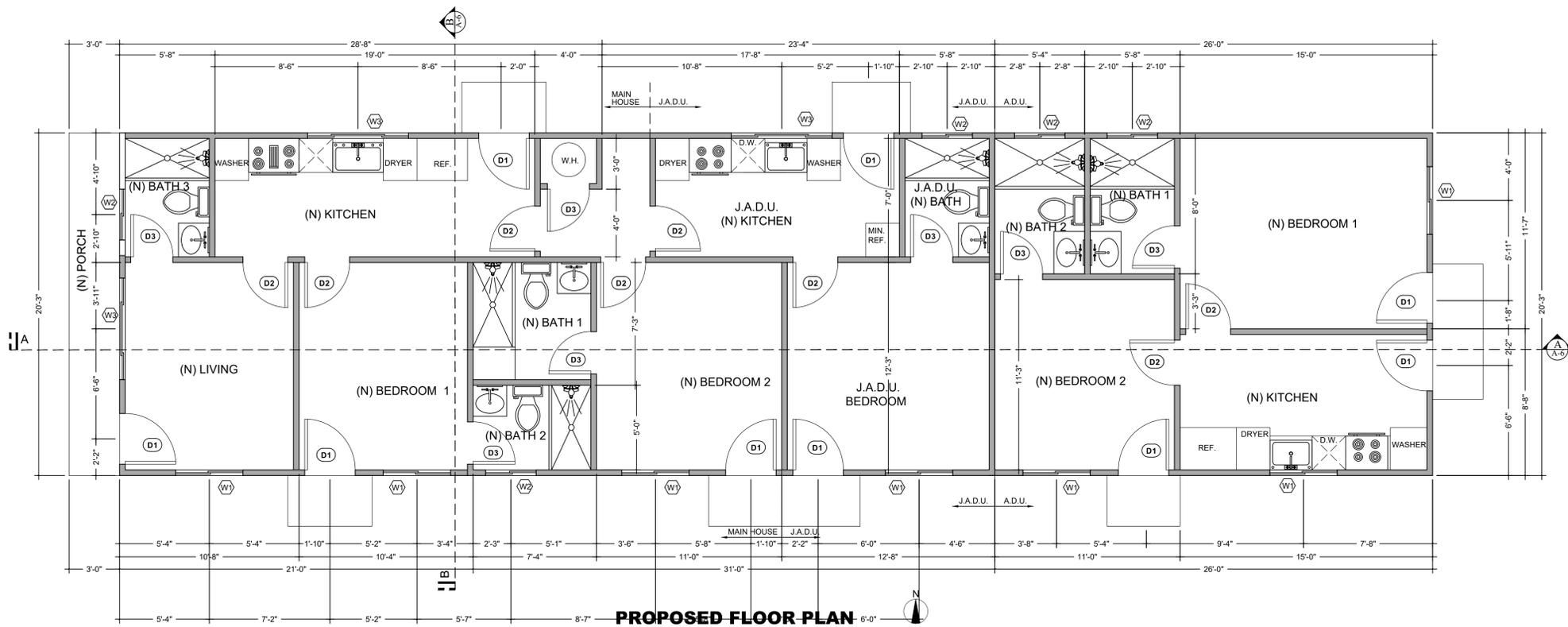
**(E) FLOOR PLAN**  
SCALE: 1/4" = 1'- 0"

**WALL LEGEND**

	(E) WALLS TO BE REMAIN
	(E) WALLS TO BE REMOVED



**(E) GARAGE FLOOR PLAN**  
SCALE: 1/4" = 1'- 0"

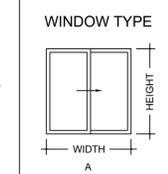


**PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'- 0"

**DOOR SCHEDULE**

KEY	DIMENSION		TYPE	MATERIAL	HARDWARE	REMARK
	W	H				
1	3'-0"	6'-8"	SWING	WOOD		
2	2'-8"	6'-8"	SWING	WOOD		
3	2'-6"	6'-8"	SWING	WOOD		

NOTES:  
ABOVE THE TUB AND SHOWER ON THE FLOOR PLAN OR INCLUDE IN THE WINDOW SCHEDULE ALL TEMPER GLAZING.  
ALL SLIDING GLASS DOORS AND DOORS WITH GLASS SHOULD BE TEMPER GLASS.



**WINDOW SCHEDULE**

KEY	DIMENSION		TYPE	FRAME	MATERIAL
	W	H			
1	4'-0"	4'-0"	A	VINYL	LOW E, INSULATED
2	3'-0"	2'-0"	A	VINYL	LOW E, INSULATED
3	6'-0"	4'-0"	A	VINYL	LOW E, INSULATED

**WALL LEGEND**

	(E) WALLS TO BE REMAIN
	(N) WALLS PER STRUCTURAL PLAN

**REVISIONS**

DATE	NO.
10/05/2022	1

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**SHEET TITLE**

**(E) ELEVATIONS  
PROPOSED  
ELEVATIONS**

**THE OWNER HAS CHECKED  
THE PLAN AND CONFIRMED  
THAT THE PLAN IS CORRECT**

**OWNER  
SIGNATURE**

**PROJECT NAME & ADDRESS**  
(N) 1 STORY  
SINGLE FAMILY  
RESIDENTIAL  
& A.D.U. & J.A.D.U.  
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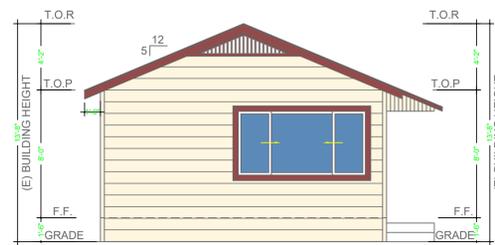
Date 11/19/22

Drawn ALAN

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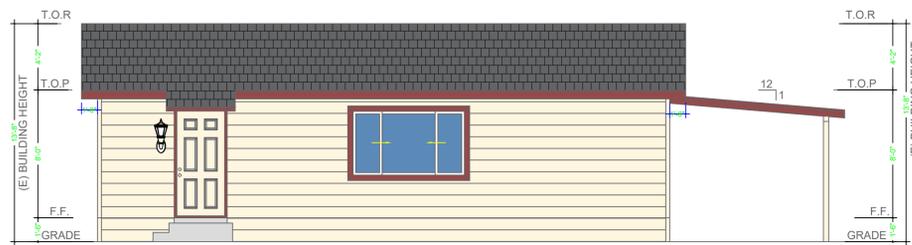
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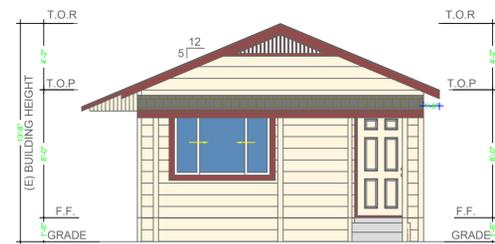
**(E) WEST ELEVATION**

SCALE: 3/16" = 1'-0"



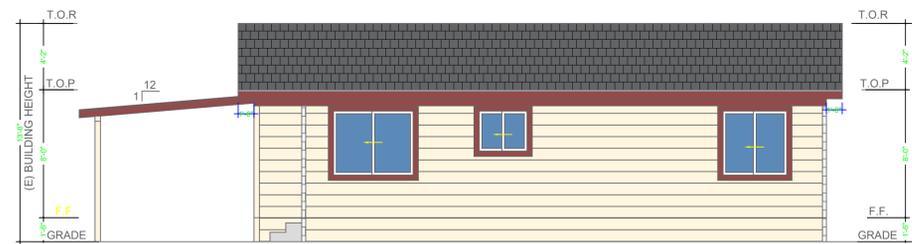
**(E) SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



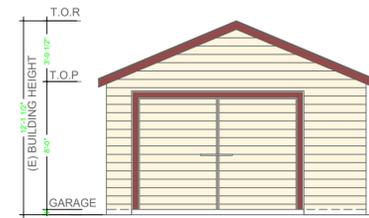
**(E) EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**(E) NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



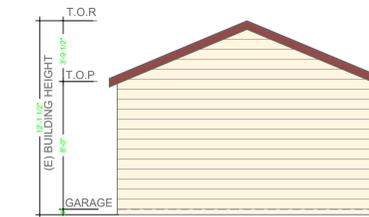
**(E) GARAGE NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



**(E) GARAGE WEST ELEVATION**

SCALE: 3/16" = 1'-0"



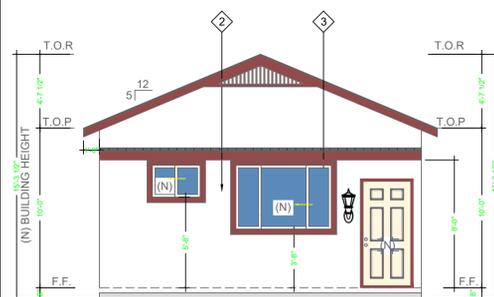
**(E) GARAGE SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



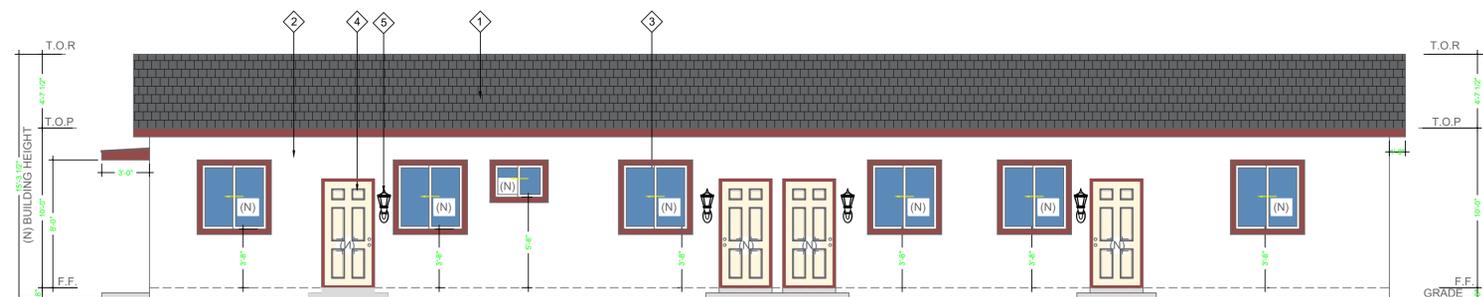
**(E) GARAGE EAST ELEVATION**

SCALE: 3/16" = 1'-0"



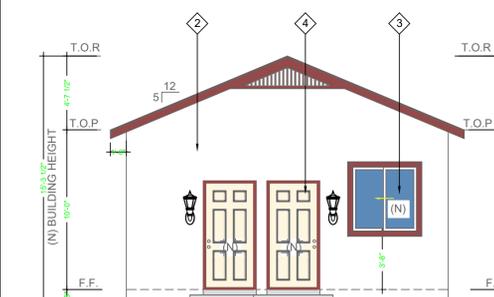
**PROPOSED WEST ELEVATION**

SCALE: 3/16" = 1'-0"



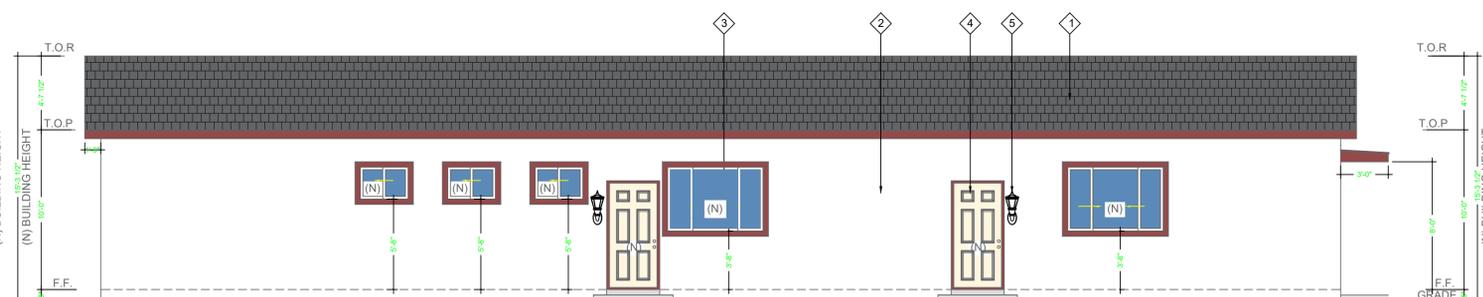
**PROPOSED SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED EAST ELEVATION**

SCALE: 3/16" = 1'-0"



**PROPOSED NORTH ELEVATION**

SCALE: 3/16" = 1'-0"

**ELEVATION KEY NOTES**

- (N) COMPOSITION (CLASS-A) ROOF SHINGLES WITH 2 LAYERS. COLOR & STYLE MATCH EXISTING (ICF ESR-1389) COMPOSITION ASPHALT SHINGLE PRODUCTS. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- (N) EXTERIOR WALL STUCCO, COLOR & STYLE MATCH EXISTING (BRAND ORANGE, ICF ESR-267)
- (N) VINYL WINDOWS, COLOR & STYLE MATCH EXISTING
- (N) DOORS, COLOR & STYLE MATCH EXISTING
- (N) EXTERIOR WALL LIGHT, COLOR & STYLE MATCH EXISTING

**REVISIONS**

DATE	NO.
10/05/2022	1

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**SHEET TITLE**

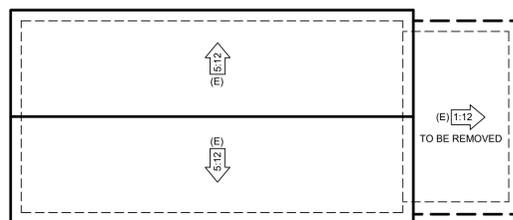
**(E) ROOF PLAN  
PROPOSED  
ROOF PLAN**

**THE OWNER HAS CHECKED  
THE PLAN AND CONFIRMED  
THAT THE PLAN IS CORRECT**

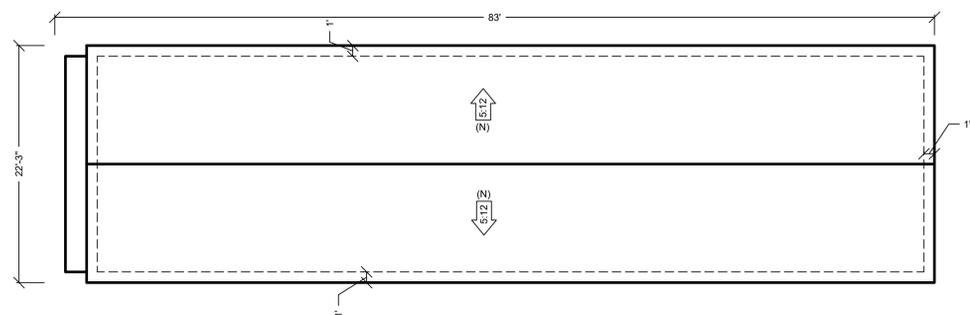
**OWNER  
SIGNATURE**

**PROJECT NAME & ADDRESS**  
(N) 1 STORY  
SINGLE FAMILY  
RESIDENTIAL  
& A.D.U. & J.A.D.U.  
68 PAGE ST  
CAMPBELL, CA 95008

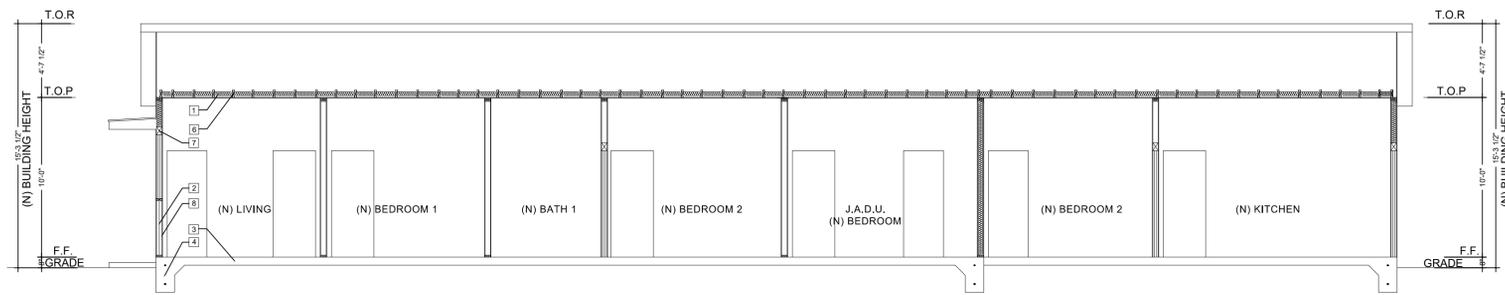
Date	11/19/22
Drawn	ALAN
Sheet	A-5
of Sheet	



**(E) ROOF PLAN**  
SCALE: 1/8" = 1'-0"

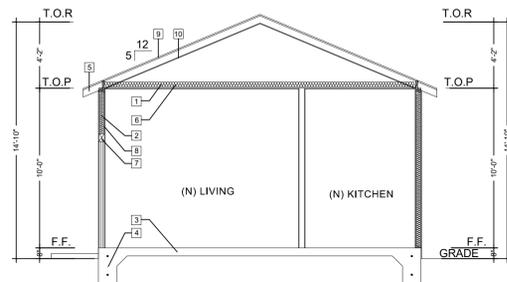


**PROPOSED ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**SECTION A**

SCALE: 3/16" = 1'-0"



**SECTION B**

SCALE: 3/16" = 1'-0"

SECTION MATERIAL LEGEND	
1	R-30 INSULATION FOR CEILING AREA (TYP.)
2	R-11 INSULATION FOR EXTERIOR WALL AREA (TYP.)
3	CONC FOUNDATION SLAB SEE STRUCT PLAN FOR DETAIL.
4	FOUNDATION FOOTING SEE STRUCT PLAN FOR DETAIL.
5	2X ROOF RAFTER (SEE STRUCT. FOR SIZE-TYP.)
6	2X CEILING JOIST (SEE STRUCT. FOR SIZE-TYP.)
7	HEADER / BEAM PER PLAN (SEE STRUCT PLAN FOR DETAIL TYP.)
8	WALL TRUSS PER PLAN (SEE STRUCT PLAN FOR DETAIL TYP.)
9	1/2" PLYWOOD (OSB) W/ RADIANT BARRIER UNBLOCKED P.I. INDEX 24/0
10	RADIANT BARRIER

**REVISIONS**

DATE	NO.
10/05/2022	1

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**SHEET TITLE**

**SECTIONS**

**THE OWNER HAS CHECKED THE PLAN AND CONFIRMED THAT THE PLAN IS CORRECT**

**OWNER SIGNATURE**

**PROJECT NAME & ADDRESS**

(N) 1 STORY  
SINGLE FAMILY  
RESIDENTIAL  
&A.D.U.&J.A.D.U.

68 PAGE ST  
CAMPBELL, CA 95008

Date	11/19/22
Drawn	ALAN
Sheet	A-6
of Sheet	68

**GENERAL NOTES**

- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THAT FURNISHED BY SUBCONTRACTORS.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE DRAWINGS TO DETERMINE ANY LOCATION. THE OWNER OR DESIGNER SHALL BE NOTIFIED IF ANY DISCREPANCY OCCURS PRIOR TO CONTINUING WITH WORK.
- ALL PLAN DIMENSIONS ARE FROM CENTER LINE OF STUD OR FACE OF FINISH UNLESS OTHERWISE INDICATED.
- ANY CHANGES PRIOR TO APPROVED SET OF PLANS, 168CAD BUILDING DESIGN MUST BE NOTIFIED. CONTRACTOR OR PERSON CONDUCTING WORK SHOULD NOTIFY 168CAD BUILDING DESIGN IF ANY DISCREPANCY OCCURS DURING CONSTRUCTION. 168CAD BUILDING DESIGN IS NOT RESPONSIBLE FOR CONTRACTOR OR HOME BUILDER PERFORMANCE TO PERFORM WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES AND DISTRIBUTION SYSTEMS WHETHER SHOWN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OR REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REMEDY OF ANY FAULTY, IMPROPER OR INTERIOR MATERIALS OR WORKMANSHIP WHICH SHALL APPEAR WITHIN (1) YEAR OR AS OTHERWISE SPECIFIED FOR A SPECIFIC COMPONENT AFTER THE COMPLETION AND ACCEPTANCE OF THE WORK UNDER THIS CONTRACT.
- SILICONE CAULK SHALL BE USED AT THE FOLLOWING LOCATIONS INCLUDING BUT NOT LIMITED TO:
  - METAL DOOR AND WALL CONNECTION
  - CONDUIT AND PIPE PENETRATIONS AT WALLS AND CEILING.
  - JUNCTION OF MILLWORK (CABINETS, SHELVES, BOOTHS).
  - STAINLESS STEEL TO WALLS
- DO NOT CAULK ANY OTHER AREAS. ESPECIALLY AT GREYWOOD.
- CONTRACTOR IS TO CLEAN WORK AREAS ON A DAILY BASIS SO AS NOT TO ACCUMULATE DEBRIS.
- UPON PROJECT COMPLETION CONTRACTOR IS TO CLEAN WORK AREAS AND JOB SITE THOROUGHLY SO AS TO REMOVE ALL CONSTRUCTION DUST, RESIDUE, AND DEBRIS.
- DO NOT OBSTRUCT STREETS, SIDEWALKS, ALLEYS OR OTHER RIGHT-OF-WAY WITHOUT FIRST OBTAINING PROPER PERMITS.
- ALL WORK SHALL BE ACCOMPLISHED WITH QUALITY WORKMANSHIP OF THE HIGHEST INDUSTRY STANDARDS. ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS. MATERIALS AND METHODS SHALL CONFORM TO THE APPROPRIATE NATIONAL TRADE BOOK, I.E. TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION, ARCHITECTURAL WOODWORK INSTITUTE, "QUALITY STANDARDS" ETC.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR JOB SAFETY, AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE SAFETY OF WORKS AND OCCUPANTS AT ALL TIMES.
- ALL CONSTRUCTION SHALL BE PERFORMED DURING THE HOURS OF 7:00 AM TO 6:00 PM, MONDAY THROUGH SATURDAY. NO WORK IS TO OCCUR ON SUNDAYS OR HOLIDAYS.
- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL MINOR ITEMS WHICH ARE OBVIOUSLY AND REASONABLE NECESSARY TO COMPLETE ANY INSTALLATION.
- MINIMUM FLAME SPREAD CLASSIFICATION OF INTERIOR FINISH SHALL CONFORM TO THE BUILDING CODE AND LOCAL GOVERNING BUILDING CODES/ORDINANCES.
- PROJECT SHALL CONFORM TO THE:
  - 2019 CBC
  - 2019 CMC
  - 2019 CPC
  - 2019 CEC
  - 2019 T-24
  - 2020 LA COUNTY CRC
  - AND ALL CITY AND COUNTY LAWS AND ORDINANCES.
- ADDITIONAL MECHANICAL, ELECTRICAL AND PLUMBING PERMITS SHALL BE OBTAINED AS REQUIRED.

**SPECIFICATION**

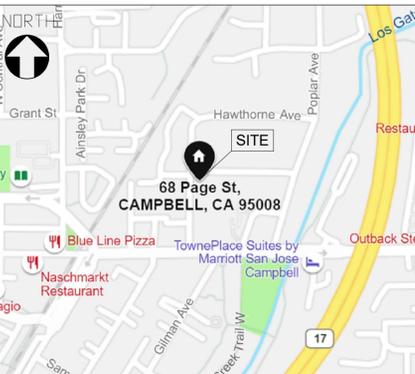
**SCOPE OF WORK**

- (N) SINGLE FAMILY RESIDENTIAL 1056 S.F.
- REPLACE ALL RUG TO WOOD FLOORING (SPV)
- REPLACE ALL OUT SIDE WALL TO STUCCO
- UPGRADE 50 AMP PANEL TO 200 AMP
- REMOVE EXISTING PATIO AND STORAGE

**LEGEND**

- |                               |                          |
|-------------------------------|--------------------------|
| <b>W</b> (E) WATER METER      | <b>A/C</b> AIR CONDITION |
| <b>G</b> GAS METER            | <b>S</b> SEWER           |
| <b>E</b> (E) ELECTRICAL PANEL | <b>D</b> DOWN SPOUT      |
| <b>P</b> POWER POLE           | <b>F</b> FIRE HYDRANT    |

**VICINITY MAP**



**PERVIOUS/IMPERVIOUS AREAS DOCUMENTATION**

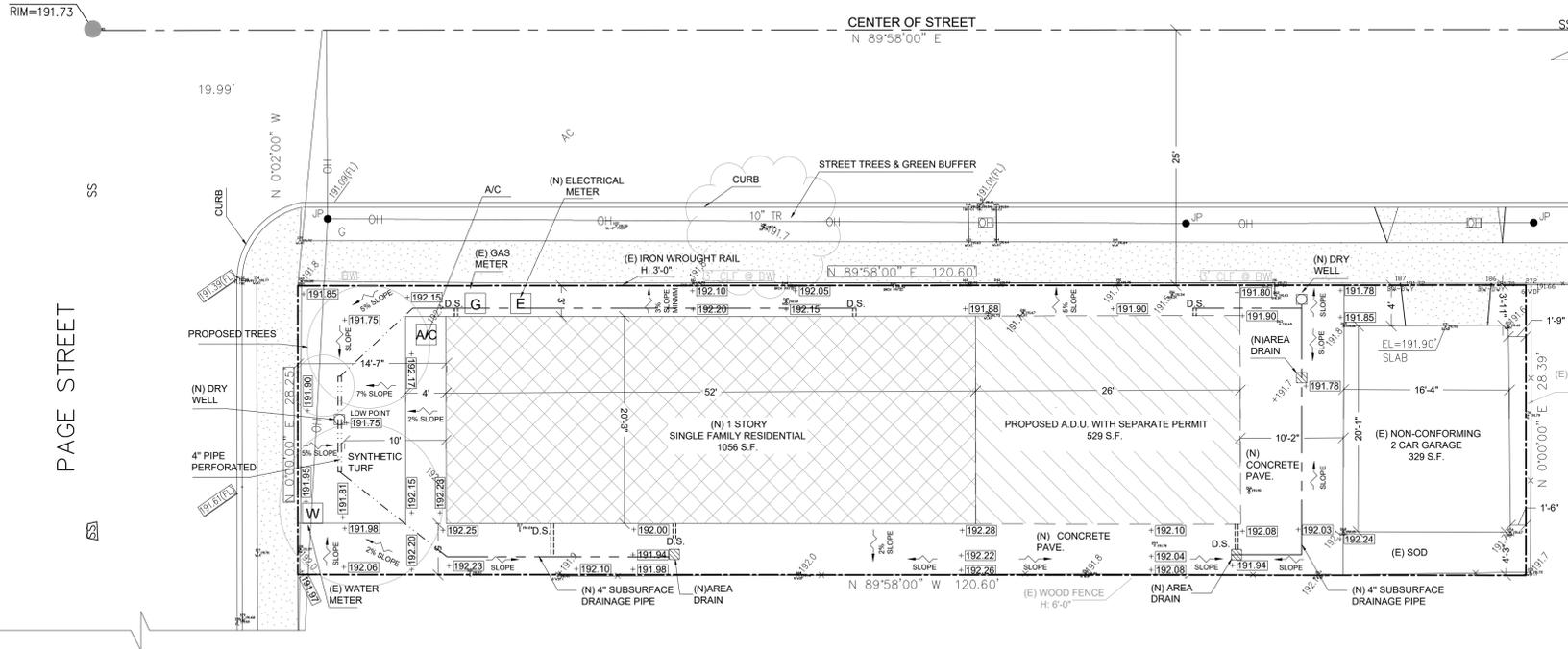
<b>COMBINED PERVIOUS/ IMPERVIOUS AREAS</b>	1500 S.F.
<b>PERVIOUS AREAS</b>	368.5 S.F.
PROPOSED SYNTHETIC TURF	246 S.F.
EXISTING SOD	122.5 S.F.
<b>IMPERVIOUS AREAS</b>	1131.5 S.F.
PROPOSED CONCRETE PAVING AREA:	1075 S.F.
EXISTING CONCRETE	56.5 S.F.

**STATED MAXIMUM DEPTH AND VOLUMES OF CUT AND FILL**

<b>MAXIMUM DEPTHS</b>	
CUT	0.15 FEET
FILL	0.36 FEET
<b>MAXIMUM VOLUMES</b>	
CUT	168.52 CUBIC FEET
FILL	359.325 CUBIC FEET
ESTIMATED TOTAL FILL:	200.805 CUBIC FEET

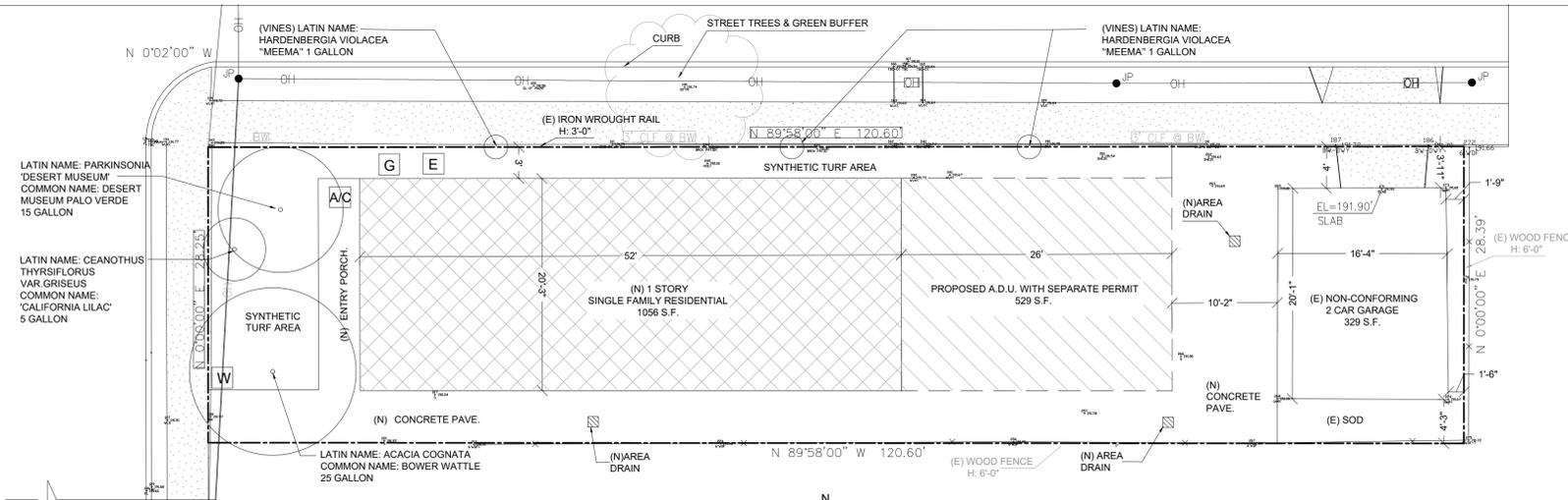
**PROJECT DATA**

A.P.N.	279-46-021
YEAR BUILT	1915
ZONING	R-1-6
OCCUPANCY GROUP:	R-3U
CONSTRUCTION TYPE:	V-B
STORIES : 1	
LOT SIZE	3415 S.F.
<b>EXISTING:</b>	
(E) FLOOR AREA	622 S.F.
(E) 1 CAR GARAGE	329 S.F.
(E) STORAGE TO BE REMOVED	105 S.F.
(E) PATIO TO BE REMOVED	204 S.F.
<b>PROPOSED:</b>	
(N) SINGLE FAMILY RESIDENTIAL	1056 S.F.
(E) 1 CAR GARAGE	329 S.F.
(N) ATTACHED A.D.U.	529 S.F.
LOT COVERAGE=(1056+329)/3415=1385/3415=40.56%	
FAR=1056/3415=30.95%	



**SURVEYED LOT DIMENSIONS COMBINED UTILITY, GRADING, AND DRAINAGE PLAN**

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



**LANDSCAPE PLAN**

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

**CONSULTANT INFOR.**

<b>OWNER</b>	YANJUN WANG 408-883-5533 68 PAGE ST, CAMPBELL, CA 95008
<b>DESIGNER</b>	ALAN GAO 135 SOUTH STATE COLLEGE SUITE 200, BREA, CA 92821 (626)-899-6108
<b>STRUCTURAL</b>	NB ENGINEERING INC GAO@NBENGINEERING.NET (626) 269-9321
<b>ENERGY</b>	BLUE SEA DESIGN LLC 17770 CASTLETON ST. # 589 CITY OF INDUSTRY, CA 91748 (626) 810-3333

**SHEET INDEX**

- A-1 COVER SHEET, (E) SITE PLAN, PROPOSED SITE PLAN
- A-2 (E) FLOOR PLAN, PROPOSED FLOOR PLAN
- A-3 (E) ELEVATIONS, ROOF PLAN, PROPOSED ELEVATIONS, ROOF PLAN
- G-1 GRADING, DRAINAGE, LANDSCAPE & COMBINED UTILITY PLANS

**SYMBOL LEGEND**

- DETAIL NUMBER**  
DRAWING WHERE DETAIL IS DRAWN
- WALL SECTION NUMBER**  
DRAWING WHERE SECTION IS DRAWN
- INTERIOR OR EXTERIOR ELEVATION**  
DRAWING WHERE ELEVATION IS DRAWN
- REVISION CALLOUT**
- KEY NOTE, REFER TO LISTING ON SAME DWG. FOR DESCRIPTION**
- WINDOW SYMBOL**
- DOOR NUMBER**
- PHOTOGRAPH DIAGRAMS**

**ABBREVIATIONS**

ACT. -ACOUSTICTILE	GEN -GENERAL
AFF -ABOVE FINISH FLOOR	HYD -HYDRANT
BLDG -BUILDING	INSUL -INSULATION
BLK -BLOCK	LAV -LAVATORY
BMT -BOTTOM	LT -LIGHT
C.B. -CATCHBASIN	MAR -MARBLE
CEM -CEMENT	MAS -MASONRY
CERT -CERAMIC TILE	MAX -MAXIMUM
C.J. -CONTROL JOINT	MECH. -MECHANICAL
CLR. -CLEAR	MIN. -MINIMUM
CLG -CEILING	MISC. -MISCELLANEOUS
CONC. -CONCRETE	NO. -NUMBER
CONSTR. -CONSTRUCTION	O/C -ON CENTER
CTR. -CENTER	O.D. -OUTSIDE DIAMETER
DET. -DETAIL	O/O -OUT TO OUT
DIA. -DIAMETER	OPNG -OPENING
DIM -DIMENSION	PLYWD -PLYWOOD
D.O. -DOOR OPENING	PTD -PAINTED
DWG -DRAWING	R.D. -ROOF DRAIN
ELEV. -ELEVATION	REINF. -REINFORCEMENT
EXT -EXTERIOR	REDD. -REQUIRED
F.F. -FINISH FLOOR	STD -STANDARD
F.G. -FINISH GRADE	T.O.P. -TOP OF PLATE
FIN -FINISH	TYP -TYPICAL
FLR -FLOOR	VCT -VINYL COMPOSITION TILE
FDN -FOUNDATION	WD -WOOD
FTG -FOOTING	WT -WEIGHT
FURR -FURRING	(N) -NEW
	(E) -EXISTING



135 SOUTH STATE COLLEGE  
SUITE 200, BREA, CA, 92821  
168cad@gmail.com  
Tel: (626) 899-6108  
www.168CAD.net

**REVISIONS**

DATE	NO.
10/05/2022	1

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**SHEET TITLE**

**GRADING, DRAINAGE, LANDSCAPE & COMBINED UTILITY PLANS**



PROJECT NAME & ADDRESS

(N) 1 STORY SINGLE FAMILY RESIDENTIAL

68 PAGE ST  
CAMPBELL, CA 95008

Date	10/15/22
Drawn	ALAN
Sheet	G-1
of Sheet	