

## Location of Proposed Project



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

## Campbell, California



The Orchard City

# Notice of Public Hearing

Dear Campbell Resident,

February 10, 2023

The Historic Preservation Board of the City of Campbell will hold a Public Hearing at 5:00 p.m., or shortly thereafter, on Wednesday February 22, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 415 E. Campbell Avenue  
**Zoning | Area Plan:** C-3 | Downtown Campbell  
Development Plan & Standards  
**Neighborhood Association(s):** Downtown Campbell  
Neighborhood Association  
**File No.:** PLN-2022-145  
**APN:** 279-41-008  
**Applicant:** TOPA Architecture  
**Property Owner:** 415 East Campbell LLC  
**Application Type:** Tier I Historic Resource Alteration  
Permit and Site and Architectural Review Permit  
**Project Planner:** Larissa Lomen, Assistant Planner  
**Email Contact:** larissal@campbellca.gov  
**Phone Contact:** (408) 866-2144

## Project Description:

A Site and Architectural Review Permit and a Tier I Historic Resource Alteration Permit to allow the interior remodel and exterior façade alteration, including repainting and the removal of existing canopies, of an existing commercial building listed on the Campbell Historic Resource Inventory as a designated structure of merit, commonly known as the B.O. Curry Building

## You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:  
(<http://campbellca.gov/HPBsignup> .)
- ◇ 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



# DIRECTORY

## CLIENT

NEWMARK | KEVIN CUNNINGHAM  
 415 E. CAMPBELL AVE., SUITE 100 CAMPBELL  
 SAN JOSE, CA , 95008  
 PHONE: 650-688-8521  
 EMAIL: Kevin.Cunningham@nrmk.com

## ARCHITECTURE

TOPA ARCHITECTURE | GENO CATALANO  
 1150 N. 1ST ST. STE 140  
 SAN JOSE, CA 95112  
 PHONE: (408)320-0248  
 EMAIL: geno@topaarchitecture.com

# TENANT IMPROVEMENT | REMODEL

# 415 E. CAMPBELL LL IMPROVEMENTS

415 E CAMPBELL AVE. STE 100. CAMPBELL, CA 95008



NOTE: THIS IMAGE IS FOR CHARACTER PURPOSES ONLY. USE THIS ENTIRE SET FOR COMPLETE CONSTRUCTION INFORMATION

# CITY STAMP



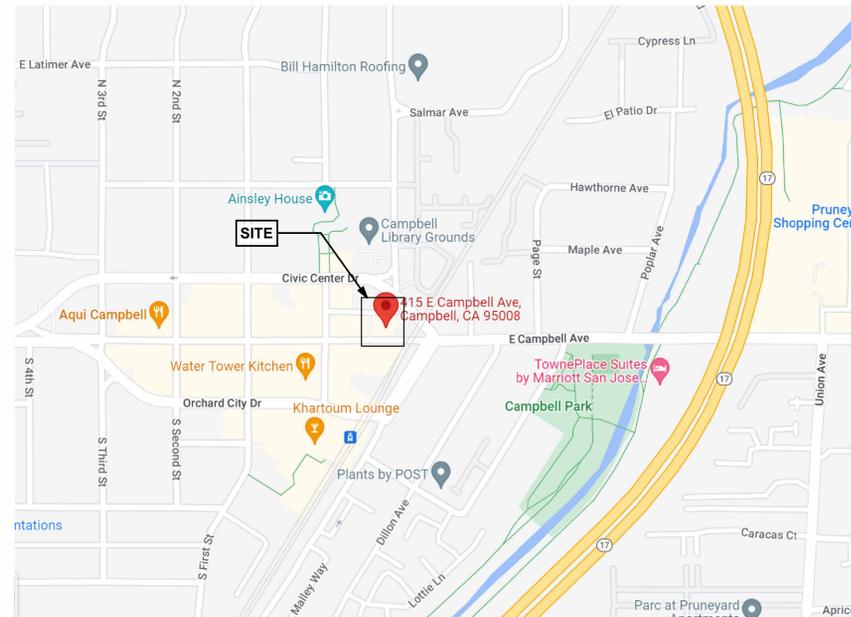
1150 North First St. #140  
 San Jose CA, 95112  
 Tel (408) 320 0248

## SHEET LIST

AP0.1	PLANNING COVER SHEET
AP0.3	EXISTING SITE PHOTOS
AP1.0	PLANNING SITE PLAN
AP1.2	SITE PLAN DETAILS
AP1.3	EXISTING/DEMO PLAN
AP1.6	DEMO ELEVATIONS
AP2.1	PROPOSED FLOOR PLANS
AP2.2	DIMENSION PLAN
AP3.1	PLANNING EXTERIOR ELEVATIONS

GENERAL NOTES:  
 1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.  
 2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.  
 3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

## VICINITY MAP



## PROJECT SUMMARY

APN	279-41-008		
CONSTRUCTION TYPE	VB		
OCCUPANCY	B/M/A2		
OCCUPANT LOAD	MATCH NUMBER FROM SCHEDULE		
ZONING	C-3, CENTRAL BUSINESS DISTRICT		
SPRINKLED	NO		
STORIES	2	GROSS LOT AREA	5,850 SQFT
AREA OF WORK	# SQFT	NET LOT AREA	5,850 SQFT
EXISTING FLOOR AREA	9,485 SQFT	FAR	9,575/5,850 = 1.63
NEW FLOOR AREA	90 SQFT	NEW TOTAL AREA	9,575 SQFT
FRONT SETBACK	N/A	REAR SETBACK	N/A
SIDE SETBACK	N/A		

PROJECT:

415 E  
 CAMPBELL LL  
 IMPROVMENTS

415 E CAMPBELL AVE. STE 100.  
 CAMPBELL, CA 95008

CONTRACTOR

## PROJECT DESCRIPTION

1. REMOVE EXTERIOR CANOPIES AND PATCH THE HOLES LEFT BEHIND.
2. REPAINT THE EXTERIOR AS NOTED ON THE EXTERIOR ELEVATIONS
3. PARTIAL STOREFRONT REPLACEMENT

SHEET TITLE:

PLANNING COVER SHEET

## REVISIONS

No.	Description	Date

DRAWN:	GC
CHECKED:	GC
DATE:	11/03/2022
SCALE:	
JOB No.:	22-5-08-CAMPBELL
SHEET No.:	

AP0.1

## FIRE DEPT NOTES

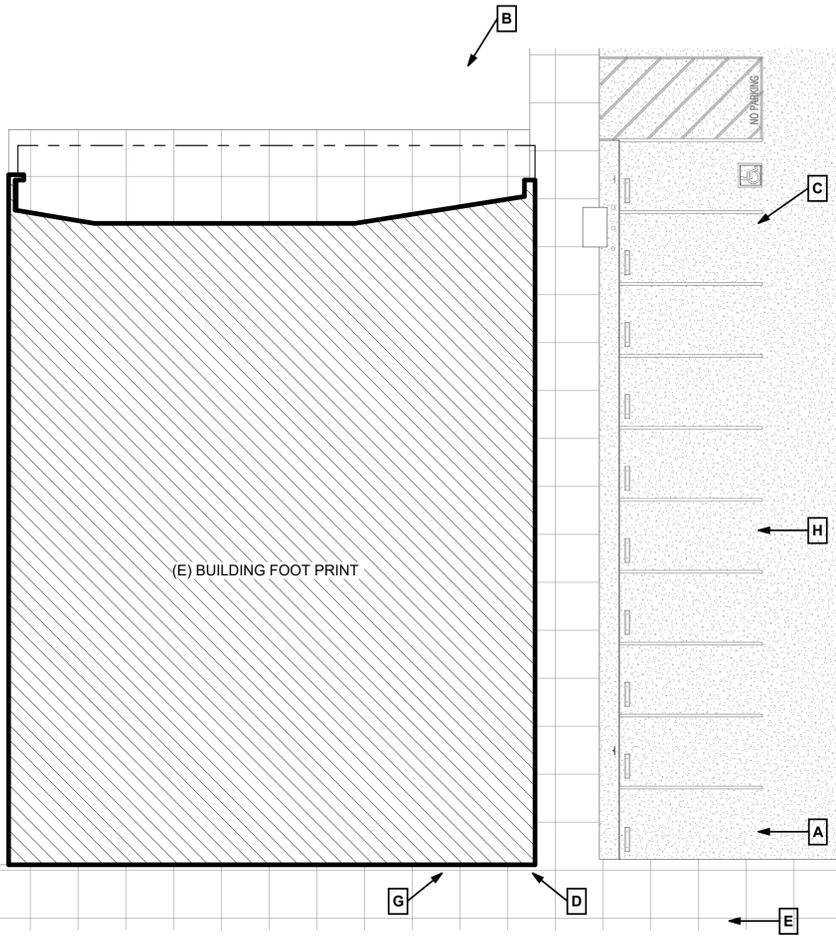
1. TYPE 'A' FIRE EXTINGUISHER TO BE WITHIN 75' OF ANY GIVEN AREA

## ALLOWABLE FLOOR AREA

1ST FLOOR	5,317 S.F	2ND FLOOR	4,168 S.F
TYPE OF CONSTRUCTION	V-B	TYPE OF CONSTRUCTION	V-B
OCCUPANCY	A-2	OCCUPANCY	B
STORIES	1	STORIES	1
SPRINKLED	NO	SPRINKLED	NO
BASIC ALLOWABLE AREA	6,000 S.F	BASIC ALLOWABLE AREA	9,000 S.F
CALCULATION		CALCULATION	
5,317/6,000 = 0.88 OK		4,168/9,000 = 0.46 OK	
$I_r = [F/P - 0.25]W/30$ F= 245 P= 310 $245/310 - 0.25 = 0.54$ $W = 4000/245 = 16.3$ $W = 16.3/30 = 0.54$ $I = 0.54 \times 0.54 = 0.29$		$A_n = [A_1 + (NS * I_r)]$ $A = (9000 + 6000) + (9000 + 5500 \times 0.29) =$ $15000 + 4205 = 19,205$	
TOTAL S.F. = 9,485 S.F			

## APPLIED CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING STANDARDS
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- ALONG WITH ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS



GENERAL NOTES:  
1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.  
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.  
3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:  
**415 E CAMPBELL LL IMPROVMENTS**  
415 E CAMPBELL AVE. STE 100.  
CAMPBELL, CA 95008

CONTRACTOR

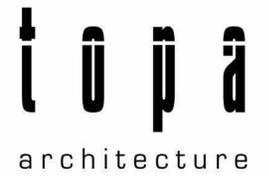
SHEET TITLE:  
**EXISTING SITE PHOTOS**

REVISIONS

No.	Description	Date

DRAWN: GC  
CHECKED: RT  
DATE: 11/03/2022  
SCALE: 3/32" = 1'-0"  
JOB No.: 22-5-08-CAMPBELL  
SHEET No.:

CITY STAMP



1150 North First St. #140

San Jose CA, 95112

Tel (408) 320 0248

### SITE PLAN KEYNOTES

- 1 (E) ACCESSIBLE PARKING TO REMAIN
- 2 (E) PARKING STALLS TO REMAIN
- 3 (E) ELECTRICAL TRANSFORMER TO REMAIN
- 4 (E) ACCESSIBLE PARKING SIGN TO REMAIN
- 5 (E) BOLLARDS TO REMAIN
- 6 NO SCOPE

### GENERAL NOTES

- ACCESSIBLE PATH OF TRAVEL, PER CBC 11B-403 NOTES:**
- MUST BE CONTINUOUSLY ACCESSIBLE W/ WALKING DIRECTIONAL SLOPE MAX OF 5% AND CROSS SLOPE MAX OF 2%
  - MUST HAVE MAX SLOPE OF 2% IN ANY DIRECTION IN LOADING AREAS AND AT EACH TURN OF INTERSECTION OF PATHS OF TRAVEL
  - HAVE A MAX OF 1/4" CHANGE IN ELEVATION W/O BEVELED EDGE. 1/2" CHANGE IN ELEVATION W/ BEVELED EDGE NOT STEEPER THAN 1:2
  - IS MIN 48" IN WIDTH
  - WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5%, SHALL HAVE PEDESTRIAN RAMPS

GENERAL NOTES:  
 1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.  
 2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.  
 3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

415 E  
 CAMPBELL LL  
 IMPROVMENTS

415 E CAMPBELL AVE. STE 100.  
 CAMPBELL, CA 95008

CONTRACTOR

SHEET TITLE:

PLANNING SITE PLAN

### REVISIONS

No.	Description	Date

DRAWN: GC

CHECKED: GC

DATE: 11/03/2022

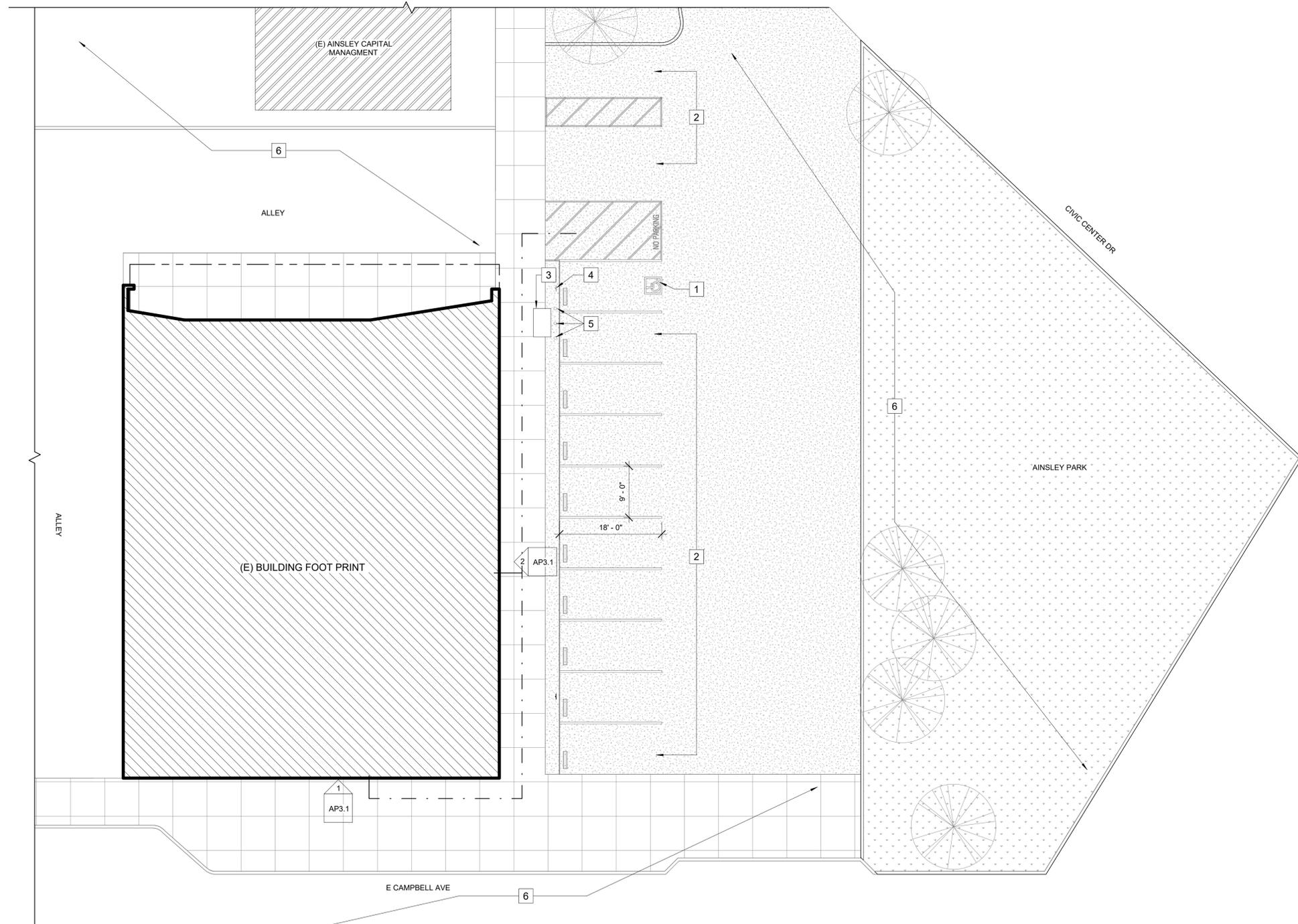
SCALE: As indicated

JOB No.: 22-5-08-CAMPBELL

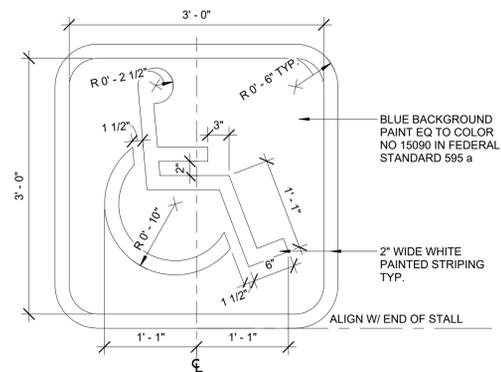
SHEET No.:



AP1.0

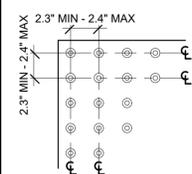


1 PLANNING SITE PLAN  
 1" = 10'-0"



1 ACCESSIBLE PARKING SYMBOL  
1" = 1'-0"

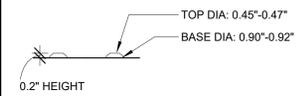
**DOME PLAN:**



**NOTES:**

1. DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE 33538 OF SAE STD-595A
2. DETECTABLE WARNING SURFACES SHALL PROVIDE A 70 PERCENT MIN VISUAL CONTRAST WITH ADJACENT WALKING SURFACES
3. **PERPENDICULAR CURB RAMPS.** DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36 INCHES (914 MM) IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN LESS 2 INCHES MAXIMUM ON EACH SIDE, EXCLUDING ANY FLARED SIDES. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES (152 MM) MINIMUM AND 8 INCHES (203 MM) MAXIMUM FROM THE DEMARCATION LINE AT THE FACE OF THE CURB BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY.
4. **PARALLEL CURB RAMPS.** DETECTABLE WARNINGS AT PARALLEL CURB RAMPS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE DEMARCATION LINE AT THE FACE OF THE CURB BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE TURNING SPACE AT THE DEMARCATION BETWEEN THE STREET AND THE SIDEWALK LESS 2 INCHES MAXIMUM ON EACH SIDE.

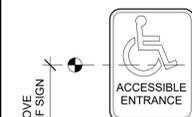
**DOME ELEVATION:**



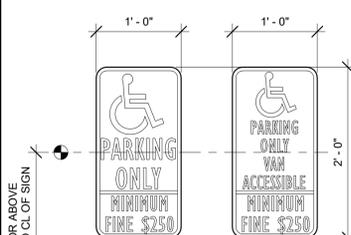
2 DETECTABLE WARNING DETAILS  
NTS

HORIZ VIEWING DISTANCE	MIN CHARACTER HEIGHT
40" TO LESS THAN OR EQUAL TO 70" HEIGHT FROM FINISH FLOOR OR GROUND TO CENTERLINE OF SIGN	5/8"
72" OR GREATER	5/8" PLUS 1/8" PER FOOT OF VIEWING DISTANCE ABOVE 72"

- NOTES:**
1. ENTRANCE SIGN W/ HORIZ VISIBLE DISTANCE OF LESS THAN 72" SHALL HAVE A MIN CHARACTER HEIGHT OF 5/8"
  2. ENTRANCE SIGNS W/ HORIZONTAL VISIBLE DISTANCE OF 72" OR GREATER MUST HAVE A MIN CHARACTER HEIGHT OF 5/8" PLUS 1/8" FOR EVERY FOOT OF VIEWING DISTANCE ABOVE 72"

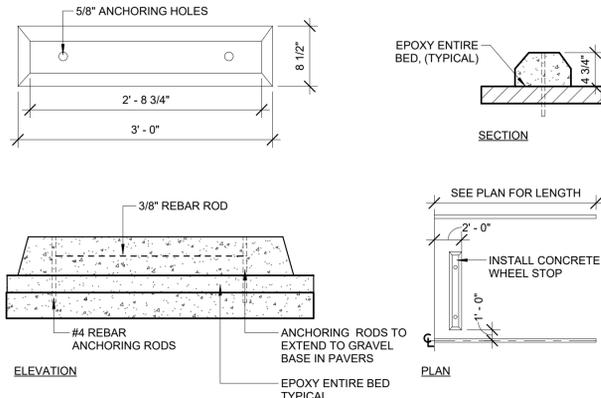
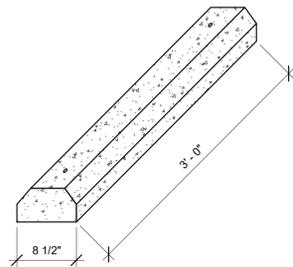


3 ACCESSIBLE ENTRANCE SIGN DETAIL  
1" = 1'-0"

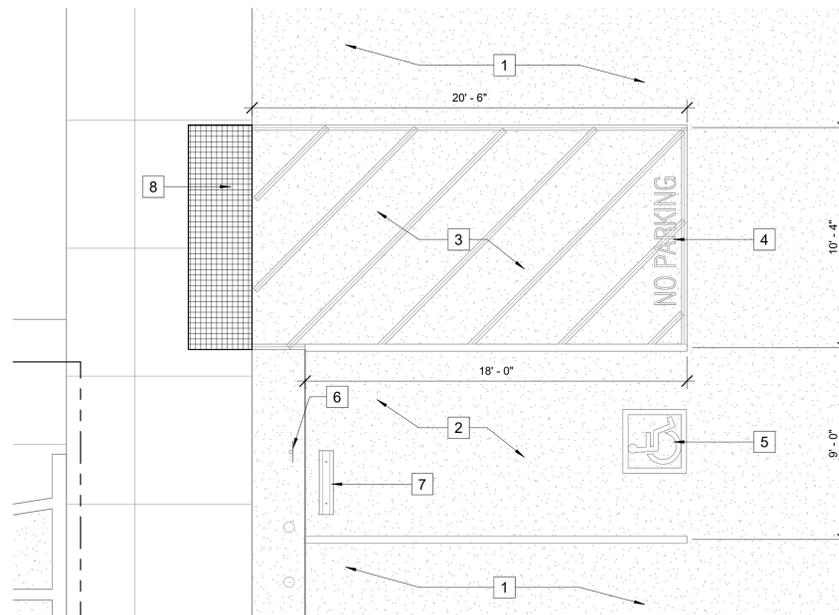


- NOTES:**
1. OFF STREET PARKING FACILITIES TO HAVE SIGN AT STREET ENTRANCE NOT LESS THAN 17"x22" MIN SIZE. SIGN TEXT TO BE BEADED (OR EQ.) TO STATE THE FOLLOWING:  
UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR SPECIAL LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE TOWED AWAY AT THE OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT: \_\_\_\_\_ OR BY TELEPHONING \_\_\_\_\_
  2. ACCESSIBLE PARKING SPACE SIGN TO BE BEADED (OR EQ.) W/ INTERNATIONAL SYMBOL OF ACCESSIBILITY AS SHOWN. SIZE TO BE 70 SQIN MIN
  3. PROVIDE SIGN AT VAN STALL W/ ADD'L SIGN STATING "VAN ACCESSIBLE"
- GC TO FILL IN BLANKS PRIOR TO MANUFACTURING SIGN

4 ACCESSIBLE PARKING SIGN DETAIL  
1" = 1'-0"



5 WHEEL STOP DETAIL  
NTS



6 ENLARGED ACCESSIBLE PARKING PLAN  
1/4" = 1'-0"

CITY STAMP

**ACCESSIBLE PARKING PLAN KEYNOTES**

- 1 (E) PARKING STALL TO REMAIN
- 2 (E) ACCESSIBLE PARKING STALL TO REMAIN
- 3 (E) ACCESS AISLE STRIPING TO REMAIN
- 4 (N) 12" HIGH WHITE LETTERS "NO PARKING"
- 5 (E) ACCESSIBLE PARKING SYMBOL TO REMAIN
- 6 (E) ACCESSIBLE PARKING SIGN TO REMAIN
- 7 (E) WHEEL STOP TO REMAIN
- 8 (N) DETECTABLE WARNING

MATCH SCALE TO PLAN

**GENERAL NOTES**

- ACCESSIBLE PATH OF TRAVEL, PER CBC 11B-403**
- NOTES:**
- MUST BE CONTINUOUSLY ACCESSIBLE W/ WALKING DIRECTIONAL SLOPE MAX OF 5% AND CROSS SLOPE MAX OF 2%
  - MUST HAVE MAX SLOPE OF 2% IN ANY DIRECTION IN LOADING AREAS AND AT EACH TURN OF INTERSECTION OF PATHS OF TRAVEL
  - HAVE A MAX OF 1/4" CHANGE IN ELEVATION W/O BEVELED EDGE. 1/2" CHANGE IN ELEVATION W/ BEVELED EDGE NOT STEEPER THAN 1:2
  - IS MIN 48" IN WIDTH
  - WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5%, SHALL HAVE PEDESTRIAN RAMPS

**t o p a**  
architecture

1150 North First St. #140  
San Jose CA, 95112  
Tel (408) 320 0248

**GENERAL NOTES:**

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

415 E  
CAMPBELL LL  
IMPROVMENTS

415 E CAMPBELL AVE. STE 100.  
CAMPBELL, CA 95008

CONTRACTOR

SHEET TITLE:

SITE PLAN DETAILS

**REVISIONS**

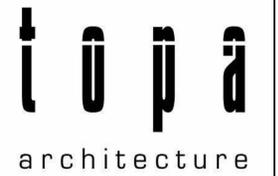
No.	Description	Date

DRAWN:	GC
CHECKED:	GC
DATE:	11/03/2022
SCALE:	As indicated
JOB No.:	22-5-08-CAMPBELL
SHEET No.:	



AP1.2

CITY STAMP



1150 North First St. #140

San Jose CA, 95112

Tel (408) 320 0248

### DEMO PLAN KEYNOTES

- 1 (E) EXTERIOR WALL TO REMAIN
- 2 (E) INTERIOR WALL TO REMAIN
- 3 (E) COLUMN TO REMAIN. PREP FOR (N) PAINT
- 4 (E) STAIRS TO REMAIN
- 5 (E) SHAFT TO REMAIN
- 6 (E) WINDOW TO REMAIN. PROTECT FROM DAMAGE AND DEBRIS DURING CONSTRUCTION
- 7 (E) EXTERIOR WALL TO BE REMOVED
- 8 (E) INTERIOR WALL TO BE REMOVED. SEE DEMO WALL LEGEND
- 9 (E) STAIRS AND RAILINGS TO BE REMOVED
- 10 (E) STOREFRONT TO BE REMOVED
- 11 (E) DOOR TO BE REMOVED
- 12 SHADED PORTION OF (E) FLOOR TO BE REMOVED
- 13 PATCH AND REPAIR (E) WALL WHERE DEMO OCCURED
- 14 FLOOR TO REMAIN. FLOOR FINISHES TO BE REMOVED

### GENERAL NOTES

- 1. SEE DOOR SCHEDULE FOR TREATMENT OF DOORS TO REMAIN

### DEMO WALL LEGEND

	(E) WALL TO REMAIN
	(E) INTERIOR MTL STUD WALL TO BE REMOVED

GENERAL NOTES:  
 1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.  
 2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.  
 3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:

415 E  
 CAMPBELL LL  
 IMPROVMENTS

415 E CAMPBELL AVE. STE 100.  
 CAMPBELL, CA 95008

CONTRACTOR

SHEET TITLE:

EXISTING/DEMO PLAN

### REVISIONS

No.	Description	Date

DRAWN: GC

CHECKED: GC

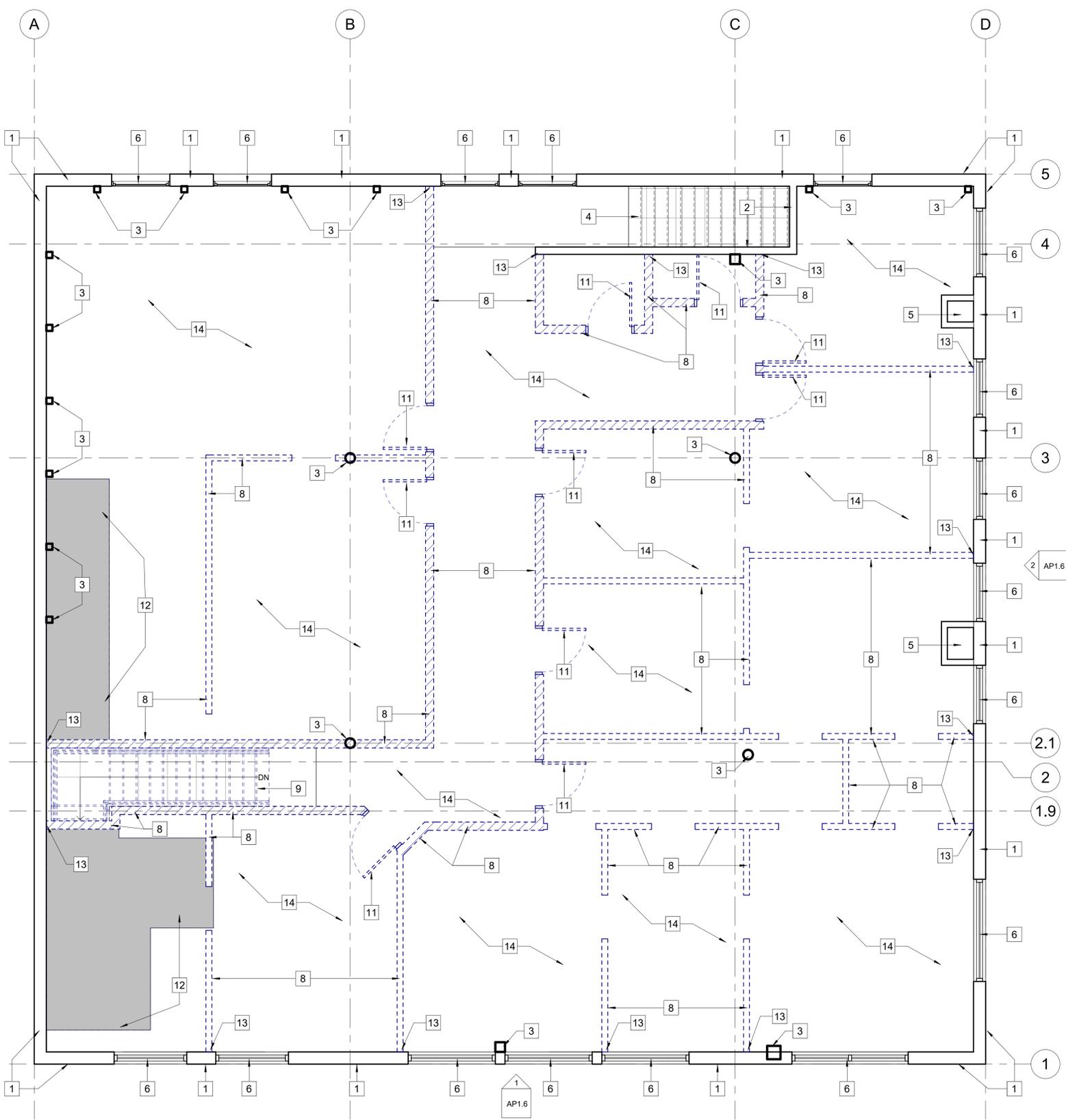
DATE: 11/03/2022

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

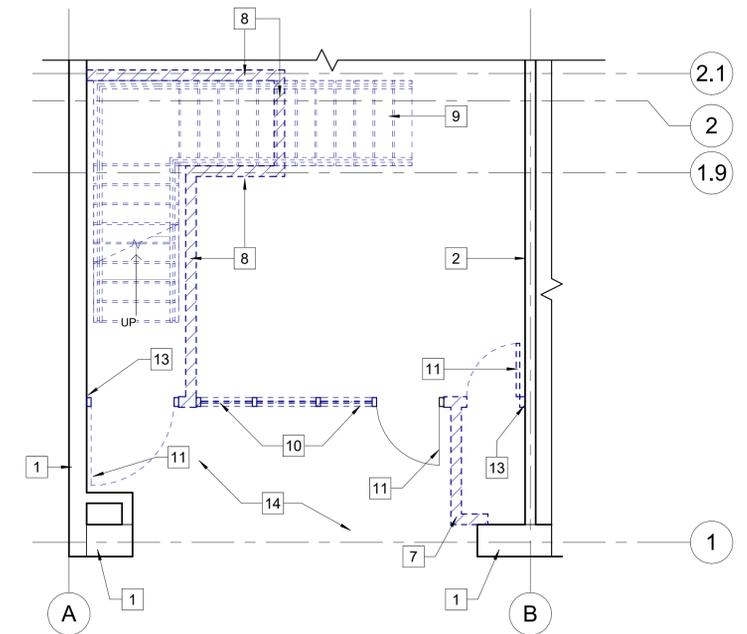
JOB No.: 22-5-08-CAMPBELL

SHEET No.:

AP1.3

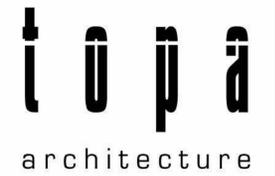


3 2ND FLOOR DEMO PLAN  
 1/4" = 1'-0"



1 DEMO FIRST FLOOR PLAN  
 1/4" = 1'-0"

CITY STAMP



1150 North First St. #140  
San Jose CA, 95112  
Tel (408) 320 0248

**DEMO ELEVATION KEYNOTES**

- 1 (E) WALL TO REMAIN
- 2 (E) CANOPY TO BE REMOVED. FILL HOLES AND PATCH AND REPAIR STUCCO. TEXTURE TO MATCH (E) AND PREP FOR (N) PAINT
- 3 (E) ROOF TO REMAIN
- 4 (E) WINDOW TO REMAIN. PREP FRAMES FOR (E) PAINT
- 5 (E) BRICK ACCENT TO REMAIN AND BE CLEANED
- 6 (E) STOREFRONT TO REMAIN. PROTECT FROM DAMAGE AND DEBRIS DURING CONSTRUCTION
- 7 (E) DOOR TO REMAIN
- 8 (E) STOREFRONT TO BE REMOVED
- 9 (E) DOOR TO BE REMOVED

GENERAL NOTES:  
1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.  
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.  
3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:  
**415 E CAMPBELL LL IMPROVMENTS**  
415 E CAMPBELL AVE. STE 100.  
CAMPBELL, CA 95008

CONTRACTOR

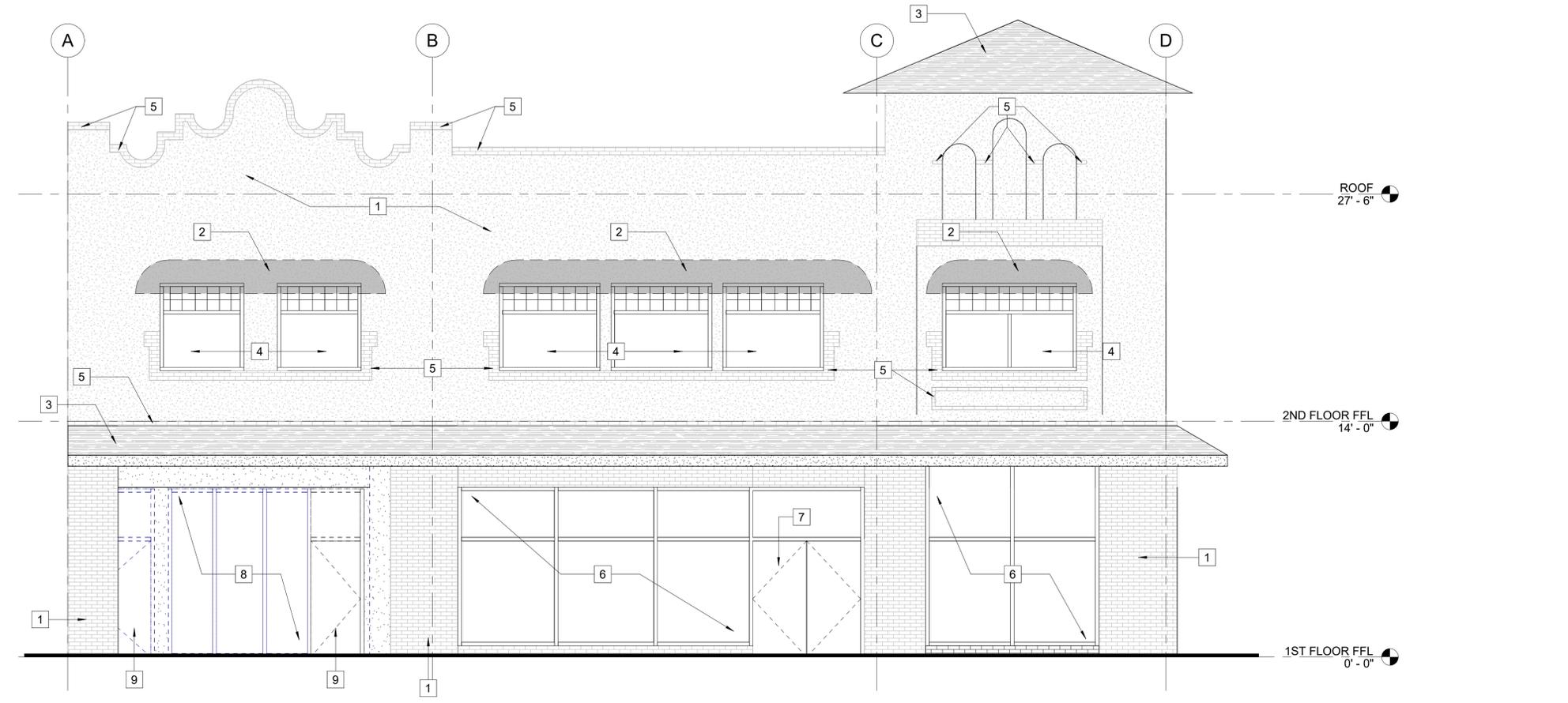
SHEET TITLE:  
**DEMO ELEVATIONS**

REVISIONS

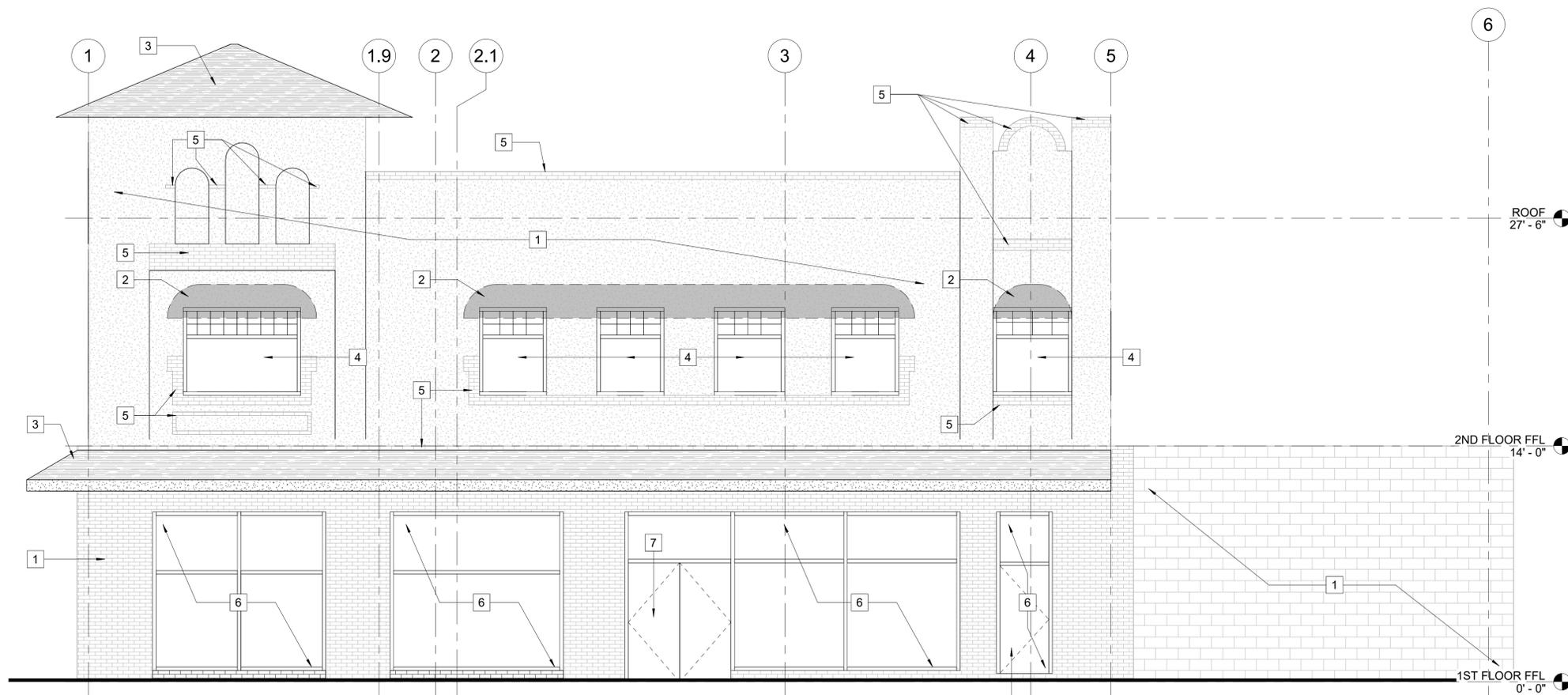
No.	Description	Date

DRAWN: GC  
CHECKED: GC  
DATE: 11/03/2022  
SCALE: 1/4" = 1'-0"  
JOB No.: 22-5-08-CAMPBELL  
SHEET No.:

AP1.6



1 DEMO ELEVATION SOUTH  
1/4" = 1'-0"



2 DEMO ELEVATION EAST  
1/4" = 1'-0"

GENERAL NOTES:  
1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.  
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.  
3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:  
**415 E CAMPBELL LL IMPROVMENTS**  
415 E CAMPBELL AVE. STE 100.  
CAMPBELL, CA 95008

CONTRACTOR:  
  
SHEET TITLE:  
**PROPOSED FLOOR PLANS**

REVISIONS

No.	Description	Date

DRAWN: GC  
CHECKED: GC  
DATE: 11/03/2022  
SCALE: 1/4" = 1'-0"  
JOB No.: 22-5-08-CAMPBELL  
SHEET No.:

- PROPOSED PLAN KEYNOTES**
- 1 (N) INTERIOR WALL. SEE WALL LEGEND
  - 2 (N) INTERIOR STOREFRONT. SEE WALL LEGEND
  - 3 (N) STAIRS
  - 4 (N) VERTICAL PLATFORM LIFT
  - 5 (N) RESTROOMS SEE SHEET A5.1 FOR ENLARGED PLANS
  - 6 (N) FURRING WALL. SEE WALL LEGEND
  - 7 (N) AIRCRAFT CABLE RAILING
  - 8 (N) CABINETS AND COUNTER TOPS
  - 9 (N) SINK
  - 10 (N) REFRIGERATOR
  - 11 (N) DOOR. SEE DOOR SCHEDULE
  - 12 (N) BREAK AREA TABLE
  - 13 (N) WALL MOUNTED TV. SEE INTERIOR ELEVATIONS FOR MOUNTING HEIGHT
  - 14 - NOT USED -
  - 15 OPENING IN (N) WALL. SEE INTERIOR ELEVATIONS
  - 16 (N) FLOORING. SEE FINISH SCHEDULE
  - 17 (N) EXTERIOR DOOR
  - 18 (N) EXTERIOR STOREFRONT SYSTEM
  - 19 DASHED LINE INDICATES EXTENTS OF (E) STOREFRONT
  - 20 (N) FROSTED VINYL APPLIED TO INTERIOR SURFACE OF WINDOW
  - 21 (N) MOP SINK

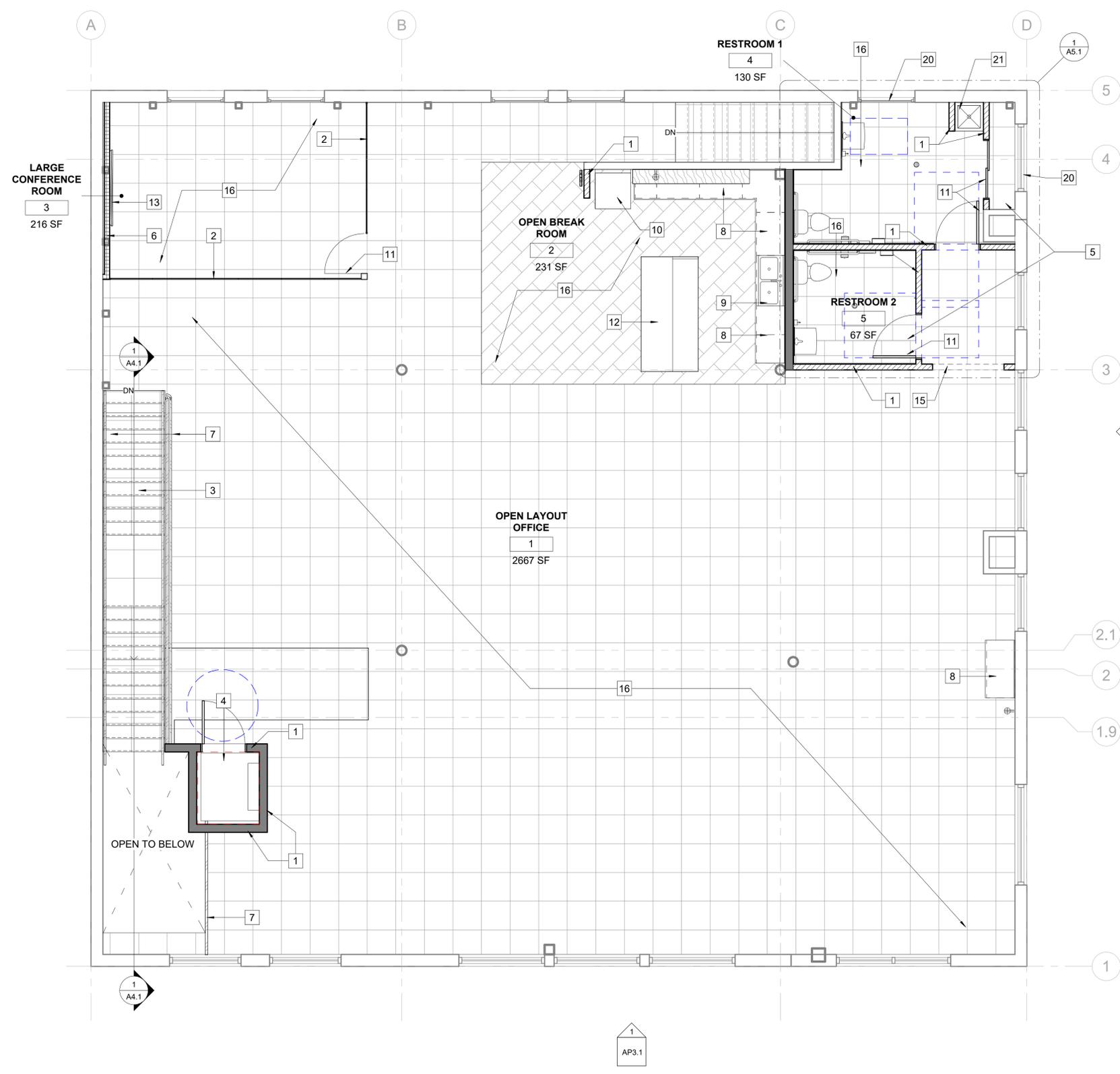
CITY STAMP

**GENERAL NOTES**

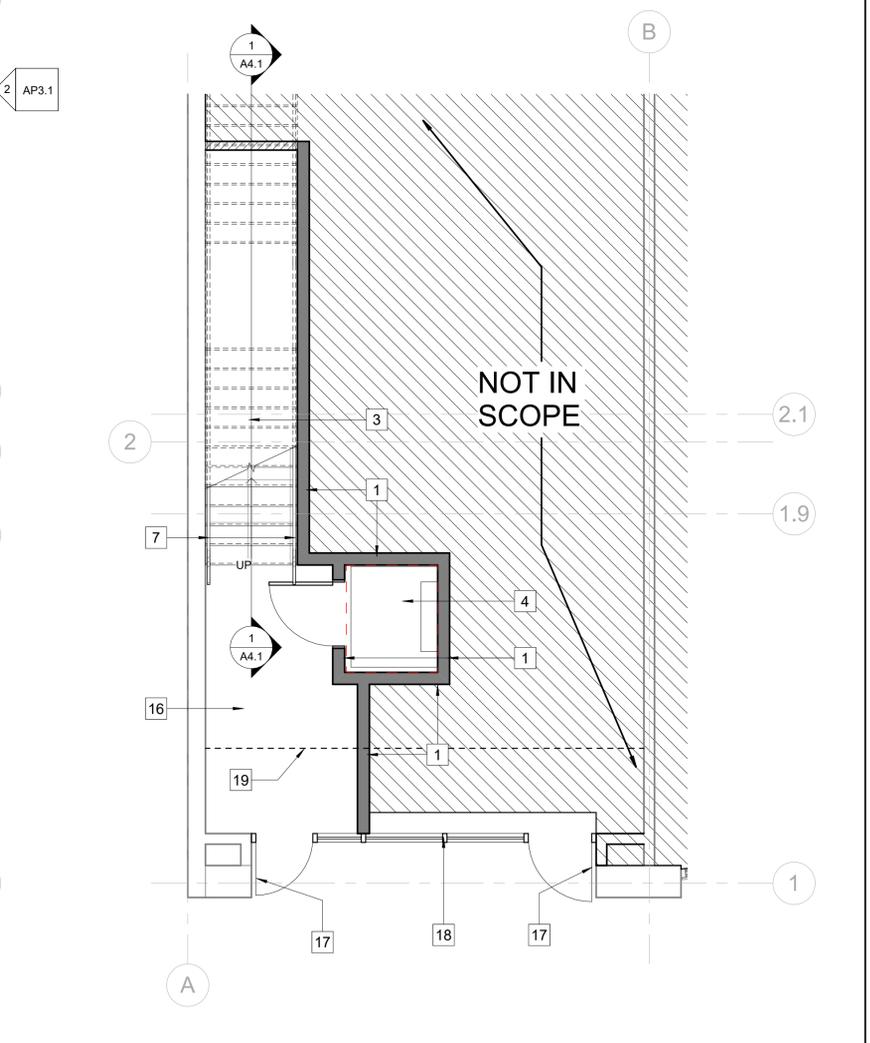
- SEE DOOR SCHEDULE FOR TREATMENT OF DOORS TO REMAIN AND FOR ALL (N) DOORS
- SEE WINDOW SCHEDULE FOR TREATMENT OF WINDOWS TO REMAIN AND FOR ALL (N) WINDOWS
- SEE FINISH PLAN FOR ALL (N) FINISHES
- SEE POWER AND DATA OUTLET LOCATIONS
- SPD FOR PLUMBING DETAILS FOR NEW FIXTURES
- (E) BRICK TO REMAIN. STRIP (E) PAINT AND CLEAN BRICK AS NEEDED

**WALL LEGEND**

	(E) EXTERIOR WALL TO REMAIN
	NEW 5 1/2" METAL STUD WALLS 20 GAGE @ 16" O.C. SEE INTERIOR ELEVATIONS FOR HEIGHT. 5/8" GYP BD. LEVEL 4 FINISH ON BOTH SIDES. USE GREEN BOARD IN WET AREAS AND WHERE TILE IS FINISH MATERIAL
	NEW 3 5/8" METAL STUD WALLS 20 GAGE @ 16" O.C. SEE INTERIOR ELEVATIONS FOR HEIGHT. 5/8" GYP BD. LEVEL 4 FINISH ON BOTH SIDES. USE GREEN BOARD IN WET AREAS AND WHERE TILE IS FINISH MATERIAL
	NEW CURTAIN WALL SYSTEM W/ 1"x1" MULLIONS AND BUTT-JOINT GLASS



1 2ND FLOOR FFL  
1/4" = 1'-0"



2 1ST FLOOR PROPOSED PLAN  
1/4" = 1'-0"

GENERAL NOTES:  
1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.  
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.  
3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:  
**415 E CAMPBELL LL IMPROVMENTS**  
415 E CAMPBELL AVE. STE 100.  
CAMPBELL, CA 95008

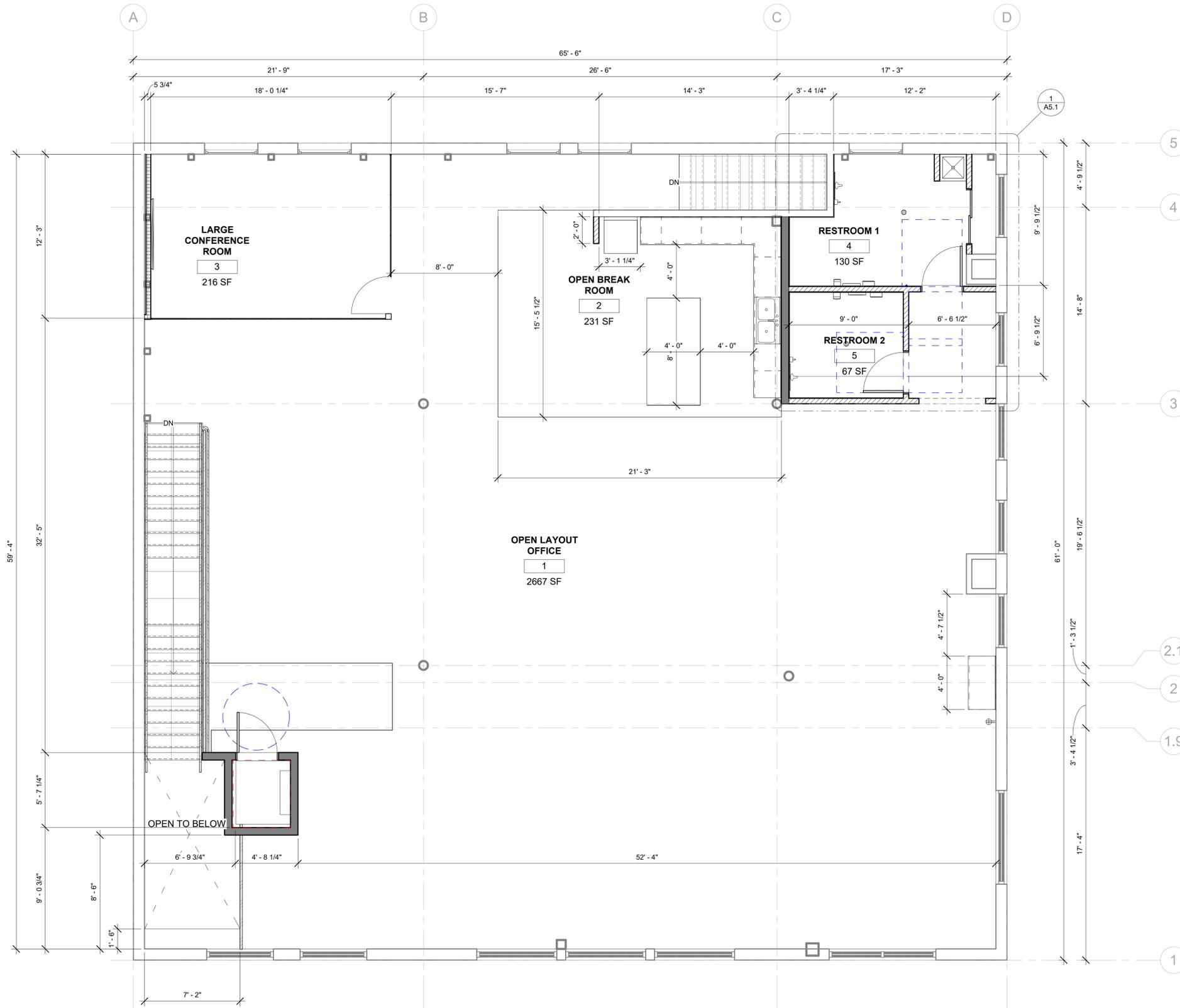
CONTRACTOR

SHEET TITLE:  
**DIMENSION PLAN**

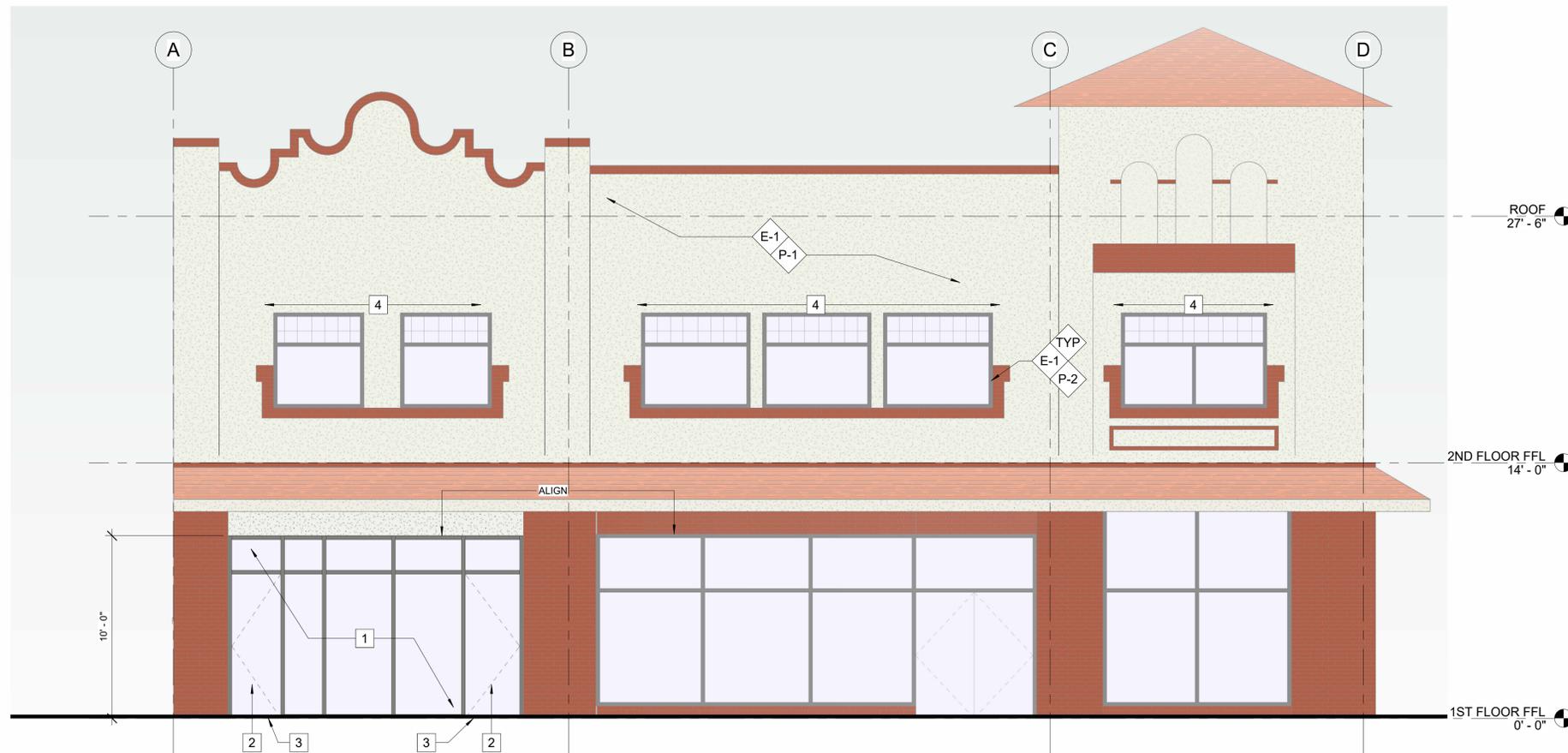
REVISIONS

No.	Description	Date

DRAWN: GC  
CHECKED: GC  
DATE: 11/03/2022  
SCALE: 1/4" = 1'-0"  
JOB No.: 22-5-08-CAMPBELL  
SHEET No.:



① 2ND FLOOR FFL DIM PLAN  
1/4" = 1'-0"



① PLANNING SOUTH EXTERIOR ELEVATION  
1/4" = 1'-0"



② PLANNING EAST EXTERIOR ELEVATION  
1/4" = 1'-0"

CITY STAMP

---

**EXTERIOR ELEVATION KEYNOTES**

- (N) EXTERIOR STOREFRONT
- (N) EXTERIOR DOOR. SEE DOOR SCHEDULE
- (N) THRESHOLD
- FILL HOLES FROM REMOVED CANOPIES. PATCH AND REPAIR STUCCO. TEXTURE TO MATCH (E) AND PAINT PER FINISH SCHEDULE

---

**GENERAL NOTES**

- ALL EXTERIOR BRICK TO REMAIN. CLEAN AND REPAIR AS NEEDED
- (E) ROOF NOT IN SCOPE

---

**EXTERIOR FINISH SCHEDULE**

**MATERIALS**

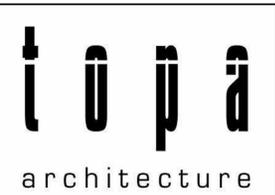
E-1 BENJAMIN MOORE  
NEW EXTERIOR PAINT  
COLOR AS INDICATED  
GC TO PREP STUCCO FOR NEW PAINT

---

**COLORS AND FINISHES**

P-1 BENJAMIN MOORE EXTERIOR PAINT WHITE DOVE OC-17 STUCCO	P-2 BENJAMIN MOORE EXTERIOR PAINT KENDALL CHARCOAL HC-166 TRIM AND ACCENTS
---	--

NOTES:  
FINISH SUBSTITUTIONS TO BE APPROVED BY OWNER/ARCHITECT PRIOR TO ORDER/INSTALLATION



1150 North First St. #140  
San Jose CA, 95112  
Tel (408) 320 0248

GENERAL NOTES:  
1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.  
2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.  
3. THESE PLAN & PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY. REPRODUCTION AND/OR DISTRIBUTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS FORBIDDEN.

PROJECT:  
**415 E CAMPBELL LL IMPROVMENTS**  
415 E CAMPBELL AVE. STE 100.  
CAMPBELL, CA 95008

CONTRACTOR

SHEET TITLE:  
**PLANNING EXTERIOR ELEVATIONS**

**REVISIONS**

No.	Description	Date

DRAWN: GC  
CHECKED: GC  
DATE: 11/03/2022  
SCALE: 1/4" = 1'-0"  
JOB No.: 22-5-08-CAMPBELL  
SHEET No.:

AP3.1