



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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

March 16, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday March 28, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 24-28 E. Campbell Ave.

Zoning | Area Plan: P-D | Downtown Development Plan

Neighborhood Association(s): DT Campbell Neighborhood Assoc.

Council District: 3

File No.: PLN-2022-79

APN: 279-46-021

Applicant: Joma Studio Architects

Property Owner: Payman Farzaneh

Application Type: Planned Development Permit

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Construction of a 3-story, approximately 8,000 square-foot mixed-use building, consisting of ground-floor and 2nd-level (mezzanine) commercial/office space, and three 1-bedroom upper-level apartment units. Staff is recommending that this item be deemed Categorical Exempt under CEQA. Tentative City Council Meeting Date: May 2, 2023

You may participate virtually or watch online:

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

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

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



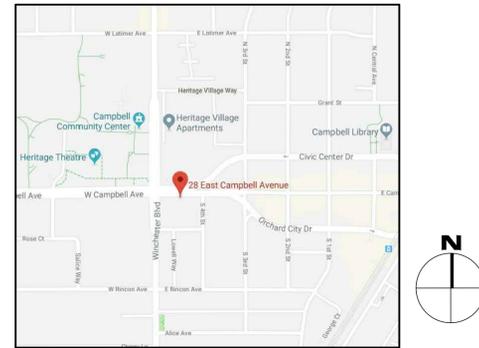
- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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

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



VICINITY MAP



ABBREVIATIONS

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

PROJECT INFORMATION

OWNER: (BAY AREA CONSTRUCTION)
PAYMAN FARZANEH (408)209-8942

ARCHITECT:
JOMA STUDIO ARCHITECTS (650) 532-8200

SURVEYOR & CIVIL:
SMP ENGINEERS (650) 941-8055

MEP CONSULTANT:
I & A ENGINEERS (408) 489-9133

ACOUSTIC CONSULTANT:
CSDA DESIGN GROUP (415) 321-1145

SITE PLAN LEGEND

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

PROJECT DESCRIPTION

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

PLANNING DATA

PROJECT ADDRESS:	24 - 28 E. CAMPBELL AVENUE
A.P.N.:	412-05-034 & 412-05-038
ZONING DISTRICT:	PD-C3
OCCUPANCY:	B, R-2 & U
GROSS LOT AREA:	5,600 S.F.
NET LOT AREA (AFTER DEDICATION):	4,320 S.F.
PROPOSED DENSITY:	23.34 UNITS/GR. ACRE
MAX. DENSITY ALLOWED:	27 UNITS/GR. ACRE
MAX. FLR. AREA RATIO:	UP TO 1.5 (= 6,480 S.F., EXCLUDING RESIDENTIAL FLOOR AREA, TITLE 21, SECTION 21.36.130-B3)
PROPOSED FLR. AREA RATIO (EXCLUDING RESIDENTIAL):	1.05 (COMMERCIAL & COMMON AREAS)
PROPOSED FLOOR AREA:	
FIRST FLOOR:	3,012 S.F. (COMMERCIAL, ELEVATOR/STAIR CORE, STORAGE & TRASH)
2ND FLOOR:	2,143 S.F. (RES., COMMERCIAL & CORE)
3RD FLOOR:	2,788 S.F. (RESIDENTIAL & BLDG. CORE)
TOTAL RESIDENTIAL:	3,939 S.F.
TOTAL COMMERCIAL:	2,754 S.F.
BUILDING CORE LOBBY INC. STORAGE & TRASH:	1,250 S.F.
TOTAL FLOOR AREA:	7,943 S.F. (-3,939 RES.) = 4,004
	4,004 S.F. = OK <(6,480 S.F. ALLOWED)
REQUIRED SETBACKS:	NONE
PROPOSED SETBACKS:	
FRONT -	2'-8" (INCLUDING 2 FEET DEDICATION)
SIDE (EAST) -	VARIABLE BETWEEN 6 INCHES TO 4 FEET
SIDE (WEST) -	VARIABLE BETWEEN 3 - 5 FEET
REAR -	15' (FIRST FLR.) & 11'-4" (2ND FLR.)
MAX. HEIGHT LIMIT:	45 FT.
PROPOSED MAX. HEIGHT:	42 FT.
(E) FLOOR AREA TO BE DEMOLISHED:	2,370 S.F. (+/-), BUILDING FOOTPRINT
ROOF OPEN SPACE:	1,900 S.F. (+/-)
CONSTRUCTION TYPE:	TYPE V-A

GENERAL

THE BUILDING WILL BE DESIGNED TO COMPLY WITH THE RECOMMENDATIONS OF THE CSDA ENVIRONMENTAL NOISE STUDY.

ACCESSIBILITY

THIS SPACE AND ALL WORK PROPOSED BY THIS PERMIT WILL BE IN FULL COMPLIANCE WITH CALIFORNIA ACCESSIBILITY REQUIREMENTS, 2019 CBC CHAPTER 11A (APPLICABLE TO RESIDENTIAL DWELLINGS & ANY COMMON USE SPACES SERVING THE DWELLING UNITS) AND CHAPTER 11B (APPLICABLE TO OFFICE AND COMMERCIAL PORTION OF THE PROJECT & ANY PUBLIC USE AREAS SERVING THE RESIDENTIAL PORTION OF THE BUILDING).

BUILDING CODE DATA

OCCUPANCY:	B, R-2 & U COMMERCIAL BUSINESS, DISPLAY & RESIDENTIAL UNITS
CONSTRUCTION:	TYPE 'VA'
STORIES:	3 STORY
BUILDING CODE:	THE PROJECT SHALL COMPLY WITH: -2019 CA. BUILDING CODE -2019 CA. FIRE CODE, CMC & CCR -2019 CA. RESIDENTIAL CODE -2019 CA. PLUMBING CODE -2019 CA. MECHANICAL CODE -2019 CA. ELECTRICAL CODE -2019 CA. ENERGY CODE -2019 CA GREEN BUILDING STANDARDS CODE ALL OTHER STATE AND LOCAL ORDINANCES & REGULATIONS



SHEET INDEX

ARCHITECTURAL	
T	TITLE SHEET, PLANNING DATA, NOTES
A 0.1	FLOOR AREA CALCULATION
A 1.0	SITE PLAN, FIRE HYDRANT LOCATION & EXT. LIGHTING SPECIFICATION
A 1.1	CIRCULATION & LANDSCAPING PLAN
A 1.2	(E) SITE PHOTOS
A 2.1	PROPOSED FLOOR & ROOF PLANS
A 4.1	PROPOSED ELEVATIONS
A 4.2	STREETSCAPE & BUILDING ROOFTOP SIGHT LINE ANALYSIS
A 4.3	COLOR ELEVATION
A 4.4	EXTERIOR WALL OPENING ANALYSIS
A 5.1	BUILDING SECTIONS
A 5.2	SECTIONS - FIRE GROUND & AERIAL ACCESS
CB	COLOR & MATERIAL BOARD
CIVIL	
T1	PROPERTY SURVEY
C-1	TITLE SHEET
C-2	GRADING & DRAINAGE
C-3	DETAILS
C-4	EROSION CONTROL PLAN
C-5	BLUEPRINT FOR CLEAN BAY
MEP	
PE1-0	PLUMBING & ELECTRICAL SITE PLAN

SANTA CLARA COUNTY FIRE NOTES

DEFERRED SUBMITTAL

- APPROVED AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED AS DEFERRED SUBMITTAL FOR THE COMMERCIAL SPACE, RESIDENTIAL UNITS, TRASH ENCLOSURE & GARAGE.
- FIRE ALARM REQUIREMENT: Refer to CFC Sec. 907 and the currently adopted edition of NFPA 72. Submit shop drawings (3 sets) and a permit application to the SCCFD for approval before installing or altering any system. Call (408) 341-4420 for more information.
- TWO-WAY COMMUNICATION SYSTEM
- EMERGENCY RESPONDER RADIO COVERAGE

GENERAL FIRE NOTES

- AERIAL ACCESS IS REQUIRED FOR ROOF ACCESS. CAMPBELL AVENUE (26' WIDE) QUALIFIES FOR AERIAL ACCESS. SEE A5.2 FOR SECTIONAL VIEW.
- GROUND LADDER SHALL BE PROVIDED TO THE RESIDENTIAL UNITS. SEE A5.2 FOR SECTIONAL VIEW.
- PUBLIC/PRIVATE FIRE HYDRANT IS REQUIRED. THERE SHALL BE NO COMBUSTIBLE CONSTRUCTION PRIOR TO HYDRANT INSTALLATION.
- THE PEDESTRIAN GATE ON THE SIDE OF THE PROPERTY SHALL HAVE AN APPROVED KNOX BOX. SEE NOTE ON A1.0
- A STANDPIPE SHALL BE USED ON THIS PROJECT
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 & SCCFD'S SPECIFICATION S1-7.
- REQUIRED FIRE FLOW: THE MINIMUM REQUIRED FIRE FLOW FOR THIS PROJECT IS 1,000 GALLONS PER MINUTES (GPM) AT 20 PSI RESIDUAL PRESSURE. THIS FIREFLOW ASSUMES INSTALLATION OF AUTOMATIC FIRE SPRINKLERS PER CFC (903.3.1.3).

- BUILDINGS & FACILITIES ACCESS: APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITH THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FACILITY [CFC, SECTION 503.1.1].

- ADDRESS IDENTIFICATION: NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

- WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. 2019 CFC SEC. 903.3.5 & HEALTH & SAFETY CODE 13114.7.

NEW MIXED-USE BUILDING

24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

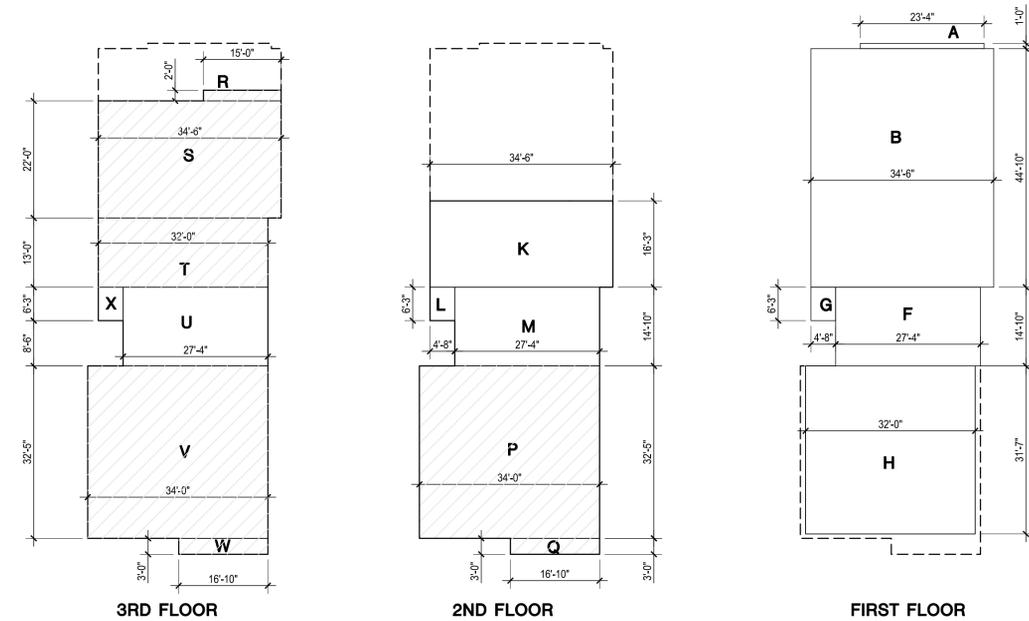
JOMA STUDIO ARCHITECTS
 200 INDUSTRIAL ROAD • SUITE 150
 SAN CARLOS • CA 94070

PROJECT NO: 2120 DATE: 11/30/2022
 SCALE: AS NOTED

T

FLOOR AREA CALCULATIONS; 24-28 E. Campbell Avenue					
SECTION	DIMENSIONS	FLR. AREA OF EACH SECTION	SECTION	DIMENSIONS	FLR. AREA OF EACH SECTION
A	(23.33' x 1')	24 S.F.	R*	(15 x 2)	30 S.F.
B	(34.5' x 44.83')	1,546 S.F.	S*	(34.5' x 22')	759 S.F.
C	NOT USED	-	T*	(32' x 13')	416 S.F.
D	NOT USED	-	U*	(27.33' x 14.8')	404 S.F.
E	NOT USED	-	V*	(34' x 32.4')	1100 S.F.
F	(27.33' x 15.5')	405 S.F.	W*	(16.8' x 3')	50 S.F.
G	(4.66' x 6.25')	29 S.F.	X	(4.66' x 6.25')	29 S.F.
H	(32' x 31.5')	1008 S.F.	TOTAL 3RD FLOOR AREA:		2,788 S.F.
TOTAL FIRST FLOOR AREA:		3012 S.F.			
K	(34.5' x 16.25')	560 S.F.	TOTAL FLOOR AREA (S. FEET):		7,943
L	(4.66' x 6.25')	29 S.F.	RESIDENTIAL FLR. AREA EXCLUSION*:		- 3,939
M	(27.33' x 14.8')	404 S.F.	FINAL FLOOR AREA (S. FEET):		4,004
P*	(34' x 32.4')	1100 S.F.	MAX. ALLOWED:		6,480
Q*	(16.8' x 3')	50 S.F.			
TOTAL 2ND FLOOR AREA:		2143 S.F.			

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



FLOOR AREA CALCULATIONS

1/16" = 1'-0"

DIAGRAM KEY



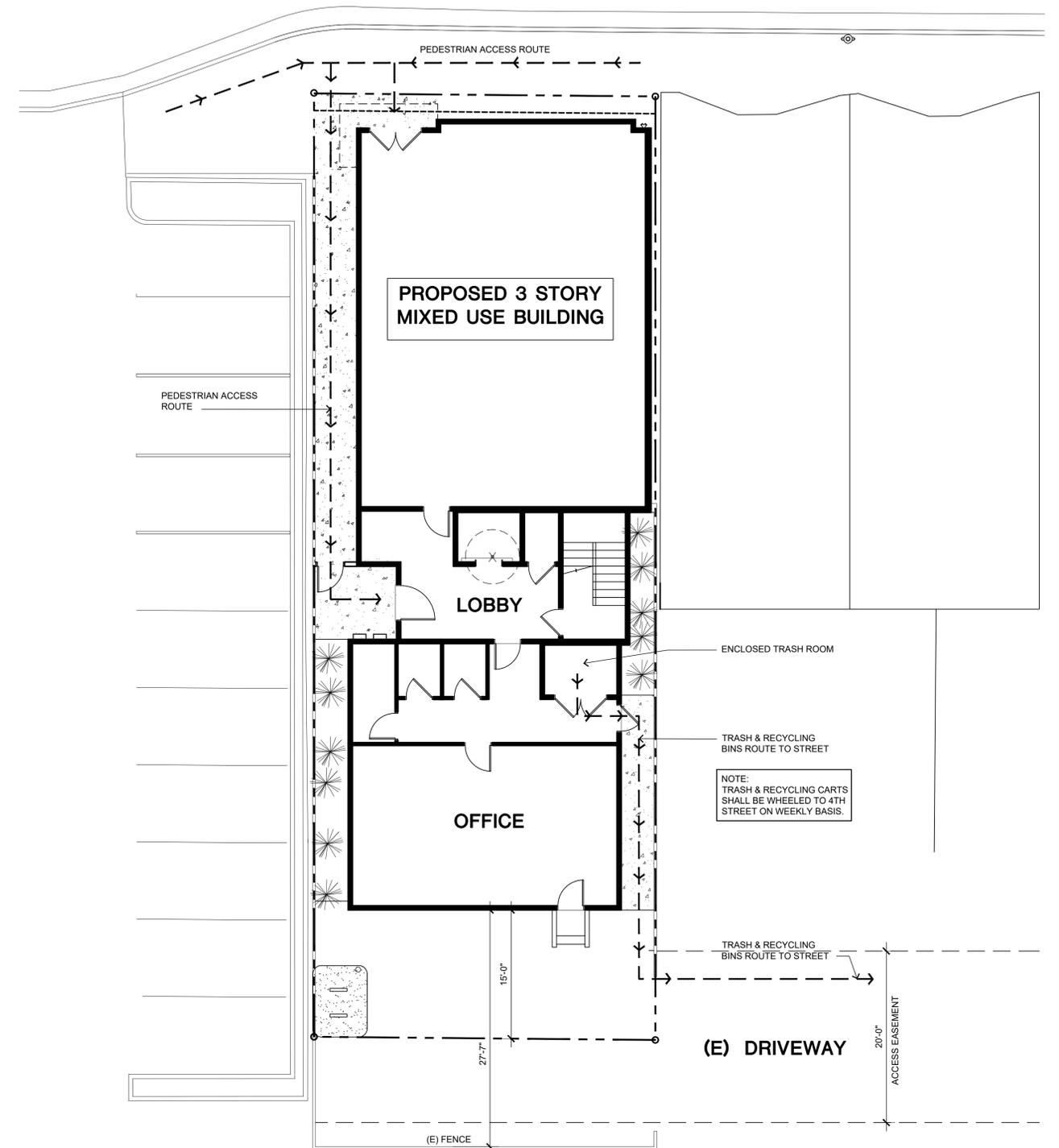
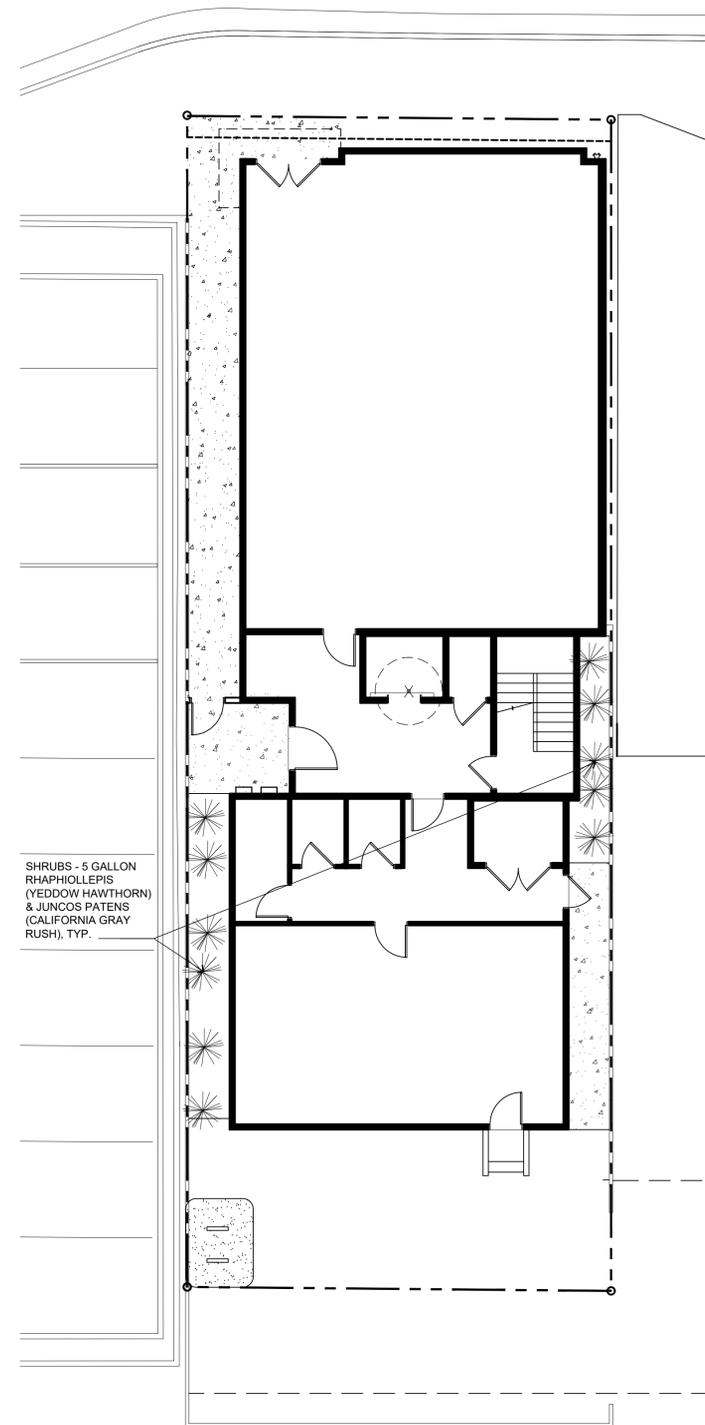
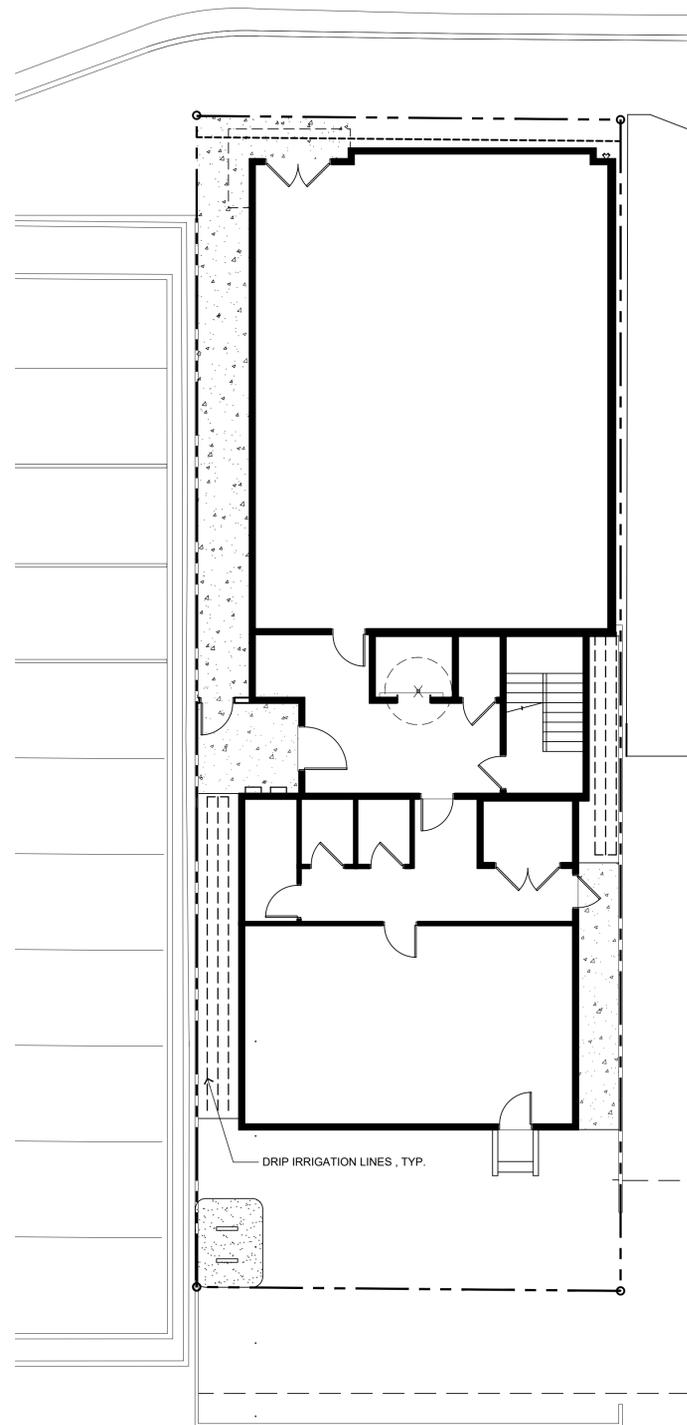
NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

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

PROJECT NO: 2120 DATE: 11/20/2022
 SCALE: AS NOTED

A0.1

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



IRRIGATION PLAN

1/8"=1'-0"

LANDSCAPING PLAN

1/8"=1'-0"

CIRCULATION PLAN - PEDESTRIAN & TRASH CART ROUTE

1/8"=1'-0"

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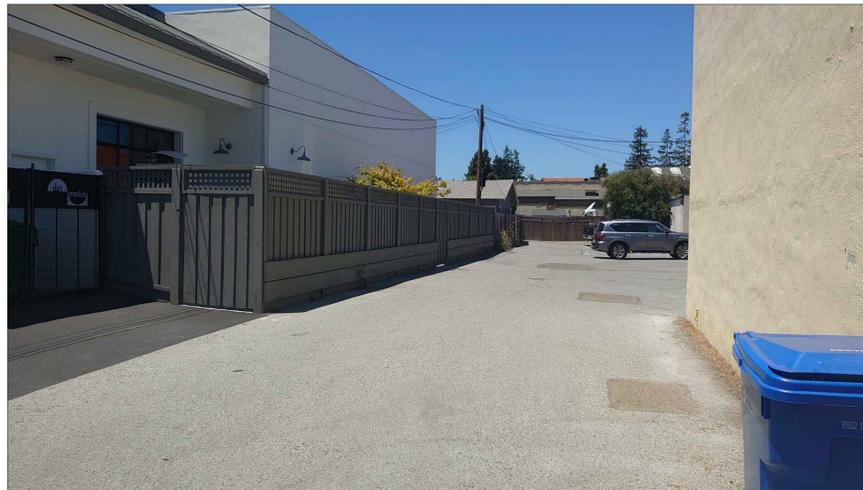
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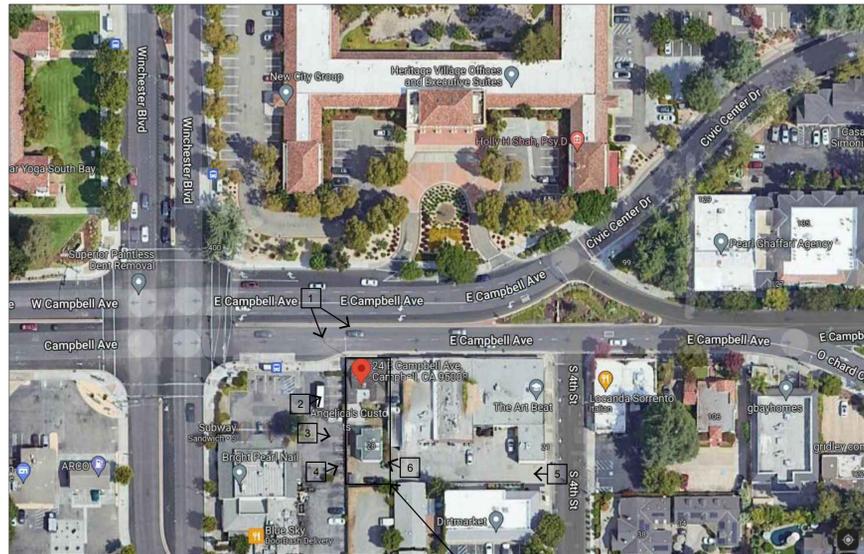
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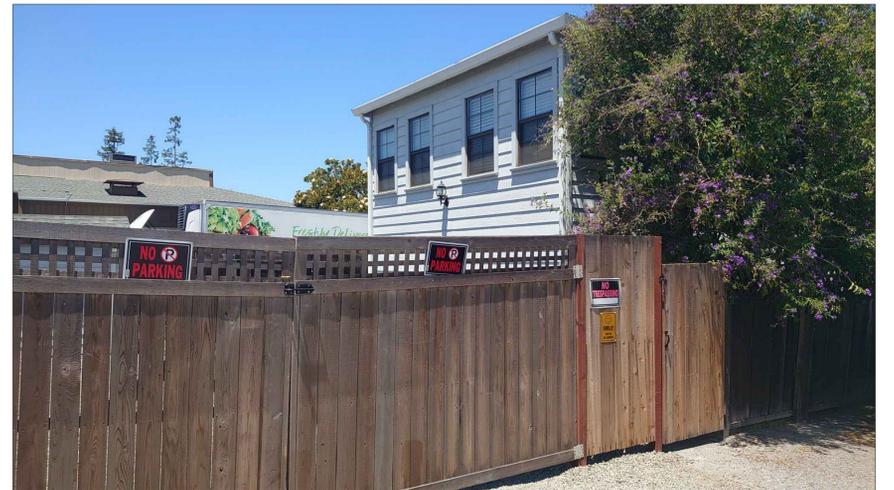


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SITE MAP

PROJECT SITE



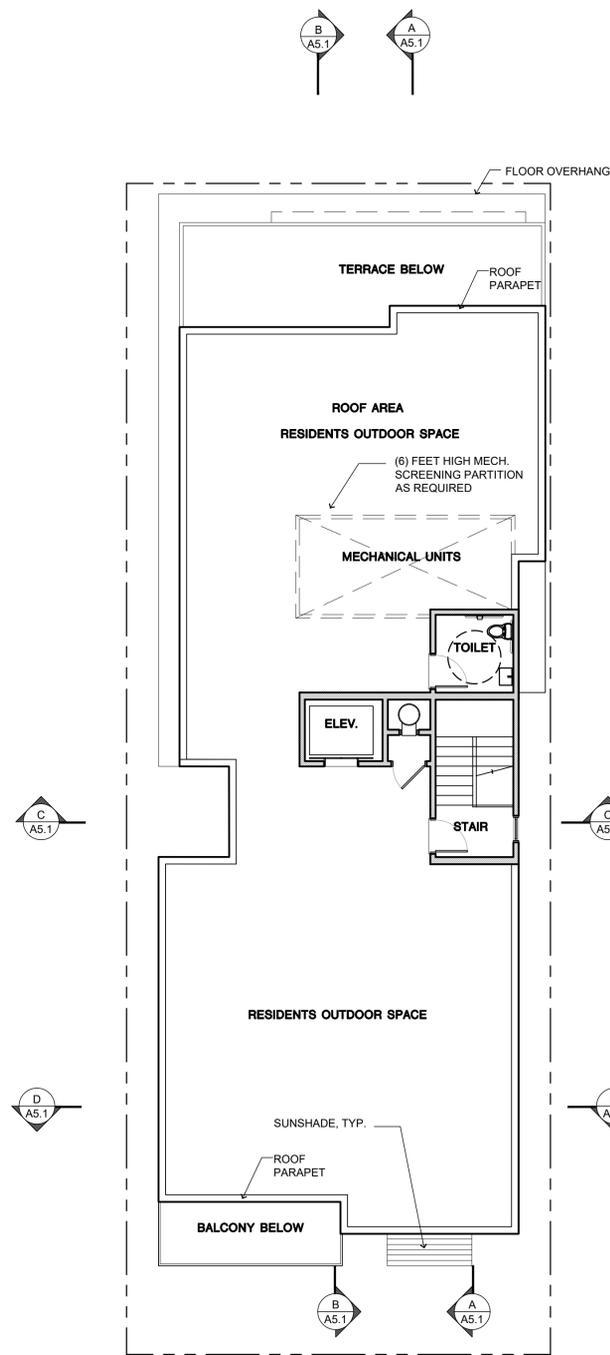
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NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

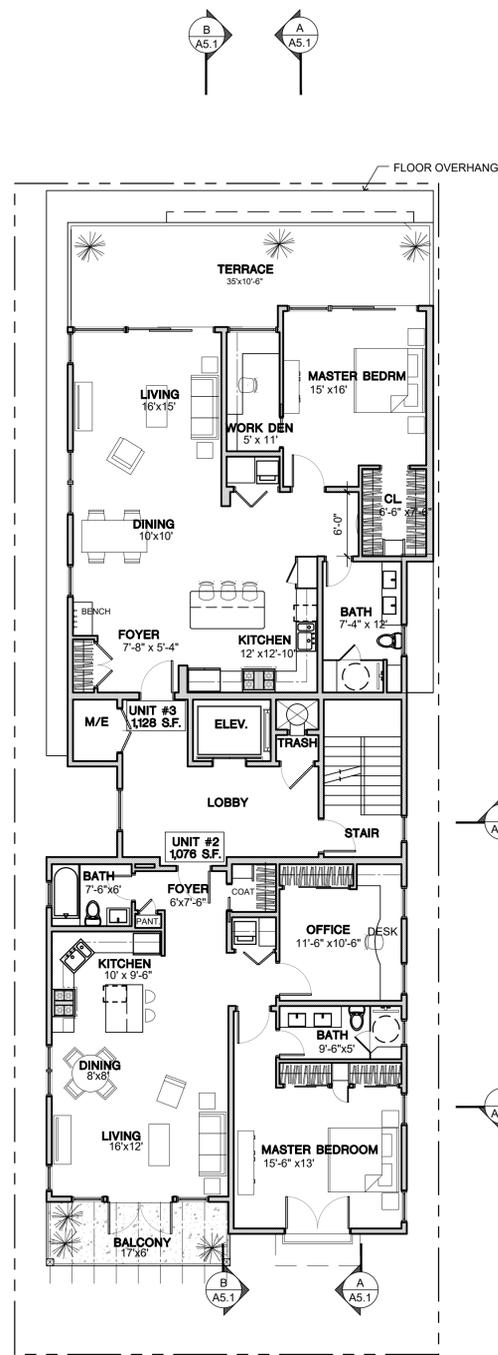
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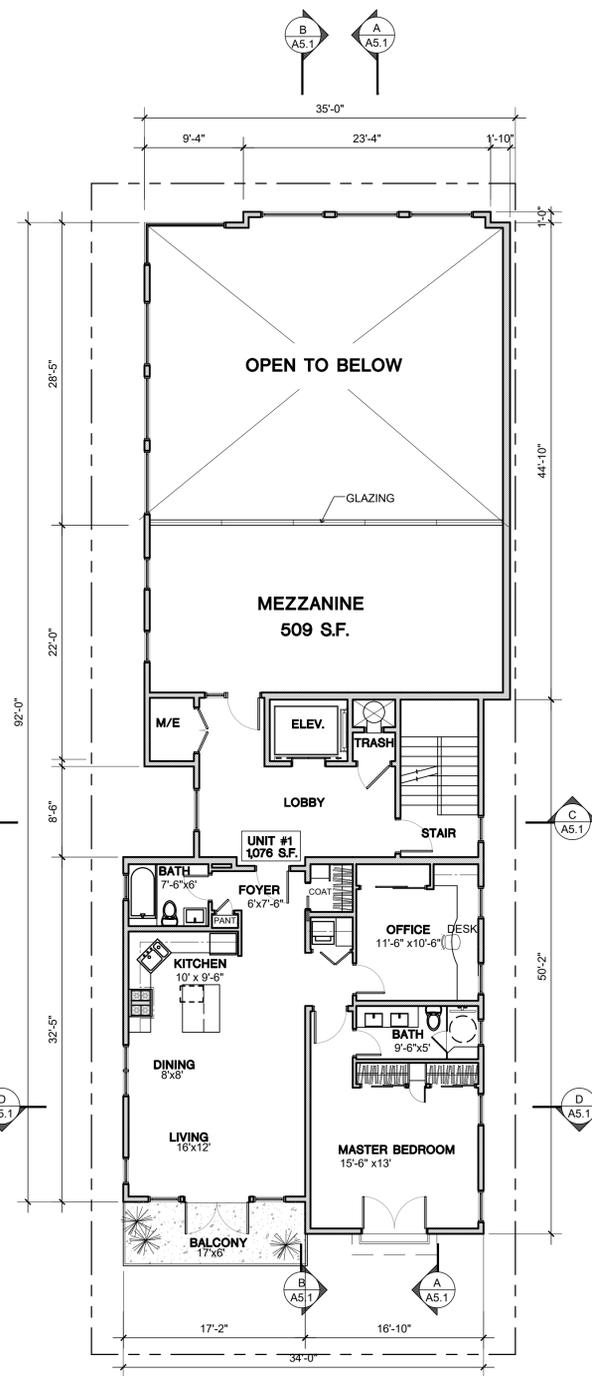
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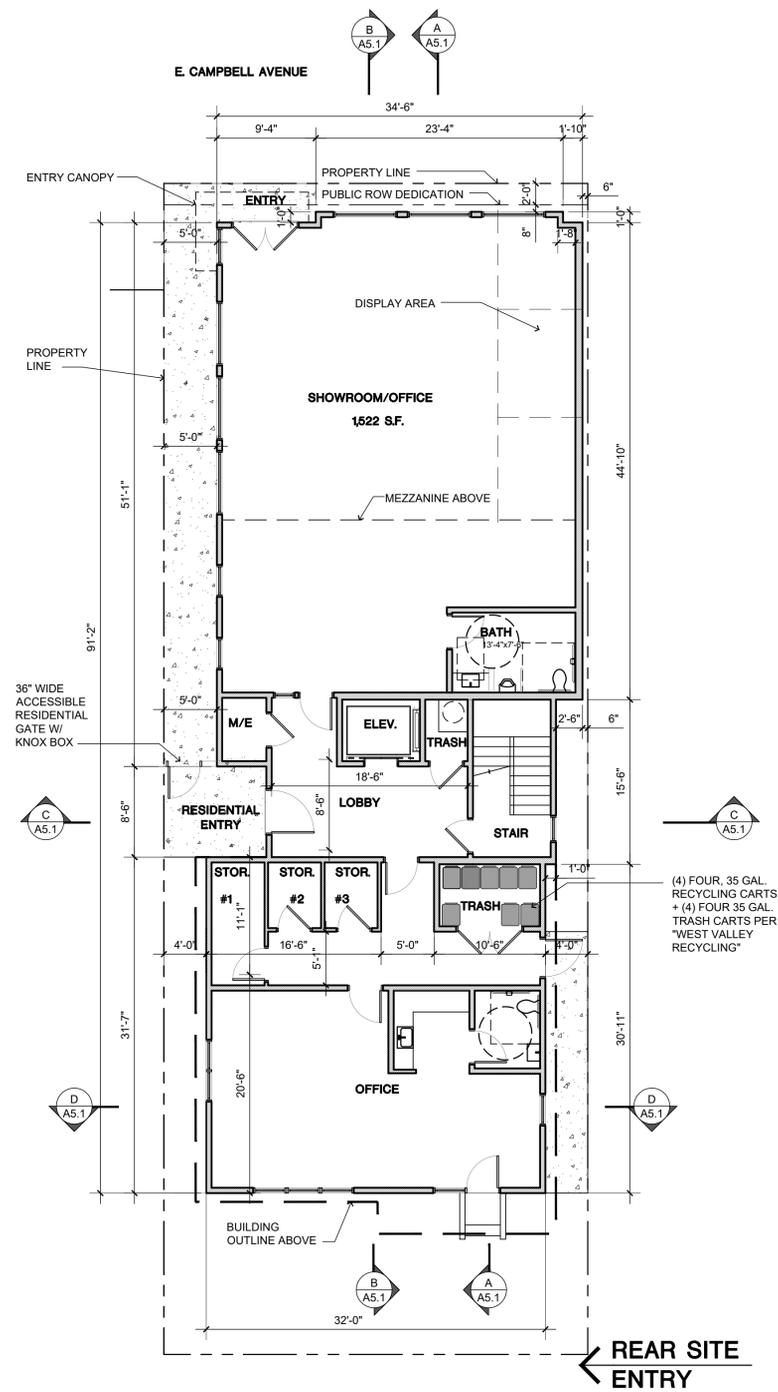
ROOF PLAN



3RD FLR. PLAN



2ND FLR. / MEZZANINE

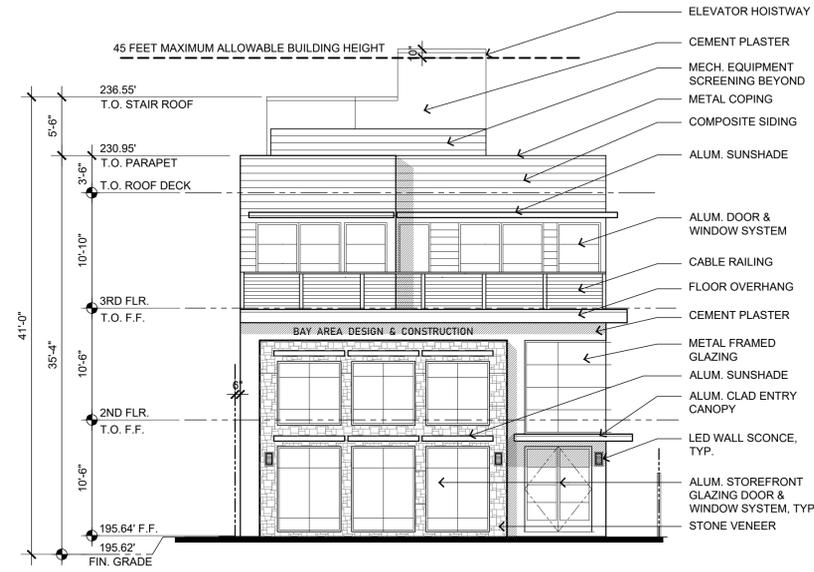


GROUND FLOOR / PARKING PLAN

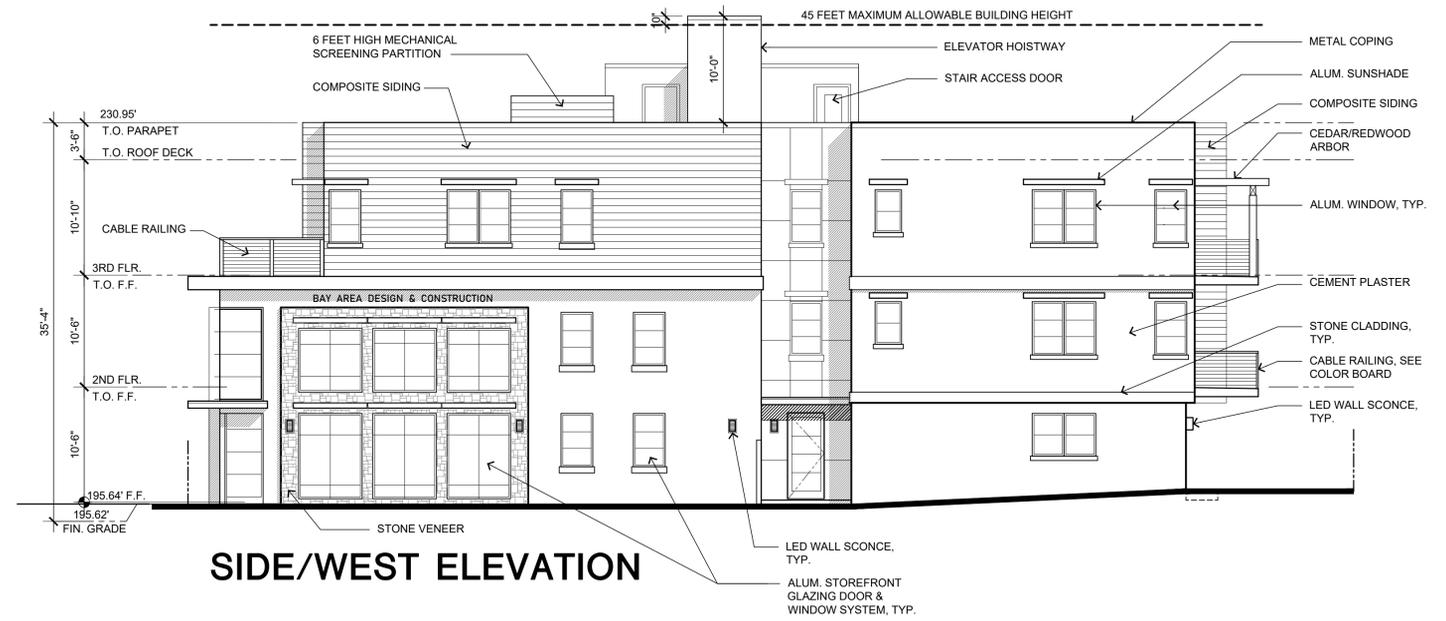
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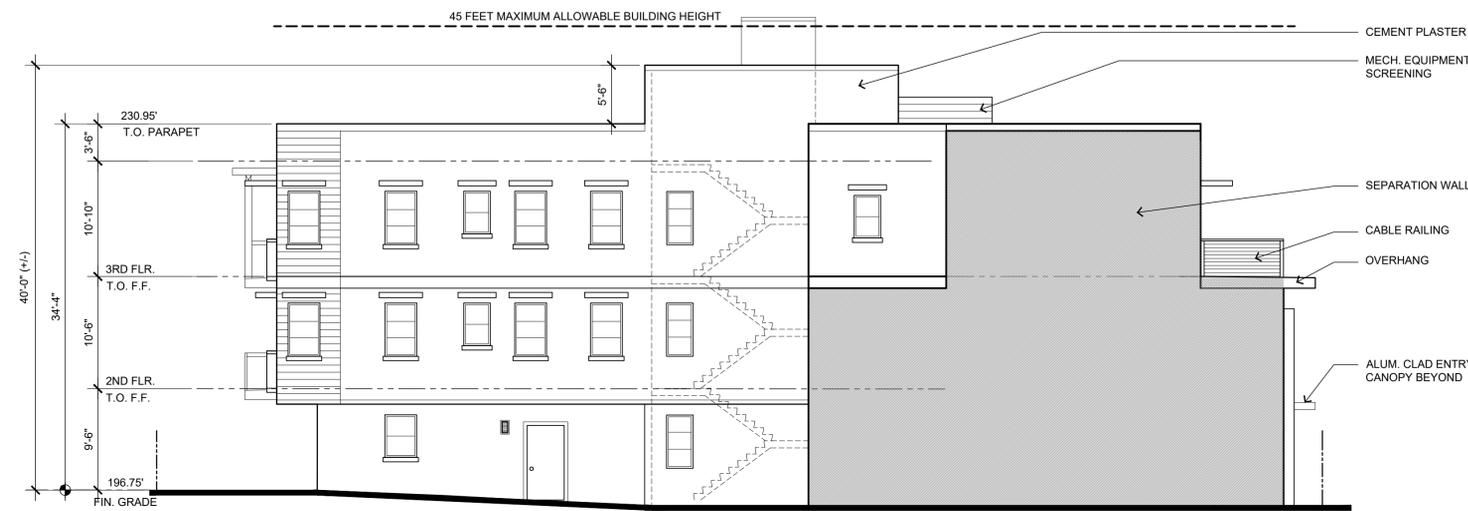
PROJECT NO: 2120 DATE: 11/30/2022
 SCALE: 1/8" = 1'-0"



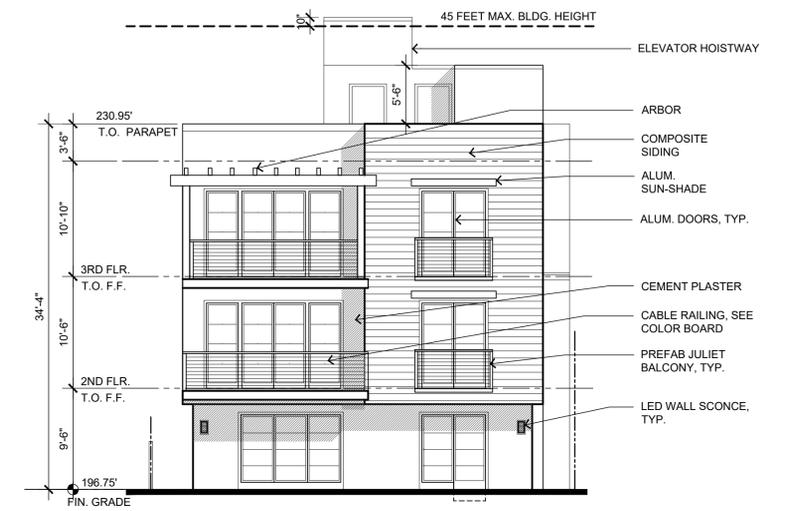
FRONT/NORTH ELEVATION
E. CAMPBELL AVENUE VIEW



SIDE/WEST ELEVATION



SIDE/EAST ELEVATION



REAR/SOUTH ELEVATION

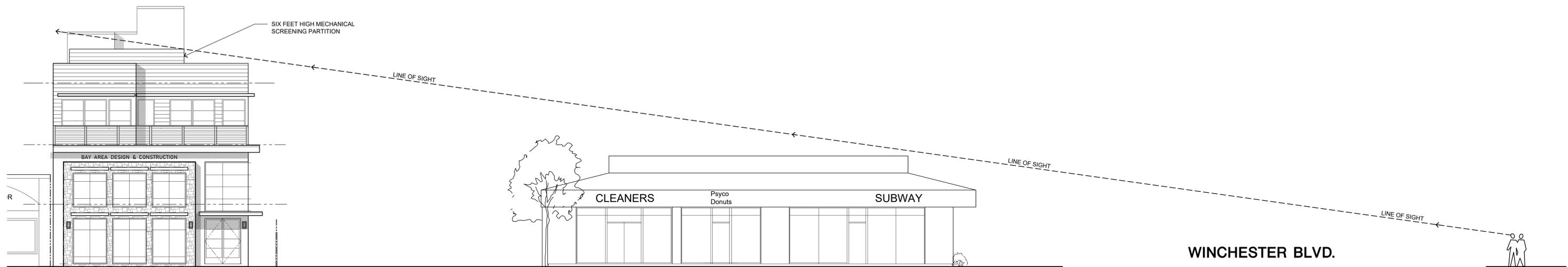
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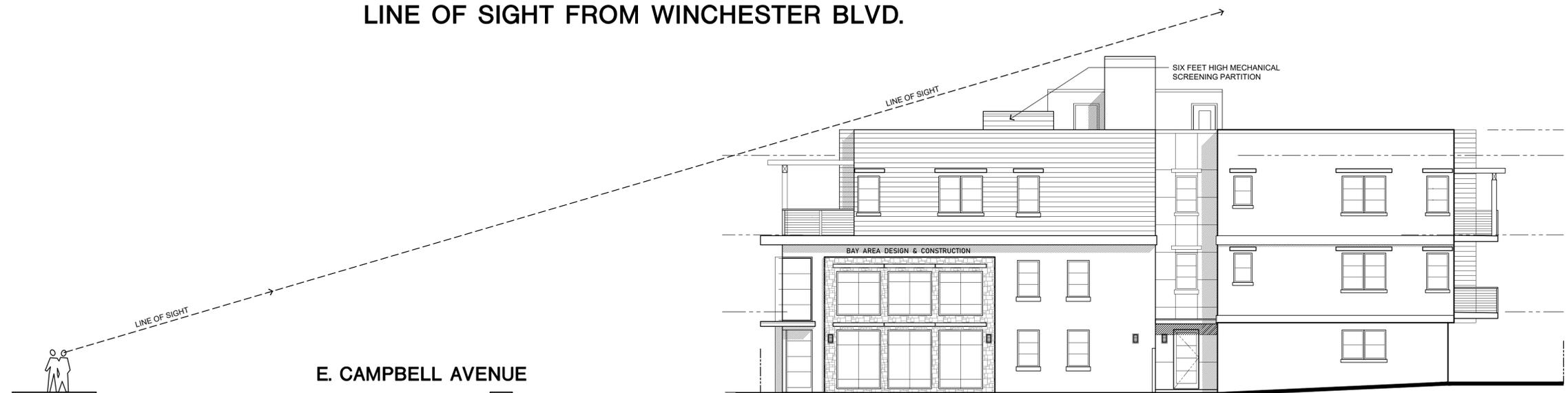
PROJECT NO: 2120 DATE: 11/30/2022
SCALE: 1/8"=1'-0"



E. CAMPBELL AVENUE PARTIAL FACADE



LINE OF SIGHT FROM WINCHESTER BLVD.



LINE OF SIGHT CROSS CAMPBELL AVE.

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

A4.2

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



NOTE: PLEASE NOTE THAT
THE FRONT 3RD FLOOR
TRELLIS HAS BEEN OMITTED

FRONT/NORTH ELEVATION

1/4"=1'-0"

NEW MIXED-USE BUILDING
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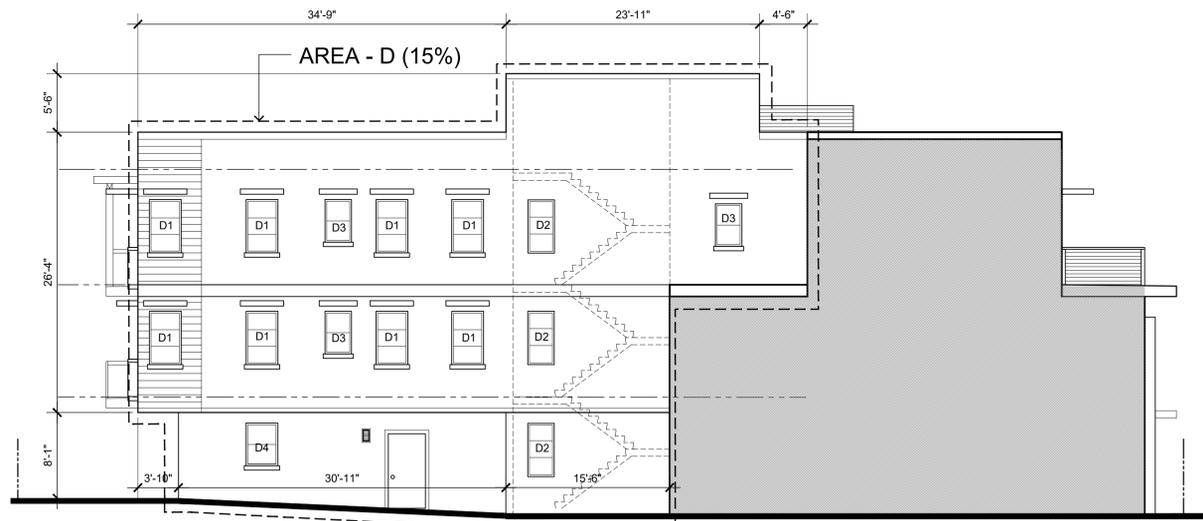
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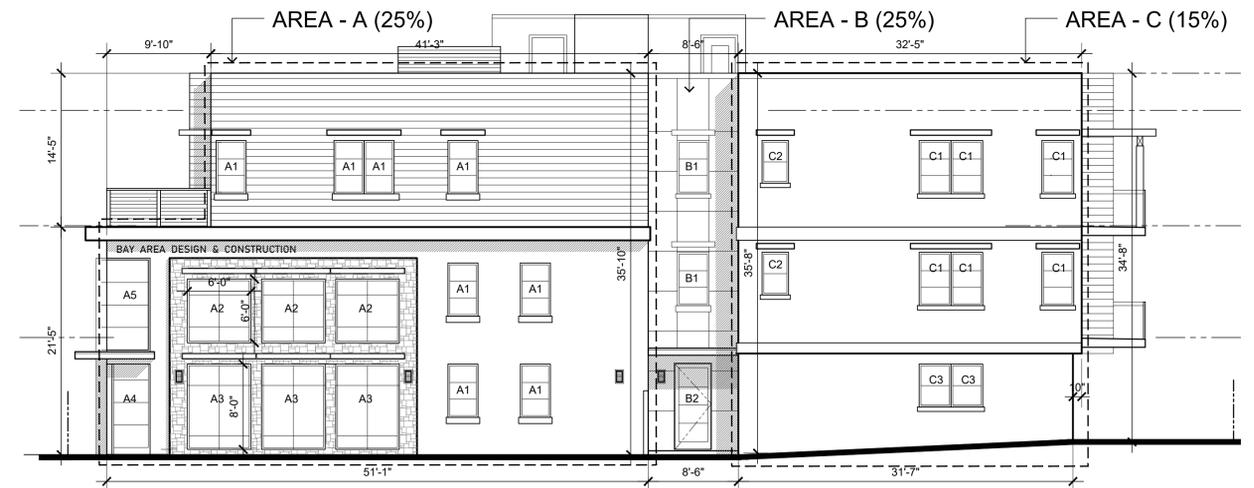
SCALE: 1/8"=1'-0"

A4.3

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



SIDE ELEVATION - EAST



SIDE ELEVATION - WEST

WINDOW LEGEND

AREA - 'D'		
TAG	SIZE	AREA, S.F.
D1	3' x 5' = 15 S.F.	15 x (8) WINDOWS = 120
D2	2'-6" x 5' = (2.5 x 5) = 12.5 S.F.	12.5 x (3) WIN. = 37.5
D3	2'-6" x 4' = (2.5 x 4) = 10	10 x (3) WIN. = 30
D4	3' x 4' = 12	12 x (1) = 12
		TOTAL AREA - 'D' = 200 S.F.

TABLE 705.8 -
MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

FIRE SEPARATION DISTANCE (FEET)	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA
3 FEET TO LESS THAN 5 FEET (AREA 'C' & 'D')	UNPROTECTED SPRINKLERED	15%
5 FEET TO LESS THAN 10 FEET (AREA 'A' & 'B')	UNPROTECTED SPRINKLERED	25%

AREA - 'A' = 1,688 S.F. WALL SURFACE (5 FEET TO THE PROPERTY LINE)
ALLOWABLE OPENING = 25% OR 422 S.F. OF GLAZING
PROPOSED TOTAL GLAZING = 401.6 S.F., < 422 = OK

AREA - 'B' = 304 S.F. WALL SURFACE (9'-8" TO THE PROPERTY LINE)
ALLOWABLE OPENING = 25% OR 76 S.F. OF GLAZING
PROPOSED TOTAL GLAZING = 50 S.F., < 76 = OK

AREA - 'C' = 1,132 S.F. WALL SURFACE (4' TO THE PROPERTY LINE)
ALLOWABLE OPENING = 15% OR 169.8 S.F. OF GLAZING
PROPOSED TOTAL GLAZING = 134 S.F., < 169.8 = OK

AREA - 'D' = 2,074 S.F. WALL SURFACE (3' & 4' TO THE PROPERTY LINE)
ALLOWABLE OPENING = 15% OR 311 S.F. OF GLAZING
PROPOSED TOTAL GLAZING = 200 S.F., < 311 = OK

WINDOW LEGEND

AREA - 'A'		
TAG	SIZE	AREA, S.F.
A1	2'-10" x 5' = (2.83 x 5) = 14.2 S.F.	14.2 x (8) WINDOWS = 113.6
A2	5'-8" x 5'-8" = (5.66 x 5.66) = 32 S.F.	32 x (3) WIN. = 96
A3	5'-8" x 7'-8" = (5.66 x 7.66) = 43.3	43.3 x (3) WIN. = 130
A4	3'-3" x 8'-6" = 3.3 x 8.5 = 28	28 x (1) = 28
A5	4' x 8'-6" = 4 x 8.5 = 34	34 x (1) = 34
		TOTAL AREA - 'A' = 401.6 S.F.

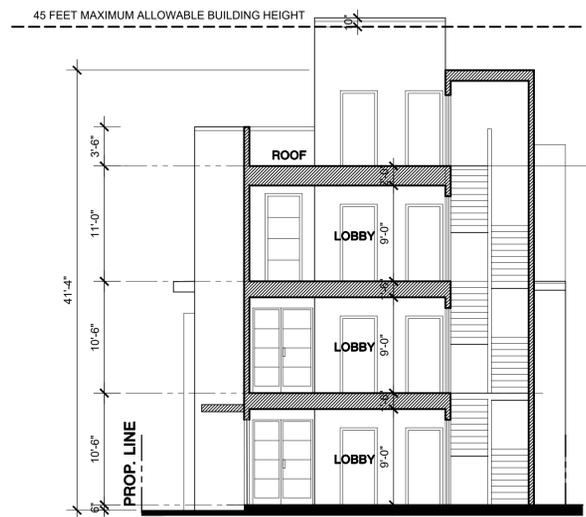
AREA - 'B'

B1	2'-6" x 4'-8" = (2.5 x 4.66) = 11.6 S.F.	11.6 x (2) WINDOWS = 23.2
B2	3'-4" x 8' = (3.33 x 8) = 26.7 S.F.	26.7 x (1) DOOR = 26.7 S.F.
		TOTAL AREA - 'B' = 50 S.F.

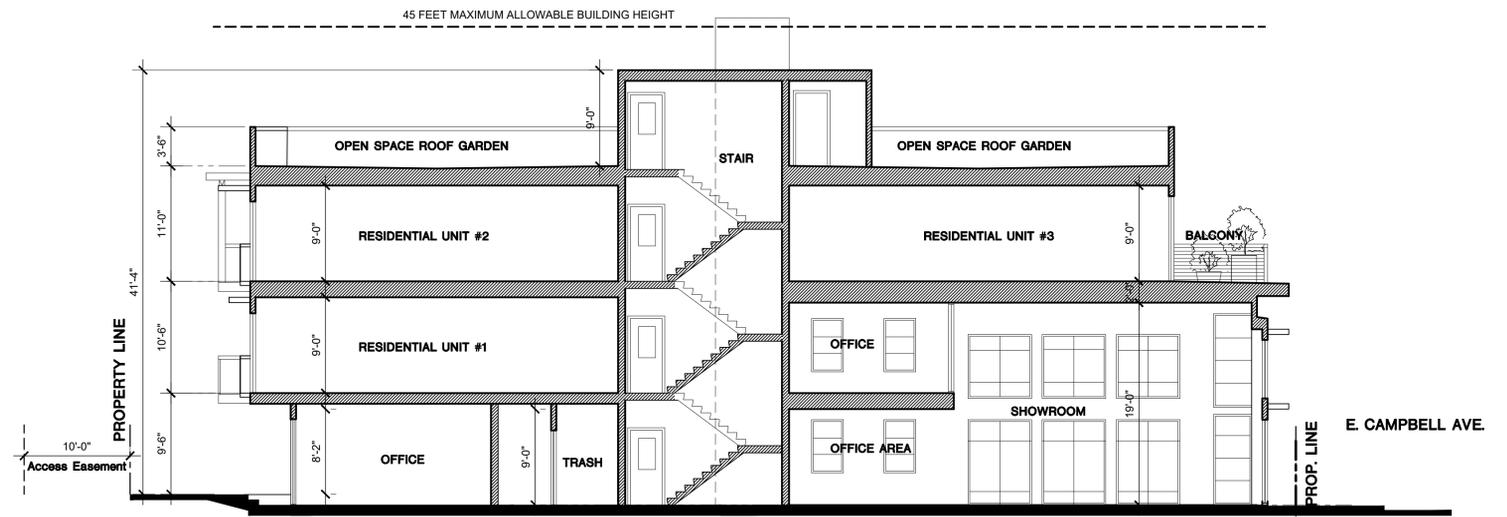
AREA - 'C'

C1	3' x 5' = 15 S.F.	15 x (6) WINDOWS = 90 S.F.
C2	2'-6" x 4' = (2.5 x 4) = 10 S.F.	10 x (2) WIN. = 20
C3	3' x 4' = 12 S.F.	12 x (2) WIN. = 24
		TOTAL AREA - 'C' = 134 S.F.

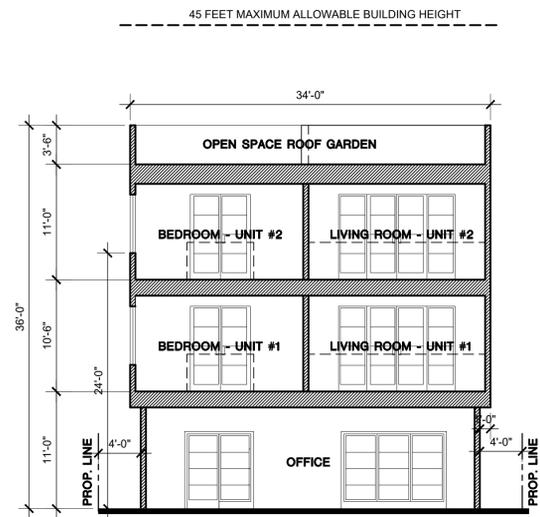
EXTERIOR WALL OPENING ANALYSIS PER 2019 CBC (CHAPTER 7, TABLE 705.8)



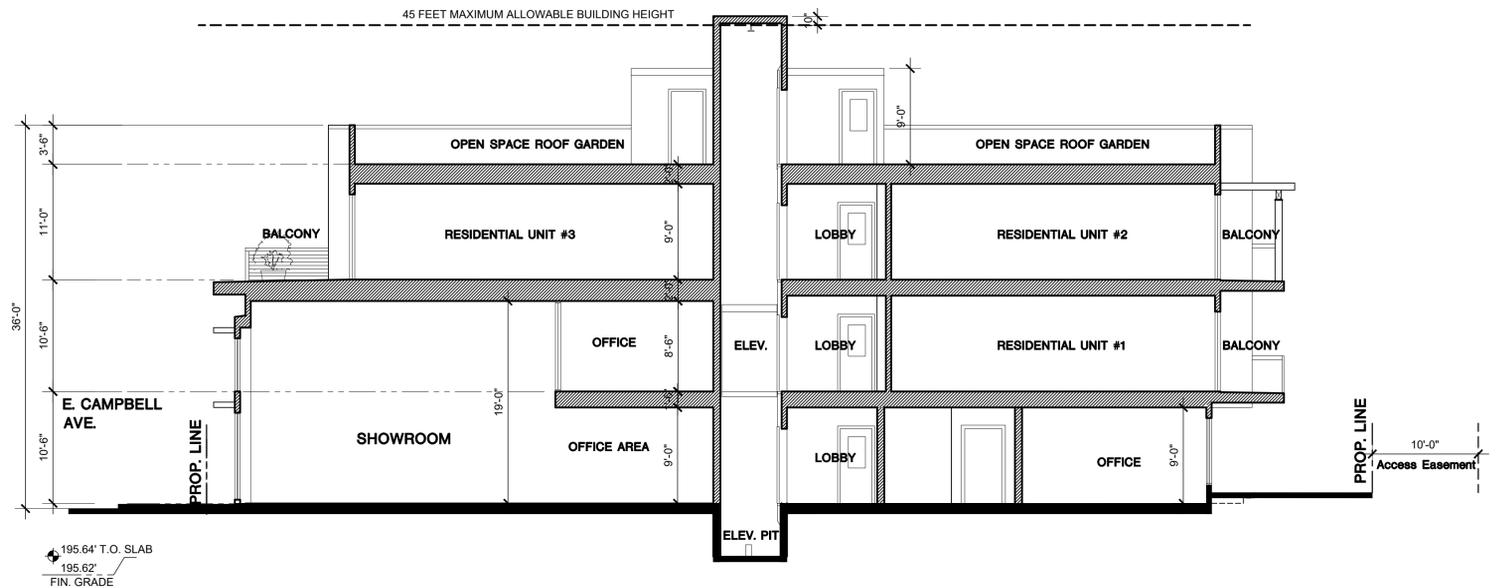
BUILDING SECTION - C C



BUILDING SECTION - A A



BUILDING SECTION - D D

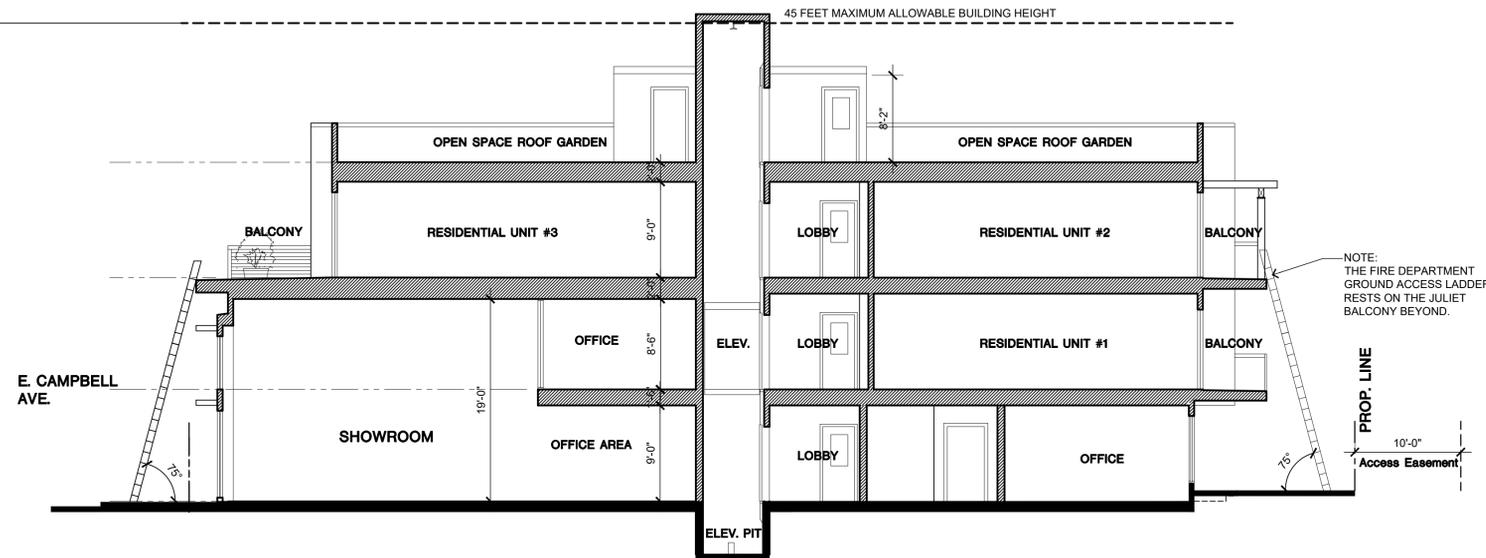


BUILDING SECTION - B B

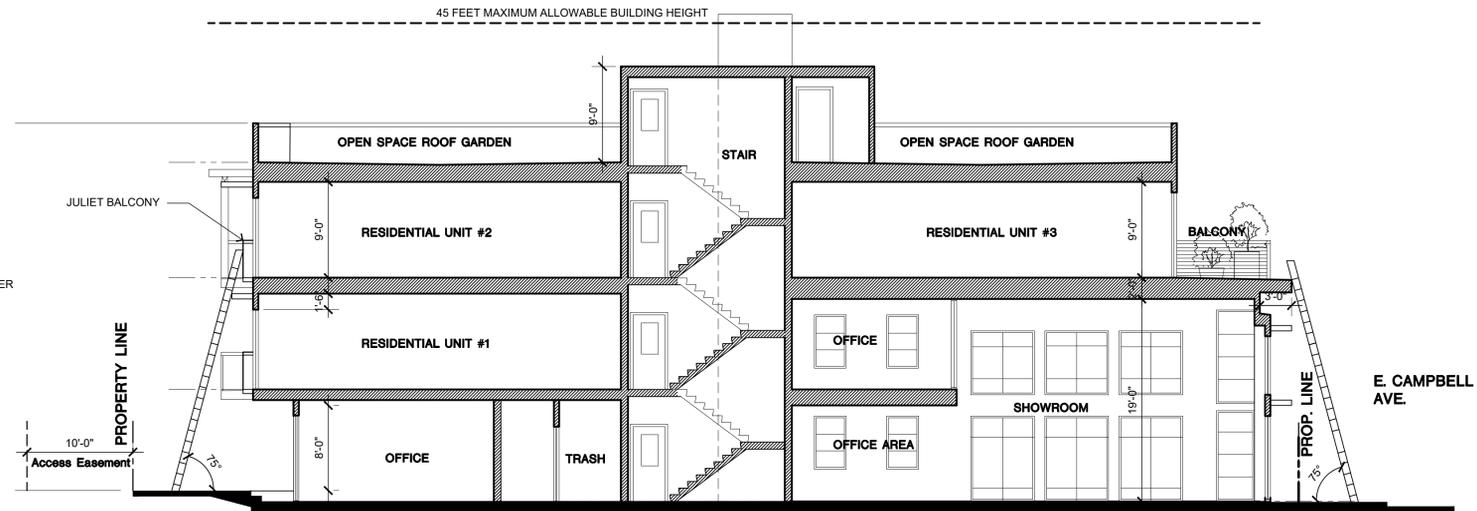
NEW MIXED-USE BUILDING
 24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

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

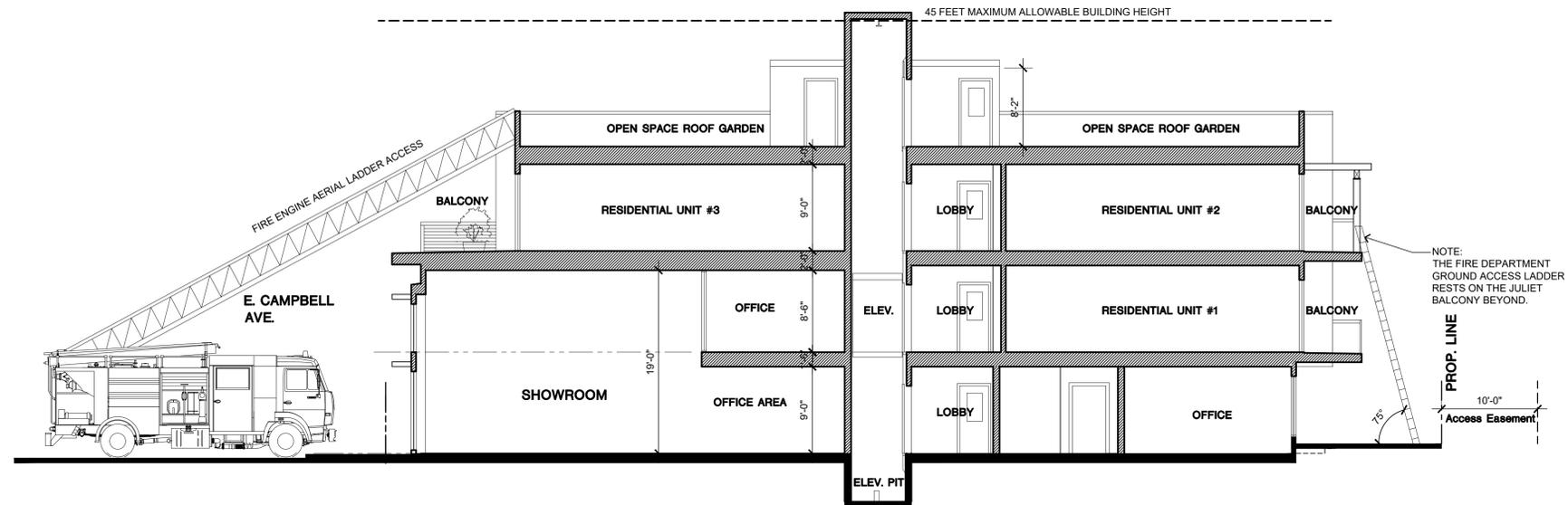
PROJECT NO: 2120 DATE: 11/30/2022
 SCALE: 1/8"=1'-0"



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



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



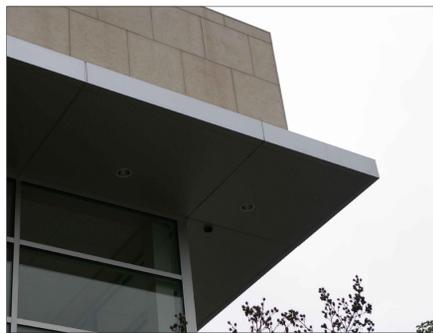
**BUILDING SECTION - B B
FIRE DEPT. AERIAL LADDER ACCESS TO ROOF**



1 NATURAL STONE CLADDING
BY ECO OUTDOOR - RODA



2 COMPOSITE SIDING
FIBERON - COLOR: SUMAC



3 ALUM. METAL CLAD ENTRY CANOPY



4 CABLE RAILING GUARDRAIL
AT REAR BALCONIES



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



6 ALUMINUM STOREFRONT GLAZING (DARK BRONZE)
RESIDENTIAL & COMMERCIAL



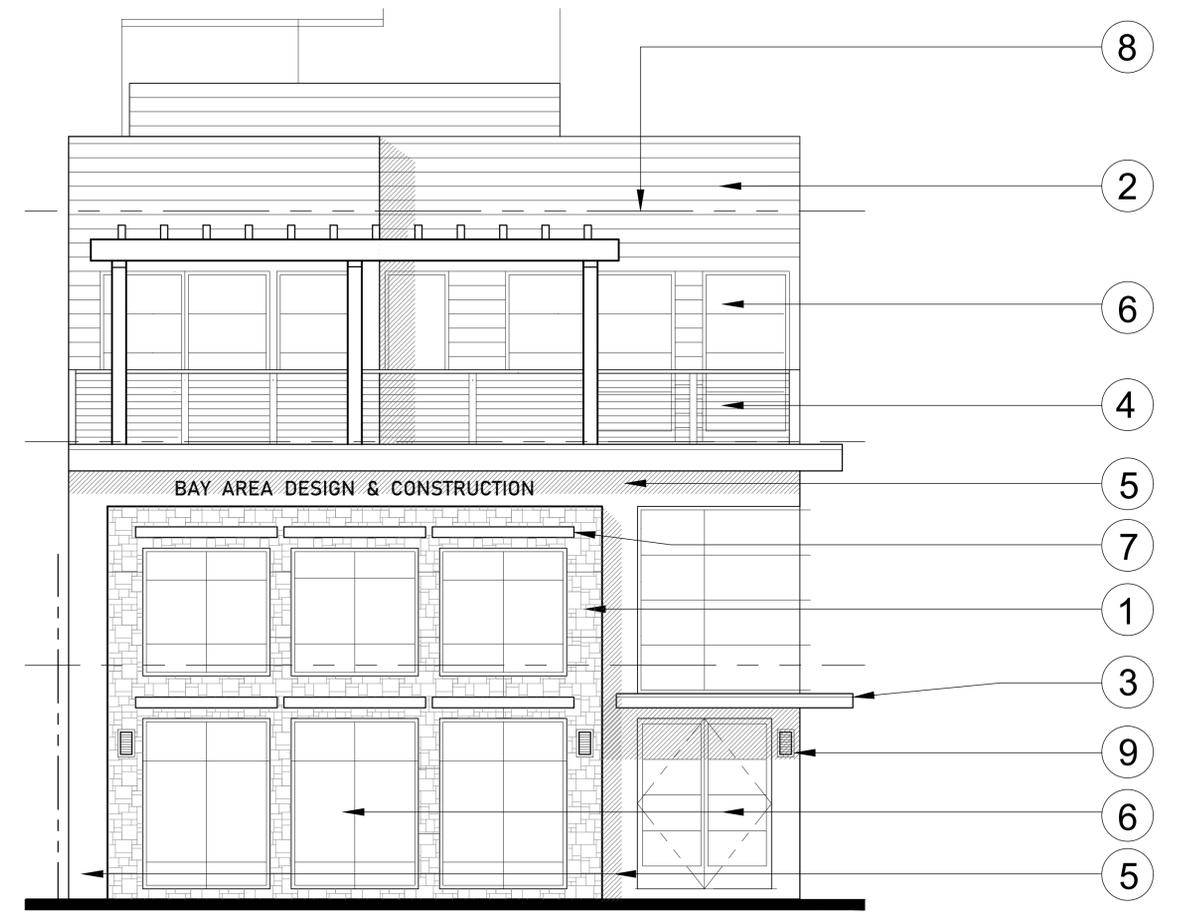
7 METAL SUNSHADE (SIMILAR)



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



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



FRONT ELEVATION - E. CAMPBELL AVE.

COLOR AND MATERIAL PALETTE
NTS

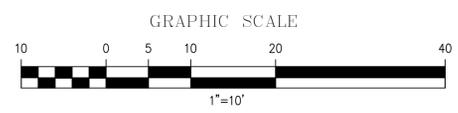
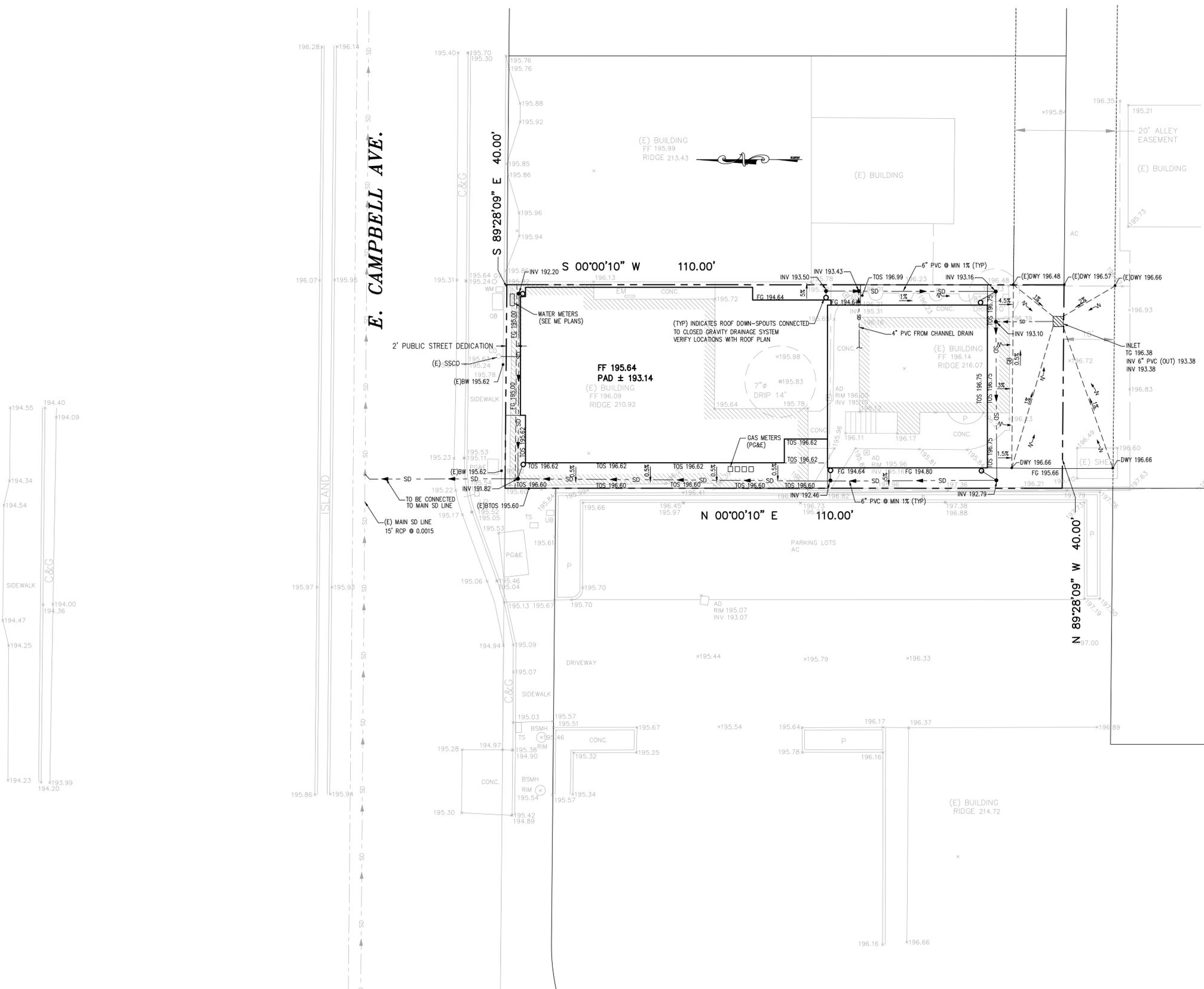
NEW MIXED-USE BUILDING
24-28 E. CAMPBELL AVENUE, CAMPBELL CA 95008

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

PROJECT NO: 2120 DATE: 11/20/2022
SCALE: N.T.S.

CB

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



No.	Revision	Date	By	Chkd

Date: 11/02/2022
 Prepared By: S.P.
 Checked by: S.R.
 SMP Job No. 222063

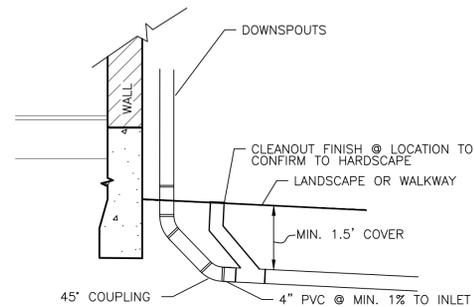
1534 CAROB LANE
 TEL: (650) 941-8055
 FAX: (650) 941-8755
 E-MAIL: SMPENGINEERS.COM

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

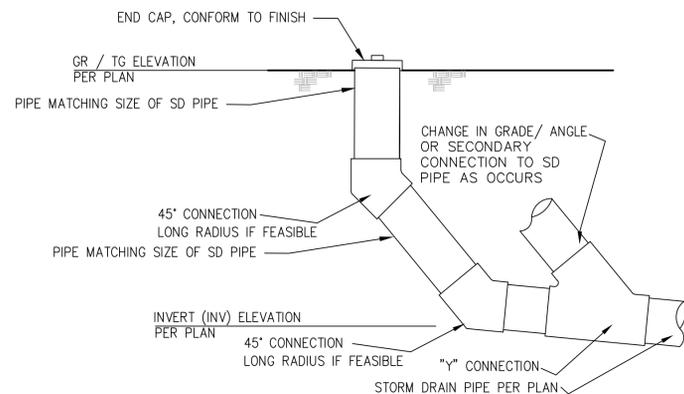
SCALE:
1" = 10'

SHEET:
C-2
2 OF 5

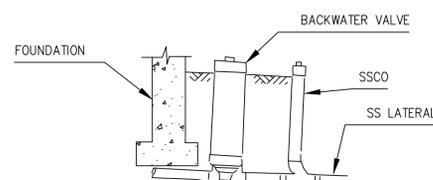
Saeed Razavi



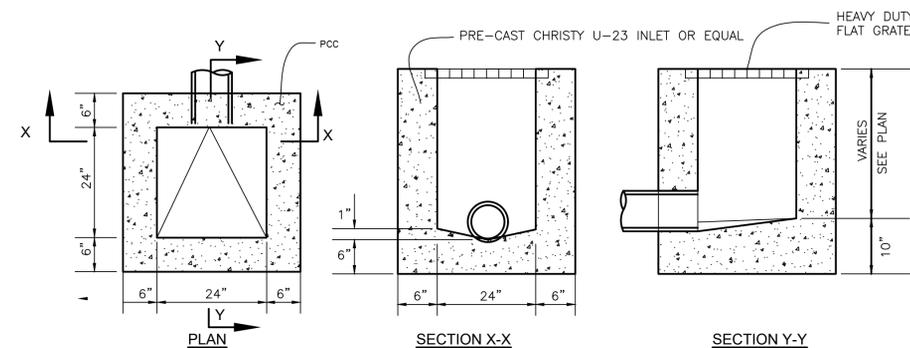
ROOF DOWN-SPOUT CONNECTION
N.T.S.



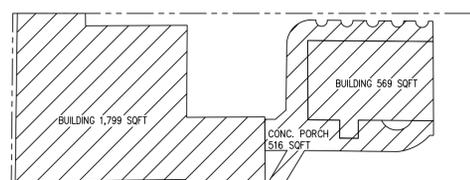
ELEVATION VIEW
STORM DRAIN CLEANOUT DETAIL
N.T.S.



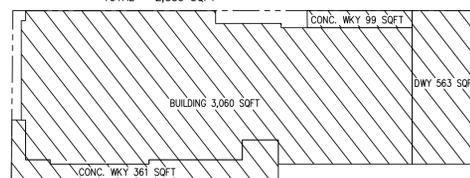
SANITARY SEWER BACKFLOW PREVENTOR DETAIL
N.T.S.



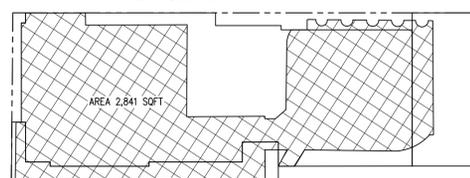
STORM DRAIN INLET
N.T.S.



EXISTING IMPERVIOUS AREA
TOTAL = 2,883 SQFT



PROPOSED IMPERVIOUS AREA
TOTAL = 4,083 SQFT



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

Chkd	
By	
Date	
Revision	
No.	
Date:	11/02/2022
Prepared By:	S.P.
Checked by:	S.R.
SMP Job No.	222063

1534 CAROB LANE
SANTA ANA, CA 92704
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SR@SMPENGINEERS.COM

SMP ENGINEERS
CIVIL ENGINEERS

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

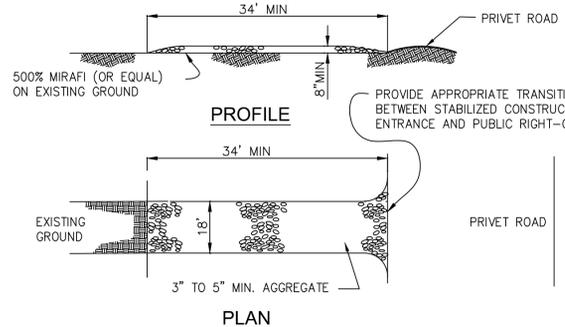
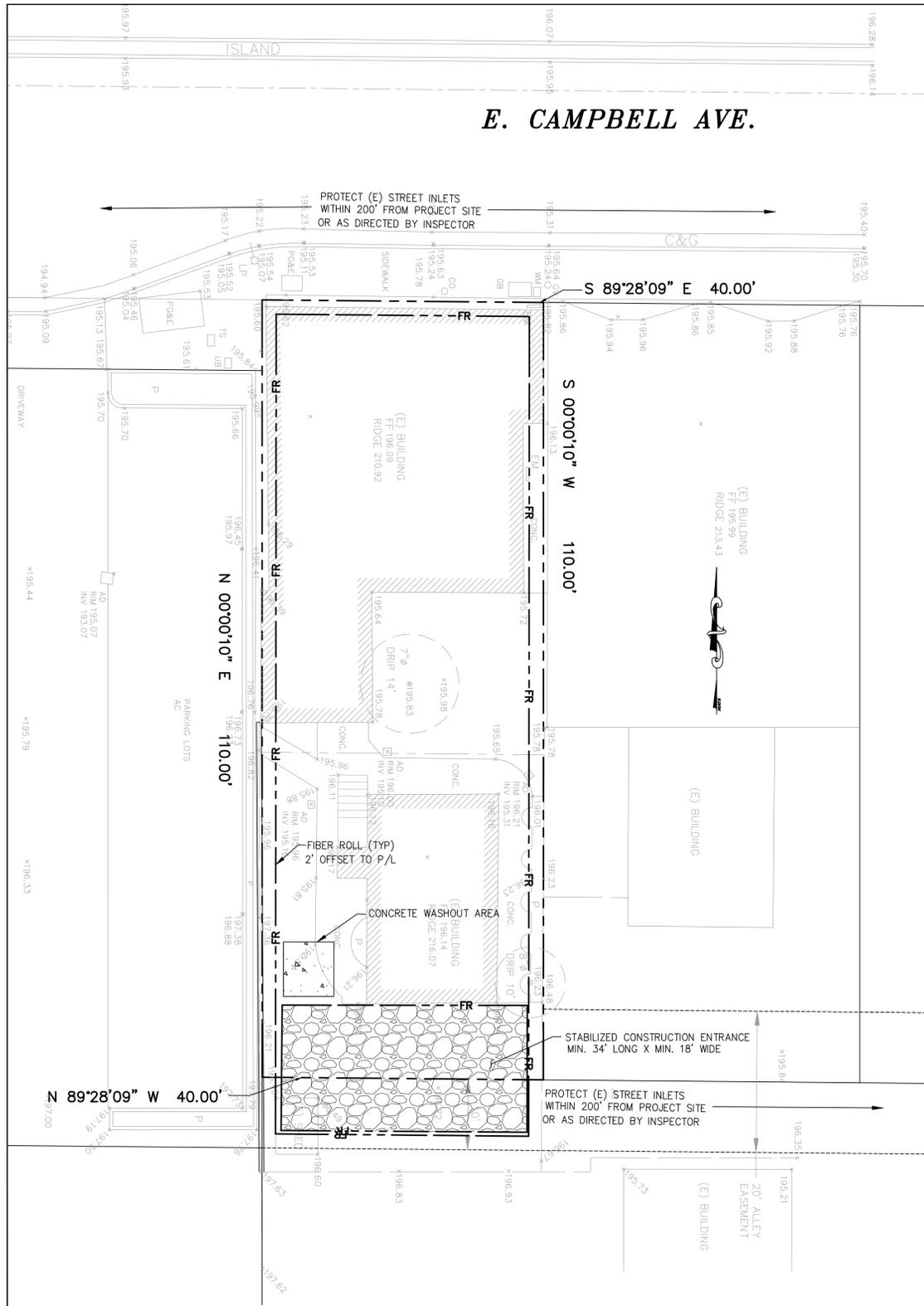
SCALE:
NTS

SHEET:
C-3
3 OF 5



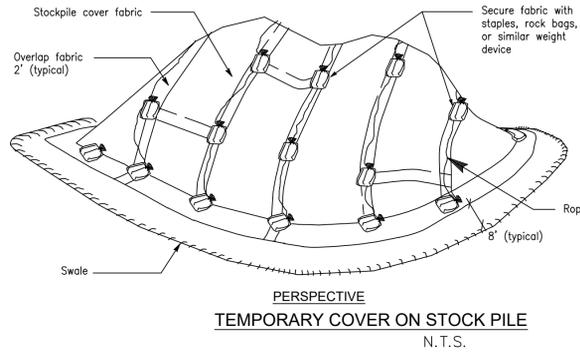
Saeed Razavi

E. CAMPBELL AVE.

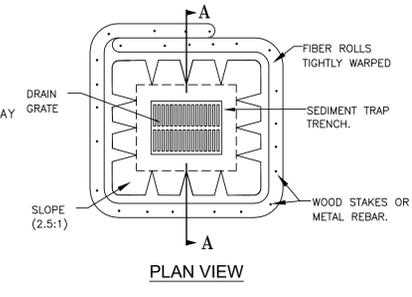


Maintenance
 - The entrance shall be maintained in a condition that will prevent tracking or flowing sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or clean out any measures used to trap sediment.
 - All sediment spilled, dropped, washed, or tracked onto public rights-of-way shall be removed immediately.
 - When necessary, wheels shall be cleaned to remove sediment prior to entrance onto public rights-of-way. This shall be done at an area stabilized with crushed stone, which drains into an approved sediment trap or sediment basin.

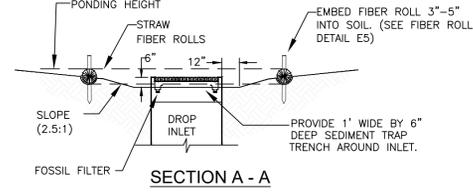
**STABILIZED CONSTRUCTION ENTRANCE
(TO BE MAINTAINED)**



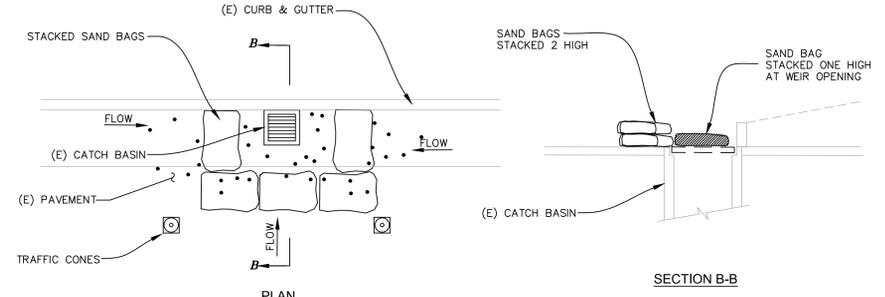
**TEMPORARY COVER ON STOCK PILE
N.T.S.**



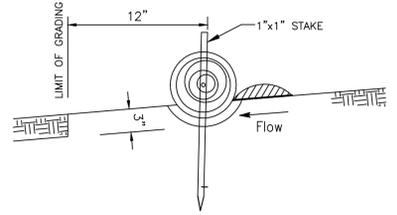
1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THIS SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND W/ PLASTIC NETTING. THEY ARE APPROX. 8" DIA. AND 20 - 30 FT. LONG.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.
3. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY.
4. FOSSIL FILTERS SHALL BE INCORPORATED IN ALL CATCH BASINS AND FIELD INLETS 24" AND LARGER AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS. FOSSIL FILTERS ARE AVAILABLE FROM KRISTAR ENTERPRISES INC., 422 LARKFIELD CENTER, SUITE 271, SANTA ROSA, CA 95403, PHONE (800) 579-8819.



STORM INLET SEDIMENT TRAP-FIBER ROLLS



**EXISTING STREET DRAINAGE INLET PROTECTION
N.T.S.**



**FIBER ROLL
N.T.S.**

FIBER ROLL NOTES

1. Place fiber roll in key trench 3" deep and place excavated soil on uphill or flow side of the roll.
2. On slopes and hillsides, fiber rolls shall be abutted at the ends and not overlapped. Place alternate stakes on both sides of the roll, every 6'.
3. Install fiber roll 12" from limit of grading

EROSION AND SEDIMENT CONTROL NOTES AND MEASURES

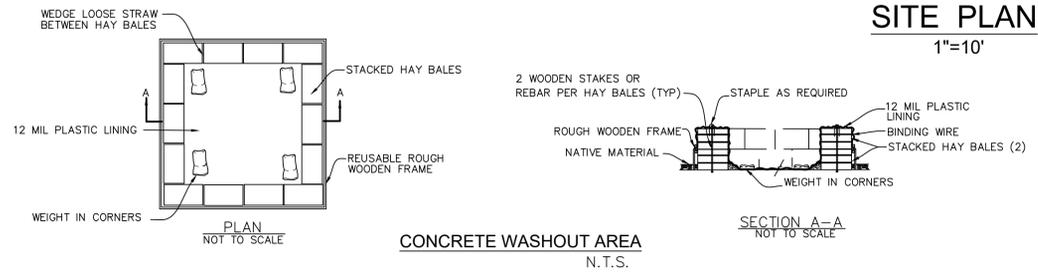
1. The facilities shown on this Plan are designed to control Erosion and sediment during the rainy season, October 1ST to April 30TH. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season, which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
2. This plan covers only the first winter following grading with assumed site conditions as shown on the Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this plan as necessary with the approval of the city engineer. Plans are to be resubmitted for city approval prior to September 1 of each subsequent year until site improvements are accepted by the city.
3. Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceways.
4. Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the city.
5. If hydroseeding is not used or is not effectively 10/10, then other immediate methods shall be implemented, such as Erosion control blankets, or a three-step application of: 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
6. Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
7. Lots with houses under construction will not be hydroseeded Erosion protection for each lot with a house under construction shall confirm to the Typical Lot Erosion Control Detail shown on this sheet.
8. This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the city representative of any field changes.
9. This plan is intended to be used for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.
10. Contractor shall be responsible for monitoring erosion and sediment control prior, during, and after storm events.

11. Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediately remedy shall occur.
12. Sanitary facilities shall be maintained on the site.
10. During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage systems, including existing drainage swales and water courses.
13. Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
14. Contractors shall provide dust control as required by the appropriate federal, state, and local agency requirements.
13. With the approval of the city inspector, erosion and sediment controls may be removed after areas above them have been stabilized.

MAINTENANCE NOTES

1. Maintenance is to be performed as follows:
 - A. Repair damages caused by soil erosion or construction at the end of each working day.
 - B. Swales shall be inspected periodically and maintained as needed.
 - C. Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
 - D. Sediment shall be removed and sediment traps restored to its original dimensions when sediment has accumulated to a depth of one foot.
 - E. Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
 - F. Rills and gullies must be repaired.
2. All existing drainage inlets on St. George Lane within the limit of the project shall be protected with sand bags during construction. See detail. Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.
3. Existing concrete ditch sediment trap shall be cleaned out routinely during construction.

**SITE PLAN
1"=10'**



**CONCRETE WASHOUT AREA
N.T.S.**

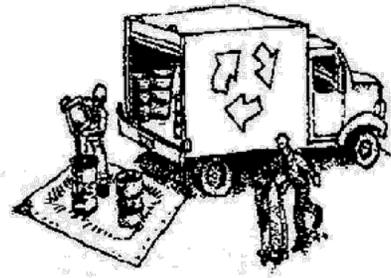
**SECTION A-A
NOT TO SCALE**

Chkd	By	Date	Revision	No.
Date: 11/02/2022	Prepared By: S.P.	Checked by: S.R.	SMP Job No. 222063	
1534 CAROB LANE TULSA, OK 74104 TEL: (650) 941-8055 FAX: (650) 941-8755 E-MAIL: SRAZAVI@SMPENGINEERS.COM				
EROSION CONTROL PLAN GRADING AND DRAINAGE PLANS NEW MIXED-USE BUILDING 21-28 E. CAMPBELL AVE., CAMPBELL, CA 95008				
SCALE:	1" = 20'			
SHEET:	C-4 4 OF 5			

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



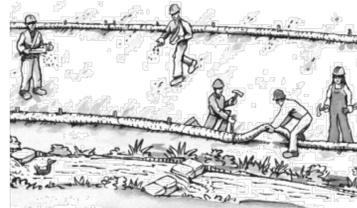
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

Contaminated Soils

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

Landscaping

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

Concrete Management and Dewatering



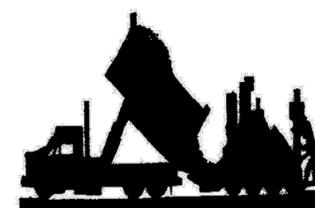
Concrete Management

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

Dewatering

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

Paving/Asphalt Work



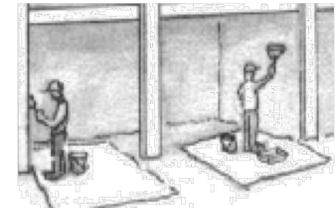
Paving

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

Sawcutting & Asphalt/Concrete Removal

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

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**

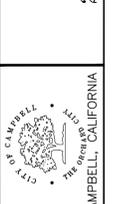
Chkd	By	Date	Revision
No.			

Date: 11/02/2022
Prepared By: S.P.
Checked by: S.R.
SMP Job No. 222063



1534 CAROB LANE
TEL: (650) 941-8054
FAX: (650) 941-8755
E-MAIL: SPRAZAV@SPEENGINEERS.COM

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



SCALE:
N.T.S.

SHEET:
C-5
5 OF 5

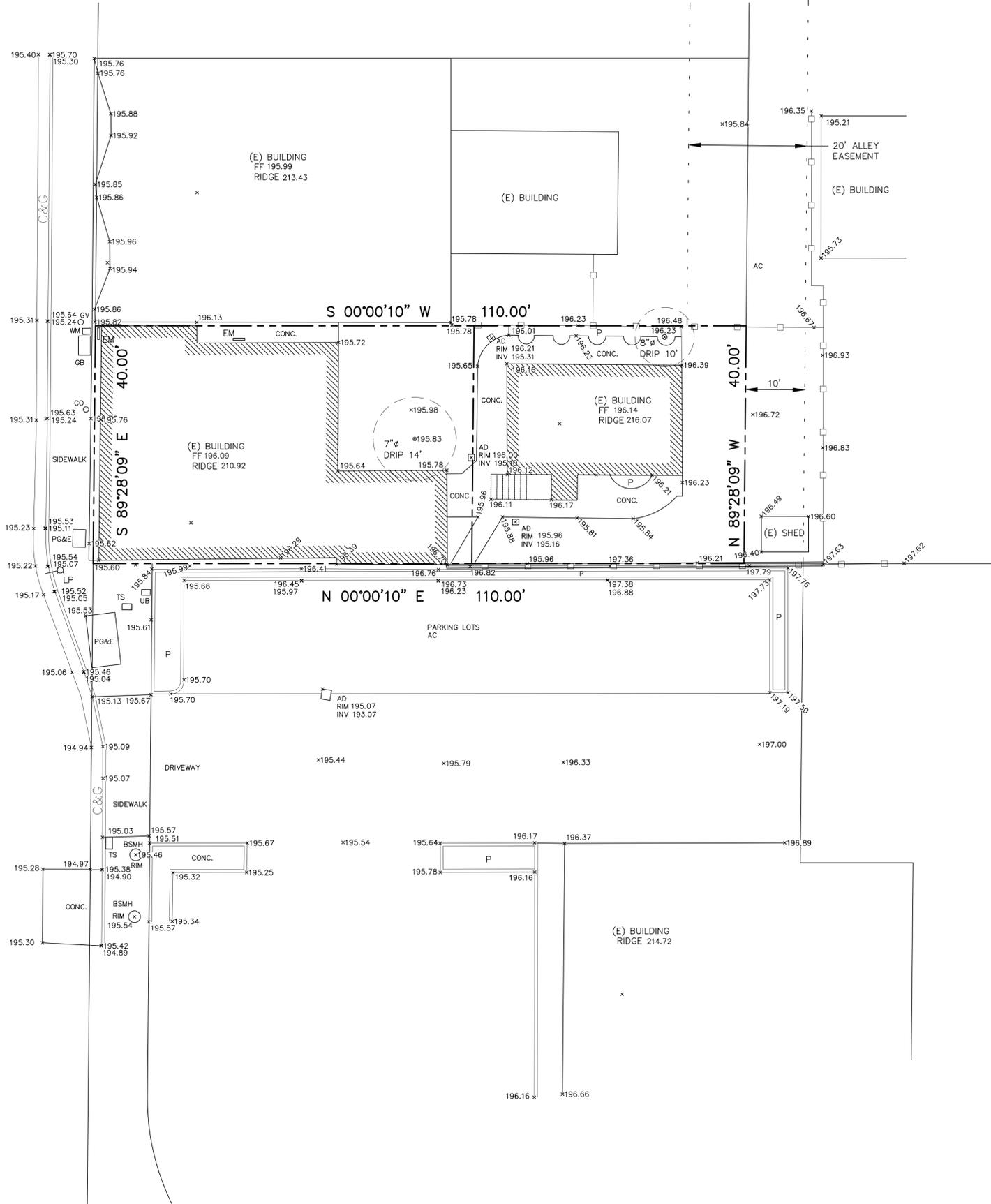
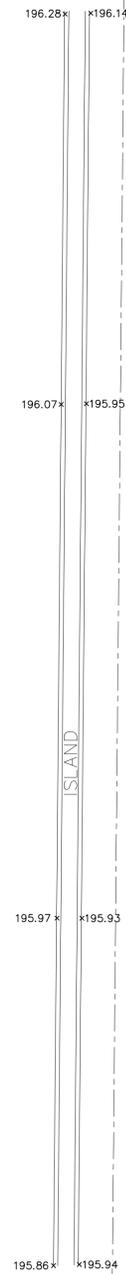
Storm drain polluters may be liable for fines of up to \$10,000 per day!

Saeed Razavi





E. CAMPBELL AVE.



LEGEND

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

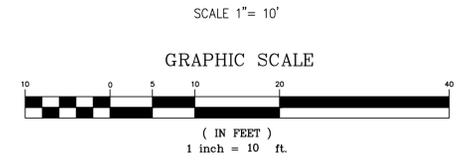
DISCLAIMER:
SMP ENGINEERS OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ELECTRONIC COPIES OF THIS PLAN.

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

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

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

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



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



SMP ENGINEERS
CIVIL ENGINEERS—LAND SURVEYORS
1534 Carob Lane Los Altos, CA 94024
Tel. (650) 941-8055 Fax (650) 941-8755

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

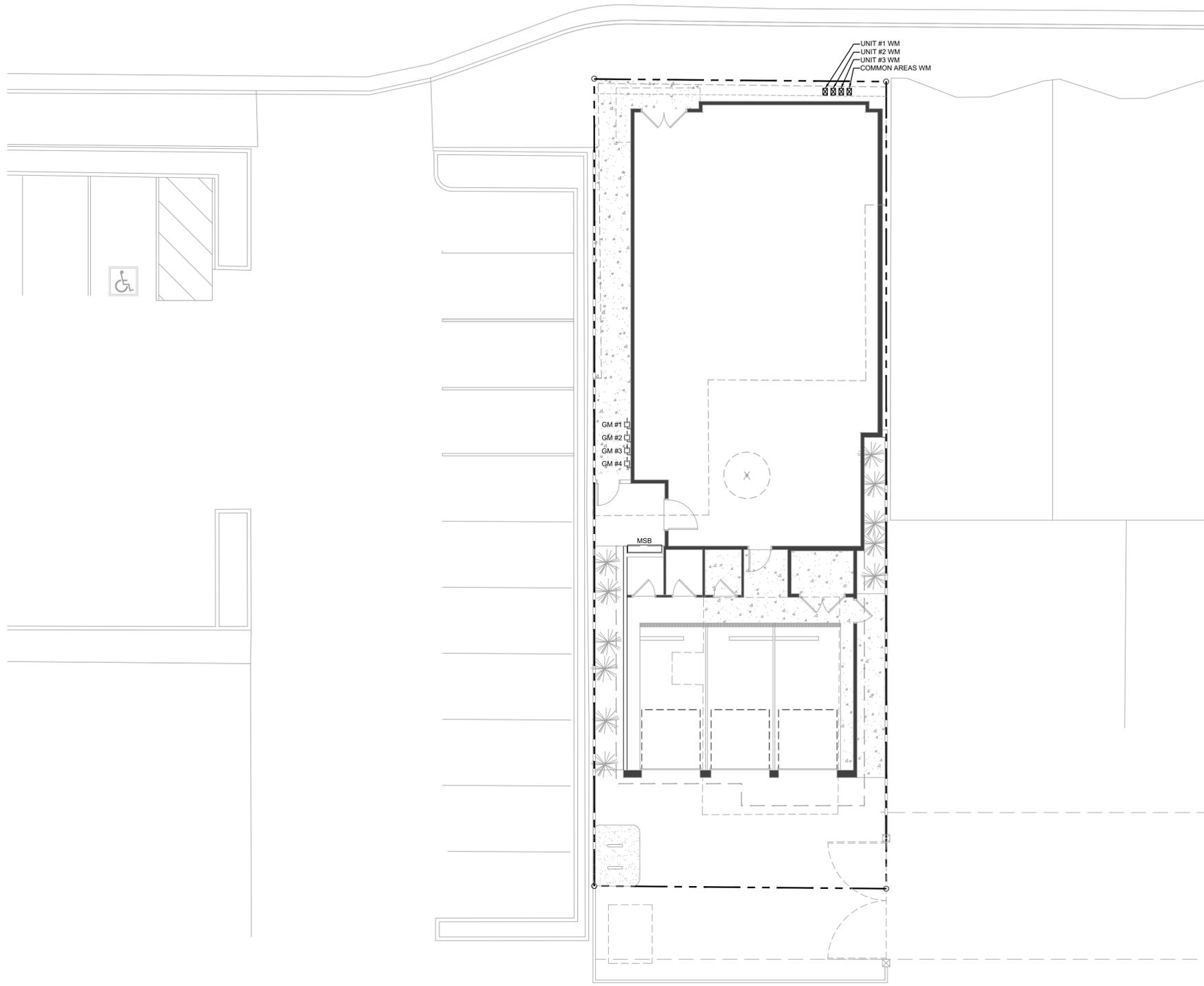


TOPOGRAPHIC SURVEY MAP

Sheet No: T-1

REVISIONS	DESIGN BY	DESIGN DATE	CITY APPR.	APPR. DATE

CITY OF CAMPBELL



I & A ENGINEERING
 1610 BLOSSOM HILL ROAD, SUITE "6A"
 SAN JOSE, CALIFORNIA 95124
 TEL: (408) 268-9337
 FAX: (408) 268-1135

DRAWINGS NOT FOR CONSTRUCTION UNTIL STAMPED. JOB COPY BY BUILDING DEPARTMENT. ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ENGINEER AND MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ENGINEER.

24-28 E CAMPBELL AVE
 CAMPBELL CA 95008

PROJECT: **3-STORY MIXED USED BUILDING**
 DRAWING TITLE: **SITE PLAN
 PLUMBING-ELECTRICAL**

REV	DATE	DESCRIPTION

JOB NO.: 22-123
 CAD FILE:
 DSGN'D BY: I. R. DRAWN BY: H. N.
 CHK'D BY: I. R. APP'D BY: I. R.
 DATE: 10/6/22 SCALE: AS NOTED
 DRAWING NO.:

PE1-0
 SHEET * OF *

1 SITE PLAN-PLUMBING & ELECTRICAL **N**
 SCALE: 1/8" = 1'-0"