

Location of Proposed Project





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

Project Image



Courtesy Notice

Dear Campbell Resident,

June 30, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 105 Kennedy Ave.

Zoning | Area Plan: P-D | N/A

Neighborhood Association(s): DCNA

Council District: 3

File No: PLN-2023-119

APN: 412-04-008

Applicant: Salvatore Caruso

Property Owner: Salvatore Caruso

Application Type: Planned Development Permit

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Project Description:

Construction of a stacked (two-level) 1,700 sq. ft. duplex on an existing residential property developed with a detached single-family home (to remain).

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- 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



KENNEDY

105 Kennedy Ave, Campbell, CA

APPLICABLE CODES

PART 1.0,	2022 CALIFORNIA ADMINISTRATIVE CODE
PART 2.0,	2022 CALIFORNIA BUILDING CODE (CBC)
PART 2.5,	2022 CALIFORNIA RESIDENTIAL CODE (CRC)
PART 3.0,	2022 CALIFORNIA ELECTRIC CODE (CEC)
PART 4.0,	2022 CALIFORNIA MECHANICAL CODE (CMC)
PART 5.0,	2022 CALIFORNIA PLUMBING CODE
PART 6.0,	2022 CALIFORNIA ENERGY CODE
PART 9.0,	2022 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
PART 11.0,	2022 CALIFORNIA GREEN BUILDING CODE (CALGREEN)

THE APPLICABLE CODES ARE AS AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF CAMPBELL

DESIGN PROFESSIONALS

ARCHITECT:
SALVATORE CARUSO DESIGN CORPORATION
980 EL CAMINO REAL, SUITE 200
SANTA CLARA, CA 95050
PHONE: (408) 998-4087
FAX: (408) 998-4088

CIVIL:
BKF ENGINEERS
1730 N FIRST SUITE 600
SAN JOSE, CA 95112
PHONE: (408) 467 9100

OWNER

SALVATORE CARUSO
105 KENNEDY AVE CAMPBELL, CA
95008 (408)998-4087

PROJECT DESCRIPTION / SCOPE OF WORK

- NEW CONSTRUCTION OF A 1,738 SF, 2 STORY ADDITION, DETACHED FROM OTHER STRUCTURES ON THE PROPERTY.

NOTES

- ALL MEASUREMENTS TO BE VERIFIED IN FIELD
- THE PROJECT SHALL COMPLY WITH THE SUBMITTED WASTE MANAGEMENT PLAN
- NO PRODUCT MAY BE USED THAT EXCEEDS CALIFORNIA'S MAXIMUM LIMITS ON VOLATILE ORGANIC COMPOUNDS (VOC)
- CONSTRUCTION HOURS ARE LIMITED TO 8 AM TO 5 PM MONDAY THROUGH FRIDAY AND 9 AM TO 4 PM SATURDAY. NO CONSTRUCTION ON SUNDAYS AND HOLIDAYS.

SHEET INDEX

ARCHITECTURAL SHEETS

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A2.0a	FLOOR AREA DIAGRAM		
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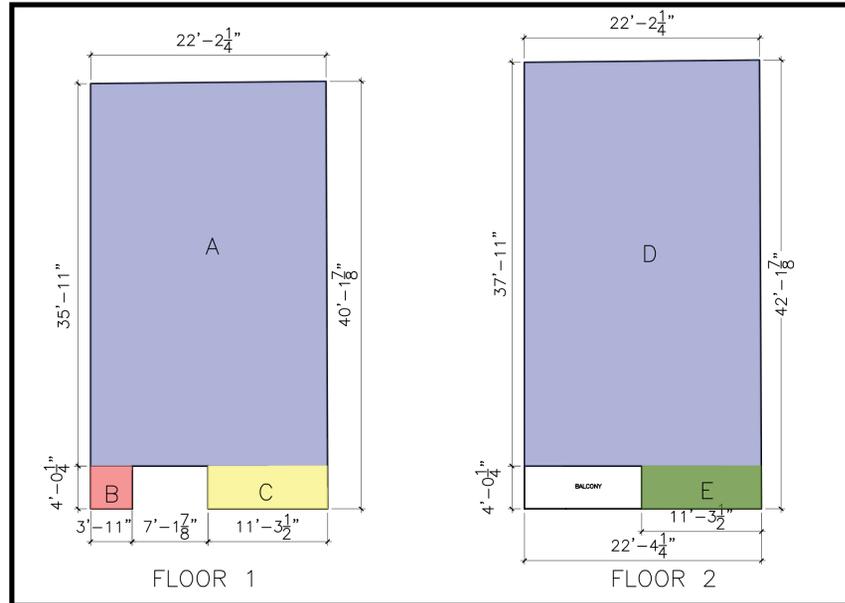
PROJECT DATA			
PROPERTY	APN	AREA (SF)	ACRES
105 KENNEDY AVE	412-04-008	4,900	0.112
ZONING	P-D		
TYPE OF CONSTRUCTION	V-B		
OCCUPANCY	R-3		
FIRE SPRINKLER	NO		
PARKING	2 (tandem parking)		
NUMBER OF HOUSING UNITS	3 UNITS TOTAL (ALL 2-BEDROOM UNITS)		
ZONING COMPLIANCE			
	EXISTING	PROPOSED	
FAR	0.2	0.57	
LOT COVERAGE	20%	38%	
LANDSCAPE COVERAGE	51%	36%	
PAVING COVERAGE	29%	26%	
SETBACKS - FRONT	18'-7"	5'-0"	
SETBACKS - REAR	37'-8"	5'-0"	
SIDE - WEST	3'-5"	3'-0"	
SIDE - EAST	22'-2"	22'-2"	
BUILDING HEIGHT	16'-6"	26'-0"	
FLOOR AREA CALCULATION (SF)			
GROSS AREA	7,965		
NET LOT AREA	4,900		
(E) HOUSE FLOOR AREA	1,003		
(P) ADDITIONAL FLOOR AREA	1,727		
TOTAL HOUSE FLOOR AREA	2,730		



VICINITY MAP

PROJECT SITE

FLOOR AREA DIAGRAM



SCDC

ARCHITECTURE
INTERIOR DESIGN

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

KENNEDY

105 KENNEDY AVE CAMPBELL, CA

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 PLANS & 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.
4. COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

SHEET NAME :

COVER SHEET

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	06/16/23
SCALE:	NONE
JOB No.:	21.10.03
SHEET No.:	

A0.1

- ALL MATERIAL STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
- ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND/OR AS REQUIRED BY THE ADOPTED EDITION OF THE BUILDING CODE, ALL LOCAL AND NATIONAL CODES, AND AUTHORITIES WHICH ARE APPLICABLE.
- ALL PRODUCTS, MATERIALS AND FINISHES TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
- ALL REQUIRED EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY OF THESE PLANS AND SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUBCONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS AS A RESULT OF HIS OPERATION. THE JOB SITE SHALL BE LEFT CLEAN AND SWEEP EACH DAY BY THE END OF WORK THAT DAY.
- NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED AND ACTED UPON BY THE ARCHITECT. ALL SUCH PORTIONS OF WORK SHALL BE IN ACCORDANCE WITH THE REVIEWED SHOP DRAWINGS AND SAMPLES.
- THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS AND THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIAL OR EQUIPMENT.
- SHOULD AN ERROR APPEAR IN SPECIFICATIONS, DRAWINGS, OR IN WORK DONE BY OTHERS, AFFECTING THIS WORK, NOTIFY THE ARCHITECT AT ONCE. IF CONTRACTOR PROCEEDS WITH WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR THE WORK.
- SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED WRITTEN DECISION FROM ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED.
- ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
- SEE DOCUMENTS PREPARED BY THE CIVIL ENGINEERING, IF APPLICABLE, FOR ALL FINISH GRADES, DRAINAGE AND SITE DETAILS. REVIEW ALL SITE UTILITY DOCUMENTS, LANDSCAPE AND IRRIGATION DOCUMENTS PRIOR OR COMMENCEMENT OF ANY UNDER GROUNDING OR TRENCHING. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OF THE CONTRACT DOCUMENTS.
- CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL AS IDENTIFIED IN ITEM #14 OF THESE GENERAL CONDITIONS.
- GENERAL CONTRACTORS, SUBCONTRACTORS, BUILDERS, AND OWNER ARE TO CHECK ALL DRAWINGS FOR ERRORS AND OMISSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY ERRORS AND/OR OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE ARCHITECT WILL NOT TAKE LIABILITY FOR ANY ERRORS AND/OR OMISSIONS NOT REPORTED IMMEDIATELY IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE ARCHITECT'S LIABILITY FOR THE TOTAL PROJECT SHALL NOT EXCEED ONE THOUSAND DOLLARS.
- ALL SCREWS/NAILS IN FINISH WOODWORK TO BE COUNTERSUNK AND FILLED SMOOTH WITH PUTTY TO MATCH FINISH.
- IF THE MANUFACTURER'S SPECIFICATIONS AND APPLICABLE CODES ARE NOT CONSISTENT WITH EACH OTHER, NOTIFY THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF ANY WORK AND AWAIT DIRECTION OR CONTRACTOR ACCEPTS FULL RESPONSIBILITY OF WORK COMPLETED.
- ALL GYPSUM BOARD TO BE A MINIMUM OF 5/8" TYPE "X" SHEETROCK, MINIMUM LEVEL 5 SMOOTH FINISH OR AS OTHERWISE INDICATED ON DRAWINGS. INSTALL AS NEEDED TO MEET APPLICABLE CODES. USE RADIIUSED CORNERS.
- SHOP DRAWINGS (3 BLUE LINES, 1 REPRODUCIBLE VELLUM) DEFERRED SUBMITTALS, SEE NOTE #27 BELOW.
ITEMS #1:
1. ARCHITECTURAL SHEET METAL
2. WINDOWS
3. LADDERS
4. MECHANICAL SYSTEMS
5. HVAC DUCTWORK
6. HANDRAIL/GUARDRAIL
7. STRUCTURAL STEEL
8. REBAR
9. LOCKERS
10. STAIR SHOP DWGS.
11. ELEVATOR SHOP DWGS.
19. MANUALS / CUT SHEETS (4 COPIES).
ITEMS #2:
1. DOOR HARDWARE
2. ACCESS DOORS
3. ROOF HATCH
4. LIGHT FIXTURES
5. ELECTRICAL PANELS
6. PLUMBING FIXTURES
7. FIRE EXTINGUISHER
8. SKYLIGHTS
- A DELTA ("Δ") SYMBOL LOCATED AT THE TOP RIGHT HAND CORNER OF ANY DRAWING INDICATES THAT DRAWING HAS BEEN SIGNIFICANTLY REVISED AND SHOULD BE TREATED AS AN ENTIRELY NEW DRAWING.
- CONTRACTOR TO PROTECT ALL INTERIOR SPACES (AS REQUIRED) FROM ANY WEATHER, THEFT, OR VANDALISM.
- CONTRACTOR TO BE RESPONSIBLE FOR ALL WALLS, FLOORS AND CEILINGS TO BE 'LEVEL' AND PLUMB' AND FINISH TO MATCH EXISTING ADJACENT SURFACES. ALL NEW FINISHES AND FIXTURES ARE TO BE APPROVED BY ARCHITECT, PRIOR TO INSTALLATION. NEW MATERIALS MATCHING EXISTING MATERIALS TO BE 'LIKE' MATERIAL, NOT JUST MATCHING IN STYLE.
- RELOCATE OR INSTALL NEW PLUMBING, GAS, AND ELECTRICAL LINES (AS REQUIRED) FOR THE NEW CONSTRUCTION. SEE MECHANICAL DRAWINGS.
- CONTRACTOR TO DISPOSE OF ALL DEBRIS AT AN APPROVED DUMP SITE PER ALL TOWN, COUNTY, STATE AND FEDERAL REGULATIONS.
- CONTRACTOR TO NOTIFY OWNER AND ARCHITECT IF HE SUSPECTS THAT ANY ASBESTOS IS ON SITE, STOP WORK IMMEDIATELY UNTIL AUTHORITIES HAVE PROVED THE WORK TO BE SAFE.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING ANY CONSTRUCTION OR ORDERING ANY MATERIALS FOR THE PROJECT.
- ANY DEFERRED SUBMITTAL SHALL BE FIRST SUBMITTED TO THE PROJECT ARCHITECT AND/ OR ENGINEER FOR REVIEW OR COORDINATION; FOLLOWING THE COMPLETION OF PROJECT ARCHITECT/ENGINEER REVIEW AND COORDINATION, A SUBMITTAL TO THE CITY SHALL BE MADE (FOR CITY REVIEW AND APPROVAL), WHICH SHALL INDICATE A LETTER STATING THIS REVIEW AND COORDINATION HAS BEEN PERFORMED AND COMPLETED AND PLANS AND CALCULATIONS FOR THE DEFERRED ITEMS ARE FOUND TO BE ACCEPTABLE (E.G. WITH REGARD TO GEOMETRY, LOAD CONDITION, ETC.) WITH NO EXCEPTIONS.
- NOTE #1:
THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS THAT THE WORK OF THE ALTERATION, REHABILITATION OR RECONSTRUCTION IS TO BE IN ACCORDANCE WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY EXISTING CONDITIONS SUCH AS DETERIORATION OR NON-COMPLYING CONSTRUCTION BE DISCOVERED WHICH IS NOT COVERED BY THE CONTRACT DOCUMENTS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER, OR A SEPARATED SET OF PLANS AND SPECIFICATIONS, DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OFFICE BEFORE PROCEEDING WITH THE WORK.
- SWITCHES / CONTROLS / THERMOSTATS / ARE TO BE INSTALLED A MAX. OF 48" ABOVE THE FLOOR, AND ANY RECEPTACLE OUTLETS ARE TO BE INSTALLED AT LEAST 15" ABOVE THE FLOOR.
- FIRE BLOCKS SHOULD BE PROVIDED IN ACCORDANCE WITH SECTION 717.2, CBC 2010 IN THE FOLLOWING LOCATIONS, PLAN TO NOTE:
A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS.
B. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT 10'-0" INTERVALS ALONG THE LENGTH OF THE WALL.
C. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
D. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
E. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS THAT AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS.
- ALL INTERIOR AND EXTERIOR FINISHES:
AT ALL INSIDE AND OUTSIDE CORNER AND EDGE DETAILS FOR ALL FINISH MATERIALS MUST USE THE APPROPRIATE MANUFACTURER'S RECOMMENDED INSIDE AND OUTSIDE CORNER AND EDGE MATERIALS AND FINISHES.
- ALL FIRE RATED INTERIOR STAIRS AND ELEVATOR ENCLOSURES AND LOBBIES, FINISH THE RATED WALLS PRIOR TO THE INSTALLATION OF THE ELEVATOR AND STAIRS.
- ALL WOOD COMING IN CONTACT WITH CONCRETE MUST BE PRESSURE TREATED, TYPICAL.
- CONTRACTOR & SUB-CONTRACTOR'S RESPONSIBILITY TO MAKE SURE THAT ALL MATERIALS INSTALLATION & CRAFTSMANSHIP FOR THIS PROJECT MEETS ALL APPLICABLE CODES.
- INCORPORATE BEST MANAGEMENT PRACTICE (CBMP'S) INTO CONSTRUCTION PLANS & INCORPORATE POST CONSTRUCTION WATER RUN-OFF MEASURES INTO PROJECT PLANS IN ACCORDANCE WITH THE CITY'S URBAN RUN-OFF POLLUTION PREVENTION PROGRAM.
- ALL EXTERIOR PLASTER FINISH SHALL BE 7/8" SMOOTH CEMENT PLASTER FINISH UNLESS OTHERWISE NOTED.
- PLASTER EXPANSION JOINTS SHOULD MEET THE FOLLOWING CRITERIA OR AS SHOWN ON THE DRAWINGS.
A. NO LENGTH SHOULD BE GREATER THAN 18 FT. IN EITHER DIRECTION. B. NO PANEL SHOULD EXCEED 144 SQ. FT. FOR VERTICAL APPLICATIONS
B. NO PANEL SHOULD EXCEED 100 SQ. FT. FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS D. NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2 1/2 TO 1 IN ANY GIVEN PANEL.
- FLASHING PROVIDER TO PRIME AND PAINT WITH RUST PROOF PAINT ALL FLASHINGS.
- SUBMITTAL REVIEW:
REVIEW IS FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS. REVIEW OF SUCH SUBMITTALS IS NOT CONDUCTED FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILS SUCH AS DIMENSIONS AND QUANTITIES, OR FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, ALL OF WHICH REMAIN THE RESPONSIBILITY OF THE CONTRACTOR AS REQUIRED BY THE CONTRACT DOCUMENTS. NON CONFORMITIES AND ERRORS ARE NOTED. CONTRACTOR IS SOLELY RESPONSIBLE FOR: CORRECTNESS OF DIMENSIONS AND QUANTITIES AND FITTING TO OTHER WORK VERIFICATION OF PHYSICAL INTERRELATION OF ELEMENTS OF THE WORK FROM PLANS AND SPECIFICATIONS AND IN THE FIELD. THE ARCHITECT'S REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS, OR UNLESS OTHERWISE SPECIFICALLY STATED BY THE ARCHITECT, OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. THE ARCHITECT'S REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THIS REVIEW DOES NOT RELIEVE THE CONTRACTOR FROM THESE RESPONSIBILITIES. THIS REVIEW DOES NOT CONSTITUTE APPROVAL OR ACCEPTANCE OF DEVIATIONS AND OR VARIATIONS. DEVIATIONS AND OR VARIATIONS MUST BE CLEARLY IDENTIFIED AND REQUESTED BY WRITTEN CORRESPONDENCE BY THE CONTRACTOR TO SALVATORE CARUSO DESIGN CORPORATION AND IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- BIDDING:
A. THE CONTRACTOR NEEDS TO EXAMINE ALL THE DRAWINGS AND THE SITE CONDITIONS IF THEY ARE DIFFERENT FROM THE DRAWINGS VERIFY ALL THE EXISTING CONDITIONS ON SITE AND NOTIFY THE ARCHITECT PRIOR TO ANY CONSTRUCTION.
B. PLEASE BID FOR MAX. OF 10 COLORS IN A BID, NOT EXCEEDING 4 COLORS IN ANY GIVEN ROOM AT A TIME.
- REQUEST FOR INFORMATION:
REVIEW OF REQUEST FOR INFORMATION WILL TAKE A MINIMUM OF THREE WORKING DAYS.
- CHANGE ORDER:
A. CHANGE ORDERS MUST BE SUBMITTED BY THE CONTRACTOR MAXIMUM OF ONE CALENDAR WEEK FROM THE TIME CONTRACTOR IS AWARE OF THE ISSUE AND/OR HAS A CHANGE ORDER REQUEST BY THE OWNER.
B. NO MATERIAL(S) SHALL BE PURCHASED OR WORK DONE UNLESS WITH AN APPROVED, SIGNED, CHANGE ORDER HAS BEEN PROCESSED.
- INTERIOR AND EXTERIOR PAINT TO BE MINIMUM OF ONE (1) COAT OF PRIMER AND MINIMUM OF TWO (2) COATS OF PAINT.
- EXTERIOR WALL PAINT TO BE EGGSHELL, EXTERIOR TRIM TO BE GLOSSY, UNLESS NOTED OTHERWISE. CONTRACTOR TO PROVIDE FULL COVERAGE WITH PAINT.

A.B.	ANCHOR BOLT
A.C.	ASPHALT CONCRETE
A.C.C.M.P.	ASPHALT COATED CORRUGATED METAL PIPE
A.C.I.	AMERICAN CONCRETE INSTITUTE ALTERNATING CURRENT OR ACRES
ACOUS.	ACOUSTICAL
A.C.P.	ASBESTOS CEMENT PIPE
ADD.	ADDENDUM
AD	AREA DRAIN
ADD'NL	ADDITIONAL
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
AGA.	AMERICAN GAS ASSOCIATION
AGG.	AGGREGATE
A.H.	AIR HANDLING
AIR COND.	AIR CONDITIONING
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS
A.I.E.E.	AMERICAN INSTITUTE OF ELECTRICAL ENGINEERS
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AI.SI	AMERICAN IRON & STEEL INSTITUTE
ALT.	ALTERNATE
ALUM.	ALUMINUM
AMP.	AMPERE
ANOD.	ANODIZED
APPROX.	APPROXIMATE
ARCH.	ARCHITECT/ARCHITECTURAL
ASB.	ASBESTOS
ASCE	AMERICAN SOCIETY OF ENGINEERS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASPH	ASPHALT
ASR	AUTOMATIC SPRINKLER RISER
ASSOC.	ASSOCIATION
ATEG	ACETIC TILE EXPOSED GRID
AVG	AVERAGE
B & B	BURLAPPED & BALLED BOARD
BD.	BITUMINOUS
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.M.	BENCH MARK
BOT.	BOTTOM
BRG.	BEARING
BRON.	BRONZE
B.S.	BOTH SIDED
BTN.	BETWEEN
BTU	BRITISH THERMAL UNIT
B.V.C.	BEGINNING OF VERTICAL CURVE
B.W.	BOTH WAYS
CAB.	CABINET
CAL.	CALENDER
CAR	CARPET
C.B.	CATCH BASIN
CBI	CATCH BASIN INVERT
CEM.	CEMENT
CER.	CERAMIC
C.F.	CUBIC FEET
C.F.M.	CUBIC FEET PER MINUTE
C.F.S.	CUBIC FEET PER SECOND
CHWS (R)	CHILLED WATER SUPPLY (RETURN)
C.I.	CAST IRON
C.I.P.	CAST IRON PIPE
CIR.	CIRCULAR
C.L.	CENTER LINE OR CHAIN LINK (FENCE)
CLG.	CEILING
CLO	CLOSET
CLR	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
C.M.P.	CORRUGATED METAL PIPE
CNTR	COUNTER
CO.	COMPANY
CO.	CLEAN-OUT
COL.	COLUMN
COMB.	COMBINATION
COMP.	COMPOSITION
CONC.	CONCRETE
CONN.	CONNECTION
CONST.	CONSTRUCTION
CONTR.	CONTRACTOR
CONT.	CONTINUOUS
COR.	CORNER
CORP.	CORPORATION
CORR.	CORRIDOR
CRR	CORRUGATE
CSK	CROSS SLOPE
C.W.	COUNTERSINK
C.W.S.(R)	COLD WATER CONDENSER WATER SUPPLY (RETURN)
CU	CUBIC
C.Y.	CUBIC YARD

D	D
DBL.	DOUBLE
DC.	DIRECT CURRENT SEE AC.
DEG.	DEGREE
DEPT.	DEPARTMENT
DET.	DETAIL
D.F.	DRINKING FOUNTAIN, DOUGLAS FIR
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPENSER
DIV.	DIVISION
D.M.H.	DROP MAN HOLE
DN.	DOWN
D.O.	DOOR OPENING
DR.	DOOR, DRAIN
DS	DOWNSPOUT
D.S.P.	DRY STAND PIPE
DW.	DISH WASHER
DWG.	DRAWING
DWR.	DRAWER
E	E
E.	EAST
EA.	EACH
E.A.P.	EXPOSED AGGREGATE PAVING
E.F.	EACH FACE
EL.	ELEVATION
ELEC.	ELECTRICAL
ELEV.	ELEVATOR
E.M.R.	ELEVATOR MACHINE ROOM
ENAM.	ENAMEL
ENCL.	ENCLOSURE
ENGR.	ENGINEER
E.P.	ELECTRICAL PANEL
EQ.	EQUIVALENT
EQUIP.	EQUIPMENT
ETC.	AND SO FORTH
EX. OR (E)	EXISTING
EXH.	EXHAUST
EXP.	EXPOSED
EXT.	EXTERIOR
E.W.	EACH WAY
E.W.C.	ELECTRIC WATER COOLER
E.W.M.	ELECTRIC WELDED MESH
E.V.C.	END OF VERTICAL CURVE
F	F
F.A.	FRESH AIR, FIRE ALARM
FAB.	FABRICATE
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISH FLOOR
F.G.	FINISH GRADE
F.H.C.	FIRE HOSE CABINET
F.H.	FIRE HYDRANT
FHWS	FLAT HEAD WOOD SCREW
FIN.	FINISH
FL.	FLOW LINE
FL.LT.	FLUORESCENT LIGHT
FLR.	FLOOR
F.P.	FIRE PROTECTION
F.O.B.	FACE OF BLOCK
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.G.	FACE OF GLAZING
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FRFF.	FIREPROOF
F.R.	FLOOR SINK
FT.	FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G	G
GA.	GAUGE
GAL.	GALLON
GALV.	GALVANIZE
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
G.D.	GARBAGE DISPOSAL
G.I.	GALVANIZED IRON
GL.	GLASS
GLU-LAM	GLU-LAMINATED
G.L.B.	GALLONS PER HOUR
GND.	GROUND
G.P.H.	GALLONS PER HOUR
G.P.M.	GALLONS PER MINUTE
G.RAIL	GUARD RAIL
G.V.	GAS VALVE
GYP.	GYPSUM BOARD
N.	NORTH
N.A.T.	NATURAL
N.B.S.	NATIONAL BUREAU OF STANDARDS
NEC.	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.
N.G.	NATURAL GRADE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NOM.	NOMINAL
N.T.S.	NOT TO SCALE
N.S.	NO SCALE

EXITING NOTES:

- EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- EXIT DOORS SHALL SWING IN THE DIRECTION OF EXIT TRAVEL WHEN SERVING ANY HAZARDOUS AREA OR WHEN THE AREA SERVED HAS AN OCCUPANT LOAD OF 50 OR MORE.
- NUMBER OF EXITS. EVERY BUILDING OR USABLE PORTION THEREOF SHALL HAVE AT LEAST ONE EXIT AND SHALL HAVE NOT LESS THAN TWO EXITS WHERE REQUIRED BY SECTION 1014 AND 1019, AND ADDITIONAL EXITS AS REQUIRED BY THIS SECTION.
- EXITS SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING INTENSITY OF NOT LESS THAT 1 FOOT-CANDLE AT FLOOR LEVEL.
- SEPARATE SOURCES OF POWER. THE POWER SUPPLY FOR EXIT ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' WIRING SYSTEM. IN THE EVENT OF ITS FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR GROUP 1, DIVISIONS 1.1 AND 1.2. OCCUPANCIES WHERE THE EXISTING SYSTEM SERVES MORE THAN 100 PERSONS.
- WHEN TWO OR MORE EXITS ARE REQUIRED FROM A ROOM OR AREA, EXIT SIGNS SHALL BE INSTALLED AT THE REQUIRED EXITS. DIRECTIONAL SIGNAGE SHALL BE INSTALLED WHERE NEEDED TO INDICATE THE DIRECTION OF EGRESS. GRAPHICS, ILLUMINATION AND POWER SUPPLY SHALL COMPLY WITH CBC 1011, 1011.5.3 AND 1006.3.
- AISES LEADING TO REQUIRED EXITS SHALL BE PROVIDED FROM ALL PORTIONS OF BUILDINGS. IN PUBLIC AREAS OF GROUP B AND M OCCUPANCIES, AND IN ASSEMBLY OCCUPANCIES WITHOUT FIXED SEATS THE MINIMUM CLEAR AISLE WIDTH SHALL BE 36 INCHES WHERE TABLES, COUNTERS, FURNISHINGS, MERCHANDISE OR OTHER SIMILAR OBSTRUCTIONS ARE PLACE ON ONE SIDE OF THE AISLE ONLY AND 44 INCHES WHEN SUCH OBSTRUCTIONS ARE PLACED ON BOTH SIDES OF THE AISLE.
- ANY GLAZING WITHIN 24 INCHES OF EITHER SIDE OF ANY DOOR GREATER THAN 9 S.F. OF AREA WITH BOTTOM EDGE LESS THAN 18 INCHES ABOVE (AND HORIZONTALLY, WITHIN 36 INCHES) OF WALKING SURFACE SHALL BE SAFETY GLAZED (i.e. TEMPERED).

H.B.	HOSE BIBB
H.C.	HOLLOW CORE
HD.	HEAD
HDR.	HEADER
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HP	HORSEPOWER
H.P.P.	HIGH POINT
HR.	HOUR
H.RAIL	HANDRAIL
HDWR.	HARDWARE
HTG.	HEATING
H.V.A.C.	HEATING, VENTILATING & AIR CONDITIONING
HW	HEAD WALL
H.W.	HOT WATER
H.WY	HIGHWAY
HYD.	HYDRAULIC, HYDRANT
Hz	HERTZ
I	I
I.E.S.	ILLUMINATING ENGINEERS SOCIETY
I.D.	INSIDE DIAMETER
IMP.G.	IMPREGNATE
IN.	INCH
INCL.	INCLUDES
INC.	INCORPORATED
INFO.	INFORMATION
INLET.	INLET
INSUL.	INSULATION
INT.	INTERIOR
ISOL.	ISOLATION, ISOLATOR
I.C.W.	INDUSTRIAL COLD WATER
I.H.W.	INDUSTRIAL HOT WATER
INV.	INVERT
J	J
JAN.	JANITOR
J.B.	JUNCTION BOX
JCT.	JUNCTION
JST.	JOIST
JT.	JOINT
K	K
K.D.	KILN DRIED
KIT.	KITCHEN
K.O.	KNOCK OUT
K.W.	KILOWATT
L	L
L.	LENGTH OF CURVE
L.A.	LANDSCAPE ARCHITECT
LAB.	LABORATORY
LAG.	LAG SCREW
LAV.	LAVATORY
LAM.	LAMINATE
LAT.	LATERAL
LB.	POUND
L.C.	LANDSCAPE CONTRACTOR
LF	LINEAR FEET
LG.	LONG
LN.	LINEAR
L.P.	LOW POINT
LT.	LIGHT
LVR.	LOUVER
L.T.W.C.	LIGHT WEIGHT CONCRETE
M	M
M	METER
MAS.	MASONRY
MATL.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
M.H.	MANHOLE
M.I.	MALLEABLE IRON
MIN.	MINIMUM, MINUTE
MIR.	MIRROR
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
MOD.	MODULE
MON.	MONUMENT
M.S.	MACHINE SCREW
MTD.	MOUNTED
MUL.	MULLION
N	N
N.	NORTH
N.A.T.	NATURAL
N.B.S.	NATIONAL BUREAU OF STANDARDS
NEC.	NATIONAL ELECTRICAL CODE
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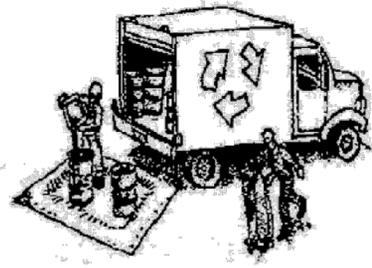
O	O
O.A.	OVERALL
O.A.I.	OUTSIDE AIR INTAKE
OBS.	OBSCURE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OVERFLOW
OFL	OVERFLOW LEADER
O.F.S.	OUTSIDE FACE OF STUD
OFF.	OFFICE
OVAL HEAD	OVAL HEAD
OPENG.	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
O.T.O.	OUT TO OUT
OVHD.	OVERHEAD
P	P
P.A.	PUBLIC ADDRESS
PC	PIECE
P.C.P.	POROUS CONCRETE PIPE
P G & E	PACIFIC GAS & ELECTRIC
PG.	PAGE
P.H.	PANIC HARDWARE
PL.	PLATE
P.L.	PROPERTY LINE
P. LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PLMBG.	PLUMBING
PLY.	PLYWOOD
P.M.	PRESSED METAL
PNL.	PANEL
P.O.C.	POINT OF CONNECTION
POL.	POLISHED
PORC.	PORCELAIN
P.P.	POWER POLE
PAIR	PAIR
PRCT.	PRECAST
PREFAB.	PREFABRICATED
POUNDS PER SQUARE FOOT	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
P.T.D./R	COMBINATION PAPER TOWEL DISPENSER/ RECEPTACLE
PTN.	PARTITION
P.T.R.	PAPER TOWEL RECEPTACLE
PVC	POLYVINYLCHLORIDE
P.V.T.	POINT OF VERTICAL TANGENT
Q	Q
QT.	QUART
Q.T.	QUARRY TILE
R	R
R.	RISER
RAD.	RADIUS
R.C.P.	REINFORCED CONCRETE PIPE
R.D.	ROOF DRAIN
R.E.	RIM ELEVATION
RECP.T.	RECEPTACLE
REF.	REFERENCE
REFR.	REFRIGERATOR, REFRIGERATION
REINF.	REINFORCEMENT
REQD.	REQUIRED
RESILIENT	RESILIENT
ROOF	ROOF
RGR.	REGISTER
R.H.	ROUND HEAD
REL. HUM.	RELATIVE HUMIDITY
REV.	REVISION
RM.	ROOM
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.P.M.	REVOLUTIONS PER MINUTE
R.R.	RAILROAD
R.V.	ROOF VENT
RWD.	REDWOOD
RWL.	RAIN WATER LEADER
S	S
S.	SOUTH
SAN.	SANITARY
S.C.	SOLID CORE
SCHED.	SCHEDULE
S.D.	STORM DRAIN
SECT.	SECTION
SEIS.	SEISMIC
SF	SQUARE FEET
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SHTG.	SHEATHING
S.I.	STORM INLET
SIM.	SIMILAR
S.J.	SEISMIC JOINT
SK	SINK
S.M.	SHEET METAL
SND.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
SPECS.	SPECIFICATIONS
MANDATORY ENVELOPE FEATURES:	
ENVELOPE:	
SEE TITLE 24 REQUIREMENTS	

SPR.	SPRINKLER
S./S.	SQUARE
S.S.	SERVICE SINK,
S.STL.	SANITARY SEWER
ST.	STAINLESS STEEL
STA.	STREET
STATION	STATION
STAGG.	STAGGERED
STD.	STANDARD
STIFF.	STIFFENER
ST.	STEEL
STOR.	STORAGE
STR.	STRINGER

Construction Best Management Practices (BMPs)

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

Materials & Waste Management



Non-Hazardous Materials

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

Hazardous Materials

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

Waste Management

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

Construction Entrances and Perimeter

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

Equipment Management & Spill Control



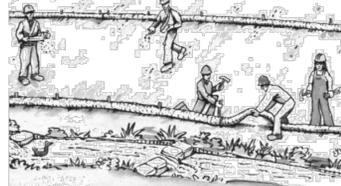
Maintenance and Parking

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

Spill Prevention and Control

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

Earthmoving



Grading and Earthwork

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

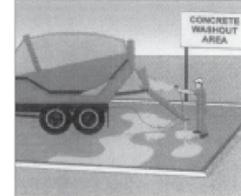
Contaminated Soils

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

Landscaping

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

Concrete Management and Dewatering



Concrete Management

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

Dewatering

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

Paving/Asphalt Work



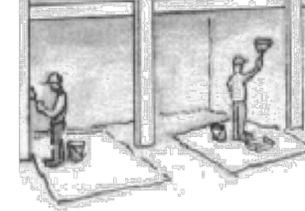
Paving

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

Sawcutting & Asphalt/Concrete Removal

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

Painting & Paint Removal



Painting Cleanup and Removal

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



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

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

SCDC

ARCHITECTURE
INTERIOR DESIGN

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, #200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

PROJECT :

KENNEDY

105 KENNEDY AVE CAMPBELL, CA

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SHEET NAME :

BMPs

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	06/16/23
SCALE:	NONE
JOB No.:	21.10.03
SHEET No.:	

A0.2a



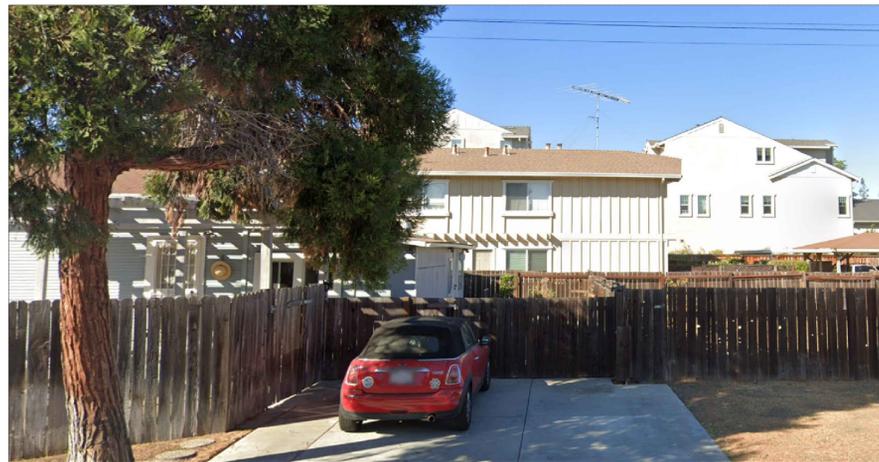
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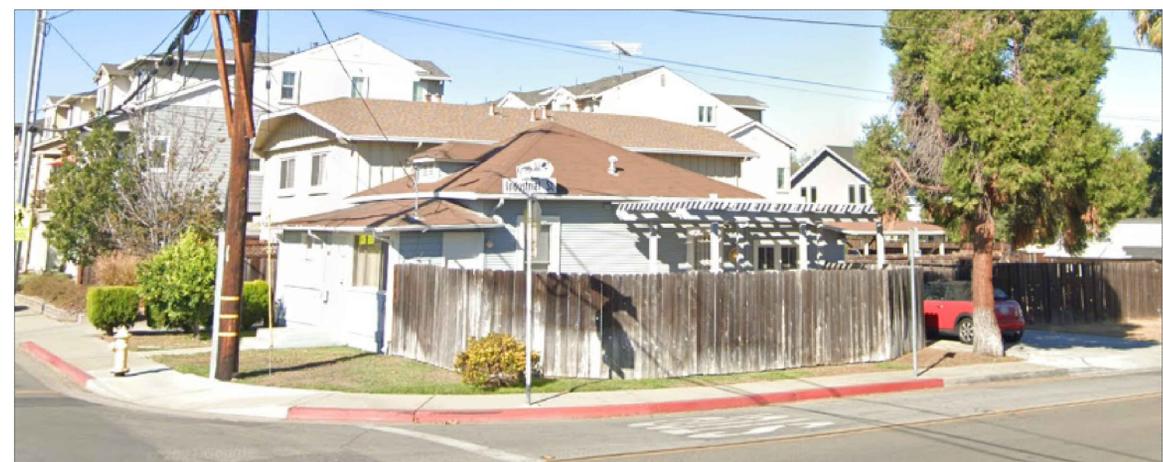
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4



3



2

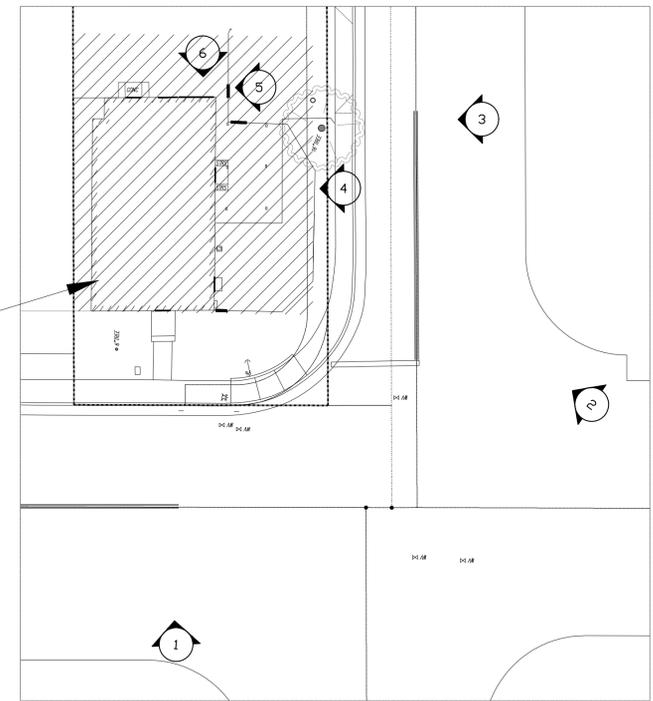


1

1 SITE PHOTOS

SCALE : NTS

PROJECT SITE



KEY MAP



SCDC

ARCHITECTURE
INTERIOR DESIGN

SALVATORE CARUSO
DESIGN CORPORATION

980 EL CAMINO REAL, # 200, SANTA CLARA, CA 95050
TEL. No. (408) 998-4087 • FAX. No. (408) 998-4088

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SITE PHOTOS

REVISIONS	BY

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SHEET No.:	

A0.3

PROJECT :

KENNEDY

105 KENNEDY AVE CAMPBELL, CA

APN 412-04-022

TRISTAN BARRIENTOS/PEARL CHOW
DOC. 25123309

APN 412-04-007
MARIA-GRAZIA CARUSO
DOC. 24976571

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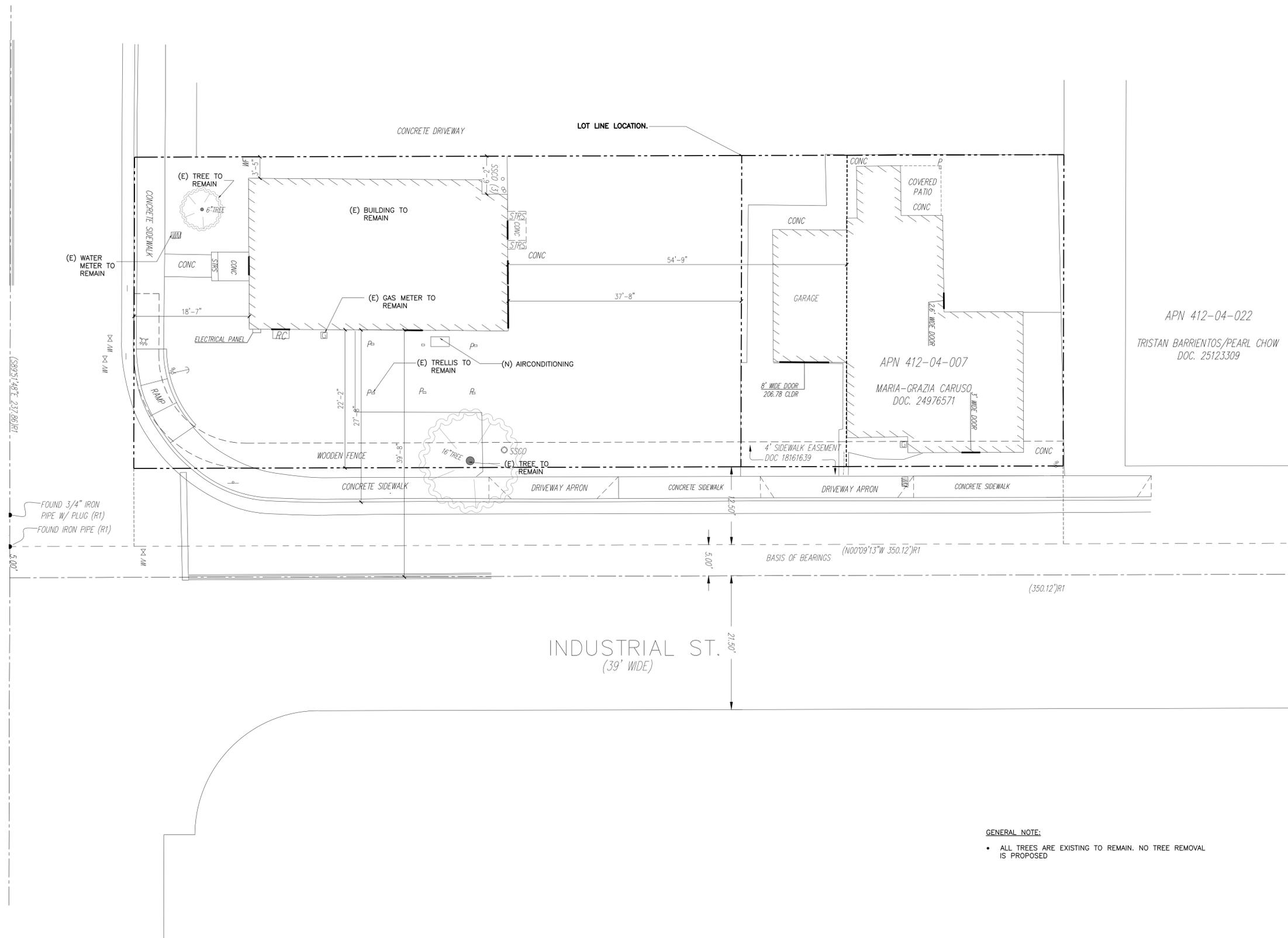
SHEET NAME :

EXISTING
SITE PLAN

REVISIONS	BY

DRAWN:	
CHECKED:	
DATE:	06/16/23
SCALE:	
JOB No.:	21.10.03
SHEET No.:	

A1.0



GENERAL NOTE:
• ALL TREES ARE EXISTING TO REMAIN. NO TREE REMOVAL IS PROPOSED

① EXISTING SITE PLAN

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



PROJECT :

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SHEET NAME :

**GRADING, DRAINAGE
& STORMWATER PLAN**

REVISIONS

REVISIONS	BY

DRAWN:

CHECKED:

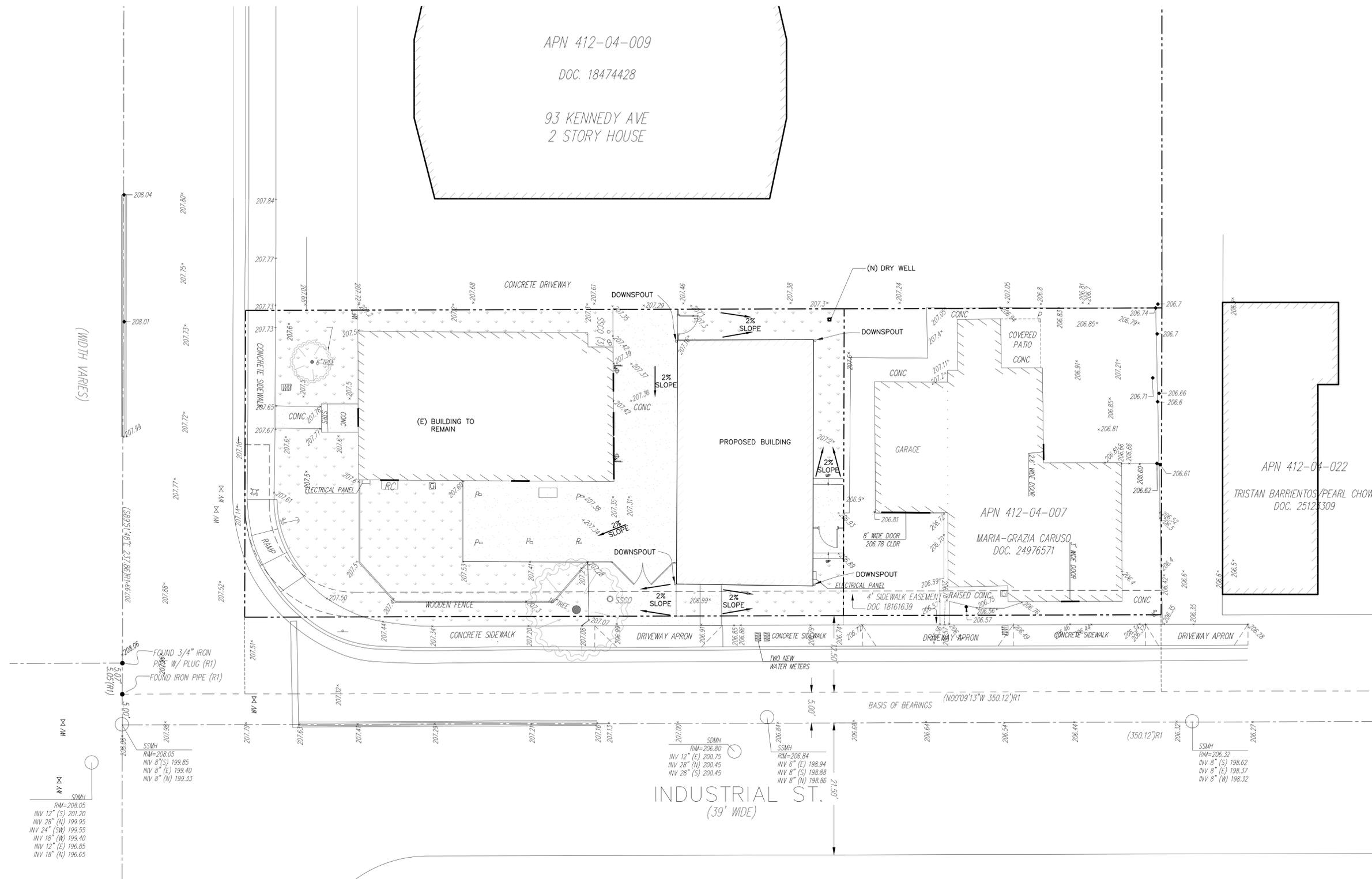
DATE: **06/16/23**

SCALE:

JOB No.: **21.10.03**

SHEET No.:

A1.2



	Impervious Area	Pervious Area
Existing	49%	51%
Proposed	64%	36%

① GRADING, DRAINAGE AND STORMWATER PLAN



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

PROJECT :

KENNEDY

105 KENNEDY AVE CAMPBELL, CA

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SHEET NAME :

PROPOSED
FLOOR PLANS

REVISIONS	BY

DRAWN:

CHECKED:

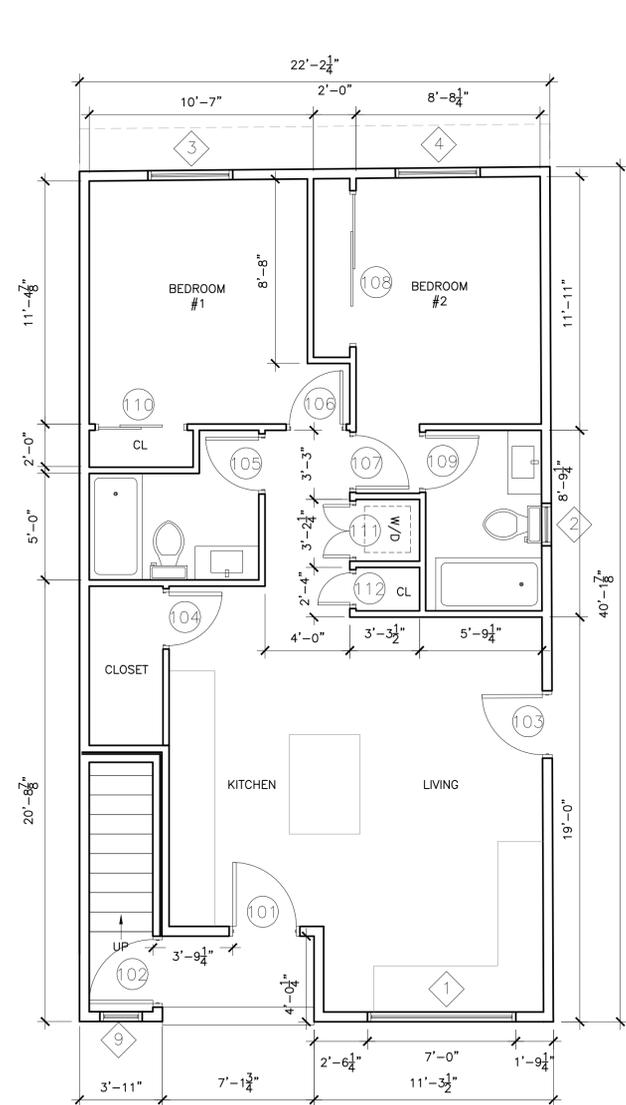
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SCALE: 1/4" = 1'-0"

JOB No.: 21.10.03

SHEET No.:

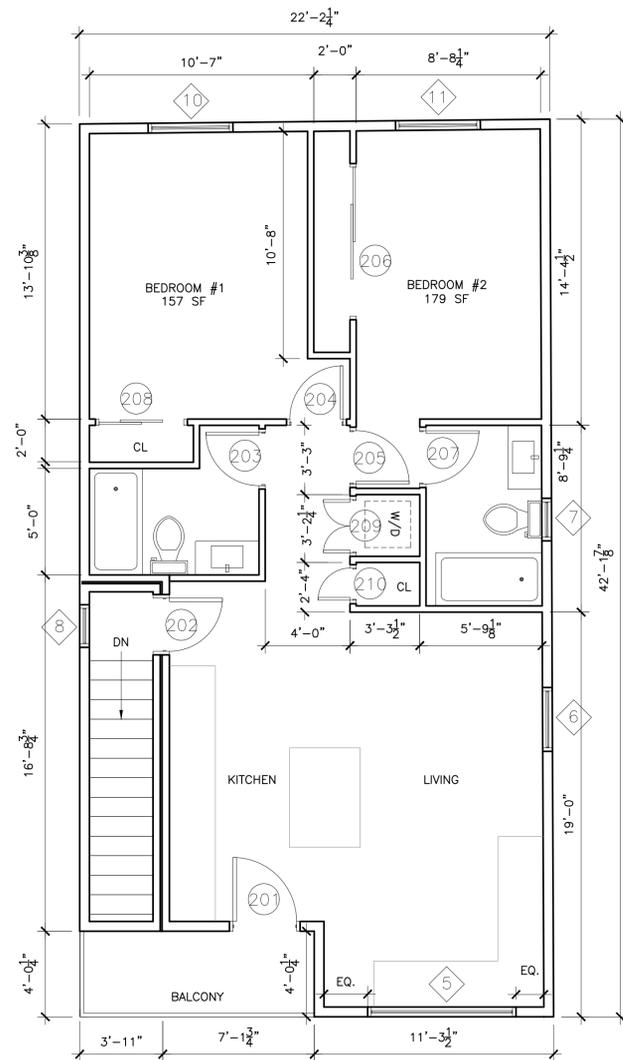
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1 PROPOSED GROUND FLOOR PLAN



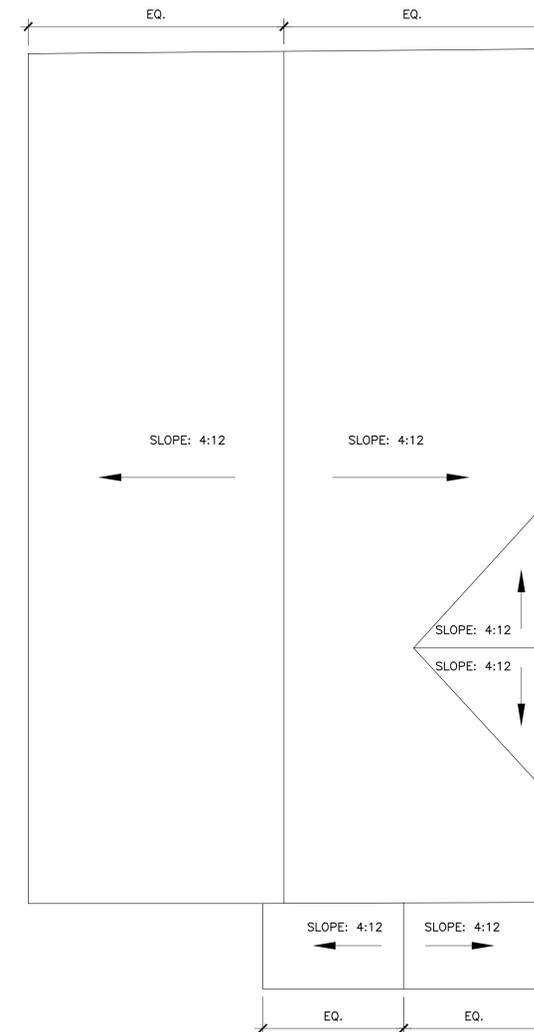
SCALE: 1/4"=1'-0"



2 PROPOSED 2ND FLOOR PLAN



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



3 PROPOSED ROOF PLAN



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

PROJECT :

KENNEDY

105 KENNEDY AVE CAMPBELL, CA

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SHEET NAME :

EXISTING
ELEVATIONS

REVISIONS	BY

DRAWN:	NAME
CHECKED:	SAL
DATE:	06/16/23
SCALE:	AS NOTED
JOB No.:	21.10.03
SHEET No.:	

A3.0



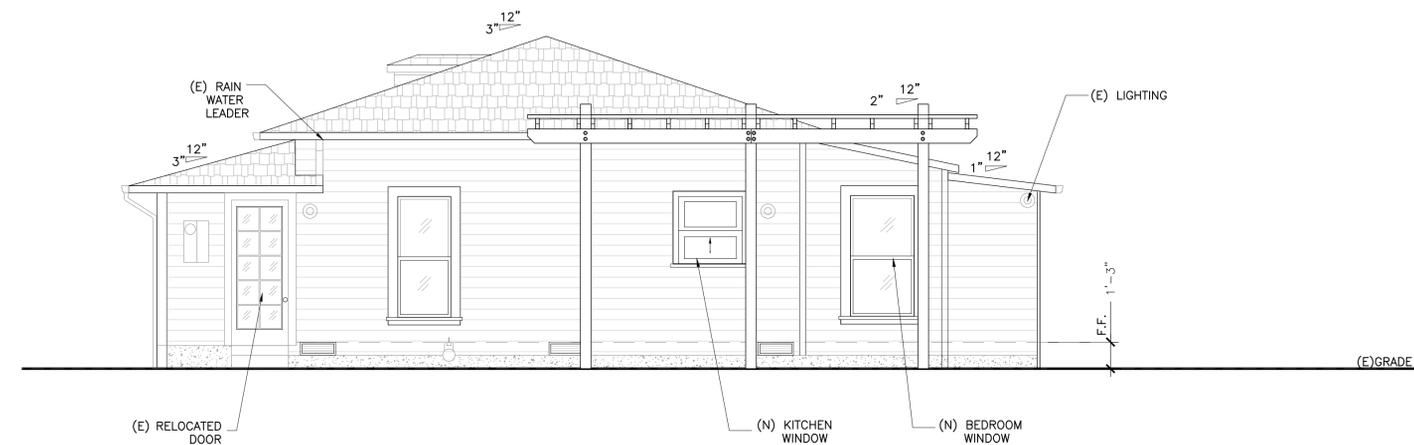
① FRONT(SOUTH) ELEVATION EXISTING SCALE: 1/4"=1'-0"



② WEST SIDE ELEVATION EXISTING SCALE: 1/4"=1'-0"



① REAR(NORTH) ELEVATION EXISTING SCALE: 1/4"=1'-0"



② EAST SIDE ELEVATION EXISTING SCALE: 1/4"=1'-0"

PROJECT :

KENNEDY

105 KENNEDY AVE CAMPBELL, CA

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 PLANS & 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.
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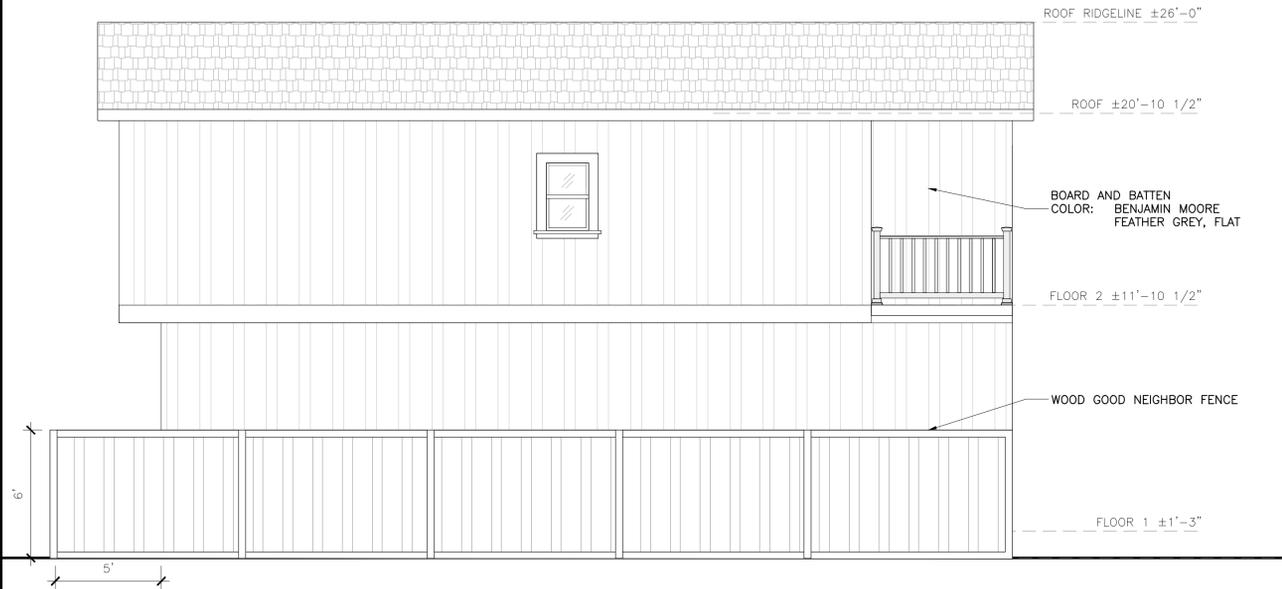
SHEET NAME :

PROPOSED ELEVATIONS

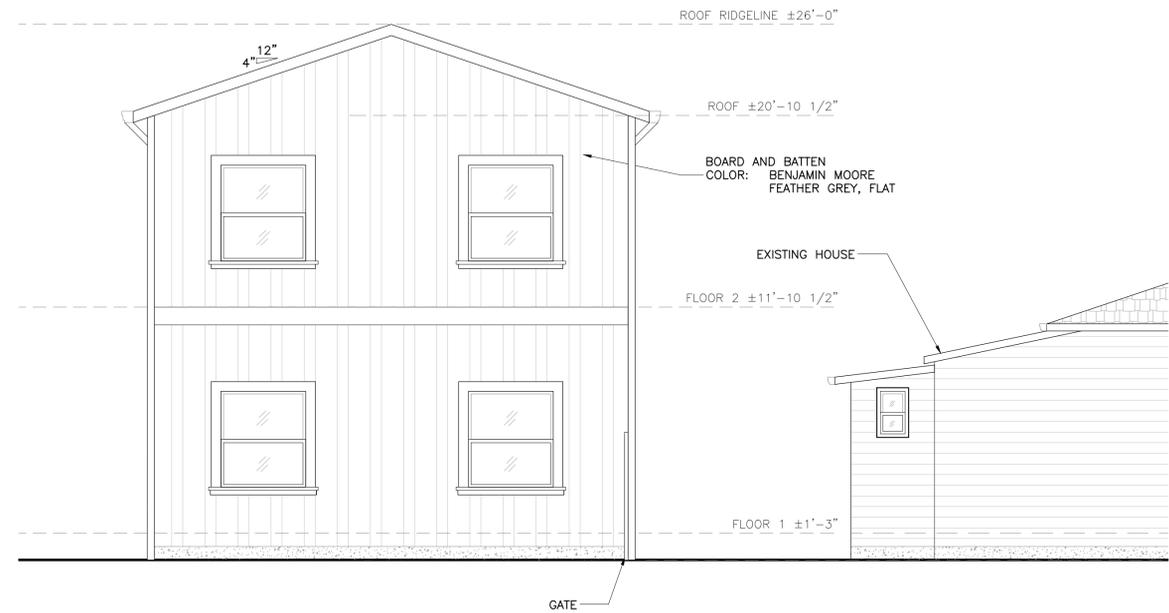
REVISIONS	BY

DRAWN:	NAME
CHECKED:	
DATE:	06/16/23
SCALE:	AS NOTED
JOB No.:	21.10.03
SHEET No.:	

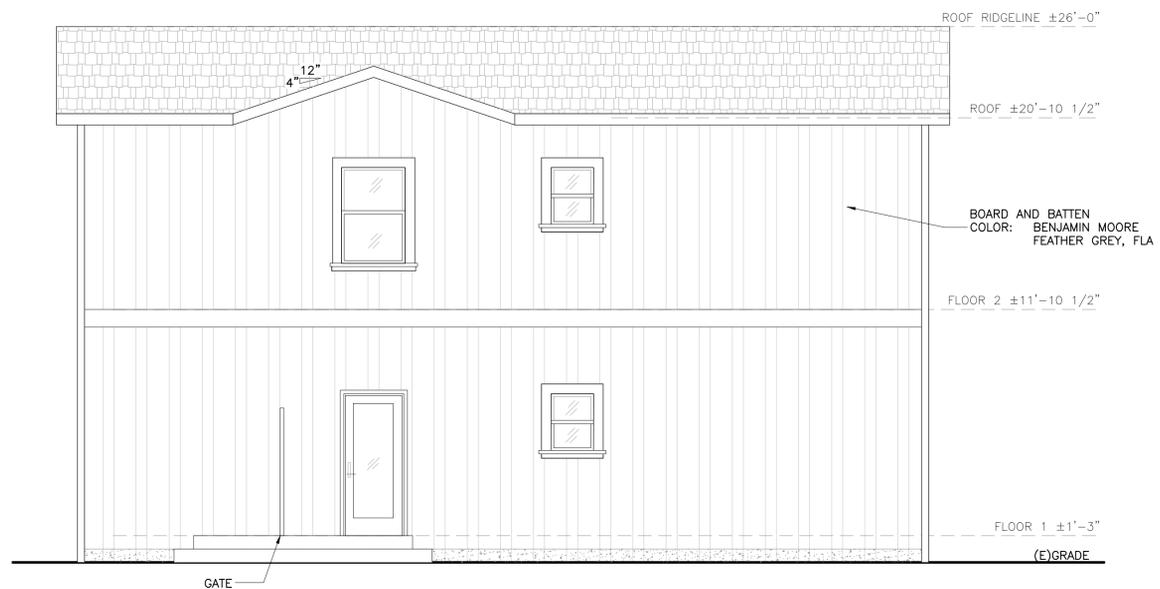
A3.0c



① SOUTH ELEVATION PROPOSED SCALE: 1/4"=1'-0"



② WEST SIDE ELEVATION PROPOSED SCALE: 1/4"=1'-0"



③ NORTH SIDE ELEVATION PROPOSED SCALE: 1/4"=1'-0"



④ EAST SIDE ELEVATION PROPOSED SCALE: 1/4"=1'-0"

PROJECT :

KENNEDY

105 KENNEDY AVE CAMPBELL, CA

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SHEET NAME :

COLOR STREETScape/
MATERIALS

REVISIONS	BY

DRAWN:	NAME
CHECKED:	SAL
DATE:	04/17/23
SCALE:	AS NOTED
JOB No.:	21.10.03
SHEET No.:	

A3.0d



MATERIALS

EXTERIOR MATERIAL: BOARD AND BATTEN
COLOR: BENJAMIN MOORE
FEATHER GREY, FLAT

EXTERIOR FASCIA, DOOR, AND WINDOW TRIMS:
COLOR: BENJAMIN MOORE
SWISS COFFEE, SEMI GLOSS

4 STREETScape ELEVATION
PROPOSED

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

PROJECT :

KENNEDY

105 KENNEDY AVE CAMPBELL, CA

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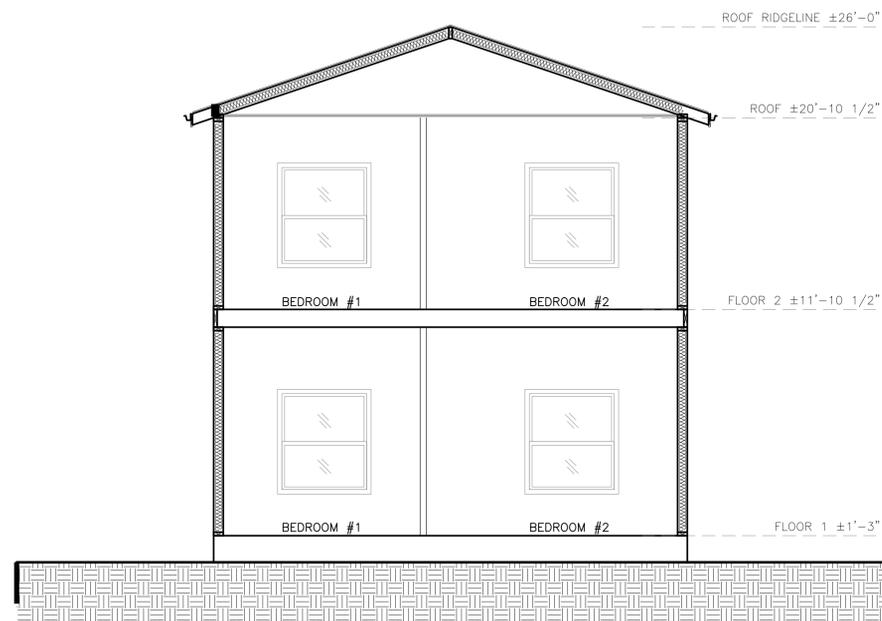
SHEET NAME :

SECTION

REVISIONS	BY

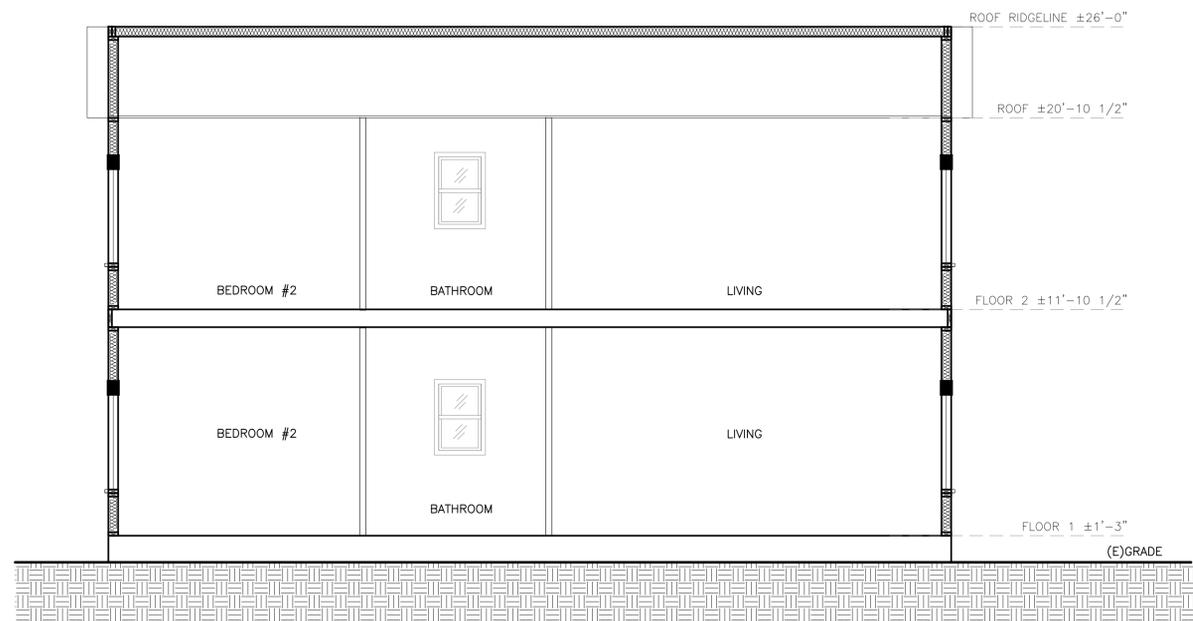
DRAWN:	NAME
CHECKED:	SAL
DATE:	06/16/23
SCALE:	1/4" = 1'-0"
JOB No.:	21.10.03
SHEET No.:	

A3.5



1 NORTH-SOUTH SECTION

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



2 EAST-WEST SECTION

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



PROJECT :

KENNEDY

105 KENNEDY AVE CAMPBELL, CA

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SHEET NAME :

**DOOR & WINDOW
SCHEDULE**

REVISIONS	BY

DRAWN: NAME

CHECKED: SAL

DATE: 06/16/23

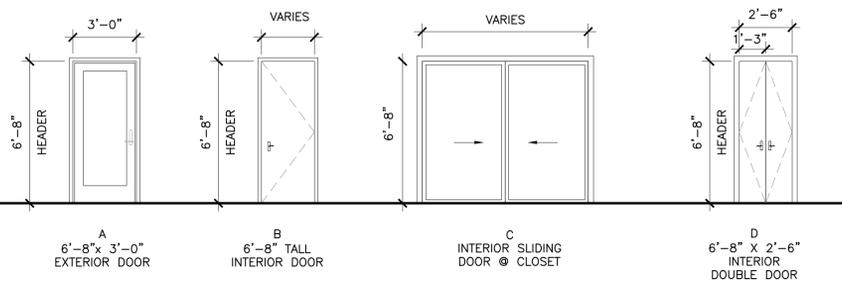
SCALE: AS NOTED

JOB No.: 21.10.03

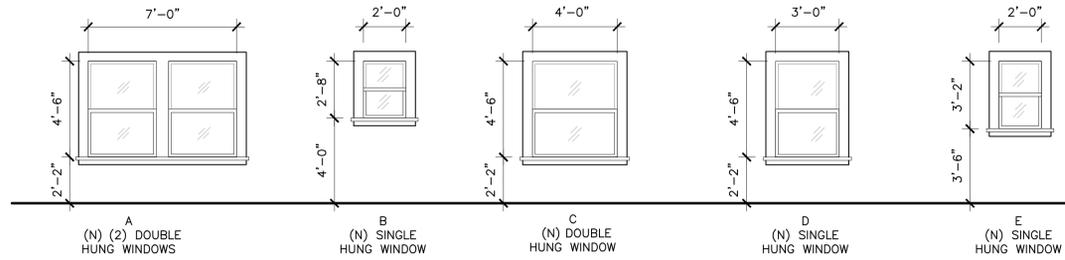
SHEET No.:

A6.0

DOOR TYPE



WINDOW TYPE



105 KENNEDY AVE. DOOR SCHEDULE

DOOR NO.	DOOR TYPE	DOOR FIRE RATING	DOOR			MATERIAL	FINISH	FRAME MATERIAL	REMARKS
			SIZE	WIDTH	HEIGHT				
101	A	-	3'-0"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) FRONT SIDE DOOR
102	C	-	5'-0"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) BEDROOM #1 CLOSET
103	E	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) BATHROOM #1
104	B	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) BEDROOM #2
105	B	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) BEDROOM #3
106	C	-	5'-0"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) BEDROOM #3 CLOSET
107	B	-	5'-0"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) ENTRY CLOSET
108	B	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) WASHER/ DRYER CLOSET
109	D	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) BATHROOM #1 CLOSET
110	C	-	4'-0"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) CLOSET DOOR BEDROOM #1
111	D	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) WASHER/DRYER
112	B	-	1'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) CLOSET
201	A	-	3'-0"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) EXTERIOR BALCONY
202	B	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) ENTRY DOOR FROM STAIR
203	B	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) BATHROOM #1
204	B	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) INTERIOR DOOR BEDROOM #1
205	B	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) INTERIOR DOOR BEDROOM #2
206	C	-	7'-0"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) CLOSET DOOR BEDROOM #2
207	B	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) BATHROOM #2
208	C	-	4'-0"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) CLOSET DOOR BEDROOM #1
209	D	-	2'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) WASHER/DRYER
210	B	-	1'-6"	6'-8"	1-3/8"	TBD	PAINT	TBD	(N) CLOSET

DOOR NOTES

- ALL EXTERIOR DOORS TO HAVE WEATHER SEAL AND MADE WATER TIGHT.
- ROUGH OPENINGS AS PER MANUFACTURER'S SPECIFICATIONS. - MARVIN OR EQ.
- ALL RATED DOORS TO HAVE SMOKE SEALS.
- ALL EXTERIOR DOORS TO HAVE TEMPERED GLASS AND SOLID CORE WOOD DOORS HAVING STILES AND RAILS NOT LESS THAN 1-3/8" WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 1/4" THICK CRC2019-R337.8.3
- ALL LEVEL DIFFERENCES TO EXTERIOR INSWING DOORS WILL BE EITHER 1/2" OR A STEP OF MIN. 4" TO MAX OF 7 3/4". FOR ALL EXTERIOR OUTSWING DOORS THE LEVEL DIFFERENCE WILL NOT EXCEED 1/2".
- PLEASE VERIFY ALL DOOR WIDTHS AND HEIGHTS FROM THE DOOR SCHEDULE. PLEASE NOTIFY ARCHITECT IN CASE OF ANY DISCREPANCY
- PLEASE PROVIDE DOOR WINDOW SUBMITTAL TO ARCHITECT FOR REVIEWS ON TYPE OF DOOR AND SIZES, HARDWARE ETC.
- FULLY FLASH ALL DOOR AND WINDOW OPENINGS - PROVIDE DRIP CAP THROUGHOUT

105 KENNEDY AVE. WINDOW SCHEDULE

#	WINDOW TYPE	SIZE	STYLE	SILL	FRAME	HDR	GLASS	REMARKS
2	B	2'-0" x 2'-8"	SINGLE HUNG	4'-0"	TBD	6'-8"	CLEAR	(N) BATHROOM
3	C	4'-0" x 4'-6"	DOUBLE HUNG	2'-2"	TBD	6'-8"	CLEAR	(N) BEDROOM #1 (EGRESS WINDOW)
4	C	4'-0" x 4'-6"	DOUBLE HUNG	2'-2"	TBD	6'-8"	CLEAR	(N) BEDROOM #2 (EGRESS WINDOW)
5	A	7'-0" x 4'-6"	(2) DOUBLE HUNG	2'-2"	TBD	6'-8"	CLEAR	(N) LIVING ROOM
6	D	3'-0" x 4'-6"	DOUBLE HUNG	2'-2"	TBD	6'-8"	CLEAR	(N) LIVING ROOM
7	B	2'-0" x 2'-8"	SINGLE HUNG	4'-0"	TBD	6'-8"	CLEAR	(N) BATHROOM
8	E	2'-0" x 3'-2"	DOUBLE HUNG	3'-6"	TBD	6'-8"	CLEAR	(N) STAIRS
9	E	2'-0" x 3'-2"	DOUBLE HUNG	3'-6"	TBD	6'-8"	CLEAR	(N) STAIRS
10	C	4'-0" x 4'-6"	DOUBLE HUNG	2'-2"	TBD	6'-8"	CLEAR	(N) BEDROOM #1 (EGRESS WINDOW)
11	C	4'-0" x 4'-6"	DOUBLE HUNG	2'-2"	TBD	6'-8"	CLEAR	(N) BEDROOM #2 (EGRESS WINDOW)

WINDOW NOTES

- ALL NEW WINDOWS ARE DUAL PANE
- ALL BEDROOM WINDOWS TO MEET EGRESS REQUIREMENTS. PROVIDE AN EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENTS AND / OR SLEEPING ROOMS WITH A NET CLEAR WINDOW OPENING OF NOT LESS THAN 5.7 S.F., MINIMUM NET WINDOW OPENING HEIGHT DIMENSION OF 24", CLEAR MINIMUM NET WINDOW OPENING WIDTH DIMENSION OF 20" CLEAR, BOTTOM OF CLEAR OPENING NOT MORE THAN 44" ABOVE FLOOR PER CRC2019-R310
- ALL BATHROOM WINDOWS TO HAVE OBSCURE GLASS. SAFETY GLAZING SHOULD BE PROVIDED AT HAZARDOUS LOCATIONS, INCLUDING BUT NOT LIMITED TO, GLAZING WITHIN 18 INCHES OF A WALKING SURFACE, GLAZING IN DOORS & WINDOWS ADJACENT TO DOORS, GLAZING IN SHOWER AND BATHTUB ENCLOSURES CRC 2019-R308.4.5
- PROVIDE SUBMITTALS FOR ALL WINDOWS AND DOORS.
- VERIFY ROUGH OPENING SIZES WITH WINDOW MANUFACTURER - MARVIN OR EQ.
- SEE TITLE 24 FOR OTHER SPECIAL GLAZING INFORMATION REQUIRED.
- FULLY FLASH ALL DOOR AND WINDOW OPENINGS - PROVIDE DRIP CAP THROUGHOUT
- TEMPERED GLAZING TO BE PROVIDED FOR HAZARDOUS LOCATIONS PER CRC2019 R308.4

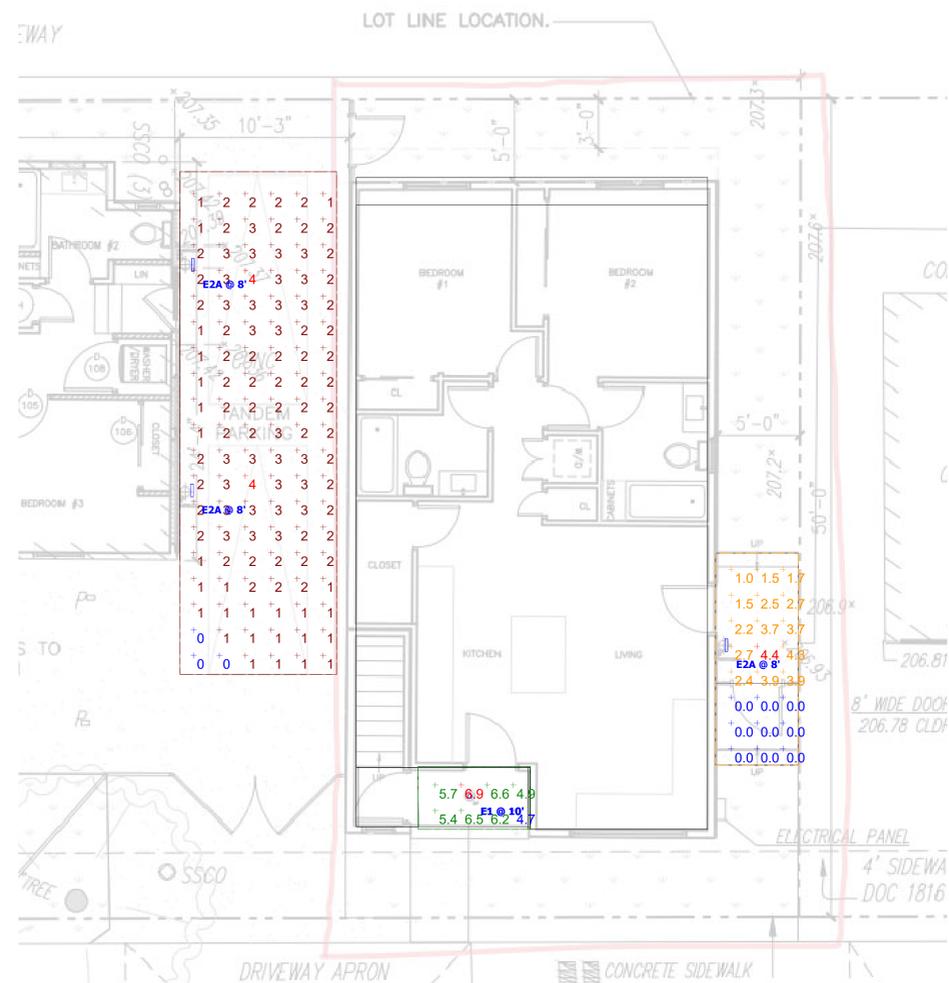
Schedule									
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Lumens Per Lamp	Light Loss Factor	Wattage
	E1	3	Lumux Lighting Inc	DL100 30K 120-277V (Finish)		LED	901	0.85	9.76
	E2A	3	Lumux Lighting Inc	WS550- 48W WHITE 30K 120-277 (finish)		LED	1580	0.85	46.29

Statistics

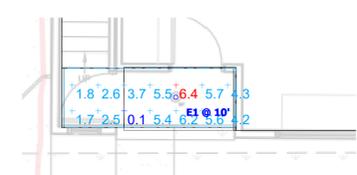
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
First Floor Patio 0'-0"	+	5.9 fc	6.9 fc	4.7 fc	1.5:1	1.3:1
North Entry 0'-0"	+	1.8 fc	4.4 fc	0.0 fc	N/A	N/A
Second Floor Patio 0'-0"	+	4.0 fc	6.4 fc	0.1 fc	64.0:1	40.0:1
Tandem Parking 0'-0"	+	2 fc	4 fc	0 fc	N/A	N/A

Finish Schedule

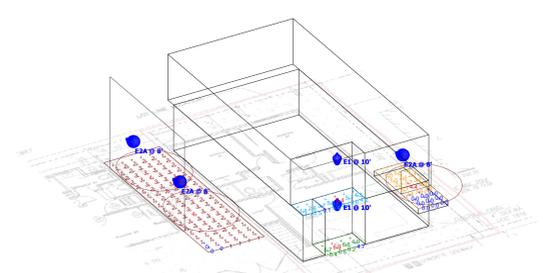
Finish	Surface	Reflectance/Transmittance
White	Ceiling	80%
Grey	Walls	50%
Grey	Ground	20%



Plan View
Scale - 1" = 5ft



Second Floor Balcony



South West View

THIS LIGHTING APPLICATION REQUIRES SPECIFIC LIGHTING CONTROL DEVICES OR SYSTEMS PER CALIFORNIA TITLE 24 PART 6.

Therefore, this proposal includes:

- SOLUTION: This proposal includes a complete lighting and control system either as an alternative to that specified or as a recommendation based on the information provided, subject to your review and approval.
- SUPPLEMENT: This proposal includes lighting as requested/specified, as well as a proposed lighting control system for your review and approval.
- ALERT: This proposal includes only lighting as requested/specified. However, the application hereby requires compatible lighting controls to meet the following criteria. We are happy to provide a lighting control questionnaire at your request.
 - Manual Switch(es)
 - Automatic time switch (astromerical)
 - Occupancy Sensor(s)
 - Photo(sens) (daylight sensor(s))
 - Demand response / load shedding
 - Controlled Receptacle(s)
 - Motion Sensor(s) - Outdoor



Ceiling Height: Varies
 Luminaire Mounting Height: As noted
 Calculation Point Height: As noted

Luminaire illuminance values provided in this report, whether for normal, critical, or emergency applications, are for product application assistance only. These values were developed in collaboration with, and are subject to approval by, the design professional of record (architect/engineer/LC), and are NOT intended for construction. Because these values are approximate and based on limited application information provided to 16500, Inc. at the time of calculation, 16500, Inc. does not warrant the installed performance of the luminaire(s) will match that shown in this report. Please verify all data and conditions to assure the accuracy of the report. 16500 shall neither be responsible nor liable for design, approval, or results of emergency lighting under any circumstance.