

Notice of Public Hearing

Dear Campbell Resident,

October 13, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday October 24, 2023 in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 43 Harrison Ave.
Zoning | Area Plan: CB-MU | Central Business Mixed-Use
Neighborhood Association(s): DCNA
Council District: 3
File No.: PLN-2023-82
APN: 27941007
Applicant: Salvatore Caruso
Property Owner: Ainsley Plaza LLC
Application Type: Conditional Use Permit w/Site and Architectural Review and a Tier 1 Historic Resource Alteration Permit
Project Planner: Daniel Fama, Senior Planner
Email Contact: daniel@campbellca.gov.
Phone Contact: (408) 866-2193

Project Description:
Establishment of an outdoor "beer garden" inclusive of a freestanding bar, restroom facilities, mobile food truck staging, seating area, live entertainment platform, trash enclosure, children's play structure, a 14-ft tall entry gate, and related site improvements; and minor exterior alterations to a Structure of Merit commonly known as the Ainsley Corporation Headquarters Building, related to its adaptive reuse as a restaurant with indoor dining space and new kitchen facilities.

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**



THE SPOUT HOUSE

43 Harrison Ave
Campbell, CA 95008

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

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

PROJECT DATA

PROPERTY	APN NO.	ACRES	SITE AREA (S.F.)
PARCEL	279-41-007	0.257	11,200 SF
ZONING			C-3
TYPE OF CONSTRUCTION			V-B
LAND USE			CENTRAL COMMERCIAL (CC)
OCCUPANCY			A-2
FIRE SPRINKLER			NO
(E) BUILDING HEIGHT			17'-6"
NUMBER OF STORY			1
FLOOR AREA CALCULATION:			
(E) FLOOR AREA:			1292 SF
(P) FLOOR AREA (BAR & BATHROOMS)			1312 SF
(P) FLOOR AREA OF TRASH ENCLOSURE			150 SF
TOTAL BUILDING FOOTPRINT			2,754 SF
MAX FAR: 1.25	(E) FAR: $\frac{1,292 \text{ SF}}{11,200 \text{ SF}}$		0.115
LOT COVERAGE CALCULATION:			
(P) FAR: $\frac{2,754 \text{ SF}}{11,200 \text{ SF}}$			0.246
PARKING REQUIREMENT CALCULATION:			
PEDESTRIAN-ORIENTED ACTIVITIES: 1:345 GROSS SF	REQUIRED: $\frac{2,754 \text{ SF}}{345 \text{ SF}}$		8

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PROJECT DESCRIPTION / SCOPE OF WORK

NEW KITCHEN TO BE CREATED WITH MINOR TENANT IMPROVEMENT TO THE HISTORIC AINSLEY OFFICE BLDG. AT 43 HARRISON. THE BALANCE OF THE HISTORIC BUILDING WILL BE USED AS DINING SPACE WHILE PRESERVING THE HISTORIC CHARACTER. EXISTING DECOMPOSED GRANITE AREA BEHIND 43 HARRISON TO BE USED AS OUTDOOR DINING AND ENTERTAINING SPACE. CONSTRUCTION OF A NEW OUTDOOR BAR, ACCESSIBLE BATHROOMS AND A TRASH ENCLOSURE.

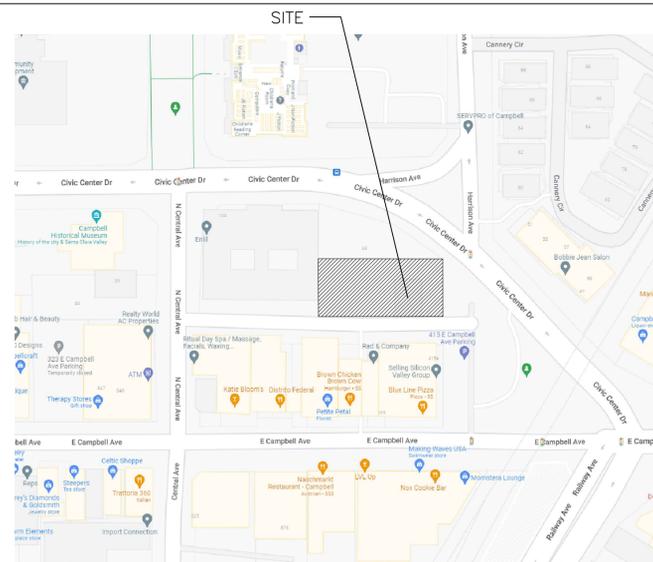
THERE IS PLANNED TO BE OUTDOOR ENTERTAINMENT, LIVE ACOUSTIC BAND, RECORDED MUSIC ETC. THIS IS REFLECTED IN THE ACOUSTIC REPORT. AN ABC LICENSE TYPE 41 WILL BE APPLIED FOR. THE HOURS OF OPERATION ARE FROM 11AM TO 11PM DAILY. THE LIVE ENTERTAINMENT WILL END BY 10PM ON ALL DAYS.

FOOD TRUCKS ARE ENVISIONED TO ROTATE EACH WEEK AND WILL ENTER AND EXIT FROM THE DRIVEWAY ON HARRISON. THE FOOD TRUCKS WILL BE OPEN DURING THE ENTIRE TIME THE BAR IS OPEN.

DESIGN PROFESSIONALS

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

OWNER:
AINSLEY PLAZA, LLC
P.O. BOX #125
CAMPBELL, CA 95009
PHONE: (408)376-0692



VICINITY MAP

RESERVED FOR CITY
DATE & STAMP

PROJECT :

THE SPOUT HOUSE

43 Harrison Ave
Campbell, CA 95008

GENERAL NOTES :

- THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
- THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
- 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.
- COPYRIGHT © BY SALVATORE CARUSO DESIGN CORP.

SHEET NAME :

COVER SHEET

REVISIONS

REVISIONS	BY
1. RESPONSE TO COMMENTS 5/31/2023	SM
2. RESPONSE TO COMMENTS 7/24/2023	SM
3. RESPONSE TO COMMENTS 8/2/2023	SM
4. 8/15/2023	SM

DRAWN:

CHECKED:

DATE: 07/26/2023

SCALE: NOT TO SCALE

JOB No.: 22.03.04

SHEET No.:

A0.1

SHEETS IN SET

- 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 RADIUS 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.
- 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 HEATING, REFRIGERATING & AIR CONDITIONING ENGINEERS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASPH	ASPHALT
ASR	AUTOMATIC SPRINKLER RISER
ASSOC.	ASSOCIATION
ATEG	ASTM TILE EXPOSED GRID
AVE	AVERAGE
B & B	BURLAPPED & BALLED BOARD
BD.	BITUMINOUS
BLT.	BLOCK
BLDG.	BLOCKING
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.	CALIPER
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
ORR	CORRUGATE
C/S	CROSS-SLOPE
CTSK	COUNTERSINK
C.W.	COLD WATER
C.W.S.(R)	CONDENSER WATER SUPPLY (RETURN)
CU	CUBIC
C.Y.	CUBIC YARD

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 AND FOR ALL OTHER 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.
- AISLES 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).

D	D	PENNY (NAILS)
DBL.	DOUBLE	
DC.	DIRECT CURRENT SEE AC.	
DEG.	DEGREE	
DEPT.	DEPARTMENT	
DET.	DETAIL	
D.F.	DRINKING FOUNTAIN, DIAMETER	
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.	DISHWASHER	
DWG.	DRAWING	
DWR.	DRAWER	

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.	EXPANSION	
E.W.	EXTERIOR	
E.W.C.	EACH WAY	
E.W.M.	ELECTRIC WATER COOLER	
E.V.C.	ELECTRIC WELDED MESH END OF VERTICAL CURVE	

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	
F.HWS	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	
FRPF.	FIREPROOF	
F.R.	FLOOR SINK	
FT.	FEET	
FTG.	FOOTING	
FURR.	FURRING	
FUT.	FUTURE	

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.	GLU-LAMINATED BEAM	
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	N.	NORTH
NAT.	NATIONAL BUREAU OF STANDARDS	
N.B.S.	NATIONAL ELECTRICAL CODE	
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	

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
HWY	HIGHWAY
HYD.	HYDRAULIC, HYDRANT
Hz	HERTZ

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	JAN.	JANITOR
J.B.	JUNCTION BOX	
JCT.	JUNCTION	
JST.	JOIST	
JT.	JOINT	

K	K.D.	KILN DRIED
KIT.	KITCHEN	
K.O.	KNOCK OUT	
K.W.	KILOWATT	

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	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.	NORTH
NAT.	NATIONAL BUREAU OF STANDARDS	
N.B.S.	NATIONAL ELECTRICAL CODE	
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	

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
O.H.	OVIAL HEAD
OPNG.	OPENING
OPP.	OPPOSITE
ORIG.	ORIGINAL
O.T.O.	OUT TO OUT
OVHD.	OVERHEAD

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	
PSF	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	QT.	QUART
Q.T.	QUARRY TILE	

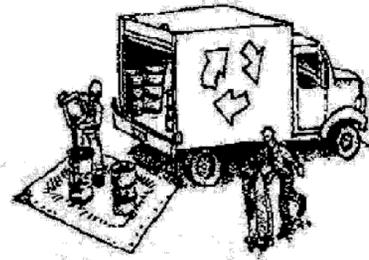
R	R.	RISER
RAD.	RADIUS	
R.C.P.	REINFORCED CONCRETE PIPE	
R.D.	ROOF DRAIN	
R.E.	RIM ELEVATION	
RECP.T.	RECEPTACLE	
REF.	REFERENCE	
REFR.	REFRIGERATOR, REFRIGERATION	
REINF.	REINFORCEMENT	
REQD.	REQUIRED	
RESILIENT	RESILIENT	
ROOF	ROOF	
RGR.	REGISTER	
R.H.	ROUND HEAD	
REL. HUM.	RELATIVE HUMIDITY	
REV.	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.	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.	SEISM	

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



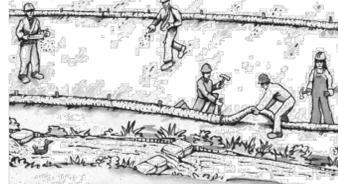
Maintenance and Parking

- ❑ 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.

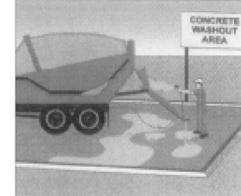
Contaminated Soils

- ❑ 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



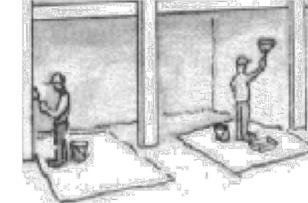
Paving

- ❑ 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 :

**THE SPOUT
HOUSE**

43 Harrison Ave
Campbell, CA 95008

GENERAL NOTES :

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2. THIS SHEET IS NOT FOR CONSTRUCTION UNTIL THE ARCHITECT'S STAMP & SIGNATURE ARE ON THIS SHEET.
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SHEET NAME :

BMPs

REVISIONS	BY
1. RESPONSE TO COMMENTS 5/31/2023	SM
2. RESPONSE TO COMMENTS 7/24/2023	SM
3. RESPONSE TO COMMENTS 8/2/2023	SM
4. 8/15/2023	SM

DRAWN:	
CHECKED:	
DATE:	07/26/2023
SCALE:	NONE
JOB No.:	22.03.04
SHEET No.:	

A0.2a

SHEETS IN SET

PROJECT :

THE SPOUT HOUSE

43 Harrison Ave
Campbell, CA 95008

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SHEET NAME :

SITE PHOTOS

REVISIONS

REVISIONS	BY
1 RESPONSE TO COMMENTS 5/31/2023	SM
2 RESPONSE TO COMMENTS 7/24/2023	SM
3 RESPONSE TO COMMENTS 8/2/2023	SM
4 8/15/2023	SM

DRAWN:

CHECKED:

DATE: 07/26/2023

SCALE:

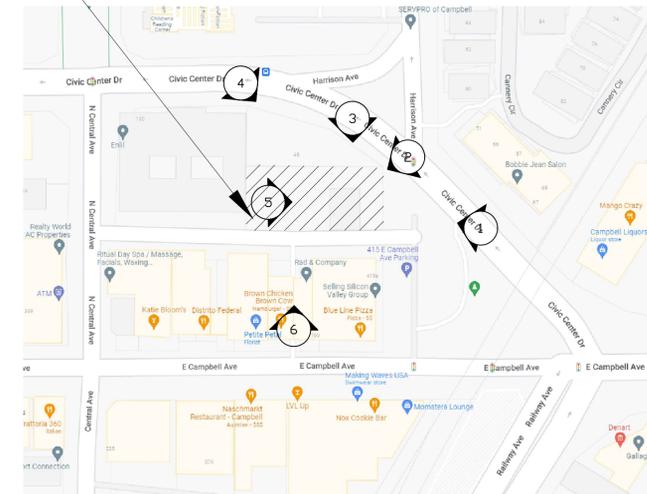
JOB No.: 22.03.04

SHEET No.:

A0.3

SHEETS IN SET

PROJECT SITE



KEY MAP



5



4



2



3



6



1

1 SITE PHOTOS

SCALE : NTS



HISTORIC GREYLANDS HOUSE

1



2



3



4



5

1 THE HISTORIC GREYLANDS HOUSE LOCATED ON THE HISTORIC AINSLEY PROPERTY (NOW E-BAY HEADQUARTERS) HAS A MODEL REPLICA. IT IS A HISTORIC PLAYHOUSE BUILT FOR THE AINSLEY CHILDREN. THIS BEAUTIFUL HISTORIC GREYLANDS PLAY HOUSE WILL BE LOCATED IN THE CHILDRENS PLAY AREA OF THE SPOUT HOUSE GARDENS.

2 THE SPOUT HOUSE IS DESIGNED AS A PLACE FOR ALL AGES TO ENJOY THE BEAUTY AND HERITAGE OF DOWNTOWN CAMPBELL.

3 SEATING TO BE OPEN, FAMILY FRIENDLY AND AVAILABLE TO ALL AGES.

4 THIS IS A FAMILY BEER GARDEN IN BAVARIA ILLUSTRATING THE MULTI-GENERATIONAL SPACE.

5 WE PROPOSE A VARIETY OF FURNITURE TYPES AS ILLUSTRATED.

6 THE OVERALL LIGHTING AS ILLUSTRATED IS DESIGNED WITH STRING LIGHTS AND LIGHT WRAPPED TREE TRUNKS.

7 THE INTERIOR OF THE HISTORIC AINSLEY OFFICE WILL HAVE ORIGINAL LABEL ART FROM THE FAMILY BUSINESS THROUGHOUT THE DINING ROOMS AND ORIGINAL FRAMED BUSINESS LEDGERS IN THE HISTORIC VAULT WHICH IS BEING RE-PURPOSED AS A PRIVATE DINING SPACE FOR TWO.



7



6

PROJECT :

THE SPOUT HOUSE

43 Harrison Ave
 Campbell, CA 95008

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SHEET NAME :

INSPIRATIONAL PHOTOS

REVISIONS	BY
1 RESPONSE TO COMMENTS 5/31/2023	SM
2 RESPONSE TO COMMENTS 7/24/2023	SM
3 RESPONSE TO COMMENTS 8/2/2023	SM
4 8/15/2023	SM

DRAWN:	
CHECKED:	
DATE:	07/26/2023
SCALE:	
JOB No.:	22.03.04
SHEET No.:	

A0.3b

SHEETS IN SET

PROJECT :

THE SPOUT HOUSE

43 Harrison Ave
Campbell, CA 95008

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SHEET NAME :

EXISTING
SITE PLAN

REVISIONS

REVISIONS	BY
1 RESPONSE TO COMMENTS 5/31/2023	SM
2 RESPONSE TO COMMENTS 7/24/2023	SM
3 RESPONSE TO COMMENTS 8/2/2023	SM
4 8/15/2023	SM

DRAWN:

CHECKED:

DATE: 07/26/2023

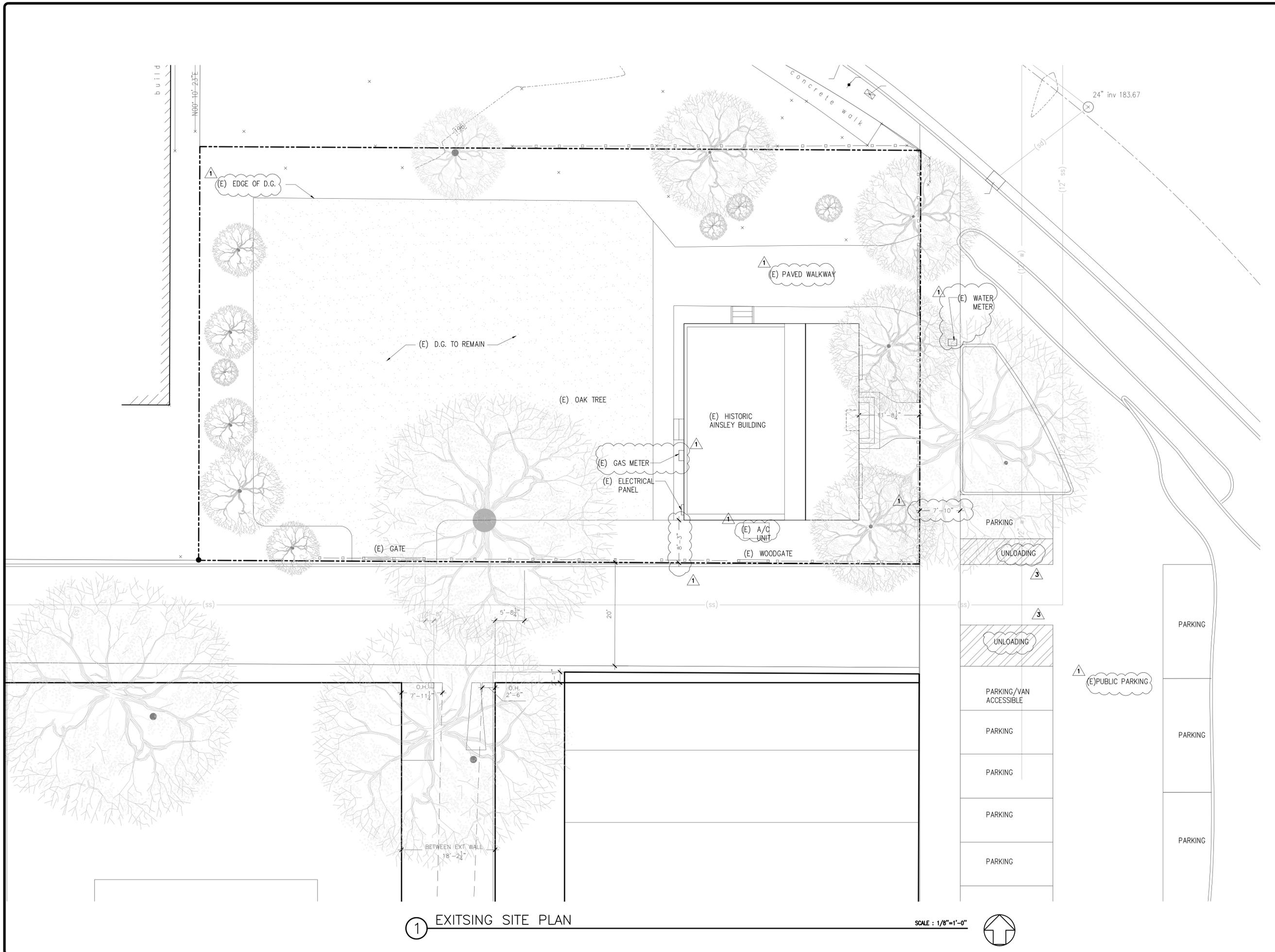
SCALE: 1/8"=1'-0"

JOB No.: 22.03.04

SHEET No.:

A1.0

SHEETS IN SET



1 EXISTING SITE PLAN

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



PROJECT :

THE SPOUT HOUSE

43 Harrison Ave
Campbell, CA 95008

GENERAL NOTES :

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SHEET NAME :

PROPOSED
SITE PLAN
W/ ACCESSIBILITY

REVISIONS

NO.	RESPONSE TO COMMENTS	BY
1	5/31/2023	SM
2	7/24/2023	SM
3	8/2/2023	SM
4	8/15/2023	SM

DRAWN:

CHECKED:

DATE: 07/26/2023

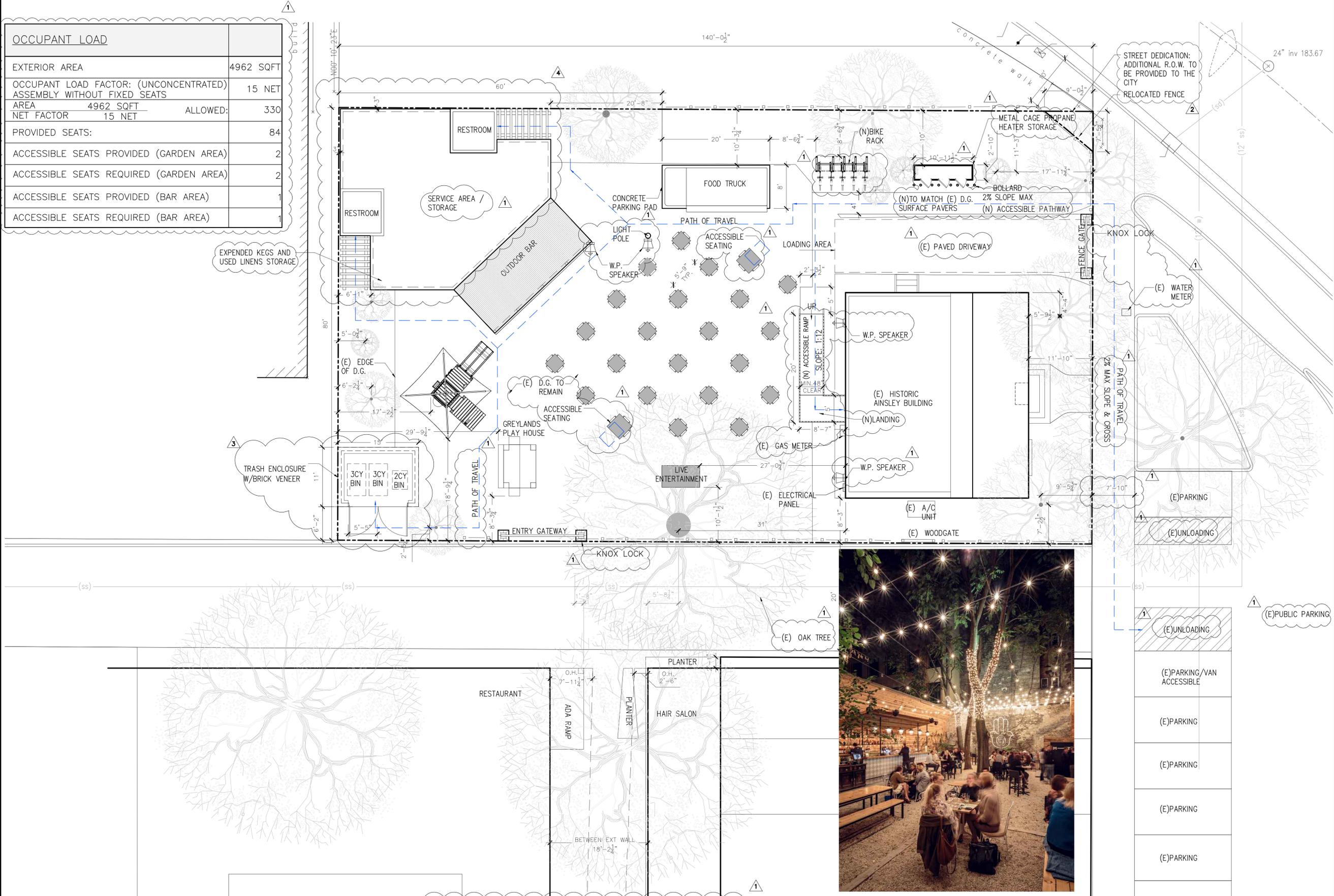
SCALE: 1/8"=1'-0"

JOB No.: 22.03.04

SHEET No.:

A1.0a

SHEETS IN SET



1 PROPOSED SITE PLAN W/ ACCESSIBILITY

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



PROJECT :

THE SPOUT HOUSE

43 Harrison Ave
Campbell, CA 95008

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SHEET NAME :

PROPOSED SITE &
UTILITY PLAN

REVISIONS

REVISIONS	BY
1 RESPONSE TO COMMENTS 5/31/2023	SM
2 RESPONSE TO COMMENTS 7/24/2023	SM
3 RESPONSE TO COMMENTS 8/2/2023	SM
4 8/15/2023	SM

DRAWN:

CHECKED:

DATE: 07/26/2023

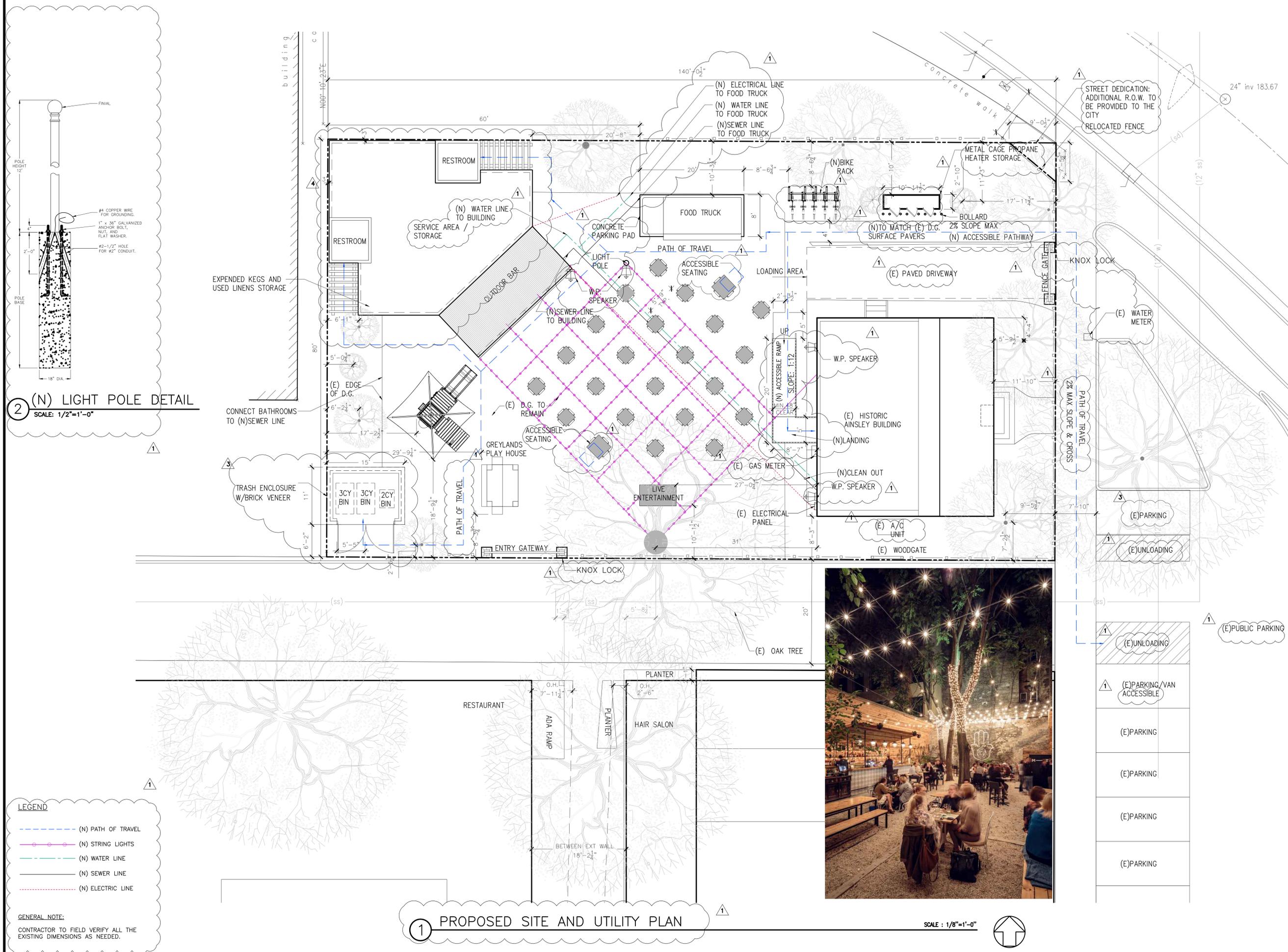
SCALE: 1/8"=1'-0"

JOB No.: 22.03.04

SHEET No.:

A1.0b

SHEETS IN SET



PROJECT :

THE SPOUT HOUSE

43 Harrison Ave
Campbell, CA 95008

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SHEET NAME :

EXISTING & PROPOSED FLOOR PLANS

REVISIONS	BY
1 RESPONSE TO COMMENTS 5/31/2023	SM
2 RESPONSE TO COMMENTS 7/24/2023	SM
3 RESPONSE TO COMMENTS 8/2/2023	SM
4 8/15/2023	SM

DRAWN:	
CHECKED:	
DATE:	07/26/2023
SCALE:	1/4"=1'-0"
JOB No.:	22.03.04
SHEET No.:	

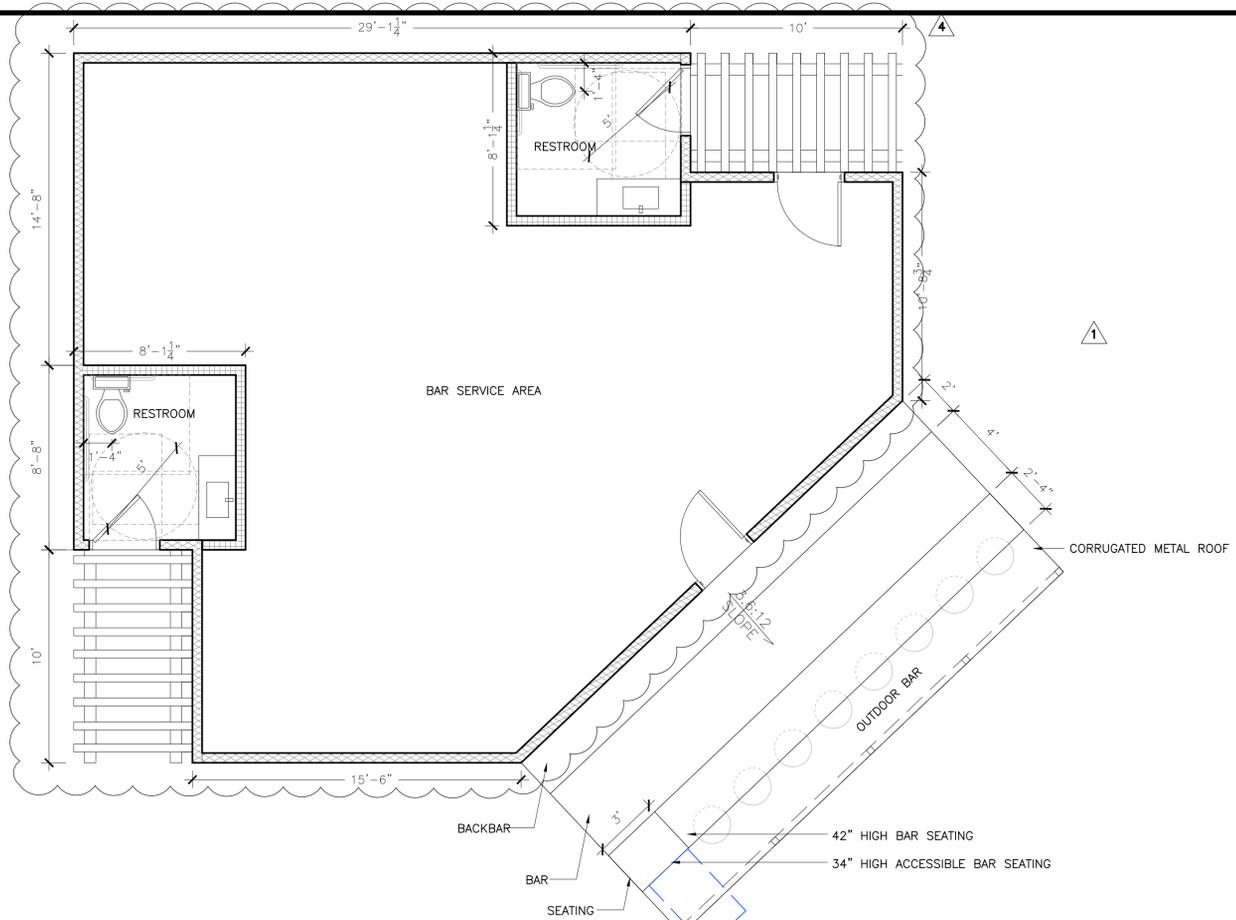
A2.0

SHEETS IN SET

LEGEND

- (N) EXTERIOR WALL
- (N) INTERIOR WALL
- (N) INTERIOR WALL TO MATCH (E)
- (N) EXTERIOR WALL TO MATCH (E)
- (E) EXTERIOR WALLS TO REMAIN
- (E) INTERIOR WALLS TO REMAIN
- (E) WALLS TO BE REMOVED
- (E) WINDOW TO BE REMOVED
- (E) DOOR TO BE REMOVED
- (E) ROOF TO BE REMOVED
- DOOR TYPE
- WINDOW TYPE
- NO CHANGES, REFERENCE ONLY

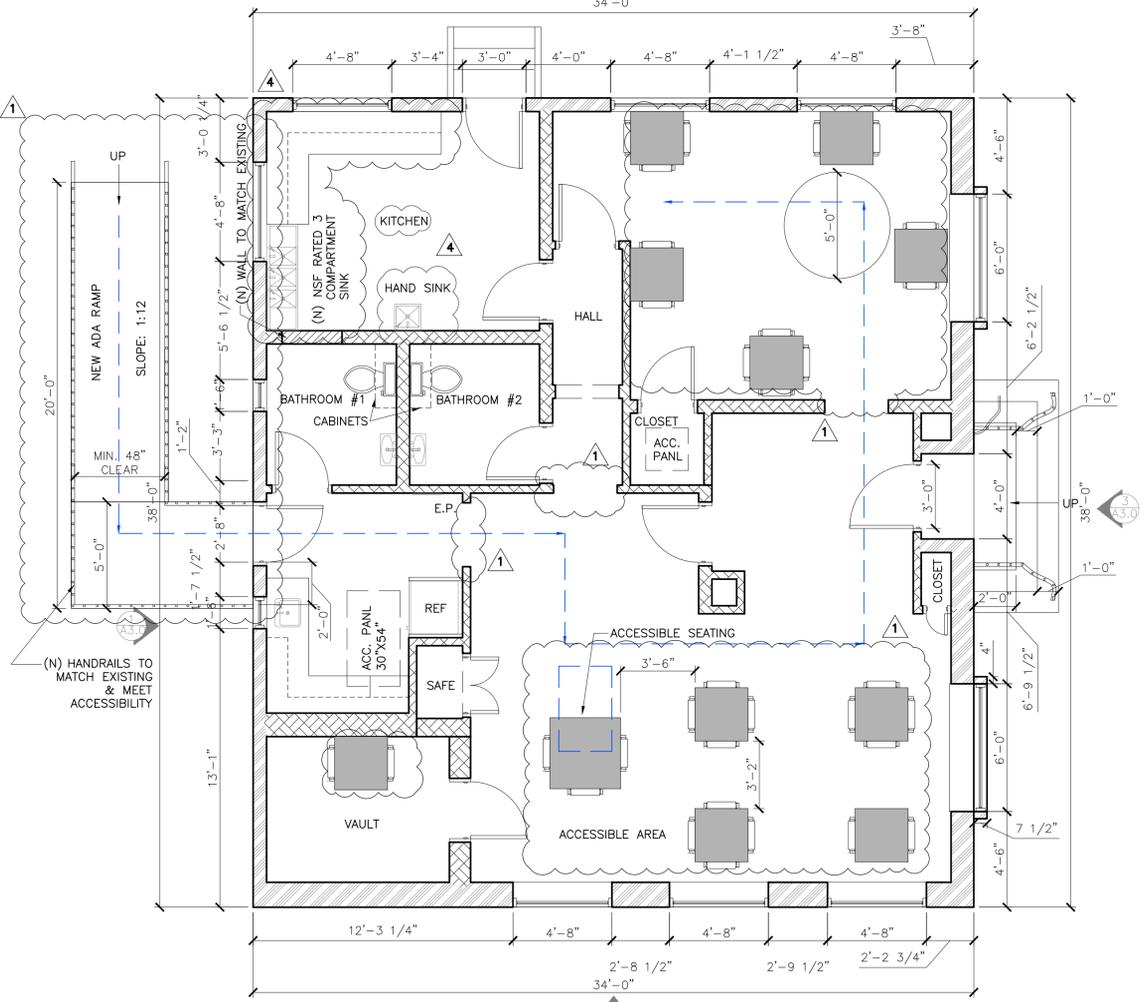
GENERAL NOTE:
CONTRACTOR TO FIELD VERIFY ALL THE EXISTING DIMENSIONS AS NEEDED.



4 PROPOSED BATHROOMS AND BAR PLAN SCALE : 1/4"=1'-0"

2 TRASH ENCLOSURE SCALE : 1/4"=1'-0"

OCCUPANT LOAD	
INTERIOR AREA	766 SQFT
OCCUPANT LOAD FACTOR: ASSEMBLY WITHOUT FIXED SEATS - UNCONCENTRATED	15 NET
AREA 766 SQFT	ALLOWED: 51
NET FACTOR 15 NET	
PROVIDED SEATS:	33
ACCESSIBLE SEATS (REQUIRED = 1) PROVIDED:	1



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

3 EXISTING FLOOR PLAN SCALE : 1/4"=1'-0"

PROJECT :

THE SPOUT HOUSE

43 Harrison Ave
Campbell, CA 95008

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SHEET NAME :

EXISTING ROOF
PLAN

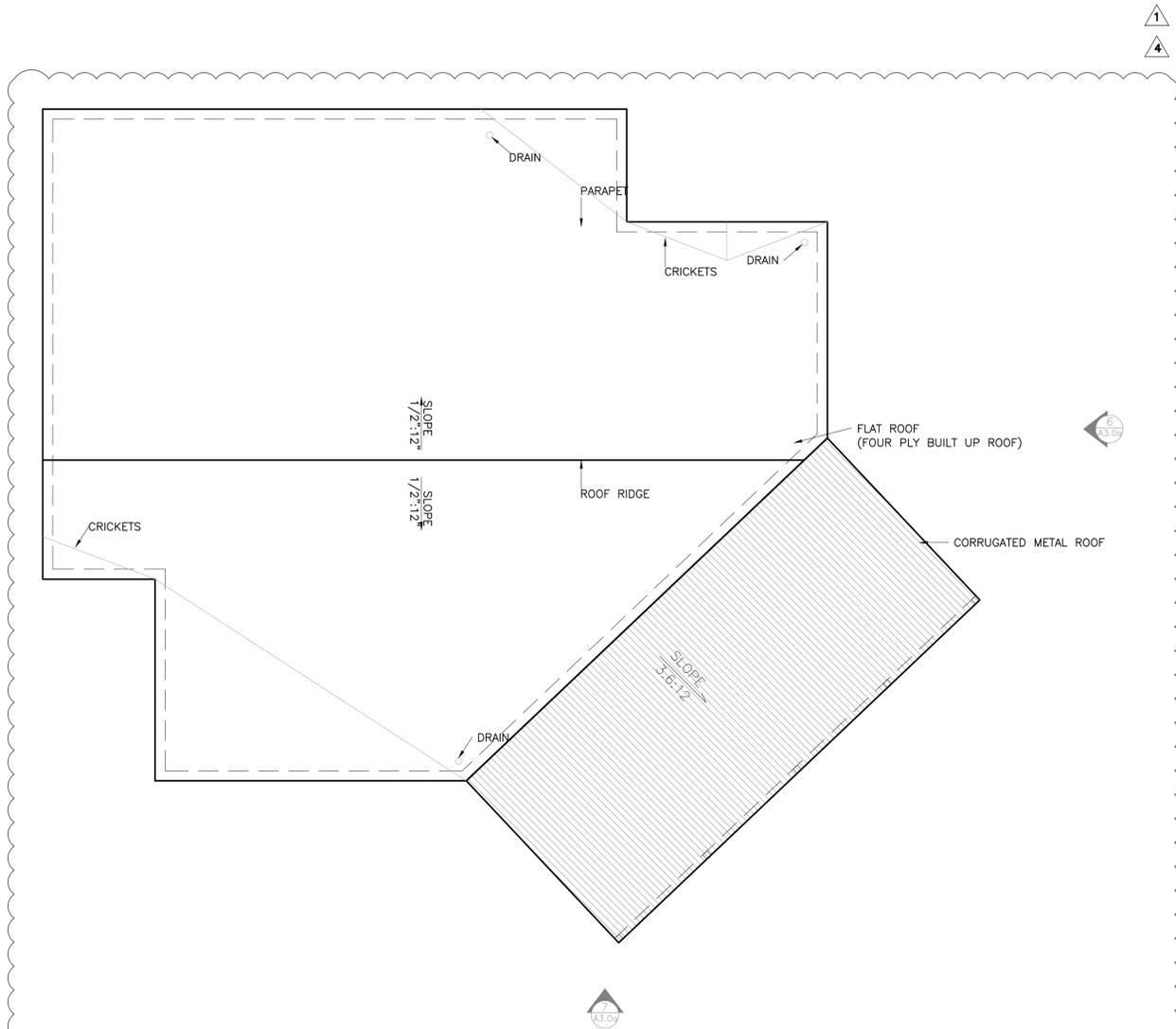
REVISIONS	BY
① RESPONSE TO COMMENTS 5/31/2023	SM
② RESPONSE TO COMMENTS 7/24/2023	SM
③ RESPONSE TO COMMENTS 8/2/2023	SM
④ 8/15/2023	SM

DRAWN:	
CHECKED:	
DATE:	07/26/2023
SCALE:	1/4"=1'-0"
JOB No.:	22.03.04
SHEET No.:	

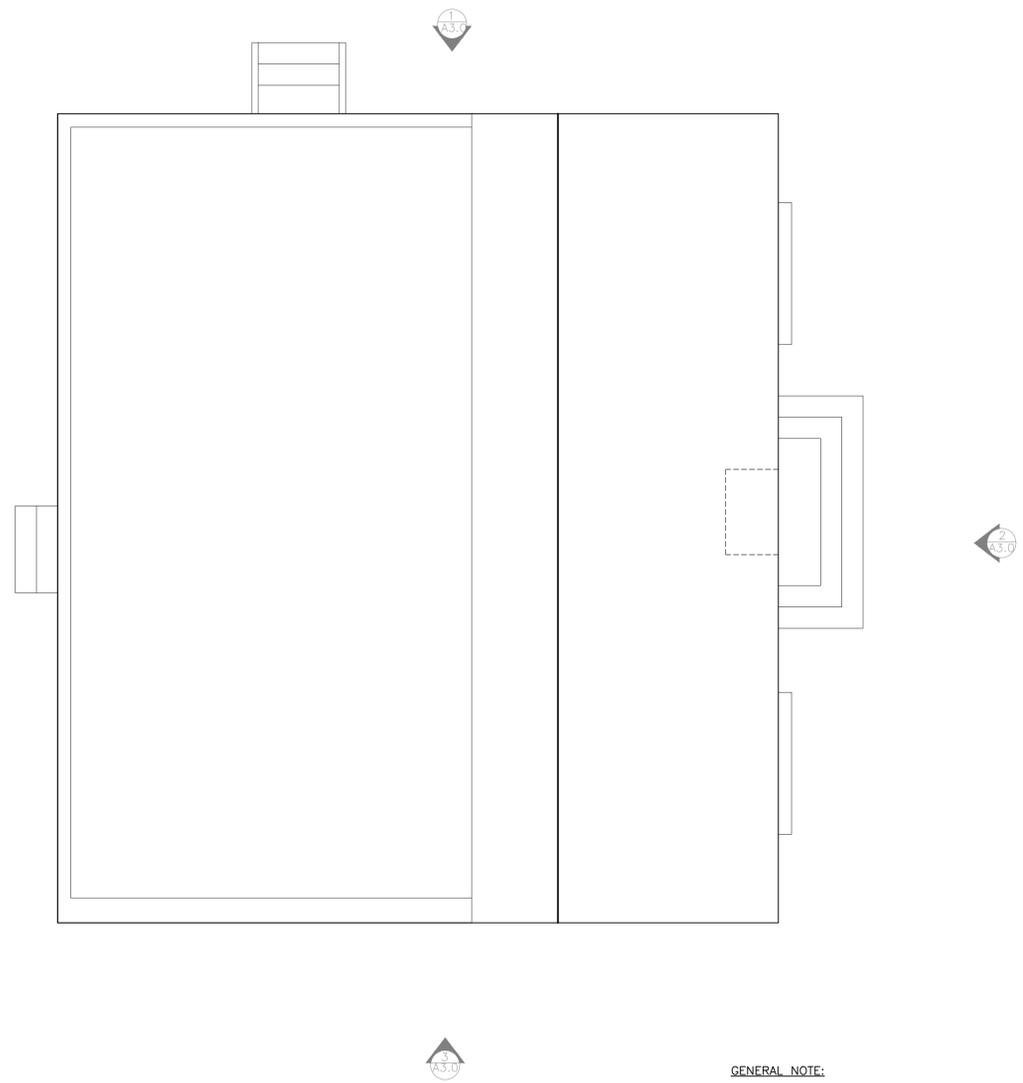
SHEETS IN SET

LEGEND

- (N) EXTERIOR WALL
- (N) INTERIOR WALL
- (N) INTERIOR WALL TO MATCH (E)
- (N) EXTERIOR WALL TO MATCH (E)
- (E) EXTERIOR WALLS TO REMAIN
- (E) INTERIOR WALLS TO REMAIN
- (E) WALLS TO BE REMOVED
- (E) WINDOW TO BE REMOVED
- (E) DOOR TO BE REMOVED
- (E) ROOF TO BE REMOVED
- ① DOOR TYPE
- ◇ WINDOW TYPE
- NO CHANGES, REFERENCE ONLY



② PROPOSED BAR & BATHROOM ROOF PLAN
SCALE : 1/4"=1'-0"



① EXISTING ROOF PLAN
SCALE : 1/4"=1'-0"

- GENERAL NOTE:
- CONTRACTOR TO FIELD VERIFY ALL THE EXISTING DIMENSIONS AS NEEDED ON SITE.
 - NO ROOF WORK



PROJECT :

THE SPOUT HOUSE

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SHEET NAME :

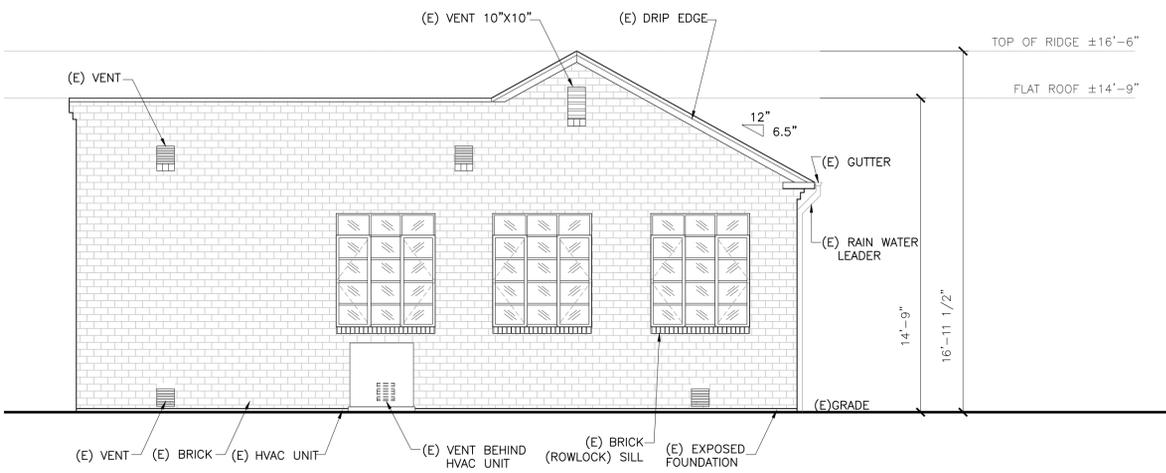
EXISTING & PROPOSED
ELEVATIONS

REVISIONS	BY
1 RESPONSE TO COMMENTS 5/31/2023	SM
2 RESPONSE TO COMMENTS 7/24/2023	SM
3 RESPONSE TO COMMENTS 8/2/2023	SM
4 8/15/2023	SM

DRAWN:	AMS
CHECKED:	
DATE:	07/26/2023
SCALE:	1/4"=1'-0"
JOB No.:	22.03.04
SHEET No.:	

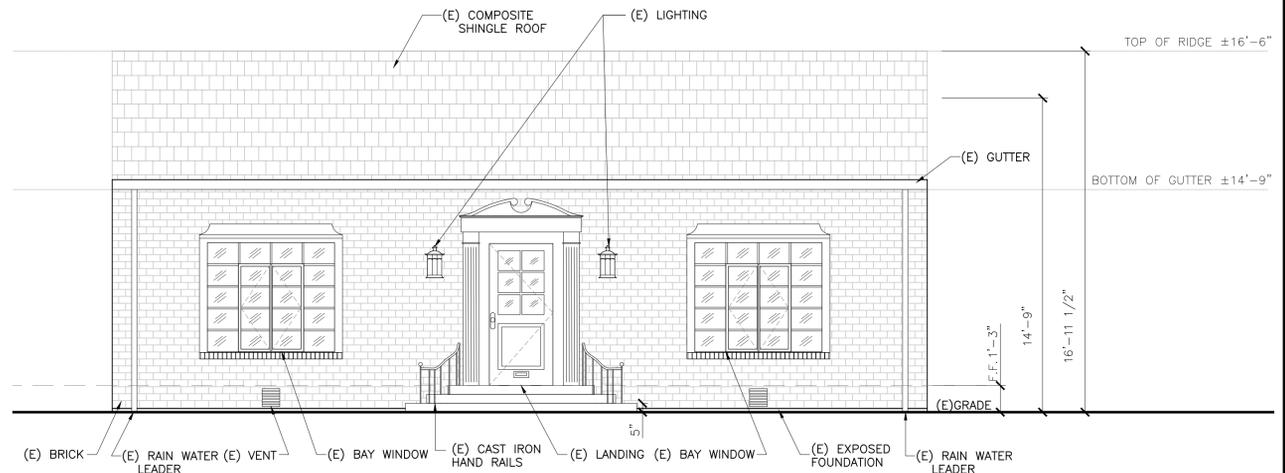
A3.0

SHEETS IN SET



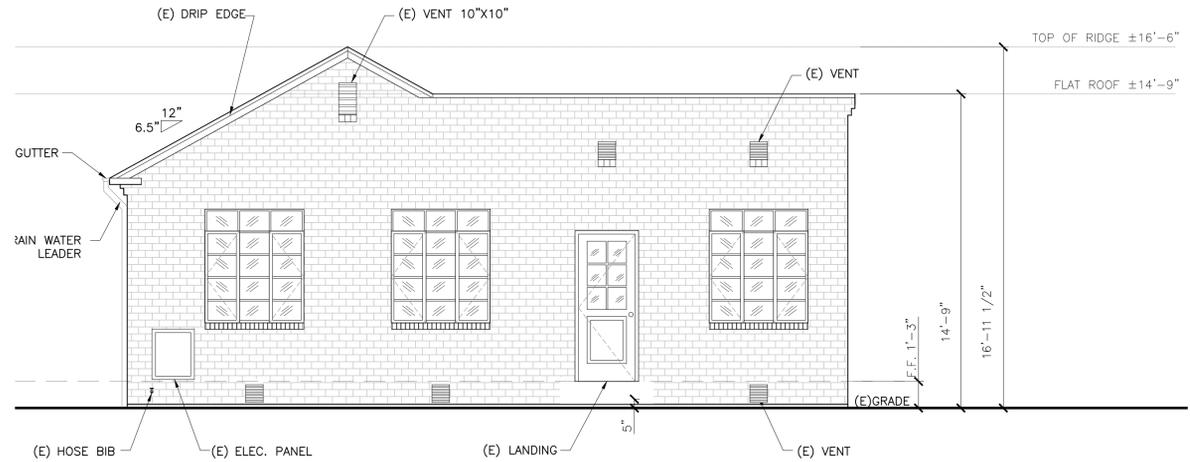
4 EXISTING SOUTH ELEVATION

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



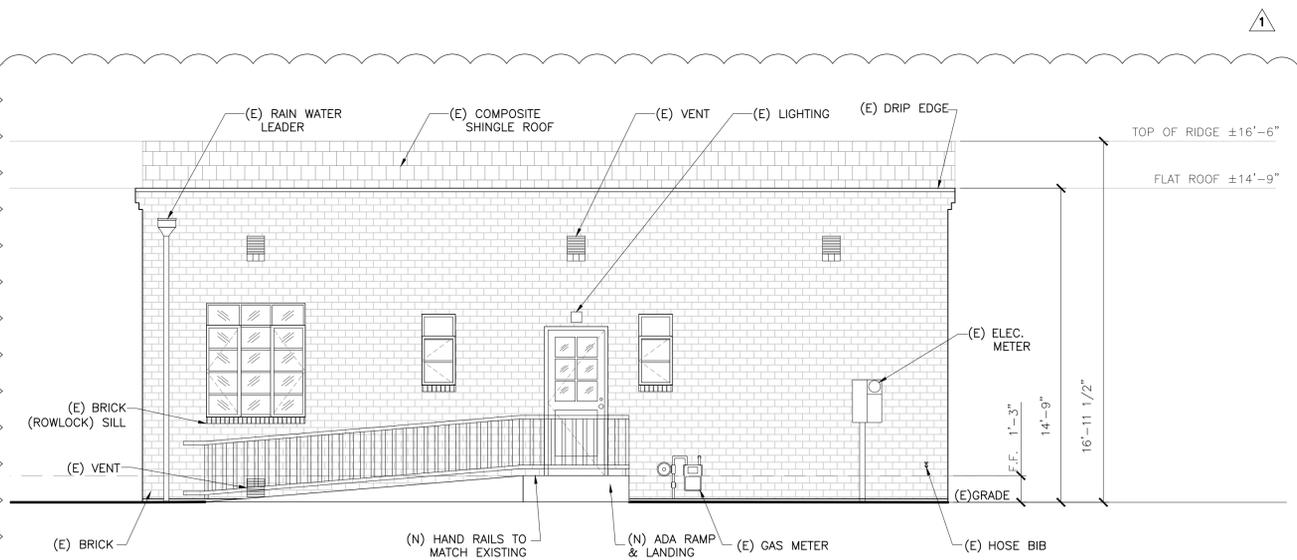
3 EXISTING EAST ELEVATION

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



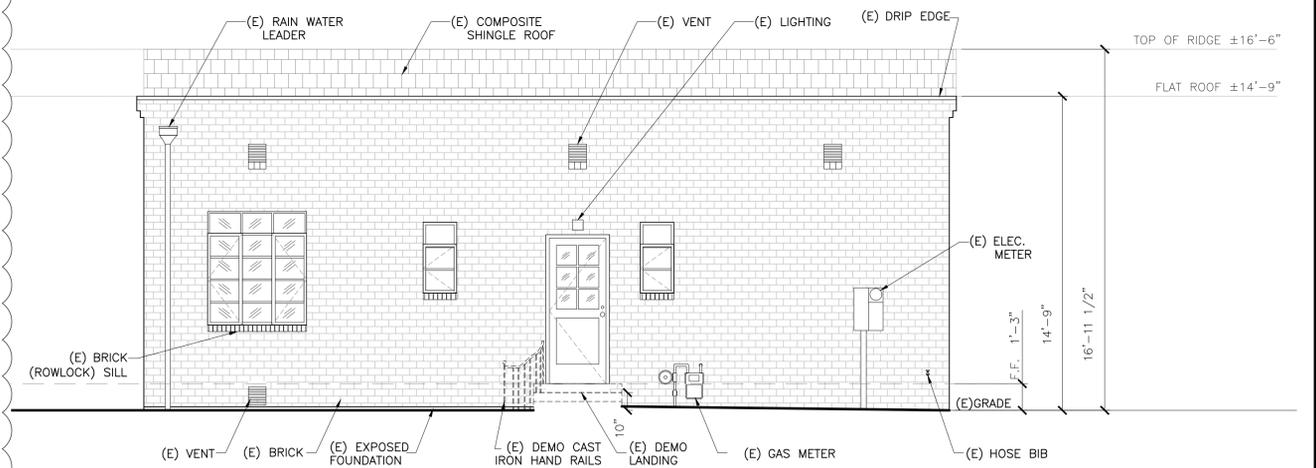
2 EXISTING NORTH ELEVATION

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



5 PROPOSED WEST ELEVATION

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



1 EXISTING WEST ELEVATION

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

PROJECT :

THE SPOUT HOUSE

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SHEET NAME :

PROPOSED
ELEVATION

REVISIONS

NO.	REVISIONS	BY
1	RESPONSE TO COMMENTS 5/31/2023	SM
2	RESPONSE TO COMMENTS 7/24/2023	SM
3	RESPONSE TO COMMENTS 8/2/2023	SM
4	8/15/2023	SM

DRAWN: AMS

CHECKED:

DATE: 07/26/2023

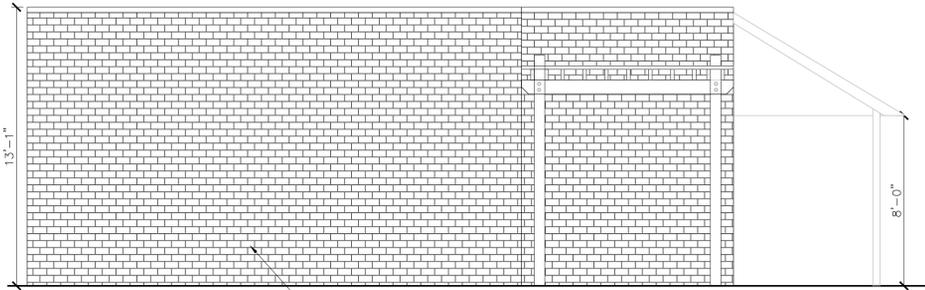
SCALE: 1/4"=1'-0"

JOB No.: 22.03.04

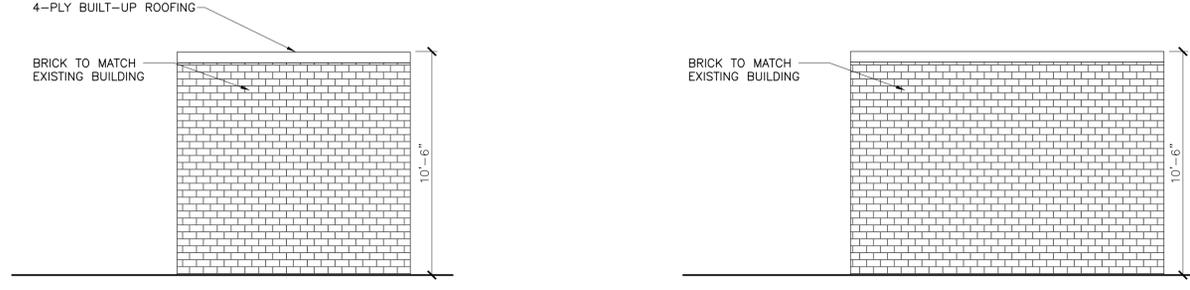
SHEET No.:

A3.0a

SHEETS IN SET

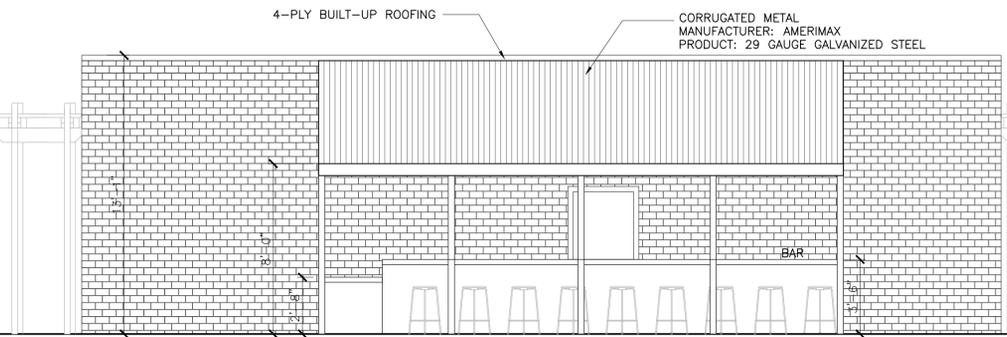


3 BAR NORTH ELEVATION SCALE : 1/4"=1'-0"

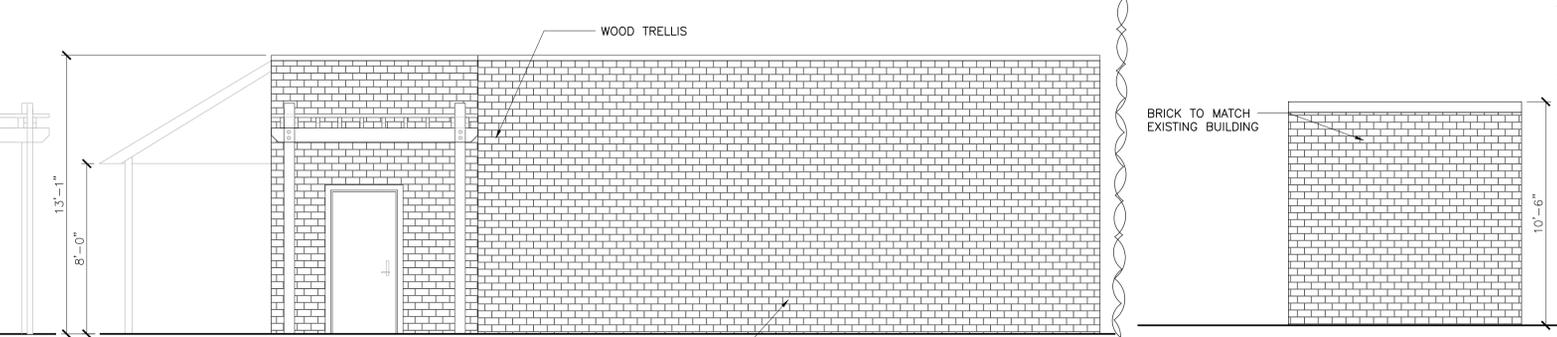


12 TRASH ENCLOSURE WEST ELEVATION SCALE : 1/4"=1'-0"

11 TRASH ENCLOSURE NORTH ELEVATION SCALE : 1/4"=1'-0"

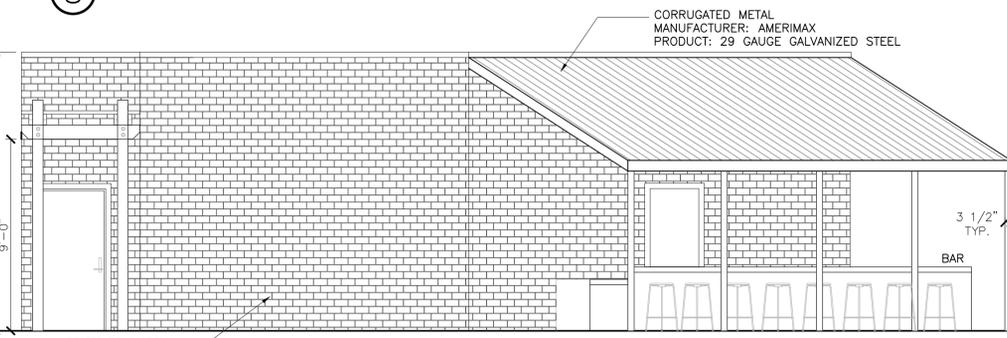


8 BAR SOUTH-EAST ELEVATION SCALE : 1/4"=1'-0"

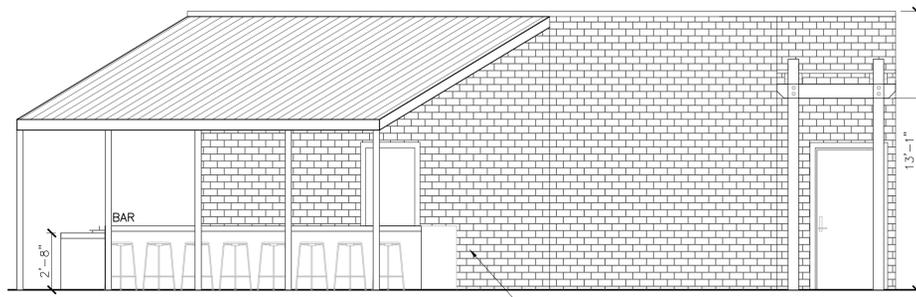


7 BAR WEST ELEVATION SCALE : 1/4"=1'-0"

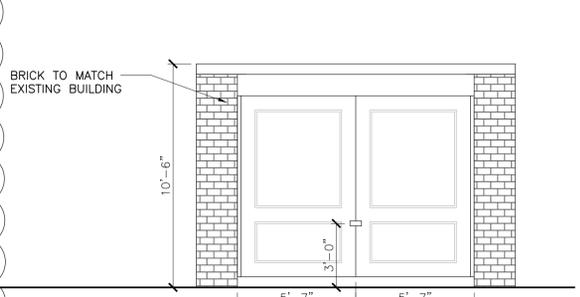
10 TRASH ENCLOSURE EAST ELEVATION SCALE : 1/4"=1'-0"



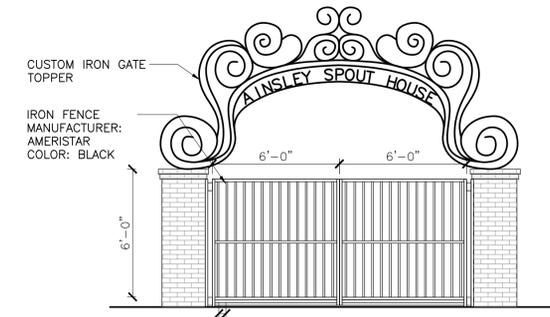
6 BAR SOUTH ELEVATION SCALE : 1/4"=1'-0"



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



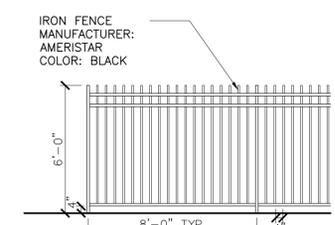
9 TRASH ENCLOSURE SOUTH ELEVATION SCALE : 1/4"=1'-0"



2 GATE ELEVATION SCALE : 1/2"=1'-0"



5 PROPOSED STREET SCAPE SOUTH ELEVATION



1 FENCE ELEVATION SCALE : 1/2"=1'-0"

NOTE: COLOR OF ALL NEW BRICK TO MATCH EXISTING BRICK.

PROJECT :

THE SPOUT HOUSE

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SHEET NAME :

COLOR/MATERIAL
ELEVATIONS

REVISIONS

REVISIONS	BY
1 RESPONSE TO COMMENTS 5/31/2023	SM
2 RESPONSE TO COMMENTS 7/24/2023	SM
3 RESPONSE TO COMMENTS 8/2/2023	SM
4 8/15/2023	SM

DRAWN: AMS

CHECKED:

DATE: 07/26/2023

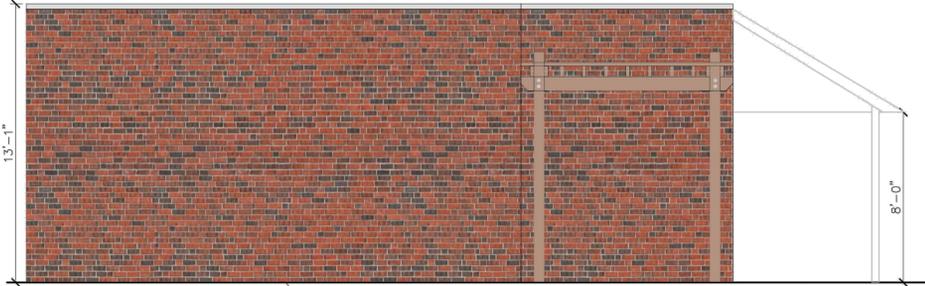
SCALE: 1/4"=1'-0"

JOB No.: 22.03.04

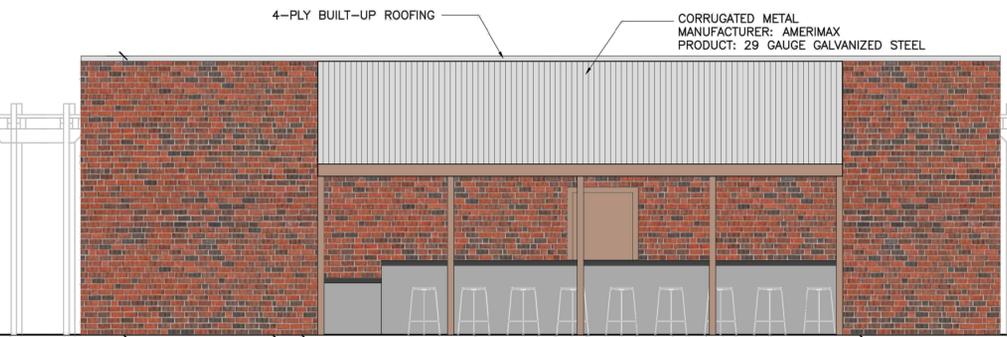
SHEET No.:

A3.0b

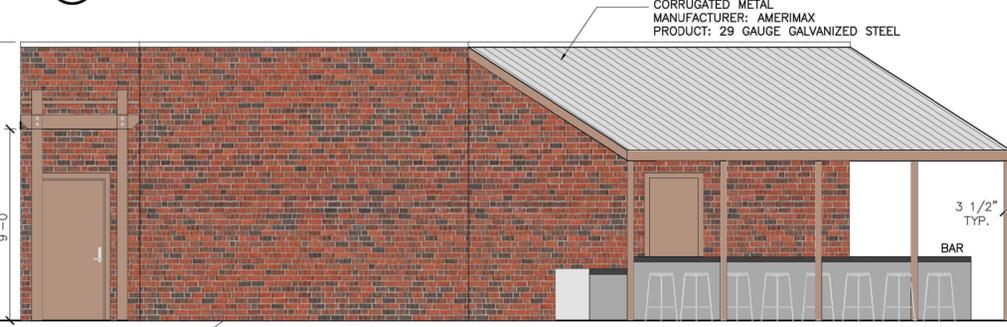
SHEETS IN SET



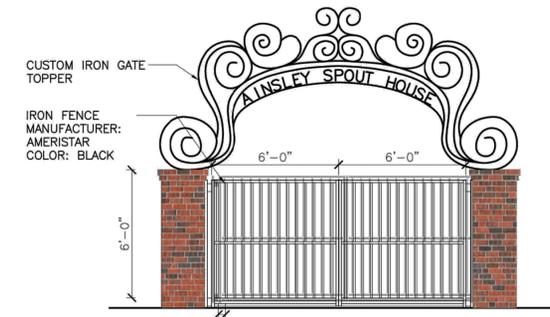
3 BAR NORTH ELEVATION SCALE : 1/4"=1'-0"



8 BAR SOUTH-EAST ELEVATION SCALE : 1/4"=1'-0"



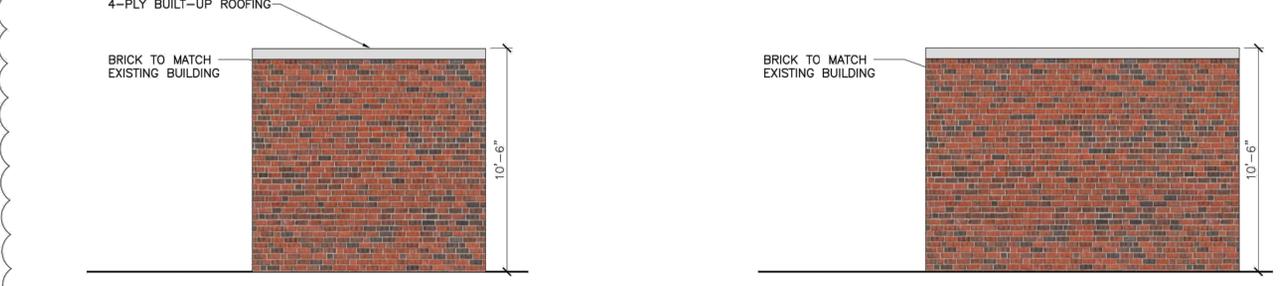
6 BAR SOUTH ELEVATION SCALE : 1/4"=1'-0"



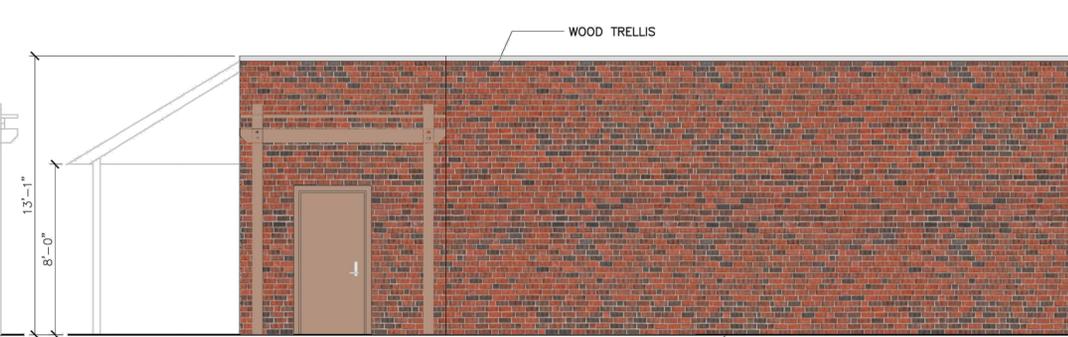
2 GATE ELEVATION SCALE : 1/2"=1'-0"



5 PROPOSED STREET SCAPE SOUTH ELEVATION



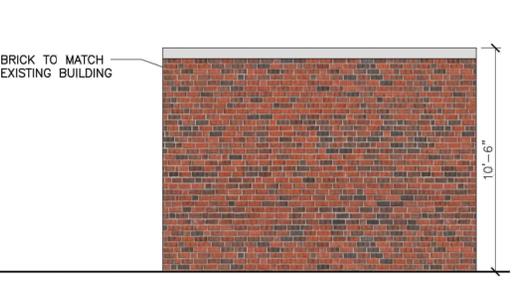
12 TRASH ENCLOSURE WEST ELEVATION SCALE : 1/4"=1'-0"



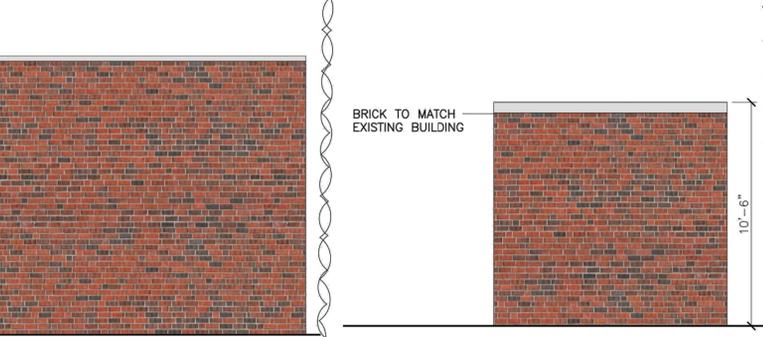
7 BAR WEST ELEVATION SCALE : 1/4"=1'-0"



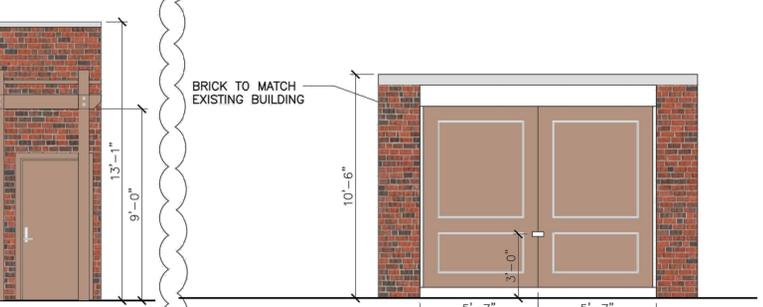
4 BAR EAST ELEVATION SCALE : 1/4"=1'-0"



11 TRASH ENCLOSURE NORTH ELEVATION SCALE : 1/4"=1'-0"



10 TRASH ENCLOSURE EAST ELEVATION SCALE : 1/4"=1'-0"



9 TRASH ENCLOSURE SOUTH ELEVATION SCALE : 1/4"=1'-0"



1 FENCE ELEVATION SCALE : 1/2"=1'-0"

NOTE: COLOR OF ALL NEW BRICK TO MATCH EXISTING BRICK.