




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

### Project Image



# Notice of Public Hearing

Dear Campbell Resident,

June 11, 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at **7:00 PM**, or shortly thereafter, on **Tuesday July 23, 2024**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 103 S. First Street  
**Zoning | Area Plan:** P-D | N/A  
**Neighborhood Association(s):** Downtown Campbell Neighborhood Association  
**Council District:** 3  
**File No.:** PLN-2024-64  
**APN:** 412-06-078  
**Applicant:** Edwin Bruce Associates  
**Property Owner:** BRONCO ADVISORS IV LLC  
**Application Type:** Site and Architectural Review Permit  
**Project Planner:** Larissa Lomen, Assistant Planner  
**Email Contact:** larissal@campbellca.gov  
**Phone Contact:** (408) 866-2144

**Project Description:**  
Public Hearing to consider the request of Edwin Bruce Associates on behalf of Casco Properties to allow the replacement of siding material along with the installation of shade canopies over existing balconies for a duplex on property located at 103 S. First Street.

**You may participate virtually or watch online:**

◇ Register online to speak via Zoom:  
(<https://campbellca.gov/PCSignup>.)

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

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



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

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

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



# 103 S 1ST STREET EXTERIOR & INTERIOR REMODEL

103 S 1ST STREET  
CAMPBELL, CA 95008

## CONSULTANTS

**ARCHITECT:**  
EDWIN BRUCE ASSOCIATES ARCHITECTS  
TEL: 408.995.5701  
1625 THE ALAMEDA, SUITE 610, SAN JOSE, CA 95126

**LANDSCAPE ARCHITECT:**  
W. JEFFERY HEID  
TEL: 408.691.5207  
1465 WINZER PLACE, GILROY, CA 95020

## PROJECT SCOPE

THE SCOPE OF THE PROJECT IS TO PROVIDE INTERIOR AND EXTERIOR UPGRADES TO THE DUPLEX BUILDING. EXTERIOR REMODEL INCLUDES FRONT & STREET FACADE REMODEL WITH REPLACEMENT OF EXISTING EXTERIOR STUCCO FINISH WITH NEW ARTISAN HARDIE LAPPED SIDING WITH MITERED CORNERS AND IN COMBINATION WITH BRICK VENEER. REPLACE EXISTING BALCONY RAILINGS WITH NEW. REPLACE EXISTING REAR AND SIDE PROPERTY LINE FENCE WITH NEW. REPLACE EXISTING LANDSCAPING WITH NEW. REPLACE EXISTING DOORS AND WINDOWS WITH NEW. RELOCATE EXISTING KITCHEN WINDOW AND CREATE A NEW OPENING FOR KITCHEN WINDOW. ADD A LIGHTWEIGHT LEXAN CANOPY OVER EXISTING BALCONY. REPLACE EXISTING STUCCO BANDS WITH NEW FOAM TRIM THROUGHOUT. PAINT WITH NEW COLORS. REPLACE EXISTING OUTDOOR LIGHTING WITH NEW LED LIGHTS. INTERIOR REMODEL INCLUDES KITCHEN AND BATH UPGRADES, REMOVAL OF EXISTING FIRE PLACE. UPGRADE TO EXISTING LIGHTING AND HVAC SYSTEM. EXISTING STRUCTURE AND FRAMING TO REMAIN INTACT, TYP.

## PROJECT INFORMATION

**PROJECT NAME:** 103 S. 1ST ST  
EXTERIOR & INTERIOR REMODEL

LOT AREA: 5417 SQFT  
UNCHANGED.

**ADDRESS:** 103 S. 1ST ST  
CAMPBELL CA 95008

LOT COVERAGE: 1572 SQFT  
UNCHANGED.

**APN:** 412-06-078

LOT COVERAGE: 29%

**ZONING:** LMDR, RESIDENTIAL

LANDSCAPE AREA: 2397 SQFT.  
UNCHANGED.

**OCCUPANCY GROUP:** R-2

BUILDING AREA: 2872 SQFT.  
UNCHANGED

**TYPE OF CONSTRUCTION:** V-B, NOT SPRINKLERED

EXISTING F.A.R. = 0.53

NO CHANGE TO AREA SQ.FTG

NO OF STORIES: 2.  
UNCHANGED

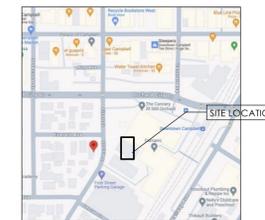
**CODES:**

OPEN SPACE: 770 SQFT.  
UNCHANGED.

2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA EXISTING BUILDING CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA GREEN BUILDING CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 BUILDING ENERGY EFFICIENCY CODE

AREA OF REMODEL:  
EXT FACADE WALL EXTERIOR FINISH REMODEL :  
321 LINEAR FT  
(NO STRUCTURAL CHANGES TO EXISTING FRAMING)  
INTERIOR REMODEL KITCHEN & BATH : 492 SQ FT  
(NO INTERIOR WALLS REMOVAL PROPOSED)  
LANDSCAPE REMODEL: NO CHANGE IN SQFT  
ONLY REPLACE EXISTING PLANTING.  
NO TREE REMOVAL.

INCLUDING AMENDMENTS BY THE CITY OF CAMPBELL



**LOCATION MAP**  
SCALE = N.T.S.



**AERIAL VIEW**  
SCALE = N.T.S.

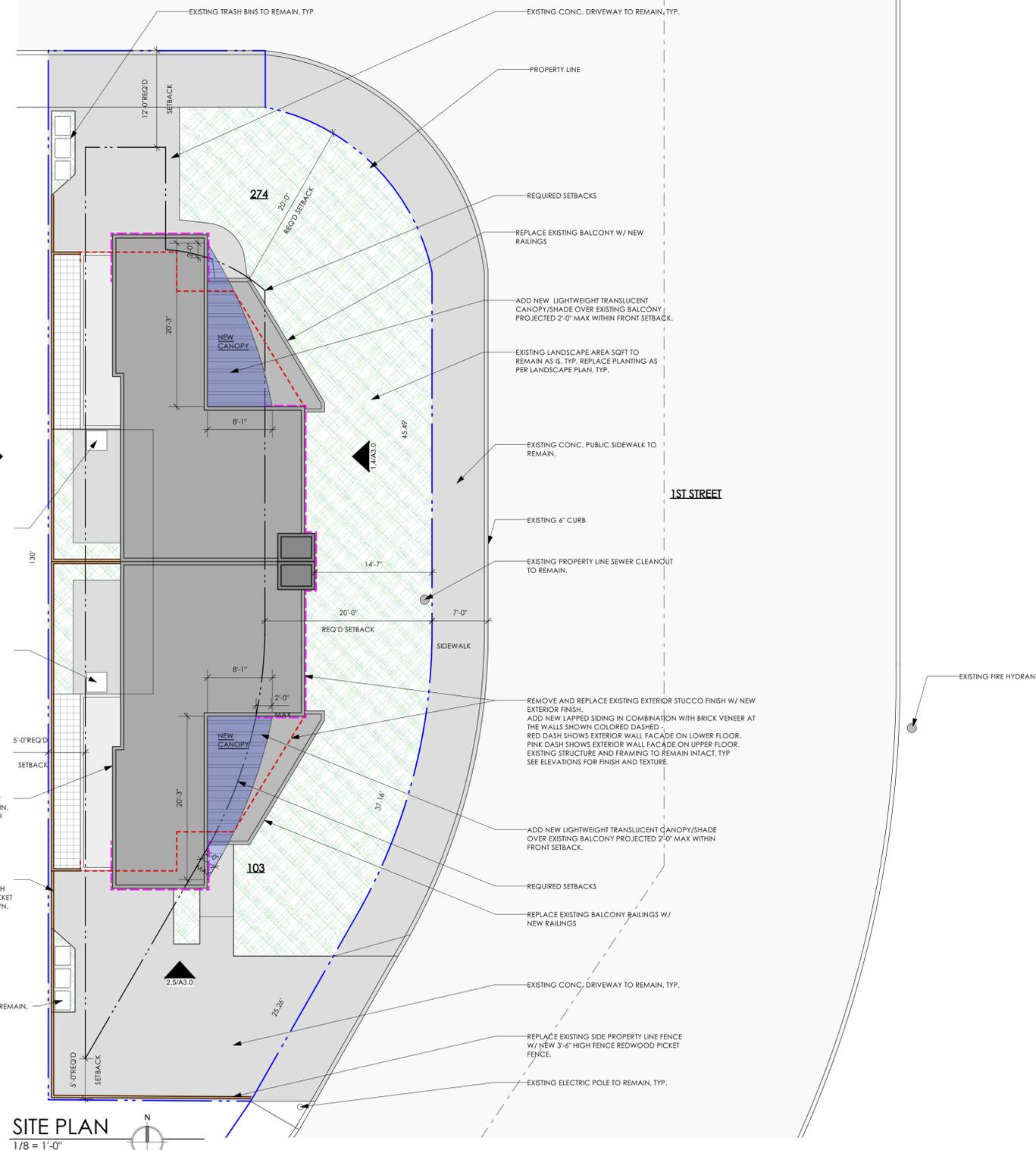
## DRAWING INDEX

### ARCHITECTURAL

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A-1.1 SITE PHOTOGRAPHY SHEET  
A-1.2 CONSTRUCTION BEST MANAGEMENT PRACTICES  
A-2.0 EXISTING FLOOR PLANS  
A-2.1 PROPOSED FLOOR PLANS  
A-3.0 EXISTING & PROPOSED ELEVATIONS  
A-3.1 MATERIAL BOARD & SPECIFICATION  
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### LANDSCAPE

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L-2.0 HYDROZONE PLAN  
L-3.0 IRRIGATION PLAN



**SITE PLAN**  
1/8" = 1'-0"

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**103 S. 1ST STREET  
EXTERIOR AND INTERIOR REMODEL**  
103 S. 1ST STREET  
CAMPBELL, CA 95008

DATE 03.28.2024  
DRAWN JL, CS  
JOB NO 2364

**A-1.0**



6



3



5



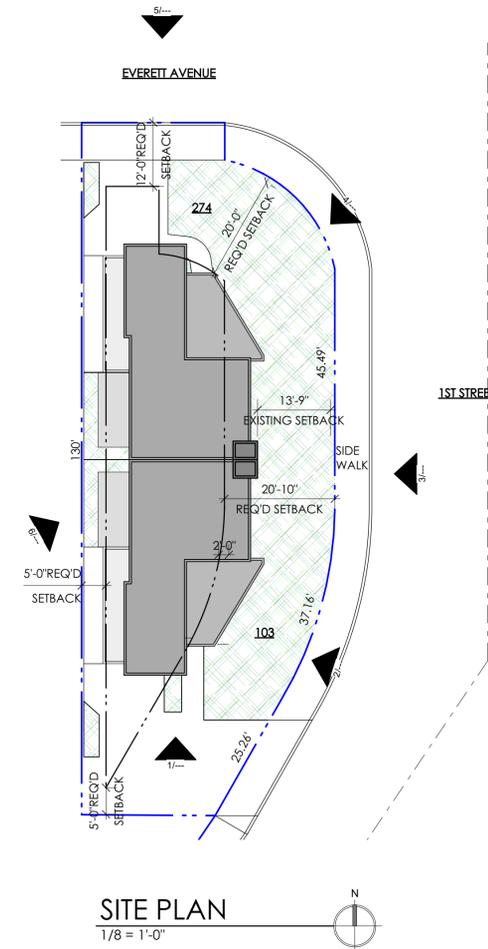
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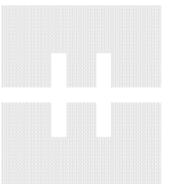
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SITE PLAN  
1/8" = 1'-0"

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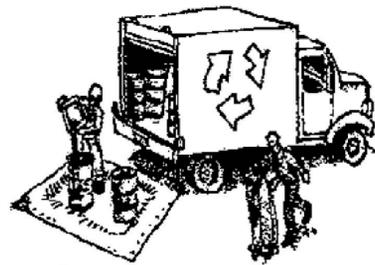
DATE 03.28.2024  
DRAWN JL CS  
JOB NO 2364

A-1.1

# 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.

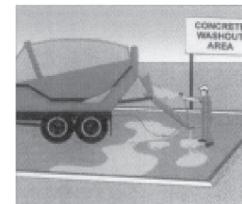
### Contaminated Soils

- ❑ 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.

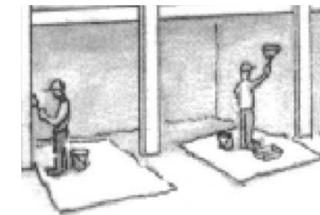
### Sawcutting & Asphalt/Concrete Removal

- ❑ 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.



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

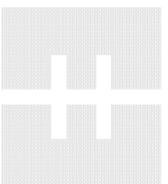
## Painting & Paint Removal



### Painting Cleanup and Removal

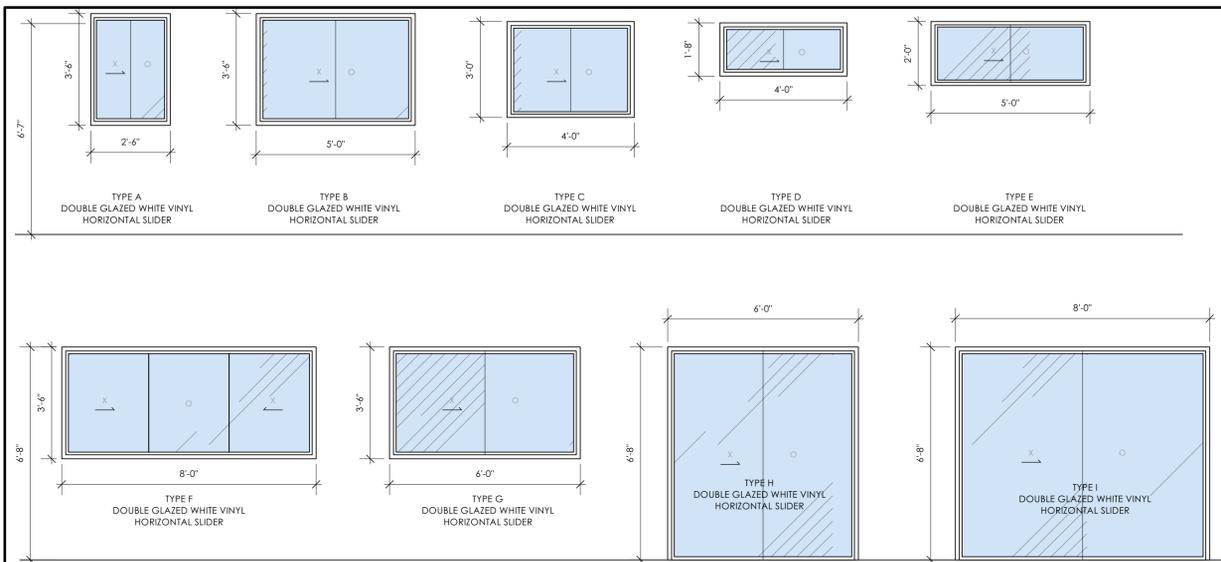
- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- ❑ For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- ❑ For oil-based paints, paint out brushes 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.

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



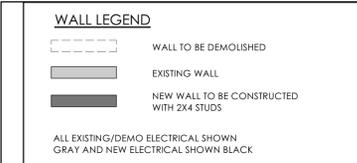


CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM). WINDOW SILL HEIGHT SHALL BE NO GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FINISHED FLOOR.



TYPE	MAT	W	H	U	SHGC	EGRESS	TEMP	REMARKS
A	VNVL	2'-6"	3'-0"	0.30	0.23	N.A.	N.A.	
B	VNVL	5'-0"	3'-0"	0.30	0.23	N.A.	YES	TEMPERED GLAZING IN BATH
C	VNVL	4'-0"	3'-0"	0.30	0.23	N.A.	N.A.	
D	VNVL	4'-0"	2'-0"	0.30	0.23	N.A.	YES	TEMPERED GLAZING IN BATH
E	VNVL	5'-0"	2'-0"	0.30	0.23	N.A.	N.A.	
F	VNVL	8'-0"	3'-4"	0.30	0.23	YES	N.A.	EGRESS WDW IN BEDROOM ONLY
G	VNVL	5'-0"	5'-0"	0.30	0.23	YES	N.A.	EGRESS WDW IN BEDROOM ONLY
H	VNVL	6'-0"	6'-8"	0.30	0.23	N.A.	N.A.	SLIDING GLASS DOOR
I	VNVL	8'-0"	6'-8"	0.30	0.23	N.A.	N.A.	SLIDING GLASS DOOR

NOTES:  
 - ALL WINDOWS ARE DOUBLE GLAZED WHITE VINYL.  
 - ALL DIMENSIONS TO BE VERIFIED IN FIELD.  
 - HEAD HEIGHT TO REMAIN SAME AS EXISTING.  
 - PROVIDE NEW FLASHING AT ALL NEW WINDOWS.  
 - PROVIDE ALL NEW FIXATIONS WITH MAXIMUM U FACTOR OF 0.30 AS PER CEC TABLE 150 1-A, TYP.



ALL EXISTING/DEM ELECTRICAL SHOWN GRAY AND NEW ELECTRICAL SHOWN BLACK

MECHANICAL NOTES:  
 ENVIRONMENTAL AIR DUCTS, VENTS, AND EXHAUST DUCTS TO NOT TERMINATE LESS THAN 3 FEET FROM THE PROPERTY LINE OR OPENINGS INTO THE BUILDING PER CMC 502.2.1.  
 NEW KITCHEN EXHAUST FAN MUST BE 100 CFM MIN.  
 NEW BATH EXHAUST FAN MUST BE MIN 50 CFM WITH A SEPARATE SWITCH AND HUMIDISTAT.

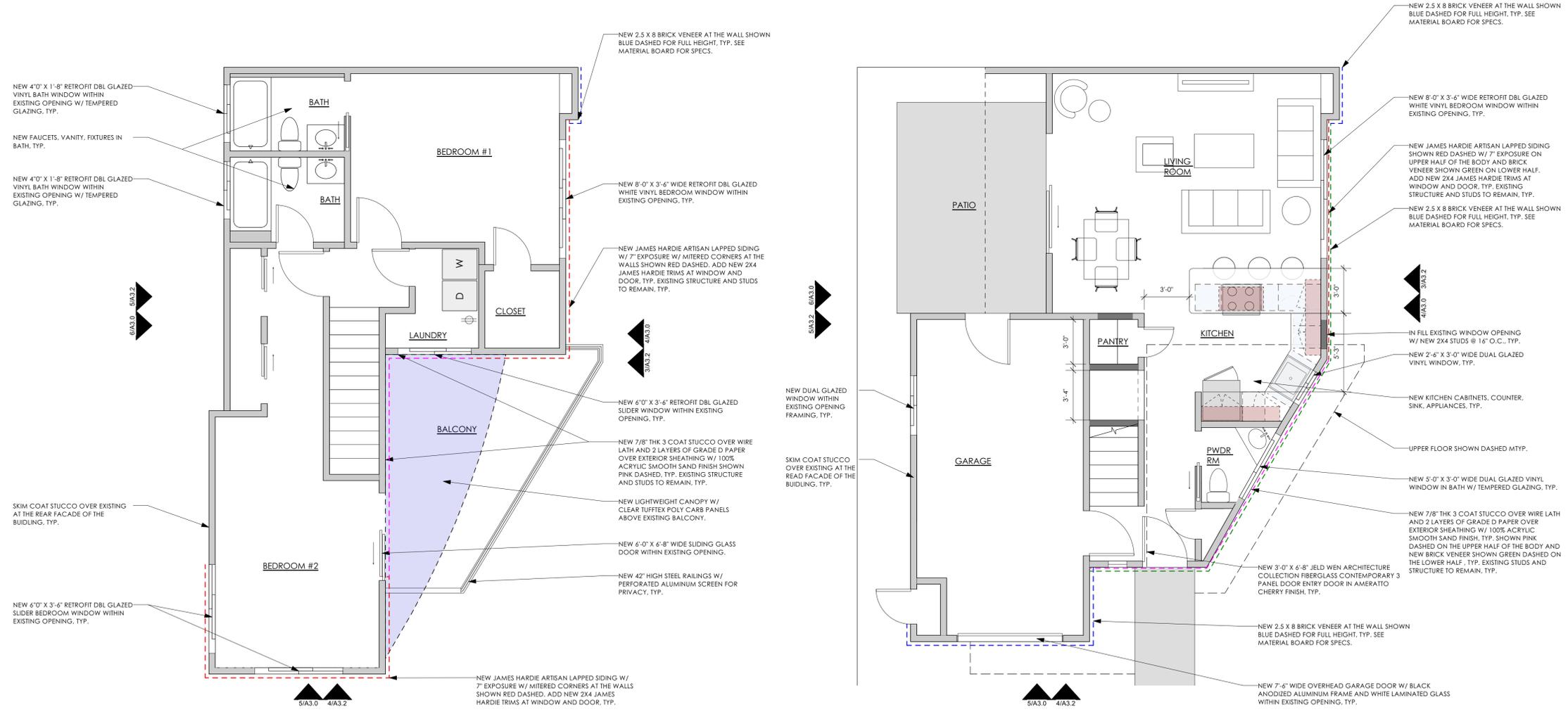
**LIGHTING AND ELECTRICAL NOTES:**

EXISTING ELECTRICAL ITEMS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND WERE DEVELOPED FROM VISUAL SITE SURVEYS. ELECTRICAL CHANGES ARE LIMITED TO ONLY THOSE ITEMS NOTED AS NEW. EXISTING ELECTRICAL IS SHOWN IN GRAY AND NEW IS SHOWN IN BLACK.  
 ALL PLUGS TAMPER RESISTANT.  
 ALL PLUGS ARC FAULT INTERRUPTED.  
 ALL OUTLETS IN BATHROOMS AND KITCHEN ARE TO BE GFCI.  
 NOTE: ALL RECEPTACLES IN LAUNDRY, BATH, ABOVE COUNTER RECEPTACLES IN THE KITCHEN AND ALL RECEPTACLES WITHIN 6 FT. OF THE SINK ARE TO BE GFCI PROTECTED. A MINIMUM OF TWO 20 AMP. CIRCUITS ARE NEEDED FOR KITCHEN COUNTERTOP.  
 VERIFY ALL EXISTING UNITS ARE TO HAVE WORKING SMOKE DETECTORS IN BEDROOMS AND SMOKE DETECTORS/CARBON MONOXIDE COMBINATION DETECTORS IN HALLWAYS.  
 CARBON MONOXIDE ALARM SHALL BE INSTALLED IN HALLWAYS ADJACENT TO BEDROOMS AND EACH LEVEL.  
 ALL SMOKE ALARMS LOCATIONS MUST COMPLY A 29.8.1 & A 29.11.3.4 NFPA 72 2016.  
 IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.(NFPA 72 SECTION 29.8.3.4(1)).  
 PHOTOELECTRIC ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6 FEET FROM PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FOOT DISTANCES WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM OR DETECTORS REQUIRED BY OTHER SECTION OF THE CODE.(NFPA 72 SECTION 29.8.3.4(2))  
 GARBAGE DISPOSAL, DISHWASHER, EXHAUST HOOD, & BUILT-IN MICROWAVE MAY REQUIRE DEDICATED CIRCUITS BASED ON THE MANUFACTURER'S REQUIREMENTS & THE MOTOR RATING.  
 UNDER CABINET LIGHTING SHALL BE ON A SEPARATE SWITCH FOR ALL OTHER LIGHTING.  
 LIGHT FIXTURES LOCATED WITHIN 3' HORIZONTALLY AND 8' VERTICALLY OF THE TUB/SHOWER SHALL BE LISTED FOR A DAMP LOCATION, OR WET LOCATIONS IF SUBJECT TO SHOWER SPRAY.  
 ALL BATHROOM AND KITCHEN LIGHTING SHALL BE HIGH EFFICIENCY. ONE LIGHTING FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR THAT REQUIRES MANUAL ON ACTIVATION AND AUTOMATICALLY TURNS OFF WITHIN 30 MINUTES AFTER ROOM IS VACATED. ALL OTHER LIGHTING SHALL BE CONTROLLED BY A VACANDY SENSOR OR DIMMER.  
 BATHROOM CEILING LIGHT FIXTURE LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY OF THE BATHTUB RIM SHALL BE LISTED FOR A DAMP LOCATION PER CEC 410.10 (D)  
 NEW WALL MOUNTED BATH LIGHT AND NEW BATH FAN TO BE SWITCHED SEPARATELY.

**PLUMBING NOTES:**

NEW LAV. FAUCETS TO BE 1.2 GPM @ 60 PSI MODEL TYP. FAUCETS MUST BE ON THE CEC APPROVAL LISTING IN ORDER TO BE INSTALLED. THIS CAN BE CHECKED THROUGH THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT, OR THE CALIFORNIA ENERGY COMMISSION 916 654-4287.  
 NEW KITCHEN FAUCETS TO BE 1.8 GPM @ 60 PSI MODEL TYP. NEW FAUCETS MUST BE ON THE CEC APPROVAL LISTING IN ORDER TO BE INSTALLED. THIS CAN BE CHECKED THROUGH THE BUILDING DEPARTMENT ISSUING THE BUILDING PERMIT, OR THE CALIFORNIA ENERGY COMMISSION 916 654-4287.  
 SHOWER MIXING VALVE SHALL BE PROVIDED W/ POSITION STOPS AND SHALL BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM MIXED WATER SETTING OF 120°F. NEW SHOWER VALVE WITH MAX. 1.5 GPM.  
 NEW TOILET WITH A MAX. 1.28 GPF.  
 NO DISHWASHER SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE.  
 WASHER SUPPLY AND DRAIN TO BE FROM ADJACENT BATHROOM OR KITCHEN.  
 WASHER/DRYER CLOSETS ARE TO BE PROVIDED WITH A MINIMUM OPENING OF 100 SQUARE INCHES OF FREE AIR AREA. TYP.  
 NEW WALL CONSTRUCTION IS TO BE 2X4 STUDS AT 16" O.C. W/ 1/2" TEXTURED AND PAINTED SHEETROCK OVER, TYPICAL.  
 SHOWER STALLS SHALL BE A MIN. FINISHED INTERIOR OF 1,024 SQ. INCHES. CLEAR CENTER DIMENSION OF A 30" x DOORS SHALL SWING OUT WITH OPENINGS 22" MIN.  
 THE WATER CLOSET SHALL HAVE MIN. CLEARANCES OF 30" WIDTH (15" ON CENTER) AND 24" IN THE FRONT.  
 GLAZING IN TUB/SHOWER ENCLOSURES SHALL BE SAFETY GLAZING WHEN > 60" ABOVE THE STANDING SURFACE. GLAZING WITHIN 60" OF A TUB/SHOWER AND LESS THAN 60" ABOVE THE FINISHED FLOOR SHALL BE SAFETY GLAZING.  
 PLUMBING WASTE VENTS SHALL TERMINATE NOT LESS THAN 10 FEET FROM, OR NOT LESS THAN 3 FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE, OR VENT SHAFT, OR NOT LESS THAN 3 FEET IN EVERY DIRECTION FROM A LOT LINE, ALLEY AND STREET EXCEPTED PER CPC 906.2.

**WINDOW SCHEDULE**



PROPOSED UPPER LEVEL FLOOR PLAN TYPICAL

PROPOSED LOWER LEVEL FLOOR PLAN TYPICAL

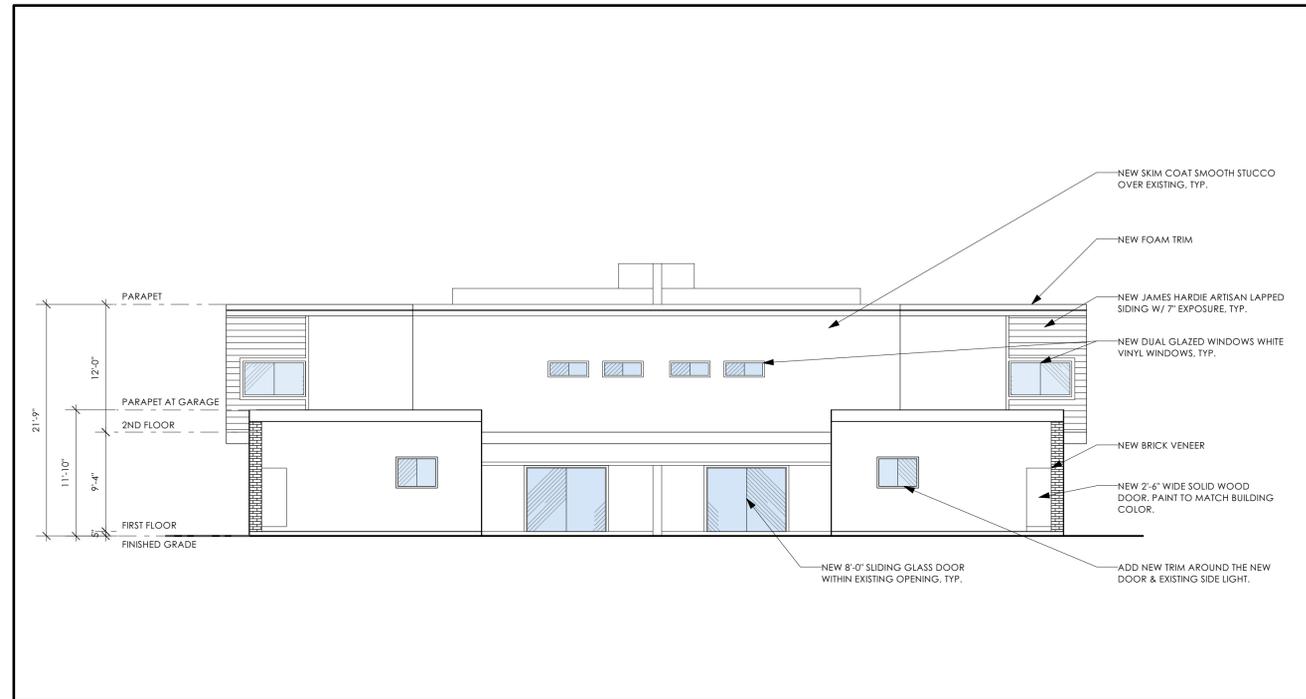
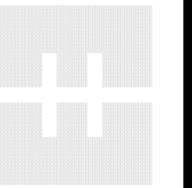
PLEASE SEE COLORED ELEVATIONS ON SHEET A3.1 & A3.2 FOR MATERIAL BOARD AND COLOR

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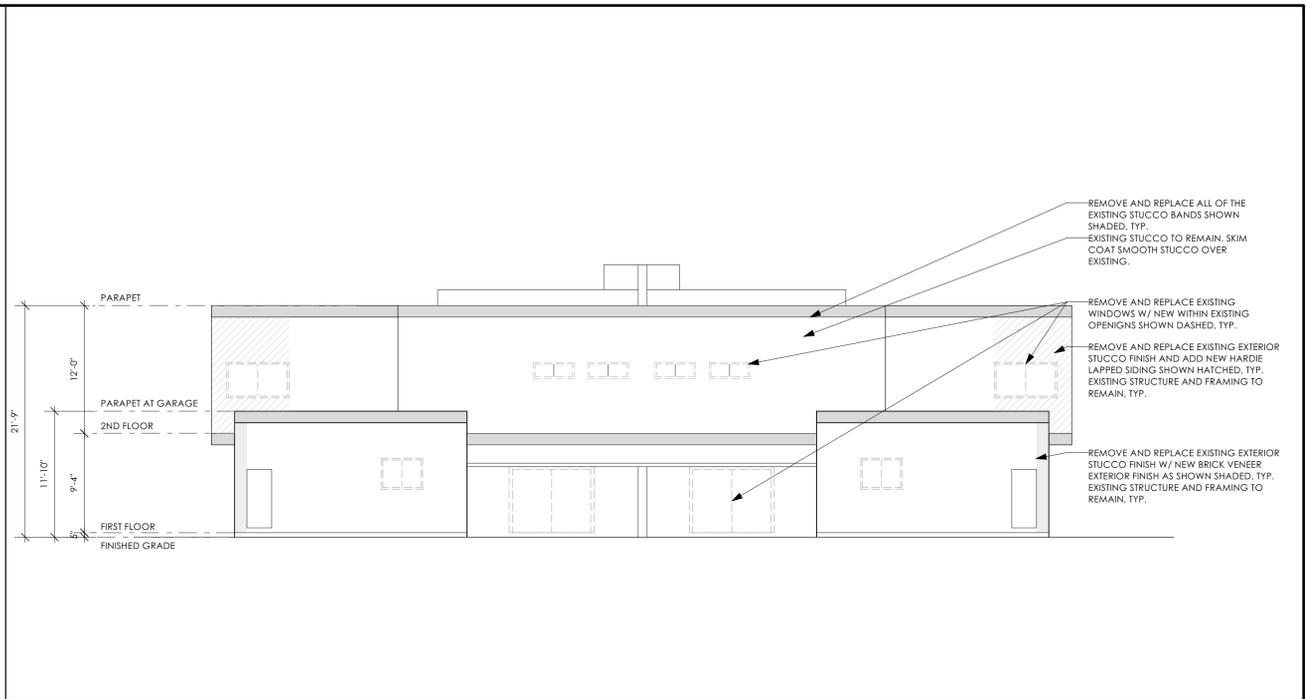
**Edwin Bruce Associates**  
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**103 S. 1ST STREET**  
 EXTERIOR AND INTERIOR REMODEL  
 103 S. 1ST STREET  
 CAMPBELL, CA 95008

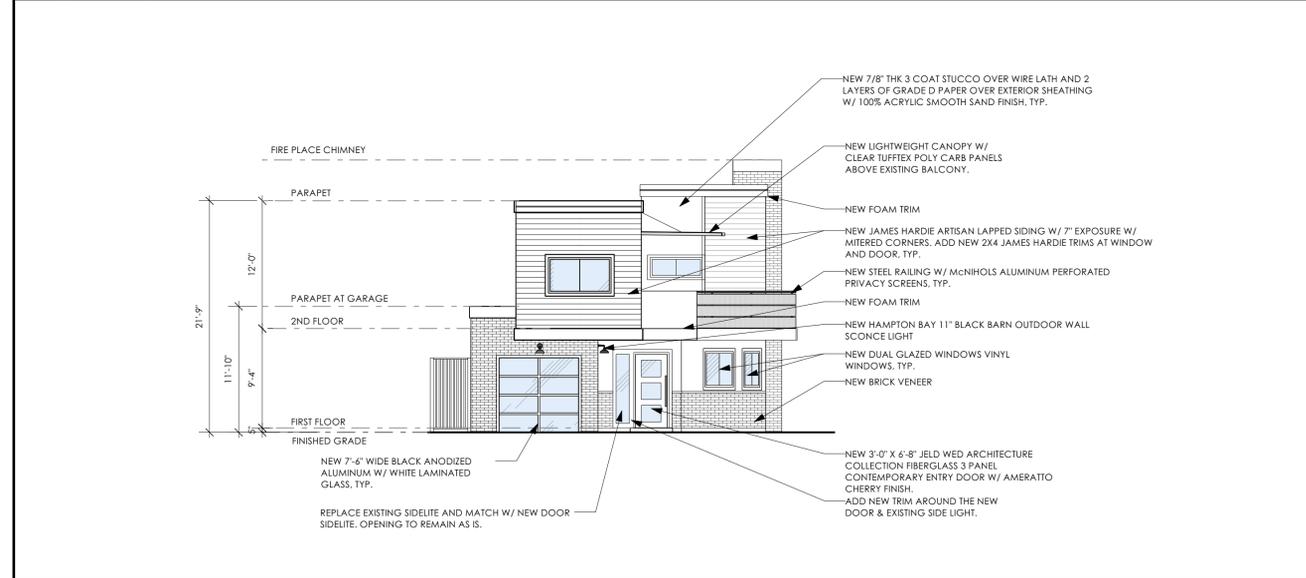
DATE	03.28.2024
DRAWN	JL CS
JOB NO	2364



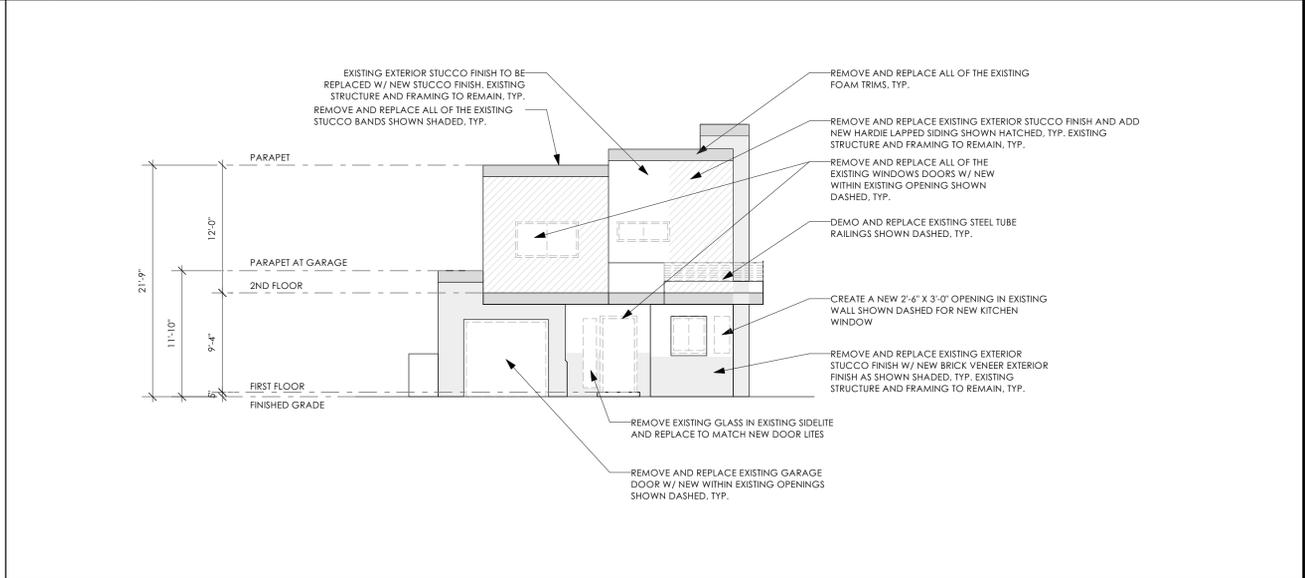
6 1/8" = 1'-0" PROPOSED WEST ELEVATION PLEASE SEE COLORED ELEVATIONS ON SHEET A3.1 & A3.2 FOR MATERIAL BOARD AND COLOR



3 1/8" = 1'-0" EXISTING/DEMO WEST ELEVATION



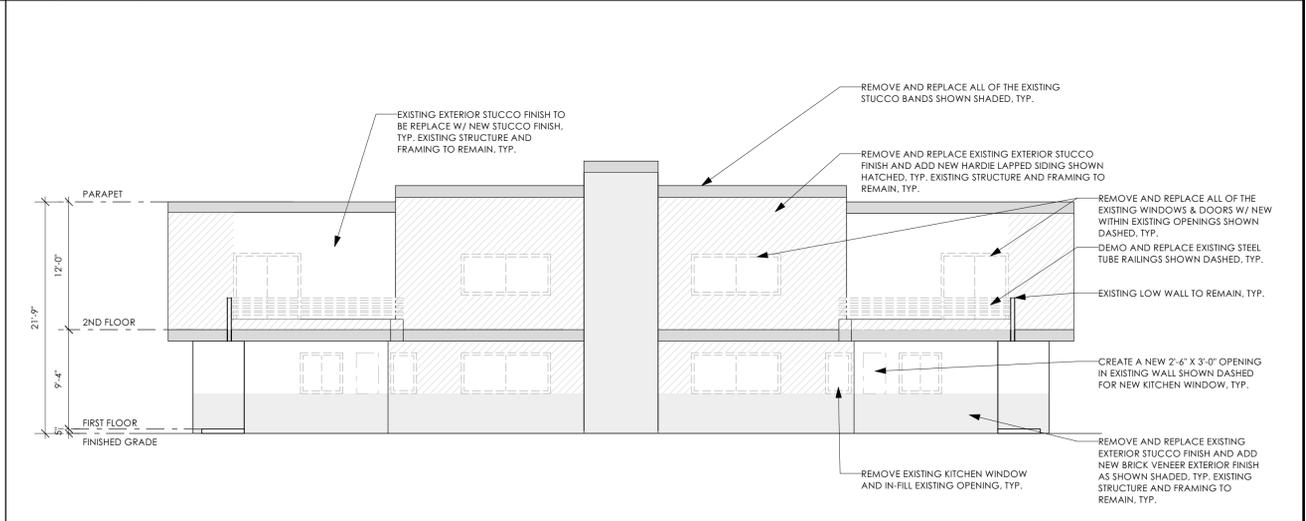
5 1/8" = 1'-0" PROPOSED NORTH/SOUTH ELEVATION PLEASE SEE COLORED ELEVATIONS ON SHEET A3.1 & A3.2 FOR MATERIAL BOARD AND COLOR



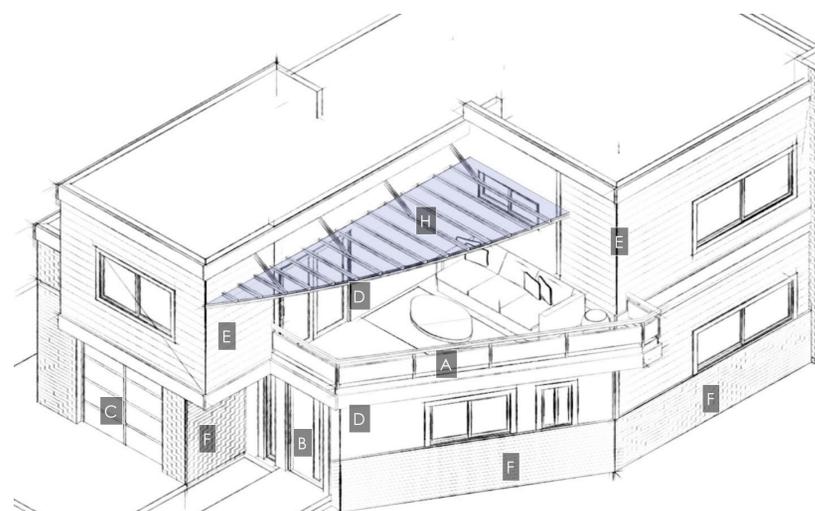
2 1/8" = 1'-0" EXISTING/DEMO NORTH/SOUTH ELEVATION



4 1/8" = 1'-0" PROPOSED EAST ELEVATION PLEASE SEE COLORED ELEVATIONS ON SHEET A3.1 & A3.2 FOR MATERIAL BOARD AND COLOR



1 1/8" = 1'-0" EXISTING/DEMO EAST ELEVATION



PLEASE SEE COLORED ELEVATIONS ON SHEET A3.2 FOR COLOR



**F** CORONADO STONE 2.5 X 8 BRICK VENEER WIRE CUT GLACIER



**G** REDWOOD 2" THK PICKET PROPERTY LINE FENCE

### TUFTEX PolyCarb™

*Virtually Unbreakable Panels*

Tuftex® PolyCarb™ panels are popular for do-it-yourself backyard projects because they are lightweight, extremely durable, and easy to install. Nothing beats Tuftex® PolyCarb™ panels for beauty and versatility. Offering all-weather protection for patios, sun porches, greenhouses, deck covers and many other home improvement projects, as well as light commercial and agricultural applications.

- Easy to install
- Durable
- Impact Resistant
- Heat Resistant
- Common Tools

#### Fast and Easy Installation

- Ideal for greenhouses and sunrooms
- Heavy-duty octagonal profile
- 99% UV protection
- Best choice for extreme temperatures: -40° F - 270° F
- Use Tuftex® 2-in fasteners & square wave closure strips
- Available in White, Clear & Smoke



**H** TUFTEX POLY CARB PANELS OR SIMILAR FOR NEW CANOPY



**I** HAMPTON BAY BLACK BARN OUTDOOR WALL SCONCE LIGHT  
 11 in. barn light that complements any exterior  
 Uses (1) A19, E26 Based, 60-watt MAX light bulb (sold separately)

All-weather metal construction  
 Long lasting powder coated black finish  
 Compatible with medium based vintage Edison or LED bulbs  
 Can be used with a standard incandescent style wall dimmer switch (verify bulbs are dimmable)  
 Installation hardware included  
 Rated for damp or wet locations  
 UL-Listed for quality and safety  
 Model #: EW10139BK

**I** EXTERIOR LIGHTING W/ LED



#### HARDIE® ARTISAN SIDING ARTISAN LAP

Artisan Lap Siding features a sleek, striking profile bringing a fresh look to traditional lap siding, casting gorgeous shadow lines that can fold beautifully into mitered corners.

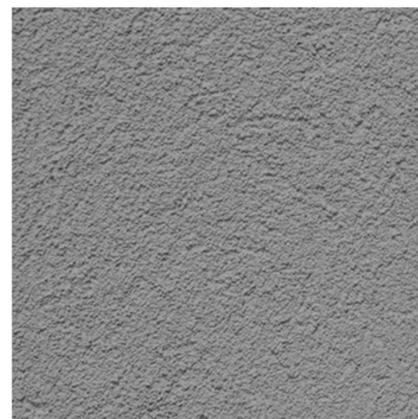
#### PRIMED FOR PAINT

James Hardie's primed for paint collection gives you the power to choose paint for your home's exterior. It's primed. It's ready for filed painting. It's durable, high performance canvas.

#### AVAILABLE SIZES

<b>THICKNESS:</b>	0.625"	
<b>LENGTH:</b>	144" boards	
<b>WIDTHS:</b>	7.25"	8.25"
<b>EXPOSURES:</b>	6"	7"

**E** JAMES HARDIE ARTISAN LAPPED SIDING W/ 7" EXPOSURE AND MITERED CORNERS



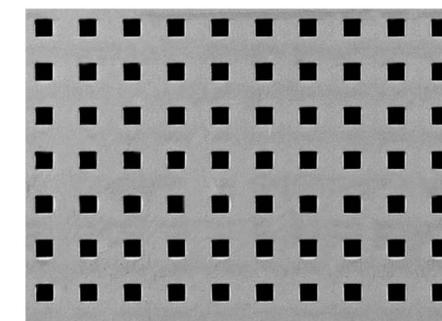
**D** OMEGA PRODUCTS AKROFLEX DESERT SAHARA FINE 100% ACRYLIC STUCCO FINISH OR SIMILAR



**C** LUX CONTEMPORARY BLACK ANODIZED ALUMINUM LAMINATED WHITE GLASS GARAGE DOOR OR SIMILAR



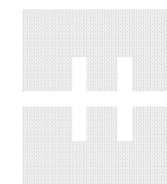
**B** JELD-WEN FIBERGLASS 3 PANEL CHERRY AMERATTO FINISH CONTEMPORARY ENTRY DOOR.



**A** McNICHOLS® Perforated Metal  
 Square, Carbon Steel, Cold Rolled, 18 Gauge (.0478" Thick), 0.200" Square on 0.500" Straight Centers, 16% Open Area

**A** PERFORATED METAL SCREEN DECK RAILINGS

**Edwin Bruce Associates**  
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103 S. 1ST STREET  
 EXTERIOR AND INTERIOR REMODEL

103 S. 1ST STREET  
 CAMPBELL, CA 95008

DATE 03.28.2024

DRAWN JL CS

JOB NO 2364

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**A** DUNN EDWARDS - FADED GRAY\_DEW382  
 UPPER BODY LAPPED SIDING  
 SMOOTH STUCCO COLOR 1  
 DOORS & WINDOW TRIMS

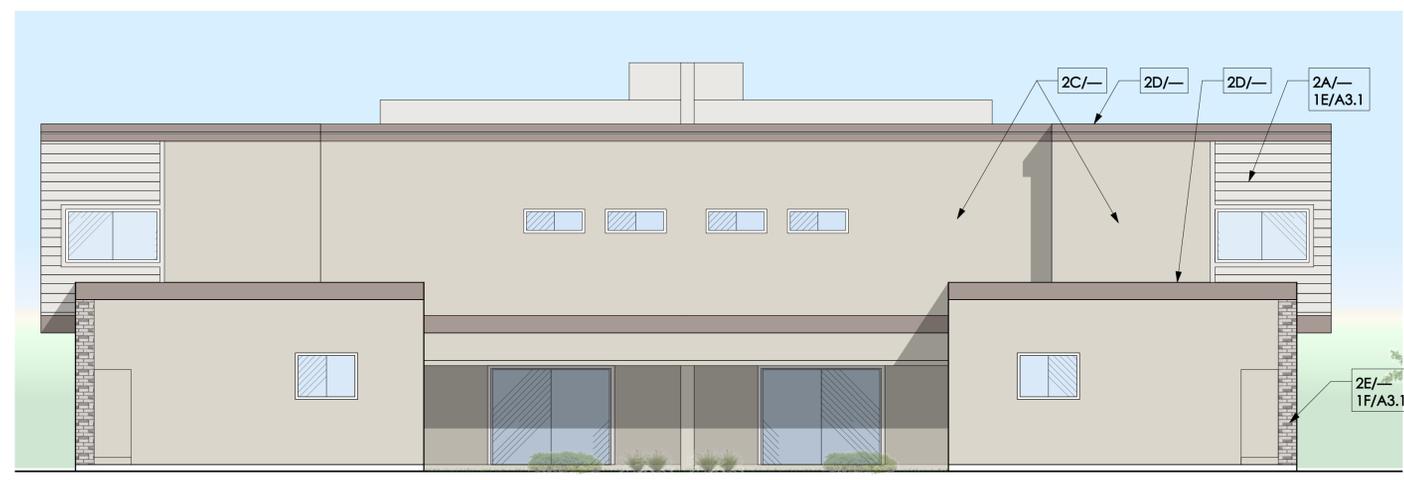
**B** DUNN EDWARDS - ICE GRAY\_DEC790  
 LOWER BODY LAPPED SIDING

**C** DUNN EDWARDS - SHADY\_DEC774  
 SMOOTH STUCCO COLOR 2

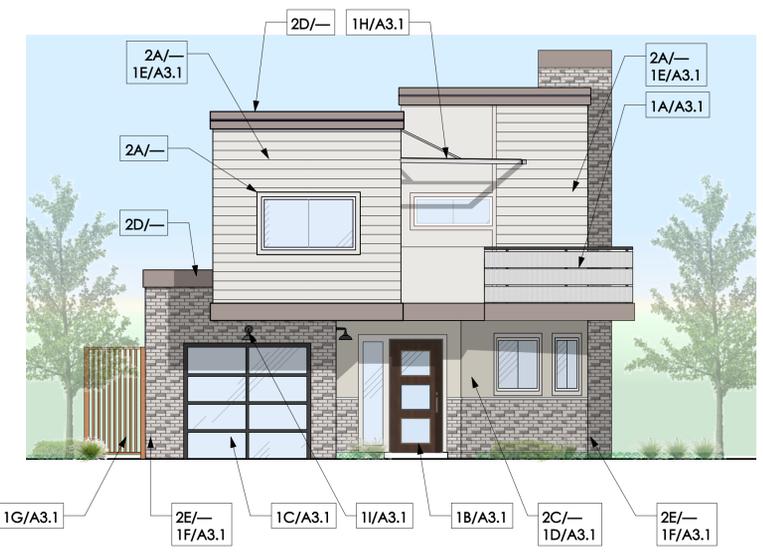
**D** DUNN EDWARDS - TWILIGHT TAUPE\_DE6060  
 FOAM TRIM BANDS

**E** CORONADO STONE 2.5 X 8 WIRE CUT GLACIER  
 BRICK VENEER

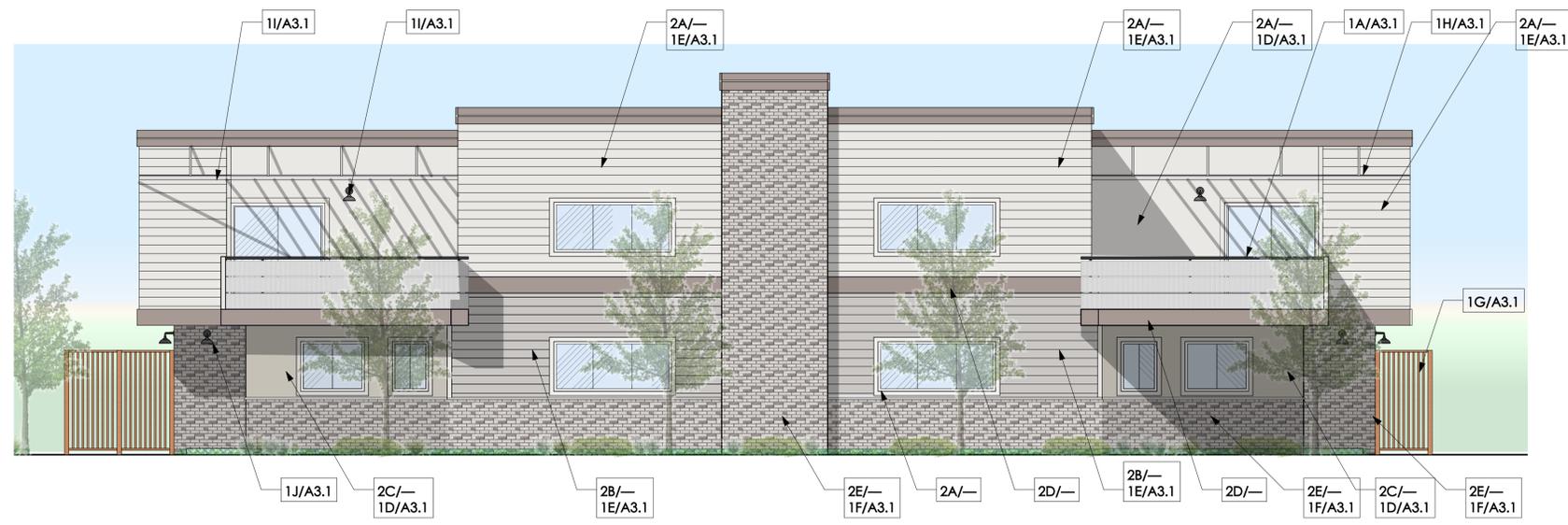
2 COLOR LEGEND



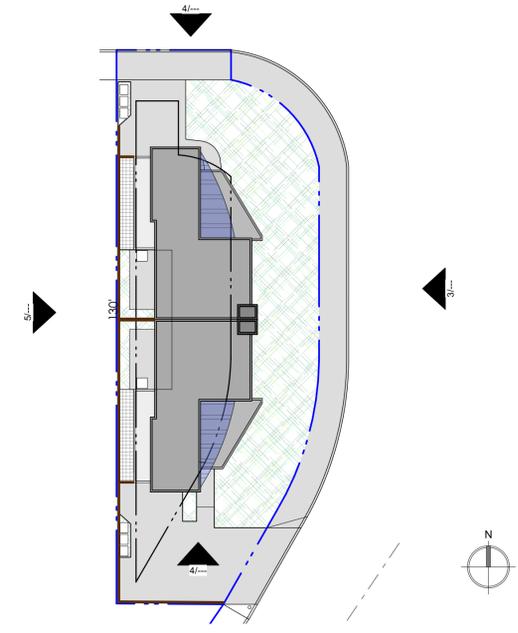
5 3/16" = 1'-0" PROPOSED WEST ELEVATION - COLORED



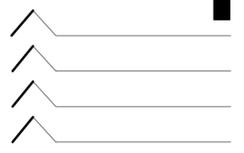
4 3/16" = 1'-0" PROPOSED NORTH/SOUTH ELEVATION- COLORED



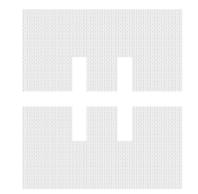
3 3/16" = 1'-0" PROPOSED EAST ELEVATION - COLORED



1 1" = 20'-0" KEY PLAN



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 103 S. 1ST STREET  
 CAMPBELL, CA 95008

DATE 03.28.2024  
 DRAWN JL CS  
 JOB NO 2364

A-3.2

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REVISED 2/27/24

PLANT LEGEND AND NOTES

Symbol	Species	Size	Water	WUCOLS
	Lomandra Baby Breeze @ 18" oc	1 gallon low	.3	
	Tulbaghia violacea @ 24" oc	1 gallon low	.3	
A	Sarcococca ruscifolia	5 gallon low	.3	
B	Chondropetalum tectorum/ Cape Rush	5 gallon low	.3	
C	Cotinus Golden Spirit/ Smoke Tree	15 gallon low	.3	
D	Dianella Little Rev	5 gallon low	.3	
E	Anigozanthos Little Red/ Kangaroo Paw	5 gallon low	.3	
T1	Lagerstroemia Muskoqee std./ Grape Murtle	24" box low	.3	
	24" size Sonoma fieldstones			

- 1) Thoroughly prepare soil prior to planting. Break up hardpan and till prior to adding amendments.
- 2) Incorporate 4 cu of compost per 1000 sf, 6" into native soil.
- 3) Verify placement of all plant material prior to planting.
- 4) Spread 3" of wood chip (Prochip Brown Tone, or equal) mulch after planting. Verify color with Owner. Mulch to be placed around all new and existing planting as well as in side yard areas when no planting is proposed.
- 5) Double stake new trees.



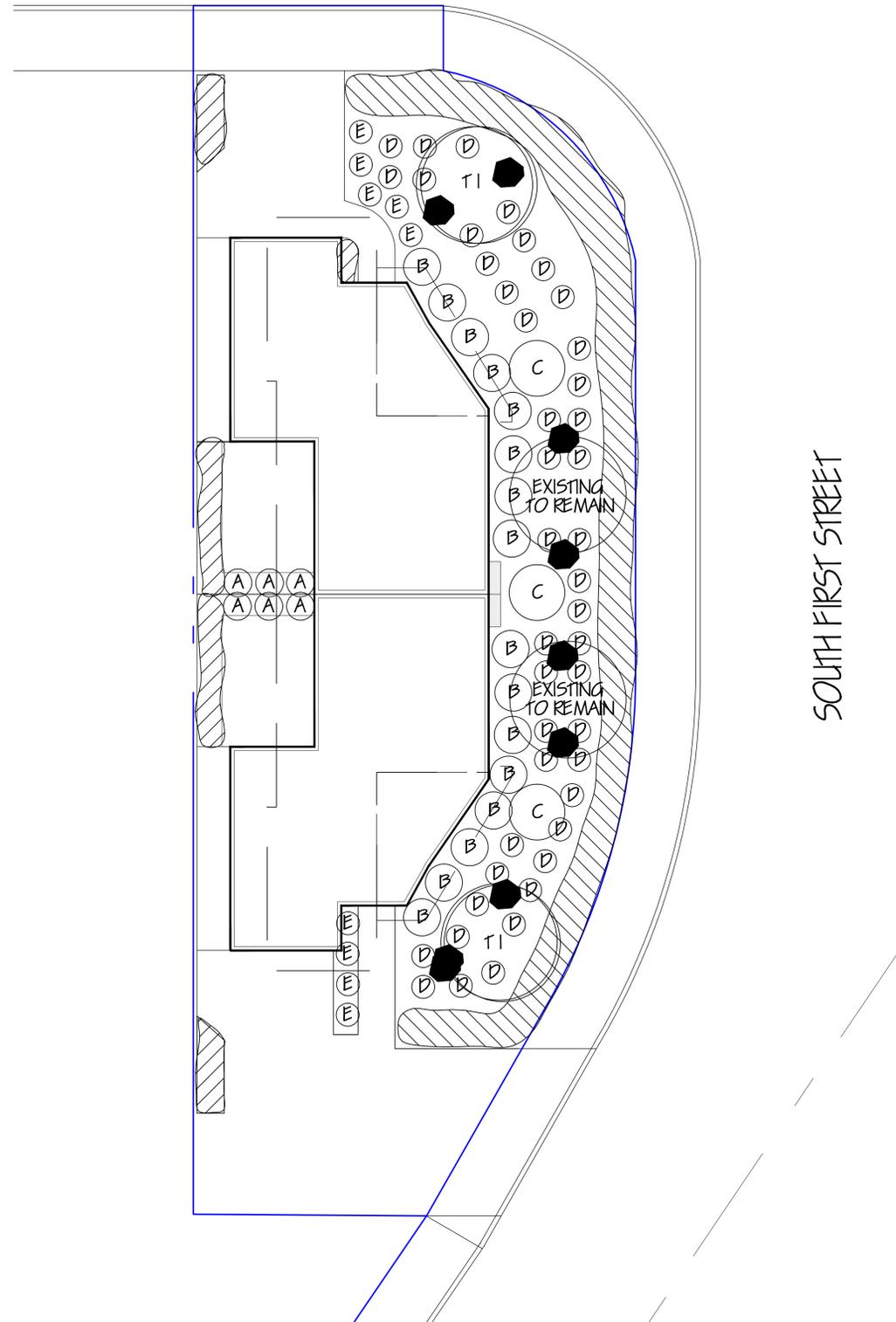
LOMANDRA TULBAGHIA SARCOCOCCA



CHONDROPETALUM COTINUS DIANELLA ANIGOZANTHOS



LAGERSTROEMIA



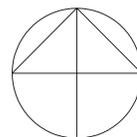
SOUTH FIRST STREET



103 SOUTH FIRST STREET

for:  
INTERIOR/ EXTERIOR REMODEL  
103 SOUTH FIRST STREET  
CAMPBELL, CA. 95008

PLANTING PLAN



MASTER PLANTING PLAN

1/8" = 1'-0" APPROXIMATE

date: 2/13/24  
scale: NOTED  
drawn by: W.JH  
job no. 202403  
sheet 1 | 1  
of shts

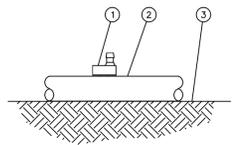


IRRIGATION LEGEND

- C Rainbird ESPSM6 exterior wall mount weather based controller with rain sensor  
- verify placement run control wires from controller to irrigation main within schedule 80 conduit
- Verify condition and operation of existing reduced pressure backflow preventer - provide lockable cover -
- 1" schedule 40 pvc mainline - min. depth 18"
- Rainbird PEB series control valves with in line pressure reducer set to 35 psi and Y filter
- Schedule 40 pvc lateral lines - min. depth 12"
- Schedule 40 pvc sleeving - verify placement under patio and walks or location for cutting existing pavement for later line access to rear yard planters
- Rainbird Xeribuq 1 gph pressure compensating emitters set on 1/2" drip line  
(2 emitters to each 1 gallon plan, 3 to each 5 gallon and 4 for larger)  
locate at opposite sides of the rootball install flush end valve at the end of each drip line run
- Rainbird #140I bubblers

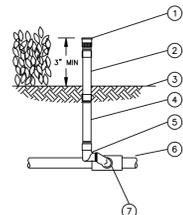
- 1) Verify water source and operation of existing backflow preventer.
- 2) Verify site water pressure at 65 psi - notify architect prior to construction if found to be different.
- 3) Verify electrical source and placement of controller. Controller shall be a direct connect and not a plug in to outlet. All wire/ electrical connections shall be water tight.
- 4) Verify operation of system before backfilling trenches. Drip line to be secured to grade with stakes and covered with final mulch.
- 5) System layout is diagrammatic, actual field conditions will dictate final layout, addition of drip line, etc.
- 6) Verify control wire placement and operation of valves.
- 7) Verify placement of rain sensor in field.
- 8) Contractor shall be responsible for setting and monitoring irrigation system to apply adequate water for establishment, but to eliminate runoff and soil saturation.
- 9) Contractor to submit maintenance and irrigation schedule to owner at completion of installation and maintenance/ warranty period.
- 10) Contractor shall verify location of all underground utilities prior to any trenching or excavation.
- 11) Verify and coordinate installation of sleeving and/ or mainline and lateral lines access under all pavement. Or coordinate cutting and patching of existing concrete for later line access under concrete driveway and walks.
- 12) Contractor shall provide all necessary safety precautions throughout construction. This shall include signage and barriers.

- 1 SINGLE-OUTLET BARB INLET X BARB OUTLET EMITTER: RAIN BIRD XERI-BUG EMITTER
- 2 5/8" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- 3 FINISH GRADE



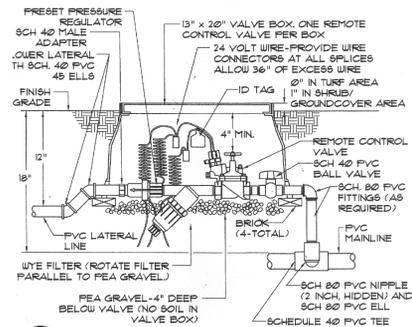
NOTES:  
1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT EMITTER DIRECTLY INTO 1/2" POLYETHYLENE TUBING.  
2. RAIN BIRD XERI-BUG BARB X BARB EMITTERS ARE AVAILABLE IN THE FOLLOWING MODELS:  
XB-05PC 0.5 GPH XB-10PC 1.0 GPH XB-20PC 2.0 GPH

**A** XERI-BUG INTO 1/2-INCH TUBING  
N.T.S. OPTION 1 1-14-12

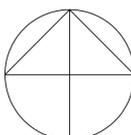


**B** PRESSURE COMPENSATING FULL-CIRCLE BUBBLER 1400 SERIES ON RISER  
N.T.S.

- 1 PRESSURE COMPENSATING FULL-CIRCLE BUBBLER: RAIN BIRD 1400
- 2 KBI FLEX RISER (LENGTH AS REQUIRED)
- 3 FINISH GRADE/TOP OF MULCH
- 4 SCHEDULE 80 RISER (LENGTH AS REQUIRED)
- 5 2 1/2" MARLEX FITTINGS TO CREATE SWING JOINT
- 6 SCHEDULE 40 PVC LATERAL PIPE
- 7 PVC SCH 40 TEE OR ELL

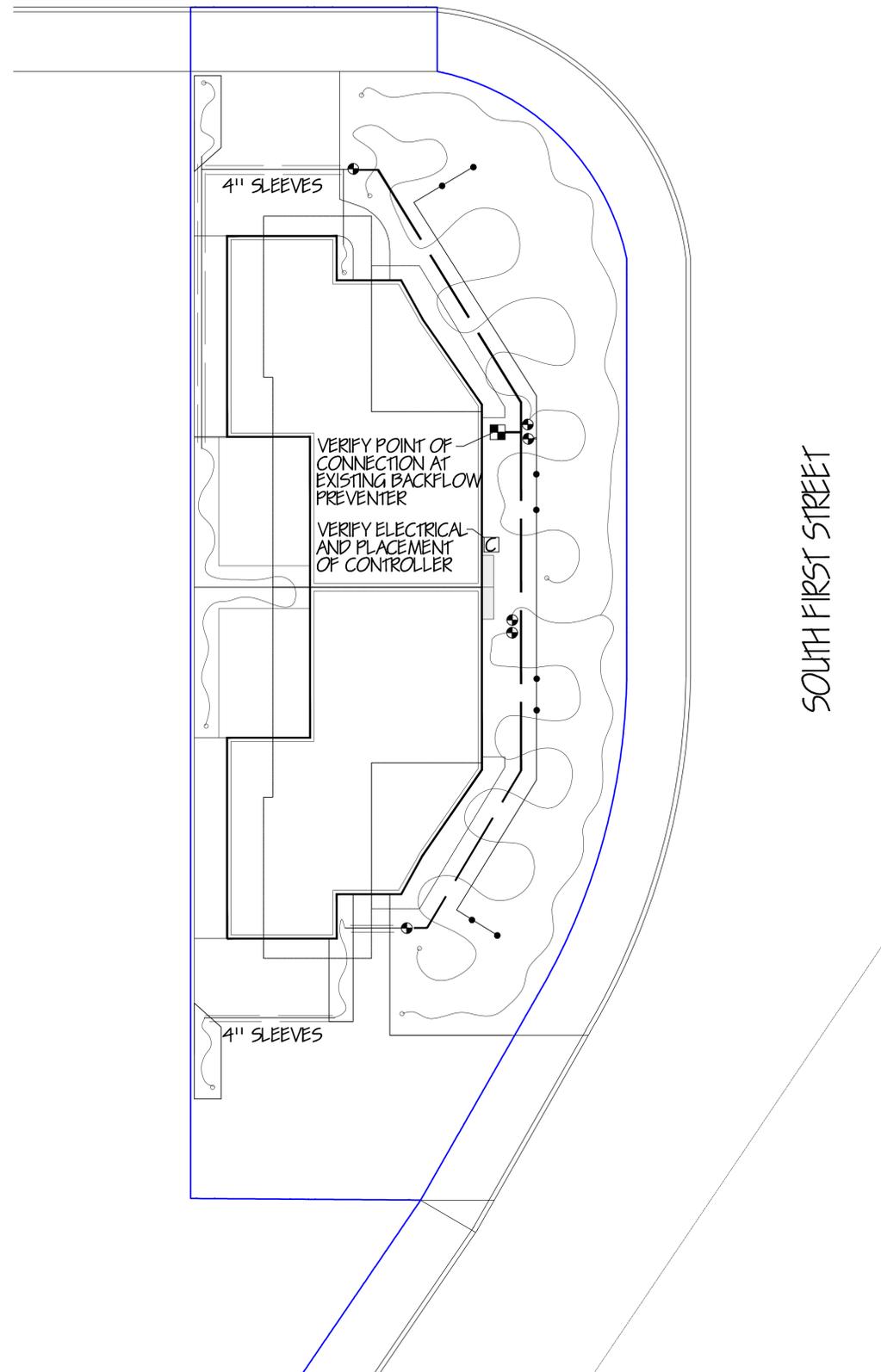


**C** CONTROL VALVE DETAIL



# IRRIGATION PLAN

1/8" = 1'-0" APPROXIMATE



W. Jeffrey Heid  
Landscape Architect  
C-2235

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REVISED 2/27/24



103 SOUTH FIRST STREET

for:  
INTERIOR/ EXTERIOR REMODEL  
103 SOUTH FIRST STREET  
CAMPBELL, CA. 95008

IRRIGATION PLAN

date: 2/26/24  
scale: NOTED  
drawn by: W.J.H.  
job no. 202403  
sheet L3  
of shts