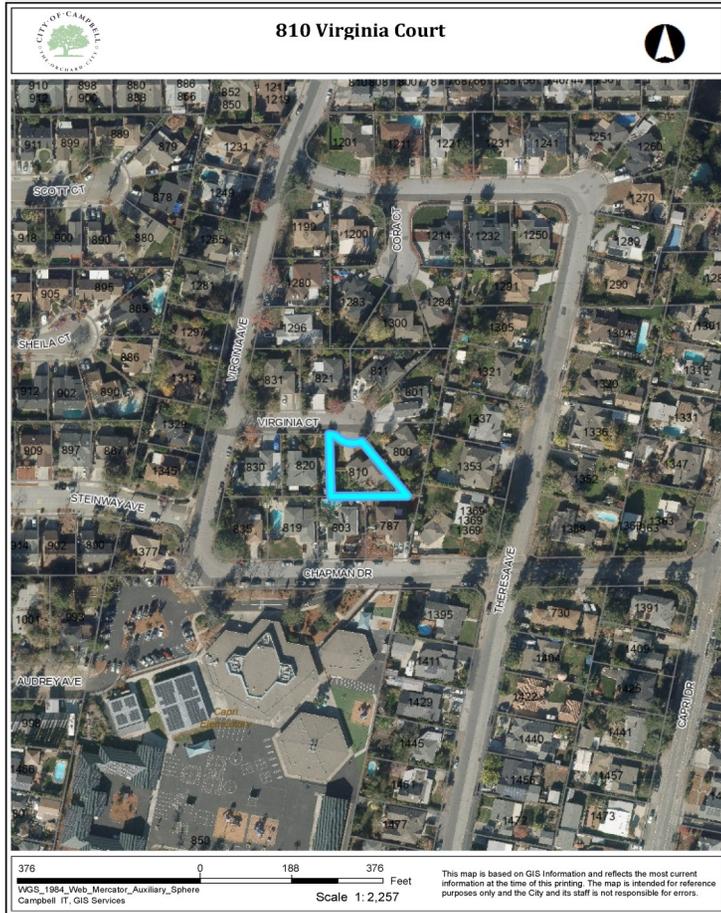


Location of Proposed Project




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

Project Image



Courtesy Notice

Dear Campbell Resident,

July 16, 2024

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

Project Address: 810 Virginia Court

Zoning | Area Plan: R-1-8 | San Tomas Area
Neighborhood Plan

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2024-104

APN: 406-19-021

Applicant: Nghi Le

Property Owner: Sandeep Kumar

Application Type: Site and Architectural Review Permit

Project Planner: Nishant Seoni, Contract Associate
Planner

Email Contact: nishants@campbellca.gov

Project Description:

To allow the demolition of an existing 1,681 square-foot single family home and the construction of a new 4,100 square-foot single family home.

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

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



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

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

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



Kumar (N) Residence

810 Virginia Ct.

Campbell, California

OWNER
 KUMAR SANDEEP TRUSTEE & ET AL
 1471 Ormsby Dr.
 Sunnyvale, CA. 94087
 phone: 408-306-2979
 email: sandkumar@yahoo.com

DESIGNER
 Nghi Thanh Le
 875 O'Farrell St. #104A
 San Francisco, CA 94109
 phone 415.515.2256
 fax 415.775.5342
 email lenghiarch@hotmail.com

SURVEYOR
 Sterling Consultants
 46560 Fremont Blvd. #205
 Fremont, CA. 94538
 phone: 510.344.8955
 email: 1sterlingconsultants@gmail.com



PROPOSED PERSPECTIVE

General Notes:

- All construction shall comply in addition to 2022 California Residence Code, California Energy Code, 2022 CBC, 2022 CEC, 2022 CMC, 2022 CPC, 2022 California Green Code, and all local codes and ordinances
- Fireblock at ceiling, floors, furred down ceilings, showers, soffits and concealed draft openings not to exceed 10 feet maximum.
- The base for wall tile in tub and shower areas, wall and ceiling panels in shower areas shall be cement, fiber-cement or glass mat gypsum backers in compliance with ASTM C 1178, C1288, C1325
- Smoke detectors in new construction shall be powered by building wiring current with battery backup.
- Provide a fire warning system (Smoke Detectors) for each story and within each existing bedroom
- Light fixtures in tub or shower enclosures or other wet/damp loctions shall be labeled "suitable for damp locations".
- Provide Class A fire-rated roofing.
- All dimensions shall be field verified and coordinated with all work of all trades
- Ceiling heights are to finished surfaces.
- Offset studs where required so that finish wall surfaces will be flush.
- All dimensions are to column grid lines, face of studs, face of concrete, and face of cmu.
- Contractor shall verify size and locations of all mechanical equipment as well as power, water and drain installation with equipment manufacturers before proceeding with the work.
- Coordinate utilities shown on arch. dwgs. with mech, plumbing and elec.dwgs. Provide service to all utilities outtests shown on arch. drawings.
- All dimensions shall be field verified and coordinate with all the of the trades.
- Finish materials for all baths, showers, walls at shower enclosures should have a smooth, hard nonabsorbent surface such as tiles/ceramic tiles, portland cement...
- Structural observation shall be required by the Engineer for structural conformance to the approved plans.
- Special inspections are required for: drilled piers, concrete over 2500 psi.
- All construction to provide a waterproof, weather tight building.
Contractor shall flash and caulk as necessary to achieve this requirement.
- Deferred submittal: **Solar PV system.**

- FIRE SPRINKLER SYS. 13D REQUIRED
 THE SYSTEM DESIGN MUST BE SUBMITTED TO AND APPROVED BY THE FIRE PROTECTION OFFICE PRIOR TO START THE JOB

SCOPES OF WORK:

- (N) 2 story residential:**
 - * 3698 sqft w/ 444 sqft attached garage
 - * 435 sqft covered porch

Project Data :Address: 810 Virginia Ct.
 APN: 406-10-021

Building Code: 2022 CRC, CEC (Engergy), CBC, CEC, CMC, CPC, CGC (Green), Fire Code
 Planning Code : City of Campbell
 Zoning: R-1-6
 Lot Size: 8257.0 sq.ft.
 Type of Construction: Type VB
 Occupancy Group: R-3/U
 Heights: 02 Story
 Maximum Height: Proposed: 27'-0"

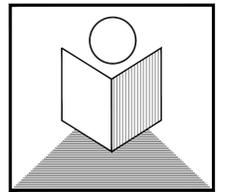
FLOOR AREA

Floor Area	Existing (demo)	Addition	Proposed	Allowed
FIRST FLOOR	1281sqft.	532.5 sqft	1813.5 sqft	
<i>GARAGE</i>	<i>400 sqft</i>	<i>44 sqft</i>	<i>444 sqft</i>	
SECOND FLOOR	n/a	1440.5 sqft	1440.5 sqft.	
TOTAL	1681 sqft.	2017.0 sqft.	3698.0 sqft.	3715.0 sqft.
F.A.R (%)	18.83%	26.14%	44.97%	45.0%
LOT COVERAGE	1681sqft.	1013.0 sqft.	2694.0 sqft.	3302.0 sqft.
LOT COVERAGE RATIO (%)	18.83%	13.8%	32.63%	40.0%

SETBACKS

	PROPOSED	REQUIRED
Front	20'-4" / 35'-8" *	20'-0"
Left side	12'-7" / 19'-11" *	5'-0" or ½ of wall height
Right side	14'-2" / 19'-10" *	5'-0" or ½ of wall height
Rear	12'-0" / 13'-10" *	5'-0" or ½ of wall height

* @ 1ST FLOOR / @ 2ND FLOOR



T.N. DESIGN

875 O'FARRELL STREET, #104A
 SAN FRANCISCO, CA. 94109

Tel: 415-515-2256
 Fax: 415-775-5342
 E-mail: lenghiarch@hotmail.com

Kumar (N) Residence

810 Virginia Ct.
 Campbell, CA. 95008
 APN: 406-10-021

Title Sheet

DESIGN REVIEW SET

no.	revisions	date
1	DESIGN REVIEW	06/03/2024

date issued: 06/03/2024

drawn by: NGHI THANH LE

job#: 3200-2024

drawing number

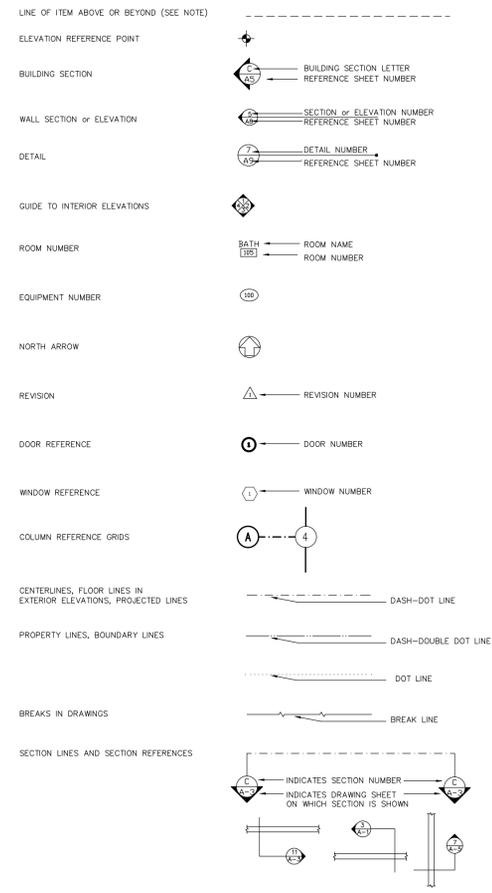
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of sheets

ABBREVIATIONS

ACST	ACOUSTICAL	LAM.	LAMINATED
ADJ.	ADJUSTABLE	LAV.	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LVR.	LOUVER
ACST	ARCHITECTURAL	L.P.	LOW POINT
ARCH.	ASPHALT	M.C.	MEDICINE CABINET
BI-FD. DR.	BI FOLDING DOOR	MECH.	MECHANICAL
BLDG.	BUILDING	MIN.	MINIMUM
BLK.	BLOCK	MIR.	MIRROR
BLKG.	BLOCKING	M.T.	MARBLE TILE
BM.	BEAM	M. or MET.	METAL
B.O.	BOTTOM OF	(N)	NEW
C. or CARP.	CARPET/PAD	N.I.C.	NOT IN CONTRACT
CAB. or CAB'T.	CABINET	N.T.S.	NOT TO SCALE
CB	CATCH BASIN	O/	OVER
CEM.	CEMENT	OB.S.	OBSCURE
CER.	CERAMIC	O.C.	ON CENTER
C.I.	CAST IRON	OP'G.	OPENING
C.J.	CONSTRUCTION JOINT	PERF.	PERFORATED
CL.	CLOSET	PL.	PLATE
CLG.	CEILING	P.LAM.	PLASTIC LAMINATE
CLB.	CLEAR	P.L.	PROPERTY LINE
C.O.	CLEAN OUT	PLAS.	PLASTER
COL.	COLUMN	PWD.	PLYWOOD
CONC.	CONCRETE	P.	POINT
CONT.	CONTINUOUS	QTY.	QUANTITY
C.T.	CERAMIC TILE	R.	RISER
CL.	CENTER LINE	RAD.	RADIUS
DET. or DTL.	DETAIL	RET. AIR	RETURN AIR
D.H.	DOUBLE HUNG	R.D.	ROUND ROOF DRAIN
DIAG.	DIAGONAL	REF.	REFRIGERATOR
DM.	DIMENSION	REG.	REGISTER
DISP.	DISPOSAL	RENF.	REINFORCED
DR.	DOOR	REQ'D.	REQUIRED
DWGS.	DRAWINGS	RM.	ROOM
(E) or EXIST.	EXISTING	R.O.	ROUGH OPENING
E.G.	EXISTING GRADE	R.W.	RAIN WATER LEADER
EXP.JT.	EXPANSION JOINT	SECT.	SECTION
EL.	ELEVATION	SC.DR.	SOLID CORE DOOR
EQ.	EQUAL	SK	SINK
EXP.	EXPOSED	SH.	SHelf
EXT.	EXTERIOR	SHV.	SHELVING
F.D.	FLOOR DRAIN	SHT.	SHEET
FIN.	FINISH	S.V.	SHEET VINYL
F.F.L.	FINISH FLOOR LINE	S.H.	SINGLE HUNG
F.O.C.	FACE OF CONCRETE	SHWR.	SHOWER
F.O.P.	FACE OF PLYWOOD	SM.	SIMILAR
F.O.S.	FACE OF STUD	S.M.	SHEET METAL
F.O.W.	FACE OF WALL	SL.	SLIDING
FR. DR.	FRENCH DOOR	SL.GL.DR.	SLIDING GLASS DOOR
FIG.	FOOTING	SQL	SQUARE
FX.	FIXED	ST/ST	STAINLESS STEEL
GA.	GAUGE	STD.	STANDARD
GALV.	GALVANIZED	STL.	STEEL
G.B. or GYP. BD.	GYPSON BOARD	STG.	STORAGE
GL.	GALVANIZED IRON	STR. or STRUC.	STRUCTURAL
GL.	GLASS	S.A.D.	SEE ARCHITECTURAL DWGS
GLU. LAM.	GLUE LAMINATED	S.K.D.	SEE KITCHEN DWGS
G.S.M.	GALVANIZED SHEET METAL	S.S.D.	SEE STRUCTURAL DWGS
H.C. DR.	HOLLOW CORE DOOR	T.	TREAD
HDWD.	HARDWOOD	T.B.	TOWEL BAR
HDW.	HARDWARE	TEMP. GL.	TEMPERED GLASS
HGT. or HT.	HEIGHT	T.O.	TOP OF
H.M.	HOLLOW METAL	TK.	THICKNESS
HR.	HORIZONTAL	TPD	TOILET PAPER DISPENSER
H.P.	HIGH POINT	TYP.	TYPICAL
H.W.H.	HOT WATER HEATER	U.N.D.	UNLESS NOTED OTHERWISE
I.G.	INSULATED GLASS	V.	VENT
INS.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
JST.	JOIST	W/	WITH
J.	JUNCTION BOX	WC	WATER CLOSET
		WD.	WOOD
		W.D.W.	WINDOW
		WP	WEATHERPROOF
		YD.	YARD

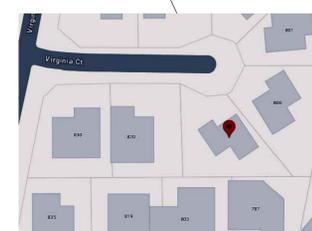
SYMBOLS



Sheet Index

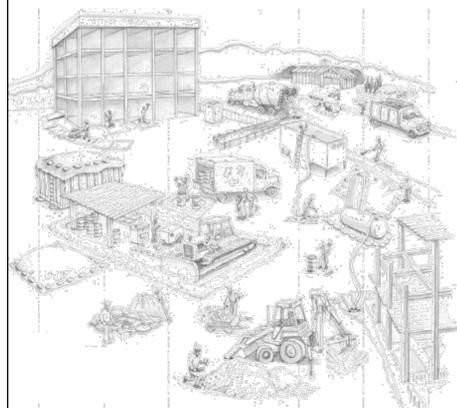
- A0 Title Sheet-Location Map, Title 24, General Notes, Abbreviations
- B Best Management Practice
- C Survey
- A0.0 Material Board
- A0.3 Site Photography
- A1A Proposed Grading/ Utility Plan
- A1B Proposed Erosion Control Plan
- A1 Existing & Proposed Site Plan
- A2 Proposed First Floor Plan
- A3 Proposed Floor Area Diagram/ Second Floor Plan
- A4A Proposed Streetscape Elevation
- A4 Proposed Building Elevations
- A5 Proposed Building Elevations
- A6 Proposed Building Sections
- L.1.1 Proposed Landscape/ Privacy Plan

PROJECT LOCATION



Blueprint for a Clean Bay

Best Management Practices to Prevent Stormwater Pollution from Construction-Related Activities



The Bay Area Stormwater Management Agencies Association (BASMMA), a consortium of Bay Area municipalities from Alameda, Contra Costa, Marin, San Mateo, Santa Clara, Solano, and Sonoma Counties, developed this booklet as a resource for all general contractors, home builders, and subcontractors working on construction sites.

CONTENTS

Introduction	2
Stormwater Pollution	2
Storm Drain System	
Pollution From Construction Sites	
Adverse Effects From Stormwater Pollution	
Requirements for Dischargers	3
Municipal Stormwater Program	
Projects Equal To Or Greater Than 1 Acre	
California State Water Resources Control Board General Permit	
Notice of Intent (NOI)	
Storm Water Pollution Prevention Plan (SWPPP)	
Projects Less Than 1 Acre	
General Best Management Practices	3
Specific Best Management Practices	
Erosion Prevention and Sediment Control	4
Prevent erosion	
Control sediment	
General Site Maintenance	6
Prevent spills and leaks	
Clean up spills immediately after they happen	
Store materials under cover	
Cover and maintain dumpsters	
Collect and properly dispose of paint removal wastes	
Clean up paints, solvents, adhesives, and cleaning solutions properly	
Keep fresh concrete and cement mortars out of gutters, storm drains, and creeks	
Service and maintain portable toilets	
Dispose of cleared vegetation properly	
Demolition Waste Management	9
Make sure all demolition waste is properly disposed of	
Roadwork and Pavement Construction	9
Plan roadwork and pavement construction to avoid stormwater pollution	
Contaminated Ponded Stormwater, Groundwater, and Soil Guidance	10
Look for ponded stormwater, groundwater, and/or soil contamination	
Take appropriate action	

Introduction

Stormwater pollution is a national environmental problem. In California, stormwater runoff is a major source of water pollution. To help combat the problems of stormwater pollution, federal and state governments have developed a program for monitoring and permitting discharges to municipal storm drain systems, creeks, and water bodies such as San Francisco Bay.

Municipalities in the Bay Area are required by the Clean Water Act to develop stormwater management programs that include requirements for construction activities. Your construction project will need to comply with local municipal requirements. If your construction activity will disturb one acre or more, you must also obtain coverage under the General Construction Activity Permit (see Requirements for Dischargers).

Blueprint for a Clean Bay is an introductory guide to stormwater quality control on construction sites. It contains several principles and techniques that you can use to help prevent stormwater pollution. BASMMA has developed this booklet as a resource for all general contractors, home builders, and subcontractors working on construction sites.

Blueprint for a Clean Bay is not a design manual or a Stormwater Pollution Prevention Plan (SWPPP) (see Requirements for Dischargers). For more information on the General Permit, designing stormwater quality controls, or producing a Stormwater Pollution Prevention Plan, please refer to:

- the California Stormwater Quality Association (CASQA) Stormwater Best Management Practice Handbook for Construction;
- the Regional Water Quality Control Board's (RWQCB) Guidelines for Construction Projects; or
- consult your local program or the State Water Resources Control Board (SWRCB) (see below).

Please note that this booklet is concerned only with the management of construction sites and activities during construction.

For more information on stormwater requirements, call the State Water Resources Control Board's Stormwater Information Line at (916) 341-5537 or your local program.

Stormwater Pollution

Stormwater runoff from sources like sprinklers and hoses flows over the ground into the storm drain system. In the San Francisco Bay Area, storm drain systems consist of gutters, storm drains, underground pipes, open channels, culverts, and creeks. Storm drain systems are designed to drain directly to the Bay, Delta, or Pacific Ocean with no treatment.

Pollution From Construction Sites Stormwater runoff is part of a natural hydrologic process. However, land development and construction activities can significantly alter natural drainage patterns and pollute stormwater runoff. Runoff picks up pollutants as it flows over the ground or paved areas and carries these pollutants into the storm drain system. Common sources of pollutants from construction sites include sediments from soil erosion; construction materials and waste (e.g., paint, solvents, concrete, drywall); landscaping runoff containing fertilizers and pesticides; and spilled oil, fuel, and other fluids from construction vehicles and heavy equipment.

Adverse Effects from Stormwater Pollution Stormwater pollution is a major source of water pollution in California. It can cause declines in fisheries, damage habitats, and limit water recreation activities. Stormwater pollution poses a serious threat to the overall health of the ecosystem.

Blueprint for a Clean Bay is not a design manual or a Stormwater Pollution Prevention Plan (SWPPP) (see Requirements for Dischargers). For more information on the General Permit, designing stormwater quality controls, or producing a Stormwater Pollution Prevention Plan, please refer to:

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- consult your local program or the State Water Resources Control Board (SWRCB) (see below).

1

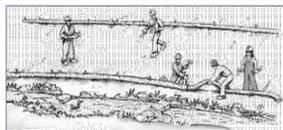
2

Best Management Practices

- Plant vegetation on exposed slopes. Where replanting is not feasible, use erosion control blankets (e.g., jute or straw matting, glass fiber or excelsior matting, mulch netting).
- Consider slope terracing with cross drains to increase soil stability.
- Cover stockpiled soil and landscaping materials with secured plastic sheeting and divert runoff around them.
- As a back-up measure, protect drainage courses, creeks, or catch basins with filter rolls, silt fences, sand/gravel bags and/or temporary drainage swales.
- Once grading is completed, stabilize the disturbed areas using permanent vegetation as soon as possible. Use temporary erosion controls until vegetation is established.
- Conduct routine inspections of erosion control measures especially before and immediately after rainstorms, and repair if necessary.

Control sediment
Sedimentation is defined as the process of depositing sediments carried away by runoff. Sediments consist of soil particles, clays, sands, and other minerals. The purpose of sediment control practices is to remove sediments from stormwater before they are transported off-site or reach a storm drain inlet or nearby creek. The most effective sediment control practices reduce runoff velocity and trap or detain runoff allowing sediments to settle out.

The RWQCB's Field Manual, the CASQA Stormwater Best Management Practice Handbook for Construction, and the ABAG Manual of Standards for Erosion and Sediment Control provide specific details and design criteria for erosion and sediment control plans.



Drainage swales channel runoff around a construction site. Planting temporary vegetation on freshly graded areas, and trenching and making filter rolls and/or silt fences are common techniques for preventing erosion and controlling sediment.

5

Best Management Practices

- Make sure equipment repair area is bermed or well away from creeks and storm drains.
- If you must drain and replace motor oil, radiator coolant, or other fluids onsite, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in labeled separate containers, and recycle whenever possible. Note that in order to be recyclable, such liquids must not be mixed with other fluids. Non-recyclable fluids generally must be disposed of as hazardous wastes.
- Clean up spills immediately after they happen
When vehicle fluids or materials such as paints or solvents are spilled, cleanup should be immediate, automatic, and routine.
- Sweep up spilled dry materials (e.g., cement, mortar, or fertilizer) immediately. Never attempt to "wash them away" with water, or bury them. Use only minimal water for dust control.
- Clean up liquid spills on paved or impermeable surfaces using "dry" cleanup methods (e.g., absorbent materials like cat litter, sand or rags).
- Clean up spills on dirt areas by digging up and properly disposing of the contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately (See reference list on the back cover of this booklet for more information).

General Site Maintenance

- Prevent spills and leaks
Properly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze, or other fluids on the construction site are common sources of stormwater pollution and soil contamination. Consistent maintenance and spills can also cause serious problems. Careful site planning, preventive maintenance, and good materials handling practices can eliminate most spills and leaks.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks.
- Designate specific areas of the construction site, well away from creeks or storm drain inlets, for vehicle and equipment parking and routine maintenance.
- Perform major maintenance, repair jobs and vehicle and equipment washing off-site when feasible, or in designated and controlled areas on-site.

Use cleanup bags that have absorbed hazardous materials must either be sent to a certified industrial laundry or dry cleaner, or disposed of through a licensed hazardous waste disposal company.

6

Best Management Practices

Store materials under cover
Wet and dry building materials with the potential to pollute runoff should be stored under cover and/or tarp. By properly storing dry materials, you may also help protect air quality, as well as water quality.



Store building materials under cover. Make sure dumpsters are properly covered to keep out rain.

residues, paint chips and dust, and slanting material that wash water. These wastes contain chemicals that are harmful to the wildlife in our creeks and the water bodies they flow to. Keep all paint wastes away from the gutter, street, and storm drains.

Cover and maintain dumpsters
Open and/or leaking dumpsters can be a source of stormwater pollution.

- Cover open dumpsters with plastic sheeting or a tarp. Secure the sheeting or tarp around the outside of the dumpster. If your dumpster has a cover, close it.
- If a dumpster is leaking, contain and collect leaking material. Return the dumpster to the leasing company for repair/exchange.
- Do not clean dumpsters on-site. Return to leasing company for periodic cleaning, if necessary.

Collect and properly dispose of paint removal wastes
Paint removal wastes include chemical paint stripping

Paint removal wastes include chemical paint stripping

7

Requirements for Dischargers

Municipal Stormwater Program

Municipalities in the Bay Area are required by federal regulations to develop programs to control the discharge of pollutants to the storm drain systems, including the discharge of pollutants from construction sites and areas of new development or significant redevelopment. As a result, your development and construction projects are subject to new requirements designed to improve stormwater quality such as, expanded plan check and review, contract specifications, stormwater treatment measures, runoff monitoring, and increased site inspection. For more information on municipal requirements, please contact the municipal representative listed on the back cover of this booklet.

Projects Equal To Or Greater Than 1 Acre

If your construction activity will disturb one acre or more, you must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the SWRCB for stormwater discharges associated with construction activity. To obtain coverage under the General Permit, a Notice of Intent (NOI) must be filed with the SWRCB. The General Construction Permit requires you to prepare and carry out a "Stormwater Pollution Prevention Plan" or SWPPP. Your SWPPP must identify appropriate stormwater pollution prevention measures or best management practices (BMPs), like the ones described in this booklet, to reduce pollutants in stormwater discharges from the construction site both during and after construction is complete. A best management practice or BMP is defined as any program, technology, process, practice, operating method, measure, or device that controls, prevents, removes, or reduces pollution. The General Permit also requires permanent stormwater quality controls (see BASMMA's Start at the Source manual and CASQA's BMP Handbook New Development and Redevelopment for examples). You should keep a copy of your SWPPP readily available onsite throughout construction.

Projects Less Than 1 Acre

If your project is less than one acre, you may still need to use BMPs to comply with local municipal requirements. Check with the local stormwater program (listed on back cover).

For more information on the General Permits, call the State Water Resources Control Board's Stormwater Information Line at (916) 341-5537 or your local program.

3

Best Management Practices

they are thoroughly dry, empty paint cans, used brushes, rags, absorbent materials, and drop cloths are no longer hazardous and may be disposed of as garbage.

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or creek.
- For water-based paints, paint out brushes to the extent possible and rinse to a drain leading to the sanitary sewer (i.e., indoor plumbing).
- For oil-based paints, paint out brushes to the extent possible, and filter and reuse thinners and solvents. Dispose of unusable thinners and residue as hazardous waste.
- Recycle, return to supplier or donate unwanted water-based (latex) paint. You may be able to recycle clean empty paint cans as metal (check with the local planning or building department for more information).
- Dried latex paint may be disposed of in the garbage.
- Unwanted paint (that is not recycled), thinners, and sludges must be disposed of as hazardous waste.
- More and more paint companies are recycling excess latex paint (check with the local planning or building department for more information).

Keep fresh concrete and cement mortars out of gutters, storm drains, and creeks
Concrete and cement-related mortars that wash into gutters and storm drains are toxic to fish and the aquatic environment.

- Locate mortar/stucco mixers inside bermed areas to avoid discharge to street or storm drains.
- Avoid mixing excess amounts of fresh concrete or cement mortar.
- Store dry and wet materials under cover, protected from rainfall and runoff.
- Wash out concrete transit mixers only in designated wash-out areas where the water will flow into settling ponds or onto dirt or stockpiles of aggregate base or sand. Pump water from settling ponds to the sanitary sewer, where allowed. Whenever possible, recycle washwater by pumping back into

mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or creeks.

- Whenever possible, return contents of mixer barrel to the yard for recycling. Dispose of small amounts of excess concrete, grout, and mortar in the trash.

Service and maintain portable toilets
Leaking portable toilets are a potential health and environmental hazard.

8

Best Management Practices

Keep pollutants off exposed surfaces. Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.

- Practice source reduction — reduce waste by ordering only the amount you need to finish the job.
- Do not over-apply pesticides or fertilizers and follow manufacturers instructions for mixing and applying materials.
- Recycle leftover materials whenever possible. Materials such as concrete, asphalt, scrap metal, solvents, degreasers, cleared vegetation, paper, rock, and vehicle maintenance materials such as used oil, antifreeze, batteries, and tires are recyclable (check with the local planning or building department for more information).
- Dispose of all wastes properly. Materials that cannot be reused or recycled must be taken to an appropriate landfill or may require disposal as hazardous waste. Never throw debris into channels, creeks or into wetland areas. Never store or leave debris in the street or near a creek where it may contact runoff.
- Illegal dumping is a violation subject to a fine and/or time in jail. Be sure that trailers carrying your materials are covered during transit. If not, the hauler may be cited and fined.
- Avoid contaminating clean runoff from areas adjacent to your site by using berms and/or temporary or permanent drainage ditches to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams and/or berms where appropriate.
- Protect all storm drain inlets using filter fabric cloth or other best management practices to prevent sediments from entering the storm drainage system during construction activities.
- Keep materials out of the rain — prevent runoff/pollution at the source. Schedule clearing of heavy earth moving activities for periods of dry weather. Cover exposed piles of soil, construction materials and wastes with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.

Plan the development to fit the topography, soils, drainage pattern and natural vegetation of the site.

- Delimit clearing limits, easements, setbacks, sensitive or critical areas, trees, drainage courses, and buffer zones to prevent excessive or unnecessary disturbances and exposure.
- Phase grading operations to reduce disturbed areas and time of exposure.
- Avoid excavation and grading during wet weather.
- Limit on-site construction routes and stabilize construction entrance(s) and exits(s).
- Remove existing vegetation only when absolutely necessary.
- Construct diversion ditches and drainage swales to channel runoff around the site.
- Use berms and drainage ditches to divert runoff around exposed areas. Place diversion ditches across the top of cut slopes.



4

Demolition Waste Management

Make sure all demolition waste is properly disposed of
Demolition debris that is left in the street or pushed over a bank into a creek bed or drainage facility causes serious problems for flood control, storm drain maintenance, and the health of our environment. Different types of materials have different disposal requirements or recycling options.

- Materials that can be recycled from demolition projects include: metal framing, wood, concrete, asphalt, and plate glass.
- Be sure the leasing company adequately maintains, promptly repairs, and replaces units as needed.
- The leasing company must have a permit to dispose of waste to the sanitary sewer.
- Do not place on or near storm drain inlets.

Dispose of cleared vegetation properly
Cleared vegetation, tree trimmings, and other plant material can cause environmental damage if gets into creeks. Such "organic" material requires large quantities of oxygen to decompose, which reduces the oxygen available for fish and other aquatic life.

- Do not dispose of plant material in a creek or drainage facility or leave it in a roadway where it can clog storm drain inlets.
- Avoid disposal of plant material in trash dumpsters or mixing it with other wastes. Compost plant material or rake it to a landfill or other facility that composts yard waste (check with the local planning or building department for more information).

When making saw-cuts in pavement, use a little water as possible. Cover each catch basin completely with filter fabric during the sawing operation and contain the slurry by placing sand/gravel bags around the catch basin. After the liquid drains or evaporates, shovel or vacuum the slurry residue from the pavement or gutter and remove from site.

- 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) be vacuumed from a catchment created by blocking a storm drain inlet. If necessary, divert runoff with temporary berms. Make sure runoff does not reach gutters or storm drains.
- Allow aggregate to settle, and pump the water to the sanitary sewer if allowed by your local wastewater authority.
- Never wash sweepings from exposed aggregate concrete into a street or storm drain. Collect and return to aggregate base stockpiles, or dispose with trash.
- Recycle broken concrete and asphalt (check with the local planning or building department for more information).

Recycle yard waste and tree prunings at a landfill that chips and composts plant material.

9

Contaminated Ponded Stormwater, Groundwater, and Soil Guidance

- Abandoned underground storage tanks, drums, or other buried debris are encountered during construction activities or
- Spills have occurred on the site or adjacent properties involving pesticides and herbicides; fertilizers; detergents; plaster and other products; petroleum products such as fuel, oil, and grease; or other hazardous chemicals such as acids, lime, glues, paints, solvents, and curing compounds.

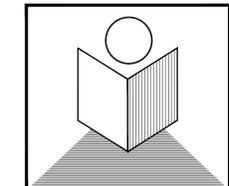
Take appropriate action
Ponded stormwater, groundwater, or water generated by dewatering that is contaminated cannot be discharged to a street, gutter, or storm drain. If contamination is suspected, the water should be contained and held for testing. Call the appropriate local agency and/or the Regional Water Quality Control Board for further guidance (See reference list on the back cover of this booklet for more information).

- There is a history of illegal dumping on the site or adjacent properties;
- The construction site is subject to a Superfund, state, or local cleanup order;
- Ponded stormwater, groundwater and/or water generated by dewatering exhibits an oily-sheen and/or smells of petroleum;
- Soil appears discolored, smells of petroleum; and/or exhibits other unusual properties;

Remember: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. You may be held responsible for any environmental damage caused by your subcontractors or employees.

Pollution Control Agencies and Sources of Information

Storm water quality management programs Alameda Countywide Clean Water Program 951 Turner Court, Hayward, CA 94545 (510) 670-5543 www.clewaterprogram.com Contra Costa Clean Water Program 255 Glacier Drive, Martinez, CA 94553-4097 (925) 313-2392 (800) NO DUMPING www.cclewater.org Fairfield-Suisun Urban Runoff Management Program 1010 Chadbourne Road Fairfield, CA 94534 (707) 429-8930 Maric County Stormwater Pollution Prevention Program 3901 Civic Center Drive, Room 304, San Rafael, CA 94903 (415) 499-6528 www.mastopp.org San Francisco Stormwater Management Program 3801 3rd Street, Suite 600 San Francisco, CA 94124 (415) 695-7210 http://stormwater.sfwater.org San Mateo Countywide Stormwater Pollution Prevention Program 555 County Center, Fifth Floor Redwood City, CA 94063 (650) 343-4305 www.somwater.org Santa Clara Valley Urban Runoff Pollution Prevention Program 699 Town & Country Village San Jose, CA 95066 (800) 794-2482 www.scvrpp.org Sonoma County Water Agency 2150 West College Avenue Santa Rosa, CA 95401 (707) 526-5170 www.scwa.org Vallejo Sanitation and Flood Control District 450 Ryder Street, Vallejo, CA 94590 (707) 644-8949 www.vsfcd.com	Bay Area Stormwater Management Agencies Association (BASMMA) 1515 Clay Street, Suite 1405, Oakland, CA 94612 (510) 622-2326 (800) BayWise www.basmma.org Agencies to call in the event of a spill You are required by law to report all significant releases or suspected significant releases of hazardous materials, including oil. To report a spill, call the following agencies: 1. Dial 911 or your local emergency management program. 2. Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours). For spills of "Federal Reportable Quantities" of oil, chemicals, or other hazardous materials to land, air, or water, notify the National Response Center (800-424-8802). If you are not sure whether the spill is of a "reportable quantity," call the federal Environmental Protection Agency (800) 424-9340 for clarification. For further information, see California Hazardous Material Spill/Release Notification Guidelines (State Office of Emergency Services, Hazardous Materials Division). Agencies to call if you find or suspect contaminated soil or groundwater Regional Water Quality Control Board: San Francisco Bay Region (510) 622-2300 Central Valley Region (916) 464-3291 California Environmental Protection Agency (Cal EPA), Department of Toxic Substances Control (DTSC) (510) 540-3732	Documents and available resources From State Water Resources Control Board (SWRCB) (916) 341-5537 www.swrcb.ca.gov General Construction Activity Storm Water Permit From Friends of the San Francisco Estuary (510) 622-2465 www.abag.ca.gov/bayarea/sifsp Field Manual Guidelines for Construction Projects Hold On to Your Dirt - Video Keep it Clean - Video From Association of Bay Area Governments (ABAG) (510) 464-7900 www.abag.ca.gov Manual of Standards for Erosion and Sediment Control From Cal EPA, DTSC (916) 322-3670 www.dtsc.ca.gov Waste Minimization for the Building Construction Industry - Fact Sheet From California Stormwater Quality Association (CASQA) (916) 341-5537 www.casqahandbook.com Stormwater Best Management Practice Handbook - Construction THANKS BASMMA adapted this booklet from our originally developed and generously shared by the Santa Clara Valley Nonpoint Source Pollution Control Program. Illustrations by John Pfleger
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Best Management Practice

no. revisions date
DESIGN REVIEW 06/03/2024

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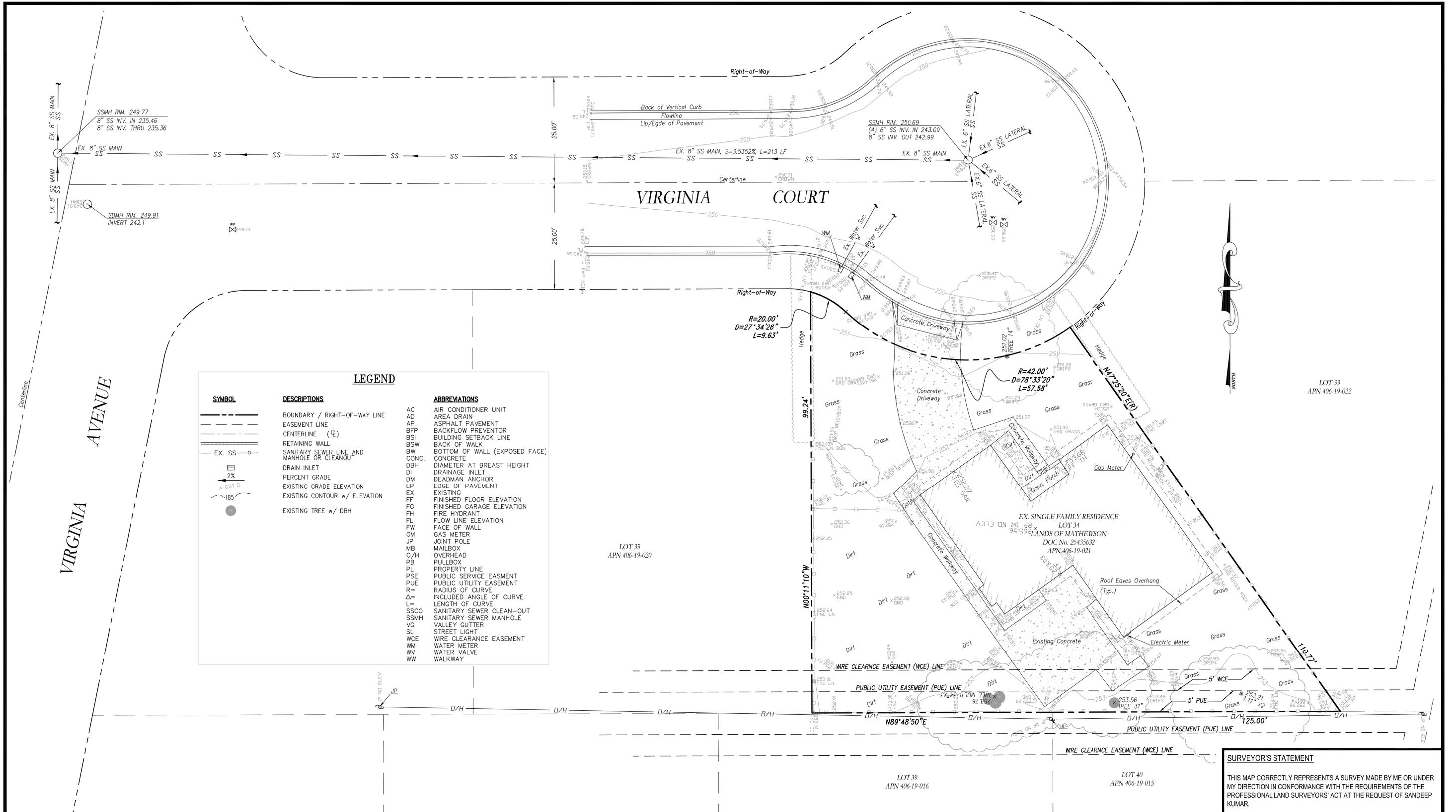
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job#: 3200-2024

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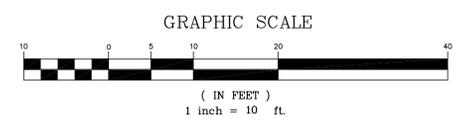
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SYMBOL	DESCRIPTIONS	ABBREVIATIONS
---	BOUNDARY / RIGHT-OF-WAY LINE	AC AIR CONDITIONER UNIT
- - - -	EASEMENT LINE	AD AREA DRAIN
—(C)—	CENTERLINE	AP ASPHALT PAVEMENT
---	RETAINING WALL	BFP BACKFLOW PREVENTOR
---	BACK OF WALK	BSI BUILDING SETBACK LINE
—○—	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT	BSW BOTTOM OF WALL (EXPOSED FACE)
—□—	DRAIN INLET	CONC. CONCRETE
—▽—	PERCENT GRADE	DBH DIAMETER AT BREAST HEIGHT
—▲—	EXISTING GRADE ELEVATION	DI DRAINAGE INLET
—○—	EXISTING CONTOUR w/ ELEVATION	DM DEADMAN ANCHOR
—●—	EXISTING TREE w/ DBH	EP EDGE OF PAVEMENT
		EX EXISTING
		FF FINISHED FLOOR ELEVATION
		FG FINISHED GARAGE ELEVATION
		FH FIRE HYDRANT
		FL FLOW LINE ELEVATION
		FW FACE OF WALL
		GM GAS METER
		JP JOINT POLE
		MB MAILBOX
		O/H OVERHEAD
		PB PULLBOX
		PL PROPERTY LINE
		PSE PUBLIC SERVICE EASEMENT
		PUE PUBLIC UTILITY EASEMENT
		R= RADIUS OF CURVE
		Δ= INCLUDED ANGLE OF CURVE
		L= LENGTH OF CURVE
		SSCO SANITARY SEWER CLEAN-OUT
		SSMH SANITARY SEWER MANHOLE
		VG VALLEY GUTTER
		SL STREET LIGHT
		WCE WIRE CLEARANCE EASEMENT
		WM WATER METER
		WV WATER VALVE
		WW WALKWAY

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VERTICAL DATUM: ELEVATIONS ARE BASED ON SCVWD BM1085, USCGS BRASS DISK (T1122 1960); ON WINCHESTER AVENUE; 530 FEET SOUTH OF INTERSECTION OF HACIENDA AVENUE; ALONG SPRR TRACKS; ON TOP OF THE CENTER OF THE WEST CONCRETE HEADWALL FOR 2 FEET BY 10 FEET CONCRETE CULVERT UNDER RAILROAD TRACKS; ELEVATION 237.56'; BASIS: NGS / CSRC

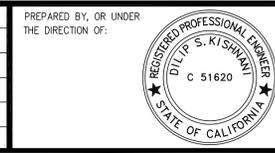
GROSS LOT AREA = 8,256.88 SQ.FT. (0.1895 ACRES)
 BASIS OF BEARINGS: THE BEARINGS SHOWN ARE BASED ON THE MONUMENT LINE OF VIRGINIA COURT AS SHOWN ON THE MAP OF TRACT NO. 2111, FILED IN BOOK 96 OF MAPS AT PAGE 40, SANTA CLARA COUNTY RECORDS, TAKEN AS NORTH 89°48'50" EAST.

SURVEYOR'S STATEMENT
 THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF SANDEEP KUMAR.



Dan S. Scott III
 DAN S. SCOTT III, PLS 7840 DATE 5-JUN-2024

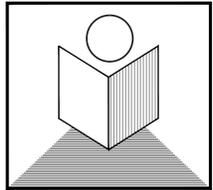
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SCALE: AS NOTED					
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DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	



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PREPARED FOR:
 SANDEEP KUMAR
 810 VIRGINIA COURT
 CAMPBELL, CA 95008

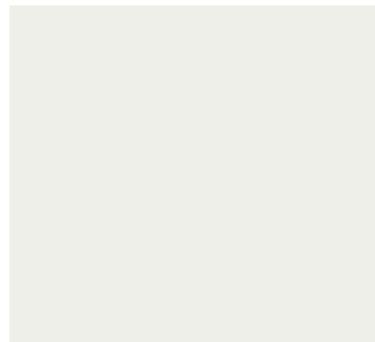
APN: 406-19-021 810 VIRGINIA COURT SHEET NO. **C1**
BOUNDARY & TOPOGRAPHIC SURVEY
 1 OF 1 SHEETS
 CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA
 JOB NO. 2024-106



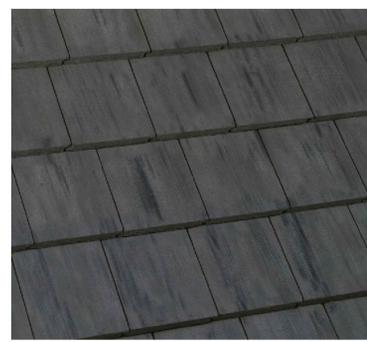
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SAN FRANCISCO, CA. 94109

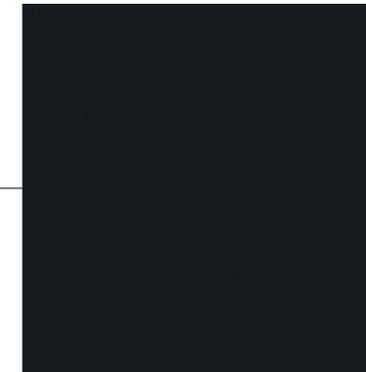
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FASCIA:
- Benjamin Moore/ Eq.
- White - OC 151



LIGHT WEIGHT CONC. ROOF:
- Eagle Resource
- Bel Air - 295 Dark Charcoal



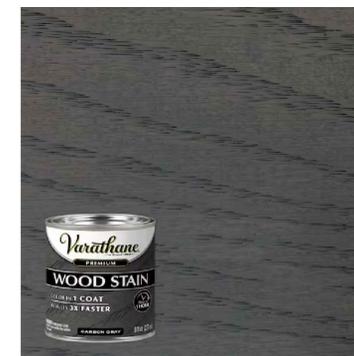
WINDOW FRAME
- Black Bean
- Milgard/ Eq.



EXTERIOR PLASTER/STUCCO
- Dove Grey
- Merlex Stucco/ Eq.



STONE BASE
- Bedrosians
- Jumbo Ledgers - Fossil Grey



DOOR STAIN
- Varathane - Semi Solid
- Carbon Gray

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APN: 406-10-021

Material Board

no.	revisions	date
1	DESIGN REVIEW	06/03/2024

2		
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date issued: 06/03/2024

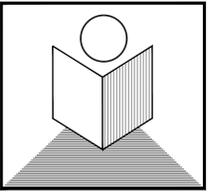
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job#: 3200-2024

drawing number

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Site Images

no.	revisions	date
	DESIGN REVIEW	06/03/2024

1

2

date issued: 06/03/2024

drawn by: NGHI THANH LE

job#: 3200-2024

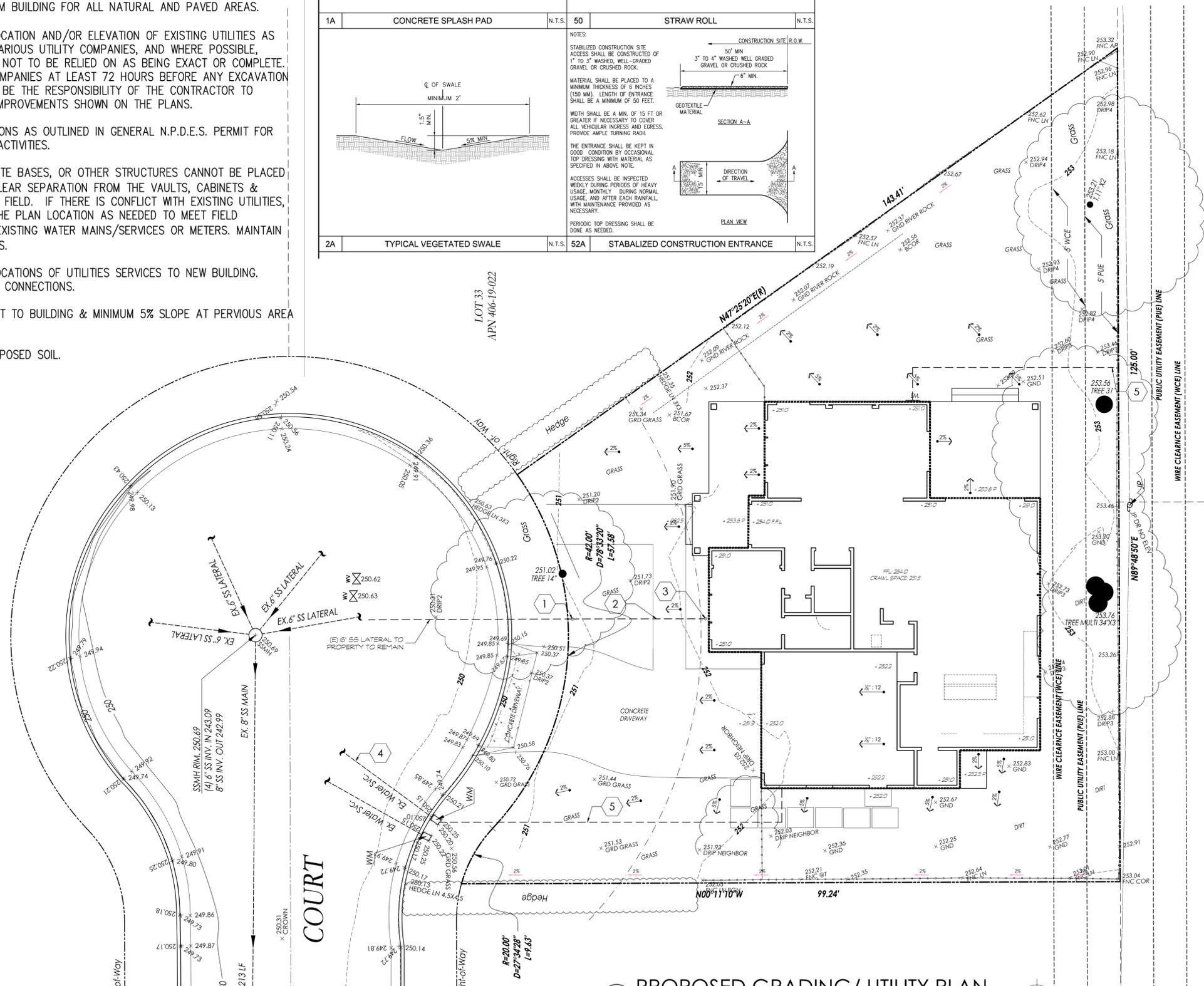
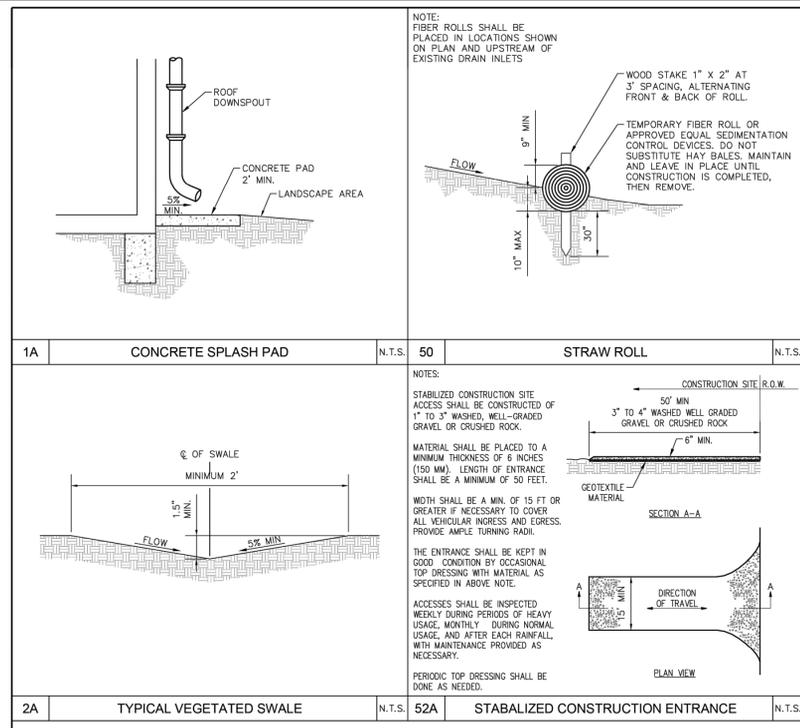
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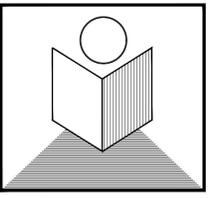
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GENERAL NOTES:

- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
- CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOR ALL NATURAL AND PAVED AREAS.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- UTILITY VAULTS, TRANSFORMERS, UTILITY CABINETS, CONCRETE BASES, OR OTHER STRUCTURES CANNOT BE PLACED OVER WATER MAINS/SERVICES. MAINTAIN 1' HORIZONTAL CLEAR SEPARATION FROM THE VAULTS, CABINETS & CONCRETE BASES TO EXISTING UTILITIES AS FOUND IN THE FIELD. IF THERE IS CONFLICT WITH EXISTING UTILITIES, CABINETS, VAULTS & BASES SHALL BE RELOCATED FROM THE PLAN LOCATION AS NEEDED TO MEET FIELD CONDITIONS. TREES MAY NOT BE PLANTED WITHIN 10' OF EXISTING WATER MAINS/SERVICES OR METERS. MAINTAIN 10' BETWEEN TREES AND WATER SERVICES, MAINS & METERS.
- CONTRACTOR SHALL REFER TO ARCH. PLANS FOR EXACT LOCATIONS OF UTILITIES SERVICES TO NEW BUILDING. COORDINATE WITH LOCAL UTILITIES COMPANIES FOR SERVICE CONNECTIONS.
- PROVIDE MINIMUM 2% SLOPE AT IMPERVIOUS AREA ADJACENT TO BUILDING & MINIMUM 5% SLOPE AT PERVIOUS AREA ADJACENT TO BUILDING.
- GROUND COVER IS PROVIDED IN AREAS WHERE THERE IS EXPOSED SOIL.



- (E) STREET CLEAN OUT - V.I.F. - REPLACE AS NEEDED
- (N) 6" SS LATERAL TO RESIDENTIAL
- (N) SANITARY SEWER SERVICE ENTRY TO BUILDING
- (E) WATER SERVICE TO PROPERTY
- (N) WATER SERVICE TO BUILDING
- (N) ELECTRICAL METER & SERVICE TO BUILDING
- (N) CONNECT TO (E) POLE - V.I.F.



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PROPOSED GRADING PLAN
SCALE: 1/8" = 1'-0"

no.	revisions	date
DESIGN REVIEW		06/03/2024

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drawn by: NGHI THANH LE

job#: 3200-2024

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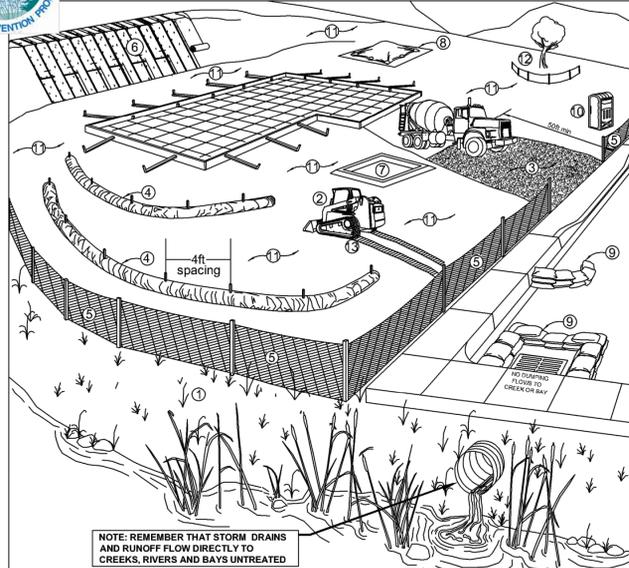
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Marin County Stormwater Pollution Prevention Program

Minimum Erosion/Sediment Control Measures For Small Construction Projects



NOTE: REMEMBER THAT STORM DRAINS AND RUNOFF FLOW DIRECTLY TO CREEKS, RIVERS AND BAYS UNTREATED

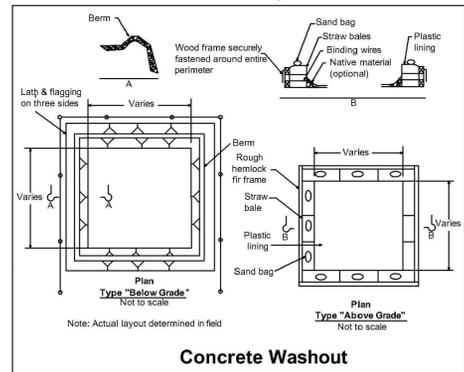
- Check with your local Planning and Public Works departments for creek setback requirements. Grading and/or building may be limited within creekside buffers.
- During grading phase, track-walk up and down slopes (not parallel to them).
- Stabilize site entrance and temporary driveway – use 3-4" crushed rock for a minimum of 50' (or as far as possible) to prevent tracking soil offsite. This can be used in conjunction with a tire wash or rumble plates.
- Use straw wattles along contours of short slopes or slopes 3:1 or flatter, keyed into ground at least 3" deep (typically 25' apart).
- Install silt fence along contours as secondary measure to keep sediment onsite and to minimize vehicle and foot traffic beyond limits of site disturbance. Silt fencing must be keyed in.
- Install erosion control blankets (or equivalent) on any disturbed site with 3:1 slopes or steeper, keyed into the ground at least 3".
- Construct a concrete washout site adjacent to stabilized entrance. Clean as needed and remove at end of project.
- Cover all stockpiles and landscape material and berm properly with straw wattles or sand bags. Keep behind silt fence, away from water bodies. Hazardous materials must be kept in closed containers that are covered and utilize secondary containment, not directly on soil.
- Use pea-gravel bags, (or similar product) around drain inlets located both onsite and in gutter as a last line of defense.
- Place port-a-potty near stabilized site entrance, behind the curb and away from gutters, storm drain inlets, and water bodies.
- Cover all exposed soil with straw mulch and tackifier (or equivalent).
- Existing vegetation should be preserved as much as possible. Areas of disturbed soil/vegetation should be revegetated as soon as practical.
- Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment.

Note: Schedule construction activities to reduce erosion potential. Sediment and erosion control shall be continually maintained throughout the rainy season (October 15th – April 15th) and must remain effective through the construction and landscape phases. Inspect and maintain Best Management Practices (BMPs) before and after rain events. *See reverse for detail drawings. Visit www.mcstopp.org for more information on construction site management.



2 CATCH BASINS DETAIL

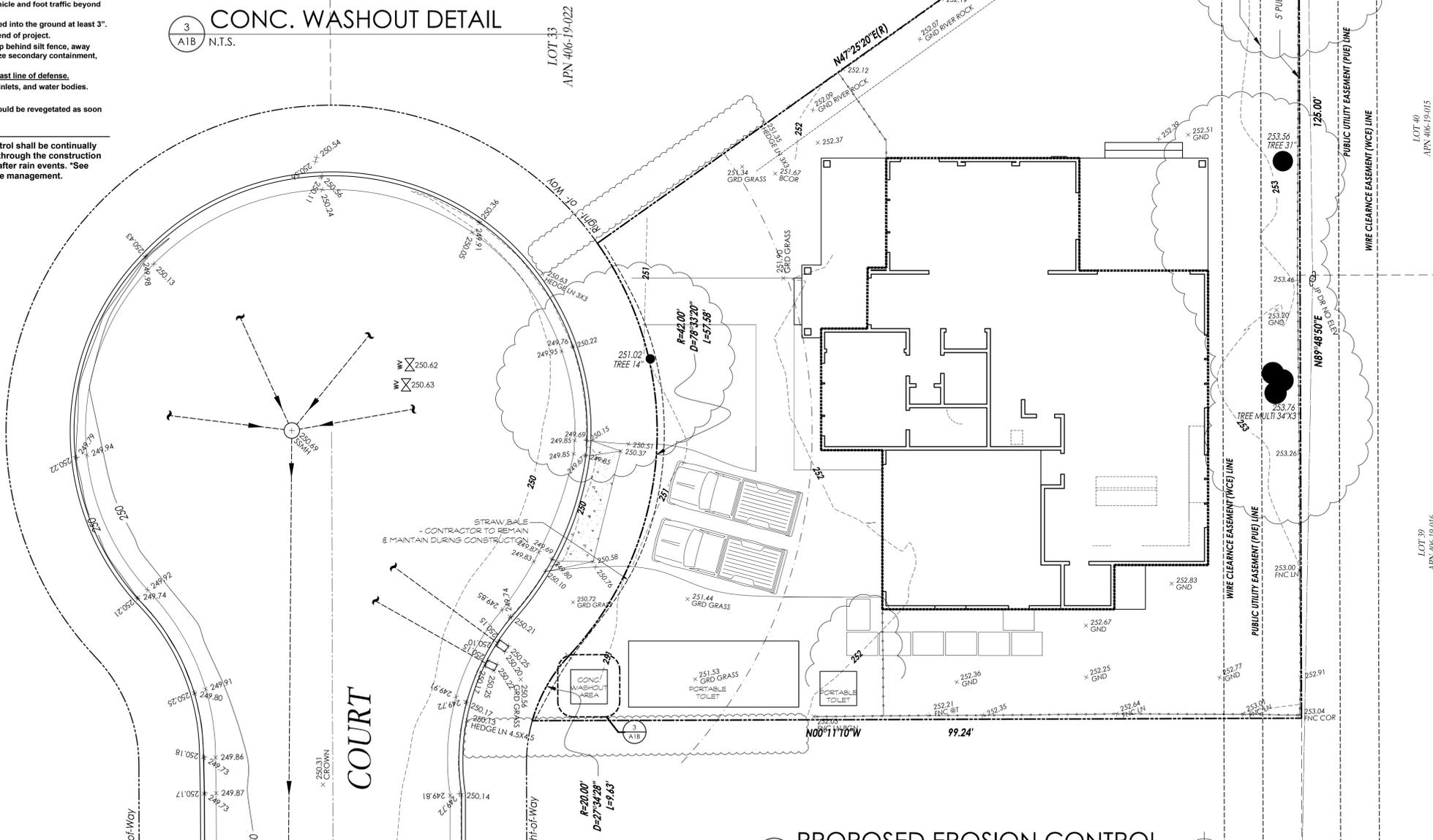
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Concrete Washout

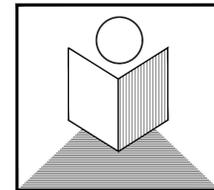
3 CONC. WASHOUT DETAIL

A1B N.T.S.



1 PROPOSED EROSION CONTROL

A1B SCALE: 1/8" = 1'-0"



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EROSION CONTROL PLAN

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

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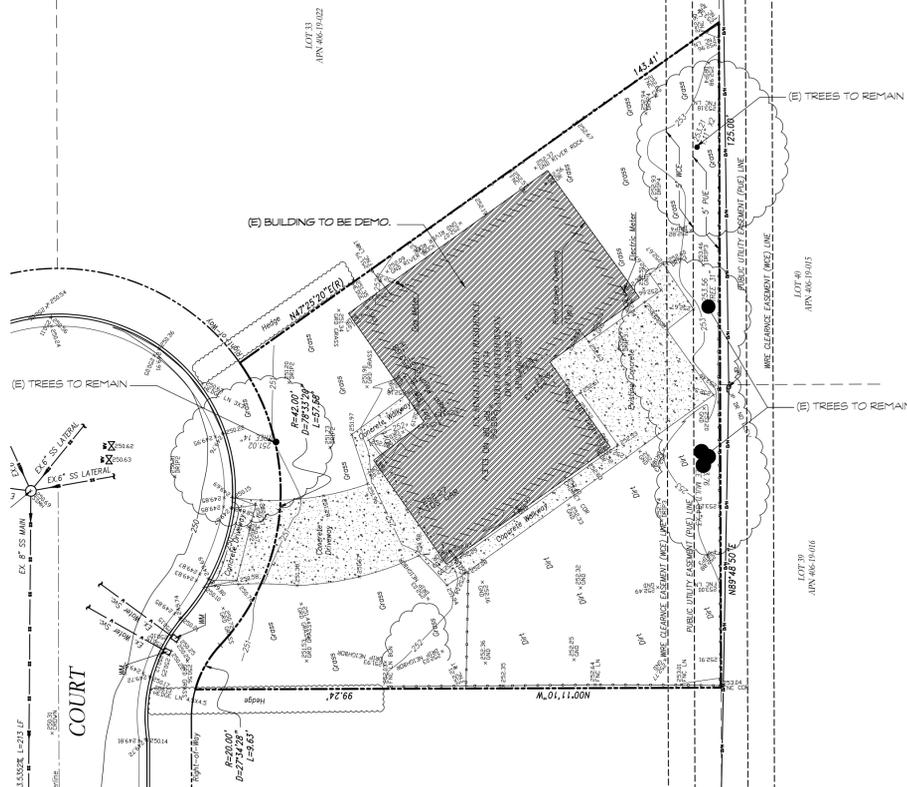
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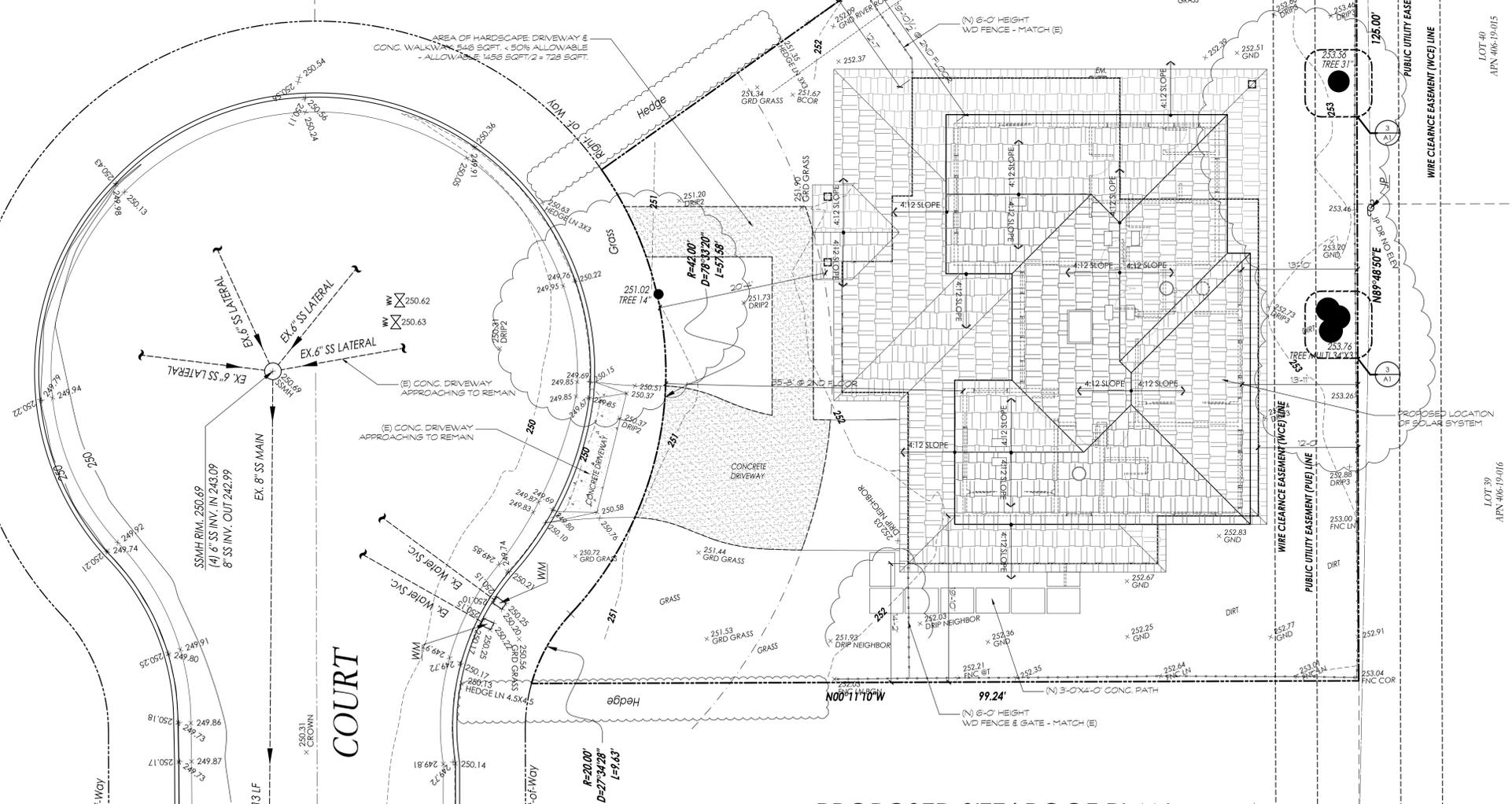
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A1
EXISTING/DEMO. SITE PLAN
SCALE: 1/16" = 1'-0"



3
A1
TREE PROTECTION DETAIL
N.T.S.

- CALGREEN NOTES:**
1. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE TO COMPLY WITH A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE
 2. AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER
 3. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY
 4. A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SEC. 4.408.2, 4.408.3 OR 4.408.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION DEMOLITION WASTE MANAGEMENT ORDINANCE.
 5. DOCUMENTATION SHALL BE PROVIDED TO THE CITY OF SAN JOSE SOLID WASTE DIVISION WHICH DEMONSTRATES COMPLIANCE PRIOR TO FINAL INSPECTION
 6. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATION EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED.
 7. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED
 8. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL NOT EXCEED 19% BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH SEC. 4.505.3
 9. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE.
 10. HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM.
 11. DOCUMENTATION USED TO SHOW COMPLIANCE WITH CALGREEN SHALL INCLUDE BUT IS NOT LIMITED TO CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION, REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY, WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE.

LOT 33
APN 406-19-022

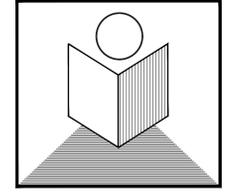


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A1
PROPOSED SITE/ ROOF PLAN
SCALE: 1/8" = 1'-0"

- BMP NOTES:**
- DELINEATE W/ FIELD MARKERS THE FOLLOWING AREAS: CLEARING LIMITS, EASEMENTS, SETBACKS, SENSITIVE OR CRITICAL AREAS, BUFFER ZONES, TREE TO BE PROTECTED AND RETAINED, AND DRAINAGE COURSES
 - CONSTRUCTION, OPERATION AND MAINTENANCE COURSES OF EROSION AND SEDIMENTS CONTROL, INCLUDE INSPECTION FREQUENCY.
 - METHODS & SCHEDULE OF GRADING, EXCAVATION, FILING AND CLEANING OF VEGETATION AND STORAGE AND DISPOSAL OF EXCAVATED OR CLEARED MATERIAL
 - SPECIFICATIONS FOR VEGETATIVE COVER & MULCH, INCLUDING METHODS AND SCHEDULE FOR PLANTING & FERTILIZATION.
 - PROVISIONS FOR TEMPORARY AND/OR PERMANENT IRRIGATION
 - PERFORM CLEANING & EARTH MOVING ACTIVITIES DURING DRY WEATHER
 - PROTECT ALL STORM DRAIN INLETS IN VICINITY SITE USING SEDIMENT CONTROL (E.G. BERMS, SOCKS, FIBER ROLLS, OR FILTERS)
 - TRAP SEDIMENTS ON SITE, USE BMP SUCH AS SEDIMENTS BASIN OR TRAPS, EARTHEN DIKERS OR BERMS, SILT FENCES, CHECK DAMS, COMPOST BLANKETS OR JUTE MATS COVER FOR SOIL STOCK PILES, ETC.
 - PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACT USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILLER DIKERS, MULCHING OR OTHER MEASURES AS APPROPRIATE.
 - LIMIT CONSTRUCTION ACCESS ROUTES AND STABILIZE DESIGNED ACCESS POINTS
 - NO CLEANING, FUELING, MAINTAINING VEHICLES ON SITE, EXCEPT IN THE DESIGNATED AREAS WHERE WASHWATER IS CONTAINED AND TREATED.
 - STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS PROPERLY TO PREVENT CONTACT WITH STORMWATER.
 - CONTRACTOR SHOULD TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES/ SUBCONTRACTORS RE CONSTRUCTION BMPs
 - CONTROL & PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASHWATER OR SEDIMENTS, RINSE WATER FROM ARCHITECTURE COPPER, AND NON-STORMWATER DISCHARGE TO STORM DRAINS AND WATERCOURSES.

- NOTE:**
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND RUNOFF DIRECTED TO A LANDSCAPE AREA. DOWNSPOUTS MAYBE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
 - THRU-CURB DRAINS ARE NOT ALLOWED.
 - PROVIDE (N) EARTHQUAKE-ACTUATED GAS SHUTOFF VALVES DESIGNED TO AUTOMATICALLY SHUT OFF THE GAS AT THE LOCATION OF THE VALVE IN THE EVENT OF A SEISMIC DISTURBANCE AND CERTIFIED BY THE STATED ARCHITECT AS CONFORMING TO CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 12, CHAPTER 12-16-1 - V.I.F.

- NOTE:**
- ALL DOWNSPOUTS MUST BE DISCONNECTED @ GRADE AND SLOPE TO VEGETATED AREA 5'-0" AWAY FROM FOUNDATION
 - ALL AREA DRAINS, POP-UP DISIPATORS CONNECTING PIPES... ARE REQUIRED DRAINAGE PERMIT & P.W. INSPECTION. OWNER TO APPLY FOR PERMIT PRIOR TO START THE JOB



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**EXISTING &
PROPOSED
SITE/ ROOF PLAN**
SCALE: 1/8" = 1'-0"

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DESIGN REVIEW		06/03/2024

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drawn by: NGHI THANH LE

job#: 3200-2024

drawing number

A1

of sheets

* FLOOR VENT CALCULATION		
AREA REQ. FLOOR VENT:	2186 SQ. FT.	2186 SQ. FT.
AREA OF VENT REQ.	2186 / 150	14.57 SQ. FT.
PROVIDE: 24 -V26 VENTS	24 X .62 SQFT/EA*	14.88 SQ. FT.
TOTAL		11.46 SQ. FT.

* 89 SQIN/EA = .62 SQFT. - SEE CUT SHEET

ASHRAE 62.2 COMPLIANCE NOTES:

- ALL BATHROOM FANS ARE INTERMITTENTED & REQ. 50 CFM MIN. W/ HUMIDITY CONTROL
- KITCHEN HOOD FAN IS 100 CFM. MIN.
- HVAC FILTER IS MERV 6 MIN., 1" THICK W/ MAX. 0.1" W.C. PRESSURE DROP

EGRESS WINDOW REQ.:

- AN OPENING FOR EMERGENCY THAT IS AT LEAST 5.7 SQUARE FEET IN OPENING AREA
- MINIMUM OPENING SIZE IS 20" WIDTH X 24" HIGH
- HAVE EGRESS OPENING NO MORE THAN 44" A.F.F.
- **IN ORDER TO MEET THE REQUIRED 5.7 SQFT TOTAL, EITHER THE WIDTH OR HEIGHT, OR BOTH MUST EXCEED THE MINIMUM DIMENSION**

FIRE/SAFETY REQ.:

- FIRE ALARMS SHOULD BE LISTED AS COMPLYING WITH UL217 AND BE INSTALLED & MAINTAINED IN ACCORDANCE WITH NFPA 72 & MANUF. INSTRUCTION
- CARBON MONOXIDE ALARM SHALL BE LISTED AS COMPLYING WITH UL2034 AND BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA720 AND THE MANF. INSTRUCTIONS
- ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE HARDWIRE, INTERCONNECTED AND HAVE BATTERY BACK-UP

ALL SPECIAL ITEMS ARE NON-RETURNABLE. TEL: 408-778-0606 FAX: 408-778-0879 7 AM TO 4:30 PM PST

VENTS

FOUNDATION VENT

ITEM NUMBER	DESCRIPTION	QTY/BOX	FREE FLOW AREA	LBS/BOX
V23	14" x 4" 4M	75	42 sq. in.	36.00
V238	14" x 4" 8M	75	38 sq. in.	36.00
V27	14" x 6" 4M	50	62 sq. in.	29.00
V278	14" x 6" 8M	50	57 sq. in.	30.00
V26	14" x 8" 4M	50	89 sq. in.	36.00
V268	14" x 8" 8M	50	81 sq. in.	37.00
V3244	24" x 4" 4M	50	69 sq. in.	30.00
V3248	24" x 4" 8M	50	63 sq. in.	31.00
V6244	24" x 6" 4M	50	104 sq. in.	42.00
V6248	24" x 6" 8M	50	95 sq. in.	43.00

The one piece foundation vent ... No rivets or welds to weaken or leak! Excellent for use wherever screen is required by code. ECONOMICAL, FAST, REVERSIBLE for use on stucco or rustic construction. Nail holes provided in each corner for fast, easy installation. Available with New Wall (FOAM) Flange.

* FLOOR VENT CALCULATION		
AREA REQ. FLOOR VENT:	1933 SQ. FT.	1933 SQ. FT.
AREA OF VENT REQ.	1933 / 150	12.87 SQ. FT.
PROVIDE: 21 -14X8 V26 MODEL VENT	21 X .618 SQFT/EA**	12.98 SQ. FT.
TOTAL		12.98 SQ. FT.

** DESIGN 3/8" HIGH & LOW VENTS
 *** 89 SQ. INCH = .618 SQFT (SEE CUT SHEET BELOW FOR V26 MODEL)
 **** 60 SQ. INCH NFA/EA (42SQFT).

ALL SPECIAL ITEMS ARE NON-RETURNABLE. TEL: 408-778-0606 FAX: 408-778-0879 7 AM TO 4:30 PM PST

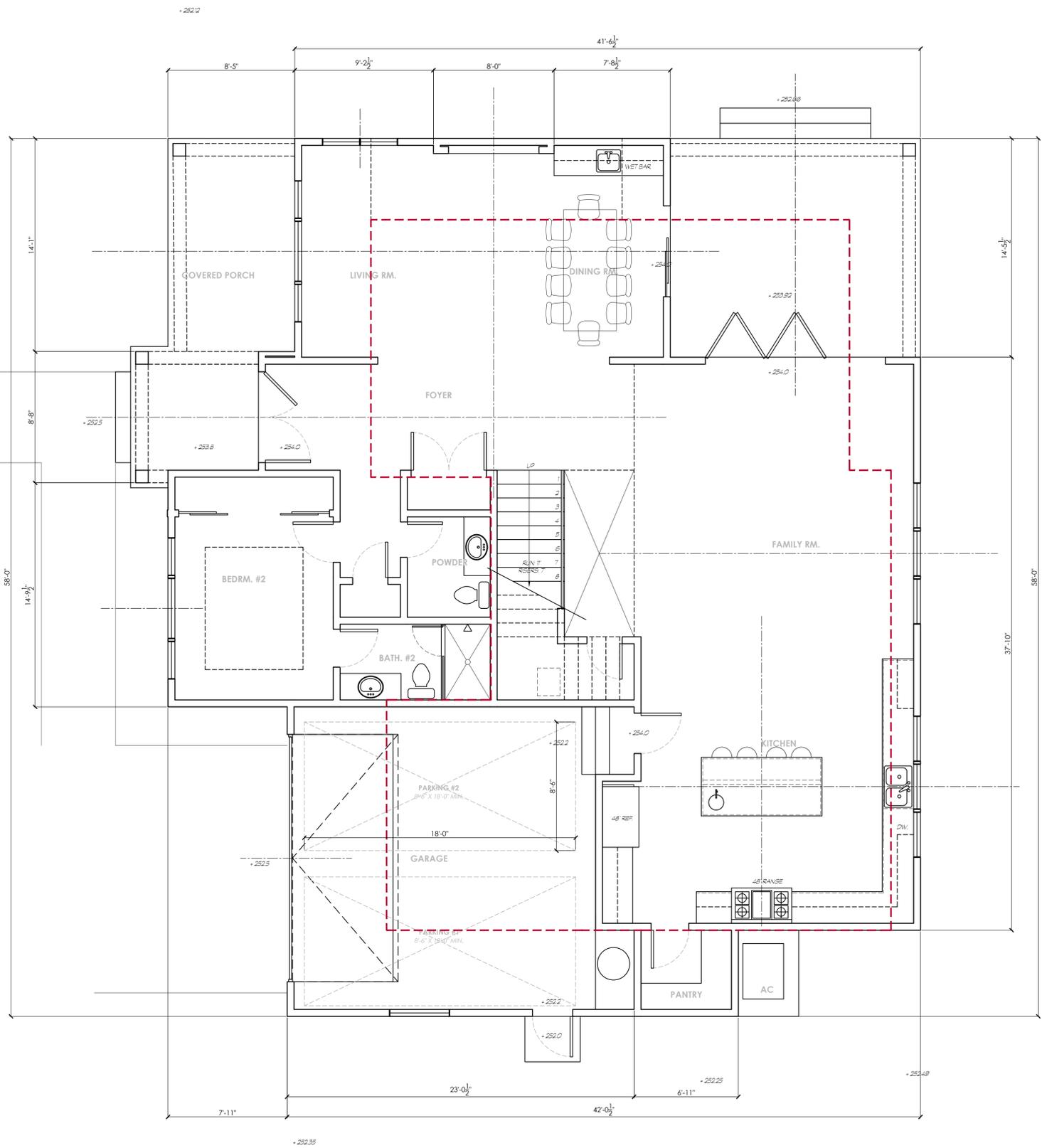
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- ☉ SMOKE DETECTOR
- ☉ SMOKE/CARBON MONOXIDE ALARM



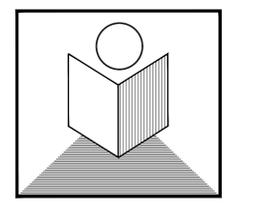
PROJECT FIXTURES SCHEDULE:

SECTION 4.303.1 WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}
Lavatory faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush ⁵
Flushometer tank water closets	1.28 gallons/flush ⁵
Flushometer valve water closets	1.28 gallons/flush ⁵
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

¹ Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
² Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
³ Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
⁴ Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.
⁵ Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
 Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.
 Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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



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

no.	revisions	date
DESIGN REVIEW		06/03/2024

- 1
- 2
- 3

date issued: 06/03/2024

drawn by: NGHI THANH LE

job#: 3200-2024

drawing number

A2
 of sheets

ASHRAE 62.2 COMPLIANCE NOTES:

- ALL BATHROOM FANS ARE INTERMITTENT & REQ. 50 CFM MIN. W/ HUMIDITY CONTROL
- KITCHEN HOOD FAN IS 100 CFM. MIN.
- HVAC FILTER IS MERV 6 MIN., 1" THICK W/ MAX. 0.1" W.C. PRESSURE DROP

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- HAVE EGRESS OPENING NO MORE THAN 44" A.F.F.
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- ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE HARDWIRE, INTERCONNECTED AND HAVE BATTERY BACK-UP

*** UPPER ROOF VENT CALCULATION**

ROOF AREA REQ. VENT:	1592 / 300*	1592 SQ. FT.
AREA OF VENT REQ.	7 X .42 SQFT/EA**	2.94 SQ. FT.
PROVIDE HIGH:	TOTAL HIGH	3.85 SQ. FT. (>50% REQ.)
PROVIDE LOW:	TOTAL LOW	4.09 SQ. FT. (>50% HIGH)

- ⊙ SMOKE DETECTOR
- ⊙ SMOKE/CARBON MONOXIDE ALARM

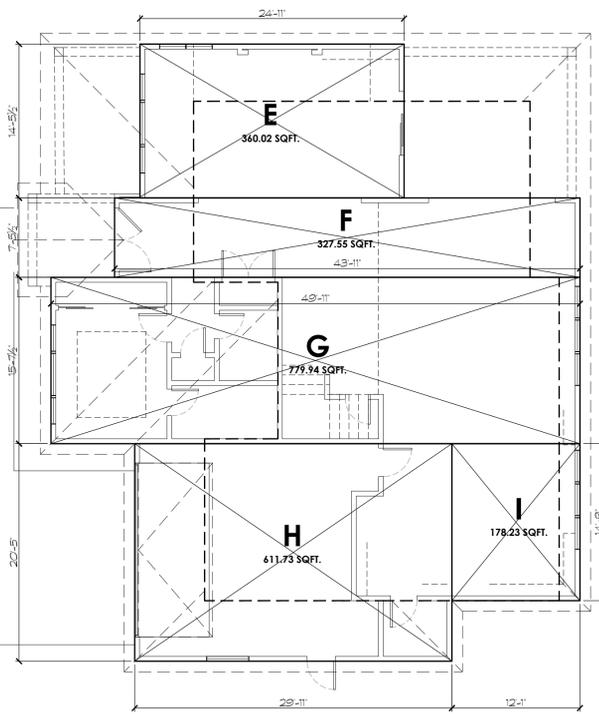
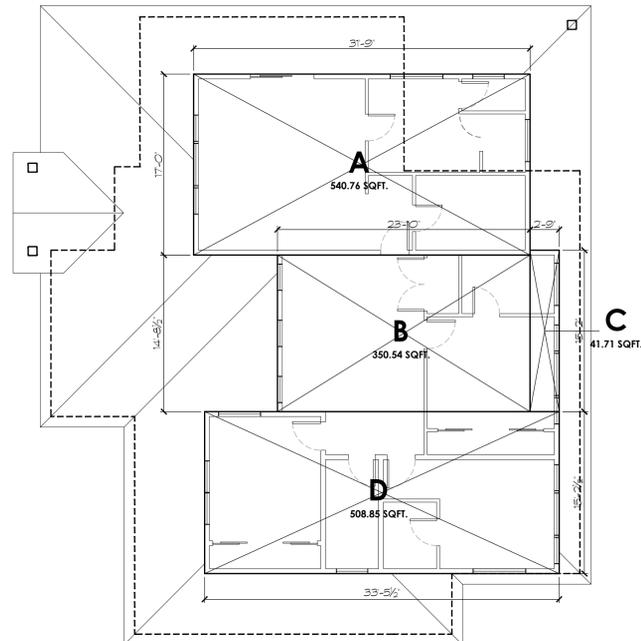
* DESIGN 3/8" HIGH & LOW VENTS
 ** 60 SQIN/EA = .42 SQFT. - SEE CUT SHEET/A4
 *** 126 SQIN/EA = .875 SQFT. - SEE CUT SHEET/A5
 **** .0341 SQFT/EA

PROJECT FIXTURES SCHEDULE:

*** LOWER ROOF VENT CALCULATION**

ROOF AREA REQ. VENT:	994 / 300*	994 SQ. FT.
AREA OF VENT REQ.	2 X .42 SQFT/EA**	0.84 SQ. FT.
PROVIDE HIGH:	TOTAL HIGH	1.715 SQ. FT. (>50% REQ.)
PROVIDE LOW:	TOTAL LOW	2.05 SQ. FT. (>50% HIGH)

* DESIGN 3/8" HIGH & LOW VENTS
 ** 60 SQIN/EA = .42 SQFT. - SEE CUT SHEET/A4
 *** 126 SQIN/EA = .875 SQFT. - SEE CUT SHEET/A5
 **** .0341 SQFT/EA



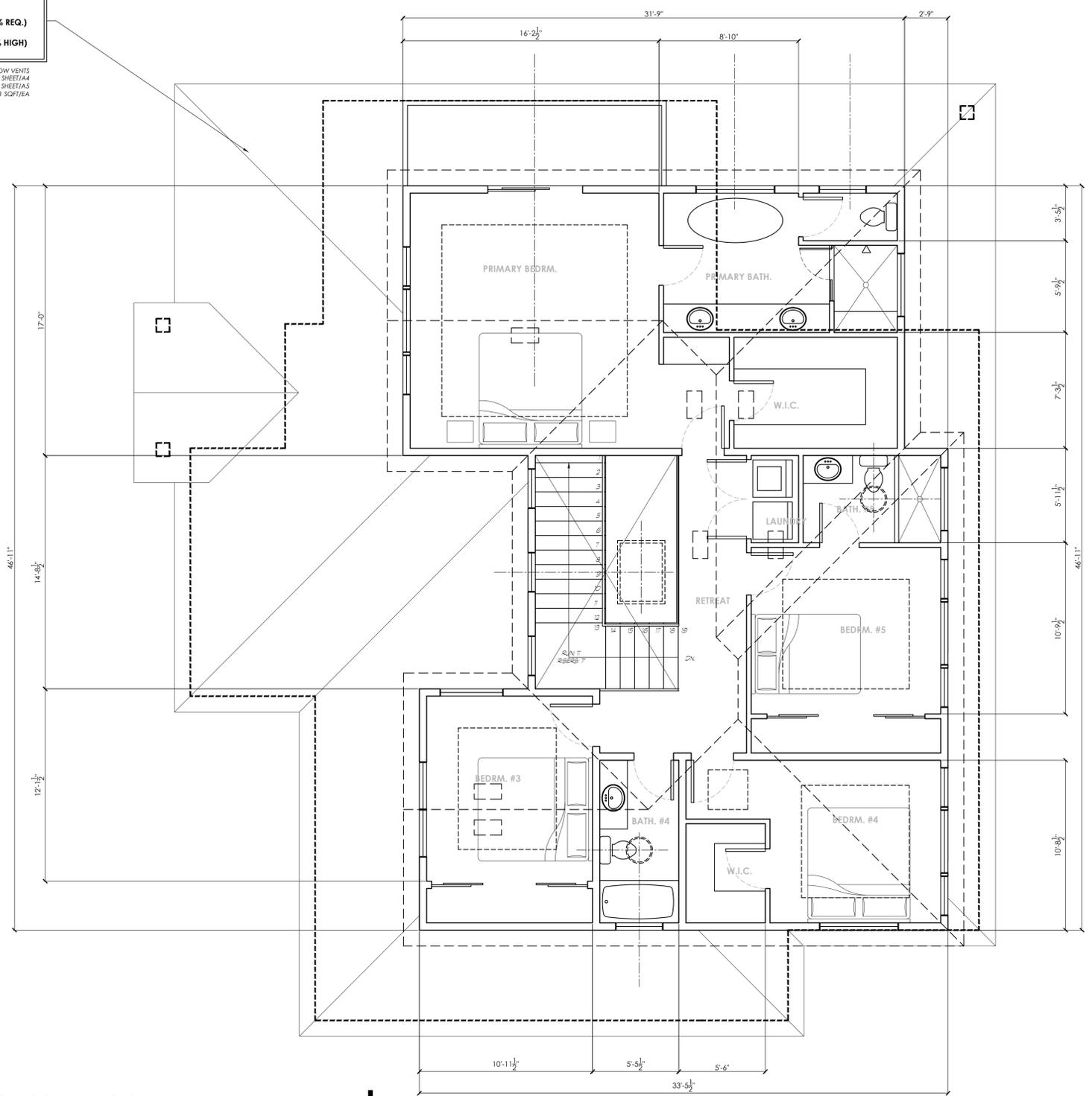
*** GRAPHIC AREA CALCULATION**

- AREA A:	31'-9" X 17'-0"	540.76 SQFT.
- AREA B:	23'-10" X 14'-8 1/2"	350.54 SQFT.
- AREA C:	2'-9" X 15'-2"	41.71 SQFT.
- AREA D:	33'-5 1/2" X 15'-2 1/2"	508.85 SQFT.
- AREA E:	24'-11" X 14'-5 1/2"	340.02 SQFT.
- AREA F:	43'-11" X 7'-5 1/2"	327.55 SQFT.
- AREA G:	49'-11" X 15'-7 1/2"	779.94 SQFT.
- AREA H:	29'-11" X 20'-5"	611.73 SQFT.
- AREA I:	12'-1" X 14'-9"	178.23 SQFT.
TOTAL		3698.31 SQFT. = 3698 SQFT.

WHOLE HOUSE VENTILATION CAL:

Conditioned Floor Area (ft²)	Bedrooms				
	0-1	2-3	4-5	6-7	>7
≤1500	30	45	60	75	90
1501-3000	45	60	75	90	105
3001-4500	60	75	90	105	120
4501-6000	75	90	105	120	135
6001-7500	90	105	120	135	150
>7500	105	120	135	150	165

$4026(3\%) + (6+1) \times 7.5 = 92.76 \leftarrow \text{REQ. OF 105 CFM}$

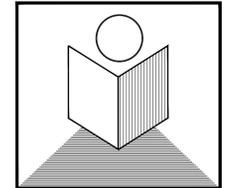


GRAPHIC AREA CALCULATION

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

PROPOSED 2ND FLOOR PLAN

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



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**PROPOSED 2ND
 FLOOR PLAN**

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

no.	revisions	date
DESIGN REVIEW		06/03/2024

1		
2		
3		

date issued: 06/03/2024

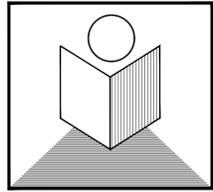
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PROPOSED
STREETSCAPE
ELEVATIONS

SCALE: 3/32" = 1'-0"

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800 VIRGINIA



810 VIRGINIA



820 VIRGINIA



830 VIRGINIA



831 VIRGINIA



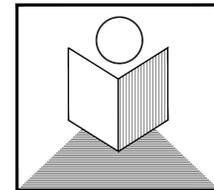
821 VIRGINIA



811 VIRGINIA



801 VIRGINIA



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PROPOSED BUILDING ELEVATIONS

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

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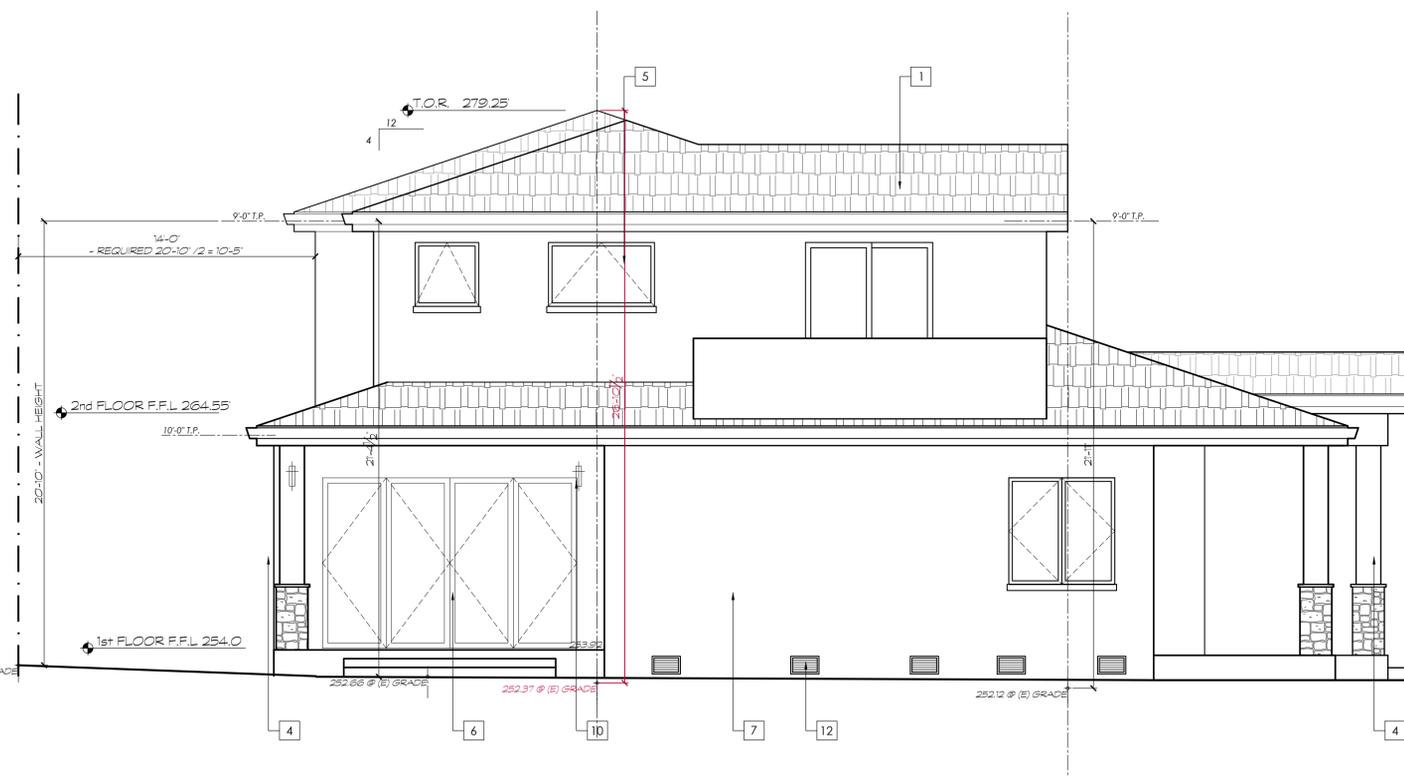
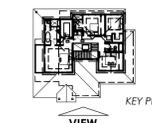
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1. LIGHT WEIGHT CONC. ROOF - CLASS 'A'
2. SOLID GARAGE DR - STAINED
3. SOLID WD. ENTRY DOOR
4. STUCCO COLUMN W/ STONE BASE
5. DOUBLE PANE WINDOW
6. EXTERIOR DOOR
7. 3/8" FINISH STUCCO - SMOOTH FINISH - 3 COATS O/ LATCH
8. 4" HEIGHT 1/2" THICK MIN. BUILDING ADDRESS LOCATION
9. 2X8 FASCIA W/ GSM GUTTER - PAINT
10. EXTERIOR LIGHTING
11. LOCATION OF ROOF VENT
12. LOCATION OF FLOOR VENT

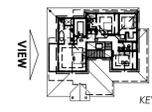
1 PROPOSED FRONT ELEVATION

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



2 PROPOSED SIDE ELEVATION

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



SSB960A/SSB960G
Our Best Metal Roof Louver, with fully enclosed hood to help prevent rodent/insect infiltration and leaf/pine needle clogging

- Slant-Back Design... An excellent choice against weather infiltration, especially in steep-slope applications
- Long Lasting Construction... Available in aluminum (SSB960A) or galvanized (SSB960G) construction
- 20% More Ventilating Capacity**... A full 60 sq. in. of net free ventilating area (NFA) per vent
- Optional Weather Filter... helps resist virtually all types of weather infiltration (available on aluminum models)
- Lower Installation Costs... Fewer vents needed for installation**
- Easy Installation... Pre-drilled nail holes make installation easier
- Popular Colors Available... To complement most roofs
- Aluminum Mill, Black, Brown, Weathered Wood, White and ShingleMatch™ Weathered Wood
- Galvanized: Black, Brown and Weathered Wood
- Granule Coated: Black, Brown, Weathered Wood and Shakedown

** Compared to typical 50 sq. in. NFA roof vents

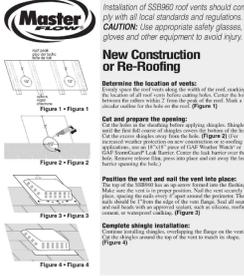
Now available in 4 granule coated colors



How Many Do I Need? (Based on 1/300 Rule)

Total Attic Square Footage	Recommended Number of SSB960 Louvers	Minimum Intake Ventilation (Net Free Area in Sq. In.)
0-1000	4	240
1001-1500	6	360
1501-2000	8	480
2001-2500	10	600
2501-3000	12	720

SSB960 Instructions



Instrucciones para la SSB960
La instalación de las rejillas de ventilación para techos SSB960 debe cumplir con todas las especificaciones y regulaciones locales. **PRECAUCIÓN:** Usar aparatos de seguridad apropiados, guantes y demás equipamiento de seguridad para evitar lesiones.

Construcción Nueva o Re-Techoado
Determine la ubicación de los techos: Determine the location of the roof. Marking should be done before the installation of the roof. The location of the roof should be marked before the installation of the roof. (Figure 1)

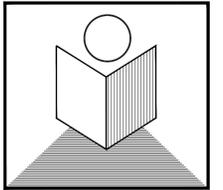
Corte y prepare la abertura: Cut and prepare the opening. Cut and prepare the opening in the roof. The opening should be cut and prepared before the installation of the roof. (Figure 2)

Coloque la rejilla de ventilación en posición: Place the vent in position. Place the vent in position on the roof. The vent should be placed in position on the roof. (Figure 3)

Complete la instalación de los techos: Complete the installation of the roof. Complete the installation of the roof. The roof should be completed after the installation of the roof. (Figure 4)

FLAT VENT CUT SHEET

NOTE:
- ALL DOWNSPOUTS MUST BE DISCONNECTED @ GRADE AND SLOPE TO VEGETATED AREA 5'-0" AWAY FROM FOUNDATION
- ALL AREA DRAINS, POP-UP DISIPATORS CONNECTING PIPES... ARE NOT PERMITTED



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PROPOSED
BUILDING
ELEVATIONS
SCALE: 1/4" = 1'-0"

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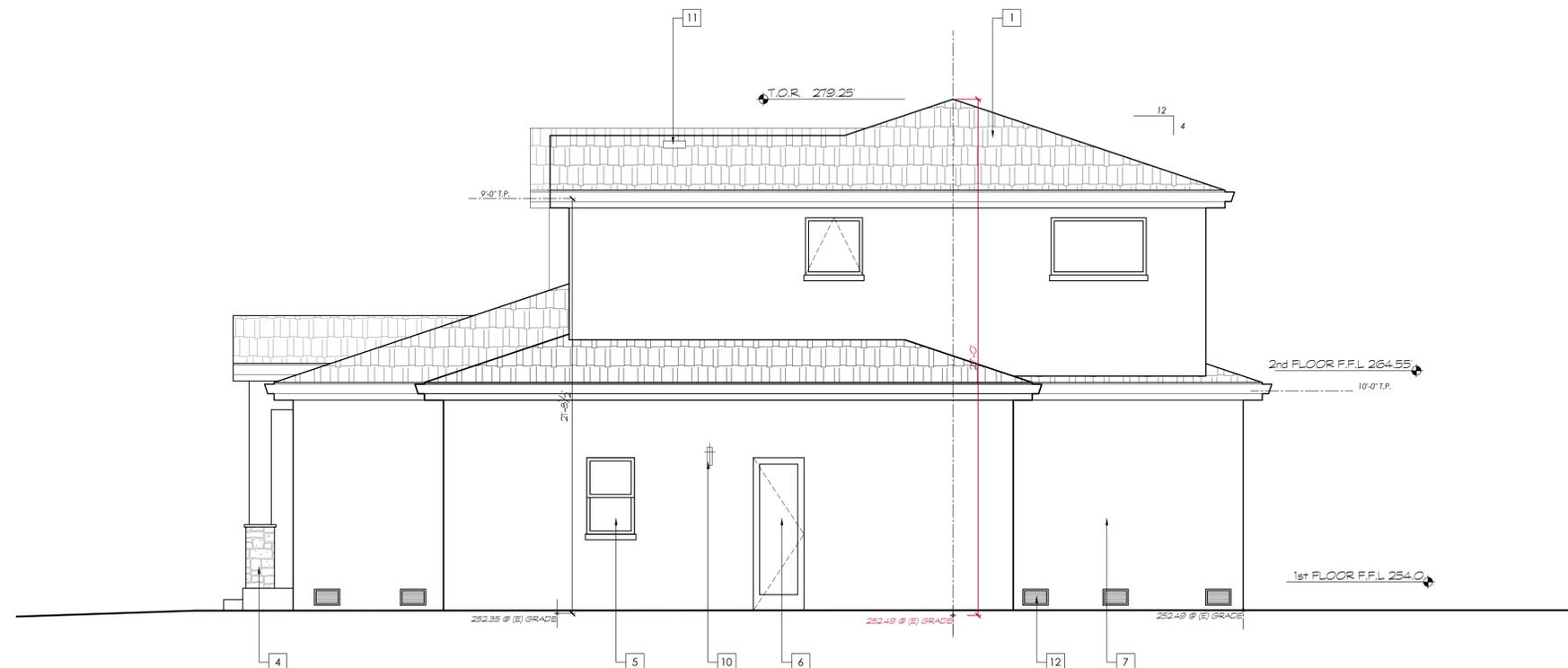
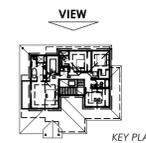
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1. LIGHT WEIGHT CONC. ROOF - CLASS 'A'
2. SOLID GARAGE DR - STAINED
3. SOLID WD. ENTRY DOOR
4. STUCCO COLUMN W/ STONE BASE
5. DOUBLE PANE WINDOW
6. EXTERIOR DOOR
7. 7/8" FINISH STUCCO - SMOOTH FINISH - 3 COATS O/ LATCH
8. 4' HEIGHT & 1/2" THICK MIN. BUILDING ADDRESS LOCATION
9. 2X8 FASCIA W/ GSM GUTTER - PAINT
10. EXTERIOR DOWN LIGHTING
11. LOCATION OF ROOF VENT
12. LOCATION OF FLOOR VENT

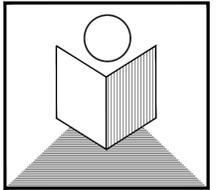
NOTE:
 - ALL DOWNSPOUTS MUST BE DISCONNECTED @ GRADE AND SLOPE TO VEGETATED AREA 5'-0" AWAY FROM FOUNDATION
 - ALL AREA DRAINS, POP-UP DISIPATORS CONNECTING PIPES... ARE NOT PERMITTED

1
A5 PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



2
A5 PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"





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**PROPOSED
BUILDING
SECTIONS**

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

no.	revisions	date
	DESIGN REVIEW	06/03/2024

1

date issued: 06/03/2024

drawn by: NGHI THANH LE

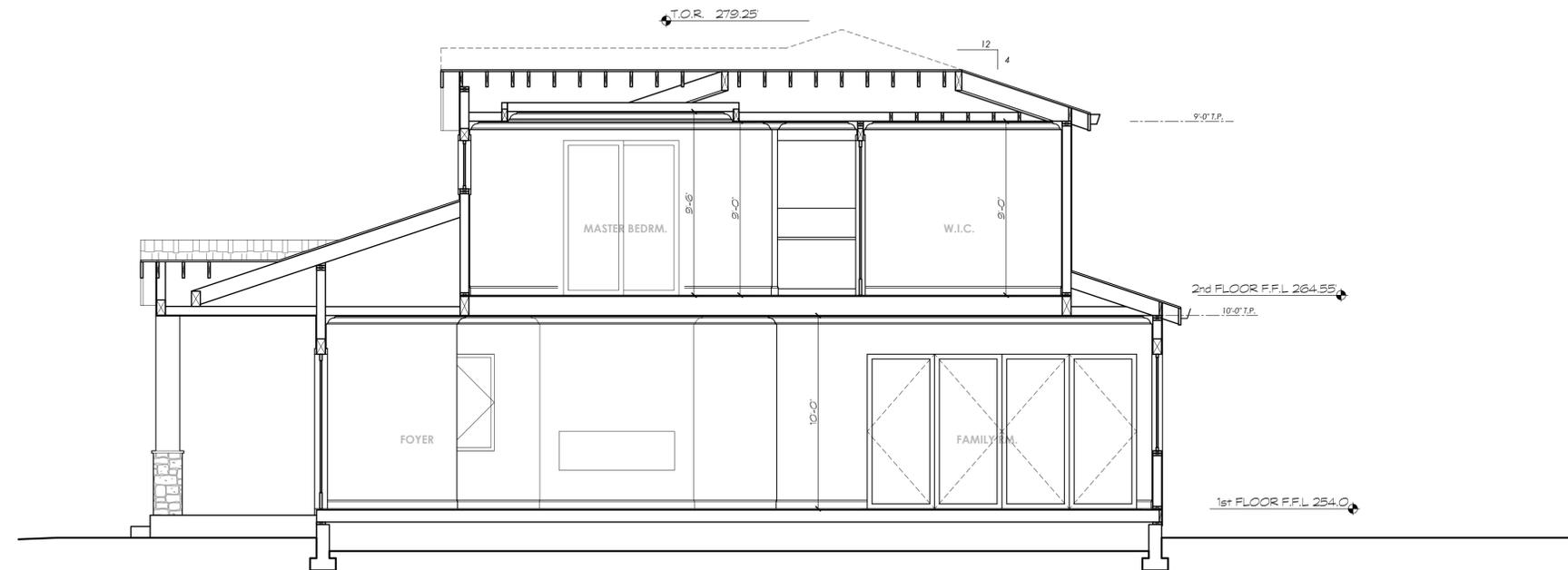
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drawing number

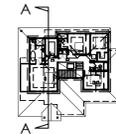
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1
A6 PROPOSED BUILDING SECTION A-A
SCALE: 1/4" = 1'-0"

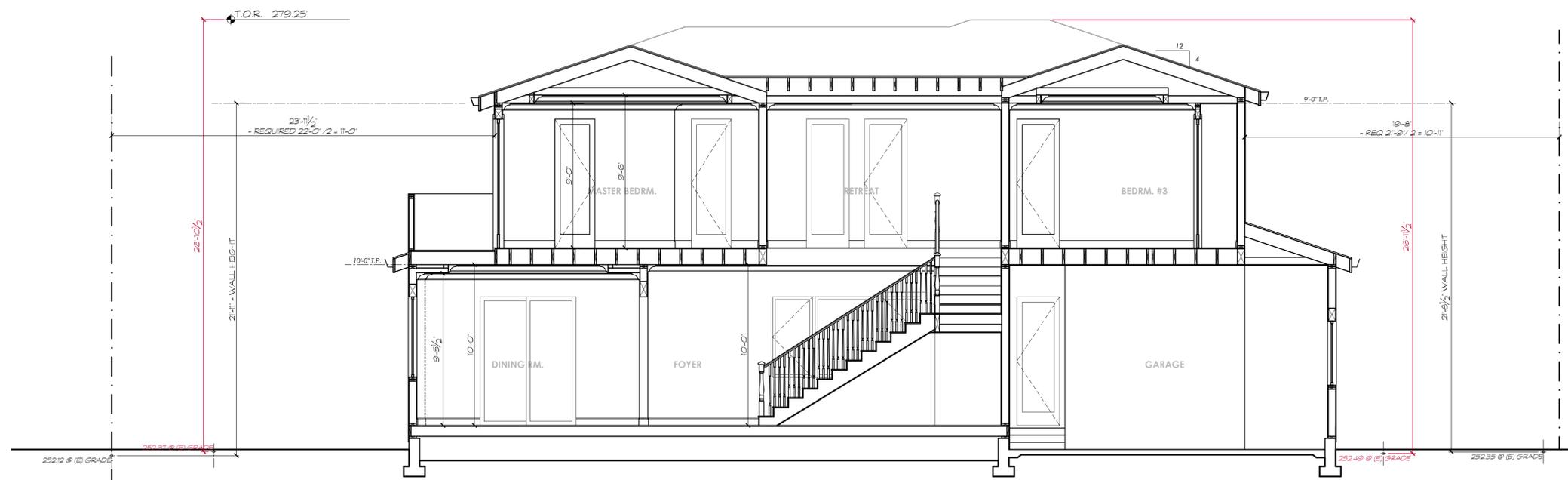


NOTE:
- ALL DOWNSPOUTS MUST BE DISCONNECTED @ GRADE AND SLOPE TO VEGETATED AREA 5'-0" AWAY FROM FOUNDATION
- ALL AREA DRAINS, POP-UP DISIPATORS CONNECTING PIPES... ARE NOT PERMITTED

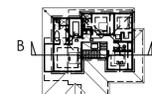
INSULATION SCHEDULE

R-21 BAT.	ALL EXTERIOR WALLS
R-19 BAT.	FLOORS
R-38 BAT.	ROOF

NOTE:
1. STUCCO LATH SHALL HAVE 2 LAYERS OF GRADE "D" PAPER WHEN APPLIED OVER WOOD SHEATHING W/ PROPER CLEARANCE TO WEEP SCREED OF 2" TO PAVED SURFACE OR 4" TO EARTH.
2. PROVIDED RADIANT BARRIER ROOF SHEATHING TYPE FOR THIS PROJECT



2
A6 PROPOSED BUILDING SECTION B-B
SCALE: 1/4" = 1'-0"





1 LARGESTROEMIA INDICA 'NATCHEZ'



2 JUNIPERUS VIRGINIANA TAYLOR



3 SALVIA LEUCANTHA



4 PHORNUM TENAX 'APRICOT QUEEN'



5 PHORNUM TENAX 'RAINBOW MAIDEN'

- IRRIGATION NOTES:**
- Rear landscape irrigation system is not required for mulch only area
 - All work shall be performed in accordance with the applicable laws, codes and regulations.
 - Front area will connect to exist system as new zones
 - Dig trenches wide enough to allow a minimum of six inches between parallel pipes and deep enough to provide the following min. cover over the pipes:
 * 12" over pressure lines, control wires, sleeves and conduits
 * 12" over lateral lines and lateral sleeves
 - Prior to burying the piping, cap all risers and perform hydrostatic tests. Apply a continuous water pressure of 100 psi to the system as follows:
 * 4 hrs to pressure lines (min)
 * 2 hrs to lateral lines
 - Front landscape will be irrigated with new drip valves and spray heads to accommodate the different water needs for the different plants and exposures
 - Drip system shall be properly filtered, equipped with a double check valve and adjusted pressure reducer
 - Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data utilize a rain sensor
 - Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply
 - At the time of final inspection, the permit applicant must provide the owner of the property with certificate of completion, irrigation schedule and a schedule of landscape and irrigation maintenance.

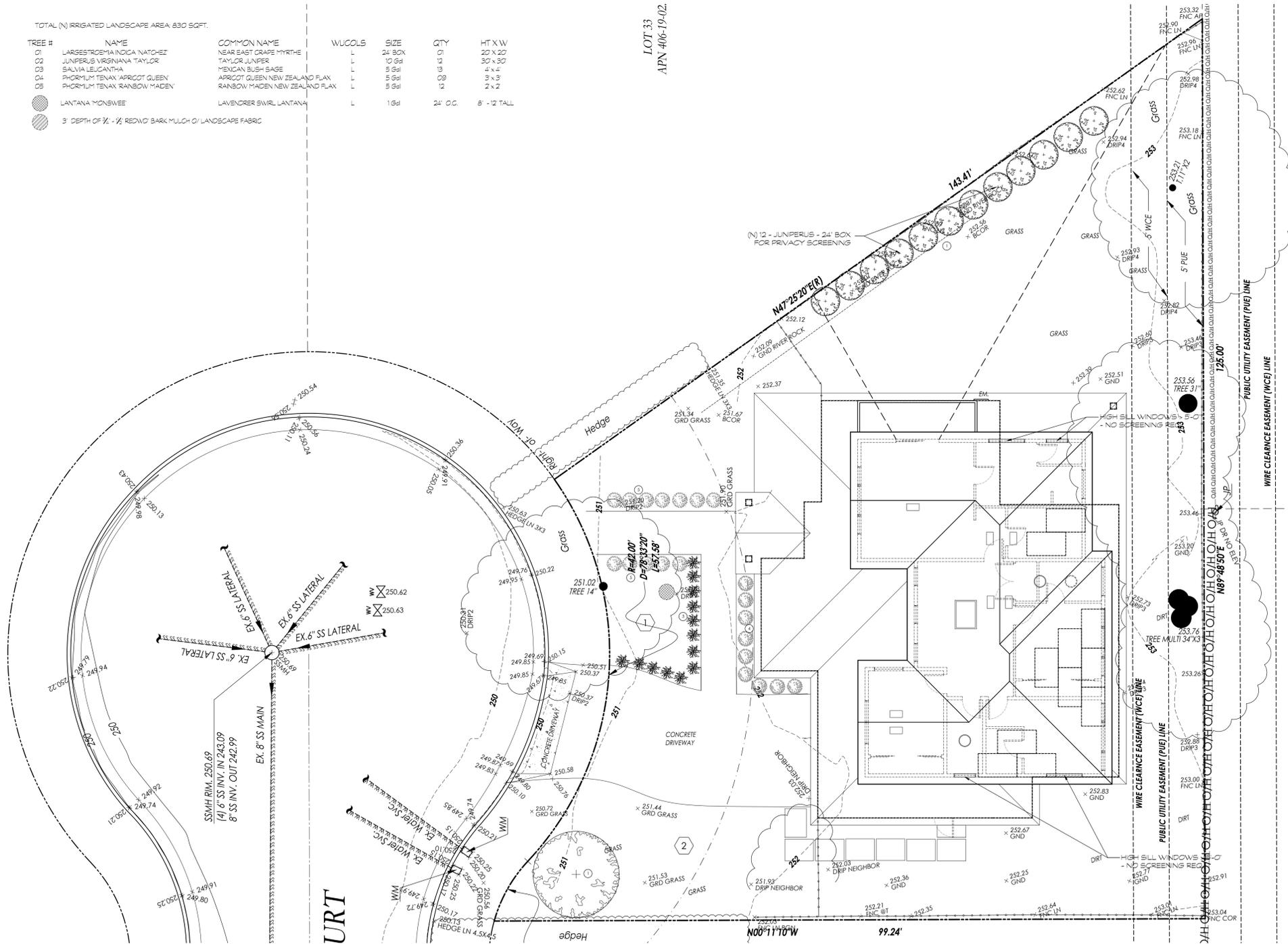
IRRIGATION VALVE LEGEND

VALVE	AREA	TYPE
①	FRONT OF HOUSE	DRIP - IN-LINE EMITTERS
②	FRONT OF GARAGE	DRIP - IN-LINE EMITTERS

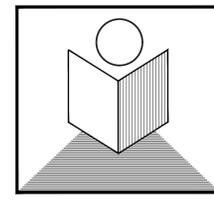
TOTAL (N) IRRIGATED LANDSCAPE AREA: 830 SQFT.

TREE #	NAME	COMMON NAME	WUCOLS	SIZE	QTY	HT X W
01	LARGESTROEMIA INDICA 'NATCHEZ'	NEAR EAST GRAPE MYRTLE	L	24" BOX	1	20 X 20'
02	JUNIPERUS VIRGINIANA TAYLOR	TAYLOR JUNIPER	L	10" GAL	10	30' X 30'
03	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	5" GAL	4	4' X 4'
04	PHORNUM TENAX 'APRICOT QUEEN'	APRICOT QUEEN NEW ZEALAND FLAX	L	5" GAL	3	3' X 3'
05	PHORNUM TENAX 'RAINBOW MAIDEN'	RAINBOW MAIDEN NEW ZEALAND FLAX	L	5" GAL	2	2' X 2'
06	LANTANA MONSIEUR	LAVENDER SWIRL LANTANA	L	16" GAL	24	24" O.C. 8' - 12" TALL

● 3" DEPTH OF 1/2" - 1/2" REDWOOD BARK MULCH OR LANDSCAPE FABRIC



PROPOSED LANDSCAPE/PRIVACY PLAN
 SCALE: 1/8" = 1'-0"



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**PROPOSED
 LANDSCAPE/
 PRIVACY PLAN**
 SCALE: 1/8" = 1'-0"

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