SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom meeting if attending remotely:

www.campbellca.gov/SARCsignup

June 25, 2024
Tuesday
6:30 PM

After registering, you will receive a confirmation email containing information about joining the meeting.

SARC AGENDA

Doetsch Conference Room
70 North First Street, Campbell, CA 95008

CALL TO ORDER / INTRODUCTIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review the architectural design and site layout of proposed development projects. The SARC makes reports and recommendations to the Planning Commission, however, the SARC has no decision-making authority, and its recommendations are not binding on the Planning Commission.

SARC meetings are scheduled immediately preceding the 7:00 PM Planning Commission public hearings. As such, the time allotted for each application is limited and must be reserved for review and discussion by the SARC, staff, and applicants. Any time remaining during the scheduled review time may be utilized for public comment at the discretion of the Chair.

SCHEDULED ITEMS

ITEM/FILE NO.		ADDRESS	START TIME	APPLICANT
1.	PLN-2024-26	1001 Audrey Avenue	6:30 PM	Shailesh Naik
Site and Architectural Review Permit to allow the demolition of an existing house and detached garage and construction of a new 4,495 square foot two-story home with attached 2 car garage and front and rear covered porches. Project Planner: Nishant Seoni, Contract Associate Planner				

ADJOURNMENT

Adjourn to the next Site and Architectural Review Committee meeting on **July 9, 2024**, to be held in the Doetsch Conference Room, 70 North First Street, Campbell, California.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact City Clerk's Office at ClerksOffice@campbellca.gov or (408) 866-2117.

MEMORANDUM

Community Development Department
Planning Division

To:	Site and Architectural Review Committee	**Date**: June 25, 2024	
From:	Nishant Seoni, Contract Associate Planner		
Via:	Rob Eastwood, Community Development Director		
Subject:	Site and Architectural Review Permit		
File No.:	PLN-2024-26 ~ 1001 Audrey Avenue		

PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow the demolition of an existing single-family residence and detached garage and the construction of a new 4,495 square foot two-story single-family home with attached 2 car garage and front and rear covered porches (reference **Attachment 1** – Project Plans).

PROJECT SITE

The project site is a 10,950 square-foot parcel located along the north side of Audrey Avenue between Capri Drive and Burrows Road as shown on the aerial map below. The site is in the Single-Family Residential (R-1-10) Zoning District within the San Tomas Area Neighborhood Plan (STANP) area and is currently developed with a one-story single-family home and detached garage that will both be demolished as part of the project.



PROJECT DATA

Zoning District:	R-1-10 (Single Family Residential)

General Plan Designation:	Low Density Residential (less than 4.5 units per gross acre)	
Lot Area:	10,950 square feet	
Building Height: Proposed: Allowed:	 27'-8", 2 stories 28', 2.5 stories	
Existing Building Square Footage: Existing house: Existing garage: **Proposed Building Square Footage:** First floor: Second floor: Attached garage: Front porch: Rear porch: Floor area (first floor + second floor + garage): Lot coverage (first floor + garage + porches):	 2,228 square feet 462 square feet 2,535.61 square feet 1,482.19 square feet 476.72 square feet 90.14 square feet 417.36 square feet 4,494.52 square feet 3,519.83 square feet	
Floor Area Ratio:	**Proposed** 0.41	**Required/Allowed** 0.45
Lot Coverage:	32%	35%
Private Open Space:	4,936 square feet	750 square feet minimum
Front Yard Paving:	37.9 % (747/1971 square feet)	50%
Setbacks[1]: Front/Garage:	 25'	 25'
Side (North): First floor: Second floor:	 10'-2" 16'-6"	 10' 12'-9.5"
Side (South): First floor: Second floor:	 8'-2.5" 15'-10.5"	 8' 12'-9.5"
Rear:	55'-2"	25'

[1] Side yard setbacks in the STANP are as follows: 8' or 60% of the wall height, whichever is greater, on one side. 10' or 60% of the wall height, whichever is greater, on one side. Second floor wall height is used for second story setbacks. First floor wall height is 11'-6", second floor wall height is 21'-4".

Parking:	2 covered, 2 uncovered	2, 1 covered
Landscaping:	Front, side, rear yard. 34 trees	Front yard. 6 trees

DISCUSSION

The Site and Architectural Review Committee's (SARC) role is to review the architectural design and site configuration of the proposed project for consistency with City design standards and guidelines and to make recommendations as appropriate to the Planning Commission, which is the final approval body for a Site and Architectural Review Permit. The STANP provides design guidelines for single-family homes focusing on the compatibility with surrounding homes, surface articulation, building orientation, and exterior design variation. The project's alignment with these guidelines is discussed below.

Scope of Review: Senate Bill 9 (SB-9) requires the ministerial approval of projects with either one or two residential units, which includes single-family residences. Ministerial review means a process for development approval involving no personal judgment by the public official as to the wisdom of carrying out the project. The public official merely ensures that the proposed development meets all the applicable objective standards for the proposed action but uses no special discretion or judgment in reaching a decision.[2]

The Site and Architectural Review permit requires review and approval by the Planning Commission. However, due to the passing of SB-9 and the requirement of ministerial approvals for one or two residential units, the Planning Commission is limited in requesting alterations to the project and cannot deny the project if it complies with the city's objective requirements. [3]

Site Layout: The proposed new single-family dwelling conforms with all applicable setback, parking, and paving standards and provides vehicle and pedestrian access directly from Audrey Avenue, consistent with neighboring homes. The site layout maintains visual harmony and respects the character of the surrounding community consistent with General Plan Land Use Policy 3.1:

> **Policy LU-3.1:** Recognize that Campbell is comprised of unique neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city's neighborhoods.

Scale and Mass: The proposed single-family dwelling is designed to align with the STANP's floor area ratio, lot coverage, and height requirements. This compliance ensures that the new development is proportionate to the neighboring single-family homes, thus preserving the neighborhood's character. The applicant has proposed a roof slope and design consistent with neighboring homes. The home's entrance will be 1 story, consistent with the STANP's recommendation to limit front entries to less than 1.5 stories. Architectural elements, discussed below, are in proportion to the overall home as shown below.

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[2] This is contained in an SB-9 Fact Sheet authored by the California Department of Housing and Community Development.

[3] Staff will be aligning the state's requirement of a ministerial single-family process with the Campbell Municipal Code in a future municipal code update. This has been identified on the City Council adopted workplan.



Front of home



Rear of home

Architectural Design: The proposed home incorporates a shape, roof pitch, and material selection that is consistent with surrounding homes and does not introduce a significantly different design to the neighborhood. The home will include an attached two car garage and be easily visible from the street. It will have a hipped, shingled roof, shallow window fenestration, stucco siding, and fiberglass windows that are consistent with surrounding homes. The home will also include a movable glass wall at the rear of the building that will serve as a window and entrance. This glass wall will be partially hidden from view by the rear porch.

Wall and roof plane articulation will be similar to adjacent homes but will still provide unique elevations. The home will not have any long unarticulated walls or roof planes and will include a change in articulation on the front entrance as well as the second floor that is set back from the first floor. The home will be located on the lot in a similar manner as adjacent homes and is within all

setback requirements. Consistent with STANP guidelines, the front facing garage does not exceed 50% of the linear front elevation.

Landscaping: The project includes the retention of all but one of the 20 trees existing on site. The tree to be removed is unprotected and will be removed to allow construction of the home. New trees and bushes will be planted in the front and rear of the home, and new trees will be planted on both sides. Consistent with the STANP, the project will provide a minimum of one tree per 2,000 square feet of net lot area. The 10,950 square foot parcel requires 6 trees. With the addition of new trees, the project will provide 34 trees. Proposed landscaping is consistent with the surrounding neighborhood in both scale and type. Consistent with CMC Sec. 21.26.030, the front yard will be landscaped with a variety of trees (minimum 15-gallon size) and bushes (minimum 5-gallon size) that will be separated from the driveway.

Privacy: The proposed single-family dwelling will be two-story and will be surrounded by screening trees on the sides and rear of the property. Window size, number, and distribution are consistent with surrounding single-family homes and, in combination with screening trees, will not allow for significant visibility into neighboring properties. In an effort to engage the community, staff mailed a courtesy notification about the project. One resident expressed concern about privacy impacts from the proposed second story. Staff explained to the resident that the proposed home conforms with height and story requirements for single-family homes in the STANP and will include multiple screening trees on the sides and rear of the property to further enhance privacy.

SUMMARY

The SARC should discuss the proposed project's design approach and site layout. If the SARC believes that the project warrants changes, the applicant may be asked to revise the design for review by the Planning Commission.

Attachments:

1. Project Plans
2. Community Correspondence

Jain & Naik Residence

1001 Audrey
Campbell, CA 95008

GENERAL CONDITIONS/NOTES

1. All material stored on the site shall be properly stacked and protected to prevent damage and deterioration until use. Failure to protect materials may be cause for rejection of work.

2. All construction and materials shall be as specified and/or as required by the adopted edition of the California Building Code and all local and national codes and authorities which are applicable.

3. All products, materials and finishes to be installed per manufacturers specifications--no exceptions.

4. All required Exit doors shall be operable from the inside without the use of a key or special knowledge or effort.

5. The General Contractor shall verify all dimensions and site conditions prior to commencing any work. The General Contractor shall notify the Architect / Owner of any discrepancy of these plans and specifications.

6. The General Contractor shall maintain the job site in a clean, orderly condition free of debris and litter, Each subcontractor immediately upon completion of each phase of his work shall remove all trash and debris as a result of his operation. The job site shall be left clean and swept each day by the end of work that day.

7. No portion of the work requiring a shop drawing or sample submission shall be commenced until the submission has been reviewed and acted upon by the Architect / Owner. All such portions of work shall be in accordance with the reviewed shop drawings and samples.

8. The contractor shall confine operations at the site to areas permitted by law, ordinances, permits and the contract documents, and shall not unreasonably encumber the site with any material or equipment.

9. Should an error appear in specifications or drawings, or in work done by others, affecting this work, notify the Architect at once for instructions as to procedure. If contractor proceeds with work affected without instructions from the Architect, the contractor shall make good any resulting damage or defect.

10. Should conflict occur in or between drawings and specifications or where detail references on contract drawings have been omitted, contractor is deemed to have estimated the most expensive materials and construction involved unless he shall have asked for and obtained written decision from Architect as to which method or materials will be required.

11. All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces

12. See documents prepared by the Civil Engineering, if applicable, for all finish grades, drainage and site details. Review all site utility documents, landscape and irrigation documents prior or commencement of any under grounding or trenching. Notify the Architect immediately of any discrepancies of the contract documents.

13. Construction contractor and his subcontractors agree that in accordance with generally accepted construction practices, construction contractor and his subcontractors will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property, that this requirement shall be made to apply continuously and not limited to normal working hours, and construction contractor and his subcontractors further agree to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, except liability arising from the sole negligence of design professional as identified in item # 14 of these general conditions.

14. General Contractors, Sub-contractors, Builders, and Owner are to check all drawings for errors and omissions prior to commencement of construction. Any errors and/or omissions must be reported immediately to the Architect in writing prior to commencement of construction. The Architect will not take liability for any errors and/or omissions not reported immediately in writing prior to commencement of construction. The Architect's liability for the total project shall not exceed one thousand dollars.

15. All screws/nails in finish woodwork to be countersunk and filled smooth with putty to match finish.

16. If the manufacturer's specifications and applicable codes are not consistent with each other, notify the architect immediately prior to commencement of any work and await direction or contractor accepts full responsibility of work completed..

17. All gypsum board to be a minimum of 5/8" TYPE "X" sheetrock, smooth finish or as otherwise indicated on drawings. Install as needed to meet applicable codes. Use radiused corners.

18. Electrical, Mechanical, Plumbing, Fire Extinguishing System and Fire Alarm System to be Design/Build.

19. A delta ("Δ") symbol located at the top right hand corner of any drawing indicates that drawing has been significantly revised and should be treated as an entirely new drawing.

20. Contractor to protect all interior spaces (as required) from any weather, theft, or vandalism.

21. All walls floors and ceilings are to be finished to match existing adjacent surfaces. All new finishes and fixtures are to be approved by owner or architect, prior to installation.

22. Relocate or install new plumbing, gas, and electrical lines (as required) for the new construction.

23. Contractor to dispose of all debris at an approved dump site per all Town, County, State and Federal regulations.

24. Contractor to notify owner and architect if he suspects that any asbestos is on site and stop work immediately until authorities have proved the work to be safe.

25. Smoke detectors shall be installed in all bedrooms and halls.

26. All roof flashings to be primed and painted with rust proof paint.

27. Bidding
– The contractor needs to examine all the drawings and the site conditions if they are different from the drawings verify all the existing conditions on site and notify the architect prior to any construction

Please bid for max. of 10 colors in a bid, not exceeding 4 colors in any given room at a time.

28. All wood coming in contact with concrete must be pressure treated, typical.

29. Contractor & sub-contractor's responsibility to make sure that all materials installation & craftsmanship for this project meets all applicable codes.

30. Incorporate best management practice (cbmp's) into construction plans & incorporate post construction water run-off measures into project plans in accordance with the city's urban run-off pollution prevention program.

31. All exterior plaster finish shall be 7/8" smooth cement plaster finish unless otherwise noted.

32. Plaster expansion joints should meet the following criteria or as shown on the drawings.
a. no length should be greater than 18 ft. in either direction.
b. no panel should exceed 144 sq. ft. for vertical applications
c. no panel should exceed 100 sq. ft. for horizontal, curved, or angular sections d. no length-to-width ratio should exceed 2 ½ to 1 in any given panel.

33. Flashing provider to prime and paint with rust proof paint all flashings.

PROJECT DATA

ASSESSOR'S PARCEL NUMBER:	406-24-002
ZONING:	R1-10
NAME OF OWNER:	3932 MIDDLETOWN LLC CONTACT – SHAILESH NAIK (408) 621-9063 snaik53@hotmail.com
1 NET AND GROSS SQUARE FOOTAGE OF LOT:	10,950.00 SF
EXISTING HOUSE AREA TO BE DEMOLISHED:	2,228.00 SF
AREA OF GARAGE TO BE DEMOLISHED:	462.00 SQ.FT.
NEW FIRST FLOOR (HABITABLE)	2,535.61 SQ.FT.
NEW SECOND FLOOR (HABITABLE)	1,482.19 SQ.FT.
NEW ATTACHED GARAGE AREA	476.72 SQ.FT.
TOTAL HOUSE AREA WITHOUT GARAGE:	**4,017.80 SQ.FT.**
TOTAL HOUSE AREA WITH GARAGE:	**4,494.52 SQ.FT.**
FRONT PORCH	90.14 SQ.FT.
REAR PORCH	417.36 SQ.FT.
HEIGHT (FROM LOWEST NATURAL GRADE)	27'-8" <28' MAX ALLOWED
NO. OF FLOORS:	2
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY GROUP:	R-3 / U
HOUSE IS FIRE SPRINKLERED	YES
FAR	4,494.52 SF = 0.41 <45% ALLOWED
LOT COVERAGE	3,519.83 = 32% SF <31% ALLOWED

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

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

ARCHITECT

ARCHANA JAIN
1631 VILLARITA DR
CAMPBELL, CA 95008

PHONE: (408) 679-2333
AJSDESIGNS@HOTMAIL.COM

STRUCTURAL ENGINEER

ARUN SHAH & ASSOCIATES
43072 CHRISTY ST
FREMONT, CA 94538
PHONE: 510-220-4264
arun@arunshahandassociates.com

LANDSCAPE ARCHITECT

MENNUCCI DESIGN GROUP
7 MAYWOOD WAY
SAN RAFAEL, CA 94901

GEOTECH

SILICON VALLEY SOILS ENGINEERING
1916 O'TOOLE WAY
SAN JOSE, CA 95131
sdeivert@siliconvalleysoil.com
PHONE: 408-398-9339

SURVEY & CIVIL ENGINEER

STERLING CONSULTANTS
DILIP S. KISHNANI, PE, QSD
46560 FREMONT BLVD, #205
FREMONT, CA 94538
TEL: 925-705-3633
1sterlingconsultants@gmail.com

NOTE:

THE USE OF COPPER METAL ROOFING, COPPER GRANULE CONTAINING ASPHALT SHINGLES, COPPER GUTTERS AND DOWNSPOUTS, AND/OR OTHER EXTERIOR ORNAMENTAL COPPER IS STRONGLY DISCOURAGED FOR ALL RESIDENTIAL BUILDING PROJECTS. THE AFOREMENTIONED COPPER APPLICATIONS ARE NOT PERMITTED FOR USE ON ANY COMMERCIAL OR INDUSTRIAL BUILDINGS DUE TO THE POTENTIAL FOR WATER POLLUTION FROM COPPER EXPOSED STORMWATER RUNOFF.

I AM THE RESPONSIBLE ARCHITECT OF RECORD ON THIS PROJECT AND WILL BE RESPONSIBLE FOR REVIEWING AND COORDINATING ALL SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING DEFERRED SUBMITTALS, FOR COMPATIBILITY WITH THE OVERALL DESIGN OF THE BUILDING.

WORKING HOURS (CONSTRUCTION HOURS SHALL BE
8-5 M-F, 9-4 SATURDAYS, NO WORK SUNDAYS OR HOLIDAYS)

SCOPE OF WORK

DEMOLISH EXISTING HOUSE AND GARAGE

NEW 2,535.61 SF OF FIRST FLOOR AND 1482.19 SF SECOND FLOOR WITH ATTACHED 2 CAR GARAGE OF 476.72 SF

TOTAL 6 BEDROOM AND 5.5 BATH WITH NEW FRONT AND REAR COVERED PORCH

SHEET INDEX

ARCHITECTURAL SHEETS

A0.1 COVER SHEET
A0.1A AREA CALCULATION
A0.1B FIRE SAFETY NOTES

A1.1 EXISTING SITE PLAN
A1.2 PROPOSED SITE PLAN
A1.2A PRIVACY PLAN

A1.3 SITE PHOTOGRAPHY
A1.4 SOLAR STUDY
A1.5 ARBORIST REPORT
A1.6 ARBORIST REPORT

A2.1 PROPOSED FIRST FLOOR PLAN
A2.2 PROPOSED SECOND FLOOR PLAN
A2.3 PROPOSED ROOF PLAN

A3.0A STREET ELEVATION AND COLOR & MATERIAL BOARD
A3.0B IMAGES
A3.0 PROPOSED ELEVATION
A3.1 PROPOSED ELEVATION

A3.2 SECTIONS
A3.3 STAIR DETAILS

T-1 TOPO PLAN

LANDSCAPE SHEETS

L1.0 LANDSCAPE AND IRRIGATION NOTED
L2.0 LANDSCAPE AND HYDROZONE PLAN
L3.0 IRRIGATION PLAN
L4.0 LANDSCAPE AND IRRIGATION DETAILS
L4.1 LANDSCAPE AND IRRIGATION DETAILS

CIVIL SHEETS

C1.0 EXISTING CONDITION AND DEMOLITION PLAN
C2.0 PRELIMINARY GRADING, DRAINAGE & UTILITIES PLAN

NOTE

POTABLE WATER SUPPLY SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY THE FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAYBE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2019 CFC SEC 903.3.5 AND HEALTH AND SAFETY CODE 12114.7

a) DOCUMENTATION OF SEISMIC ZONE (D2)
b) WIND DESIGN SPEED (100 EXPOSURE B)
c) SOIL BEARING CAPACITY (1500PSF MIN.)
d) AVERAGE WINTER DESIGN TEMP. (40-59F)
e) AVERAGE SUMMER DESIGN TEMP. (53-86F)
f) TERMITE LEVEL (HEAVY)
g) FLOOR LOAD (40/10), BEDROOM FLOOR LOAD (30/10), AND ROOF LOAD (20/10)
h) "THE PROJECT SHALL COMPLY WITH THE SUBMITTED WASTE MANAGEMENT PLAN". SEE HTTPS://BIT.LY/CAMPBELLWMP FOR MORE INFORMATION.
i) "NO PRODUCT MAY BE USED THAT EXCEEDS CALIFORNIA'S MAXIMUM LIMITS ON VOLATILE ORGANIC COMPOUNDS (VOC)"

DEFERRED SUBMITTAL

FIRE SPRINKLERS – UNDER SEPARATE PERMIT

SOLAR PANEL PERMIT AND INSTALLATION

SOLAR PANELS NOTE

1. MUST BE A ROOFTOP INSTALLATION
2. TOTAL PANEL WEIGHT INCLUDING FRAME IS LESS THAN 5 POUNDS PER SQUARE FOOT
3. MAXIMUM CONCENTRATED LOAD AT EACH POINT OF SUPPORT IS LESS THAN 40 POUNDS
4. MAXIMUM HEIGHT ABOVE THE ROOF SURFACE IS LESS THAN 18 INCHES
5. PV PANELS ARE NOT BALLASTED
6. SOLAR INSTALLATION DRAWINGS SHALL BE PROVIDED TO CITY INSPECTOR AT THE JOB SITE

FIRE NOTES:

1. ADDRESS NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL BE MIN. 4" HIGH WITH A MINIMUM STROKE OF 0.5". WHERE ACCESS BY A MEANS OF PRIVATE ROAD AND BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, A POLE OR OTHER SIGN SHALL BE USED TO IDENTIFY THE STRUCTURE.
2. PROVIDE FIRE SPRINKLERS IN CONCEALED SPACES

CAL GREEN 4.50: THERE SHALL BE NO USE OF PRODUCTS, MATERIALS, PAINTS, SOLVENTS, PRIMERS, CAULKS, OR GLUES THAT EXCEEDS CALIFORNIA'S LIMIT ON VOLATILE ORGANIC COMPOUNDS (VOC)

PER R408.5: ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CRAWLSPACE AND ATTIC AREAS

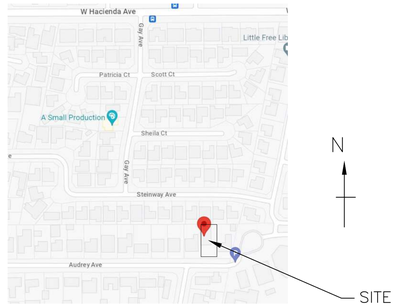
ON-SITE LIGHTING SHALL BE SHIELDED AWAY FROM ADJACENT PROPERTIES AND ADEQUATELY DOWN SHIELDED. ANY LIGHTING NOT IN COMPLIANCE WITH THIS REQUIREMENT SHALL BE CORRECTED PRIOR TO BUILDING PERMIT FINAL

DEFERRED SUBMITTAL

AN ENCROACHMENT PERMIT SHALL BE APPLIED FOR AS A DEFERRED SUBMITTAL. IF THE DEFERRED SUBMITTAL IS NOT APPLIED FOR AND BEFORE THE ROUGH TRADE INSPECTIONS, THE PROJECT WILL BE PUT ON-HOLD UNTIL THE SUBMITTAL IS APPROVED.

LANDSCAPE NOTE
"PLANNING FINAL REQUIRED. THE NEW LANDSCAPING INDICATED ON THE PLANS MUST BE INSTALLED PRIOR TO FINAL INSPECTION. CHANGES TO THE LANDSCAPING PLAN REQUIRE PLANNING APPROVAL."

CONSTRUCTION ACTIVITIES: THE APPLICANT SHALL ABIDE BY THE FOLLOWING REQUIREMENTS DURING CONSTRUCTION:
a. THE PROJECT SITE SHALL BE POSTED WITH THE NAME AND CONTACT NUMBER OF THE LEAD CONTRACTOR IN A LOCATION VISIBLE FROM THE PUBLIC STREET PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
b. CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO WEEKDAYS BETWEEN 8:00 A.M. AND 5:00 PM AND SATURDAYS BETWEEN 9:00 A.M. AND 4:00 P.M. NO CONSTRUCTION SHALL TAKE PLACE ON SUNDAYS OR HOLIDAYS UNLESS AN EXCEPTION IS GRANTED BY THE BUILDING OFFICIAL.
c. ALL CONSTRUCTION EQUIPMENT WITH INTERNAL COMBUSTION ENGINES USED ON THE PROJECT SITE SHALL BE PROPERLY MUFFLED AND MAINTAINED IN GOOD WORKING CONDITION.
d. UNNECESSARY IDLING OF INTERNAL COMBUSTION ENGINES SHALL BE STRICTLY PROHIBITED.
e. ALL STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT, SUCH AS AIR COMPRESSORS AND PORTABLE POWER GENERATORS, SHALL BE LOCATED AS FAR AS POSSIBLE FROM NOISE-SENSITIVE RECEPTORS SUCH AS EXISTING RESIDENCES AND BUSINESSES.
f. USE STANDARD DUST AND EROSION CONTROL MEASURES THAT COMPLY WITH THE ADOPTED BEST MANAGEMENT PRACTICES FOR THE CITY OF CAMPBELL.



LOCATION MAP

THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.

THE SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION, COMPACTION, AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION TO VERIFY ELEMENTS OF THE SOILS REPORT. SITE VISIT REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT INSPECTOR OF RECORD (IOR)

WASTE MANAGEMENT STATEMENT
CONSTRUCTION WASH-OUT WATER FROM CONCRETE, MORTAR, TILE, TAPING, AND PAINTING SHALL BE DONE IN A PORTABLE CONTAINMENT POOL OR IN A LINED EVAPORATIVE PIT. WASH-OUT SHALL NOT ENTER THE STORM WATER SYSTEM

TRASH PILES SHALL NOT BE LOCATED IN THE FRONT YARD OR VISIBLE FROM THE STREET. TRASH PILES SHALL NOT CONTAIN: PAINTS, SOLVENTS, GLUES, TAPING COMPOUND, FOOD PRODUCTS, OR EASILY RECYCLE-ABLE DISCARDS SUCH AS BOTTLES, CANS, PLASTICS, OR PAPER. REMAINING TRASH SHALL BE LIMITED TO CONCRETE, WOOD, DRYWALL, ROOFING, AND ASSORTED METALS AND SHALL BE COVERED WITH A WATERPROOF TARP. TRASH SHALL BE SEPARATED AT AN APPROVED BAY AREA DISPOSAL SITE SUCH AS GUADALUPE RECYCLING. ALL TRASH IS TO BE QUICKLY HAULED OFF SITE. RETAIN THE RECEIPT AND KEEP WITH THE PERMIT DOCUMENTS, PROOF OF RECYCLE AND DISPOSAL OF THE JOB SITE TRASH WILL BE CHECKED PERIODICALLY AND PRIOR TO FINAL INSPECTION. THERE SHALL BE NO USE OF PRODUCTS INCLUDING MATERIALS, PAINTS, SOLVENTS, PRIMERS, CAULKS, OR GLUES THAT EXCEEDS CALIFORNIA'S LIMIT ON VOLATILE ORGANIC COMPOUNDS (VOC) ON THIS PROJECT.
OR CALL WEST VALLEY COLLECTION AND RECYCLING (408) 283-9250 WILL DELIVER A ROLL-OFF DEBRIS BOX AND SORT THE TRASH OFF SITE.

BUILDER MUST PROVIDE THE HOMEOWNER WITH AN OPERATION AND MAINTENANCE MANUAL PER CAL GREEN 5.410.4.5 THAT INCLUDED WARRANTEE AND OPERATION INSTRUCTION FOR ANY NEW EQUIPMENT, APPLIANCES, OR FIXTURES INSTALLED, AND A LUMINAIRE SCHEDULE. THE MANUAL MUST ALSO INCLUDE THE LOCATION OF RECYCLING CENTERS AND PUBLIC TRANSIT DEPOTS (THIS REQMNT IS IN THE MM'S BUT OFTEN OVERLOOKED).

A PERMIT FOR A NFPA 13D RESIDENTIAL FIRE SUPPRESSION SPRINKLER SYSTEM SHALL BE APPLIED FOR AS A DEFERRED SUBMITTAL. SUBMIT CALCULATIONS AND DESIGN DIRECT TO SANTA CLARA COUNTY FIRE DEPARTMENT (SCCFD), 14700 WINCHESTER BLVD, LOS GATOS (408) 378-4010. IF THE DEFERRED SUBMITTAL IS NOT APPLIED FOR AND APPROVED BEFORE THE ROUGH TRADE INSPECTIONS, THE PROJECT WILL BE PUT ON-HOLD UNTIL THE SUBMITTAL IS APPROVED

SPECIAL INSPECTIONS

ANY SLIP CRITICAL HOLD DOWN BOLTING OR SPECIAL SHEAR NAILING OR ADDITIONAL ELEMENTS REQUIRED BY THE ENGINEER OF RECORD (EOR), WILL REQUIRE SPECIAL INSPECTION.

CONSTRUCTION SITE MUST COMPLY WITH CFC CHAPTER 33, FIRE SAFETY DURING CONSTRUCTION THAT WILL INCLUDE PROTECTION FROM: TEMPORARY HEATING, FLAMMABLES, COMBUSTIBLE MATERIALS, OPEN FLAME, SPARK PRODUCTION, ACCESS AND EGRESS, WATER SUPPLY AND PORTABLE FIRE EXTINGUISHERS FOR MINOR FIRE SUPPRESSION. SEE SHEET A0.1B

DESIGN

Jain & Naik -Audrey Residence
1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Exp. 06-30-2025
STATE OF CALIFORNIA

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SHEET NAME :

COVER SHEET

REVISIONS	BY
1 PLANNING COMMENTS-1	

DRAWN:	
CHECKED:	
DATE:	10/6/2023
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A0.1

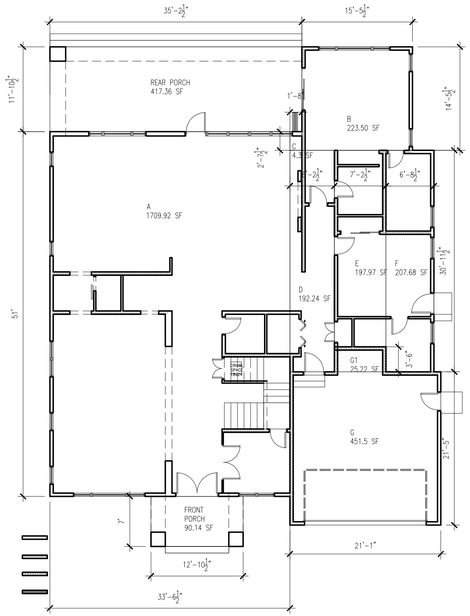
Jain & Naik Residence

1001 Audrey Ave
Campbell, CA 95008

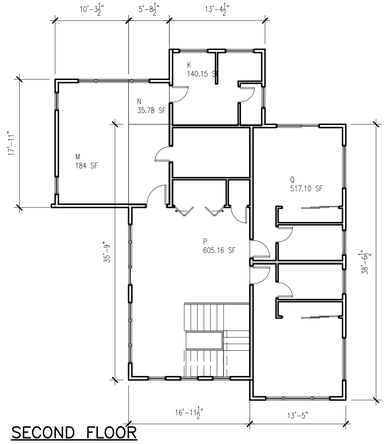
BUILDING AREA	EXISTING	PROPOSED	TOTAL DIFFERENCE
SITE AREA	**10950**		**10950**
FIRST FLOOR	2228	2535.61	307.61
SECOND FLOOR		1482.19	1482.19
GARAGE	462.00 (DETACHED)	476.72	14.72
FRONT PORCH		90.14	90
REAR PORCH		417.36	417.36
TOTAL	**2690**	**5002.02**	

SETBACKS	WALL HEIGHT	REQUIRED	PROVIDED
FRONT MAIN HOUSE FIRST FLOOR (PORCH)		25'	25'
FRONT GARAGE		25'	28'
RIGHT SIDE FIRST FLOOR WALL HEIGHT	11'8"	8'	8'2.5"
LEFT SIDE FIRST FLOOR WALL HEIGHT	11'8"	10'	10'2"
REAR FIRST FLOOR TO PORCH		25'	55'2"
FRONT MAIN HOUSE SECOND FLOOR			38'1.75"
RIGHT SIDE SECOND FLOOR WALL HEIGHT	21'4"	11'2"	15'10.5"
LEFT SIDE SECOND FLOOR WALL HEIGHT	21'4"	11'2"	16'6"
REAR SECOND FLOOR			62'10"

IMPERVIOUS PERVIOUS AREA CALCULATIONS FRONT YARD			
PAVING / LANDSCAPE AREA	EXISTING	PROPOSED	TOTAL SF
FRONT SETBACK LANDSCAPE	1075	888	888
FRONT YARD HARDSCAPE	750	822	822
WATER FEATURES	0	0	0



FIRST FLOOR



SECOND FLOOR

FAR DIAGRAM
SCALE 1"=10'

FAR CALCULATIONS		FAR =	4494.52	10950	0.41	<45% ALLOWED
FIRST FLOOR						
A	1709.92					
B	223.5	LOT COVERAGE	3519.83	10950	0.32	<35% ALLOWED
C	4.3					
D	192.24					
E	197.97					
F	207.68					
TOTAL FIRST FLOOR HABITABLE	**2535.61**					
SECOND FLOOR						
K	140.15					
M	184					
N	35.78					
P	605.16					
Q	517.1					
TOTAL SECOND FLOOR HABITABLE	**1482.19**					
HABITABLE AREA	**4017.8**					
GARAGE -G	451.5					
G1	25.22					
TOTAL GARAGE	**476.72**					
TOTAL HOUSE	**4494.52**					
FRONT PORCH	**90.14**					
REAR PORCH	**417.36**					
LOT COVERAGE						
FIRST FLOOR + PORCHES	**3519.83**					

SAN JOSE WATER

April 16, 2024

Ajsdesign
1631 Villarita Dr
Campbell, CA 95008

Reference: 1001 Audrey Ave., Campbell, CA
APN: 406-24-002

Dear Archana:

Per a request, we conducted a computer simulation to determine fire flow availability at the referenced location. The purpose of the simulation is to determine if 1,000 GPM is available. The table below gives the results of the computer simulation, which are valid for one year from the date of the simulation. Elevations are interpolated from United States Geological Survey contours.

Hyd. No.	Location	GPM	Static PSI	Residual PSI
E-00395 Elev. = 252'	Vale Ave., approx. 21' S. of Audrey Ave.	1000	80	69
Date of Simulation: June 15, 2023				

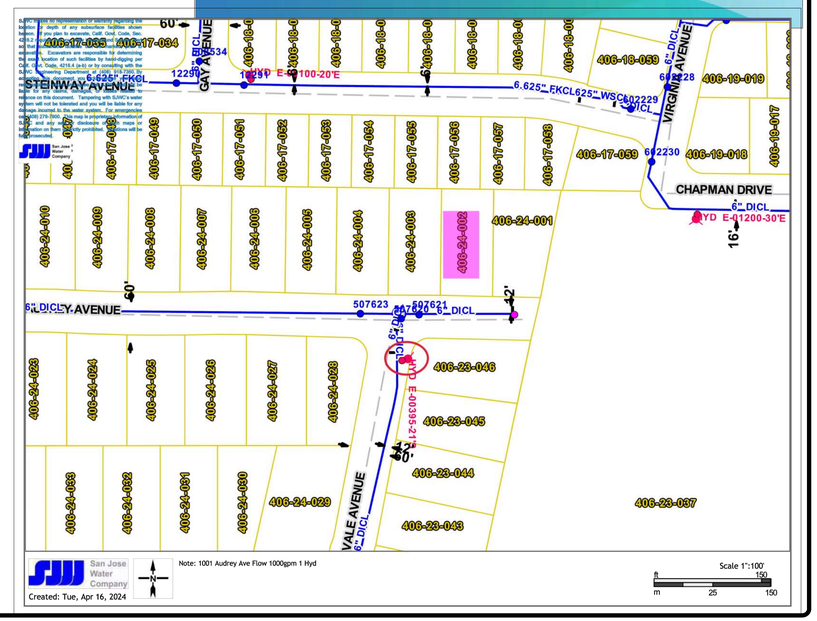
Determining the adequacy of fire protection from the information provided herein is the responsibility of those qualified to do so. San Jose Water Company undertakes to supply only such water at such pressure as may be available any time through the normal operation of its system. Section 774 of the Public Utilities Code limits the liability of the utility resulting from a claim regarding the provision or maintenance of an adequate water supply, water pressure, equipment or other fire protection facility or service.

Sincerely,

Marty Henderson
Engineering Support Supervisor

sjwater.com
1965 South Bascom Ave.
San Jose, CA 95128
Email: Engineering.dept@sjwater.com

MH:mmr
1001AudreyAveHYD.doc



Jain & Naik -Audrey Residence
1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Exp. 06-30-2026
STATE OF CALIFORNIA

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SHEET NAME :

CALCULATIONS

REVISIONS	BY
1 PLANNING COMMENTS—1	

DRAWN:	
CHECKED:	
DATE:	10/6/2023
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A0.1A

FIRE DEPARTMENT
SANTA CLARA COUNTY

14700 Winchester Blvd., Los Gatos, CA. 95032-1818
(408) 378-4010 • (408) 378-9342 (fax) • www.sccfd.org

Internationally Accredited Agency

STANDARD DETAILS & SPECIFICATIONS	Spec No SI-7
	Rev. Date 04/30/09
SUBJECT: Construction Site Fire Safety	Eff. Date 12/17/02
	Approved By _____
	Page 1 of 9

SCOPE

This Standard is intended to prescribe minimum safeguards for new building construction, demolition or significant building alteration projects in order to provide a reasonable degree of safety to life and property from fire. This Standard is based on the provisions for fire safety during building construction or demolitions as set forth in the 2007 California Fire Code Chapter 14 and National Fire Protection Association Standard 241. This Standard shall not be construed to be in lieu of other applicable State or Federal laws and regulations related to construction site safety. The general contractor (or other designee of the building owner) shall be responsible for compliance with the provisions of this Standard. When the term "shall" is used in this Standard, it means a mandatory requirement.

REQUIREMENTS

I. Fire Protection Plan

A written Fire Protection Plan shall be developed for significant or complex construction projects at the discretion of the fire department. The plan shall be approved by the fire department prior to proceeding past foundation work for new buildings or commencement of demolition work in alteration projects. The written plan shall be consistent with the fire safety precautions as specified in this Standard. The general contractor is responsible for carrying out the provisions of the Fire Protection Plan and communicating it to all subcontractors. Additionally, the Fire Marshal shall be notified of any change affecting the utilization of information contained in the Fire Protection plan. The Fire Protection Plan shall include the following:

A. Procedures for reporting emergencies to the Fire department.
B. Procedures for emergency notification, evacuation and/or relocation of all persons in the building under construction and on the site.
C. Procedures for hot work operations, management of hazardous materials and removal of combustible debris and maintenance of emergency access roads.
D. Floor plans identifying the locations of exits, exit stairs, exit routes and portable fire extinguishers.
E. Site plans identifying the designated exterior assembly areas for each evacuation route.
F. Site plans identifying required fire apparatus access roadways and on-site fire hydrants.

G. The name and contact phone number of the person(s) responsible for compliance with the Fire Protection Plan.

II. General Safety Requirements

A. Fire Department Access Roadways: All construction sites shall be accessible by fire department apparatus by means of roadways having an all-weather driving service of not less than 20ft. of unobstructed width. The roads shall have the ability to withstand the live loads of fire apparatus, and have a minimum 13ft. 6 in. of vertical clearance. Dead end fire access roads in excess of 150 ft. in length shall be provided with approved turnarounds.

When approved by the Chief, temporary access roadways may be utilized until such time that the permanent roadways are installed. As a minimum, the roadway shall consist of a compacted sub base and six (6) inches of road base material (Class 2 aggregate base rock) both compacted to a minimum 95%. The perimeter edges of the roadway shall be contained and delineated by curb and gutter or other approved method. The use of geotextile reinforcing fabric underlayment or soils lime-treatment may be required if so determined by the project civil engineer. Provisions for surface drainage shall also be provided where necessary. The integrity of the roadway shall be maintained at all times.

Key boxes: Key boxes and/or approved padlocks shall be required when necessary for access through locked gates or structures.

B. Fire hydrants: Where underground water mains and hydrants are required for the building(s) under construction, they shall be installed, completed, and in service prior to combustible construction materials accumulating on site.

C. Telephone service: Provisions shall be provided at the construction site for emergency notification of the fire department via telephone. The street address of the construction site shall be posted adjacent to the telephone, along with the number for the public safety answering point.

D. Premises identification: The address numbers of the property or project location shall be plainly visible and legible from the street or road fronting the property at the fire apparatus access point or as otherwise approved.

E. Combustible debris: Wood, cardboard, packing material, form lumber and similar combustible debris shall not be accumulated within buildings. Such debris, rubbish and waste material shall be removed from buildings on a daily basis.

F. Oily rags: Oily rags and similar material shall be stored in metal or other approved containers equipped with tight-fitting covers.

G. Temporary heating equipment: Temporary heaters, such as those that are LPG fueled, shall be listed and shall be installed, used, and maintained in accordance with the manufacturer's instructions (See LPG storage and use requirements below). Heating devices shall be secured properly and kept clear from combustible materials. Refueling operations shall be conducted in an approved manner.

H. Smoking: Smoking is prohibited anywhere inside or on the roof of new buildings under construction or in the project work area of buildings undergoing alteration. A suitable number of 'No Smoking' signs shall be posted to ensure that smoking is controlled.

I. Vehicle parking: All vehicles shall be parked a minimum of 20 feet from new buildings under construction.

Exceptions: 1. Vehicles that are temporarily parked for loading/unloading or other construction related operations. Such vehicles shall not be left unattended.

2. Private vehicles may be parked in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

J. Combustible material storage: Combustible construction materials shall be stored a minimum of 20 feet from buildings under construction or undergoing remodel.

Exceptions: 1. Materials that are staged for installation on a floor level.

2. When approved by the Fire Department, materials may be stored in parking garages of Type I construction if the automatic fire sprinkler system is in service and vertical openings are protected.

III. Fire Protection Systems

A. Fire Sprinkler Systems: Where automatic fire sprinkler systems are required to be installed in new buildings, the system shall be placed in service as soon possible. Immediately upon the completion of sprinkler pipe installation on each floor level, the piping shall be hydrostatically tested and inspected. After inspection approval from the Fire department, each floor level of sprinkler piping shall be connected to the system supply riser and placed into service with all sprinkler heads uncovered. Protective caps may be

installed on the active sprinklers during the installation of drywall, texturing and painting, but shall be removed immediately after this work is completed. For system activation notification, an exterior alarm bell can be installed and connected to the sprinkler waterflow device prior to installation of the monitoring system.

For buildings equipped with fire sprinkler systems that are undergoing alterations, the sprinkler system(s) shall remain in service at all times except when system modifications are necessary. Fire sprinkler systems undergoing modifications shall be returned to service at the end of each workday unless otherwise approved by the fire department. The General contractor or his/her designee shall check the sprinkler control valve(s) at the end of each workday to confirm that the system has been restored to service.

B. Standpipes: Where standpipes are required, the standpipes shall be installed when the progress of construction is not more than 35 ft. in height above the lowest level of the fire department access. Standpipes shall be provided with fire department hose connections and outlets at accessible locations adjacent to usable stairs. The standpipe system shall be extended as construction progresses to within one floor of the highest point of construction having secured decking or flooring. Each floor shall be provided a 2 1/2-inch valve outlet for fire department use. Where construction height requires installation of a Class III standpipe, fire pumps and water main connections shall be provided to serve the standpipe.

C. Fire Extinguishers: Portable fire extinguishers shall be provided and shall be mounted on a wall or post at each usable stairway and such that the travel distance to any extinguisher does not exceed 75 ft. Mounting height to the top of the extinguisher shall not exceed 5 feet. Extinguishers shall not have less than a 2A10BC rating or as otherwise directed by the fire department. The general contractor shall ensure that an adequate number of individuals are trained in the proper use of portable fire extinguishers. Fire extinguishers shall also be located in storage sheds and contractor trailers.

D. Fire Alarm Systems: Fire alarm systems shall be maintained operational at all times during building alterations. When an alteration requires modification to a portion of the fire alarm system, the portion of the system requiring work shall be isolated and the remainder of the system shall be kept in service whenever practical. When it is necessary to shut down an entire fire alarm system a fire watch or other mitigation approved by the fire department shall be implemented by the general contractor until the system is returned to full service.

IV. Means of Egress Requirements

A. Minimum number of Exits: All new buildings under construction shall have a least one unobstructed exit. All exits shall be identified on the Fire Protection Plan.

B. Multi-Story Buildings: Each level above the first story in new multi-story buildings shall be provided with at least two usable exit stairs after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit
stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

Exception: For new multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

C. Assembly Points: Designated exterior assembly points shall be established for all construction personnel to relocate to upon evacuation. The assembly points shall also be identified in the Fire Protection Plan.

V. Area Separation Walls

When area separation walls are required, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather-protected at the location of the wall(s).

VI. Special Operation Requirements

A. Hot Work: Hot work includes any work involving operations capable of initiating fires or explosions, including cutting, welding, brazing, soldering, grinding, thermal spraying, thawing pipe, torch applied roofing, or any other similar activity. The use of hot work equipment shall be in accordance with the following guidelines, including a pre-site inspection, fire watch and post inspection procedures.

1. Pre-site Inspection: An inspection of the hot work site shall be conducted by the General Contractor or his/her designee prior to hot work operations to ensure:

(a) the hot work site is clear of combustibles or that combustibles are protected;
(b) exposed construction is of noncombustible materials or that combustible materials are protected;
(c) openings are protected;
(d) there are no exposed combustibles on the opposite side of partitions, walls, ceilings, floors, etc.;
(e) fire extinguishers are available, fully charged and operable; and
(f) fire watch personnel are assigned, equipped and trained.

2. Fire Watch: The sole duty of fire watch personnel shall be to watch for the occurrence of fire during and after hot work operations. Individuals designated to fire watch duty shall have fire extinguishing equipment readily available and shall be trained in the use of such equipment. Personnel assigned to fire watch shall be responsible for extinguishing spot fires and communicating an alarm. Fire watch personnel shall be provided with at least one means for notification of the fire department. Hot work conducted in areas with vertical and horizontal fire exposures that cannot be observed by a single individual shall have additional personnel assigned to fire watches to ensure that all exposed areas are monitored.

3. Post-inspection: The fire watch shall be maintained a minimum of 30 minutes after the conclusion of the work to look out for leftover sparks, slag or smoldering combustibles.

B. Asphalt and tar kettles: Asphalt kettles shall not be located within 20 feet of any combustible material, combustible building surface or building opening. With the exception of thermostatically controlled kettles, an attendant shall be within 100 feet of a kettle when the heat source is operating. Ladders or similar obstacles shall not form a part of the route between the attendance and the kettle. Kettles shall be equipped with tight-fitting covers. A minimum 3A 40-B:C rated portable fire extinguisher shall be located within 30 feet of each asphalt kettle when the heat source is operating. Minimum 3A 40-B:C rated portable fire extinguishers also shall be located on roofs during asphalt coating operations.

C. Motor Equipment: Motorized equipment including internal-combustion-powered construction equipment shall be used in accordance with the following;

1) Equipment shall be located so that exhausts do not discharge against combustible materials.
2) When possible, exhausts should be piped to the outside of the building.

3) Equipment shall not be refueled while in operation.
4) Fuel for equipment shall be stored in an approved area outside of the building.

(Ref: CFC Articles 87 & 13 – also 49, 79 and 11)

VII. Hazardous Materials

A. Liquefied Petroleum Gas (LP-Gas) - Storage and use shall comply with the following:

1. Propane containers may be used in buildings under construction or undergoing major renovation as a fuel source for temporary heating for curing concrete, drying plaster and similar applications in accordance with the following:

(a) Heating elements (other than integral heater-container units) shall be located at least 6 feet from any LP-Gas container.
(b) Integral heater-container units specifically designed for the attachment of the heater to the container, or to a supporting standard attached to the container, may be used provided they are designed and installed so as to prevent direct or radiant heat application to the LP-Gas container.
(c) Blower and radiant type units shall not be directed toward any LP-Gas container within 20 feet.
(d) Heat producing equipment shall be installed with clearance to the combustibles in accordance with the manufacturer's installation instructions.
(e) Cylinders shall comply with DOT cylinder specifications and shall be secured in an upright position.
(f) Regulators shall be approved for use with LP-Gas. Fittings shall be designed for at least 250 psig service pressure.
(g) Hose shall be designed for a working pressure of at least 350 psig (unless limited to 5 psig) and shall be a maximum of 6 feet in length.
(h) Portable heaters shall be equipped with an approved automatic device to shut off the flow of gas to the main burner and to the pilot in the event of flame extinguishment or combustion failure. Portable heaters with an input of more than 50,000 Btu/hr shall be equipped with either a pilot that must be proved before the main burner can be turned on or an approved electronic ignition system.

2. In addition to the above, for LPG storage/use in buildings undergoing alteration and that are fully or partially occupied, the following shall also apply:

(a) Specific approval must be obtained from the fire department prior to bringing LP-Gas containers on-site.
(b) The maximum water capacity of individual containers shall be 5-gallon water capacity and the number of containers in the building shall not exceed the number of workers assigned to using the LP-Gas.
(c) Containers having a water capacity greater than 2 1/2 lb. [1 quart] shall not be left unattended.

B. Storage, Use and Dispensing of Flammable and Combustible Liquids

1. Storage areas for flammable and combustible liquids shall be kept free of weeds and extraneous combustible material. Open flames and smoking are prohibited in flammable or combustible liquid storage areas.
2. Tanks and containers shall be marked with the name of the product and FLAMMABLE-KEEP FIRE AND FLAME AWAY. Tanks (containers in excess of 60 gallons) shall also be labeled KEEP 50 FEET FROM BUILDINGS.
3. Metal containers for Class I or II liquids shall be in accordance with DOT requirements or shall be of an approved design. Discharge devices shall not cause an internal pressure on the container. Individual containers shall not be interconnected and shall be kept closed when not in use.
4. Secondary containment or a means of spill control, drainage control, and diking is required for large containers (such as 55 gallon drums) and tanks as approved by the fire department.
5. Plans for the installation/use of any aboveground storage tank (containers greater than 60 gallons) shall be submitted to the fire department for review and permit prior to the proposed tank arriving at the site.

C. Compressed Gases

1. Gas cylinders shall be marked with the name of the contents.
2. Gas cylinders shall be stored upright and secured to prevent falling.
3. When not in use, valve protective caps shall be in place.
4. Gas cylinders shall be protected against physical damage.
5. When stored, gas cylinders shall be separated from each other based on their hazard classes.
6. Combustible materials shall be kept a minimum of 10 feet from gas containers.
7. Gas cylinders shall not be placed near elevators, unprotected platform edges or other areas where they would drop more than 2 feet.

8. Gas cylinders shall not be placed in areas where they may be damaged by falling objects.
9. Ropes, chains or slings shall not be used to suspend gas cylinders, unless the cylinder was manufactured with appropriate lifting attachments.

DESIGN A J 'S

Jain & Naik -Audrey Residence
1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA A JAIN
C 31760
Ren. 06-30-2025
STATE OF CALIFORNIA

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SHEET NAME :

FIRE SAFETY NOTES

	REVISIONS	BY
1	PLANNING COMMENTS—1	

DRAWN:	
CHECKED:	
DATE:	10/6/2023
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A0.1B



LOT 17
APN 406-24-003

NEIGHBORING HOME

AUDREY AVENUE (60')

EX. 6" SS MAIN, L= 185.1 LF, S= 0.6%

Ex Fire SVC.

FIRE HYDRANT

EX. SSMH RIM. 99.27
(2) 6" INV. IN 89.25
6" INV. OUT 89.15

Edge of Pavement
Flowline
Centerline
Right-of-Way
Row of Brick
Pebble Walkway
Concrete Driveway
Planter
Dirt
Gate
Stone Wall
Top of Wall
Ex. Concrete
Ex. Garage
PROPERTY LINE
6' WOOD FENCE

S00°11'15"E
N00°11'15"W
N89°48'45"E

1-6" EVERGREEN ASH
BUSH TO BE REMOVED
TREE TO BE REMOVED
EXISTING 2228 SF HOUSE TO BE DEMOLISHED
EXISTING 462 SF GARAGE TO BE DEMOLISHED
PROJECT BENCHMARK ASSUMED FF 100.00
EX. SINGLE FAMILY RESIDENCE
LOT 19 TRACT 329
3932 MIDDLETOWN, LLC
2023-25520765
20-20" CORK OAK
21-3",22,2" PITTOSPORUM TOBIRA
19-14" COAST LIVE OAK
18-12" COAST LIVE OAK
17-15", 15" SIBERIAN ELM
16-COAST REDWOOD
2-12",7" EVERGREEN ELM
3-4",3",3" GLOSSY PRIVET
4-3",3",2" GLOSSY PRIVET
5-6",5" EVERGREEN ELM
6-5",5" GLOSSY PRIVET
7-2" GLOSSY PRIVET
8-3",2" GLOSSY PRIVET
9-3" GLOSSY PRIVET
10-6",6" GLOSSY PRIVET
11-3" GLOSSY PRIVET
12-6",6" GLOSSY PRIVET
13-4",3",3",3" GLOSSY PRIVET
14-9" EVERGREEN ELM
15-5" GLOSSY PRIVET
LOT 17
APN 406-24-001
NEIGHBORING HOME

150.00'
73.00'

EXISTING SITE PLAN DEMOLITION PLAN

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

NORTH

DESIGN

Jain & Naik -Audrey Residence

1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06-30-2025
STATE OF CALIFORNIA

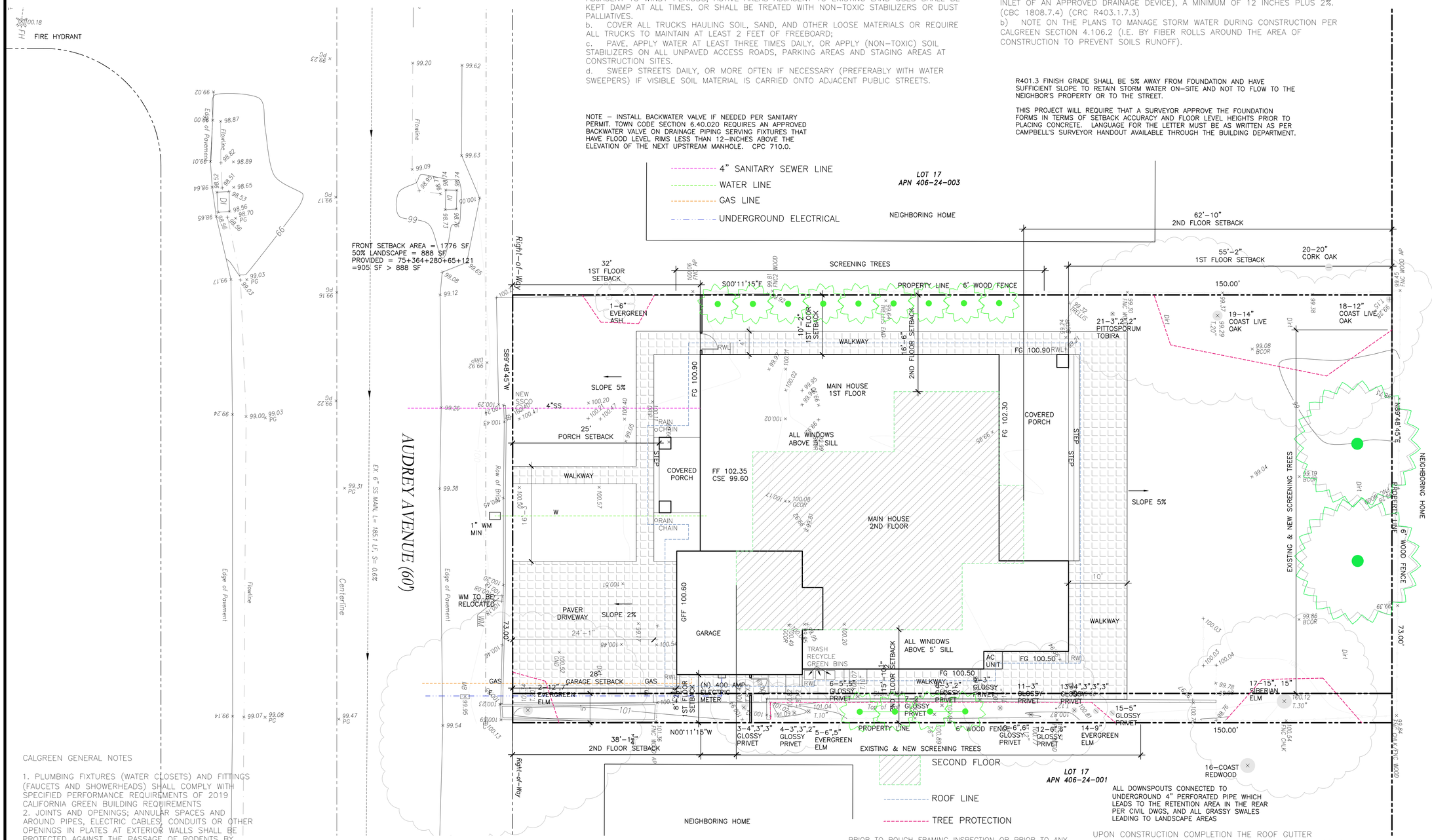
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SHEET NAME :
EXISTING SITE PLAN
DEMOLITION PLAN

REVISIONS	BY
1 PLANNING COMMENTS-1	

DRAWN:
CHECKED:
DATE: 10/6/2023
SCALE: AS SHOWN
JOB No.:
SHEET No.: A1.1



NOTES:
A. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE DAILY AND MORE OFTEN DURING WINDY PERIODS TO PREVENT VISIBLE DUST FROM LEAVING THE SITE; ACTIVE AREAS ADJACENT TO WINDY PERIODS; ACTIVE AREAS ADJACENT TO EXISTING LAND USES SHALL BE KEPT DAMP AT ALL TIMES, OR SHALL BE TREATED WITH NON-TOXIC STABILIZERS OR DUST PALLIATIVES.
b. COVER ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS OR REQUIRE ALL TRUCKS TO MAINTAIN AT LEAST 2 FEET OF FREEBOARD;
c. PAVE, APPLY WATER AT LEAST THREE TIMES DAILY, OR APPLY (NON-TOXIC) SOIL STABILIZERS ON ALL UNPAVED ACCESS ROADS, PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES.
d. SWEEP STREETS DAILY, OR MORE OFTEN IF NECESSARY (PREFERABLY WITH WATER SWEEPERS) IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

NOTE – INSTALL BACKWATER VALVE IF NEEDED PER SANITARY PERMIT. TOWN CODE SECTION 6.40.020 REQUIRES AN APPROVED BACKWATER VALVE ON DRAINAGE PIPING SERVING FIXTURES THAT HAVE FLOOD LEVEL RIMS LESS THAN 12-INCHES ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE. CPC 710.0.

NOTES:

a) ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT A POINT OF DISCHARGE (OR THE INLET OF AN APPROVED DRAINAGE DEVICE), A MINIMUM OF 12 INCHES PLUS 2%. (CBC 1808.7.4) (CRC R403.1.7.3)
b) NOTE ON THE PLANS TO MANAGE STORM WATER DURING CONSTRUCTION PER CALGREEN SECTION 4.106.2 (I.E. BY FIBER ROLLS AROUND THE AREA OF CONSTRUCTION TO PREVENT SOILS RUNOFF).

R401.3 FINISH GRADE SHALL BE 5% AWAY FROM FOUNDATION AND HAVE SUFFICIENT SLOPE TO RETAIN STORM WATER ON-SITE AND NOT TO FLOW TO THE NEIGHBOR'S PROPERTY OR TO THE STREET.

THIS PROJECT WILL REQUIRE THAT A SURVEYOR APPROVE THE FOUNDATION FORMS IN TERMS OF SETBACK ACCURACY AND FLOOR LEVEL HEIGHTS PRIOR TO PLACING CONCRETE. LANGUAGE FOR THE LETTER MUST BE AS WRITTEN AS PER CAMPBELL'S SURVEYOR HANDOUT AVAILABLE THROUGH THE BUILDING DEPARTMENT.

CALGREEN GENERAL NOTES

1. PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH SPECIFIED PERFORMANCE REQUIREMENTS OF 2019 CALIFORNIA GREEN BUILDING REQUIREMENTS
2. JOINTS AND OPENINGS; ANNULAR SPACES AND AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN 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.
3. A MIN. OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE IS DIVERTED TO RECYCLE OR SALVAGE.
4. WHERE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY.
5. 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), LOW EMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERINGS INSTITUTE (RFCI) FLOORSCORE PROGRAM.
6. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE.

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PRIOR TO ROUGH FRAMING INSPECTION OR PRIOR TO ANY WORK TO COMMENCE WITHIN THE PUBLIC RIGHT OF WAY, WHICHEVER COMES FIRST, THE OWNER AND/OR THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT AT (408) 777-3354 FOR REQUIREMENTS AND PERMIT. ALL ENCROACHMENT PERMITS REQUIRE A CERTIFICATE OF LIABILITY INSURANCE AND A SEPARATE ENDORSEMENT NAMING THE CITY OF CUPERTINO AS ADDITIONAL INSURED AS WELL AS A VALID CONTRACTOR LICENSE (NOTE: LICENSE B CONTRACTORS ARE ONLY PERMITTED TO PERFORM WORK ON-SITE AND WILL NOT BE PERMITTED TO PERFORM WORK IN THE PUBLIC RIGHT OF WAY).

STORM WATER SURFACE OR ROOF DRAINS AND OTHER GENERAL SURFACE WATER RUNOFF, SHALL NOT BE DISCHARGED TO THE SANITARY SEWER

ALL DOWNSPOUTS CONNECTED TO UNDERGROUND 4" PERFORATED PIPE WHICH LEADS TO THE RETENTION AREA IN THE REAR PER CIVIL DWGS, AND ALL GRASSY SWALES LEADING TO LANDSCAPE AREAS

UPON CONSTRUCTION COMPLETION THE ROOF GUTTER DOWNSPOUTS ARE TO BE CONNECTED TO SUBSURFACE DRAIN PIPES THAT TERMINATE INTO DRYWELLS PR POPUP EMITTERS OR RETENTION BASINS LOCATED IN THE MIDDLE OF THE FRONT AND / OR BACK YARDS IN ORDER TO RETAIN ALL STORM WATER ON SITE AND NOT TO FLOW TO THE PUBLIC STORM SYSTEM OR NEIGHBORING PROPERTIES

NOTES:

PLEASE VERIFY ALL EXISTING SETBACKS ON SITE

PLEASE VERIFY THE FENCE IS ON THE PROPERTY LINE CONTRACTOR TO VERIFY ALL SITE SETBACKS PRIOR TO CONSTRUCTION

SITE WILL BE GRADED DURING CONSTRUCTION TO MAINTAIN POSITIVE DRAINAGE AND GRADE 8" BELOW WOOD.
SLOPE AWAY FROM EXTERIOR FOUNDATIONS TO BE 6" MIN WITHIN 10 FEET (5% MIN). AT IMPERVIOUS SURFACES, A MIN, 2% SLOPE IS PERMITTED

NORTH

PROPOSED SITE PLAN

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

DESIGN

Jain & Naik -Audrey Residence

1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Exp. 06-30-2025
STATE OF CALIFORNIA

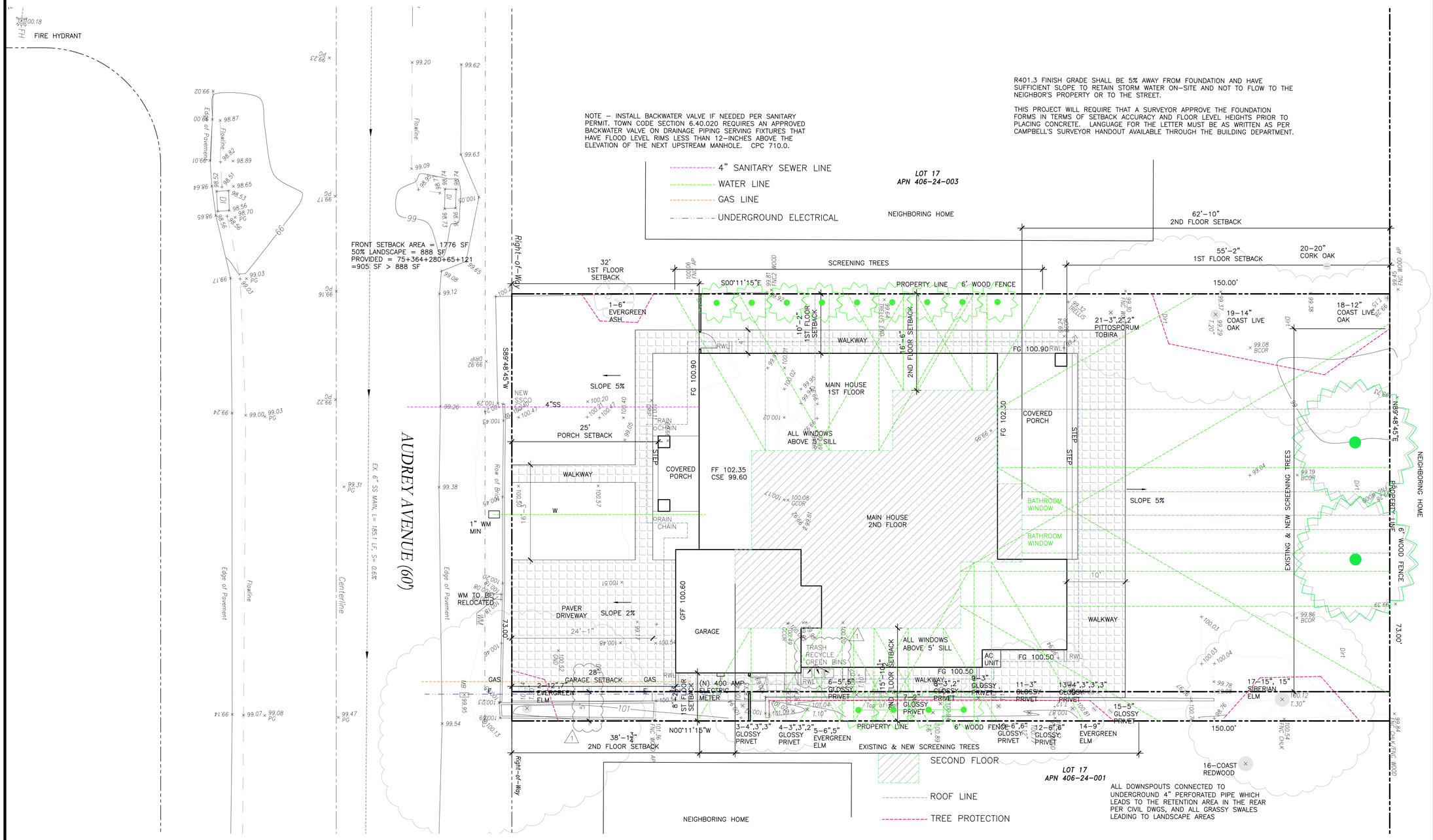
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SHEET NAME :
PROPOSED SITE PLAN

	REVISIONS	BY
1	PLANNING COMMENTS-1	

DRAWN:	
CHECKED:	
DATE:	10/6/2023
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A1.2



PROPOSED PRIVACY PLAN

SCALE : 1/8"=1'–0"

NORTH

DESIGN

Jain & Naik -Audrey Residence

1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06–30–2025
STATE OF CALIFORNIA

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SHEET NAME :
PROPOSED PRIVACY PLAN

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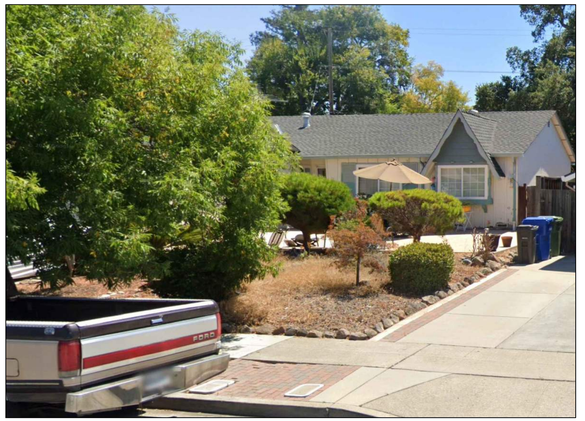
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2. 1009 AUDREY



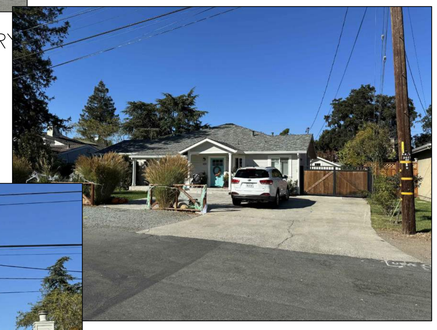
5. 928 STEINWAY



6. 914 STEINWAY



8. 1451 AUDREY– 2 STORY



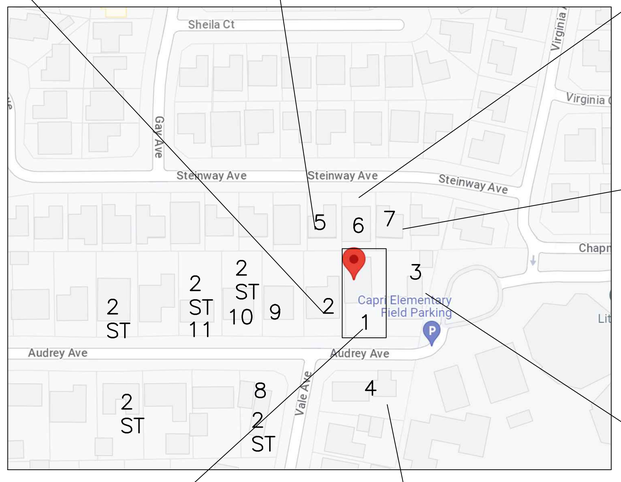
9. 1019 AUDREY



11. 1039 AUDREY



10. 1027 AUDREY– 2 STORY





7. 902 STEINWAY



3. 993 AUDREY



1. SITE 1001 AUDREY



4. 998 AUDREY

NORTH

DESIGN

Jain & Naik -Audrey Residence

1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Exp. 06-30-2024
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SHEET NAME :

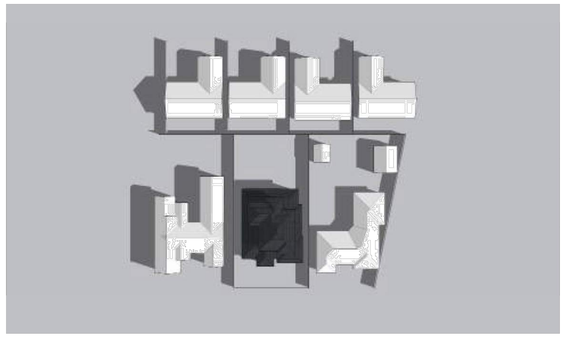
SITE PHOTOGRAPHY

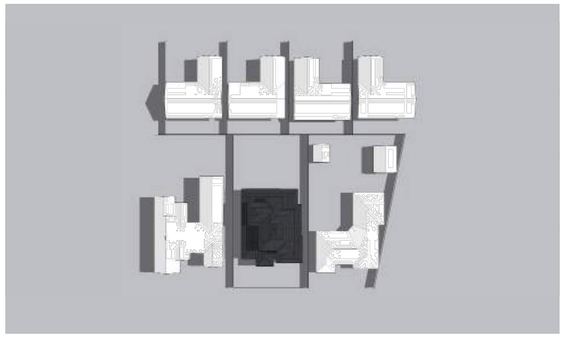
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1	PLANNING COMMENTS–1	

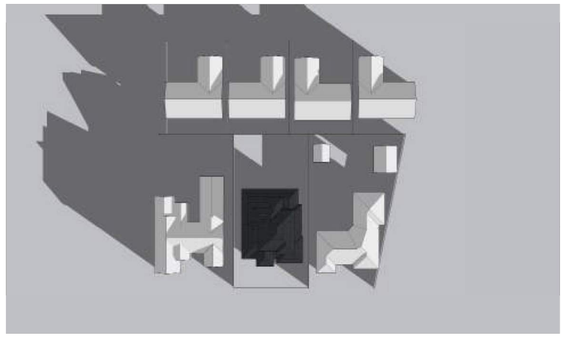
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DATE: 10/6/2023
SCALE: AS SHOWN
JOB No.:
SHEET No.:

A1.3

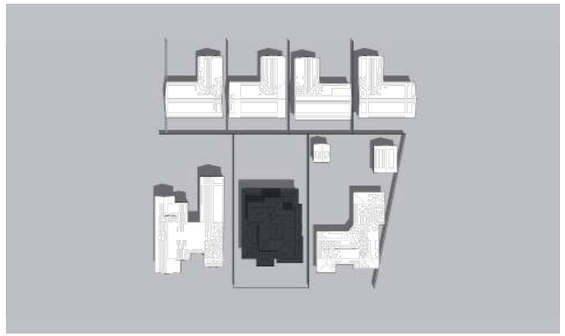
9 AM

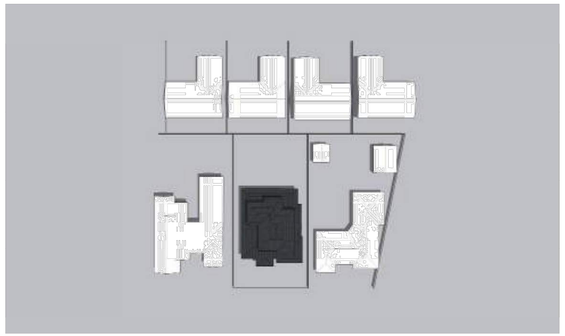


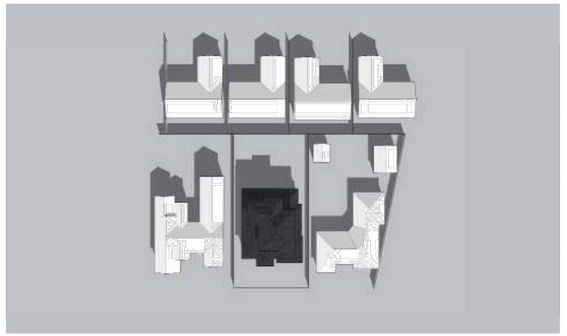




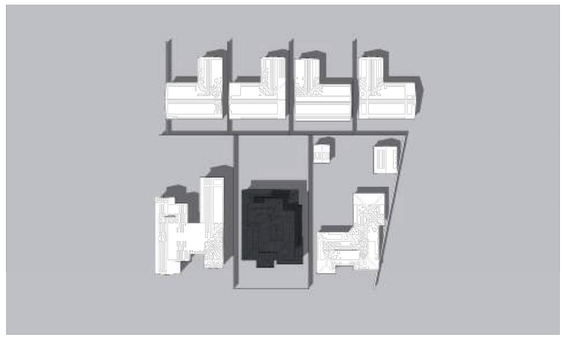
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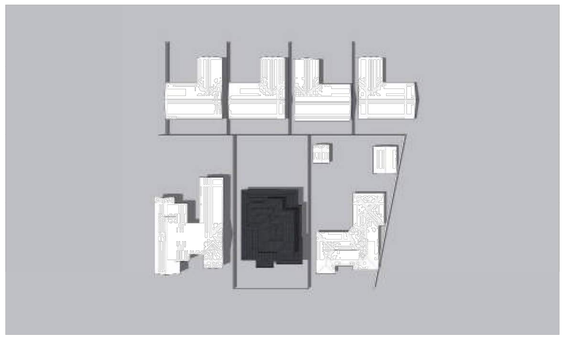


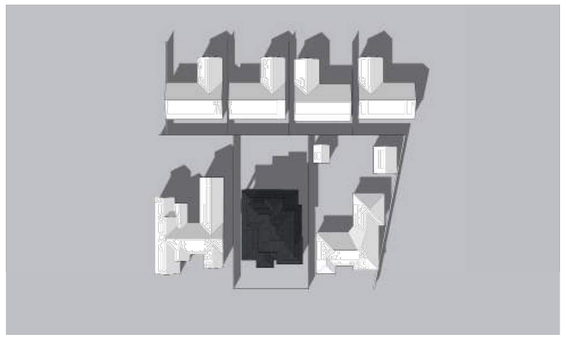




3 PM







MARCH / SEPTEMBER 21 (EQUINOX)

JUNE 21 (SUMMER SOLSTICE)

DEC 21 (WINTER SOLSTICE)

N

DESIGN

Jain & Naik -Audrey Residence

1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06-30-2025
STATE OF CALIFORNIA

GENERAL NOTES :

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SHEET NAME :
SOLAR STUDY

REVISIONS	BY
1 PLANNING COMMENTS–1	

DRAWN:	
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DATE:	10/6/2023
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A1.4

WILSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
815 SAN DIEGO ROAD · BERKELEY, CA 94707
PH: 510-644-9602 · E: cwilson815@gmail.com

Date: April 1, 2024

Re: **Arborist Report**
1001 Audrey Avenue
Campbell, California 95008

Memo:
As requested by the Civil Engineer, Sterling Consultants, we evaluated existing trees at the above referenced residential property which we understand has a possible demolition of the existing house and construction of a new replacement single family home. As such, we visited the site on the morning of Friday, March 29, 2024 and performed our evaluation of the trees on this site. Refer to the attached sketch, photos and plan.

Refer to separate architectural and landscape plans and a Boundary & Topographic Survey by Sterling Consultants for more information of the existing house, proposed house, site plan, landscape plan and other design issues. Tree locations and calipers are based on the field survey and site plan provided by Sterling Consultants and field checks by ourselves.

The site is an approximately 1/4 acre, generally level lot with an existing house and garage in poor condition that are proposed to be removed.. There was no formal existing landscape development. There was some evidence of previous irrigation, but it was not functional. It appeared that there had been no landscape maintenance for several years. There were several existing trees on the site, mostly in fair to poor condition. There was a row of mostly overgrown Privets along the east property line. It did not appear that any existing trees were intentionally planted, and were likely "volunteer" trees grown from seed. Most of the trees are known weedy species.

Caliper size noted in the table below refers to "DBH", Diameter at Breast Height" or at 4.5' +/- above the ground level at the base of the tree.

Per City of Campbell regulations, two on-site trees, numbers 18 and 19, would be considered "protected trees" and any removal would require a permit. Protected trees are defined by the City as any Oak, Redwood, Cedar, or Ash tree 12" or over in diameter DBH on a residential property. See table for designated protected trees. Two trees on adjacent sites would also be considered protected trees but are not part of this project.

Insure that any necessary tree removal permits are obtained prior to any tree removal. Trees to be removed shall have their debris properly disposed of off-site. Grind stumps to a depth of 1 foot and/or roots of 1 inch in diameter.

Please contact us with any questions.

Sincerely,



Charles Wilson
Landscape Architect No. 1682
ISA Certified Arborist WE-7138A

Existing Tree Table

Tree Number	Botanical / Common Name	DBH	Approx. Height and Spread	Condition and Form	Protected Tree	Notes
1	Fraxinus uhdei / Evergreen Ash	6"	20' x 10'	Good	No	
2	Ulmus parvifolia / Evergreen Elm	12", 7"	25' x 40'	Fair	No	Conflicting with overhead utility wires.
3	Ligustrum lucidum / Glossy Privet	4", 3", 3"	20' x 15'	Fair to Poor	No	
4	Ligustrum lucidum / Glossy Privet	3", 3", 2"	20' x 15'	Fair to Poor	No	
5	Ulmus parvifolia / Evergreen Elm	6", 5"	30' x 15'	Fair to Poor	No	
6	Ligustrum lucidum / Glossy Privet	5", 5"	25' x 10'	Fair to Poor	No	
7	Ligustrum lucidum / Glossy Privet	2"	20' x 5'	Poor	No	
8	Ligustrum lucidum / Glossy Privet	3", 2"	20' x 5'	Poor	No	
9	Ligustrum lucidum / Glossy Privet	3"	20' x 10'	Poor	No	
10	Ligustrum lucidum / Glossy Privet	6", 6"	20' x 10'	Poor	No	
11	Ligustrum lucidum / Glossy Privet	3"	20' x 10'	Fair to Poor	No	
12	Ligustrum lucidum / Glossy Privet	6", 6"	20' x 10'	Fair to Poor	No	

13	Ligustrum lucidum / Glossy Privet	4", 3", 3", 3"	20' x 10'	Fair to Poor	No	
14	Ulmus parvifolia / Evergreen Elm	9"	30' x 20'	Fair to Poor	No	
15	Ligustrum lucidum / Glossy Privet	5"	20' x 10'	Fair to Poor	No	
16	Sequoia sempervirens / Coast Redwood	Not accesible	40' x 10'	Fair to Poor	Yes	On adjacent site.
17	Ulmus pumila / Siberian Elm	15", 15"	35' x 40'	Poor	No	
18	Quercus agrifolia / Coast Live Oak	12"	20' x 40'	Fair to Poor	Yes	Severe lean to east. Hazard. Crowded and conflicting with adjacent Cork Oak (No. 20).
19	Quercus agrifolia / Coast Live Oak	14"	25' x 40'	Fair to Poor	Yes	Severe lean to south. Hazard.
20	Quercus suber / Cork Oak	30" Estimate	40' x 40	Fair to Good	Yes	On adjacent property. Large tree.
21	Pittosporum tobira / N.C.N.	3", 3", 2"	10' x 8'	Fair	No	

Tree Notes and Preservation or Removal Recommendations.

Tree No. 2, the Evergreen Elm near the street and southeast corner of the site is in fair condition, but its crown is conflicting with the adjacent utility pole and overhead wires. It has been pruned, presumably by PG&E to clear the wires. The proposed driveway is immediately adjacent to this tree, and this paving would likey affect its root zone. It is a largish tree, and the owner may want to preserve it, but it is not a protected tree and it could be removed.

Trees No. 3 through 15 are a row of Privets and a couple of Evergreen Elms along the east property line. They are probably weed seeded, or were planted as a hedge, and are overgrown. They are not particularly in good condition or are valuable, and wjould be affected by the proposed new house and side path construction. We recommend their removal.

Tree No. 16 is a large Redwood Tree on the adjacent site to the east. It is a large tree, but seems to be suffering from lack of water during the drought and is not in great condition.

Tree No. 17 is a large Siberian Elm, a notable weed species. It is not in good condition and has been poorly pruned. It is well clear of the proposed new construction and could be preserved, but it is not a protected tree and would probably be best to be removed.

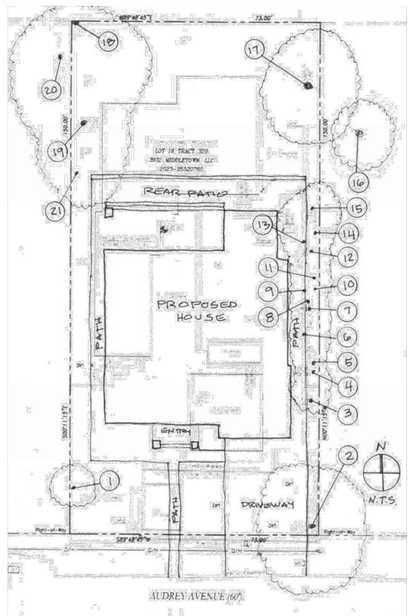
Trees No. 18 and 19 are two Coast Live Oak Trees that appeared to have been seed grown "volunterrs". They both have severe leans, and are actually hazardous. They are well clear of the proposed construction. They are being crowded by the Cork Oak, Tree No. 20, on the adjacent site to the west. The Cork Oak is by far the better tree and well worth preserving. The owner may want to discuss the possiblity of removing the two Live Oak trees on this lot, to allow the proper space and air for the Cork Oak. The two Live Oaks on this property are protected trees by City of Campbell definition and would require a tree removal permit.

Tree Protection

If any trees on site are to be preserved, all construction work, including trenching, excavation, grading, and drainage should be under the supervision of the project arborist. .

Work to be under the supervision of the project arborist or a qualified outside arborist firm:

- Demolition.
- Excavation of house foundations.
- Any drainage or utility pipes or lines within the drip-line or root zone of the trees to be protected.
- Trimming of trees.
- Any grading or excavation work within the drip-line or root-zone of the trees to be protected.
- Any root pruning



Sketch of site with existing tree locations and proposed replacement house.

DESIGN

Jain & Naik -Audrey Residence

1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren: 06-30-2025
STATE OF CALIFORNIA

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SHEET NAME :
ARBORIST REPORT

	REVISIONS	BY
1	PLANNING COMMENTS-1	

DRAWN:	
CHECKED:	
DATE:	10/6/2023
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A1.5

Re: 1001 Audrey Avenue
Campbell, California

April 1, 2024



Tree no. 2. Evergreeen Elm. Showing conflict with overhead utility wires.



Tree no. 2 from street.

Re: 1001 Audrey Avenue
Campbell, California

April 1, 2024



Tree no. 1. Small / Medium size Evergreen Ash.

Re: 1001 Audrey Avenue
Campbell, California

April 1, 2024



Trees no. 3, 4, 5, 6, 7, and 8



Trees no. 7, 8, 9, 10, 11, 12, 13, 14, and 15. Tall Redwood on adjacent site at rear.

Re: 1001 Audrey Avenue
Campbell, California

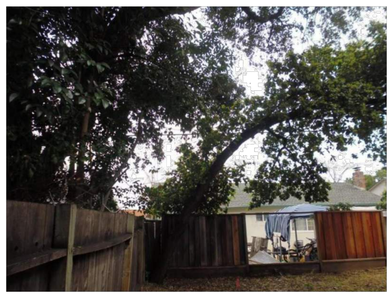
April 1, 2024



Tree no. 17, Siberian Elm. Adjacent Redwood beyond.

Re: 1001 Audrey Avenue
Campbell, California

April 1, 2024



Tree no. 18, Coast Live Oak. Severe lean and crowded by adjacent Cork Oak.



Tree no. 18, Coast Live Oak. Severe lean.

Re: 1001 Audrey Avenue
Campbell, California

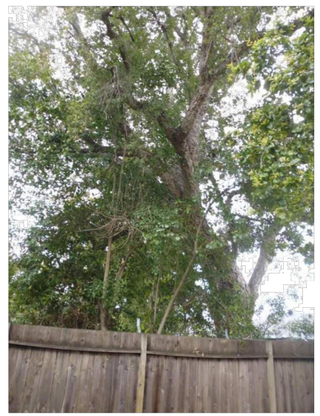
April 1, 2024



Tree no. 19, Coast Live Oak. Severe lean. Tree no. 21, Pittosporum beyond.

Re: 1001 Audrey Avenue
Campbell, California

April 1, 2024



Tree no. 20, Cork Oak on adjacent property.

DESIGN

Jain & Naik -Audrey Residence

1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Ren. 06-30-2025
STATE OF CALIFORNIA

GENERAL NOTES :

1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. PLEASE DO NOT SCALE THE DWG.
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SHEET NAME :

ARBORIST REPORT

	REVISIONS	BY
1	PLANNING COMMENTS-1	

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DATE: 10/6/2023
SCALE: AS SHOWN
JOB No.:
SHEET No.:

A1.6

GENERAL NOTES:

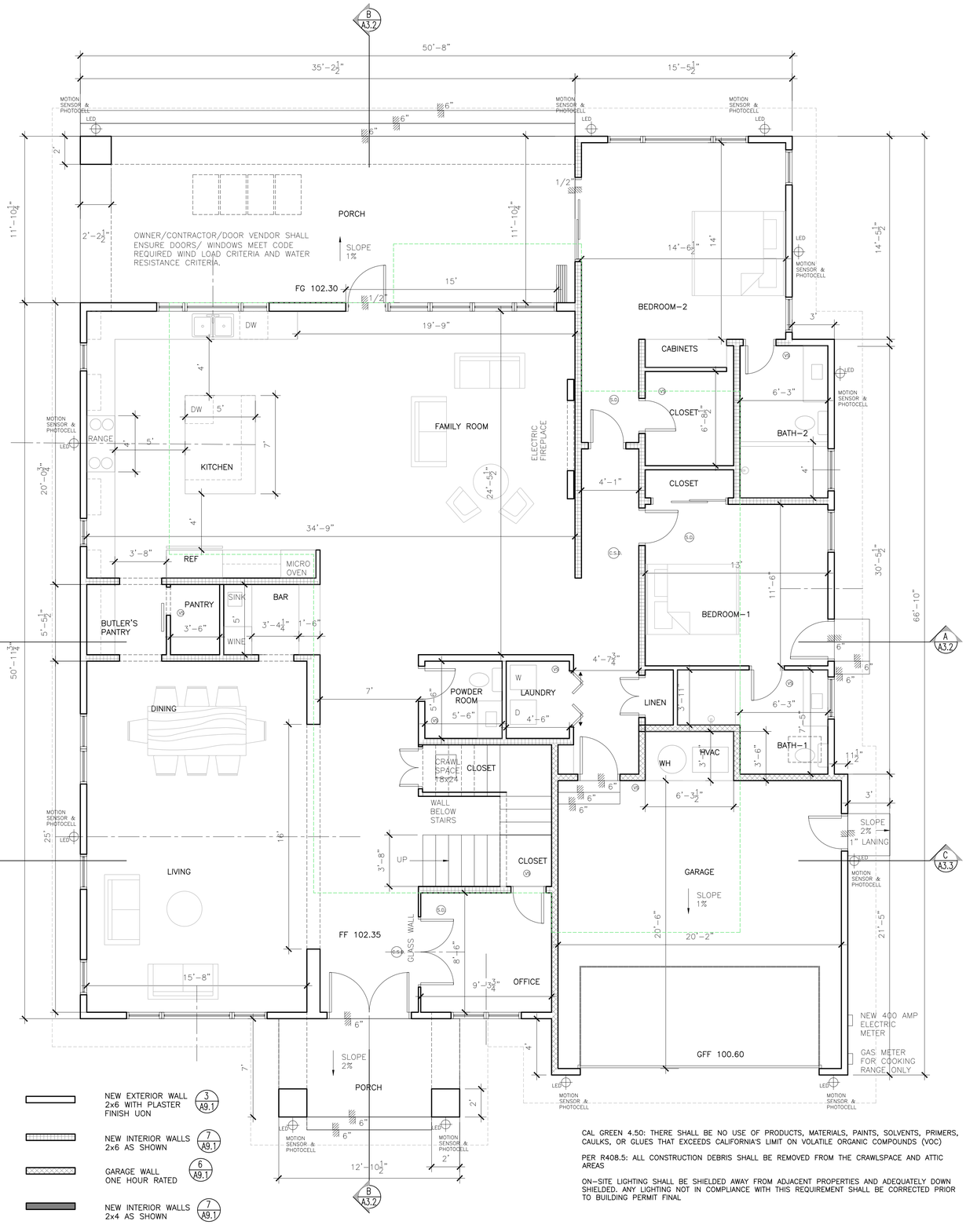
1. DIMENSIONS AT DOORS ARE FINISHED DOOR DIMENSIONS.
2. BUILDING SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE FEDERAL STATE AND LOCAL CODES & REGULATIONS.
3. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHER PER LOCAL FIRE MARSHAL.
4. VERIFY IN FIELD ALL DIMENSIONS; CONTACT ARCHITECT IMMEDIATELY WITH ANY DISCREPANCIES.
5. TRENCHING AND/OR CORING OF SLAB FOR ELECTRICAL SHALL BE COORDINATED WITH STRUCTURAL.
6. ALL BATHROOMS TO HAVE 5/8" 'FIBERROCK' AQUA TOUGH PANEL TOWARDS INTERIOR SIDE OR CEMENTITIOUS BACKER BOARD.

   SHOWER AND TUB WALLS TO BE A SMOOTH, HARD, NON ABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDER LAYMENT TO A HEIGHT OF 72" ABOVE DRAIN INLET PER CRC 307.2
7. FOR EXTERIOR WALL TREATMENT SEE ELEVATIONS.
8. ALL ARCHITECTURAL GLAZING WITHIN 24" OF DOORS SHALL BE TEMPERED, INCLUDING GLAZING IN DOORS.
9. PROVIDE EXTERIOR THRESHOLD, SWEEPS & WEATHER-STRIPPING AT ALL EXTERIOR DOORS.
10. SEE SITE PLAN FOR EXPANSION AND CONTROL JOINT LOCATIONS.
11. SEAL ALL PLUMBING, ELECTRICAL AND OTHER PENETRATIONS OF FOUNDATION WALLS BOTH ABOVE AND BELOW GRADE.
12. ALL PENETRATIONS BETWEEN EXTERIOR OR CRAWLSPACE AND ENVELOP TO BE COMPLETELY SEALED.
14. ALL INSULATION TO BE INSTALLED TO CEC QII STANDARDS
15 ALL SETBACKS ARE TO THE EXTERIOR FINISH
16. LAVATORY FAUCETS MAX 1.2 GPM MEASURED AT 60 PSI, MIN 0.8 GPM AT 20 PSI PER SECTION 402.1.2 CPC 2022 AND SECTION 4.303.1.4 OF 2022 CGBC
18. KITCHEN FAUCETS MAX 1.8 GPM MEASURED AT 60 PSI, PER SECTION 402.1.2 CPC 2022, 4.303.1.4.4 OF 2022 CGBC, AND A4.303.1 OF 2022 CGBC.
19. SHOWERS MAX 1.8 GPM MEASURED AT 80 PSI, PER SECTION 4.303.1.3 OF 2022 CGBC. IF SHOWER HAS >1 SHOWERHEAD/SPRAYER, COMBINED FLOW RATE OF ALL SHOWERHEADS SHALL NOT EXCEED 1.8 GALLONS/MINUTE, OR SHOWER SHALL BE DESIGNED TO ALLOW ONLY 1 SHOWER OUTLET IN OPERATION AT A TIME."
20 TOILETS NOT TO EXCEED 1.28 GALLONS PER FLUSH, PER SECTION 402.1.1 CPC 2022 AND SECTION 4.303.1 OF 2022 CGBC
21 ALL SHOWER DOORS TO BE MIN 22" WITH TEMPERED GLASS
22 PROVIDE CONCRETE-ENCASED GROUNDING ELECTRODE (UFER). MIN 20' OF ½" STEEL REBAR (IFER GROUND) OR #4 COPPER WIRE TO BE ENCASED IN 2" OF CONC. IN THE BOTTOM OF THE FOOTING. – (2) ⅝"x8' DIA COPPER GROUND RODS SPACES 6' APART
23 ALL KITCHEN HOODS TO BE HERS CERTIFIED – MIN 180 CFM
24 WATER-CONSERVING APPLIANCES: DISHWASHER OR CLOTHES WASHER TO BE ENERGY STAR (CALGREEN A4.303.3)"
25 INSTALL THE WATER HEATER PER THE MANUFACTURER'S SPECIFICATIONS WITH ADEQUATE CLEARANCES AND VENTING WITH THE INTERIOR WALLS INSULATED PER THE ENERGY CALCULATIONS.

26. CONTROL VALVES AND SHOWERHEADS SHALL BE LOCATED ON THE SIDEWALL OF SHOWER COMPARTMENTS OR BE OTHERWISE ARRANGED SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT AND THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SHOWER SPRAY. (CPC 408.9)

27. NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN 15 INCHES FROM ITS CENTER TO A SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO A SIMILAR FIXTURE. THE CLEAR SPACE IN FRONT OF A WATER CLOSET, LAVATORY, OR BIDET SHALL BE NOT LESS THAN 24 INCHES. (CPC402.5)

28. MIXED WATER TO SHOWERS, TUB-SHOWER COMBINATION SHALL BE LIMITED TO 120°F. PROVIDE WATER TEMPERING VALVE CONFORMING TO ASSE 1016 FOR SHOWERS, TUB-SHOWER COMBINATION
29. R317.3.1: UNDERFLOOR POST, SILLS ON CONCRETE, AND EXTERIOR DECK & STAIR SUPERSTRUCTURE SHALL BE OF PRESSURE TREATED LUMBER; COATINGS FOR FASTENER, POST BASES, HANGARS, AND CONNECTORS IN CONTACT WITH PT SHALL BE H.D. GALVANIZED, Z-MAX, OR STAINLESS STEEL, OR RATED FOR PT CONTACT. THE END NAILS OF SHEAR WALL INTO THE PT PLATE NEED TO BE H.D. GALVANIZED.



S.D. SMOKE DETECTOR

C.O.S. CARBON MONOXIDE SMOKE DETECTOR

V VACANCY SENSOR

LED MOTION SENSOR & PHOTOCELL WALL SCONCE EXTERIOR CALIFORNIA T-24 COMPLAINT

NEW EXTERIOR WALL 2x6 WITH PLASTER FINISH UON — 3 / A9.1

NEW INTERIOR WALLS 2x6 AS SHOWN — 7 / A9.1

GARAGE WALL ONE HOUR RATED — 6 / A9.1

NEW INTERIOR WALLS 2x4 AS SHOWN — 7 / A9.1

CAL GREEN 4.50: THERE SHALL BE NO USE OF PRODUCTS, MATERIALS, PAINTS, SOLVENTS, PRIMERS, CAULKS, OR GLUES THAT EXCEEDS CALIFORNIA'S LIMIT ON VOLATILE ORGANIC COMPOUNDS (VOC)

PER R408.5: ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CRAWLSPACE AND ATTIC AREAS

ON-SITE LIGHTING SHALL BE SHIELDED AWAY FROM ADJACENT PROPERTIES AND ADEQUATELY DOWN SHIELDED. ANY LIGHTING NOT IN COMPLIANCE WITH THIS REQUIREMENT SHALL BE CORRECTED PRIOR TO BUILDING PERMIT FINAL

NORTH

PROPOSED FIRST FLOOR PLAN

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

DESIGN AJ'S

Jain & Naik -Audrey Residence

1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT ARCHANA R JAIN C 31760 Ren. 06-30-2025 STATE OF CALIFORNIA

GENERAL NOTES :

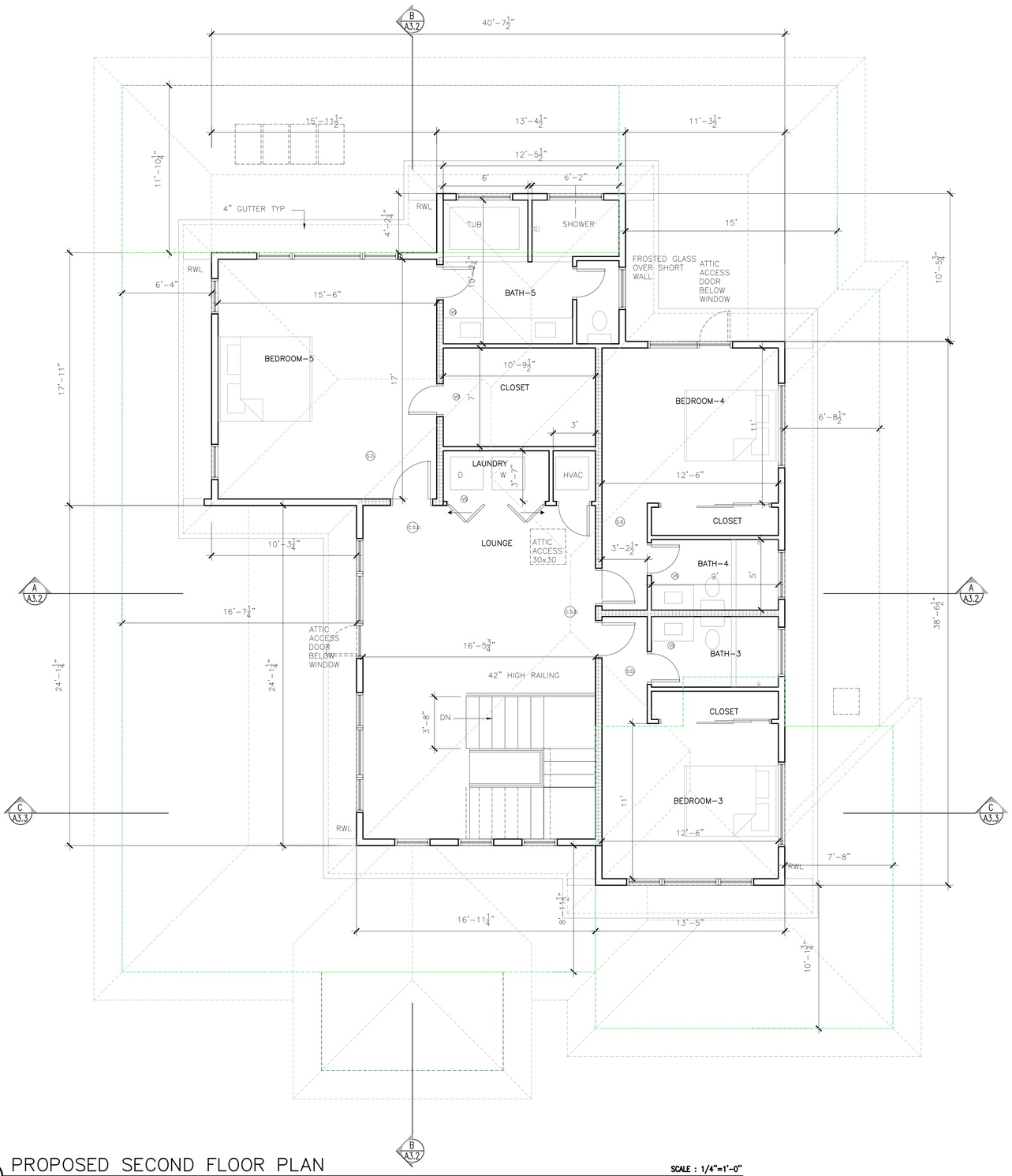
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SHEET NAME :

PROPOSED FIRST FLOOR PLAN

	REVISIONS	BY
1	PLANNING COMMENTS-1	

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SCALE:	AS SHOWN
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SHEET No.:	A2.1



PROPOSED SECOND FLOOR PLAN

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

NORTH

DESIGN A's

Jain & Naik -Audrey Residence

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PROPOSED SECOND FLOOR PLAN

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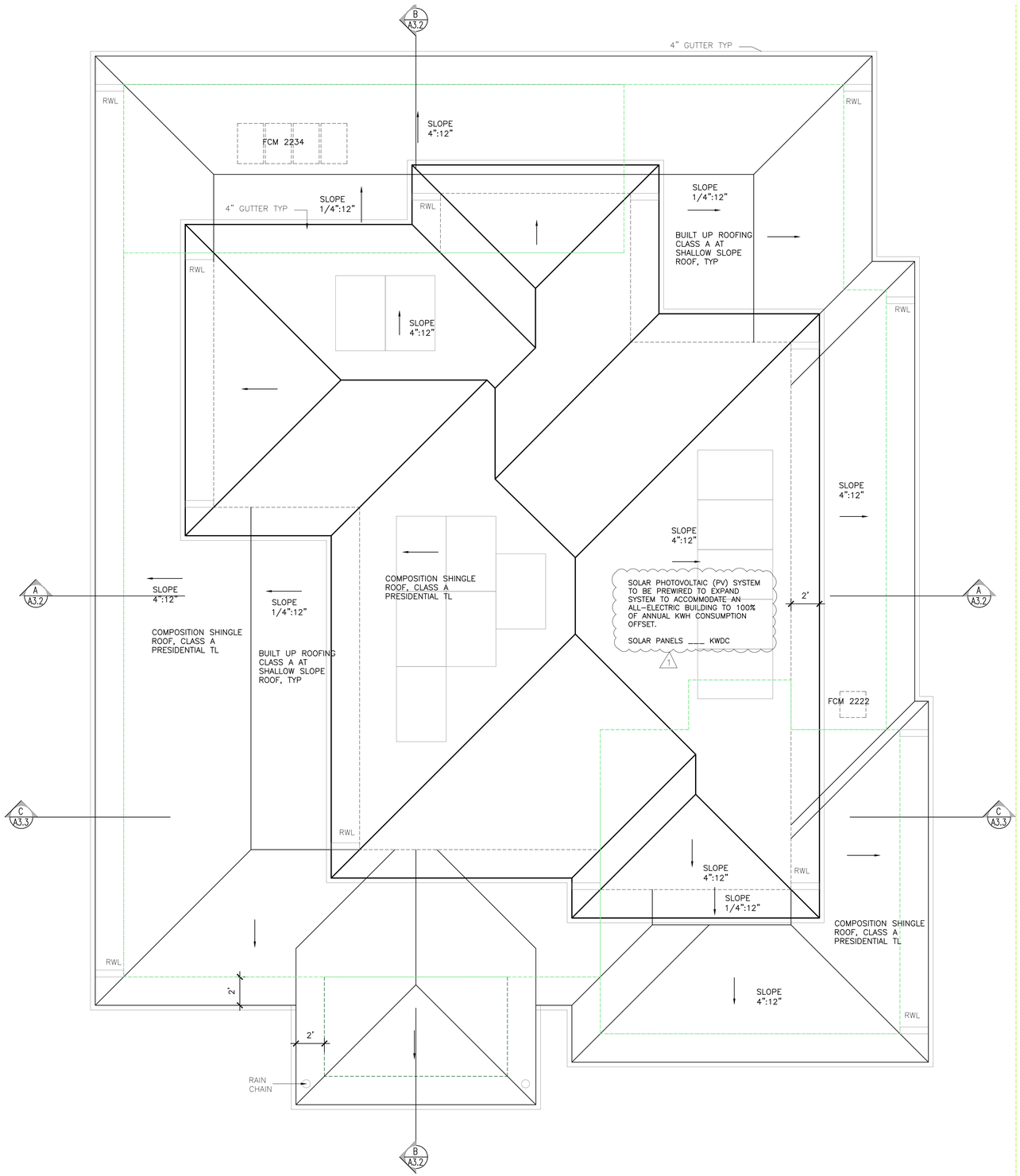
DRAWN:	
CHECKED:	
DATE:	10/6/2023
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A2.2



ALL 6 SIDES OF VERTICAL WALLS, INC. SKYLIGHT WALLS NEED TO BE SEALED -- FRAMED OUT TO FIT R-VALUE OF WALL INSULATION, AND THEN COVERED ON THE ATTIC SIDE WITH DRYWALL OR SEALED TYVEK LAYER.

1 SKYLIGHT DETAIL — SCALE : 1"=1'-0"

03.02.03-12/4/03-012-SKYLIGHT -



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

NORTH

DESIGN

Jain & Naik -Audrey Residence

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SHEET NAME :

ROOF PLAN

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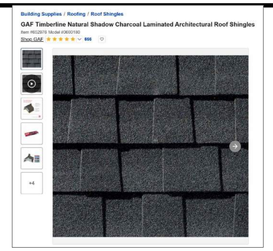
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DATE:	10/6/2023
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A2.3



FIBERGLASS WINDOWS, BRONZE COLOR OR EQ
MANUFACTURER ANDERSON OR EQ
200 SERIES



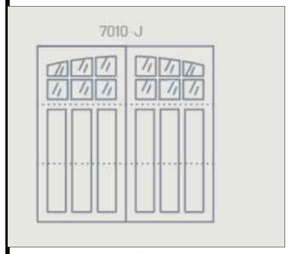
ACRYLIC FINISH, AMBER FROST OR EQ
OMEGA MANUFACTURER OR EQ



COMPOSITION SHINGLE ROOF PRESIDENTIAL TL
CHARCOAL BY GAF – TIMBERLINE NATURAL
SHADOW OR EQ



MANUFACTURER NANA WALL OPERABLE
WALL, BRONZE COLOR OR EQ
MODEL – NW840



GARAGE DOOR FROM
MANUFACTURER CLOPAY OR EQ
CANYON RIDGE WITH ARCHED TOP



EXTERIOR LIGHTS
FOXMOORE COLLECTION 14 1/2" HIGH
BRONZE OUTDOOR WALL LIGHT



1 PROPOSED FRONT SOUTH ELEVATION

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

NOTE FOR ADDRESSING

THE CONTRASTING ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. (CRC 319.1)



1009 AUDREY





993 AUDREY

DESIGN

Jain & Naik -Audrey Residence

1001 Audrey Ave
Campbell, CA 95008

LICENSED ARCHITECT
ARCHANA R JAIN
C 31760
Exp. 06-30-2025
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SHEET NAME :

COLOR & MATERIALS

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1 PLANNING COMMENTS–1	

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SHEET No.:	A3.0A









DESIGN

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SHEET NAME :

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SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A3.0B



1 PROPOSED FRONT SOUTH ELEVATION

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

NOTE FOR ADDRESSING

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2 PROPOSED LEFT WEST SIDE ELEVATION

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

DESIGN

Jain & Naik -Audrey Residence

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Campbell, CA 95008

LICENSED ARCHITECT
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C 31760
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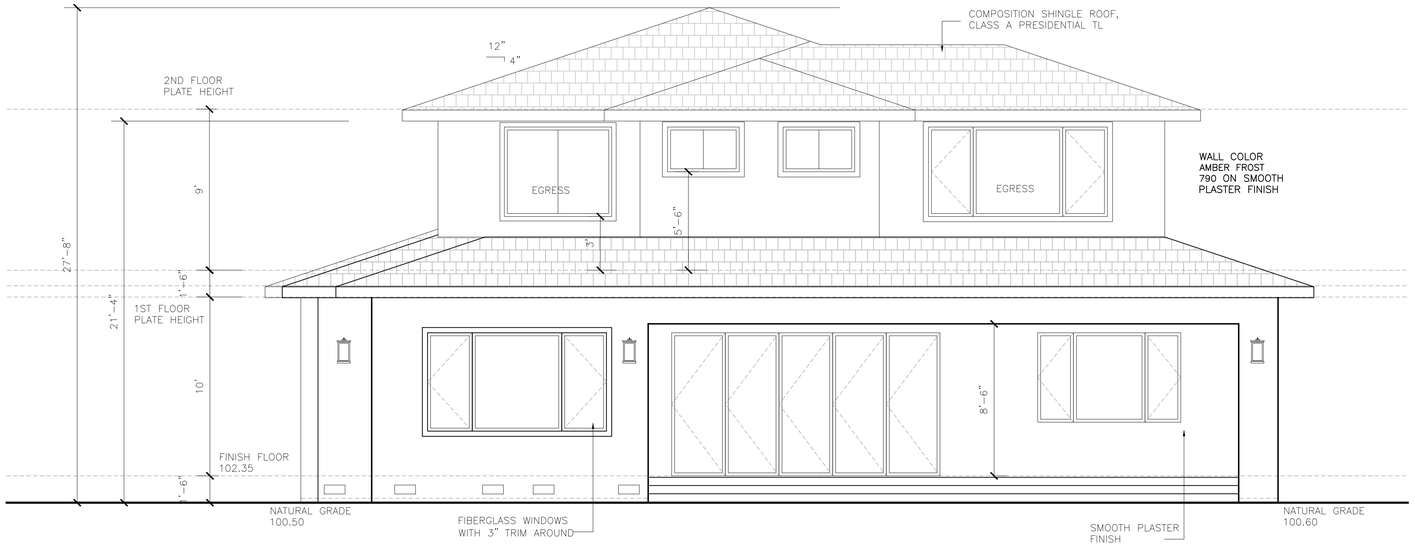
SHEET NAME :

PROPOSED
ELEVATIONS

REVISIONS	BY
1 PLANNING COMMENTS—1	

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SCALE: AS SHOWN
JOB No.:
SHEET No.:

A3.0



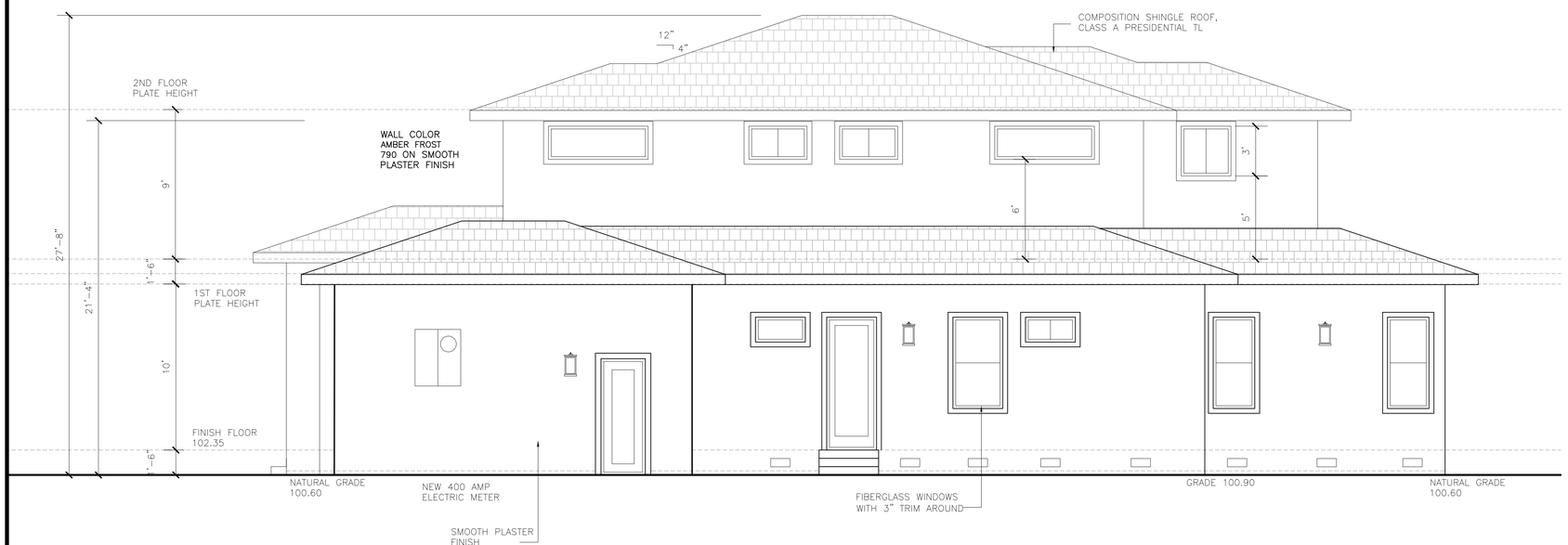
1 PROPOSED REAR NORTH ELEVATION

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

OWNER/CONTRACTOR/DOOR VENDOR SHALL ENSURE DOORS/ WINDOWS MEET CODE REQUIRED WIND LOAD CRITERIA AND WATER RESISTANCE CRITERIA.



NANA OPERABLE WALL IN REAR PATIO
BRONZE WINDOWS



2 PROPOSED RIGHT EAST SIDE ELEVATION

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

DESIGN

Jain & Naik -Audrey Residence

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SHEET NAME :

PROPOSED
ELEVATIONS

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1	PLANNING COMMENTS–1	

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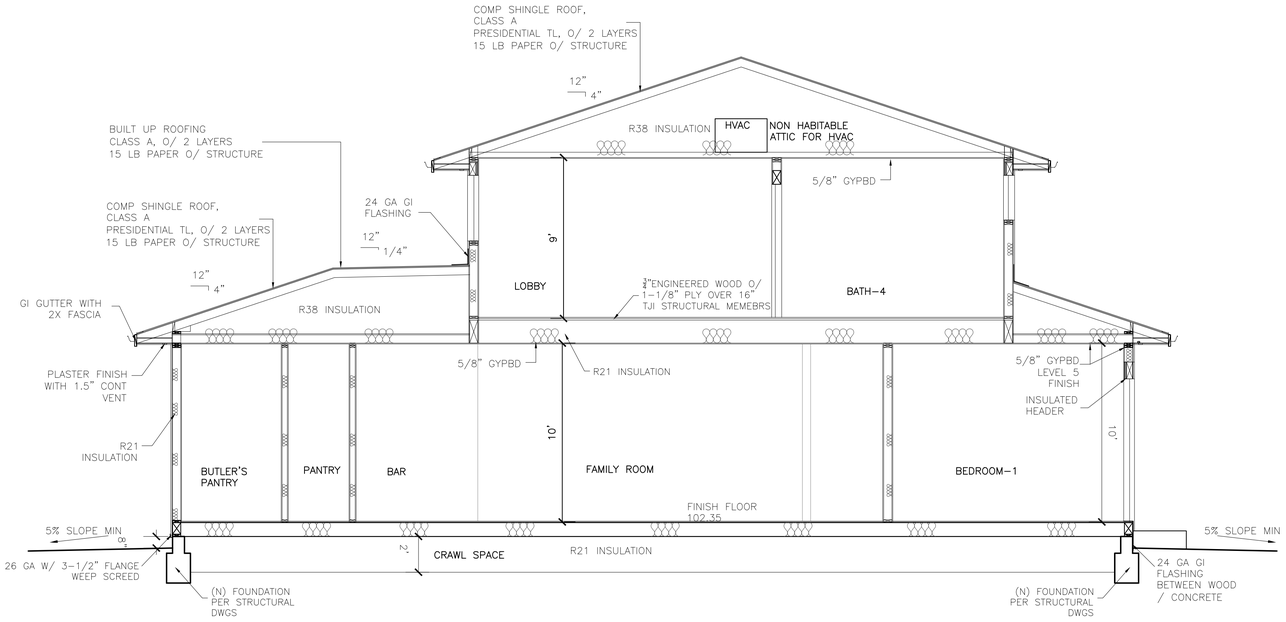
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SCALE: AS SHOWN

JOB No.:

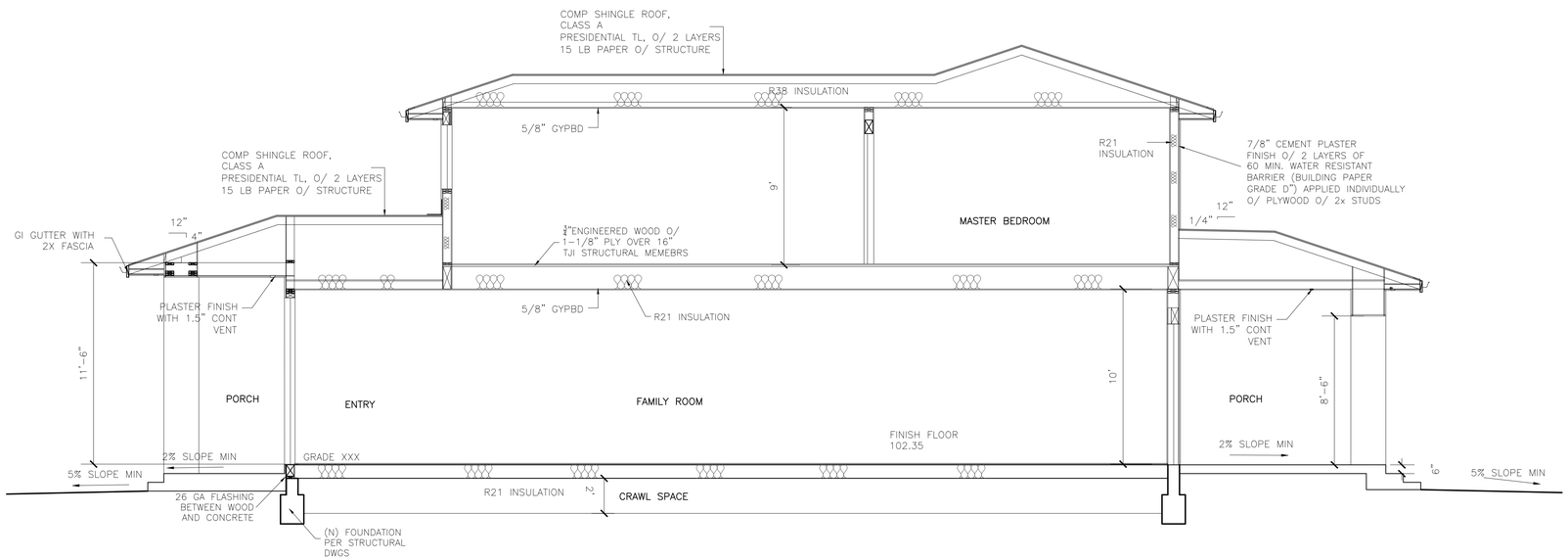
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A3.0



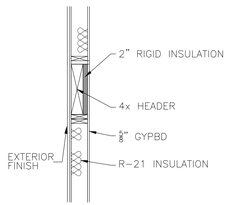
1 SECTION A-A

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



2 SECTION B-B

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



INSULATED HEADER DETAIL

DESIGN

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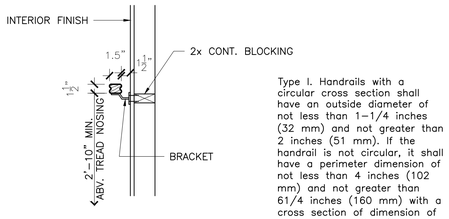
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SHEET NAME :

SECTIONS

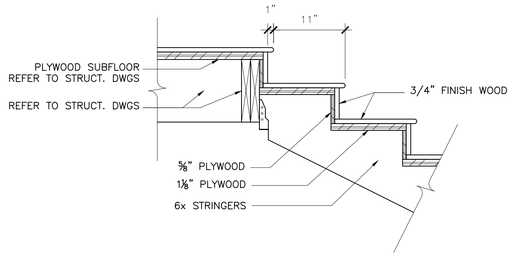
	REVISIONS	BY
1	PLANNING COMMENTS-1	

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DATE:	10/6/2023
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A3.2



Type I. Handrails with a circular cross section shall have an outside diameter of not less than 1-1/4 inches (32 mm) and not greater than 2 inches (51 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 61/4 inches (160 mm) with a cross section of dimension of not more than 2-1/4 inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

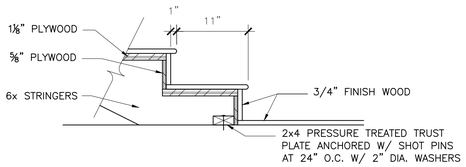
HANDRAIL DETAILS



STAIR AT LANDING

SCALE: 1"=1'-0"

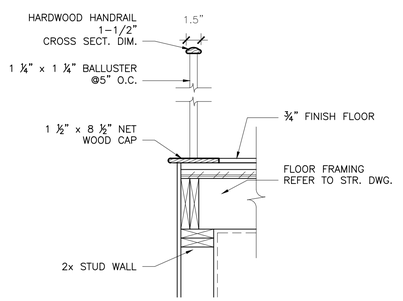
09.03.02 9/6/10 -12 - -ARJ



STAIR AT FLOOR

SCALE: 1"=1'-0"

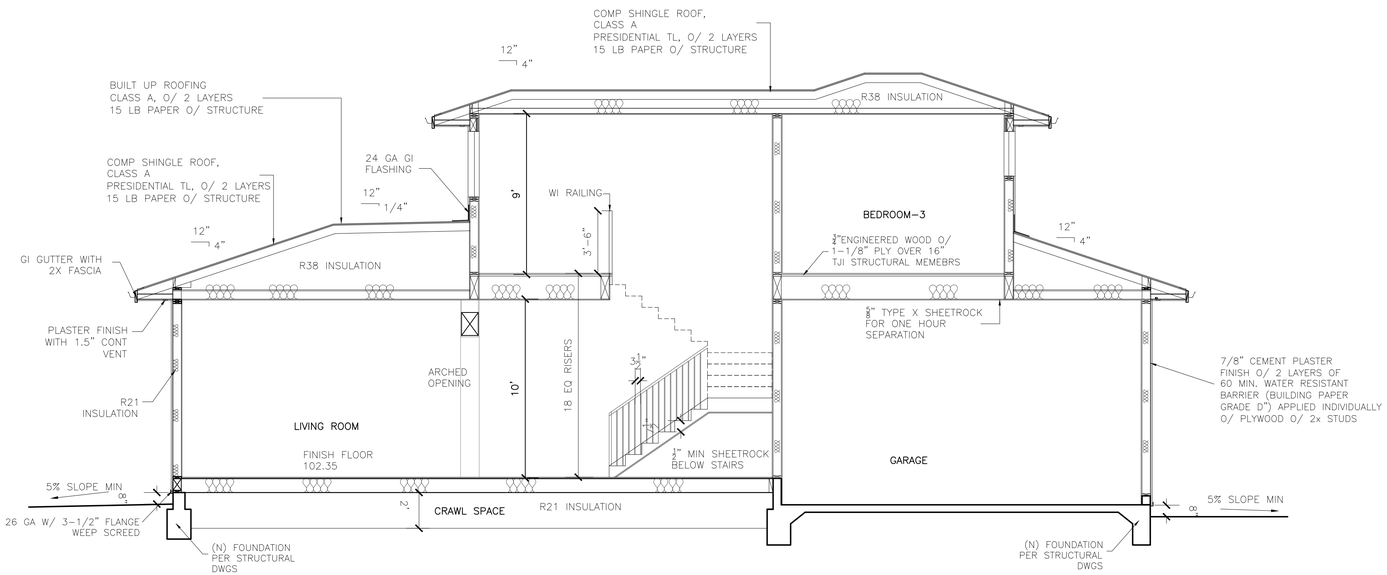
09.03.02 9/6/10 -12 - -ARJ



RAILING ATTACHMENT

SCALE: 1"=1'-0"

09.03.02 9/6/10 -12 - -ARJ



1 SECTION C-C

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

NOTES:

RISE ON THE STAIRWAY BE WILL MAX 7-3/4" AND TREAD MIN. 10" PER CRC R311.7.4 WITH MIN NOSING ¾" AND MAX 1-1/4" NOSING

PROVIDE MINIMUM 6'-8" HEADROOM AT THE STAIRWAY – CRC R311.7.2

MIN ½" GYPBD AT WALLS AND SOFFIT OF ENCLOSED USABLE SPACE UNDER STAIRS CRC R302.7

HANDRAILS HAVE A 1-1/4" TO 1-1/2" GRIPPABLE CROSS SECTION, NO SHARP CORNERS, AND AT A HEIGHT OF 34" TO 38" ABOVE NOSING, EXTENDED CONTINUOUSLY FROM TOP TO BOTTOM RISER, AND TERMINATE AT NEWEL POSTS OR RETURN TO WALL. CRC R311.7.7

HANDRAILS MAY PROJECT INTO THE REQUIRED WIDTH OF THE STAIRWAY 4-1/2" AND SHALL PROVIDE 1-1/2" SPACE BETWEEN THE WALL AND HANDRAIL. CRC R311.7.1 AND R311.7.7.2

A GUARDRAIL IS REQUIRED ON THE OPEN SIDE OF THE STAIRWAY AT A HEIGHT OF 34" TO 38" AND SHALL HAVE INTERMEDIATE RAILS SPACED SUCH THAT A SPHERE 4-3/8" IN DIAMTER CANNOT PASS THROUGH. CRC R312.2 AND R312.3

GUARDRAILS- MIN HEIGHT 42" WITH INTERMEDIATE SPACED SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH. CRC R312

HANDRAILS & GUARDRAILS TO BE CAPABLE OF RESISTING A 200 LB APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL. CRC R301.5 / SECTION 4.5.1 ASCE 7, CBC 1607.8.1.1- SEE STRUCTURAL DRAWINGS FOR DETAILS AND CALCULATIONS

DESIGN

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1. THIS SHEET IS PART OF A SET & IS NOT TO BE USED ALONE.
2. PLEASE DO NOT SCALE THE DWG.
3. ANY DISCREPANCY OR ERROR IN DWG AND FIELD NEED TO BE BROUGHT TO THE ATTENTION OF ARCHITECT PRIOR TO CONSTRUCTION.
4. THESE PLANS AND PRINTS ARE OWNED BY THE ARCHITECT & ARE FOR USE ON THIS PROJECT ONLY
5. COPYRIGHT © OF ARCHANA JAIN.

SHEET NAME :

STAIR DETAILS

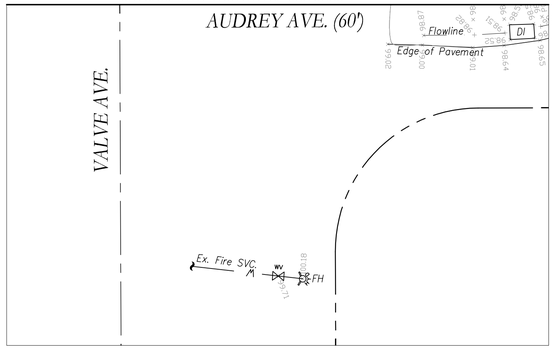
	REVISIONS	BY
1	PLANNING COMMENTS-1	

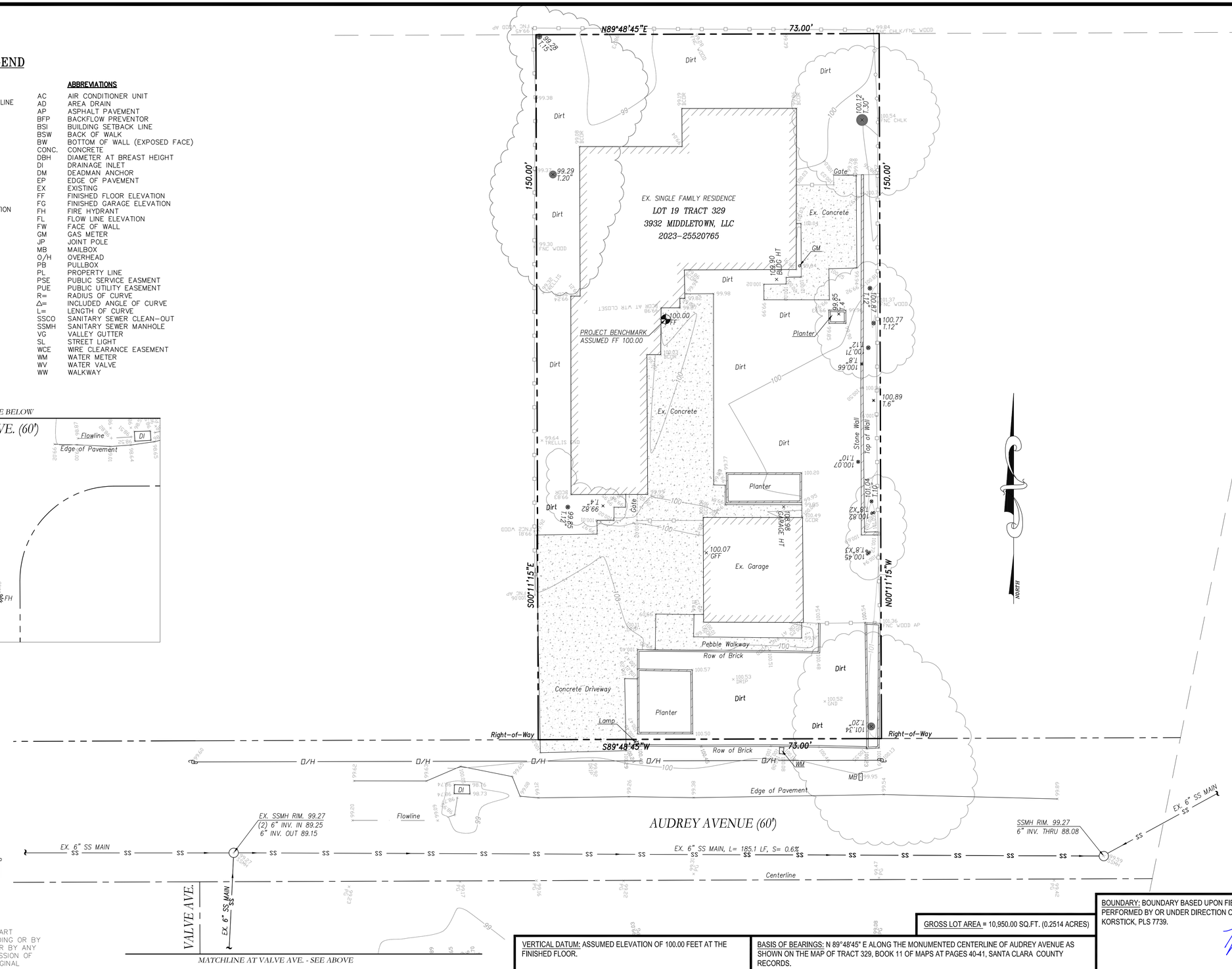
DRAWN:	
CHECKED:	
DATE:	10/6/2023
SCALE:	AS SHOWN
JOB No.:	
SHEET No.:	A3.3

LEGEND

SYMBOL	DESCRIPTIONS
	BOUNDARY / RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE (℄)
	RETAINING WALL
— EX. SS —○—	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
	DRAIN INLET
2%	PERCENT GRADE
× 607.0	EXISTING GRADE ELEVATION
185	EXISTING CONTOUR w/ ELEVATION
	EXISTING TREE w/ DBH

ABBREVIATIONS	
AC	AIR CONDITIONER UNIT
AD	AREA DRAIN
AP	ASPHALT PAVEMENT
BFP	BACKFLOW PREVENTOR
BSI	BUILDING SETBACK LINE
BSW	BACK OF WALK
BW	BOTTOM OF WALL (EXPOSED FACE)
CONC.	CONCRETE
DBH	DIAMETER AT BREAST HEIGHT
DI	DRAINAGE INLET
DM	DEADMAN ANCHOR
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 EASMENT
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





GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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GROSS LOT AREA = 10,950.00 SQ.FT. (0.2514 ACRES)

VERTICAL DATUM: ASSUMED ELEVATION OF 100.00 FEET AT THE FINISHED FLOOR.

BASIS OF BEARINGS: N 89°48'45" E ALONG THE MONUMENTED CENTERLINE OF AUDREY AVENUE AS SHOWN ON THE MAP OF TRACT 329, BOOK 11 OF MAPS AT PAGES 40-41, SANTA CLARA COUNTY RECORDS.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

LICENSED LAND SURVEYOR HELMUT R. KORSTICK NO. 7739 STATE OF CALIFORNIA

DATE: OCTOBER 05, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHIANI C 51620 STATE OF CALIFORNIA

PREPARED BY:

STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

3932 MIDDLETOWN LLC
12062 JAMESTOWN COURT
SARATOGA, CA 95070

APN: 406-24-002

1001 AUDREY AVENUE

BOUNDARY & TOPOGRAPHIC SURVEY

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. C1

JOB NO. 2023-158

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY, AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED.

2. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE CITY LANDSCAPE ARCHITECT. IF THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.

3. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. POTHOLING SHALL OCCUR TO VERIFY THE SIZE AND LOCATION OF ALL UNDERGROUND IRRIGATION LINES CONNECTED TO HEADS AND VALVES REQUIRING RELOCATION AND ADJUSTMENT.

4. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

5. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.

6. CONTRACTOR SHALL VERIFY THE STATIC AND DYNAMIC PRESSURES BEFORE INSTALLING THE IRRIGATION SYSTEM. iF THE STATIC PRESSURE IS ABOVE OR BELOW THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM, PRESSURE-REGULATING DEVICES SUCH AS INLINE PRESSURE REGULATORS, BOOSTER PUMPS, OR OTHER DEVICES SHALL BE INSTALLED TO MEET THE REQUIRED DYNAMIC PRESSURE OF THE IRRIGATION SYSTEM.

7. STATIC WATER PRESSURE, DYNAMIC OR OPERATING PRESSURE, AND FLOW READING OF THE WATER SUPPLY SHALL BE MEASURED AT THE POINT OF CONNECTION. THESE PRESSURE AND FLOW MEASUREMENTS SHALL BE CONDUCTED AT THE DESIGN STAGE. IF THE MEASUREMENTS ARE NOT AVAILABLE AT THE DESIGN STAGE, THE MEASUREMENTS SHALL BE CONDUCTED AT INSTALLATION

8. STATIC PRESSURE: PSI
9. DYNAMIC PRESSURE: PSI

10. SENSORS (RAIN, FREEZE, WIND, ETC.), EITHER INTEGRAL OR AUXILIARY, THAT SUSPEND OR ALTER IRRIGATION OPERATION DURING UNFAVORABLE WEATHER CONDITIONS SHALL BE REQUIRED ON ALL IRRIGATION SYSTEMS. IRRIGATION SHOULD BE AVOIDED DURING WINDY OR FREEZING WEATHER OR DURING RAIN.

11. MANUAL SHUT-OFF VALVES, SUCH AS A GATE VALVE, BALL VALVE, OR BUTTERFLY VALVE) SHALL BE INCORPORATED AS INDICATED ON THE PLANS, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR.

12. BACKFLOW PREVENTION DEVICES SHALL BE REQUIRED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION BY THE IRRIGATION SYSTEM.

13. MASTER SHUT-OFF VALVES ARE REQUIRED ON ALL PROJECTS EXCEPT LANDSCAPES THAT MAKE USE OF TECHNOLOGIES THAT ALLOW FOR THE INDIVIDUAL CONTROL OF SPRINKLERS THAT ARE INDIVIDUALLY PRESSURIZED IN A SYSTEM EQUIPPED WITH LOW PRESSURE SHUT DOWN FEATURES.

14. THE IRRIGATION SYSTEM IS DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NON-TARGETED AREAS, SUCH AS ADJACENT PROPERTY, NON-IRRIGATED AREAS, HARDSCAPES, ROADWAYS, OR STRUCTURES.

15. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN.

16. THE IRRIGATION SYSTEM MUST BE INSTALLED TO MEET, AT A MINIMUM, THE IRRIGATION EFFICIENCY CRITERIA AS DESCRIBED IN THE MAXIMUM APPLIED WATER ALLOWANCE.

17. IN MULCHED PLANTING AREAS, THE USE OF LOW VOLUME IRRIGATION IS REQUIRED TO MAXIMIZE WATER INFILTRATION INTO THE ROOT ZONE.

18. AREAS LESS THAN TEN (10) FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION OR OTHER MEANS THAT PRODUCES NO RUNOFF OR OVERSPRAY.

19. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON PERMEABLESURFACE. ALLOWABLE IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES MAY INCLUDE DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. THE SETBACK AREA MAY BE PLANTED OR UNPLANTED. THE SURFACING OF THE SETBACK MAY BE MULCH, GRAVEL, OR OTHER POROUS MATERIAL. THESE RESTRICTIONS MAY BE MODIFIED IF:
    19.1. THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACING AND NO RUNOFF OCCURS;
    19.2. OR THE ADJACENT NON-PERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO DRAIN ENTIRELY TO LANDSCAPING;
    19.3. OR THE IRRIGATION DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE AND CLEARLY DEMONSTRATES STRICT ADHERENCE TO IRRIGATION SYSTEM DESIGN CRITERIA IN SECTION 492.7 (A)(1)(I). PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE IRRIGATION AUDIT.

20. SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL HAVE MATCHED PRECIPITATION RATES, UNLESS OTHERWISE DIRECTED BY THE MANUFACTURER'S RECOMMENDATIONS. CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED ON THE PLANS. HEAD TO HEAD COVERAGE IS RECOMMENDED. HOWEVER, SPRINKLER SPACING SHALL BE DESIGNED TO ACHIEVE THE HIGHEST POSSIBLE DISTRIBUTION UNIFORMITY USING THE MANUFACTURER'S RECOMMENDATIONS.

21. SWING JOINTS OR OTHER RISER-PROTECTION COMPONENTS ARE REQUIRED ON ALL RISERS SUBJECT TO DAMAGE THAT ARE ADJACENT TO HARDSCAPES OR IN HIGH TRAFFIC AREAS OF TURFGRASS.

18. ALL LATERAL PIPING BENEATH PAVED AREAS SHALL BE SCHEDULE 40 PVC PIPE.

19. INSTALL VALVE BOXES 300MM (12") FROM AND PERPENDICULAR TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 300MM (12") APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, ETC.

20. IRRIGATION CONTRACTOR TO NOTIFY THE WATER DISTRICT FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

21. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO INITIALLY PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE AND WIND EXPOSURES.

22. IT IS THE RESPONSIBILITY OF A LICENSED LANDSCAPE CONTRACTOR, OR IRRIGATION CONTRACTOR, TO MAINTAIN ALL ELECTRICAL CONNECTIONS TO THE CONTROLLER AND ALL VALVES, AND TO EXTEND ALL LOW VOLTAGE LINES WHERE VALVES ARE TO BE RELOCATED.

23. SCHEDULE A MEETING WHICH INCLUDES THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE TO OBSERVE THE OPERATION OF THE RELOCATED HEADS AND VALVES. ALL VALVES SHALL BE RUN THROUGH THE EXSTING IRRIGATION CONTROLLER.

24. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL. ALL WIRES SHALL BE HOUSED IN CONDUIT, NO DIRECT BURIAL WILL BE ALLOWED.

25. INSTALL A MINIMUM OF ONE SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

26. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.

27. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

28. INSTALL A BALL VALVE TO ISOLATE EACH REMOTE CONTROL VALVE OR GROUP OF RCV'S LOCATED TOGETHER. GATE VALVE SIZE SHALL BE SAME AS THE LARGEST REMOTE CONTROL VALVE IN MANIFOLD.

29. FLUSH AND ADJUST IRRIGATION OUTLETS, BUBBLERS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO FIELD, WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

30. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. PAINT ROOTS ONE (1) INCH AND LARGER IN DIAMETER WITH TWO COATS OF TREE SEAL, OR EQUAL. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

31. THE EXISTING MAIN LINE SHOWN ON THE DRAWINGS IS DIAGRAMMATIC. VERIFY AND LOCATE EXISTING MAIN LINE IN FIELD. REPORT TO ARCHITECT IN WRITING ANY DEVIATION OF EXISTING MAINLINE LOCATION FROM THAT SHOWN ON THE DRAWINGS.

32. NOTIFY CITY LANDSCAPE ARCHITECT OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.

PLANTING NOTES

1. PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOLS SHALL BE TRANSFORMED TO A FRIABLE CONDITION.

2. SOIL AMENDMENTS AND COMPOSTS: COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. THE PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S (USCC) SEAL OF TESTING ASSURANCE PROGRAM (STA) PROGRAM. IT SHALL BE DERIVED FROM AGRICULTURAL OR FOOD WASTE OR YARD TRIMMINGS. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS, WILL POSSESS NO OBJECTIONABLE ODORS AND SHALL NOT RESEMBLE THE FEEDSTOCK (THE ORIGINAL MATERIALS) FROM WHICH IT WAS DERIVED. SHALL INCLUDE THE FOLLOWING SPECIFICATIONS: ORGANIC MATTER CONTENT: 50% - 60% BY DRY WT. PREFERRED, 35-70% ACCEPTABLE; CARBON AND NITROGEN RATIO: C:N < 25:1 PLUS AT LEAST ONE MEASURE OF STABILITY AND AT LEAST ONE MEASURE OF TOXICITY; SHALL HAVE A DARK BROWN COLOR AND A SOIL-LIKE ODOR; PH SHALL BE BETWEEN 6.5 AND 8; PARTICLE SIZE SHALL BE 95% PASSING A 1/2" SCREEN; MOISTURE CONTENT SHALL BE BETWEEN 35% - 55% OF DRY SOLIDS.

3. AMENDMENTS SHALL BE INCORPORATED ACCORDING TO THE FOLLOWING MINIMUM RECOMMENDATIONS: COMPOST SHALL BE PLACED AT A RATE OF A MINIMUM OF FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF PERMEABLE AREA AND INCORPORATED THROUGH TILLING TO A DEPTH OF SIX (6) INCHES INTO THE SOIL.

4. BACKFILL MIX: TO BE INSTALLED IN PLANTING PITS. SOIL MIX SHALL BE 2 PARTS NATIVE SOIL, 1 PART LEAF LITTER OR ORGANIC LEAF COMPOST, OR PEAT MOSS, OR ¼' FIR BARK, OR ORGANIC COMPOST, PLUS CONTROLLED RELEASED FERTILIZER PACKETS: 20-10-5 (N-P-K), AS DESCRIBED HEREIN, OR NINE POUNDS OF 15-8-10 OSMOCOTE PER CUBIC YARD OF BACKFILL MIX.

5. MULCH:
    5.1. SHALL BE PLACED IN ALL PLANTING AREAS AND EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT IN TURF AREAS, TO A DEPTH OF 3 INCHES MINIMUM.
    5.2. UNDER ALL TREES, MULCH SHALL BE PLACED IN AN AREA 6 FEET IN DIAMETER, OR LARGER, OVER THE EXISTING ROOT ZONE OF THE TREE TO PREVENT MOISTURE LOSS. NO PLANTING SHALL OCCUR WITHIN THIS 6 FOOT DIAMETER AREA, SO TO NOT AFFECT OR DAMAGE THE EXISTING ROOT ZONE

6. PLANTING METHODS, SOIL AMENDMENT QUANTITIES, AND PREPARATION METHODS SHALL BE INSTALLED ACCORDING TO THE PLANTING SPECIFICATIONS AND DETAILS.

7. VERIFY PLANT QUANTITIES PRIOR TO INSTALLATION. QUANTITIES ARE LISTED FOR CONVENIENCE ONLY; THE ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED. NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF QUANTITY DISCREPANCY OR UNLABELED MASSINGS IMMEDIATELY.

8. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.

9. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT, AS NECESSARY, TO SCREEN UTILITIES, BUT NOT BLOCK OR IMPEDE ACCESS TO THOSE UTILITIES.

10. PLANT COUNT IS FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY FINAL PLANT COUNT. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.

11. DO NOT PLANT SHRUBS ALONG THE TOP OF RIDGE OR BERM, OR ALONG THE CENTERLINE OF DRAINAGE SWALES

12. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING NEW AND EXISTING LANDSCAPE AREAS IN WEED FREE CONDITION THROUGHOUT THE 90 DAY MAINTENANCE PERIOD.

13. FERTILIZER PAKS: CONTROLLED RELEASED FERTILIZER PACKETS: 20-10-5 (N-P-K) IN A BIODEGRADABLE PACKET, AND SHALL CONTAIN POLYON COATED FERTILIZERS; CONTAINS AN EXPANDED MINOR AND SECONDARY ELEMENT PACKAGE; CONTAINS A SIGNIFICANT AMOUNT OF KELP BASED ORGANIC MATTER TO PROMOTE SOIL BIOLOGY. BEST PAKS 20-10-5, BY SIMPLOT PROFESSIONAL PRODUCTS, P.O. BOX 198, LATHROP, CA 95330, 800-992-6066, OR APPROVED EQUAL

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

MARK A. MENNUCCI, CA LICENSE #5353

No.	DATE	REVISION	BY	APPD
1				
2				
3				
4				

PREPARED BY:

MENNUCCI DESIGN GROUP
7 Maywood Way
San Rafael, CA 94901

LICENSED LANDSCAPE ARCHITECT — MARK A. MENNUCCI — No. 5353 — Signature — 11-09-2024 Renewal Date — Date — STATE OF CALIFORNIA

PREPARED FOR:

3932 MIDDLETOWN LLC
12062 JAMESTOWN COURT
SARATOGA,CA 95070

1001 AUDREY AVENUE

LANDSCAPE AND IRRIGATION NOTES

CITY OF CAMPBELL | COUNTY OF SANTA CLARA | CALIFORNIA

DATE

PROJECT: 2023-158
APN: 406-24-002
DESIGNED BY: MAM | CHECKED BY: --
DRAWN BY: MAM | DATE: FEBRUARY 2024

SCALE: AS SHOWN
0 — 1"
NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH.

DRAWING: L1.0

SHEET 1 OF 5

IRRIGATION LEGEND

SYM.	MANUF.	MODEL NO./ DESCRIPTION	DES. RAD.	GPM	PSI	DTL REF
•	TORO	FB-25-PC-BUBBLER HEAD 1 PER SHRUB	-	.25	30	- / -
◦	TORO	FB-50-PC-BUBBLER HEAD 2 PER TREE	-	.50	30	- / -
◓ ●	TORO	570Z-12P-SI-PRX-COM WITH 15' PRECEISION SPRAY NOZZLES	15'	H=1.16, F=2.31	30	- / -
⋈	FEBCO/WILKINS	BACKFLOW PREVENTION DEVICE REDUCED PRESSURE TYPE				
◔	TORO	P-220S-27 SERIES REMOTE CONTROL VALVE - SIZE AS NOTED				- / - - / -
⋈	NIBCO	GATE VALVES 2" AND SMALLER SHALL BE NIBCO T-113.				- / -

MAINLINE - 2" AND SMALLER: SCHEDULE 40 PVC WITH SOLVENT-WELD FITTINGS; AT 24" DEPTH. STUB AND CAP MAIN LINE IN 8" ROUND VALVE BOX. RUN TWO (2) ADDITIONAL CONTROL WIRES AND ONE COMMON FROM CONTROLLER AND COIL 24" OF WIRE IN VALVE BOX — - / -

LATERAL LINE - SCHEDULE 40 PVC PIPE & SOLVENT WELD FITTINGS AT 24" DEPTH - SIZE AS NOTED.

¾" LATERAL LINE - SCHEDULE 40 PVC WITH SOLVENT-WELD FITTINGS, WITH 18" COVER.

1" LATERAL LINE - SCHEDULE 40 PVC WITH SOLVENT-WELD FITTINGS, WITH 18" COVER. - / -

1¼" LATERAL LINE - SCHEDULE 40 PVC WITH SOLVENT-WELD FITTINGS, WITH 18" COVER.

1½" LATERAL LINE - SCHEDULE 40 PVC WITH SOLVENT-WELD FITTINGS, WITH 18" COVER.

2" LATERAL LINE - SCHEDULE 40 PVC WITH SOLVENT-WELD FITTINGS, WITH 18" COVER.

IRRIGATION SLEEVE - CLASS 315 PVC. SIZE TO BE TWICE THE SIZE OF TOTAL PIPE DIAMETERS WITHIN THE SLEEVE, WITH 30" COVER.

1" CONDUIT FOR 14 GAUGE WIRING BETWEEN CONTROLLER AND MASTER VALVE, AND MASTER VALVE AND PUMP.

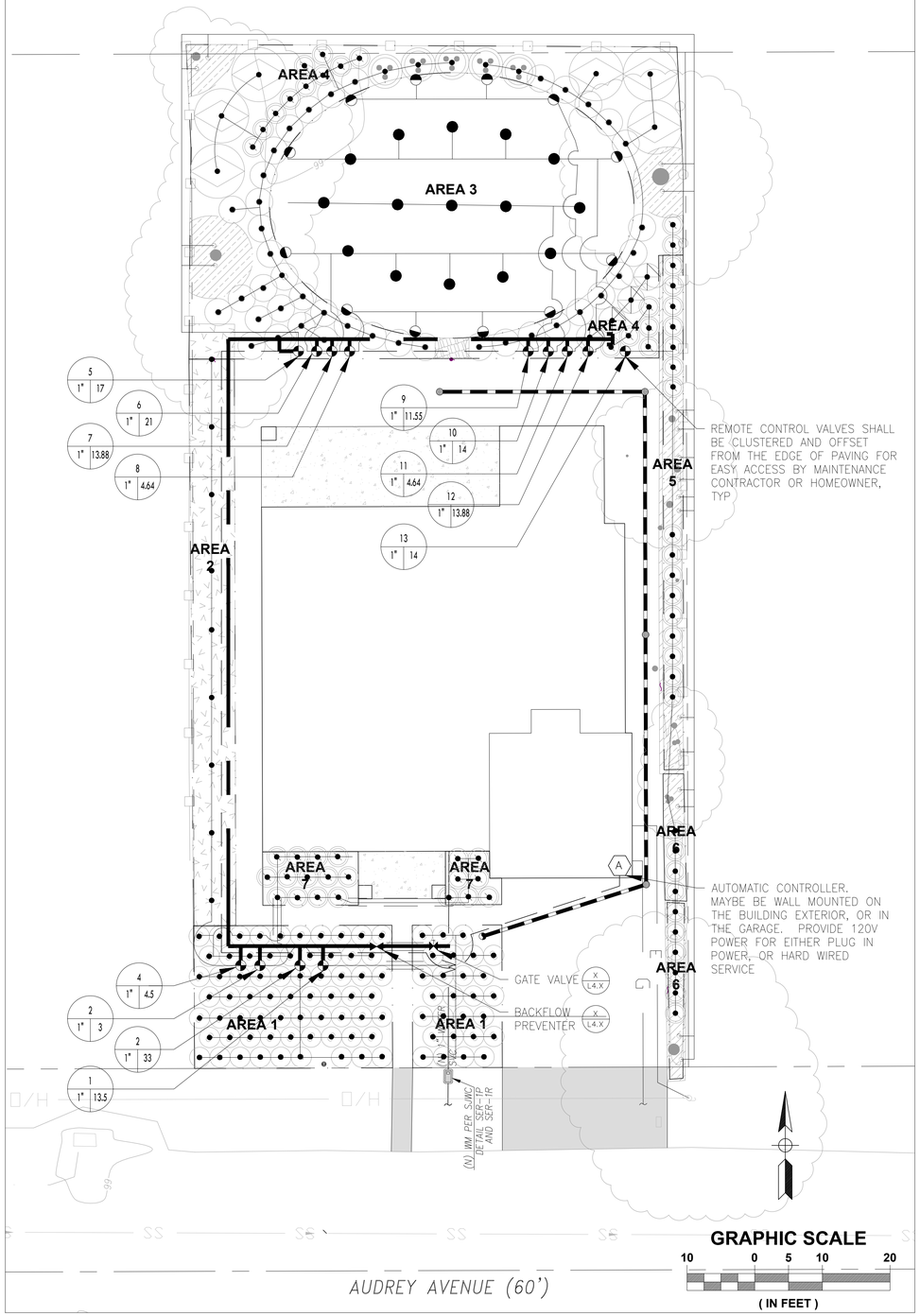
C	GREENTECH	SA6-RM8-36/FSAV-200B/EV-CAB-SEN/PMR/RHG-LP (CONTROLLER IN TOP ENTRY STAINLESS STEEL STRONG BOX WITH FLOW SENSING ASSY. WITH MASTER VALVE AND PROMAX REMOTE ASSY.)	- / -

P.O.C. - POINT OF CONNECTION - TIE PROPOSED MAIN LINE TO EXISTING SUPPLY LINE. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SUPPLY LINE AND WATER PRESSURE. PROVIDE STATIC WATER PRESSURE RATING TO OWNER'S REPRESENTATIVE.

1 — CONTROLLER STATION NUMBER
1" | 11.3 — APPROX. GPM FLOW THROUGH VALVE / CONTROL VALVE SIZE

SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-50 GPM
2.5"	51-70 GPM
3"	71-120 GPM



No.	DATE	REVISION	BY	APPD
1				
2				
3				
4				

PREPARED BY:
MENNUCCI DESIGN GROUP
7 Maywood Way
San Rafael, CA 94901

LICENSED LANDSCAPE ARCHITECT — MARK A. MENNUCCI — No. 5353 — Signature — 11-09-2024 Renewal Date — Date — STATE OF CALIFORNIA

PREPARED FOR:
3932 MIDDLETOWN LLC
12062 JAMESTOWN COURT
SARATOGA,CA 95070

1001 AUDREY AVENUE

IRRIGATION PLAN

CITY OF CAMPBELL | COUNTY OF SANTA CLARA | CALIFORNIA

DATE

PROJECT: 2023-158
APN: 406-24-002
DESIGNED BY: MAM | CHECKED BY: --
DRAWN BY: MAM | DATE: FEBRUARY 2024

SCALE: AS SHOWN
0 1"
NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH.

DRAWING: **L3.0**
SHEET 3 OF 5

TURF

SOD, 90/10 FESCUE. MACHINE CUT AT A UNIFORM SOIL THICKNESS OF ⅝", PLUS OR MINUS ¼". REGULAR ROLL SIZES AS SUPPLIED BY THE MANUFACTURER. NET-FREE. ALL JOINTS SHALL BE STAGGERED A MINIMUM OF 2 FEET DURING INSTALLATION. GROWN AND MANUFACTURED BY DELTA BLUEGRASS CO., 1-800-637-8873 .
1,661 SQUARE FEET

MULCH

MULCH, TO 3" DEPTH, MINIMUM THROUGHOUT SITE. ALL PLANTED AREAS SHALL HAVE MULCH PLACED UNDER ALL SHRUB PLANTING, TYP. ORGANIC MULCH MATERIALS MADE FROM RECYCLED OR POST-CONSUMER MATERIALS SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS, UNLESS THE RECYCLED POST-CONSUMER ORGANIC PRODUCTS ARE NOT LOCALLY AVAILABLE. MULCH SHALL BE A FIR OR CEDAR WALK-ON TYPE BARK WITH AN ORGANIC CONTENT OF 95% AND A COMBINATION OF INTERLOCKING SMALL BARK AND WOOD FIBERS.

TREES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	SPACING	NOTES
⚠	PRUNUS X YEDOENSIS "AKEBONO"	YOSHINO CHERRY	24" BOX	2	10' O.C.	SEE DETAILS
	DODONAEA VISCOSA "PURPUREA"	PURPLE HOPSEED BUSH	5 GAL	13	6' O.C.	SEE DETAILS

GROUNDCOVER

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	SPACING	NOTES
	SALVIA SONOMENSIS	SONOMA SAGE	1 GAL.	9	5'-15' O.C.	SEE DETAILS

GRASSES

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	SPACING	NOTES
	LOMANDRA LONGIFOLIA 'LM300'	DWARF MAT RUSH	1 Gal.	67	3' O.C.	SEE DETAILS

SHRUBS

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QUANTITY	SPACING	NOTES
	SALVIA ELEGANS	PINNAPPLE SAGE	1 Gal.	4	4' O.C.	SEE DETAILS
	LEONOTIS LEONURUS	LION'S EAR/LION'S TAIL	1 Gal.	44	3' O.C.	SEE DETAILS
	PHLOMIS FRUITCOSA	JERUSALEM SAGE	1 Gal.	5	5' O.C.	SEE DETAILS
	TIBUCHINA URVILLEANA	PRINCESS FLOWER	1 Gal.	6	8' O.C.	SEE DETAILS
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 Gal.	40	4' O.C.	SEE DETAILS
	KNOPHOFIA UVARIA	RED HOT POKER	1 Gal.	13	3' O.C.	SEE DETAILS
	ERIOGONUM UMBELLATUM	SULPHUR FLOWER	1 Gal.	25	3' O.C.	SEE DETAILS
	SALVIA GREGII 'RADIO RED'	AUTUMN SAGE	1 Gal.	XX	3' O.C.	SEE DETAILS

DECOMPOSED GRANITE SURFACING - 3/8" TO 1/4" CRUSHED AGGREGATE SCREENINGS, WITH INCORPORATED STABILIZING BINDER. COLOR SHALL BE TAN OR CALIFORNIA GOLD, OR EQUAL.
SEE DETAILS FOR ADDITIONAL INFORMATION

Water Efficiency Landscape Worksheet

1 Project Site Address: 1001 Audrey Avenue Project File Number:

Estimated Total Water Use

Regular Hydrozone Area

2 Hydrozone Label	3 Plant Factor	Water Use	4 Irrigation Method	IE	5 Project Type	ETAF	6 Area in sq. ft.	ETWU
1	Low	0.2	Drip	0.81	Residential	0.55	897	5890.96
2	Low	0.2	Drip	0.81	Residential	0.55	543	3566.10
3	Low	0.2	Spray	0.75	Residential	0.55	1661	11781.14
4	Low	0.2	Drip	0.81	Residential	0.55	1649	10829.65
5	Low	0.2	Drip	0.81	Residential	0.55	223	1464.53
6	Low	0.2	Drip	0.81	Residential	0.55	118	774.95
7	Low	0.2	Drip	0.81	Residential	0.55	171	1123.03
						TOTAL	5262	35430.37 gal/year

Special Landscape Area

7 Hydrozone Label	Plant Factor	Water Use	Irrigation Method	IE	8 Project Type		9 Area in sq. ft.	ETWU
		1.0				0		0
		1.0				0		0
		1.0				0		0
		1.0				0		0
		1.0				0		0
						TOTAL	0	0 gal/year
		ETWU				TOTAL		35430.37 gal/year

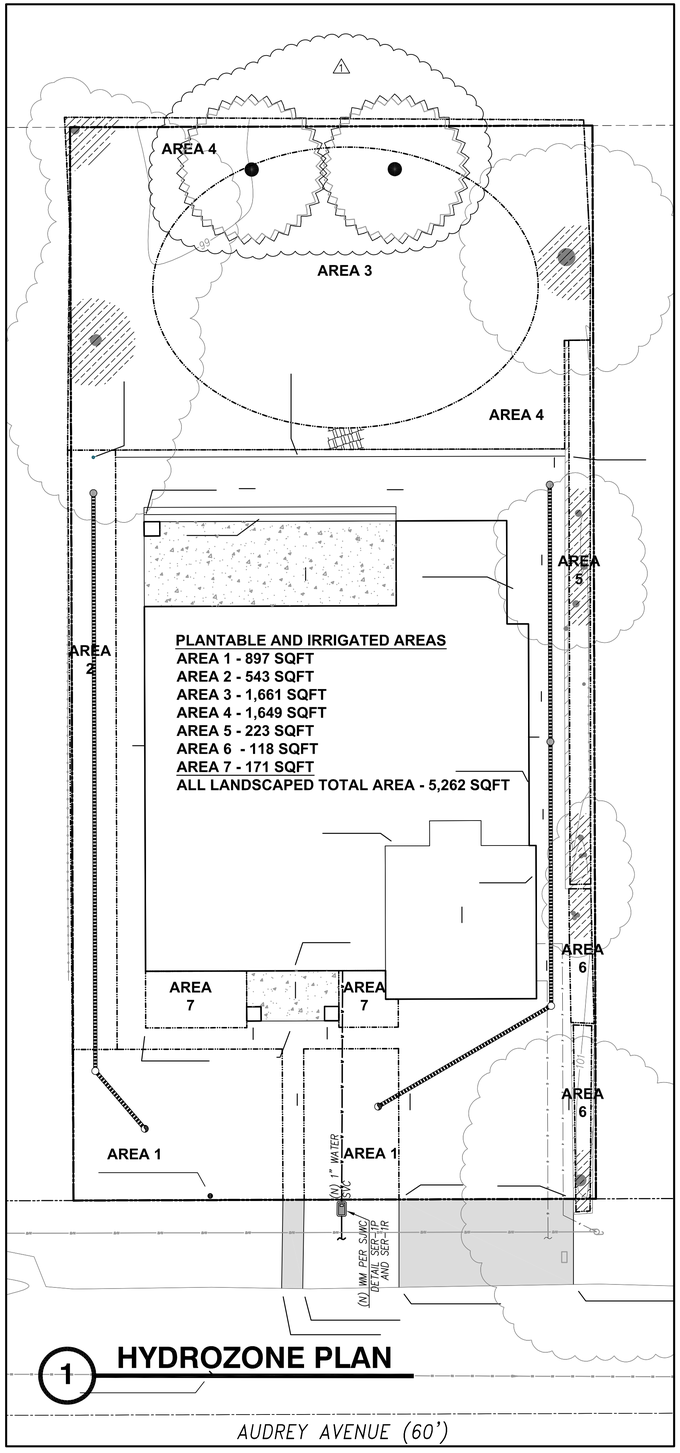
Maximum Water Allowance

MAWA TOTAL 76977.27 gal/year

Compliance

Compliant

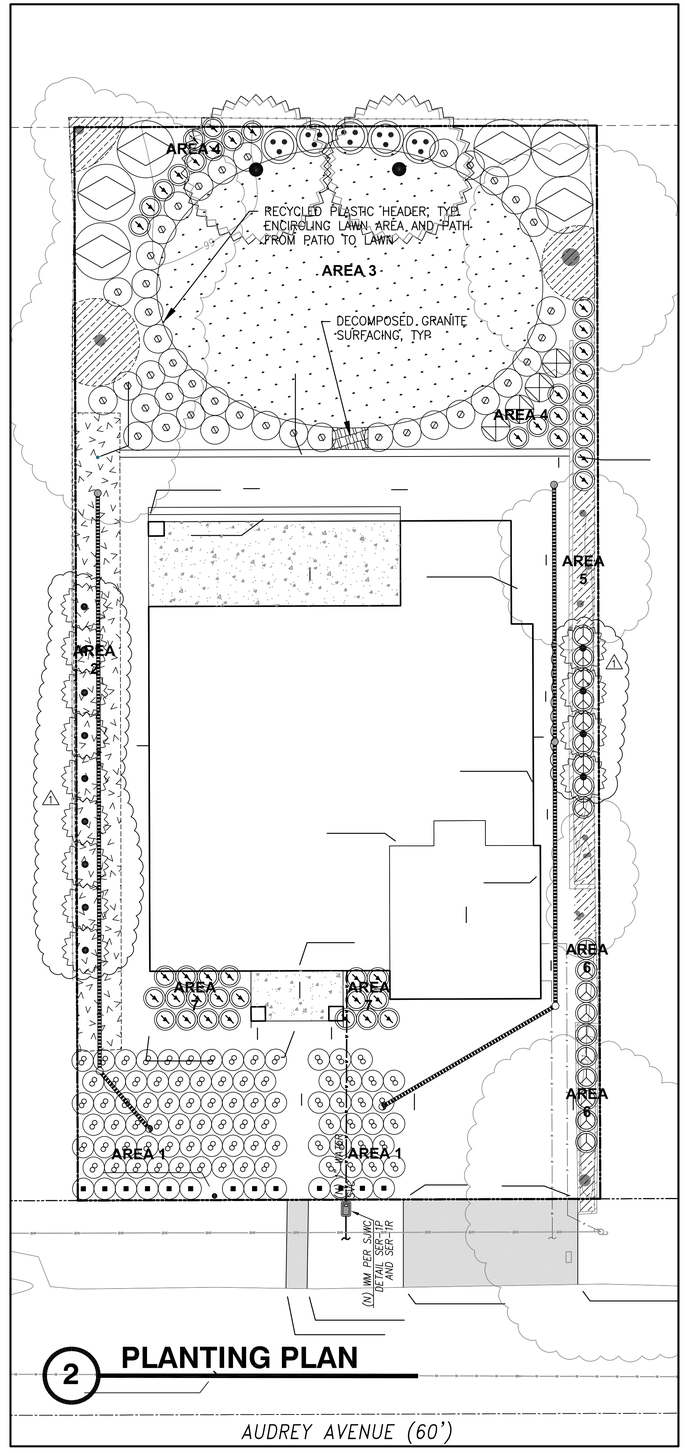
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)



PLANTABLE AND IRRIGATED AREAS
AREA 1 - 897 SQFT
AREA 2 - 543 SQFT
AREA 3 - 1,661 SQFT
AREA 4 - 1,649 SQFT
AREA 5 - 223 SQFT
AREA 6 - 118 SQFT
AREA 7 - 171 SQFT
ALL LANDSCAPED TOTAL AREA - 5,262 SQFT

1 HYDROZONE PLAN

AUDREY AVENUE (60')



2 PLANTING PLAN

AUDREY AVENUE (60')

No.	DATE	REVISION	BY	APPD
1	4/7/2024	ADDED PRIVACY / SCREENING TREES ALONG NORTH, EAST & WEST SIDES		

PREPARED BY:
MENNUCCI DESIGN GROUP
7 Maywood Way
San Rafael, CA 94901

LICENSED LANDSCAPE ARCHITECT
MARK A. MENNUCCI
No. 5353
Signature
11-09-2024
Renewal Date
Date
STATE OF CALIFORNIA

PREPARED FOR:
3932 MIDDLETOWN LLC
12062 JAMESTOWN COURT
SARATOGA,CA 95070

1001 AUDREY AVENUE

LANDSCAPE AND HYDROZONE PLAN

CITY OF CAMPBELL COUNTY OF SANTA CLARA

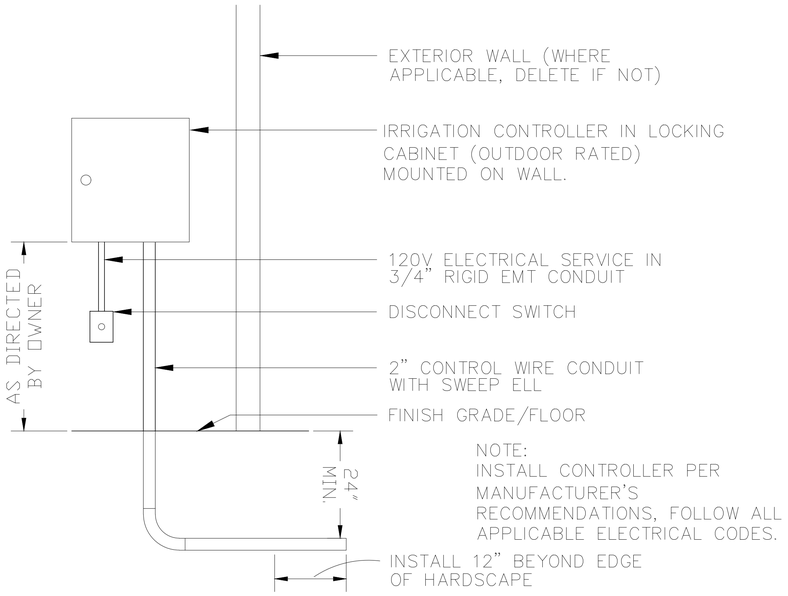
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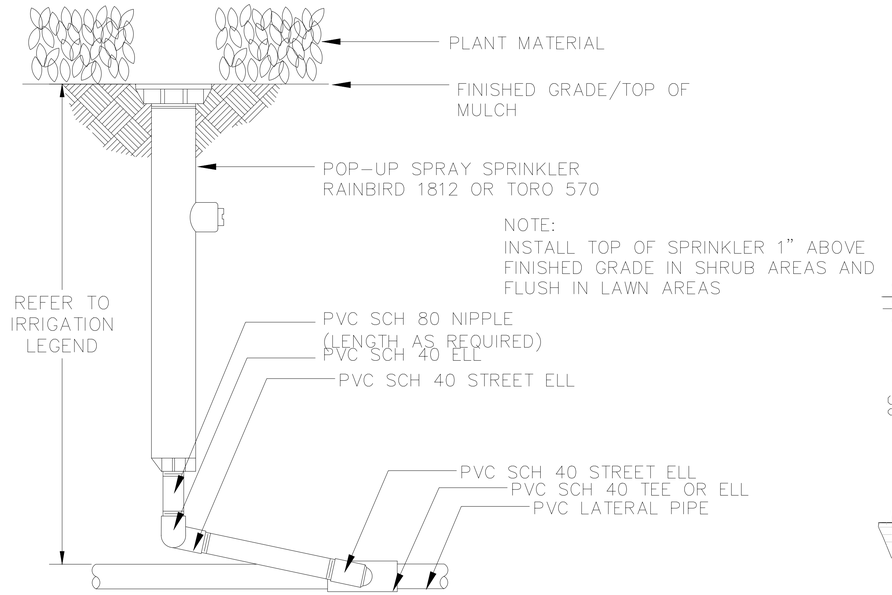
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0 1"
NOTE: VERIFY SCALE. BAR IS ONE INCH ON ORIGINAL DRAWING. ADJUST SCALES ACCORDINGLY IF BAR IS NOT ONE INCH.

DRAWING: L2.0
SHEET 2 OF 5

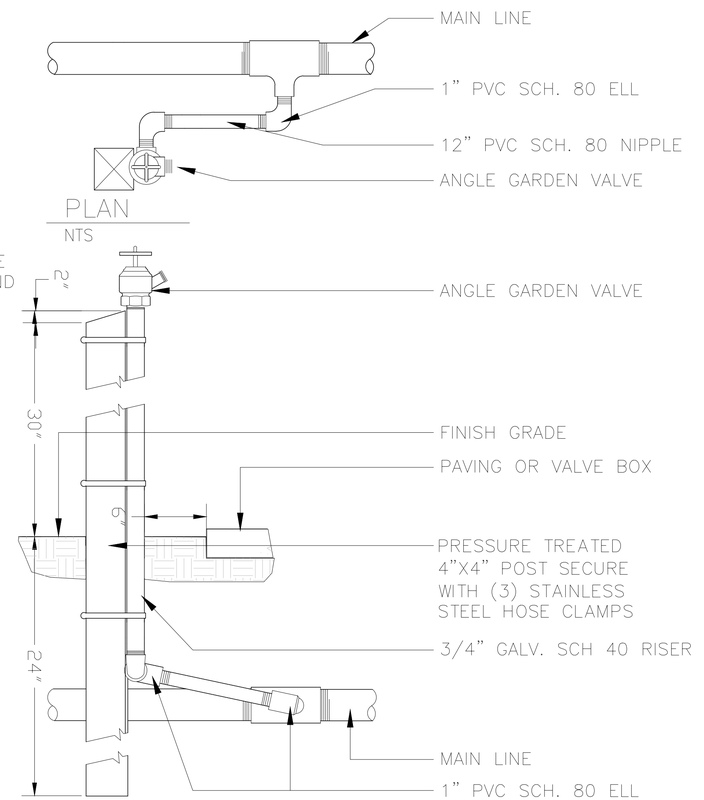
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1 WALL MOUNTED CONTROLLER
NO SCALE

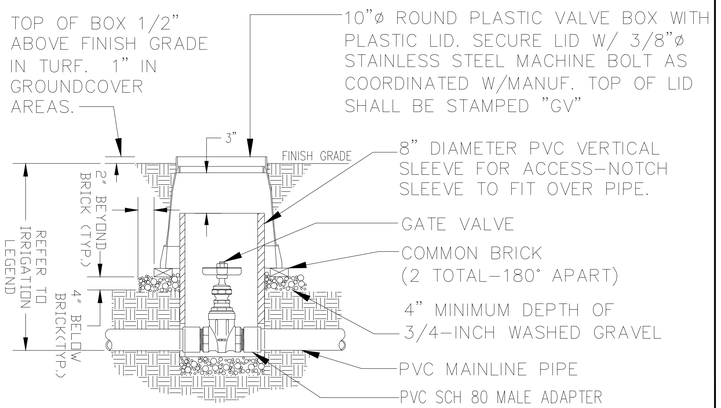


2 POP UP SPRAY
NO SCALE

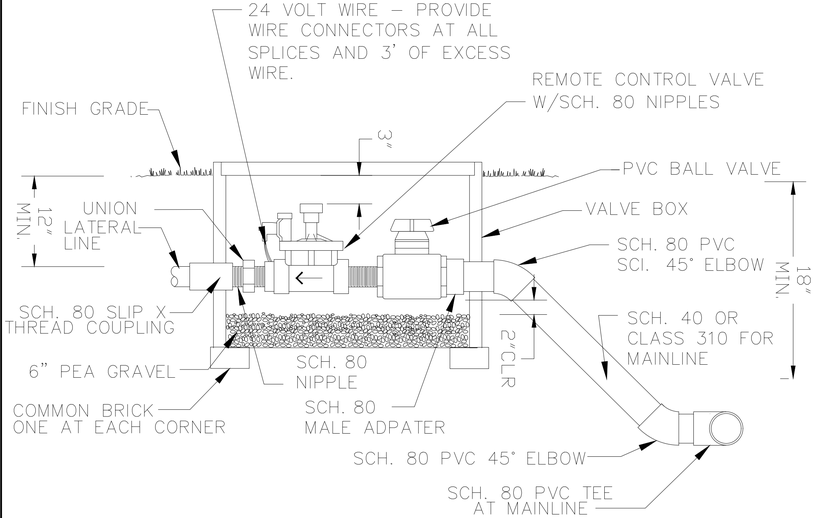


3 HOSE BIB
NO SCALE

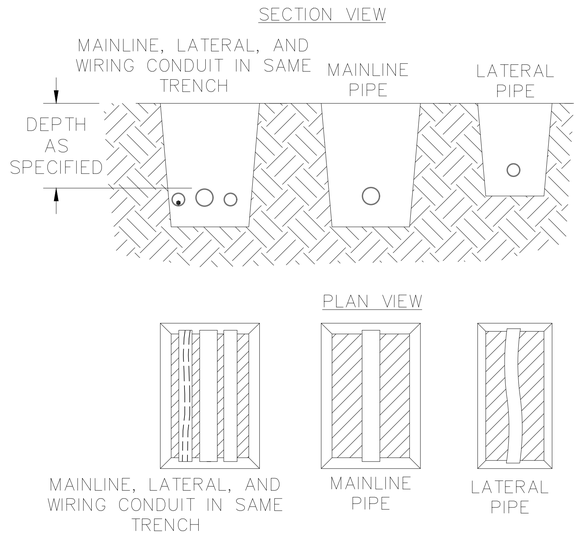
TOP OF BOX 1/2" ABOVE FINISH GRADE IN TURF. 1" IN GROUNDCOVER AREAS.



6 GATE VALVE
NO SCALE



4 REMOTE CONTROL VALVE
NO SCALE



NOTE:
1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH SCHEDULE 40 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN.

5 TRENCHING
NO SCALE

No.	DATE	REVISION	BY	APPD
1				
2				
3				
4				

PREPARED BY:
MENNUCCI DESIGN GROUP
7 Maywood Way
San Rafael, CA 94901

LICENSED LANDSCAPE ARCHITECT
MARK A. MENNUCCI
No. 5353
Signature
11-09-2024
Renewal Date
Date
STATE OF CALIFORNIA

PREPARED FOR:
3932 MIDDLETOWN LLC
12062 JAMESTOWN COURT
SARATOGA,CA 95070

1001 AUDREY AVENUE

LANDSCAPE AND IRRIGATION DETAILS

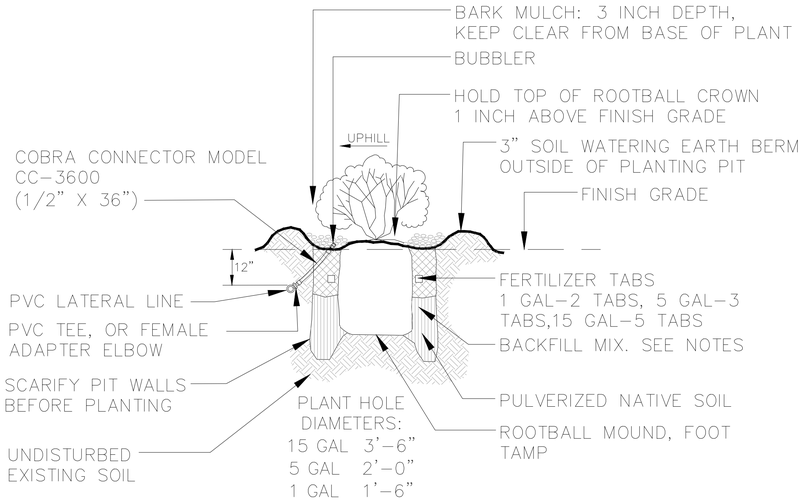
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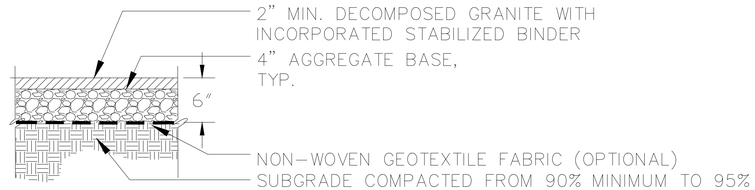
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DRAWING: L4.0
SHEET 4 OF 5



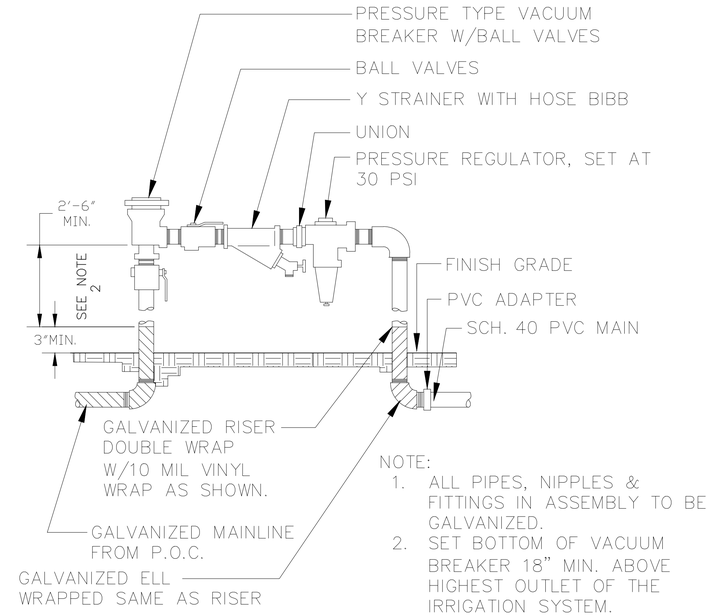
NOTES;
FOR EXISTING TREES, TWO (2) BUBBLERS ARE PROVIDED ON A DEDICATED VALVE TO PROVIDE IRRIGATION AS NEEDED.

1 SHRUB PLANTING/FLEXIBLE BUBBLER RISER
NO SCALE



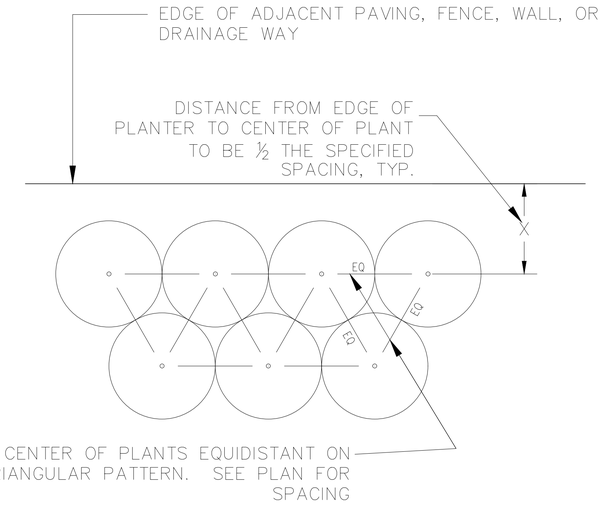
NOTES:
1. DECOMPOSED GRANITE SHALL BE FLUSH WITH ADJACENT WALKING/ ACCESSIBLE SURFACE.
2. DECOMPOSED GRANITE SHALL NOT BE INSTALLED ON SLOPES OF 3% OR GREATER.
3. DECOMPOSED GRANITE SHALL BE FREE FROM CLAY LUMPS, VEGETATIVE MATTER, AND DELETERIOUS MATERIAL INCLUDING NOXIOUS WEED SEEDS.
4. DECOMPOSED GRANITE SHALL BE TAN OR CALIFORNIA GOLD IN COLOR, OR EQUAL.
5. SUPPLIER: LYNGSO GARDENS, 19 SEAPORT BLVD., REDWOOD CITY, CA 94603. 650-364-1730. WWW.LYNGSOGARDEN.COM
6. STABILIZING BINDER SHALL BE USED IN ALL DECOMPOSED GRANITE APPLICATIONS AND SHALL BE PRE-MIXED OFF SITE BY THE SUPPLIER.
7. STABILIZING BINDER SHALL BE A PATENTED, NON-TOXIC ORGANIC BINDER THAT IS A COLORLESS AND ODORLESS CONCENTRATED POWDER THAT BINDS CRUSHED GRAVEL PAVING TO PRODUCE A FIRM SURFACE BUT HAS PERMEABILITY.
8. SUPPLIER: AS PROVIDED BY THE DECOMPOSED GRANITE SUPPLIER, OR WWW.STABILIZERSOLUTIONS.COM, OR EQUAL.

2 DECOMPOSED GRANITE PAVING
NO SCALE

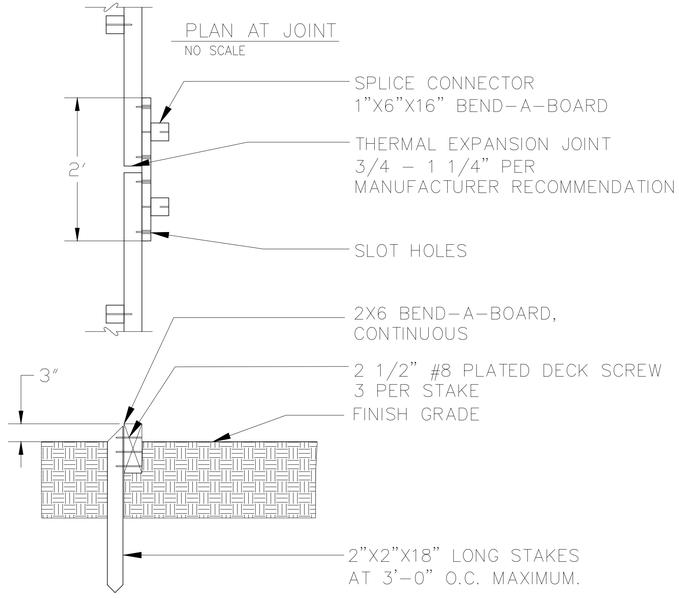


NOTE:
1. ALL PIPES, NIPPLES & FITTINGS IN ASSEMBLY TO BE GALVANIZED.
2. SET BOTTOM OF VACUUM BREAKER 18" MIN. ABOVE HIGHEST OUTLET OF THE IRRIGATION SYSTEM.

3 BACKFLOW ASSEMBLY
NO SCALE



4 PLANT SPACING
NO SCALE



5 PLASTIC HEADER
NO SCALE

No.	DATE	REVISION	BY	APPD
1				
2				
3				
4				

PREPARED BY:
MENNUCCI DESIGN GROUP
7 Maywood Way
San Rafael, CA 94901

LICENSED LANDSCAPE ARCHITECT — MARK A. MENNUCCI — No. 5353 — Signature — 11-09-2024 Renewal Date — Date — STATE OF CALIFORNIA

PREPARED FOR:
3932 MIDDLETOWN LLC
12062 JAMESTOWN COURT
SARATOGA,CA 95070

1001 AUDREY AVENUE

LANDSCAPE AND IRRIGATION DETAILS

CITY OF CAMPBELL | COUNTY OF SANTA CLARA | CALIFORNIA

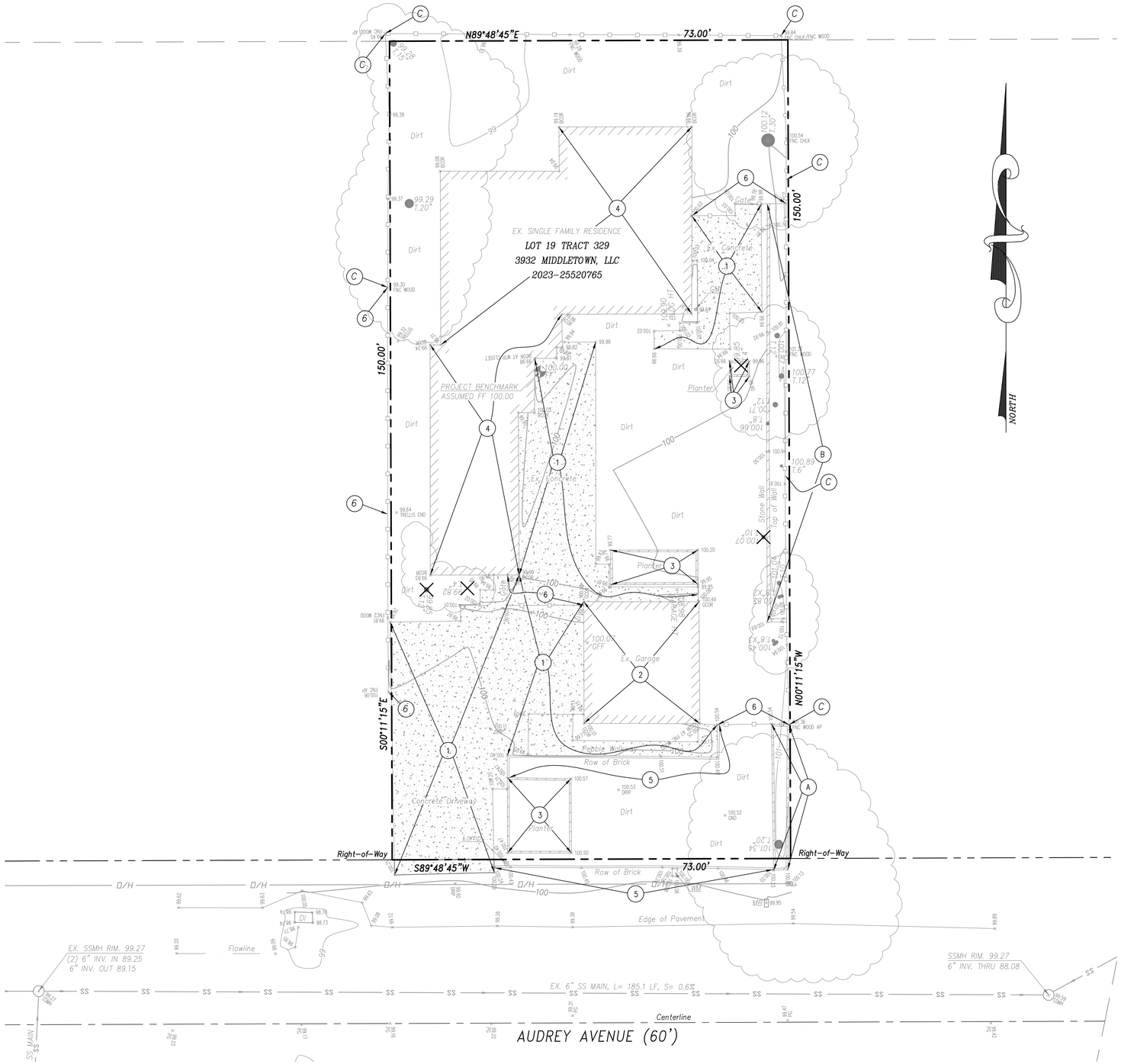
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DRAWING: **L4.1**

SHEET 5 OF 5



DEMOLITION LEGEND

- PL
- FENCE
- EXISTING TREE w/ DBH
- EXISTING TREE TO BE REMOVED
- × 607.0 — EXISTING GRADE ELEVATION
- 185 — EXISTING CONTOUR w/ ELEVATION
- TPZ — TREE PROTECTION ZONE

ABBREVIATIONS

ASPH.	ASPHALT
CONC.	CONCRETE
EP	EDGE OF PAVEMENT
EX	EXISTING
GM	GAS METER
MB	MAIL BOX
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN-OUT
WM	WATER METER
WV	WATER VALVE
JP	JOINT POLE
TPZ	TREE PROTECTION ZONE

DEMOLITION NOTES:

1. CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CITY OF CAMPBELL BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT. DEMOLITION WITHIN CITY RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT WITH THE CITY OF CAMPBELL.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS IN THE PROJECT SOILS REPORT.

PROTECTION NOTES

- A — PROTECT EXISTING PLANTER
- B — PROTECT EXISTING STONE WALL
- C — PROTECT EXISTING FENCE

REMOVAL NOTES

1. REMOVE EXISTING CONCRETE
2. REMOVE EXISTING GARAGE
3. REMOVE EXISTING PLANTER
4. REMOVE EXISTING BUILDING
5. REMOVE EXISTING BRICK
6. REMOVE EXISTING FENCE/GATE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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GROSS LOT AREA = 10,950.00 SQ.FT. (0.2514 ACRES)

VERTICAL DATUM: ASSUMED ELEVATION OF 100.00 FEET AT THE FINISHED FLOOR.

BASIS OF BEARINGS: N 89°48'45" E ALONG THE MONUMENTED CENTERLINE OF AUDREY AVENUE AS SHOWN ON THE MAP OF TRACT 329, BOOK 11 OF MAPS AT PAGES 40-41, SANTA CLARA COUNTY RECORDS.

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.

LICENSED LAND SURVEYOR · HELMUT R. KORSTICK · NO. 7739 · STATE OF CALIFORNIA

DATE: FEBRUARY 2, 2024					
SCALE: AS NOTED					
DRAWN: DSK/MM/PV					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER · DI TIAN S. KI SHWANT · C 51620 · STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
3932 MIDDLETOWN LLC
12062 JAMESTOWN COURT
SARATOGA, CA 95070

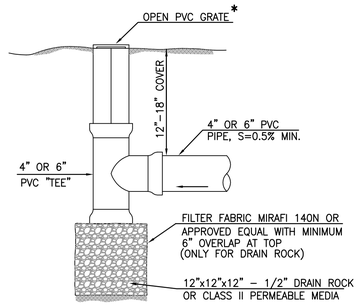
APN: 406-24-002

1001 AUDREY AVENUE

EXISTING CONDITION & PRELIMINARY DEMOLITION PLAN

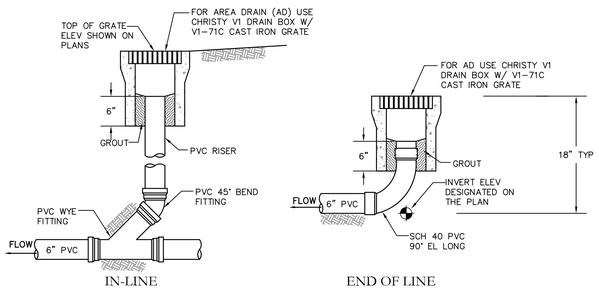
CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. C1
1 OF 2 SHEETS
JOB NO. 2023-158

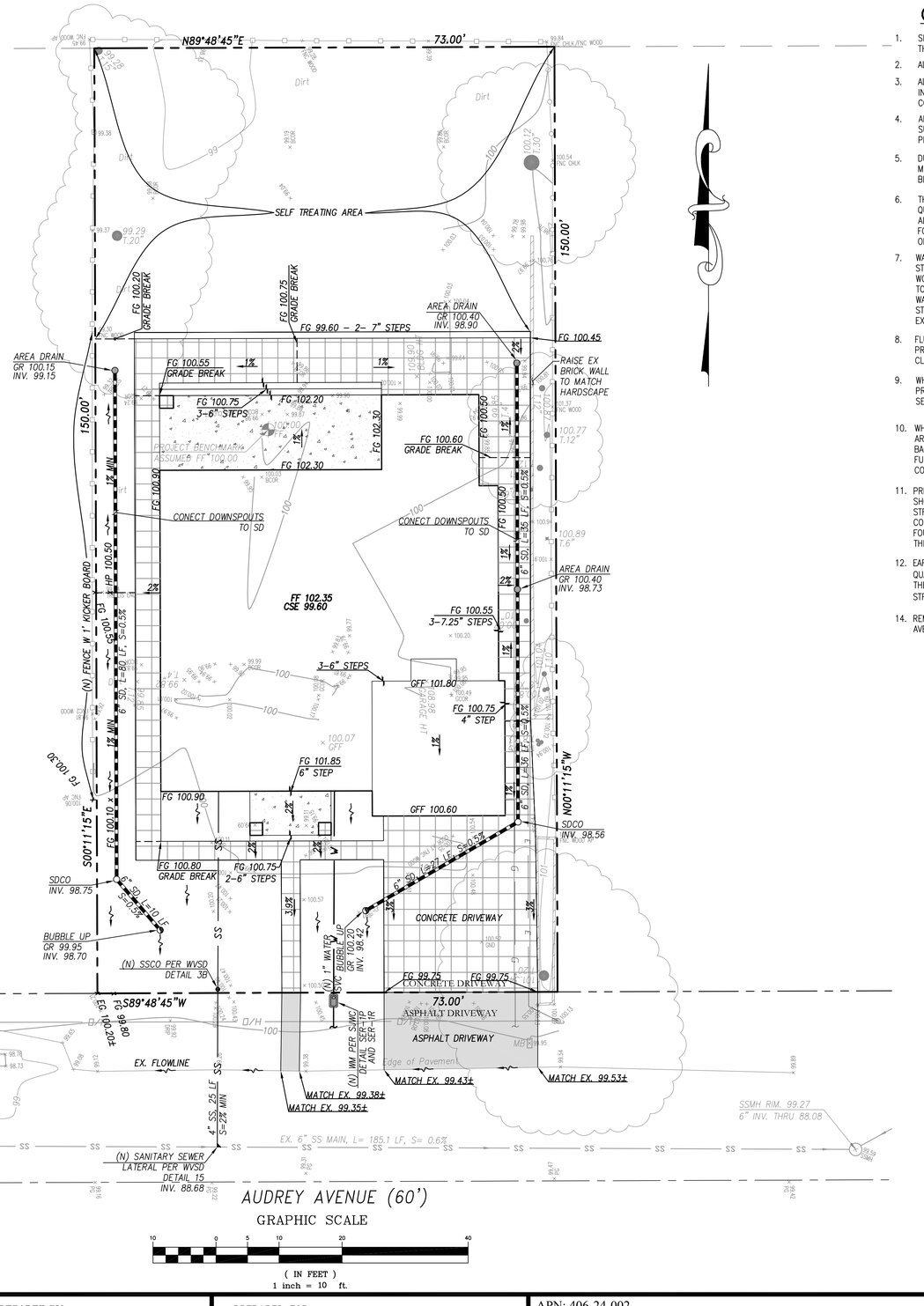


* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

BUBBLE UP DETAIL
NOT TO SCALE



AREA DRAIN - DETAIL
NOT TO SCALE



GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEPT PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEPT.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF CAMPBELL'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
14. REMOVE AND REPLACE ALL DAMAGED CURB, GUTTER AND SIDEWALK ALONG BERRY AVENUE FRONTAGE

EARTHWORK SUMMARY

MEASURED RAW CUT :	**41 CY**
MEASURED RAW FILL :	**61 CY**
ESTIMATED IMPORT:	**20 CY**

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THIER OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

QUANTITIES MAY CHANGE PRIOR TO GRADING BASED ON REQUIREMENTS OF ANY REMEDIAL WORK THAT MAY BE NEEDED, OR REMOVAL OF UNSUITABLE SOILS OR MATERIALS FROM THE SITE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.

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DATE: FEBRUARY 2, 2024					
SCALE: AS NOTED					
DRAWN: DSK/MM/PV					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER DILIP S. KISHANI C 51620 STATE OF CALIFORNIA

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
3932 MIDDLETOWN LLC
12062 JAMESTOWN COURT
SARATOGA, CA 95070

APN: 406-24-002 1001 AUDREY AVENUE

PRELIMINARY GRADING, DRAINAGE & UTILITIES PLAN

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. C2
2 OF 2 SHEETS
JOB NO. 2023-158

From: Prabhu Mohanty [redacted]>
Sent: Saturday, March 16, 2024 1:49 PM
To: Planning Division <planning@campbellca.gov>
Subject: 1001 Audrey Ave new construction proposal

You don't often get email from prabhumohanty@hotmail.com. Learn why this is important

WARNING: This email originated from an external sender! Please do not open attachments or click on links unless you are certain it is legitimate.

Hi,

We are writing with regard to the courtesy notice about project address "1001 Audrey Ave, Campbell". The project description states about the construction of two-story home. We discussed the matter amongst the neighbors, and strongly believe a two-story will seriously impact the privacy, such as outside kitchen, pool, sitting area in the lawn, of all surrounding houses as all of them are single-storied. We humbly request the owners and city planners to reconsider the proposal and come up with a single-story plan.

Thank you in advance for your kind consideration.

Prabhu Mohanty
[redacted]