SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom meeting if attending remotely:

www.campbellca.gov/SARCsignup

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

July 9, 2024
Tuesday
6:30 PM

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-2024-12	725 Kenneth Avenue	6:30 PM	Meysam Rezvani
Site and Architectural Review Permit to allow construction of an approximately 4,576 square-foot, two-story single-family residence with a 500 square foot JADU located on an R-1-10 zoned property located in the San Tomas Area Neighborhood Plan. Project Planner: Nishant Seoni, Contract Associate Planner				

ADJOURNMENT

Adjourn to the next Site and Architectural Review Committee meeting on **July 23, 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

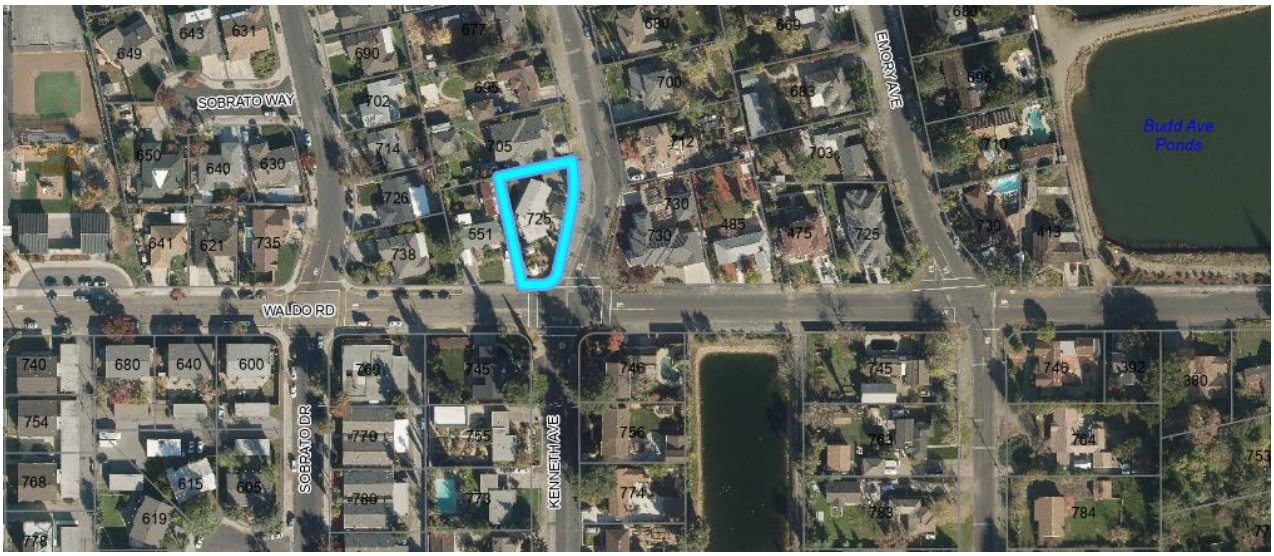
To:	Site and Architectural Review Committee	**Date**:	July 9, 2024
From:	Nishant Seoni, Contract Associate Planner		
Via:	Rob Eastwood, Community Development Director		
Subject:	Site and Architectural Review Permit		
File No.:	PLN-2024-12 ~ 725 Kenneth Avenue		

PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow the demolition of an existing 1,656 square foot home and construction of a new 4,576 square foot 2 story home and 446 square foot JADU (reference **Attachment 1** – Project Plans).

PROJECT SITE

The project site is a 10,689 square-foot parcel located along the west side of Kenneth Avenue between Waldo Road and Budd Avenue 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, shed, and 770 square-foot detached statewide exempt ADU currently under construction and approved under a prior building permit. The single-family home and shed will be demolished and the existing detached ADU under construction will remain. The site is a corner lot and the lot fronts Waldo Road. Front, side, and rear setbacks are calculated accordingly.



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:	10,689 square feet
Building Height:	
Proposed:	26', 2 stories
Allowed:	28', 2.5 stories
Proposed Building Square Footage:	
First floor:	2,052 square feet
First floor JADU:	446 square feet
Second floor:	1,635 square feet
Attached garage:	427 square feet
Front porch:	20 square feet
Rear porch:	142 square feet
Existing statewide exempt ADU[1]:	770 square feet
Floor area (first floor + second floor + garage):	4,560 square feet
Lot coverage (first floor + garage + porches):	3,087 square feet

	Proposed	**Required/Allowed**
Floor Area Ratio:	0.426	0.45
Lot Coverage:	29%	35%
Private Open Space:	2,300 square feet	750 square feet minimum
Front Yard Paving:	0%	50%
Setbacks[2]:		
Front:	60'-9"	25'
Garage:	25'-1"	25'
Side (North):		
First floor:	8'	8'
Second floor:	12'-3"	12'-3"

[1] Per State law, the ADU square-footage does not count against the FAR or lot coverage maximum.
[2] 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 10'-4", second floor wall height is 20'-6".

Side (South):		
First floor:	15'-4"	10'
Second floor:	27'	12'-3"
Rear:	25'	25'
Parking:	2 covered, 2 uncovered	2, 1 covered
Landscaping:	Front, side yards. 10 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.[3]

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. [4]

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 Kenneth 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

[3] This is contained in an SB-9 Fact Sheet authored by the California Department of Housing and Community Development.
[4] 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.

character. The applicant has proposed a roof slope and design consistent with neighboring homes. The home's entrance will be consistent with the STANP's recommendation to limit front entries to 1.5 stories or less. Architectural elements, discussed below, are in proportion to the overall home as shown below.



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, standing seam metal roof, shallow window fenestration, stucco and slate panel siding, and an aluminum garage door. The existing detached ADU under construction will have similar material and design elements as the primary home but is not subject to this Site and Architectural Review Permit.

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 removal of 6 unprotected trees, retention of 1 existing tree, and planting of 9 new trees for a total of 10 trees on site. Consistent with the STANP, the project will provide a minimum of one tree per 2,000 square feet of net lot area. The 10,689 square foot parcel requires 6 trees. Trees to be removed will allow for construction of the home. The retained tree and new trees will be in the front, rear, and side of the home (which is in the front setback). Bushes will be planning in the front of the home within the side setback. 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 include screening trees on the northern side of the property. The eastern side of the home will bet set back far enough from the rear property line as to not create privacy impacts with the neighboring home. The remaining two sides of the home are street facing. 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. No comments were received.

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

725 KENNETH ST. CAMPBELL, CA. 95008

FIRE NOTES:

COMMENT #1: REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.

COMMENT #2: FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQUARE FEET. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO
THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY CB.L

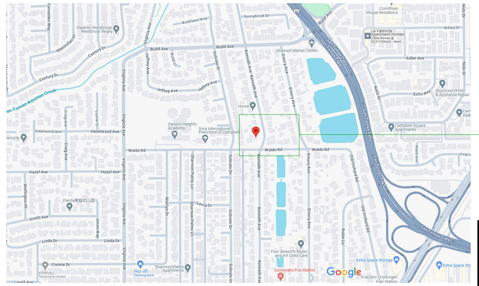
COMMENT #3: WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY 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 MAY BE 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). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

COMMENT #4: CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

COMMENT #5: ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST
WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1 TO PREVENT PLAN REVIEW AND INSPECTION DELAYS, THE ABOVE NOTED DEVELOPMENTAL REVIEW CONDITIONS SHALL BE ADDRESSED AS "NOTES" ON ALL PENDING AND FUTURE PLAN SUBMITTALS AND ANY REFERENCED DIAGRAMS TO BE REPRODUCED ONTO THE FUTURE PLAN SUBMITTAL. 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). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7



VICINITY MAP:



PROPERTY LOCATION

PROJECT DATA

A.P.N	404-26-014
PROJECT LOCATION:	725 KENNETH AVE, CAMPBELL, CA. 95008
ZONING:	R-1-10
OCCUPANCY GROUP:	R - 3 / U
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	TWO (2) STORY
FIRE PROTECTION:	SPRINKLERED

SCOPE OF WORK:

NEW 2 STORY COSTUME HOME
TOTAL OF 4,576 S.F. BUILDING AREA ,MAIN BULD. AND JADU, INCLUDING 5 BEDROOMS 6 BATHS, 2 LAUNDRY ROOM, 2 CAR GARAGE

AREA CALCULATION:

LOT GROSS AREA	11,600 S.F.
LOT NET AREA	10,689 S.F.
(E) MAIN FLOOR PLAN (TO BE REMOVED)	1,656 S.F.
(E) ADU(UNDER CONSTRUCTION)	770 S.F.
(N) 1ST FLOOR MAIN LIVING AREA:	2,052 S.F.
(N) 1ST FLOOR JADU AREA:	446 S.F.
(N) TOTAL 1ST FLOOR LIVING AREA:	2,498 S.F.
(N) 2ND FLOOR AREA:	1,635 S.F.
(N) TOTAL LIVING AREA:	4,133 S.F.
(N) GARAGE:	427 S.F.
TOTAL (N)BUILDING:	4,560 S.F.
TOTAL BUILDING INCLUDING (E)ADU:	5,330 S.F.

SETBACKS	Wall Height	Required Setback	Proposed Setback
Front of Structure/Dwelling		25'	60' 9"
Front of Garage/Carport		25'	25' 1"
Left Side First Floor		8'	8'
Left Side Second Floor	20' 4"	12.2'	12' 3"
Right Side First Floor		12'	15' 4"
Right Side Second Floor	20' 4"	12' 2"	27' 0"
Rear First Floor		25'	25' 0"
Rear Second Floor		25'	25' 0"

SITE COVERAGE				
IMPERVIOUS SURFACES			(E)TOTAL SF	(N)TOTAL SF
FOOT PRINT OF HOME/GARAGE			2,500	2,925
DRIVEWAY			1,521	500
WALKWAYS/ DECKS/ PATIO			1,034	513
OTHER(E.G. CABANA/ SHED/ POOL/TENNIS COURT)			86	0
(A)SUBTOTAL IMPERVIOUS			= 5,141 SF	= 3,938 SF
PERVIOUS SURFACES	ACTUAL S.F.	50% CREDIT	TOTAL SF	
PERMEABLE PAVER DRIVEWAY	0			
PERMEABLE WALKWAYS/ PATIO	0			
OTHER				
(B)SUBTOTAL PERVIOUS	=____SF	=____SF	= SF PERVIOUS	
		SITE COVERAGE TOTAL (A)+(B)	= 3,938 SF TOTAL COVERAGE	

IMPERVIOUS SURFACES: 3,938/10,689=37%

STATEWIDE EXEMPTION ADUS:
AN ADU NO LARGER THAN 800 SF IN FLOOR AREA, INCLUSIVE OF GARAGE AREA, WITH REAR AND INTERIOR SIDE SETBACKS OF NO LESS THAN 4 FEET, AND A HEIGHT NOT EXCEEDING 18-FEET, IS EXEMPT FROM THE OTHERWISE REQUIRED (1) FRONT-YARD SETBACK, (2) BUILDING SEPARATION, (3) FLOOR AREA RATIO, (4) LOT COVERAGE, (5) OPEN SPACE, AND (6) DESIGN REQUIREMENTS.

FLOOR AREA RATIO (FAR) = (4,560/10,689)X100=42.62% < 45%

LOT COVERAGE: 1st FLOOR BLDG AREA (2,498+427) S.F
FRONT COVERED PORCH 20 S.F
REAR COVER PORCH 142 S.F
TOTAL: (2,498+427+20+142)= 3,087 S.F

(3,087/10,689)X100 = 29% < 35%

PROJECT CONTACT:

OWNER: VISWANATH DHULIPALA
(408)306-8727
725 KENNETH AVE, CAMPBELL,CA 95008
ARCHIGATE CONSTRUCTION
(310) 359 -5443
1058 FOXCHASE DR #364 SAN JOSE CA 95123
ARCHIGATECONSTRUCTION@GMAIL.COM
STRUCTURAL: DB ENGINEERING

SHEET INDEX

T1.1 COVER SHEET
T1.2 BOUNDARY AND TOPOGRAPHIC MAP
T1.3 BOUNDARY AND ASSESSOR MAP
C1: GRADING AND DRAINAGE PLAN
C2: GRADING AND DRAINAGE PLAN/ CONSTRUCTION DETAILS
C3: GRADING AND DRAINAGE PLAN/EROSION CONTROL PLAN
L0.1 FRONT YARD LANDSCAPE PLAN
L0.2 HYDROZONE PLAN
L0.3 IRRIGATION PLAN
A0.0 SITE PHOTOGRAPHY
A0.1 PROPOSED SITE PLAN
A1.1 EXISTING & DEMOLATION FLOOR PLAN
A1.2 PROPOSED 1ST FLOOR PLAN
A1.3 PROPOSED 2 ST FLOOR PLAN
A1.4 ROOF PLAN
A1.5 AREA BLOCK
A1.6 PV PLAN
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
A3.1 SECTIONS
A3.2 SECTION& STREET VIEW
A3.3 STREET VIEWS
A4.1 SAMPLED BOARD
A4.2 PRIVACY PLAN
A4.3 PRIVACY PLAN

ARCHIGATE CONSTRUCTION
1058 FOXCHASE DR,364 SAN JOSE, CA. 95123
TEL:(310)359-5443
EMAIL:ArchigateConstruction@gmail.com

DHULIPALA'S RESIDENCE:
725 KENETH AVE
CAMPBELL CA, 9008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPNCIES AND UEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHIGATE CONSTRUCTION INC DESIGN'S ATTENTION IMMEDIATELY DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM HE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTIY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED. SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: All CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK IF VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONRACTOR SHALL NOTIFY ARCHIGATE CONSTRUCTION INC DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ARCHIGATE CONSTRUCTION INC DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

NO	DESCRIPTION	DATE	BY

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

COVER SHEET

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	01/28/18	1-018		
	DRAWN	CKD.BY	FLOOR	
	MR	MR		

.T1.1

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP No.: 06085C0239H
EFFECTIVE DATE: MAY 18, 2009

EASEMENT NOTE

THERE ARE NO RECORD EASEMENTS LISTED PER CONDITION OF TITLE GUARANTEE ISSUED BY STEWART TITLE GUARANTY COMPANY, GUARANTEE NO. G-2921-3821, DATED AUGUST 8, 2023

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 10,689± SQUARE FEET / 0.245± ACRES

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 213.70'
(NAVD 88 DATUM)

BENCHMARK

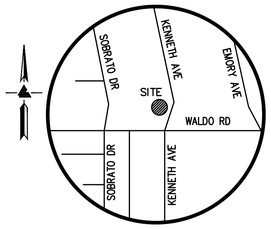
CITY OF CAMPBELL BENCHMARK 620.
BRASS DISK (STAMPED SANTA CLARA COUNTY WATER DISTRICT, R2020) ON TOP OF THE SOUTHERLY END OF THE HEADWALL AT THE NORTHEASTERLY CORNER OF VIRGINIA AVE AND BUDD AVE. CITY OF CAMPBELL,
ELEVATION = 212.63'
(NAVD 88 DATUM)

LEGEND AND NOTES

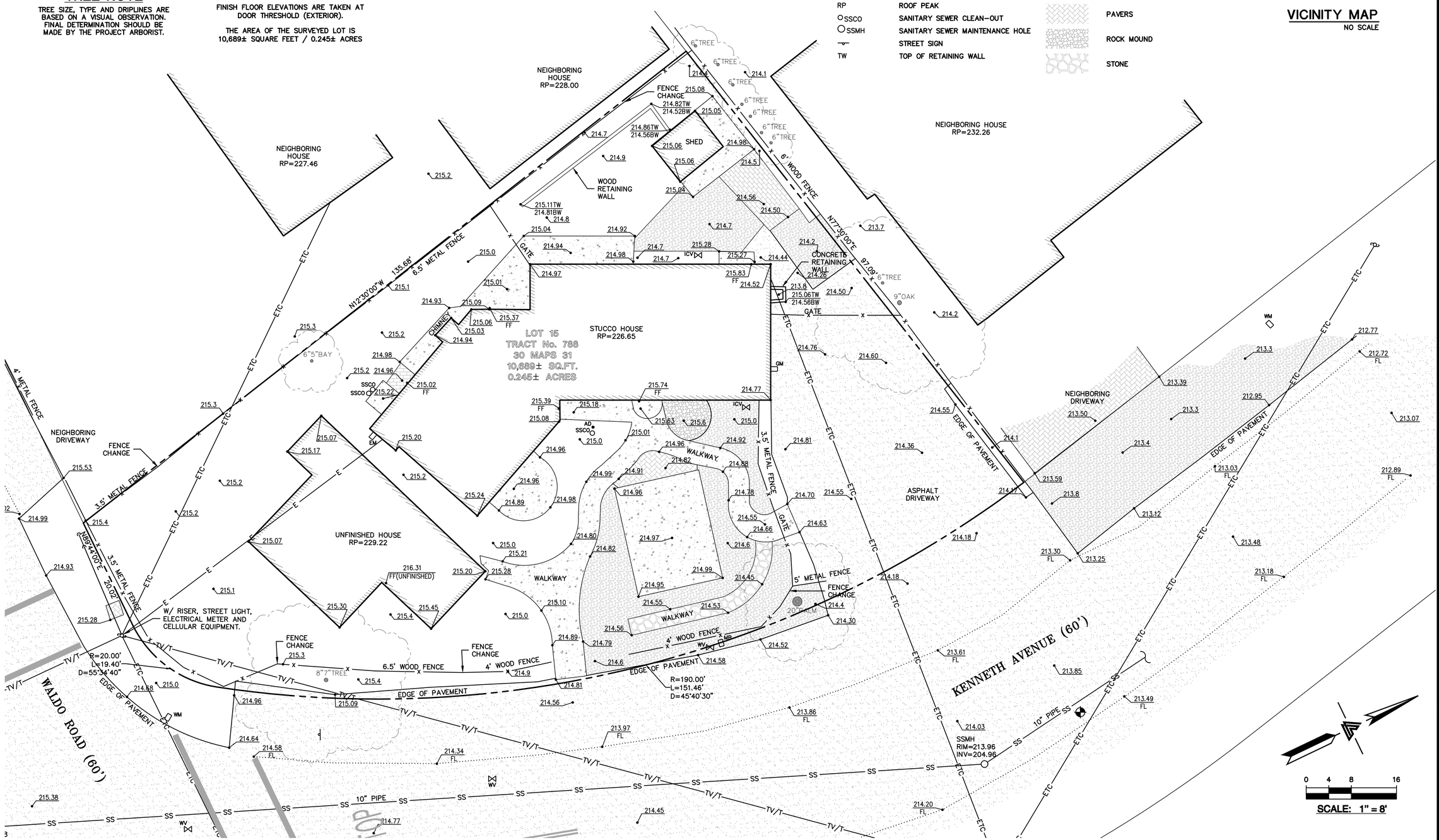
BOUNDARY LINE
BUILDING OVERHANG LINE
E — ELECTRICAL OVERHEAD LINE
TV/T — CABLE TV/TELEPHONE OVERHEAD LINE
ETC — ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
x — FENCE LINE
FLOW LINE
SS — SANITARY SEWER LINE
AD — AREA DRAIN
BENCHMARK

BW BOTTOM RETAINING WALL
EB ELECTRICAL BOX
EM ELECTRICAL METER
FF FINISH FLOOR
FL FLOW LINE
GM GAS METER
GUY ANCHOR
INV INVERT
ICV IRRIGATION CONTROL VALVE
JOINT POLE
MB MAIL BOX
RP ROOF PEAK
SSCO SANITARY SEWER CLEAN-OUT
SSMH SANITARY SEWER MAINTENANCE HOLE
STREET SIGN
TW TOP OF RETAINING WALL

WM WATER METER
WV WATER VALVE
XXX.XX SPOTGRADE
ASPHALT
BRICK
CONCRETE
GRAVEL
PAVERS
ROCK MOUND
STONE



VICINITY MAP
NO SCALE



0 4 8 16
SCALE: 1" = 8'

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7623
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS

MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086

REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO

WWW.LEABRAZE.COM

725 KENNETH AVENUE
CAMPBELL
CALIFORNIA

APN:404-26-014

SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

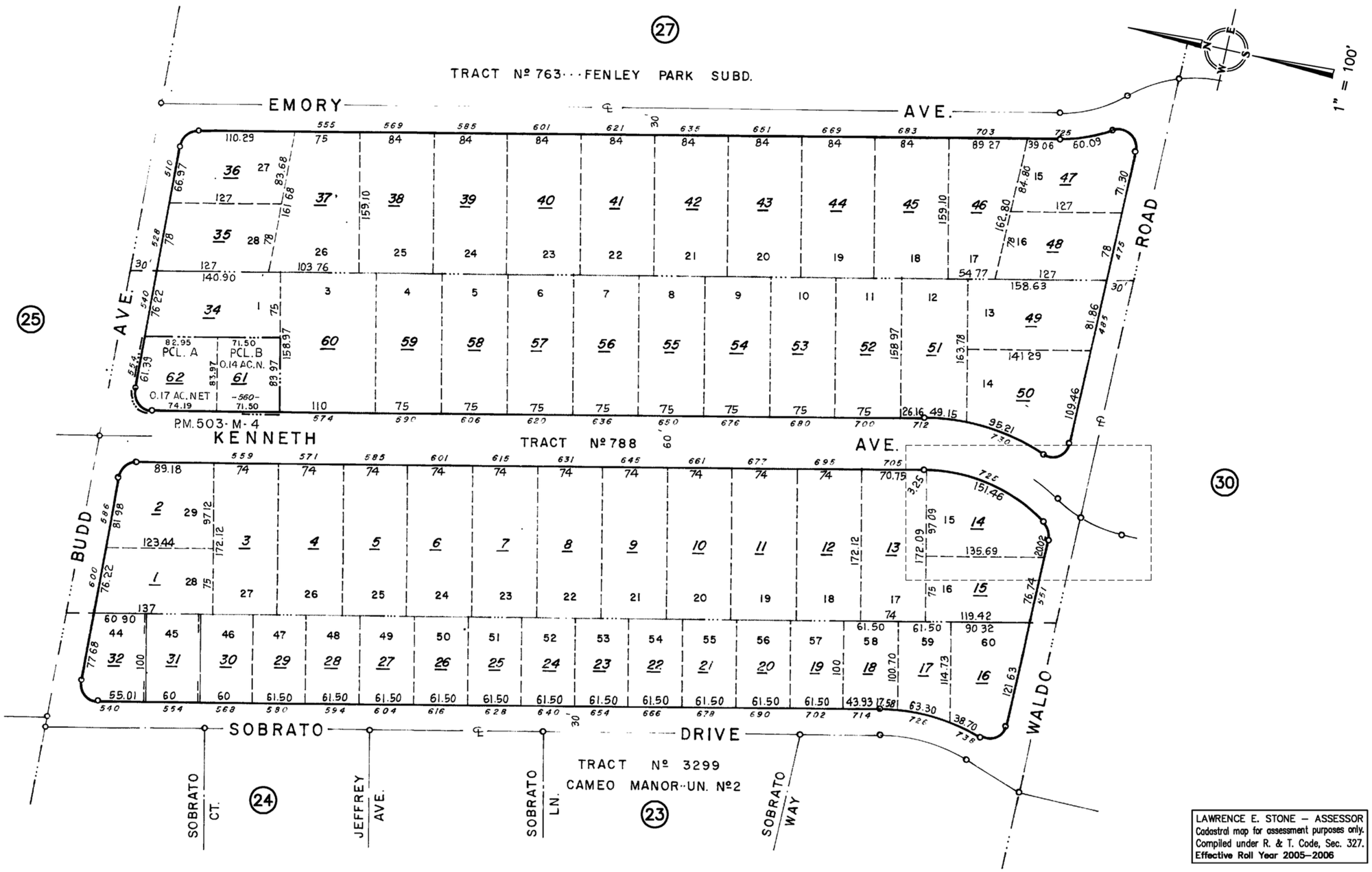
REVISIONS	BY
–	–
–	–
–	–
–	–

JOB NO:	2231493
DATE:	9-7-23
SCALE:	1"=8'
BNDY BY:	RM
FIELD BY:	JC
DRAWN BY:	SM
SHEET NO:	SU1

1 OF 1 SHEETS

OFFICE OF COUNTY ASSESSOR — SANTA CLARA COUNTY, CALIFORNIA

BOOK	PAGE
404	26



LAWRENCE E. STONE – ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2005–2006

ARCHIGATE
CONSTRUCTION

1058 FOXCHASE DR,364 SAN JOSE, CA. 95123
TEL:(310)359-5443
EMAIL:ArchigateConstruction@gmail.com

DHULIPALA'S RESIDENCE:
725 KENETH AVE
CAMPBELL CA, 9008

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NO	DESCRIPTION	DATE	BY

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

BOUNDARY AND ASSESSOR MAP

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	01/28/18	1-018		
	DRAWN	CKD.BY	FLOOR	
	MR	MR		

.T1.3

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NORTH VIEW



NORTH EAST VIEW



FRONT VIEW



FRONT VIEW



SOUTH VIEW



SOUTH EAST VIEW



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DHULIPALA'S RESIDENCE

SITE PHOTOGRAPHY

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	07/14/24	1-018		
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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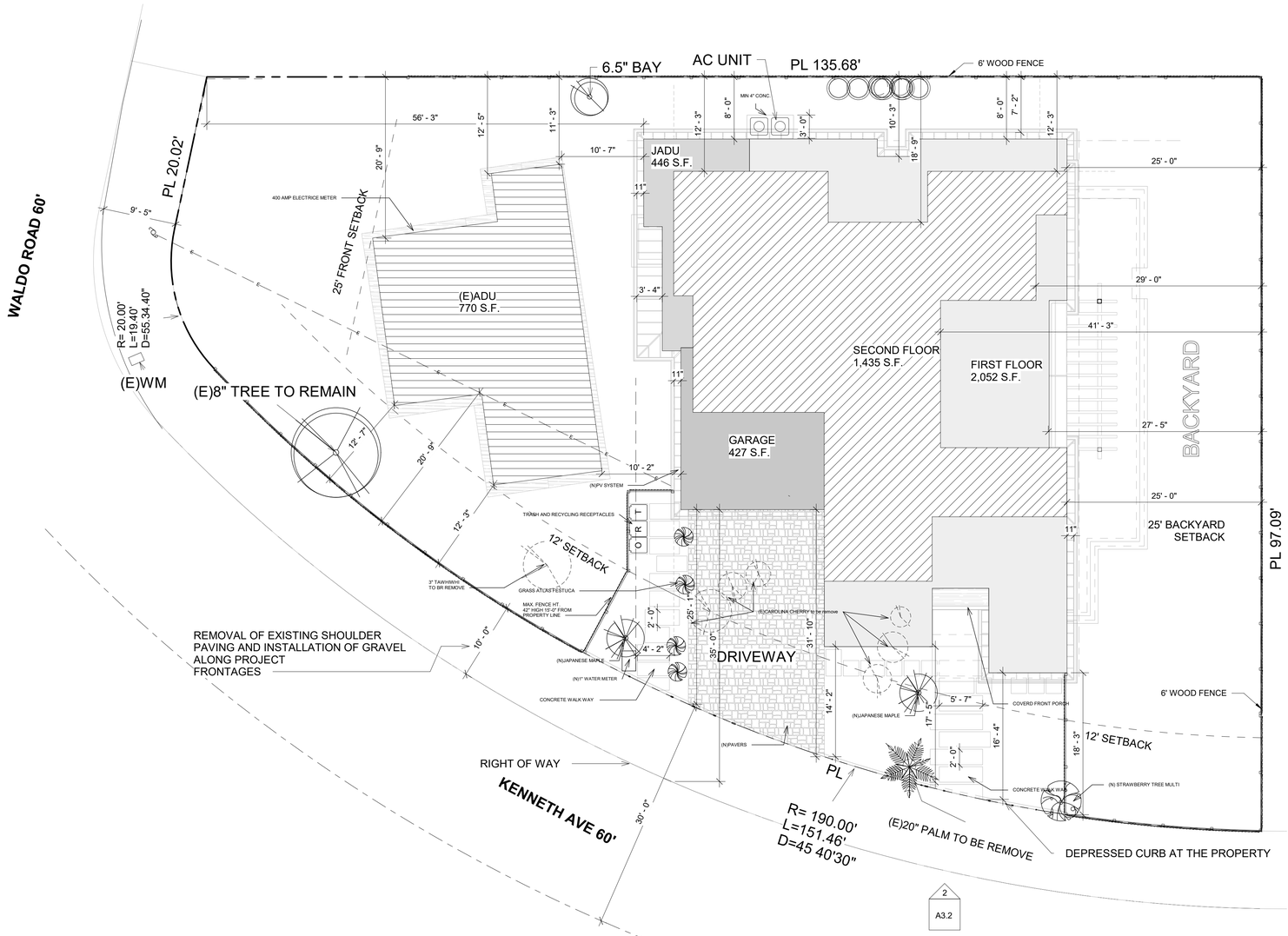
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GRADING and DEMOLITION NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
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7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL.
WITH EXCEPTION:
a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES:

1. A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
2. ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
3. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
4. IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
5. TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
6. THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
7. FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
8. THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
9. ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
10. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
11. TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.



LEGEND:

PROPERTY LINE

BLDG 1st FLOOR FOOTPRINT LINE

BLDG 2nd FLOOR FOOTPRINT LINE

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

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NO	DESCRIPTION	DATE	BY

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

SITE PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	10/14/14	1-2018	1/8" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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GRADING and DEMO NOTES:

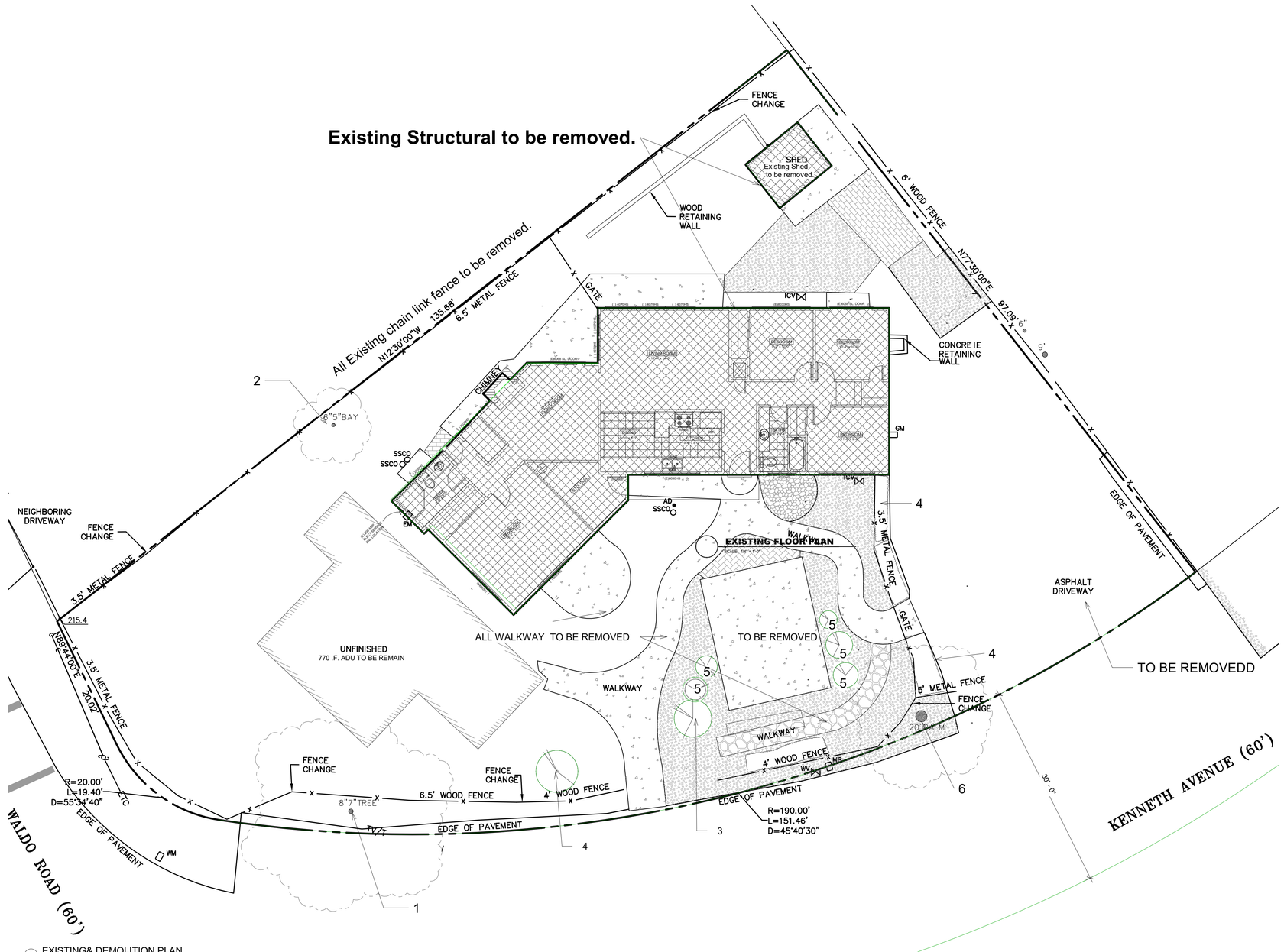
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LEGEND

BW	BOTTOM RETAINING WALL	WM	WATER METER
EB	ELECTRICAL BOX	WV	WATER VALVE
EM	ELECTRICAL METER	XXX.XX	SPOTGRADE
FF	FINISH FLOOR		ASPHALT
FL	FLOW LINE		BRICK
GM	GAS METER		CONCRETE
	GUY ANCHOR		GRAVEL
INV	INVERT		PAVERS
ICV	IRRIGATION CONTROL VALVE		ROCK MOUND
	JOINT POLE		STONE
MB	MAIL BOX		EXISTING WALL TO REMOVE
RP	ROOF PEAK		
SSCO	SANITARY SEWER CLEAN-OUT		
SSMH	SANITARY SEWER MAINTENANCE HOLE		
	STREET SIGN		
TW	TOP OF RETAINING WALL		

1 EXISTING& DEMOLITION PLAN
1/8" = 1'-0"

	COMMON NAME	SCIENTIFIC NAME	SIZE (DBH)	SITUATION
1	CAMPHOR TREE	CINNAMOMUM CAMPHORA	8.7"	REMAIN
2	BAY LAUREL	LAURUS NOBILIS	6.5"	REMOVE
3	CRAPE MYRTLE	LAGERSTROEMIA INDICA	3"	REMOVE
4	TAWHIWHI	PITTOSPORUM TENUIFOLIUM	3"	REMOVE
5	CAROLINA CHERRY	PRUNUS CAROLINA CHERRY	3"	REMOVE
6	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	20"	REMOVE

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NO	DESCRIPTION	DATE	BY

PROGRERSS

BUILDING OWNER APPROVAL DATE:

CLIENT/TENANT APPROVAL DATE:

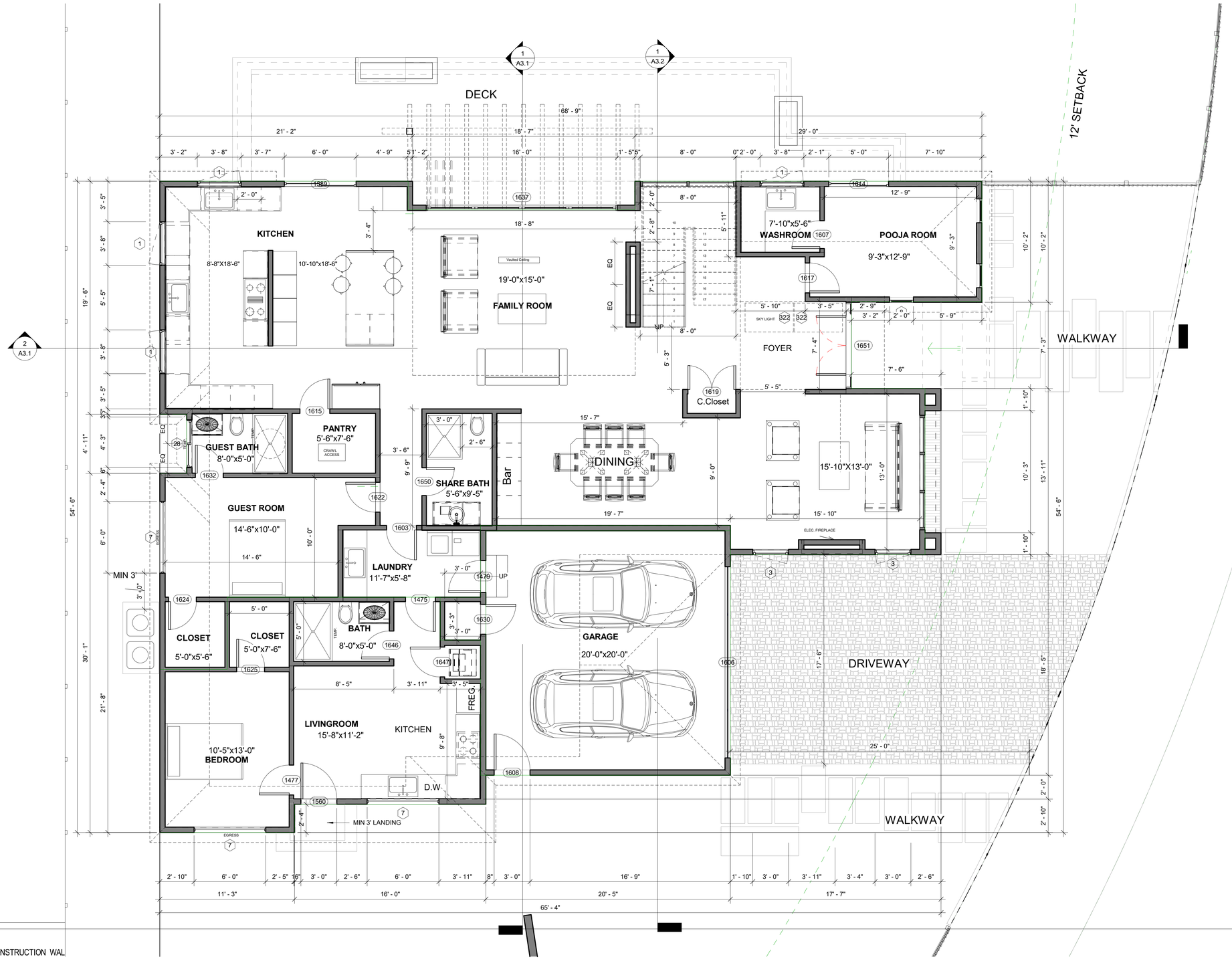
DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

EXISTING& DEMOLATION FLOOR PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	01/25/24	1-018	1/8" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	ss	ss		

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LEGEND:

NEW CONSTRUCTION WAL

GRAPHIC SCALE : 1/4 INCH = 1 FEET

0 1 2 3 4 5 10 15

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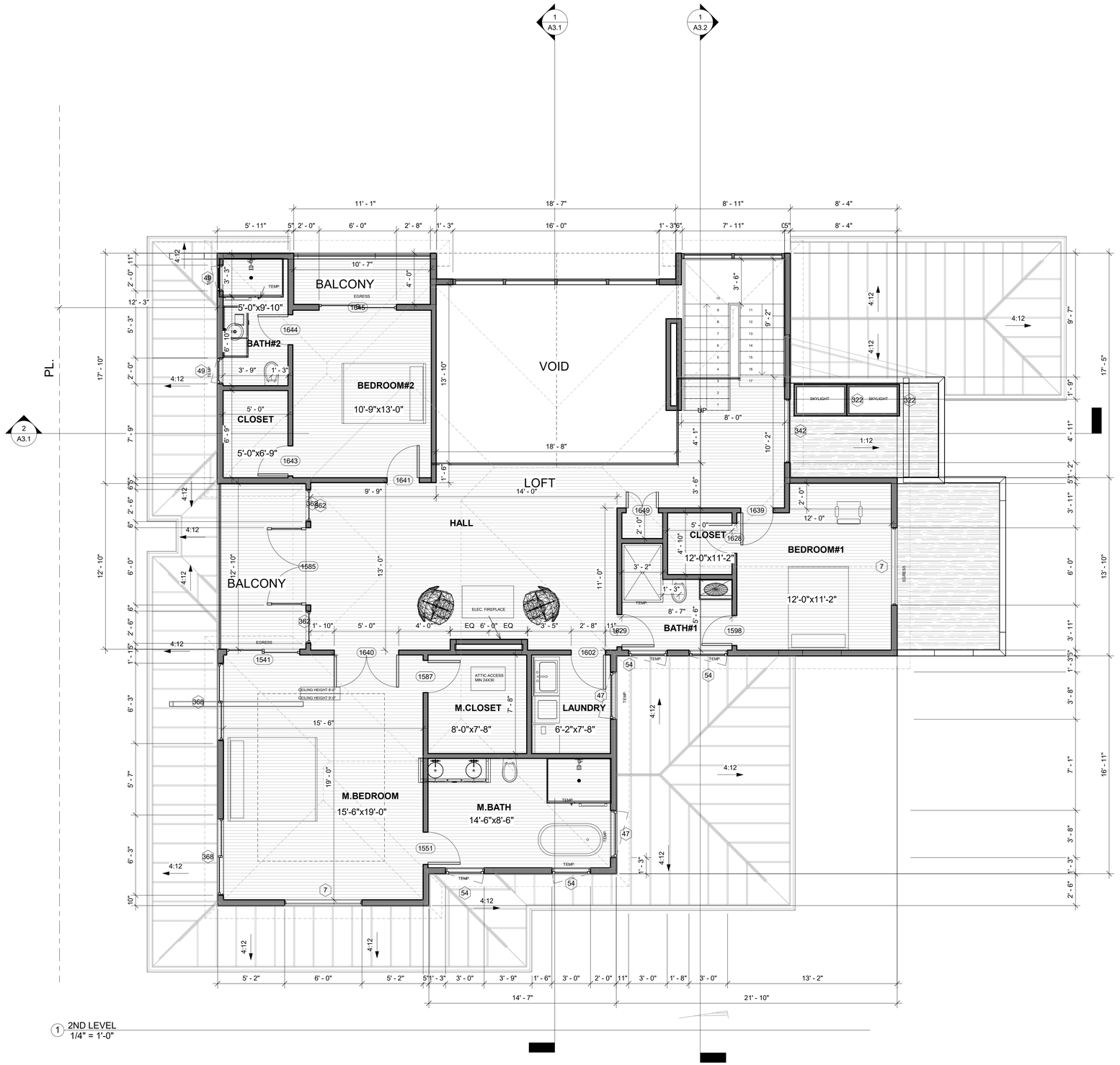
DESIGNER / ARCH. SIGNATURE DATE:

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PROPOSED FLOOR PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	01/25/19	1-018	1/4" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	JC	MA		

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1 2ND LEVEL
1/4" = 1'-0"

LEGEND:

NEW CONSTRUCTION WALL

GRAPHIC SCALE : 1/4 INCH = 1 FEET
0 1 2 3 4 5 10 15

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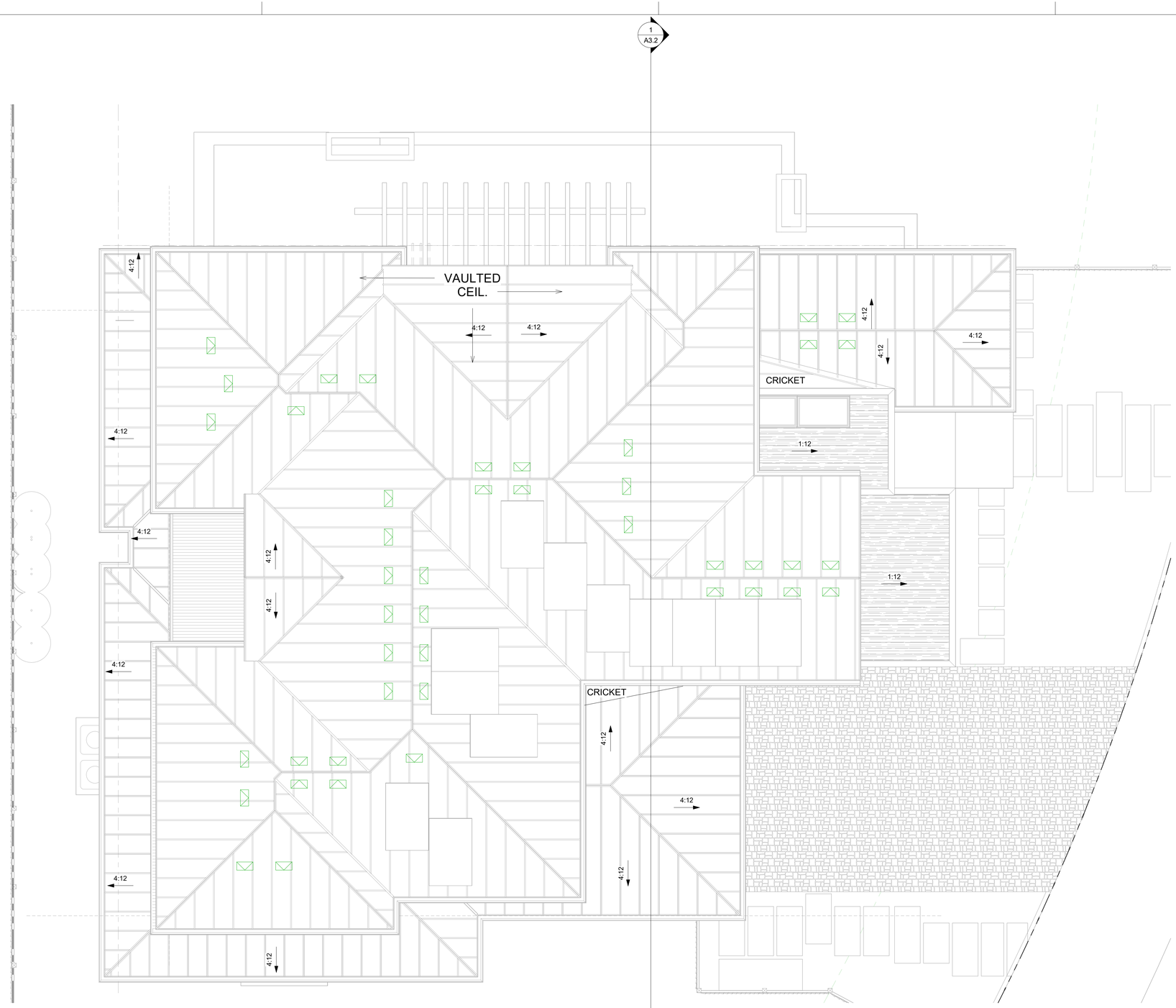
DESIGNER / ARCH. SIGNATURE DATE:

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PORPOSED SECOND FLOOR

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	09/14/18	1-018	1/4" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

A1.3



1 ROOF PLAN
1/4" = 1'-0"

ATTIC VENTILATION CALCULATION:

FIRST ROOF AREA: 1,288 S.F.
VENTILATION REQ: 1,288/300 = 4.29 S.F.
(AT 1/300 W/50% VENTS HIGH & 50% LOW)

VENTILATION PROVIDED:
IF JUST LOW VENTS (195)@ .022 S.F= 4.29 S.F.
LOW VENTS (98)@ .022 S.F= 2.15 S.F
HIGH VENTS (7)@ .34 S.F= 2.15 S.F

2ND ROOF AREA: 1,651 S.F.
VENTILATION REQ: 1,651/150 = 11 S.F.

VENTILATION PROVIDED:
LOW VENTS (250)@ .022 S.F= 4.9 S.F
HIGH VENTS (16)@ .34 S.F= 4.9 S.F

ROOF SLOPE

1. ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
2. ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 1/4" : 12" TOWARD DRAINS.
3. IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.
4. NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS OF 2% TOWARD DRAINS.

ROOF PENETRATION

1. VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
2. ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
3. CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATION SHALL BE PROVIDED WITH W.R. GRACE 4000 BITUTHENE WRAPPING AND 24 GA. GALVANIZED METAL FLASHING AND COUNTER FLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.
4. COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.

GUTTERS AND ROOF DRAINS

1. GUTTERS SHALL BE CONSTRUCTED OF 24 GA. COPPER METAL WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
2. GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.
3. UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
4. PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER.

NOTE: ALL ROOF DRAINS SHALL CONNECT TO SUBSURFACE DRAINAGE SYSTEM WHICH SHALL DISCHARGE AT STREET.

ARCHIGATE
CONSTRUCTION

1058 FOXCHASE DR,364 SAN JOSE, CA. 95123
TEL:(310)359-5443
EMAIL:ArchigateConstruction@gmail.com

DHULIPALA'S RESIDENCE:
725 KENETH AVE
CAMPBELL CA, 9008

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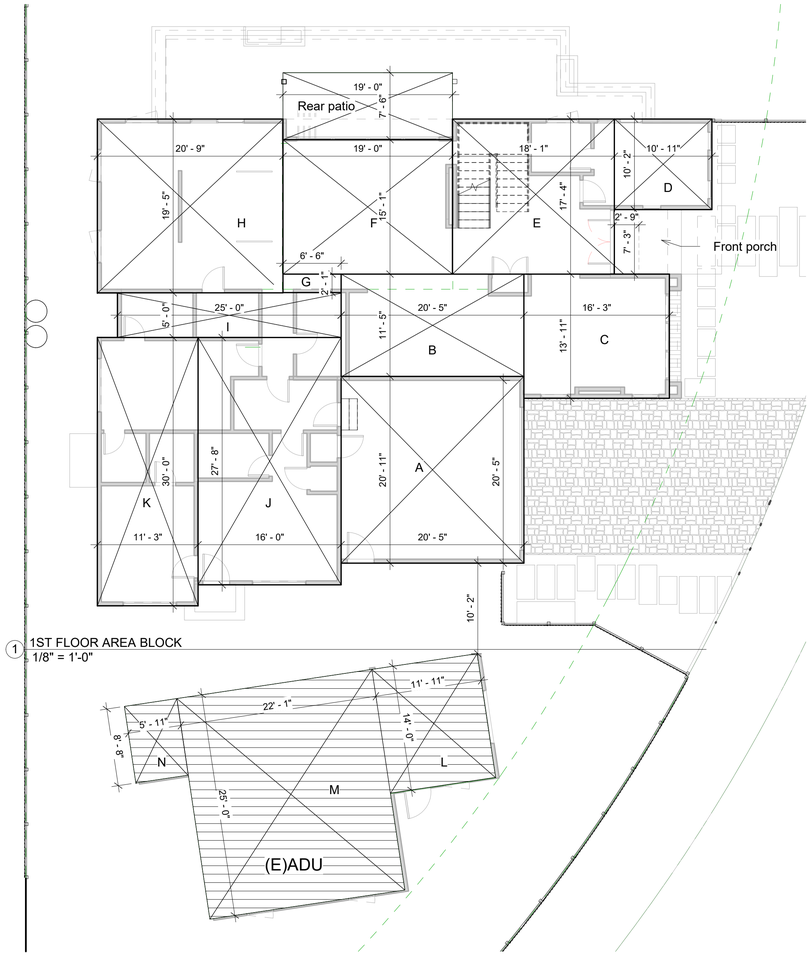
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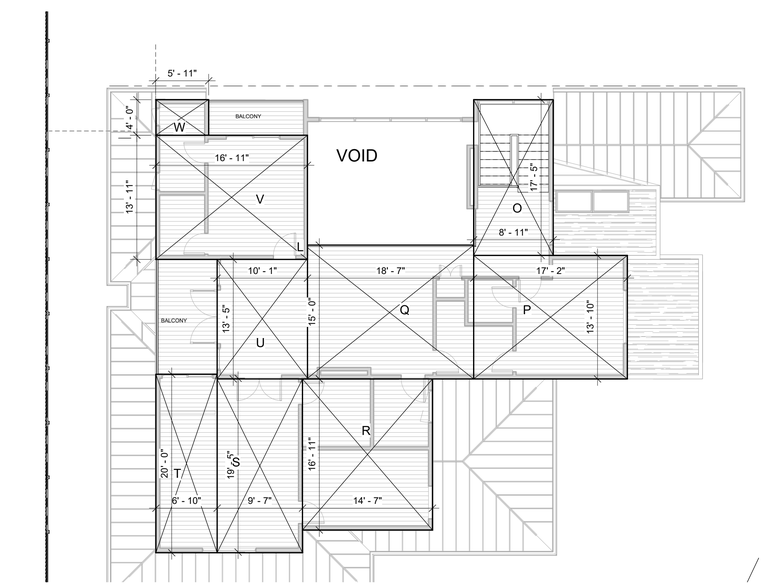
ROOF PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	11-11-18	11-018	1/4" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	AA	AA		

A1.4



1 1ST FLOOR AREA BLOCK
1/8" = 1'-0"



2 2ND LEVEL BLOCK AREA
1/8" = 1'-0"

FLOORS	SPACES	SIZE	AREAS(SQF)	TOTAL
(N)GARAGE	A	20'-5"X20'-11"	427	427
(N)1ST FLOORS AND JADU	B	20'-5"X11'-5"	233	2,498
	C	16'-3"X13'-11"	226	
	D	10'-11"X10'-2"	100	
	E	18'-1"X17'-4"	332	
	F	19'-0"X15'-1"	286	
	G	6'-6"X2'-1"	13	
	H	20'-9"X19'-5"	403	
	I	25'-0"X5'-0"	125	
	J	16'-0"X27'-8"	443	
	K	11'-3"X30'-0"	337	
(E)ADU	L	11'-11"X14'-0"	167	770
	M	22'-1"X25'-0"	552	
	N	5'-11"X8'-8"	51	
(N)2ND FLOORS	O	8'-11"X17'-5"	155	1,635
	P	17'-2"X13'-10"	237	
	Q	18'-7"X15'-0"	279	
	R	14'-7"X16'-11"	247	
	S	9'-7"X19'-5"	186	
	T	6'-10"X20'-0"	137	
	U	10'-1"X13'-5"	135	
	V	16'-11"X13'-11"	235	
	W	5'-11"X4'-0"	24	
TOTAL BUILDING AREA:427+2,498+1,635= 4,560 +770=				5,330
	Front porch	2'-9"X7'-3"	20	162
	Rear patio	19'-0"X7'-6"	142	

AREA CALCULATION:

LOT GROSS AREA	11,600 S.F.
LOT NET AREA	10,689 S.F.
(E) MAIN FLOOR PLAN (TO BE REMOVED)	1,656 S.F.
(E) ADU(UNDER CONSTRUCTION)	770 S.F.
(N) 1ST FLOOR MAIN LIVING AREA:	2,052 S.F.
(N) 1ST FLOOR JADU AREA:	446 S.F.
(N) TOTAL 1ST FLOOR LIVING AREA:	2,498 S.F.
(N) 2ND FLOOR AREA:	1,635 S.F.
(N) TOTAL LIVING AREA:	4,133 S.F.
(N) GARAGE:	427 S.F.
TOTAL (N)BUILDING:	4,560 S.F.
TOTAL BUILDING INCLUDING (E)ADU:	5,330 S.F.

STATEWIDE EXEMPTION ADUS:
AN ADU NO LARGER THAN 800 SF IN FLOOR AREA, INCLUSIVE OF GARAGE AREA, WITH REAR AND INTERIOR SIDE SETBACKS OF NO LESS THAN 4 FEET, AND A HEIGHT NOT EXCEEDING 18-FEET, IS EXEMPT FROM THE OTHERWISE REQUIRED (1) FRONT-YARD SETBACK, (2) BUILDING SEPARATION, (3) FLOOR AREA RATIO, (4) LOT COVERAGE, (5) OPEN SPACE, AND (6) DESIGN REQUIREMENTS.

FLOOR AREA RATIO (FAR) = (4,560/10,689)X100=42.6% < 45%

LOT COVERAGE: 1st FLOOR BLDG AREA (2,498+427) S.F
FRONT COVERED PORCH 20 S.F
REAR COVER PORCH 142 S.F
TOTAL: (2,498+427+20+142)= 3,087 S.F

(3,087/10,689)X100 = 29% < 35%

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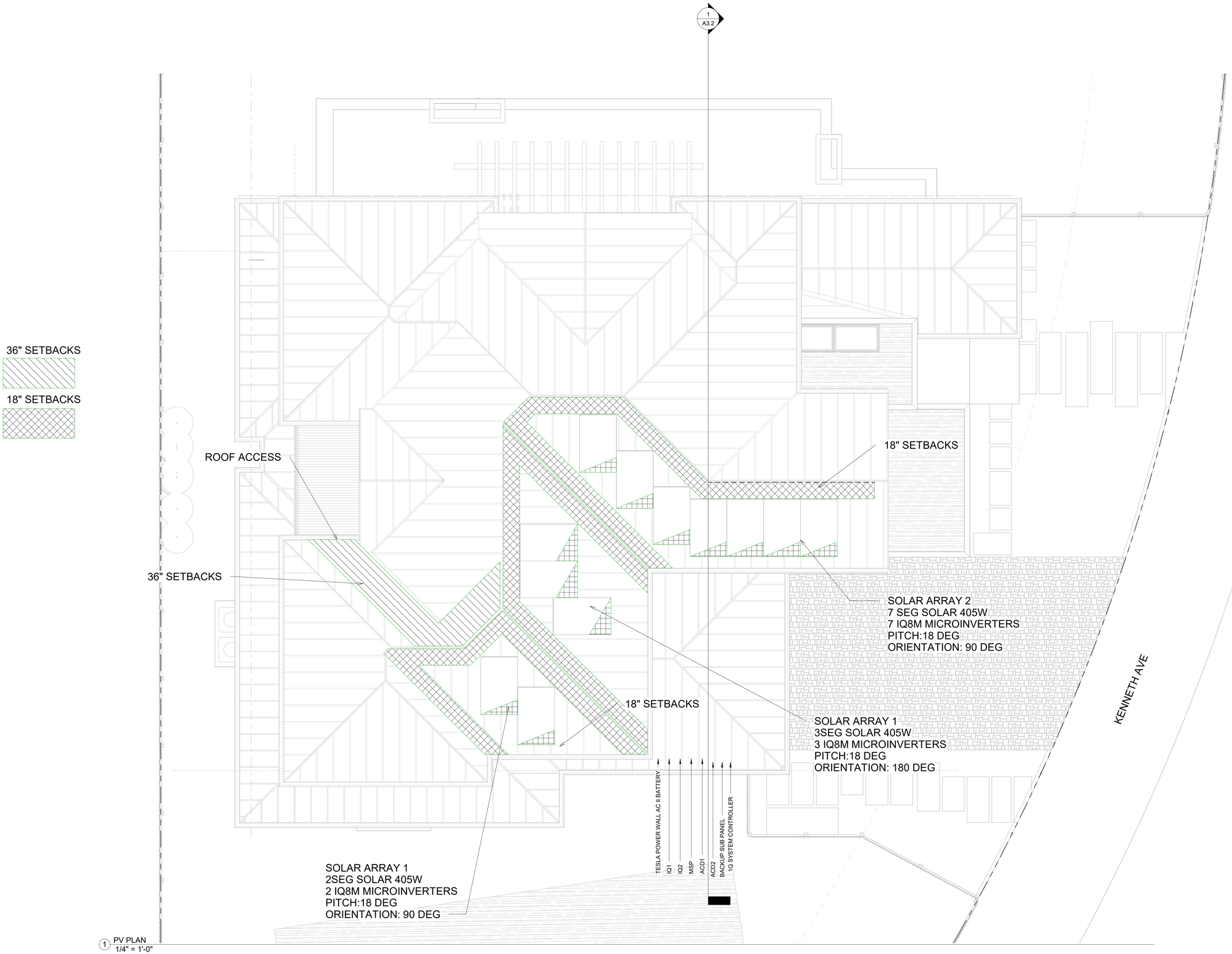
DESIGNER / ARCH. SIGNATURE DATE:

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AREA BLOCK

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	08/14/18	1-018	1/8" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

A1.5



1 PV PLAN
1/4" = 1'-0"

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CONSTRUCTION

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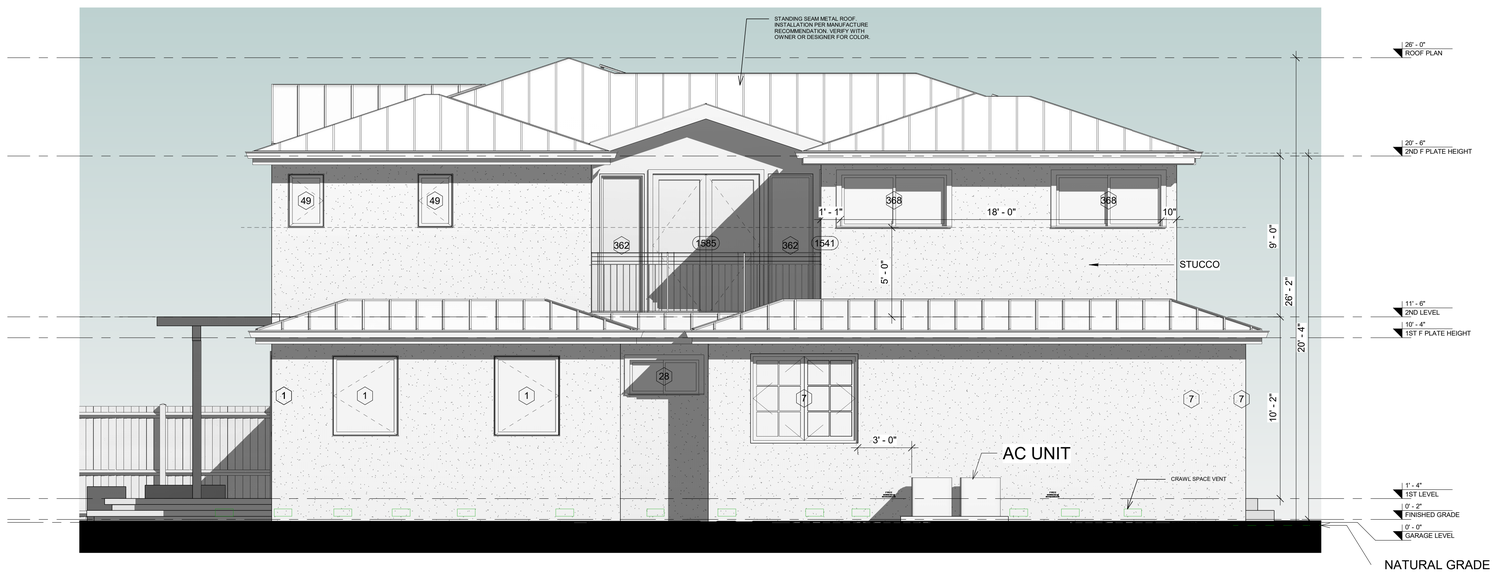
PV PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	08/14/18	1-018	1/4" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

A1.6



1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

STUCCO LATH SHALL HAVE TWO LAYERS OF GRADE "D" PAPER WHEN APPLIED OVER WOOD SHEATHING. PROVIDE WEEP SCREED AT THE BOTTOM OF ALL FRAMED EXTERIOR WALLS AND SOFFITS. WEEP SCREED SHALL HAVE A MINIMUM CLEARANCE OF 2" TO A PAVED SURFACE OR 4" TO EARTH.
WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOODBASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPORPERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.6.3)
PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.6.2).

A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED WITH: (R703.6.2.1) 1) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

AN APPROVED ADDRESS NUMBER ON BUILDING ELEVATION IS PLAINLY LEGIBLE AND VISIBLE FROM THE ADJACENT ACCESS STREET OR ROAD. THE NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2".(CRC 319.1)
6" "K"-STYLE GUTTER WITH 4" ROUND DOWNSPOUT SHALL BE PROVIDED.

CRAWL SPACE VENTILATION CALC.:

NEW LIVING AREA :2,680 SF.
VENT DIMENSION: (6" X 16") = 0.667 SF.
FORMULA: AREA (2,680) / 150 = REQUIRED VENTILATION AREA (17.86 SQF)
VENT NUMBERS=VENTILATION AREA(17.86) /VENT AREA(0.667)=26.77(27)

1ST FLOOR ATTIC VENTILATION CALC.:

FLAT CEILING AREA: 1,288 SF.
FORMULA: AREA (1,288) / 150 = REQUIRED VENTILATION AREA (8.58SF.) 50% OF REQUIRED VENTILATION AREA (8.58 SF)=4.29 SF.

50% OF THE VENTILATION TO OCCUR AT EAVE/CORNICE LINE, PER SEC.R 806.1 OF 2013 CRC.

METHOD A: ATTIC VENT (CIRCULAR VENT)
VENT DIMENSION : (2") = 0.022 SF.

VENT NUMBERS= VENTILATION AREA (4.29) /VENT AREA (0.022) = 195

50% OF THE VENTILATION TO OCCUR AT A LEVEL 3-FEET ABOVE THE EAVE/ CORNICE LINE, PER SEC. R 806.1 OF 2013 CRC.

METHOD B : RIDGE VENT (EYEBROW VENT)

VENT DIMENSION: 18 SIN. PER LINEAR FOOT= 0.125 SF.
VENT LINEAR= VENTILATION AREA (4.29) /VENT AREA (0.125) = 34.32 FT.

2ND FLOOR ATTIC VENTILATION CALC:

FLAT CEILING AREA: 1470 SF.
FORMULA: AREA (1470) / 150 = REQUIRED VENTILATION AREA (9.8SF.) 50% OF REQUIRED VENTILATION AREA (9.80 SF)= 4.90 SF.

50% OF THE VENTILATION TO OCCUR AT EAVE/CORNICE LINE, PER SEC.R 806.1 OF 2013 CRC.

METHOD A: ATTIC VENT (CIRCULAR VENT)
VENT DIMENSION: ((D 2") = 0.022 SF.

VENT NUMBERS = VENTILATION AREA (4.9) / VENT AREA (0.022) = 222.72 (223)
50% OF THE VENTILATION TO OCCUR AT A LEVEL 3-FEET ABOVE THE EAVE/CORNICE LINE, PER SEC. R 806.1 OF 2013 CRC.

METHOD B: RIDGE VENT (EYEBROW VENT)
VENT DIMENSION: 18 SIN. PER LINEAR FOOT= 0.125 SF.

VENT LINEAR = VENTILATION AREA (4.90) I VENT AREA (0.125) = 39 FT.

VENTILATION NOTES :

BOTH METHODS A & B SHOULD BE DONE BY CONTRACTOR.
NEW VENTS IN CRAWL SPACE DOES NOT INTERFERE WITH ANY BRACE WALLS/SHEAR PANELS.

ARCHIGATE
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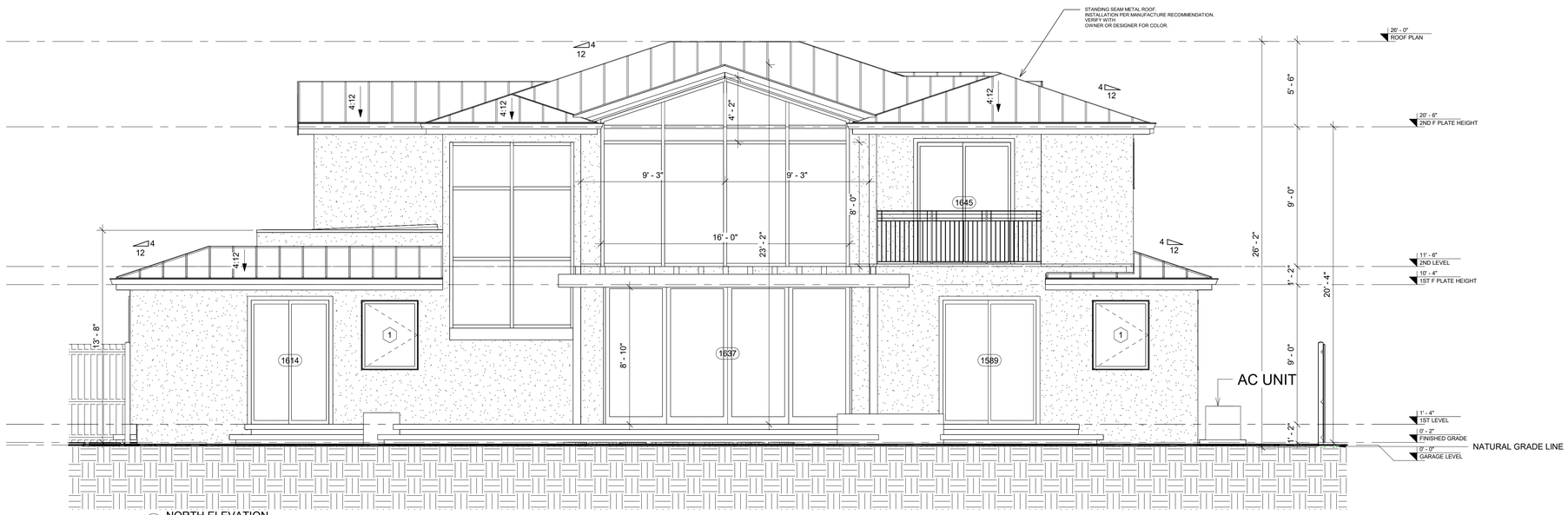
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EXTERIOR ELEVATIONS

NORTH	DATE	PROJ.NO	SCALE	DRAWING
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	Ahmona	sk		

A2.1



1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

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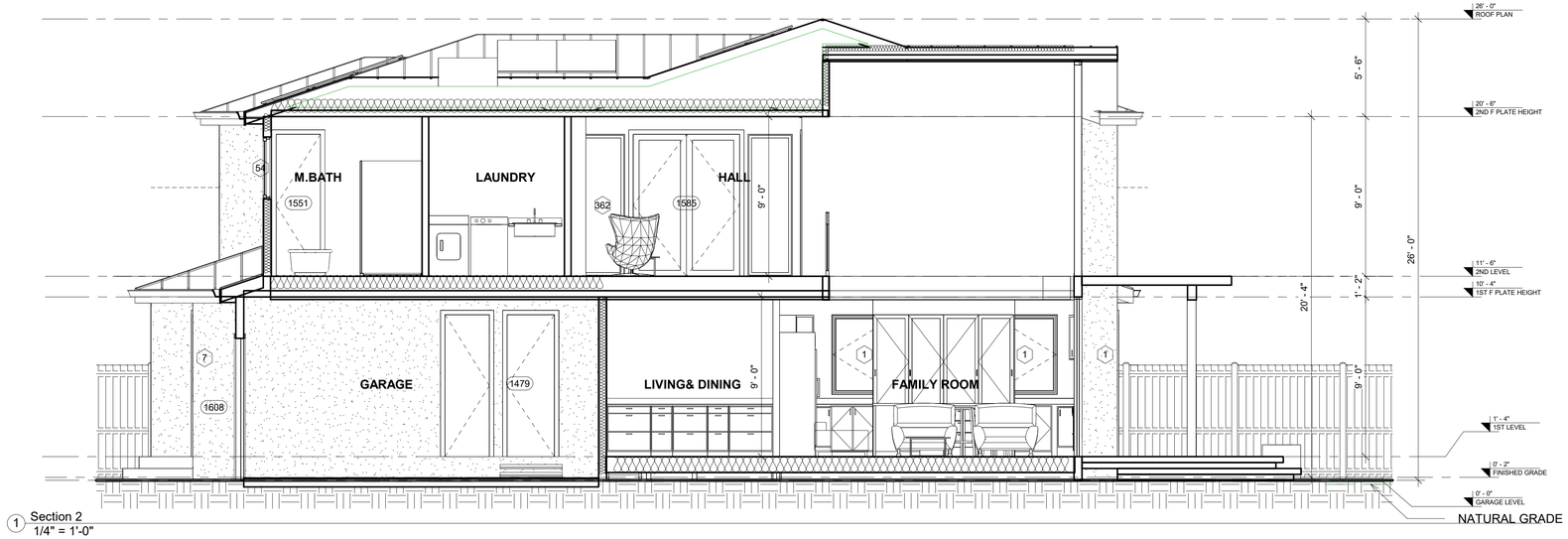
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EXTERIOR01 ELEVATIONS

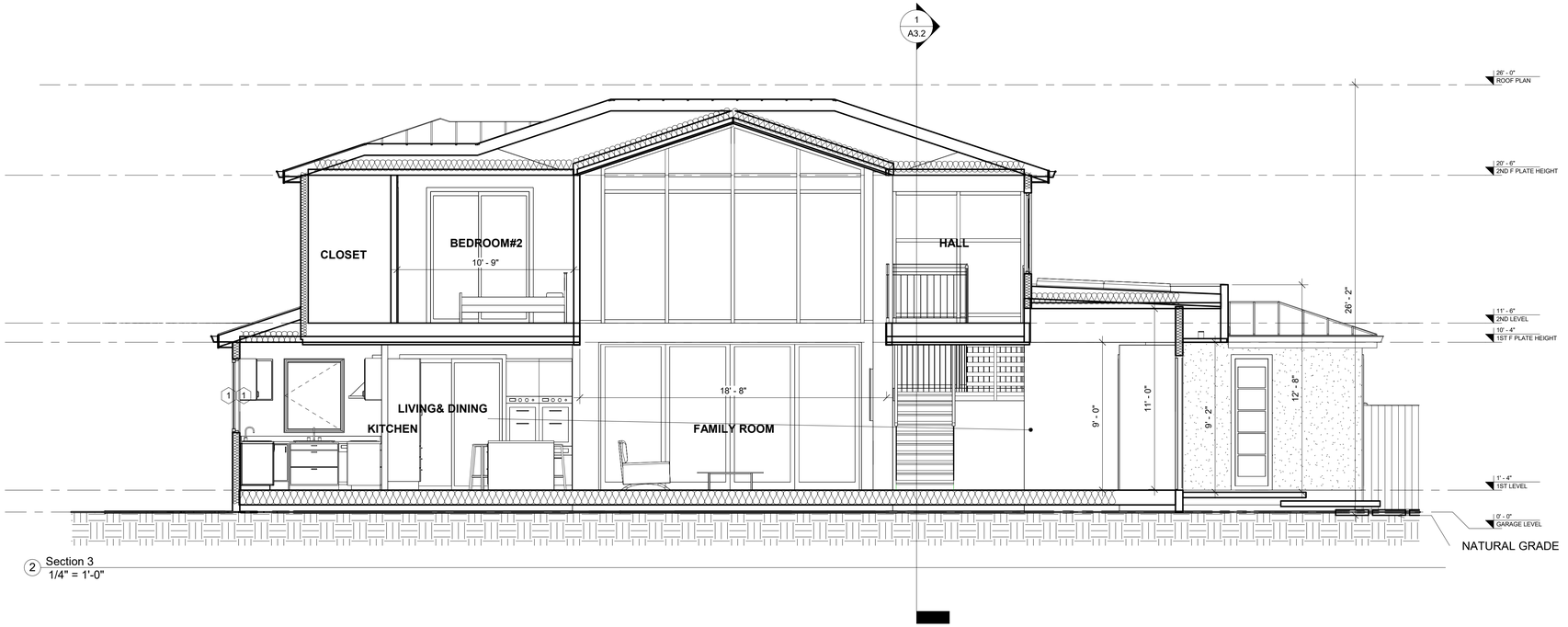
NORTH	DATE	PROJ.NO	SCALE	DRAWING
	DRAWN	CKD.BY	FLOOR	
	JS	SA		

A2.2

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1 Section 2
1/4" = 1'-0"



2 Section 3
1/4" = 1'-0"

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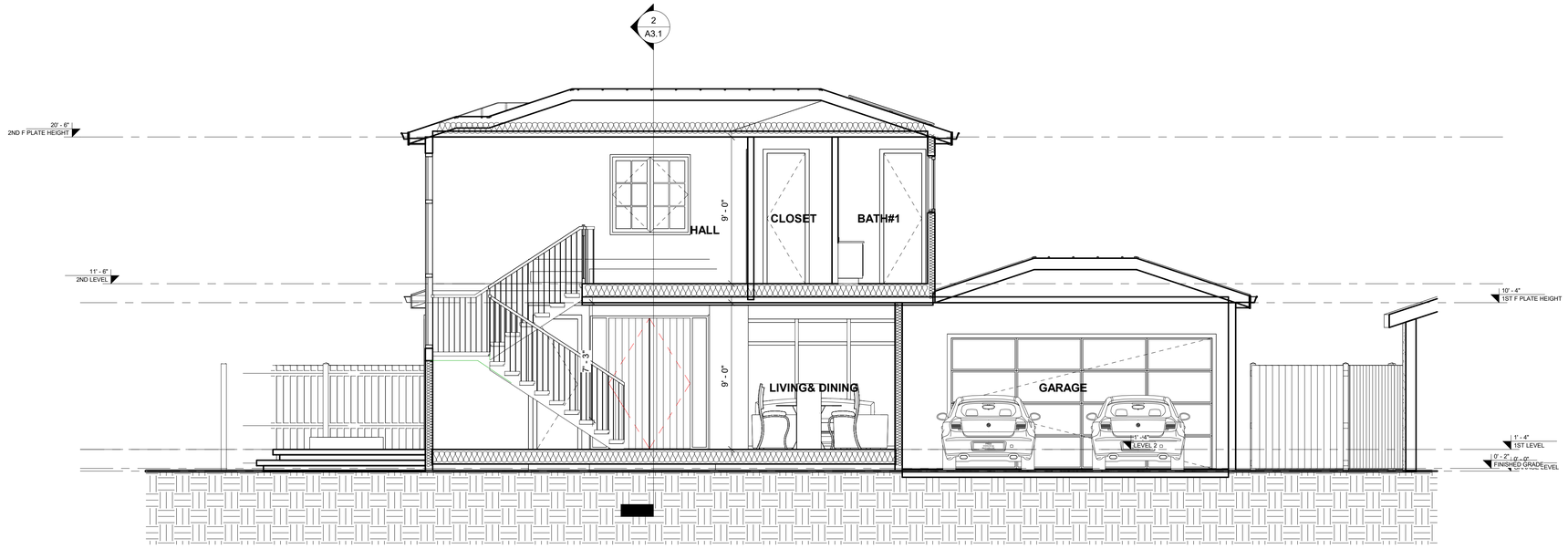
DHULIPALA'S RESIDENCE

SECTIONS

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	05/13/14	1-018	1/4" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	JC	MA		

A3.1

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1 Section 4
1/4" = 1'-0"



2 FRONT ELEVATION WITH THE ADU
1/4" = 1'-0"

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NO	DESCRIPTION	DATE	BY

PROGRERSS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

DHULIPALA'S RESIDENCE

SECTIONS& STREET VIEW

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	DRAWN	CKD.BY	FLOOR	
	JS	SA		

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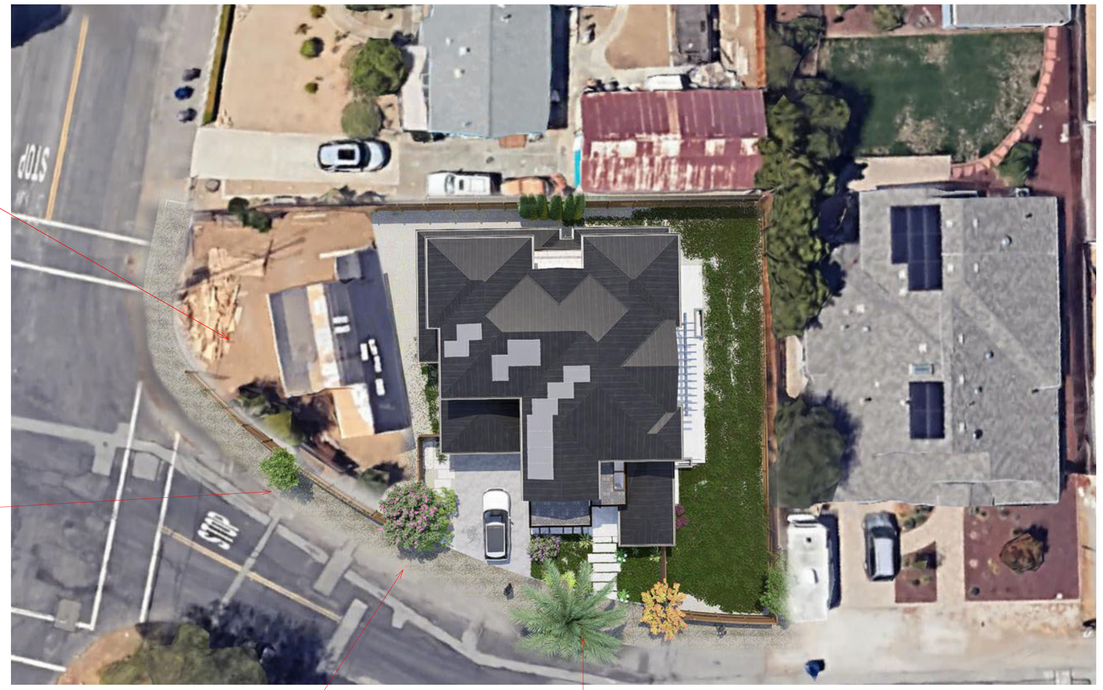


SOUTH VIEW



CORNER VIEW







FRONT VIEW

ARCHIGATE
CONSTRUCTION

1058 FOXCHASE DR,364 SAN JOSE, CA. 95123
TEL:(310)359-5443
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STREET VIEW

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	05/19/14	1-018		
	DRAWN	CKD.BY	FLOOR	
	JC	MA		

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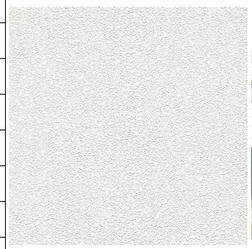




EXTERIOR MATERIAL SCHEDULE

TITEL	TYPE	INFO
ROOF	STANDING SEAM METAL ROOF	138T AND 238T STANDING SEAM
WALL	STUCCO	SMOOTH/ WHITE
RAILING		STEEL WIRE WPIP
SIDING	SLATEPANEL	OAK COMPOSITE WOOD
GARAGE DOOR	ALUMINUM	
DOOR		OAK COLOR
WINDOW	MILGARD	CHARCOL

STUCCO



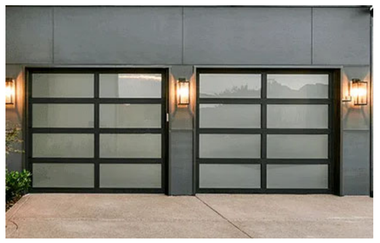
ROOF



COMPOSITE WOOD



GARAGE DOOR



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SAMPLED BOARD

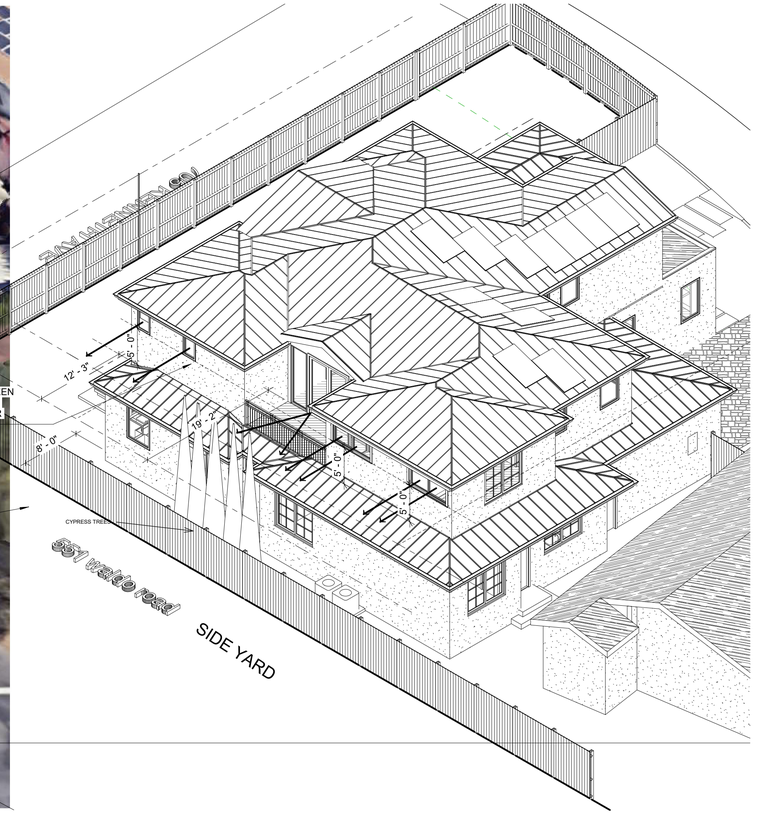
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	DRAWN	CKD.BY	FLOOR	
	Admin	Designer		

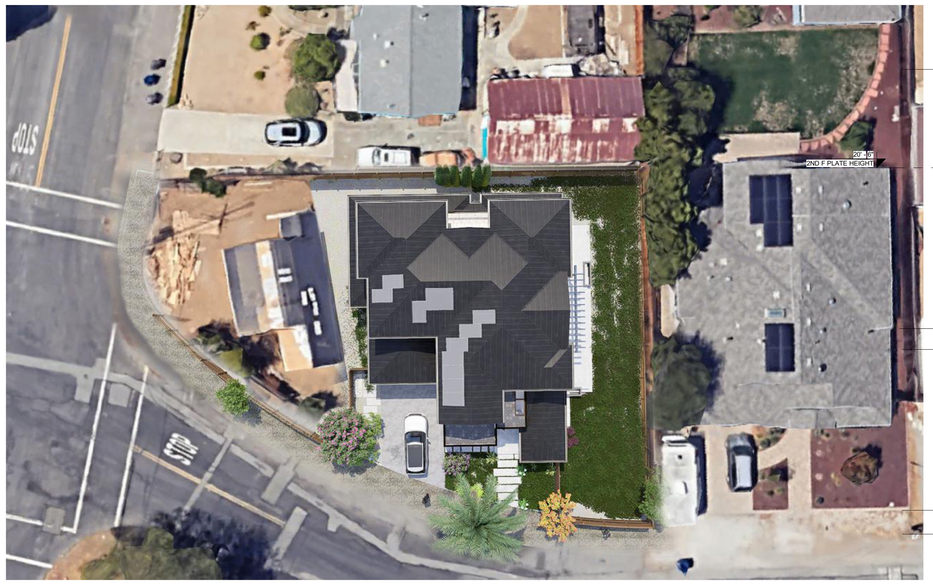
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2 privecy plan







1 REAR ELEVATION FOR PRIVACY
1/4" = 1'-0"

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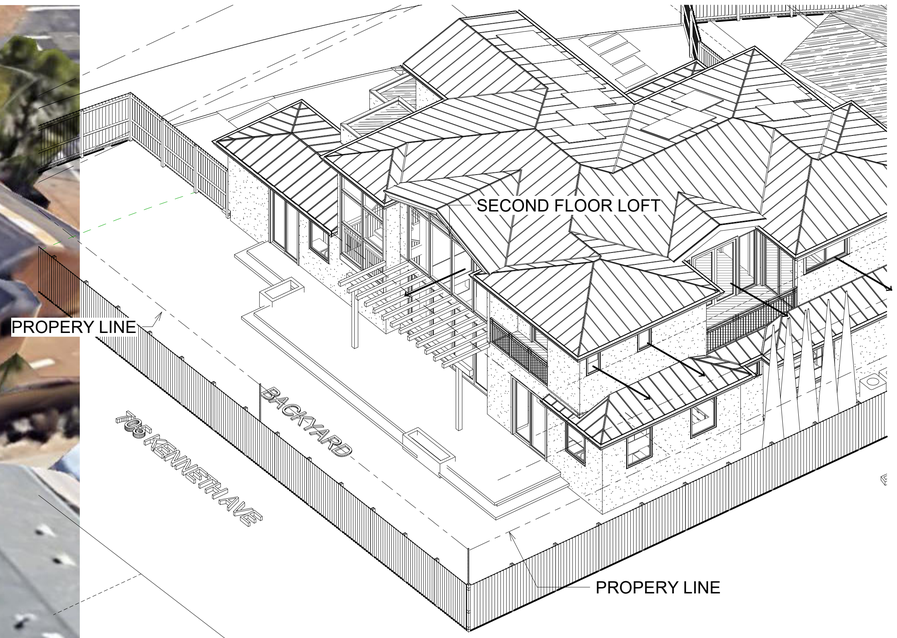
PRIVACY PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
			1/4" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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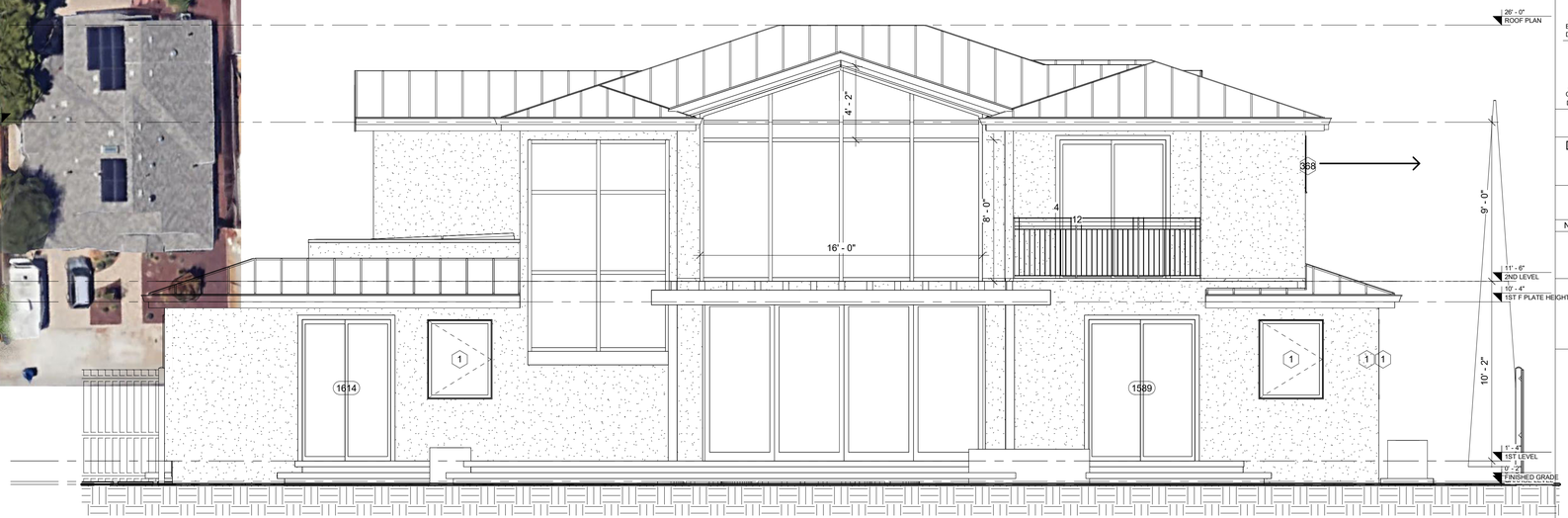
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1 PRIVACY PLAN 705 KENNETH





2 NORTH ELEVATION FOR PRIVACY
1/4" = 1'-0"

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PRIVACY PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	10/11/18	11-018	1/4" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

1. ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
2. APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON–SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5–FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
3. UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
4. IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
5. THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS–OF–WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
6. ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
7. IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT–RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100–FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
8. THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
9. FOR NON–RESIDENTIAL PROJECTS, ANY NON–HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
10. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
    REPORT DATE:
    REPORT NUMBER:
    SOILS ENGINEERING COMPANY;
    CONTACT INFORMATION:
11. THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
12. PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
13. ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	
LOT LINE	
EASEMENT LINE	
SIDEWALK	
WOOD FENCE	— x — x —
CHAIN LINK FENCE	
RETAINING WALL	
DRIVEWAY DRAIN INLET	
AREA DRAIN	
DROP INLET	
MONUMENT	
FIRE HYDRANT	
ELECTROLIER	
WATER METER	
AC UNIT	
SANITARY SEWER LATERAL	
STORM DRAIN	— SD —
SANITARY SEWER	— SS —
STREET LIGHT CONDUITS	— SL —
WATER	— W —
JOINT TRENCH	— JT —
HOUSE SERVICE	— SVC —
SLOPE ARROW	
EXISTING CONTOUR	— 100 —
PROPOSED CONTOUR	(100)
OVERLAND RELEASE	
DIRECTION OF SURFACE DRAINAGE	
5% SLOPE AWAY FROM BUILDING	>>
GAS LINE	— GAS —
OVERHEAD ELECTRICAL LINE	— OE —
UNDERGROUND ELECTRICAL LINE	— UE —
DOWNSPOUTS W/SPLASH BOX	

∘ BENCH MARK
CITY OF CAMPBELL BENCHMARK 620. BRASS DISK (STAMPED SANTA CLARA COUNTY WATER DISTRICT, R2020) ON TOP OF THE SOUTHERLY END OF THE HEADWALL AT THE NORTHEASTERLY CORNER OF VIRGINIA AVE AND BUDD AVE. CITY OF CAMPBELL, ELEVATION = 212.63' (NAVD 88 DATUM)
ALL TOPOGRAPHIC FEATURES AND ELEVATIONS HAD BEEN TAKEN FROM SURVEYS BY OTHERS, PROVIDED BY THE OWNER

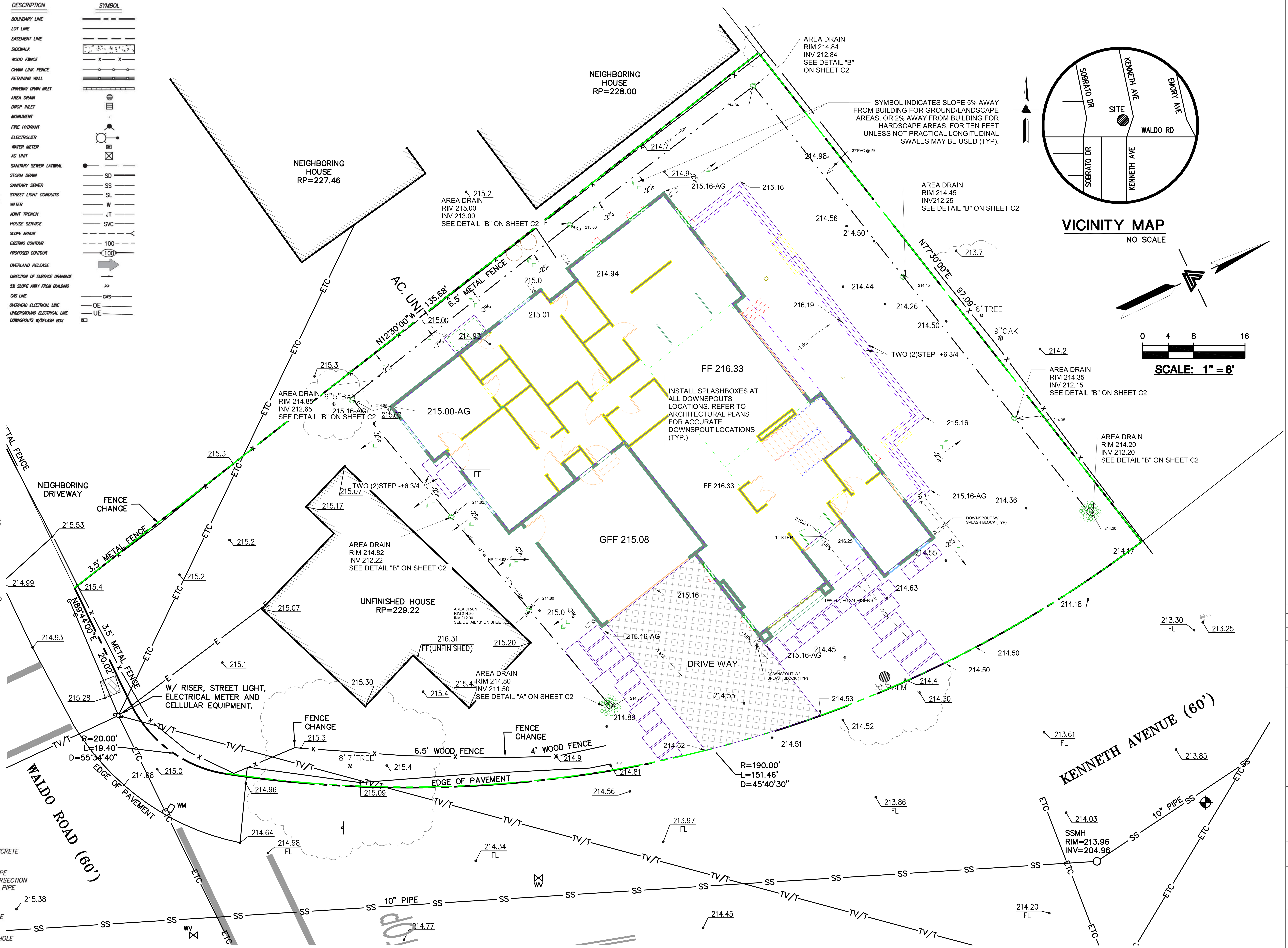
EARTH WORK QUANTITIES

CUT: 100 CY
FILL: 50 CY
EXPORT: 50 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

ABBREVATIONS

AC = ASPHALT CONCRETE
AD = AREA DRAIN
BC = BEGIN CURVE
BS = BOTTOM OF STAIR
BU = BUBBLE UP
BVC = BEGIN VERTICAL CURVE
BRW = BOTTOM OF RETAINING WALL
CB = CATCH BASIN
CL = CENTERLINE
CO = CLEANOUT
DS = DOWNSPOUT WITH SPLASH BOX
EC = END CURVE
ELEV. = ELEVATION
EVC = END VERTICAL CURVE
EX. = EXISTING
F/C = FACE OF CURB
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FL = FLOW LINE
GB = GRADE BREAK
GFF = GARAGE FINISH FLOOR
HP = HIGH POINT
HC = HANDICAP UNIT
INV = INVERT
LP = LOW POINT
PAD = PAD ELEVATION
PCC = PORTLAND CEMENT CONCRETE
PL = PROPERTY LINE
PV = PAVEMENT GRADE
PVC = POLYVINYL CHLORIDE PIPE
PVI = POINT OF VERTICAL INTERSECTION
RCP = REINFORCED CONCRETE PIPE
ROW = RIGHT OF WAY
S=.004> SLOPE
SD = STORM DRAIN
SDMH = STORM DRAIN MANHOLE
SG = SUBGRADE ELEVATION
SS = SANITARY SEWER
SSMH = SANITARY SEWER MANHOLE
STA = STATION
TC = TOP OF CURB
TF = TOP OF FENCE
TRW = TOP OF RETAINING WALL
TS = TOP OF STAIR
TW = TOP OF WALL
VCP = VITRIFIED CLAY PIPE
WM = WATER METER
WV = WATER VALVE



(1) GRADING
1/8" = 1'-0"

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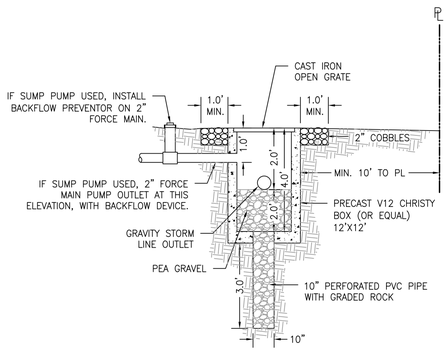
DHULIPALA'S RESIDENCE

GRADING PLAN & DRAINAGE

NORTH	DATE	PROJ.NO	SCALE	DRAWING
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	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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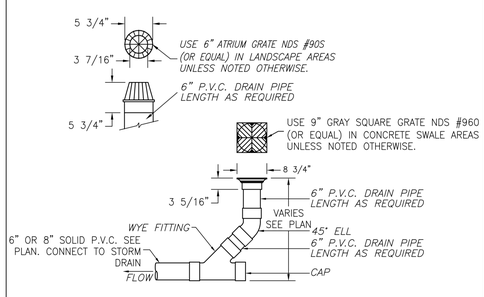
A | BUBBLER BOX DETAIL



BUBBLER BOX DETAIL
N.T.S.

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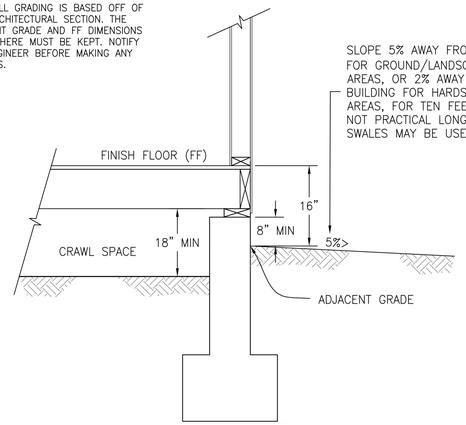
B | AREA DRAIN DETAIL



LANDSCAPE DRAIN DETAIL
N.T.S.

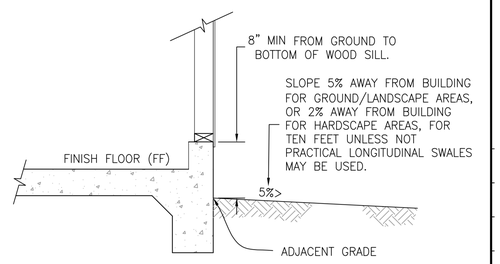
C | TYPICAL FOUNDATION/FF/GROUND SECTION

NOTE: ALL GRADING IS BASED OFF OF THIS ARCHITECTURAL SECTION. THE ADJACENT GRADE AND FF DIMENSIONS SHOWN HERE MUST BE KEPT. NOTIFY THE ENGINEER BEFORE MAKING ANY CHANGES.



D | TYPICAL FOUNDATION/GFF/GROUND SECTION

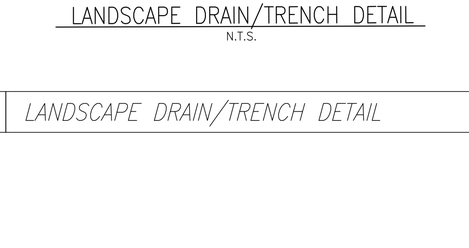
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N.T.S.

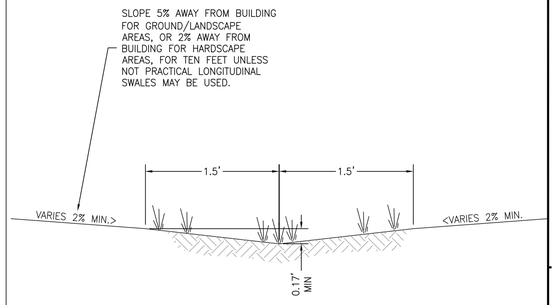
E | NOT USED

F | LANDSCAPE DRAIN/TRENCH DETAIL



LANDSCAPE DRAIN/TRENCH DETAIL
N.T.S.

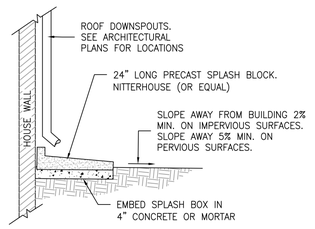
G | EARTHEN SWALE DETAIL



N.T.S.

H | NOT USED

I | SPLASH BLOCK/DOWNSPOUT DETAIL



SPLASH BLOCK/DOWNSPOUT DETAIL
N.T.S.

N.T.S.

ARCHIGATE
CONSTRUCTION

1058 FOXCHASE DR,364 SAN JOSE, CA. 95123
TEL:(310)359-5443
EMAIL:ArchigateConstruction@gmail.com

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NO	DESCRIPTION	DATE	BY

PROGRERSS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

DHULIPALA'S RESIDENCE

GRADING PLAN & DRAINAGE CONSTRUCTION DETILS

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	01/10/24	1-018		
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

C2

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GRADING PLAN & DRAINAGE PLAN
EROSION CONTROL
1" = 10'-0"

VICINITY MAP
NO SCALE

LEGEND

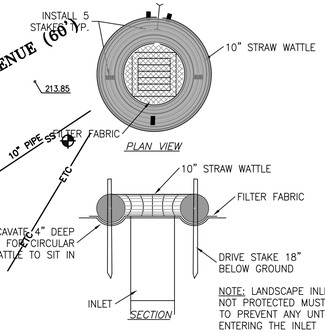
PROPOSED	DESCRIPTION
	SITE BOUNDARY
	STABILIZED CONSTRUCTION ENTRANCE 2"–3" ROCK (MIN)
	FIBER ROLL
	INLET PROTECTION

0 4 8
SCALE: 1" =

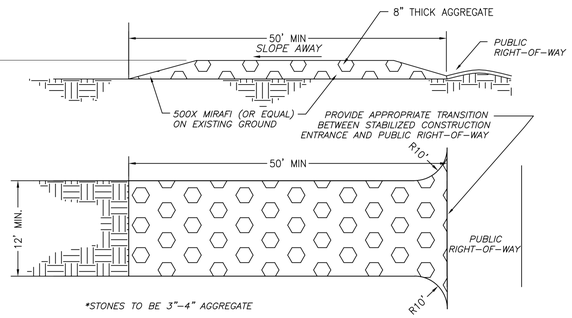
MAINTENANCE NOTES

MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:

1. REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
2. SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
3. SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
4. SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
5. SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
6. RILLS AND GULLIES MUST BE REPAIRED.



ALTERNATE FIBER ROLL INLET PROTECTION MAY BE USED IN LANDSCAPE AREA DRAINS
N.T.S.



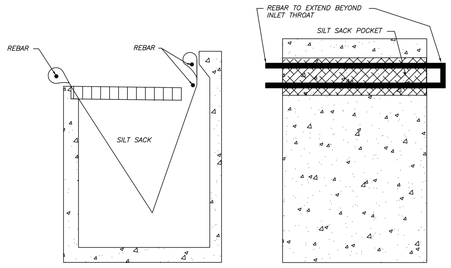
MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.

ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHALL BE REMOVED IMMEDIATELY.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



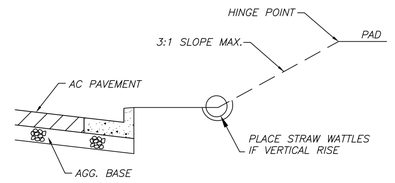
CALIFORNIA MODIFIED SILT SACK
REED & GRAHAM, INC. (OR EQUAL)
BEFORE & AFTER STREETS ARE PAVED
N.T.S.

EROSION & SEDIMENT CONTROL NOTES

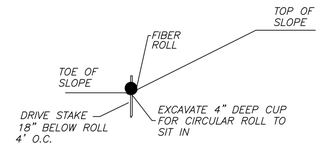
1. NOT USED
2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
6. ALL ON–SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"–4" FRACTURED STONE AGGREGATE UNLAID WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
11. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTORL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
12. NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON–APPROVED ACCESS POINTS (E.G. – ALONG RIGHT–OF–WAY).
13. ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

1. SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
2. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
3. CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
4. CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
5. INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
6. THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.



FRONT YARD SLOPE DETAIL AFTER STREET ARE PAVED
N.T.S.



FIBER ROLL INSTALLATION DETAIL
N.T.S.

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NO	DESCRIPTION	DATE	BY

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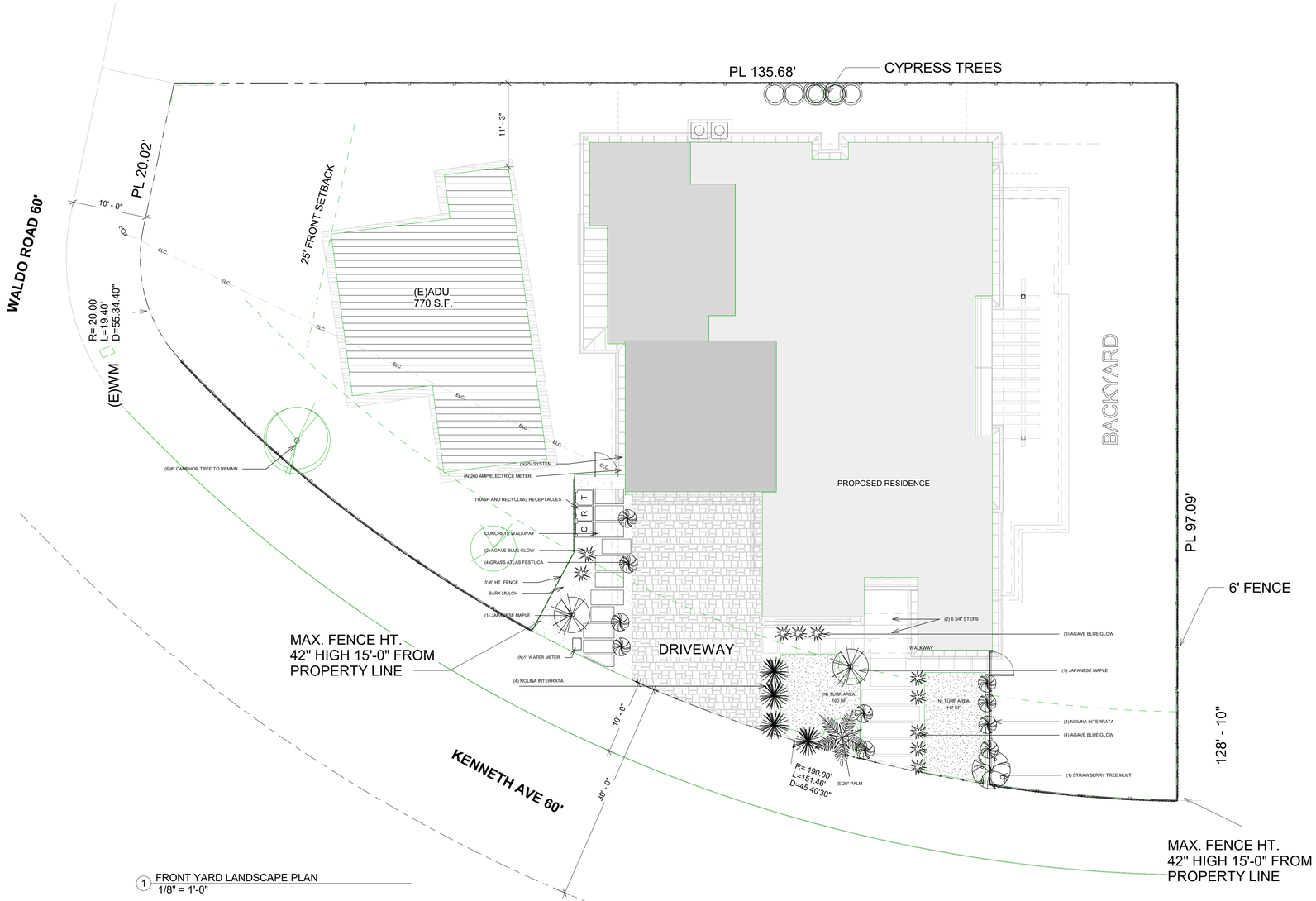
DHULIPALA'S RESIDENCE

GRADING PLAN & DRAINAGE PLAN EROSION CONTROL

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	01/10/24	1-018	1" = 10'-0"	
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

C3

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1 FRONT YARD LANDSCAPE PLAN
1/8" = 1'-0"

Impervious Surface Area:

FRONT YARD:60'X~27'=1,620 SQF
IMPERVIOUS AREA: WalkWay(135+98)+ Drive way(500)=733/1620 =42.8%<50%

QUANTITY	SYMBOL	SCIENTIFIC NAME	PLANTING SIZE	WUCOLS
1		(E)20" PALM	15 GALLON	Low (.3)
1		STRAWBERRY TREE MULTI	10 GALLON	Low (.3)
2		JAPANESE MAPLE	15 GALLON	Low (.3)
4		NOLINA INTERRATA	1 GALLON	Low (.3)
10		GRASS ATLAS FESTUCA	1 GALLON	Low (.3)
10		AGAVE BLUE GLOW	1 GALLON	Low (.3)

PLANT MATERIAL

A. QUALITY AND SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, NO. I GRADE. THIS REQUIRES THAT STOCK, WHEN SOLD, SHOULD NOT BE DEAD OR IN A DYING CONDITION, FROZEN, OR DAMAGED, AND SHOULD NOT SHOW EVIDENCE OF HAVING HAD ROOT RESTRICTION IN PREVIOUS CONTAINERS OR BE ABNORMALLY POT-BOUND. ALL PLANTS SHOULD BE OF A REASONABLY UNIFORM AND STANDARDIZED SIZE FOR EACH SPECIES, WELL FORMED, AND IN A HEALTHY, FULLY ROOTED, THRIVING CONDITION.
B. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.
C. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH. THE TOP GROWTH SHOULD BE STRUCTURED PROPORTIONATELY SO THAT IT IS REPRESENTATIVE OF THE SPECIES.
D. ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFEST AT IONS. INSPECTION CERTIFICATE REQUIRED BY LAW SHOULD ACCOMPANY EACH SHIPMENT OF PLANTS, UNLESS PLANTS ARE AUTHORIZED TO BE COLLECTED.
E. CONTAINER-GROWN PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MINIMUM OF 75% OF EACH ROOT BALL STAYS INTACT DURING PLANTING. WHEN LIFTED BY THE TRUNK, THE TRUNK SHOULD RISE NO MORE THAN ONE INCH BEFORE THE SOIL SURFACE OF THE ROOT BALL BEGINS TO RISE. WHEN UNSUPPORTED, THE TRUNK OF TREES SHOULD LEAN NO MORE THAN 30 DEGREES FROM THE VERTICAL WHEN MEASURED WITHIN FOUR INCHES OF THE ROOT BALL.

PLANTING
DIG PLANTING HOLE TO A DEPTH 1-1/2 TIMES THE DEPTH OF THE ROOT BALL, AND TWICE AS WIDE. BACKFILL WITH 1/3 ORGANIC AMENDMENT AND 2/3 NATIVE SOIL. FERTILIZE WITH AGRIFORM FERTILIZER TABLETS ACCORDING TO PLANT SIZE.

this project is required to demonstrate
conformance with the Model Water Efficient Landscape Ordinance

I GAL PLANT =	I TABLET
5 GAL PLANT =	3 TABLETS
15 GAL PLANT=	5 TABLETS

Box TREES= I TABLET/ (3) INCHES OF BOX WIDTH

BARK MULCH
INSTALL A 3 INCH LAYER OF SHREDDED GORILLA HAIR MULCH IN ALL SHRUB AND GROUNDCOVER AREAS.

GUARANTEE
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL I GALLON, 5 GALLON, AND 15 GALLON PLANTS FOR A PERIOD OF 3 MONTHS.

FRONT YARD SETBACK AREA: 1,620 SF
IMPERVIOUS AREA: 694 SF (42.8%)
LANDSCAPING AREA: 926 SF
TURF AREA: 217 SF (23.4%)

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO.

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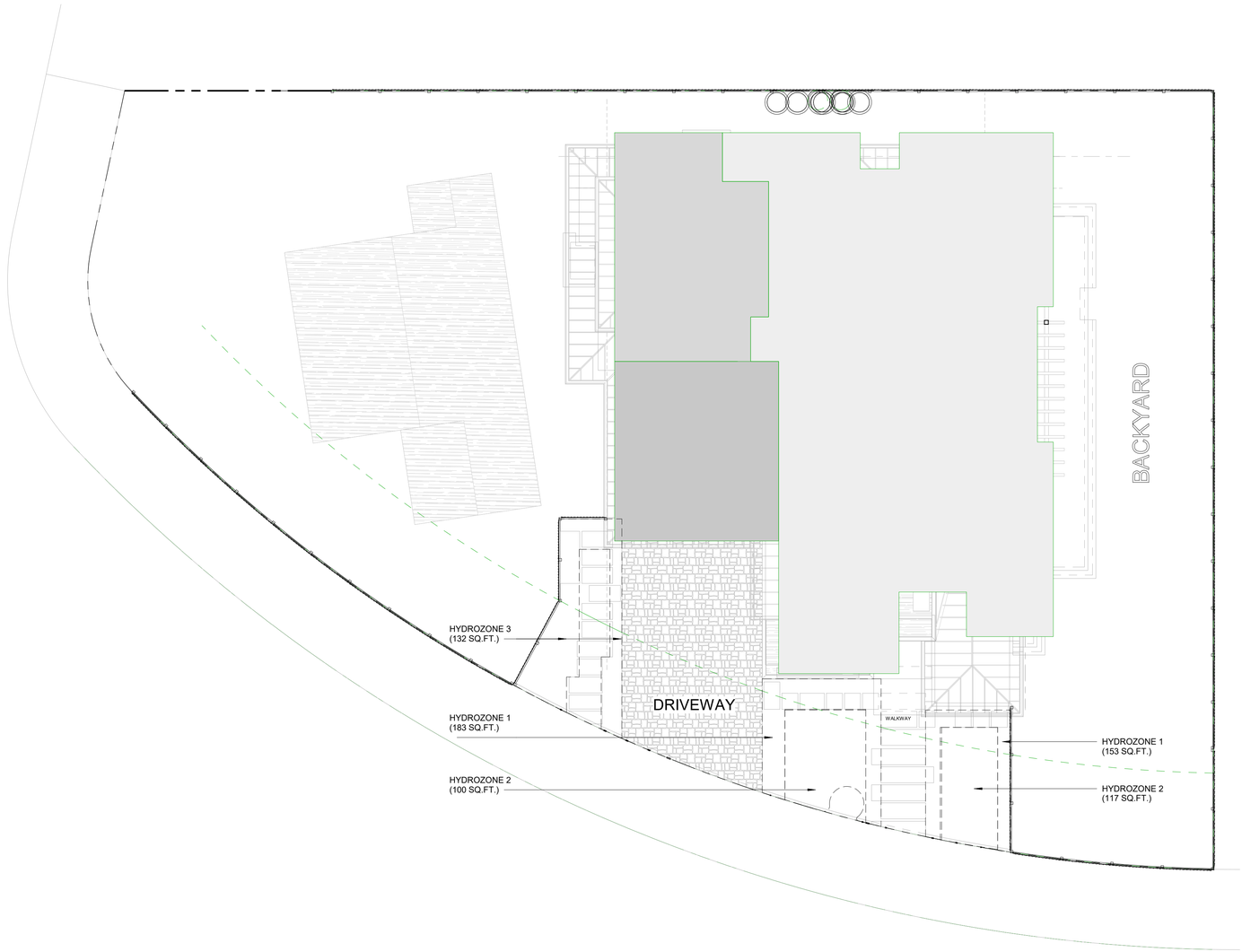
DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

LANDSCAP PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	01/14/24	1-018	1/8" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

L0.1



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

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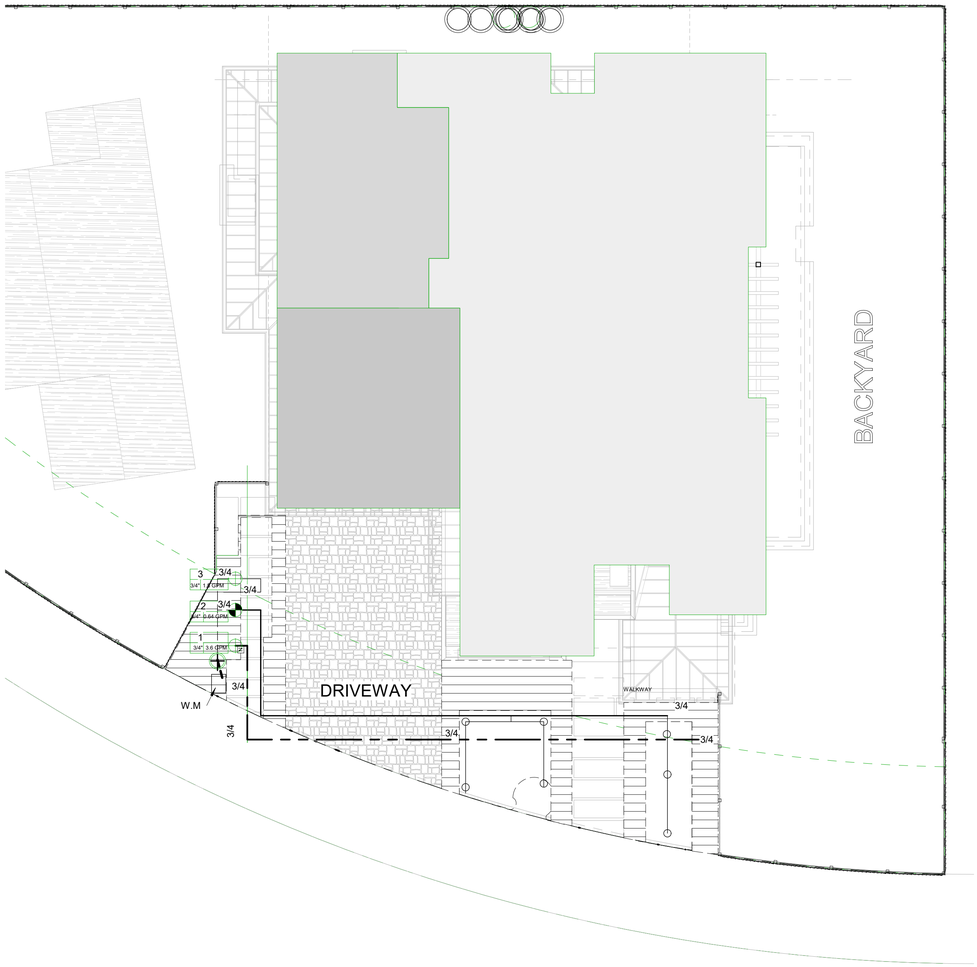
DHULIPALA'S RESIDENCE

HYDROZONE PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	10/10/18	1-018	1/8" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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

FRONT IRRIGATION LEGEND

WATER METERS

QUANTITY	SYMBOL	DESCRIPTION	SIZE
1	M	WATER METER	3/4"

POINT OF CONNECTION

QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		AT FRONT	12.00 GPM @ 50.00 PSI

CONTROLLERS

QUANTITY	SYMBOL	DESCRIPTION	SIZE
1	A	IRRITROL RAIN DIAL-R RD900-EXT-R IRRITROL CLIMATE LOGIC WEATHER SENSOR	9 ZONES

PIPE (MAINLINE)

QUANTITY	SYMBOL	DESCRIPTION	SIZE
20'		SCHEDULE 40 PVC PIPE	3/4"
31'-0 5/8"		TYPE K COPPER WATER TUBE	3/4"

VALVES

QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		IRRITROL 271IAPR	3/4"
2		IRRITROL 271IAPRDK-LF	3/4"

PIPE (LATERAL)

QUANTITY	SYMBOL	DESCRIPTION	SIZE
200 FT.		SCHEDULE 40 PVC PIPE	3/4"

IRRIGATION HEADS

QUANTITY	SYMBOL	DESCRIPTION	SIZE
4		HUNTER MP ROTATOR MP1000 90°	12.00 FT

DRIP

QUANTITY	SYMBOL	DESCRIPTION	SIZE
		NETAFIM TECHLINE CV	17MM, .4 GPH, 12" SPACING

IRRIGATION NOTES

SCOPE
FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO INSTALL THE IRRIGATION SYSTEM SPECIFIED ON THE PLANS.

PROTECTION
CALL DIG ALERT 811 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.

DRAWINGS
THESE PLANS ARE SCHEMATIC. ACTUAL MAINLINE AND LATERAL LINES SHALL BE LOCATED IN LANDSCAPE BEDS IF POSSIBLE. ALL OTHER MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED PIPE.)

GENERAL
ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED.

PLASTIC PIPE AND FITTINGS
SHALL BE TYPE I, POLY VINYL CHLORIDE. IT SHALL BE FREE FROM CRACKS OR DEFECTS.
MAINLINE SHALL BE SCH 40 PVC.
LATERAL LINES SHALL BE CLASS 200 PVC.

WATER METER
NEW 3/4" WATER METER

SLEEVES
ALL MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED LINE)

ALL CONTROL WIRES SHALL BE SLEEVED SEPARATELY FROM THE MAIN OR LATERAL LINES UNDER CONCRETE WALKS AND/OR DRIVEWAYS.

AUTOMATIC CONTROLLER
SEE IRRIGATION LEGEND FOR TYPE

PIPE AND CONTROL WIRE INSTALLATION
MAINLINES SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. LATERALS SHALL HAVE 12 INCHES OF COVER. LOCATE CONTROL WIRES UNDERNEATH MAINLINES.

DRIP TUBING
NETAFIM TECHLINE MAY BE PLACED IN TREE OR SHRUB RING FORMATION OR MAY BE LAID IN A GRID PATTERN AT 12 TO 18" O.C., WHICHEVER WILL PROVIDE AN EVEN AND ADEQUATE AMOUNT OF WATER TO THE PLANTS.

PRESSURE TESTING
AFTER ALL LINES ARE CONNECTED AND FLUSHED OUT, CAP ALL OUTLETS AND TEST MAINLINES AT A STATIC PRESSURE OF 50PSI FOR A CONTINUOUS 24 HOUR PERIOD. CHECK ALL JOINTS FOR LEAKS AND MAKE NECESSARY REPAIRS.

COVERAGE TEST
PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE ADJUSTED FOR COVERAGE AND PROPER FUNCTIONING.

GUARANTEE
IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO.

ARCHIGATE
CONSTRUCTION

1058 FOXCHASE DR,364 SAN JOSE, CA. 95123
TEL:(310)359-5443
EMAIL:ArchigateConstruction@gmail.com

DHULIPALA'S RESIDENCE:
725 KENETH AVE
CAMPBELL CA, 9008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPNCIES AND UEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHIGATE CONSTRUCTION INC DESIGN'S ATTENTION IMMEDIATELY DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

OMISSIONS FROM IHE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTIY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: All CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK, FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK IF VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONRACTOR SHALL NOTIFY ARCHIGATE CONSTRUCTION INC DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ARCHIGATE CONSTRUCTION INC DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

NO	DESCRIPTION	DATE	BY

PROGRERSS

BUILDING OWNER APPROVAL
DATE:

CLIENT/TENANT APPROVAL
DATE:

DESIGNER / ARCH. SIGNATURE
DATE:

DHULIPALA'S RESIDENCE

IRRIGATION PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
	10/15/18	1-018	1/8" = 1'-0"	
	DRAWN	CKD.BY	FLOOR	
	Author	Designer		

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