



CITY OF CAMPBELL
Community Development Department

October 27, 2020

NOTICE OF SITE AND ARCHITECTURAL REVIEW PERMIT APPLICATION

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site and Architectural Review Permit for the following project proposal:

File No.: PLN-2020-87
Applicant: Kyle Chan
Project Address: 703 Crockett Ave
Property Owner: Fon-Chen Lee
Zoning District: R-1-6 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s): San Tomas Area Community Coalition
Project Description: New approximately 3,440 sq. ft. two-story single-family home.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on October 27, 2020 and ends on November 6, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 6, 2020**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. City Hall is currently closed to the public however plans and architectural drawings may be viewed on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions' or by contacting the project planner. Questions or comments regarding this application may be addressed to Naz Healy, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email nazh@campbellca.gov.

703 CROCKETT AVENUE

CAMPBELL, CA 95008

NEW RESIDENCE

PERMIT SUBMISSION SET:



kylechan
 ARCHITECT
 5205 PROSPECT ROAD
 SUITE 115-100,
 SAN JOSE, CA 95002
 650-244-3711
 www.kylechan.com
 kyle@kylechan.com

PLANNING SET
 9.11.2020

Sheet Revisions:
 REVISION CHECK COMMENTS
 9.23.2020



PROPOSED FRONT ELEVATION (COLOR) 1

SCALE 1/4" = 1'-0"

LEE RESIDENCE
 NEW RESIDENCES
 703 CROCKETT AVE.
 CAMPBELL, CA 95008

PROJECT TEAM	VICINITY MAP			ZONING INFORMATION	PROJECT INFORMATION	DRAWING INDEX																																																																		
<p>OWNER FON-CHEN LEE 10935 MIRAMONTE ROAD CUPERTINO, CA 95014 408-891-8103 (MOBILE) 408-996-2527 (HOME) FLEE10935@YAHOO.COM</p> <p>LANDSCAPE DESIGNER FON-CHEN LEE 10935 MIRAMONTE ROAD CUPERTINO, CA 95014 408-891-8103 (MOBILE) 408-996-2527 (HOME) FLEE10935@YAHOO.COM</p> <p>TITLE - 24 ENERGY CONSULTANT CAROLYN ENGLISH CALCULATIONS PO BOX 4738 SAN LUIS OBISPO, CA 93403 PH:805-994-9048 176x24@yahoo.com</p> <p>STRUCTURAL ENGINEER T.B.D.</p>	<p>N.T.S.</p>			<p>PER CAMPBELL MUNICIPAL CODE: CHAPTER 21.08</p> <p>ZONING DISTRICT: R-1-G</p> <table border="1"> <thead> <tr> <th>SETBACKS</th> <th>WALL HT.</th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>FRONT OF STRUCTURE</td> <td>DWELLING</td> <td>20'</td> <td>25'-17'8"</td> </tr> <tr> <td>GARAGE</td> <td></td> <td>25'</td> <td>20'-8 1/4"</td> </tr> <tr> <td>LEFT SIDE (1ST FLR.)</td> <td></td> <td>5' OR 1/2 HT (8.0')</td> <td>6'-6 1/2"</td> </tr> <tr> <td>LEFT SIDE (2ND FLR.)</td> <td></td> <td>5' OR 1/2 HT (8.0')</td> <td>11'-15 3/8"</td> </tr> <tr> <td>RIGHT SIDE (1ST FLR.)</td> <td></td> <td>5' OR 1/2 HT (8.0')</td> <td>6'-6"</td> </tr> <tr> <td>RIGHT SIDE (2ND FLR.)</td> <td></td> <td>5' OR 1/2 HT (8.0')</td> <td>11'-2"</td> </tr> <tr> <td>REAR SIDE</td> <td></td> <td>10'</td> <td>11'-8 1/4"</td> </tr> </tbody> </table> <p>BUILDING HEIGHT (NATURAL GRADE): 12'-0"</p> <table border="1"> <thead> <tr> <th>1ST FLOOR HABITABLE (RS)</th> <th>2,3RD FLOOR HABITABLE (RS)</th> <th>CEILING AREA (SQ FT)</th> <th>PERCENTAGE</th> </tr> </thead> <tbody> <tr> <td>2,390.4 SF</td> <td>68.7%</td> <td>1,533.2 SF</td> <td>15.3%</td> </tr> <tr> <td>460.2 SF</td> <td>14.3%</td> <td>0 SF</td> <td>0.0%</td> </tr> <tr> <td>TOTAL AREA (RS + UP)</td> <td>3,429.8 SF</td> <td>100%</td> <td></td> </tr> </tbody> </table> <p>LOT SIZE: 7,650 SF FAR: 44.9% (34.30 D SF) BUILDING COVERAGE: 37.7% (2880.6 SF) TOTAL PORCH AREA: 173.2 SF LOT COVERAGE: 39.9% (3,053.8 SF) (FLOOR + PORCH)</p> <p># BEDROOMS: 5 # BATHROOMS: 3.5</p> <p>SEE LANDSCAPE DRAWINGS FOR DETAILS</p> <table border="1"> <thead> <tr> <th>LANDSCAPE COVERAGE:</th> <th>1,631 SF</th> </tr> </thead> <tbody> <tr> <td>PAVING COVERAGE:</td> <td>752 SF</td> </tr> <tr> <td>IMPERVIOUS PAVING:</td> <td>752 SF (CONCRETE OR STONE)</td> </tr> <tr> <td>PERVIOUS PAVING:</td> <td>0 SF (GRAVEL)</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>FRONT YARD PAVING:</th> <th>752 SF</th> </tr> </thead> <tbody> <tr> <td>WATER FEATURES:</td> <td>0 SF</td> </tr> <tr> <td>TREE LANDSCAPING:</td> <td>540 SF</td> </tr> <tr> <td>OTHER LANDSCAPING:</td> <td>339 SF</td> </tr> <tr> <td>TOTAL:</td> <td>1,631 SF</td> </tr> </tbody> </table>	SETBACKS	WALL HT.	REQUIRED	PROPOSED	FRONT OF STRUCTURE	DWELLING	20'	25'-17'8"	GARAGE		25'	20'-8 1/4"	LEFT SIDE (1ST FLR.)		5' OR 1/2 HT (8.0')	6'-6 1/2"	LEFT SIDE (2ND FLR.)		5' OR 1/2 HT (8.0')	11'-15 3/8"	RIGHT SIDE (1ST FLR.)		5' OR 1/2 HT (8.0')	6'-6"	RIGHT SIDE (2ND FLR.)		5' OR 1/2 HT (8.0')	11'-2"	REAR SIDE		10'	11'-8 1/4"	1ST FLOOR HABITABLE (RS)	2,3RD FLOOR HABITABLE (RS)	CEILING AREA (SQ FT)	PERCENTAGE	2,390.4 SF	68.7%	1,533.2 SF	15.3%	460.2 SF	14.3%	0 SF	0.0%	TOTAL AREA (RS + UP)	3,429.8 SF	100%		LANDSCAPE COVERAGE:	1,631 SF	PAVING COVERAGE:	752 SF	IMPERVIOUS PAVING:	752 SF (CONCRETE OR STONE)	PERVIOUS PAVING:	0 SF (GRAVEL)	FRONT YARD PAVING:	752 SF	WATER FEATURES:	0 SF	TREE LANDSCAPING:	540 SF	OTHER LANDSCAPING:	339 SF	TOTAL:	1,631 SF	<p>PROJECT DESCRIPTION: 1. CONSTRUCT A NEW 2-STORY SINGLE FAMILY HOUSE WITH ATTACHED GARAGE. EXISTING HOUSES ALREADY REMOVED IN 2007 RESOLUTION PERMITS BLD2007-00842 (717 CROCKETT AVE) BLD2007-00843 (691 CROCKETT AVE)</p> <p>APN: 463-09-099</p> <p>CONSTRUCTION TYPE: V-B</p> <p>OCCUPANCY: R-3 / U</p> <p>BUILDING CODES: 2019 CBC (BASED ON 2018 IRC) 2019 CBC (BASED ON 2018 IRC) 2019 CBC (BASED ON 2017 NEC) 2019 CBC (BASED ON 2018 UBC) 2019 CPC (BASED ON 2018 UPC) 2019 CALIFORNIA ENERGY CODE 2019 CFC (BASED ON 2018 IFC) 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) CITY MUNICIPAL CODE STATE AND FEDERAL CODES, LAWS & REGULATIONS</p> <p>FIRE SPRINKLER: A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.</p>	<p>AD.1 PROJECT INFO / COLOR FRONT ELEVATION</p> <p>CIVIL C.0 SITE SURVEY C.1 GRADING & DRAINAGE / EROSION CONTROL PLAN C.2 DETAILS</p> <p>ARCHITECTURAL AD.4 SITE PHOTOS AD.5 SITE PLAN / FLOOR AREA CALCULATION AD.1 PROPOSED FLOOR PLAN AD.2 PROPOSED ROOF PLAN AD.3 PROPOSED ELEVATIONS AD.3.1 PROPOSED ELEVATIONS / STREETSCAPE AD.3.2 EXTERIOR DETAILS / SECTIONS AD.0</p> <p>LANDSCAPE L.01 LANDSCAPE PLAN L.02 PLANTING & TREE PROTECTION PLAN L.03 IRRIGATION PLAN L.04 PLANT PALLET</p>
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GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH PERMIT PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE DISCREPANCIES TO THE PERMIT SHALL BE SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444 PRIOR TO EXCAVATION.

2. THE SITE SHALL BE FINED GRADED TO PROVIDE A MINIMUM OF SIX (6) PERCENT (6%) GRADE ADJACENT TO HOUSE IS HARDSCAPE) FROM THE BUILDING PERIMETER AND ADJACENT PROPERTY LINES. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE FINAL GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.

3. UNLESS SHOWN OTHERWISE ON THE PLAN, THE HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.

4. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY/COUNTY HOLDS AN INTEREST.

5. ANY SIDEWALK AND CURB & GUTTER ARE REMOVED OR DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED PER THE CURRENT PUBLIC WORKS ENGINEERING STANDARDS.

6. ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

7. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA, ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE COMMENCING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS-ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD.

2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES - FOLLOWING 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 DRAINAGE 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.

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. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO THE RAINY SEASON 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 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" FRACTIONED STONE AGGREGATE (BLANK) 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. BORROWED AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES.

GENERAL NOTES

2

EARTHWORK QUANTITIES:	
CUT(OUTSIDE BLDG FOOTPRINT)	5 C.Y.
CUT(INSIDE BLDG FOOTPRINT)	75 C.Y.
FILL	10 C.Y.
BALANCE	70 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL ESTIMATE

3

AB	AGGREGATE BASE	FS	FINISH SURFACE ELEV
AC	ASPHALT CONCRETE	FW	FIRE WATER LINE
AD	AREA DRAIN	GB	GRADE BREAK
BW	BOTTOM OF WALL	GM	GAS METER
CB	CATCH BASIN	GR	GRATE ELEVATION
CIP	CAST IRON PIPE	HP	HIGH POINT
CL	CENTER LINE	INV	INVERT ELEVATION
CONC	CONCRETE	JT	JOINT TRENCH
CS	CRAWL SPACE ELEV.	LF	LINEAR FEET
DD	DECK DRAIN	(N)	NEW
DIP	DUCT IRON PIPE	PKG	PARKING
DS	DOWNSPOUT	POC	POINT OF CONNECTION
DWY	DRIVEWAY	RET	RETAINING WALL
(E)	EXISTING	RM	RM ELEVATION
EG	EXISTING GRADING	S	SLOPE
EM	ELECTRICAL METER	SD	STORM DRAIN LINE
EP	EDGE OF PAVEMENT	SSCO	STORM DRAIN CLEANOUT
FC	FACE OF CURB ELEV.	SSD	STORM DRAIN FORCED MAIN
FD	FRENCH DRAIN	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GROUND ELEV.	TW	TOP OF WALL ELEVATION
FL	FLOW LINE ELEVATION	TYP	TYPICAL
FM	FORCE MAIN LINE	W	DOMESTIC WATER LINE
FP	FINISHED PAVEMENT	WM	WATER METER

ABBREVIATION

4

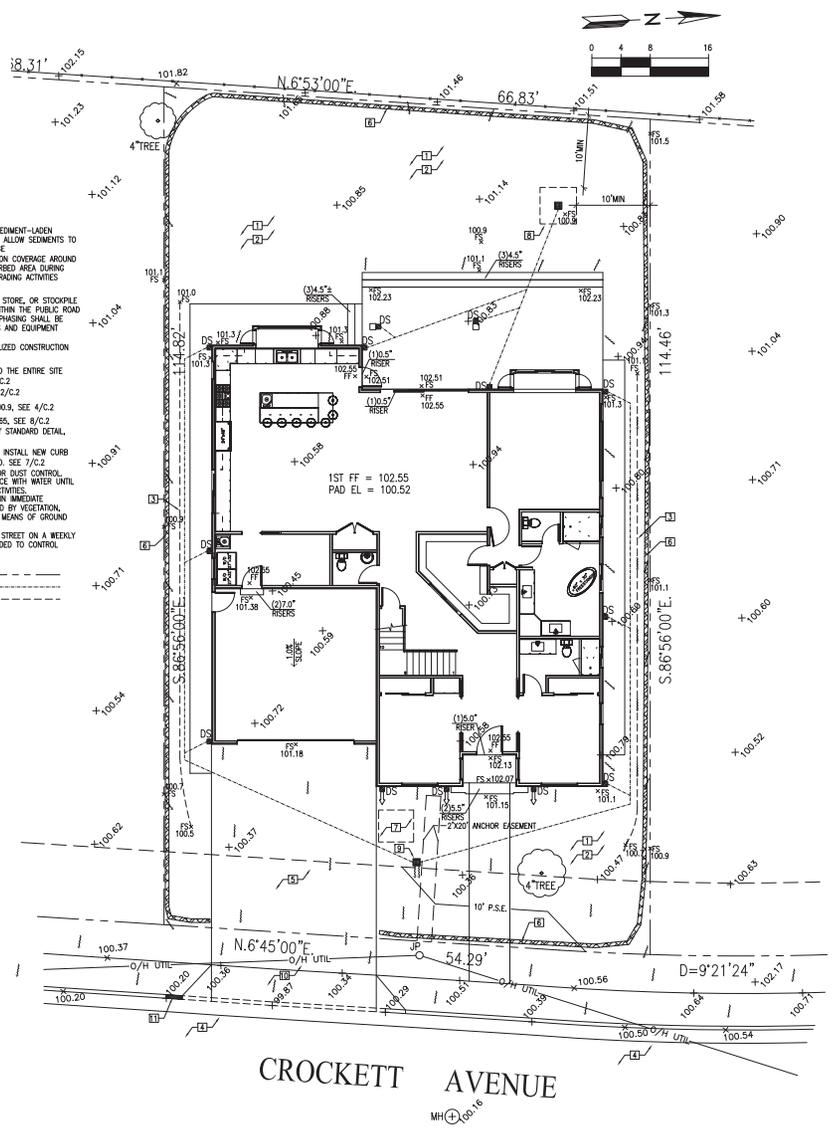
SS	SANITARY SEWER	SL	STREET LIGHT
E	ELECTRIC	BR	IRRIGATION
TV	TV/CABLE TV	X	FENCE
FS	FIRE SERVICE	JT	JOINT TRENCH
W	DOMESTIC WATER SERVICE	O/H	OVERHEAD WIRES
T	TELEPHONE	+101.52	(E) SPOT ELEVATION
G	NATURAL GAS	+101.1	(N) SPOT ELEVATION
FM	FORCE MAIN		
DS	SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG.		
	DOWNSPOUT		

LEGEND

5

- DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE.
- PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES.
- SHALLOW SWALE, SEE 5/C/2
- CONTRACTOR SHALL NOT STAGE, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. CONSTRUCTION PHASING SHALL BE COORDINATE TO KEEP MATERIALS AND EQUIPMENT ON-SITE.
- CONTRACTOR TO MAINTAIN STABILIZED CONSTRUCTION ENTRANCES, SEE 1/C/2
- MAINTAIN FIBER ROLL AT AROUND THE ENTIRE SITE FOR EROSION CONTROL, SEE 3/C/2
- CONCRETE WASHOUT AREA, SEE 2/C/2
- DISPERSTION FIELD, 5"X5", OR-100.9, SEE 4/C/2
- FLOW REDUCTION BOWL, 60"-100.65, SEE 8/C/2
- INSTALL NEW DRIVEWAY PER CITY STANDARD DETAIL, SEE 6/C/2
- REMOVE EXISTING DRIVEWAY AND INSTALL NEW CURB AND GUTTER PER CITY STANDARD, SEE 7/C/2
- USE (DON'T OVERUSE) WATER FOR DUST CONTROL.
- SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOST BEFORE GRADING ACTIVITIES.
- DISTURBED SOIL, NOT INCLUDED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND COVER.
- CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL DUST.

PROPERTY LINE
4" SOLID PVC SD LINE
SWALE OR GRADE BREAK



CROCKETT AVENUE

MH 100.16

NEW RESIDENCE

703 CROCKETT AVE
CAMPBELL, CA 95008
APN: 403-09-099



2625 MIDDLEFIELD RD #68
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: JUNE 07, 2020

SCALE:

DRAWN: J

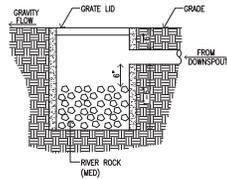
JOB: 69028

SHEET TITLE:

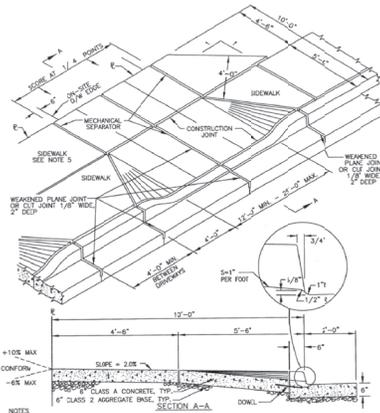
GRADING & DRAINAGE PLAN

SHEET NO.

C.1



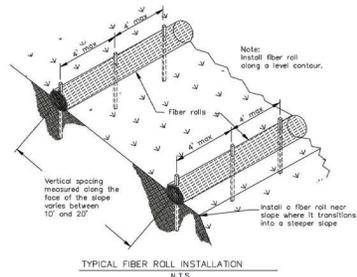
FLOW REDUCTION BOX SCALE: N.T.S. 8



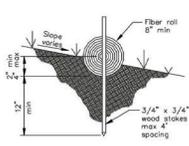
NOTES:
 1. WHEN THE DRIVEWAY IS NOT POURED AT THE SAME TIME AS THE CURB AND GUTTER, 1 1/2\"/>

CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV. DATE BY	1	06/13	MR
DRAWN BY: DATE	CHECKED BY: DATE	APPROVED BY: DATE		

DRIVEWAY DETAIL 6

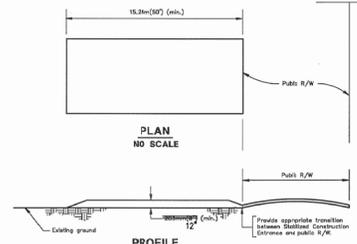


TYPICAL FIBER ROLL INSTALLATION N.T.S.



ENTRENCHMENT DETAIL N.T.S.

FIBER ROLL DETAIL 3



PLAN NO SCALE
 PROFILE NO SCALE

- SPECIFICATION FOR TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
- DESIGN AND CONSTRUCTION SPECIFICATIONS
- The material for construction of the pod shall be 15.2m(50') wide and 12' deep.
 - The thickness of the pod shall not be less than 12".
 - The width of the pod shall not be less than the full width of all points of ingress or egress.
 - The length of the pod shall be as required, but not less than 10m(33').
 - The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic low cleaning with additional stone as conditions demand, and repair any/ or disout of any measures used to trap sediment. All sediment spill, drainage, washed or tracked onto public rights-of-way shall be removed immediately.
 - When necessary, wheel shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with treated stone that drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sand traps, gravel, board or other approved methods.
- Units are in metric
 Non-metric units in brackets

NEW RESIDENCE

703 CROCKETT AVE
 CAMPBELL, CA 95008
 APN: 403-09-099

W E C
 & ASSOCIATES

2625 MIDDLEFIELD RD #658
 PALO ALTO, CA 94306
 TEL: (650) 823-6466
 FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE

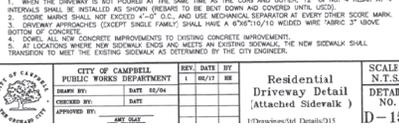
ISSUED

No.	Description	Date

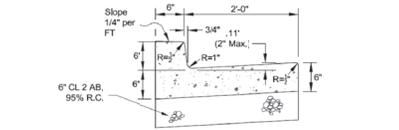
DATE: JUNE 07, 2020
 SCALE:
 DRAWN: J
 JOB: 09028

SHEET TITLE:
DETAILS

SHEET NO.
C.2



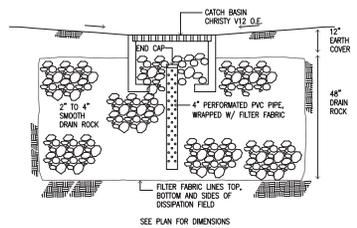
Rolled Curb and Gutter



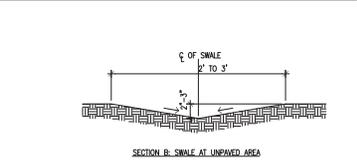
Vertical Curb and Gutter

CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV. DATE BY	1	06/13	MR
DRAWN BY: DATE	CHECKED BY: DATE	APPROVED BY: DATE		

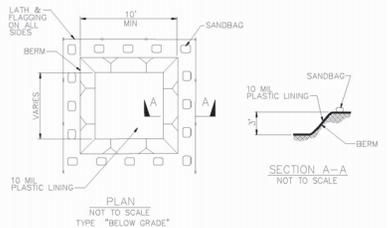
CURB & CUTTER DETAIL 7



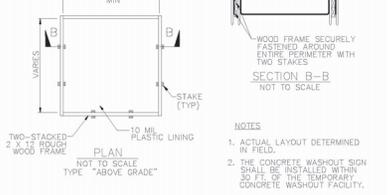
DISSIPATION FIELD SCALE: N.T.S. 4



SECTION AT SWALE SCALE: N.T.S. 5



CONCRETE WASHOUT AREA 2



- NOTES
- ACTUAL LAYOUT DETERMINED IN FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 5' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.



SOUTH VIEW



SOUTH-WEST VIEW



NORTH-WEST VIEW



NORTH VIEW



SOUTH-EAST VIEW

733 CROCKETT PROJECT SITE (721, 703 CROCKETT) 665 CROCKETT



NORTH-EAST VIEW

733 CROCKETT PROJECT SITE (703, 693 CROCKETT) 665 CROCKETT



733 CROCKETT AVE (LEFT HOUSE FROM PROJECT)



761 CROCKETT AVE



744 CROCKETT AVE



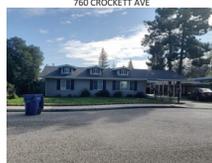
692 CROCKETT AVE



660 CROCKETT AVE



665 CROCKETT AVE (RIGHT HOUSE FROM PROJECT)



760 CROCKETT AVE



726 CROCKETT AVE



672 CROCKETT AVE



749 CROCKETT AVE



708 CROCKETT AVE



663 CROCKETT AVE



kylechan
ARCHITECT
5205 PROSPECT ROAD
SUITE 110-120
SAN JOSE, CA 95129
650-244-3111
www.kylechan.com
kyle@kylechan.com

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9.11.2020

Sheet Revisions:
PLAN CHECK COMMENTS
9.23.2020

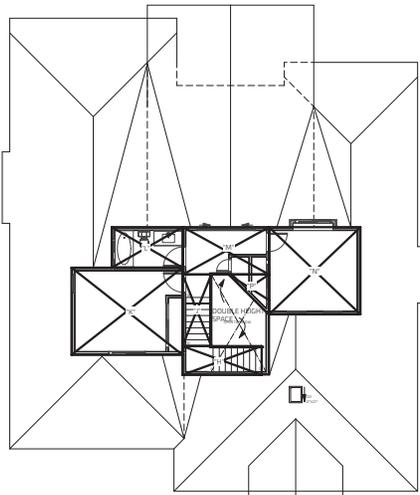
LEE RESIDENCE
NEW RESIDENCES
703 CROCKETT AVE,
CAMPBELL, CA 95008

PLANNING SET
NOT FOR CONSTRUCTION

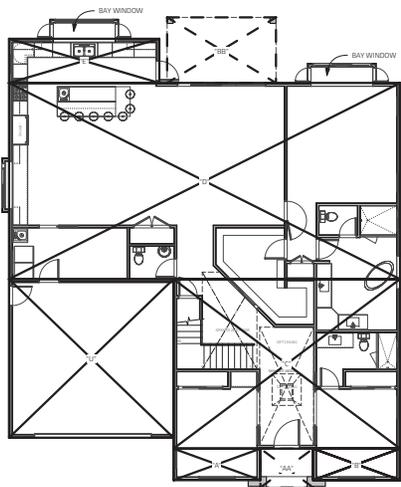
SITE PHOTOS

A0.4

PROJECT NUMBER: 1923
703 CROCKETT AVE



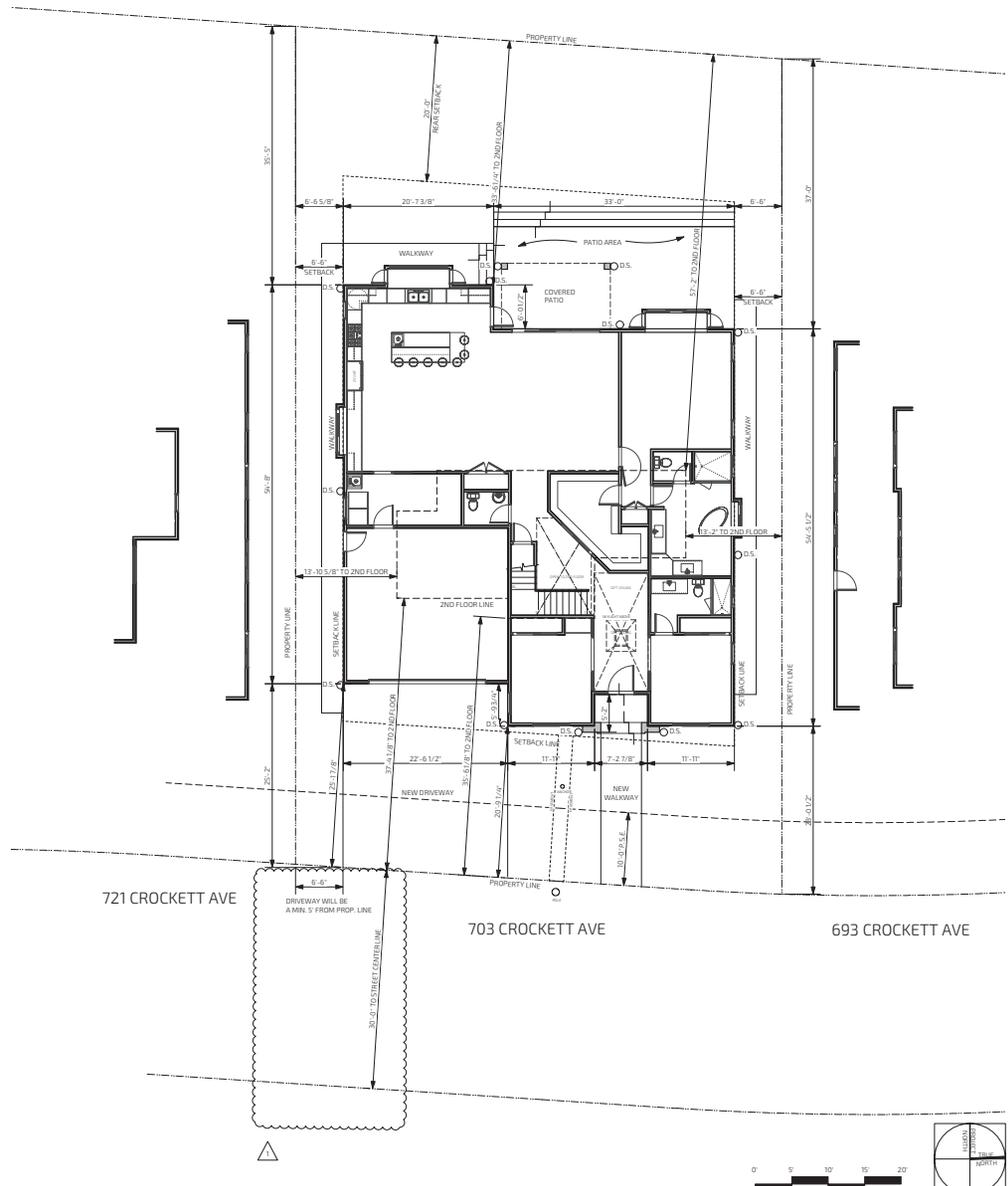
2ND FLOOR PLAN



1ST FLOOR PLAN

FLOOR AREA CALCULATION		
LABEL	DIMENSIONS	AREA
1ST FLOOR		
A	1171 x 414	516 SF
B	1171 x 414	516 SF
C	31.8 x 232.75	721.8 SF
D	577.3 x 26.105	1,499.9 SF
E	2073 x 4.5	1942.5 SF
2ND FLOOR		
H	1010.5 x 311.5	43 SF
I	371.5 x 95.0	35.2 SF
K	152.5 x 111.5	16.9 SF
L	95.8 x 16.5	15.8 SF
M	119.5 x 65.8	78.5 SF
N	128.3 x 117.5	149.9 SF
P (TRIANGLE)	58.5 x 56.5 / 2	16.5 SF
CONDITIONED AREA		
1ST FLOOR (A-E)		2,395.4 SF
2ND FLOOR (H-L)		302.3 SF
TOTAL		2,697.8 SF
GARAGE		
U	226.5 x 218	492.3 SF
TOTAL BUILDING		3,190.1 SF
FLOOR AREA RATIO		
LOT SIZE		7,680 SF
F.A.R.		41.8%
PORCHES		
AA	72.8 x 514	38.7 SF
BB	1411 x 1.0	1411 SF
LOT COVERAGE		
= 1ST FLOOR + GARAGE + PORCHES		= 2,298.4 + 492.3 + 38.7 + 134.5
		= 3,033.9 SF
LOT COVERAGE		39.6%

AREA CALCULATION **3**
SCALE 1/8" = 1'-0"



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



Kylachan & Associates
 5205 PROSPECT ROAD
 SUITE 100-100
 SAN JOSE, CA 95129
 408-244-3111
 www.kylachan.com
 kyl@kylachan.com

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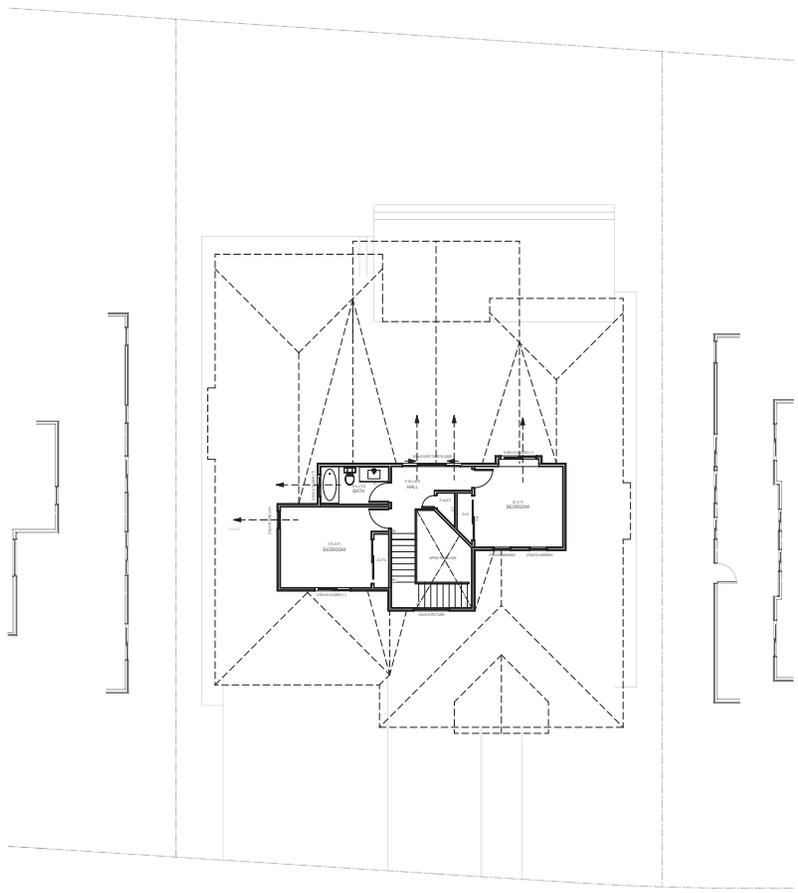
LEE RESIDENCE
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 CAMPBELL, CA 95008

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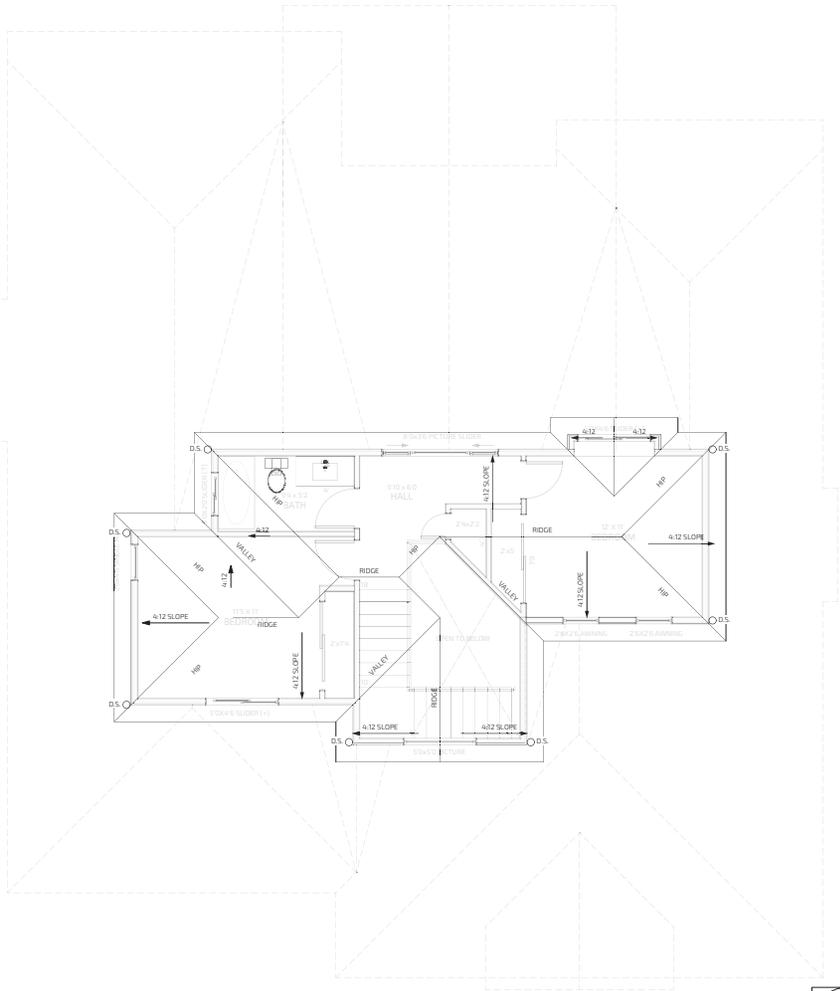
PROPOSED
 ROOF PLAN

A2.2

PROJECT NUMBER: 1923
 703 CROCKETT AVE

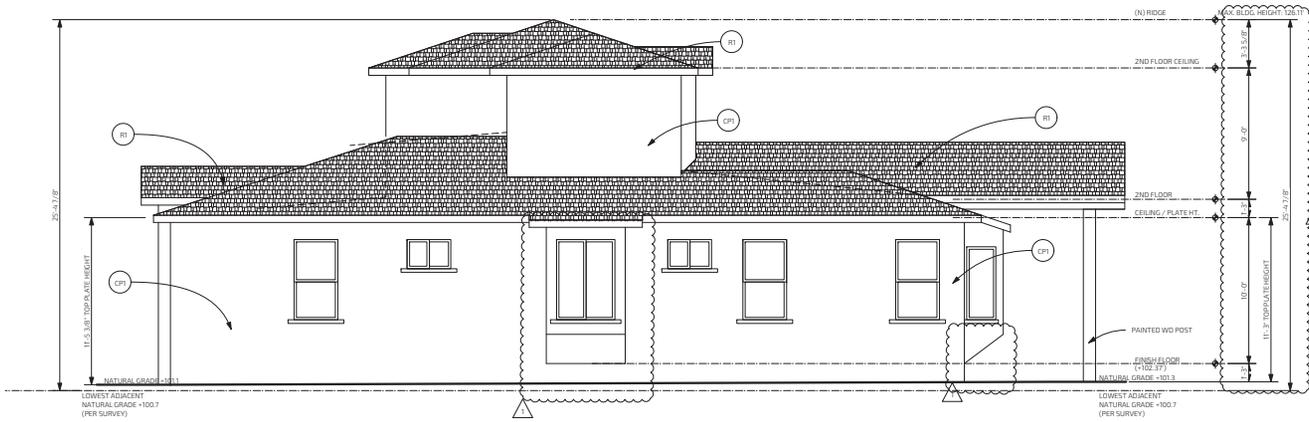


2ND FLOOR SIGHTLINE DIAGRAM 2
 SCALE 1/8" = 1'-0"



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





PROPOSED RIGHT (NORTH) ELEVATION 2
SCALE 1/4" = 1'-0"



PROPOSED FRONT (EAST) ELEVATION 1
SCALE 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

SYMBOL	MATERIAL	MFR./DEALER	MODEL #/ DESCRIPTION/ LOCATION	COLOR
S1	STONE OVERLAY / OR STAMP CONCRETE	-	(N) CONC. LANDING W/ FLAG STONE OVERLAY: SEE LANDSCAPE DRAWINGS	-
R1	ASPHALT ROOF SHINGLES	CERTANTEED	NEW ASPHALT ROOF SHINGLE PER CEC 8505.2 ROOF TO BE CLASS X OR BETTER CERTANTEED PRESIDENTIAL SERIES OR SBA	COUNTRY GRAY
R2	ROLL ROOFING OR BUILT-UP ROOF	-	CRICKET ROOFING PER CEC 8505.1 & 804.5 ROOF TO BE CLASS X OR BETTER	TAN
C1	GUTTER	-	ALUM. -LOW PROFILE	GRAPHITE
CP1	CEMENT PLASTER	-	EXTERIOR SMOOTH HARD STEEL TOWEL FINISH (ACRYLIC STUCCO FIN. SIMILAR)	MATCH P1
P1	EXTERIOR PAINT	DUNN EDWARDS	DETS12 WHALE WATCHING OR SIM.	WARM GRAY
P2	TRIM PAINT	DUNN EDWARDS	DEC707 FOXTAIL OR SIM.	TAN
W	WINDOW	-	WINDOW SASH AND TRIM FINISH (SEE A2 SPEC FOR FINISH MATERIALS)	BROWN



kylechan
ARCHITECTURE
5205 PROSPECT ROAD
SUITE 105-102
SAN JOSE, CA 95129
408-244-3111
www.kylechan.com
kyle@kylechan.com

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PLANNING SET
NOT FOR CONSTRUCTION

PROPOSED
ELEVATIONS

A3.1

PROJECT NUMBER: 7923
703 CROCKETT AVE



721 CROCKETT AVE (UNDER SEPARATE PERMIT)

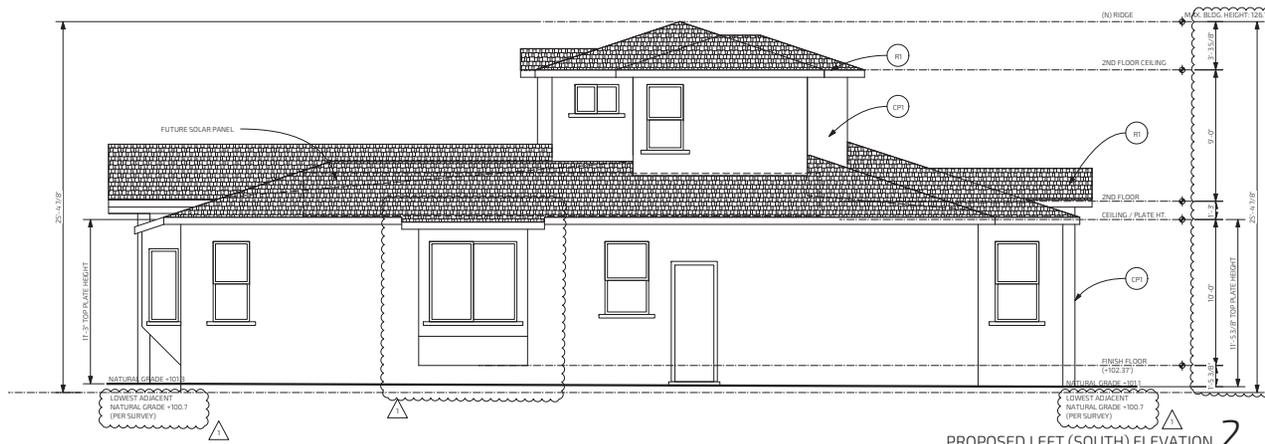


703 CROCKETT AVE (PROPOSED PROJECT)

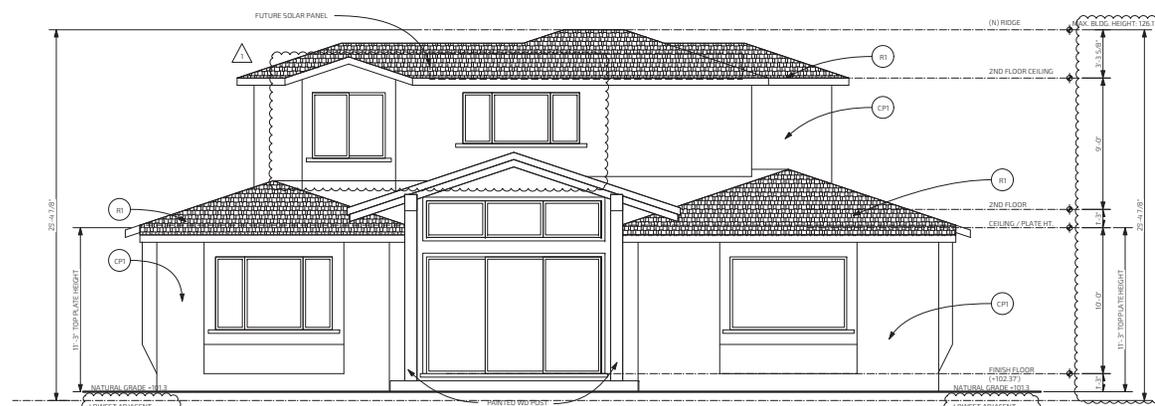


693 CROCKETT AVE (UNDER SEPARATE PERMIT)

STREETSCAPE ELEVATIONS **3**
SCALE 1/8" = 1'-0"



PROPOSED LEFT (SOUTH) ELEVATION **2**
SCALE 1/4" = 1'-0"



PROPOSED BACK (WEST) ELEVATION **1**
SCALE 1/4" = 1'-0"



kylechan
ARCHITECTURE
5025 PROSPECT ROAD
SUITE 105-102
SAN JOSE, CA 95129
408-244-3111
www.kylechan.com
kyle@kylechan.com

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PLANNING SET
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PROPOSED
ELEVATIONS

A3.2

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703 CROCKETT AVE



kylechan
ARCHITECT
5205 PROSPECT ROAD
SUITE 100-100
SAN JOSE, CA 95128
408-244-3111
www.kylechan.com
kyle@kylechan.com

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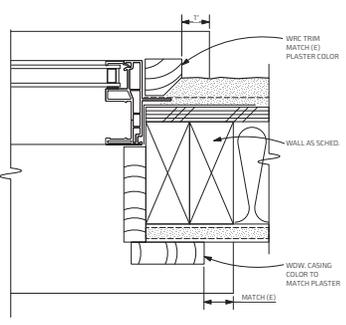
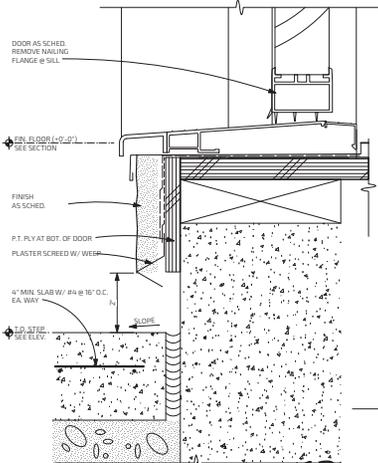
LEE RESIDENCE
NEW RESIDENCES
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CAMPBELL, CA 95008

PLANNING SET
NOT FOR CONSTRUCTION

EXTERIOR
DETAILS /
SECTIONS

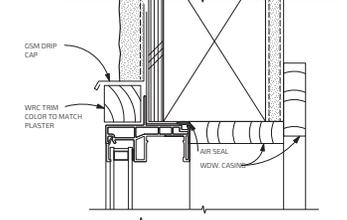
A8.0

PROJECT NUMBER: 1923
703 CROCKETT AVE

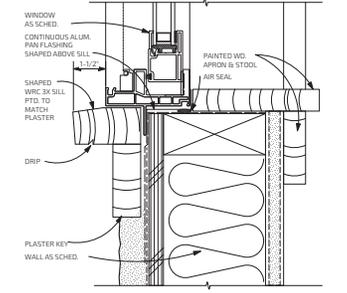


TYP. WDW. JAMB DETAIL @ CEMENT PLASTER FINISH 9
SCALE: 6" = 1'-0"

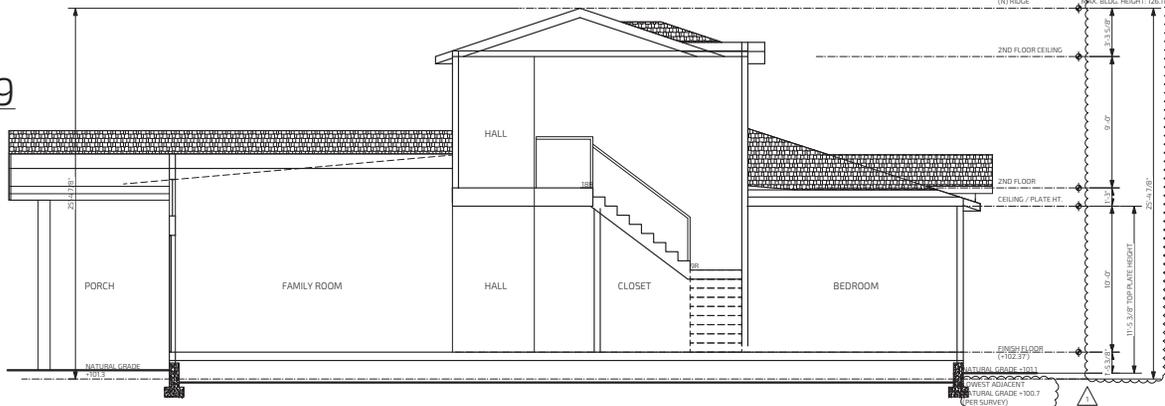
SLIDING DOOR SILL (SWING DR SIM.) 12
SCALE: 6" = 1'-0"



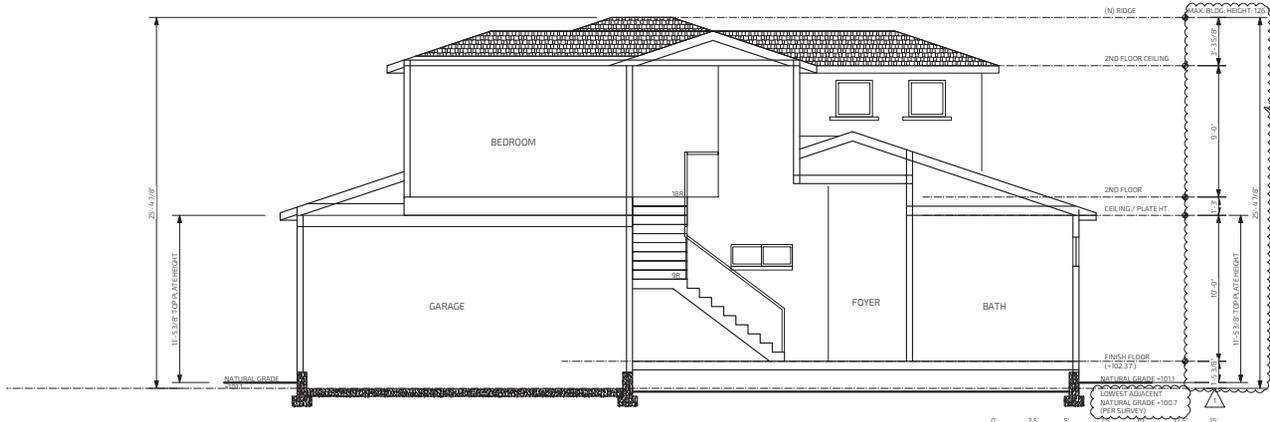
SEE 13, 14 FOR WEATHER RESISTANT INFO



TYPICAL WDW. SILL, MEETING RAIL & HEAD DETAILS @ CEM. PLASTER FINISH (DR HEAD SIM.) 10
SCALE: 6" = 1'-0"



SECTION 2
SCALE: 1/4" = 1'-0"



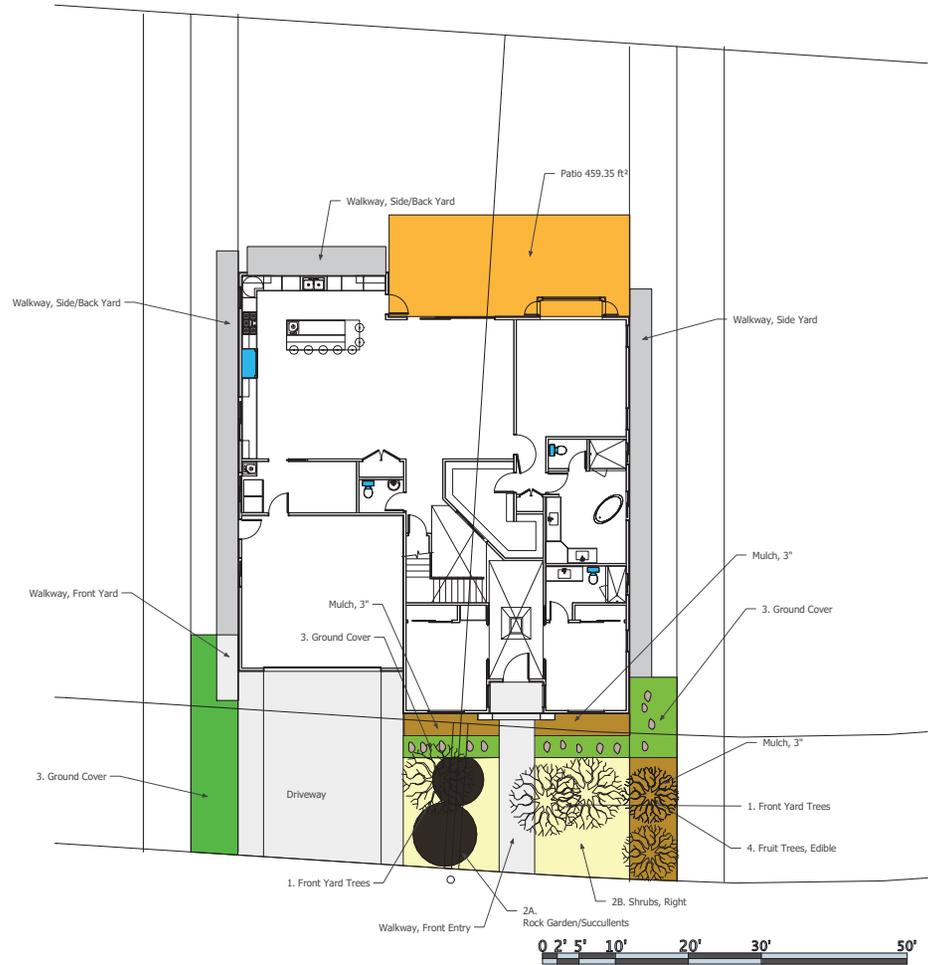
SECTION 1
SCALE: 1/4" = 1'-0"

LANDSCAPE DESIGN NOTES:

1. REFER TO SURVEY MAP FOR ACTUAL LOCATION OF EXISTING TREE.
2. REFER TO GRADING AND DRAINAGE PLANS FOR ACTUAL TOPOGRAPHICAL ELEVATIONS OF BUILDING PAD, EXISTING AND FINISHED GRADE AND DRAINAGE PATH OR FACILITIES.
3. SOME ADJUSTMENTS/MODIFICATIONS MAY BE REQUIRED DUE TO CONSIDERATION OF ACTUAL FIELD CONDITIONS. PLANTING AND IRRIGATION LOCATIONS AND QUANTITIES ARE BEST ESTIMATES.
CONTRACTOR SHALL VERIFY THESE DURING CONSTRUCTION.
4. DRIVEWAY AND WALKWAYS SHALL BE CONCRETE. FRONT ENTRY WALKWAY SHALL BE CONCRETE WITH DECORATIVE STONE SURFACE.
5. EACH HYDROZONE SHALL HAVE PLANT MATERIALS WITH SIMILAR WATER USE, WITH THE EXCEPTION OF HYDROZONES WITH PLANTS OF MIXED WATER USE.
6. PLANTS SHALL BE SELECTED AND PLANTED APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO THE CLIMATIC, GEOLOGIC AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE.
7. REFER TO PLANTING AND TREE PROTECTION PLAN FOR PLANTING NEW PLANTS AND PROTECTING EXISTING TREES.
8. REFER TO IRRIGATION PLAN FOR LANDSCAPE IRRIGATION SYSTEM.

HYDROZONE	SQ. FT.	WATER NEEDS	DESCRIPTION	EXPOSURE	METHOD
1	235	MODERATE	FRONT YARD TREES	SUN	DRIP
2A	157	LOW	ROCK GARDEN/SUCCULENTS/SHRUBS, LEFT	SUN	DRIP
2B	217	LOW	SHRUBS, RIGHT	SUN	DRIP
3	326	LOW	GROUND COVER	SUN/SHADE	DRIP
4	157	MODERATE	FRUIT TREES, EDIBLE	SUN	DRIP

Impervious Surfaces Coverage		SIDE & BACK YARD COVERAGE	
	SQ. FT.		SQ. FT.
FRONT SETBACK COVERAGE		WALKWAY, LEFT SIDE YARD	158
FRONT YARD SETBACK	1631	WALKWAY, RIGHT SIDE YARD	159
50% MAXIMUM PAVING	815.5	WALKWAY, BACK YARD	76
		PATIO	460
DRIVEWAY	587	TOTAL PROPOSED SIDE & BACK YARD PAVING	853
WALKWAY, FRONT ENTRY	139		
WALKWAY, FRONT YARD	25	TOTAL PROPOSED PAVING OF COMPLETE LOT	1605
TOTAL PROPOSED PAVING	752		



ISSUE #1 08.10.2020 Planning Review
 #2 09.21.2020 Planning Comments (08.07.2020)

PROJECT
 Lee Family Residence
 703 Crockett Avenue
 Campbell, CA 95008

DRAWN BY: FCL

Landscape Plan

L.01

PLANT LIST	PLANT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE	QTY	WUCOLS	COMMENTS
	1	LAVENDER	LAVENDULA SPP. & CVS.	1 GAL	6	LOW	
	2	FOUNTAIN GRASS	PENNISETUM SETACEUM	1 GAL	2	LOW	PURPLE/RED/COTTON CANDY
	3	PAMPAS GRASS	CORTADERIA SELLOANA CVS.	1 GAL	1	VERY LOW	
	4	BLUE SAGE	SAVIA FARINACEA	1 GAL	2	LOW	
	5	HORSE SHOE GERANIUM	PELAGONIUM X HORTORUM	1 GAL	3	LOW	
	6	SHRUBBY JERUSALEM SAGE	PHLOMIS FRUTICOSA	1 GAL	1	LOW	YELLOW
	7	SUCCULENTS	ECHEVERIA SPP.	1 GAL	15	LOW	MIXED VARIETY
	8	KRAPE MYRTLE	LAGERSTROEMIA SPP.	24" BOX	1	LOW	
	9	SAUCEY MAGNOLIA	MAGNOLIA X SOULANGIANA	15 GAL	1	MODERATE	
	10	EDIBLE FIG	FICUS CARICA	15 GAL	1	MODERATE	EDIBLE
	11	POMEGRANATE	PUNICA GRANATUM	15 GAL	1	LOW	EDIBLE
	12	SUGAR GUM MAPLE	EUCALYPTUS CLADOCALYX	EXISTING TREE	1	LOW	
	13	DYMONDIA	DYMONDIA MARGARETAE	FLAT	10	LOW	

Soil Preparation, Mulch and Amendments

- (A) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition.
- (B) On engineered slopes, only amended planting holes need meet this requirement.
- (C) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected.
- (D) For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 0% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
- (E) A minimum three inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated.
- (F) Stabilizing mulching products shall be used on slopes that meet current engineering standards.
- (G) The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
- (H) Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances.

EXISTING TREE

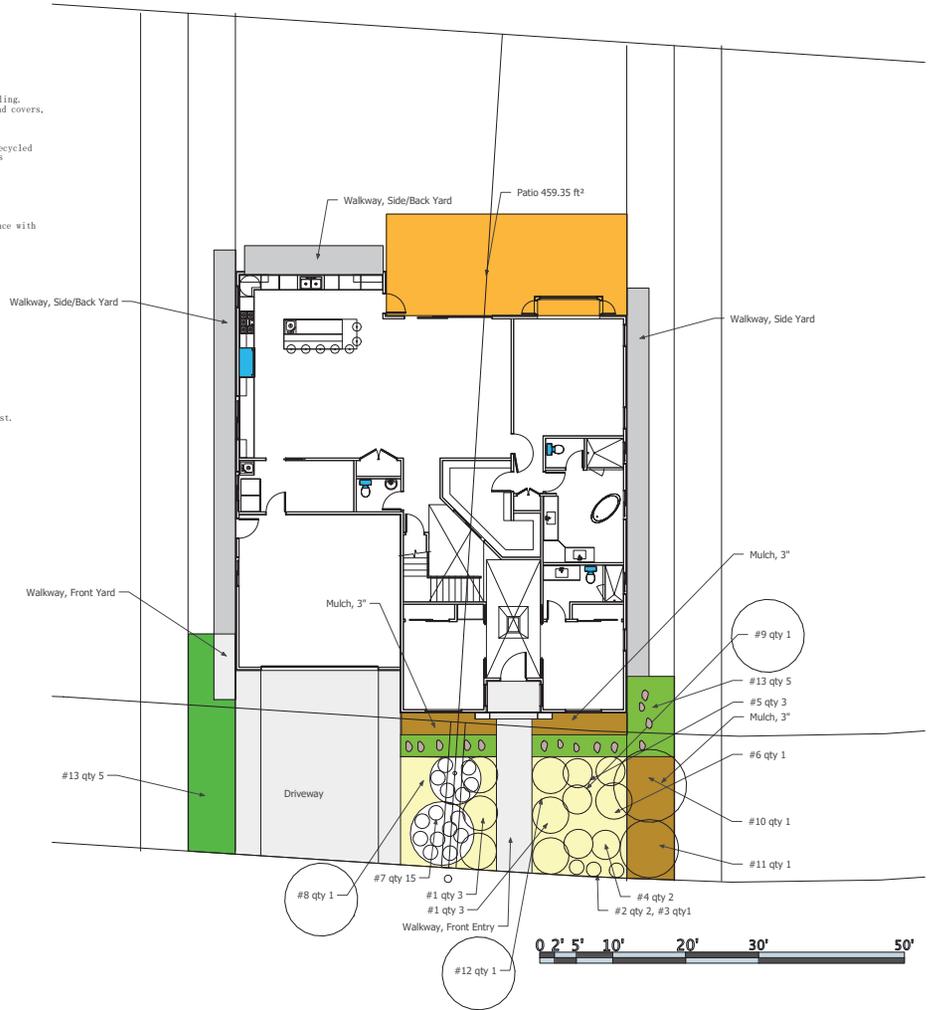
One 4 inch diameter 10 feet canopy 15 ft height Sugar Gum Maple (Tree Number 12) - Non-Protected Species - in fair condition To Be Preserved.

Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with City of Campbell Standards for Tree Protection During Construction.



TREE PROTECTION

Fence shall be a minimum of six feet in height and shall be set securely in place.
 Fence shall be chain link without slats to allow visibility to the trunk for inspection and safety.
 There shall be no storage of any kind prior to or at such time after the protective fence is installed.
 The fence may be adjusted as necessary to accommodate work approved within the dripline in accordance with instructions directed by a qualified arborist.



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Planting &
 Tree Protection
 Plan

L.02

WATER EFFICIENT LANDSCAPE WORKSHEET (Title 23, Appendix B)

Reference Evapotranspiration (Eto): 42.9

Hydrozone #	Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq ft) (A)	ETAF x Area (B)	Estimated Total Water Use (ETWU)
1	Front Yard Trees	0.4	Drip	0.81	0.49	235	116	3,087
2A	ROCK GARDEN/SUCCULENTS /SHRUBS, LEFT	0.3	Drip	0.81	0.37	197	73	1,941
2B	SHRUBS, RIGHT	0.3	Drip	0.81	0.37	217	80	2,128
3	GROUND COVER	0.3	Drip	0.81	0.37	326	120	3,192
4	FRUIT TREES, EDIBLE	0.6	Drip	0.81	0.74	157	116	3,085
						Totals	505	13,432
						Maximum Water Allowance (MAWA)	505	16,560

Special Landscape Area on Property: None

ETAF Calculations

Total ETAF x Area (B)	505
Total Area (A)	1132
Average ETAF (B/A)	0.44

Average ETAF must be 0.55 or below

IRRIGATION NOTES:

- REFER TO CIVIL PLANS FOR WATER METER LOCATION AND SIZE.
- AUTOMATIC IRRIGATION SYSTEM IS REQUIRED TO HAVE THE FOLLOWING:
 - AUTOMATIC, SMART CONTROLLER
 - RAIN SENSOR
 - PRESSURE REGULATING DEVICE
 - MANUAL SHUT-OFF VALVE
 - BACKFLOW PREVENTION DEVICE
 - MASTER SHUT-OFF VALVE
- WATER PRESSURE AND FLOW RATE SHALL BE MEASURED AT THE POINT OF CONNECTION AT THE SYSTEM DESIGN OR INSTALLATION STAGE
- IRRIGATION SYSTEMS IS DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, ETC.
- THE IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED TO MEET THE IRRIGATION EFFICIENCY CRITERIA AS DESCRIBED IN SECTION 492.4 REGARDING MAXIMUM APPLIED WATER ALLOWANCE.
- IRRIGATION SYSTEM MUST ADHERE TO UNIFIED PLUMBING CODE AND CITY OF CAMPBELL STANDARDS. SPECIFICATIONS FOR IRRIGATION SYSTEMS SHALL ENSURE THAT ALL REQUIREMENTS OF THE ADOPTED UNIFIED PLUMBING CODE ARE MET. PLAN DETAILS SHALL BE ACCORDING TO THE UTILITIES STANDARDS AND THE DEPARTMENT OF PUBLIC WORKS STANDARD DRAWINGS AND SPECIFICATIONS.

IRRIGATION SYSTEM INSPECTIONS:
 THE IRRIGATION SYSTEM SHOULD BE INSPECTED AFTER EACH MOWING FOR TURF AREAS AND BI-MONTHLY IN OTHER AREAS FOR THE LIFE OF THE SYSTEM.
 THIS WETCHECK INSPECTION CONSISTS OF OPERATING THE VALVES AND OBSERVING THE PERFORMANCE OF EACH IRRIGATION ZONE.

IRRIGATION SYSTEM MAINTENANCE:
 THE IRRIGATION SYSTEM SHOULD BE KEPT CLEAN AND PROPERLY ADJUSTED. DAMAGED EQUIPMENT SHOULD BE REPAIRED PROMPTLY WITH IDENTICAL EQUIPMENT TO MAINTAIN THE ORIGINAL DESIGN INTEGRITY.

IRRIGATION DESIGN PLAN WATER EFFICIENCY STATEMENT:

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

IRRIGATION SYSTEM LEGEND

- Water Meter (House Main)
- Backflow Prevention & Pressure Regulation Devices - Senninger PRLV and FERCO 825Y or CA Approved Equal
- Irrigation Shutoff Valve - Gate or Ball Valve
- Remote Control Valve - 4 Zones, Rainbird DVP or Equal

- Irrigation Mainline, Schedule 40 PVC Pipe - 12 inch Cover
- - - - - Hydrozone 1 Trees, 1/2 inch Drip Irrigation Distribution Tubing with at least 4 x 2 GPH Drip Heads at Each Plant - 3 inch Cover
- Hydrozone 2 Shrubs and Rock Garden Succulents, 1/2 inch Drip Irrigation Distribution Tubing with 2 x 1 GPH Drip Heads at Each Plant - 3 inch Cover
- Hydrozone 3 Ground Cover, 1/4 inch Drip Irrigation Distribution Tubing with 0.5 GPH 1/4 in In-Line (12 inch Emmitter Spacing) Drip Tubing Placed at 1 ft On Centers - 3 inch Cover
- Hydrozone 4 Edible Plants, 1/2 inch Drip Irrigation Distribution Tubing with at 4 x 2GPH Drip Heads at Each Plant - 3 inch Cover



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Irrigation Plan

L.03



Lavender



Fountain Grass



Pampas Grass



Blue Sage



Horse Shoe Geranium



Shrubby Jerusalem Sage



Succulents



Crape Myrtle



Saucer Magnolia



Edible Fig



Pomegranate



Sugar Gum Maple (Existing)



Dymondia (Ground Cover)