



CITY OF CAMPBELL
Community Development Department

October 30, 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:

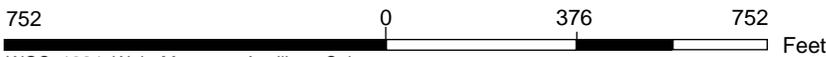
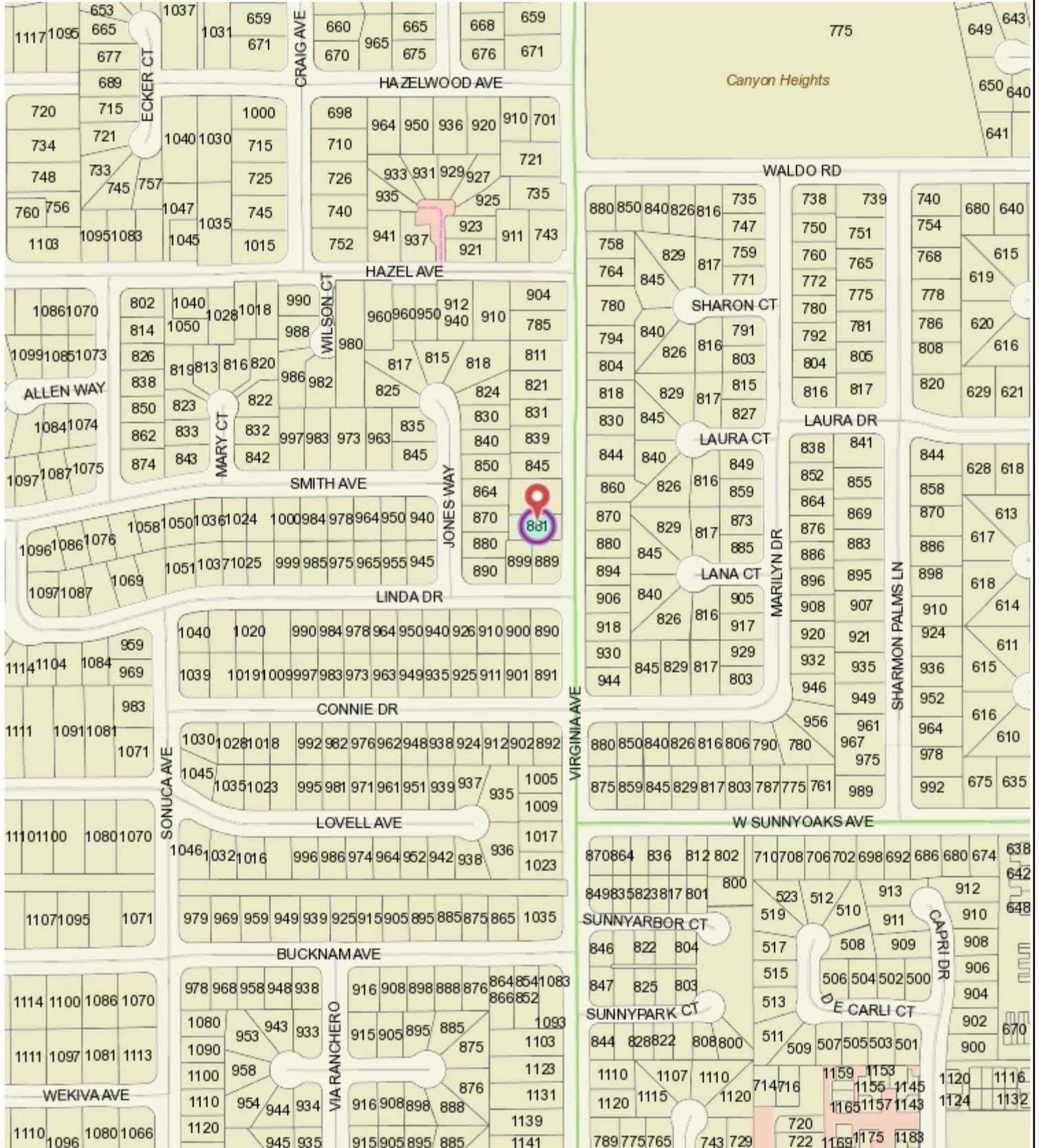
File No.: PLN2019-248
Applicant: Walid Nazzal
Project Address: 881 Virginia Ave
Property Owner: Creative Multi Group LLC
Zoning District: R-1-6 (Single Family Residential)
General Plan: Low Density Residential (San Tomas Area Neighborhood Plan)
Neighborhood Association(s): San Tomas Area Community Coalition
Project Description: New approximately 3,200 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 30, 2020 and ends on November 9, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 9, 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.



Location Map - 881 Virginia Ave



WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1:4,514

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

TONY & CHRIS RESIDENCE

NEW SINGLE FAMILY HPME

881 VIRGINIA STREET
CAMPBELL- CA
APN # 406 04 027

ARCHITECTURAL AND SITE REVIEW



GREEN GLOBE
ENGINEERING
& CONSTRUCTION
Lic # 1005705

WALID NAZZAL
GEORGE CHAMMAS-PE
5120 Graves Ave.
San Jose, CA 95129
(408)772-6096

REVISIONS

Date	Description
08/27/24	
10/02/24	
10/09/24	



SINGLE FAMILY HOME
CAMPBELL, CA

TONY & CHRIS RESIDENCE
881 VIRGINIA STREET
CAMPBELL, CA

SCALE : 1/8" = 1'
DRAWN WN
DATE 12/12/19

SHEET
CS

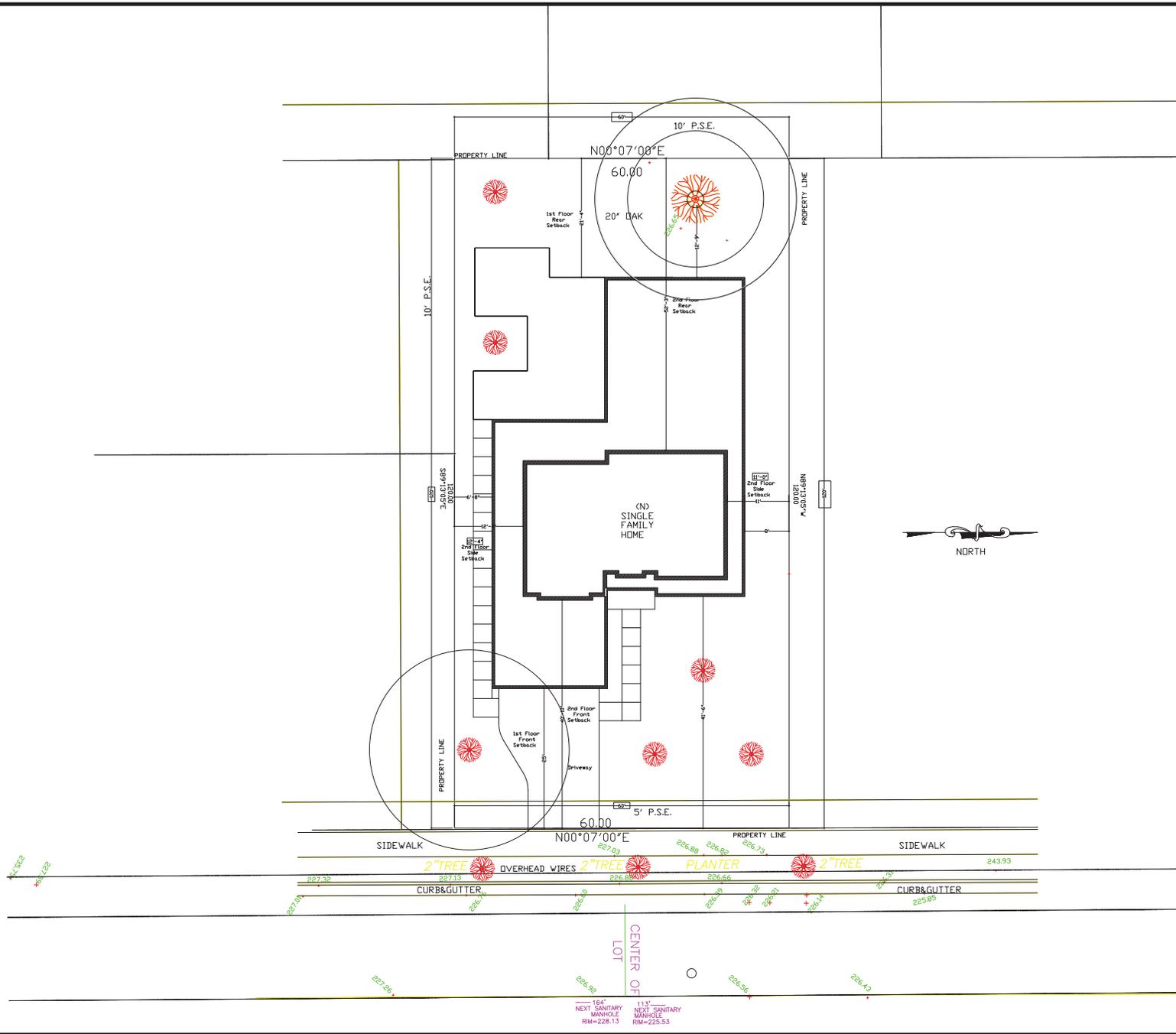
FIRE NOTES:

- 1- PRIOR TO PERFORMING ANY WORK, THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FORM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.
- 2- FIRE SPRINKLER REQUIRED NFPA 13D AUTOMATIC FIRE SPRINKLER SHALL BE INSTALLED.
- 3- WATER SUPPLY REQUIREMENTS PER 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7
- 4- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND STANDARD DETAIL AND SPECIFICATION SI-7 .
- 5- ADDRESS IDENTIFICATION : NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS. BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBER SHALL CONTRAST WITH THEIR BACKGROUND WHERE REQUIRED BY 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" (101.6 MM) HIGH WITH MINIMUM STROKE WIDTH OF 0.5" (12.7 MM) WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CAN NOT 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, CHL 105.3.6)

DIRECTORY	
OWNER	CIVIL ENGINEERING
TONY SARGESIAN (408)836-7036 u.s.floors@hotmail.com CHRIS (818)296-7295 healthytreasure@yahoo.com	NNR ENGINEERING 535 WEYBRIDGE DRIVE SAN JOSE, CA 95123 (408)348-7813 nnrengineering@yahoo.com
DESIGN	LANDSCAPE:
GREEN GLOBE ENGINEERING & CONSTRUCTION Walid Nazzal - George Chammas 5120 GRAVES AVE, SAN JOSE, CA 95129 (408)772-6096 walid@greenglobeengineering.com	GREG LEWIS LANDSCAPE ARCHITECT PH (831) 359-0960 lewislandscape@sbccglobal.net
STRUCTURAL:	ENERGY CONSULTANT
	FRI ENERGY ENERGY CONSULTANTS 21 HARRISON AVENUE, SUITE 210 CAMPBELL, CA 95008 PH (408) 866-1620 NICK EMAIL: FRITITLE24@GMAIL.COM
CONTRACTOR:	

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PROJECT DESCRIPTION		
NOTE: THE NEW HOME WILL BE SPRINKLERED NFPA 13 D AUTOMATIC FIRE SPRINKLER SHALL BE INSTALLED.		
OWNER : CHRIS & TONY SITE ADDRESS: 881 VIRGINIA STR. CAMPBELL OCCUPANCY GROUP: R-1-6 TYPE OF CONSTRUCTION VB NUMBER OF STORIES ... 2 APN: 406 04 027 ZONING : RESIDENTIAL LAND USE: SINGLE FAMILY HOME		
SITE ANALYSIS <i>Zoning: R-141</i>		
LOT AREA	7200	SQ. FT.
ALLOWABLE FLOOR AREA 45%	3240	SQ. FT.
PROPOSED FIRST FLOOR AREA	2400.00	SQ. FT.
PROPOSED SECOND FLOOR AREA	800.00	SQ. FT.
TOTAL PROPOSED FLOOR AREA	3200.00	SQ. FT.
LAND COVERED BY STRUCTURES	33.70%	
LANDSCAPING	54.18%	
PAVED SURFACES	12.11%	
PARKING SPACES	2 CAR-GARAGE	



CODE AND REGULATION
 2016 California Green Building Code.
 2016 CRC, CBC, CEC, CPC, CMC,
 and 2016 CA Energy Code.
 a. California Fire Code 2016 Edition
 b. California Building Code 2016 Edition
 c. California Mechanical Code 2016 Edition

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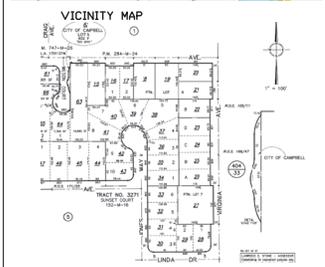
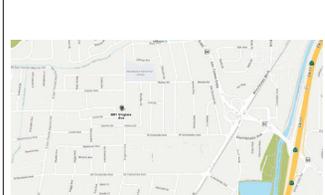
VALID NAZZAL
 GEORGE CHAMMAS-PE
 5120 Graves Ave.
 San Jose, CA 95129
 (408)772-6096

SCOPE OF WORK
 NEW SINGLE FAMILY HOME

PROJECT DESCRIPTION
 OWNER : CHRIS & TONY
 SITE ADDRESS: 881 VIRGINIA STR. CAMPBELL
 OCCUPANCY GROUP: R-1-6
 TYPE OF CONSTRUCTION VB
 NUMBER OF STORIES ... 2
 APN: A
 ZONING : RESIDENTIAL
 LAND USE: SINGLE FAMILY HOME

REVISIONS

No.	Description	Date



PARCEL MAP

SITE ANALYSIS
 Zoning: R-1-6

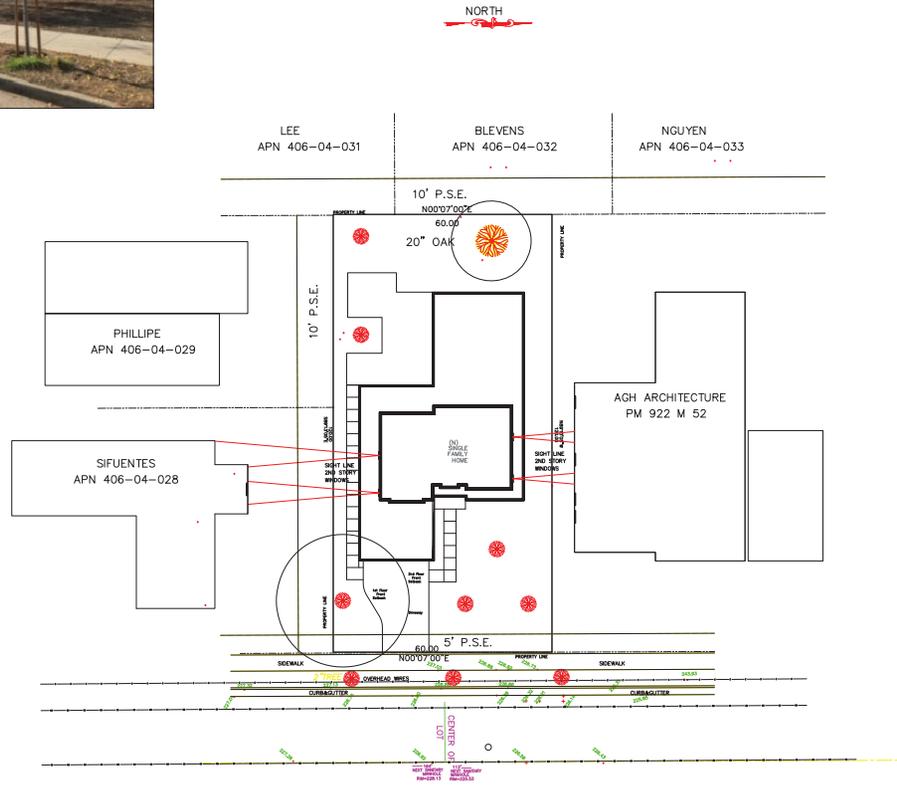
Item	Value	Unit
LOT AREA	7200	SQ. FT.
ALLOWABLE FLOOR AREA	3240	SQ. FT.
45%		
PROPOSED FIRST FLOOR AREA	2400.00	SQ. FT.
PROPOSED SECOND FLOOR AREA	800.00	SQ. FT.
TOTAL PROPOSED FLOOR AREA	3200.00	SQ. FT.
No attic space		
LAND COVERED BY STRUCTURES	33.70%	
LANDSCAPING	54.18%	
PAVED SURFACES	12.11%	
PARKING SPACES	2 CAR-GARAGE	

SINGLE FAMILY HOME
 CAMPBELL, CA

TONY & CHRIS RESIDENCE
 881 VIRGINIA STREET
 CAMPBELL, CA
 APN 406 04 027
 SITE PLAN

SCALE : 1/8" = 1'
 DRAWN WN
 DATE 12/12/19

SHEET
 A.0



AREA PLAN-881 VIRGINIA AVE
SCALE : 1"-0" = 1/16"



STREETSCAPE-881 VIRGINIA AVE
SCALE : 1"-0" = 1/16"



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Lic # 1005705

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REVISIONS

Date



SINGLE FAMILY HOME
CAMPBELL, CA

TONY & CHRIS RESIDENCE
881 VIRGINIA STREET
CAMPBELL, CA
APN
STREETSCAPE
PRIVACY PLAN

SCALE : 1/8" = 1'
DRAWN WN
DATE 12/12/19

SHEET

A.0a



SCALE: 1"=10' AUGUST, 2019

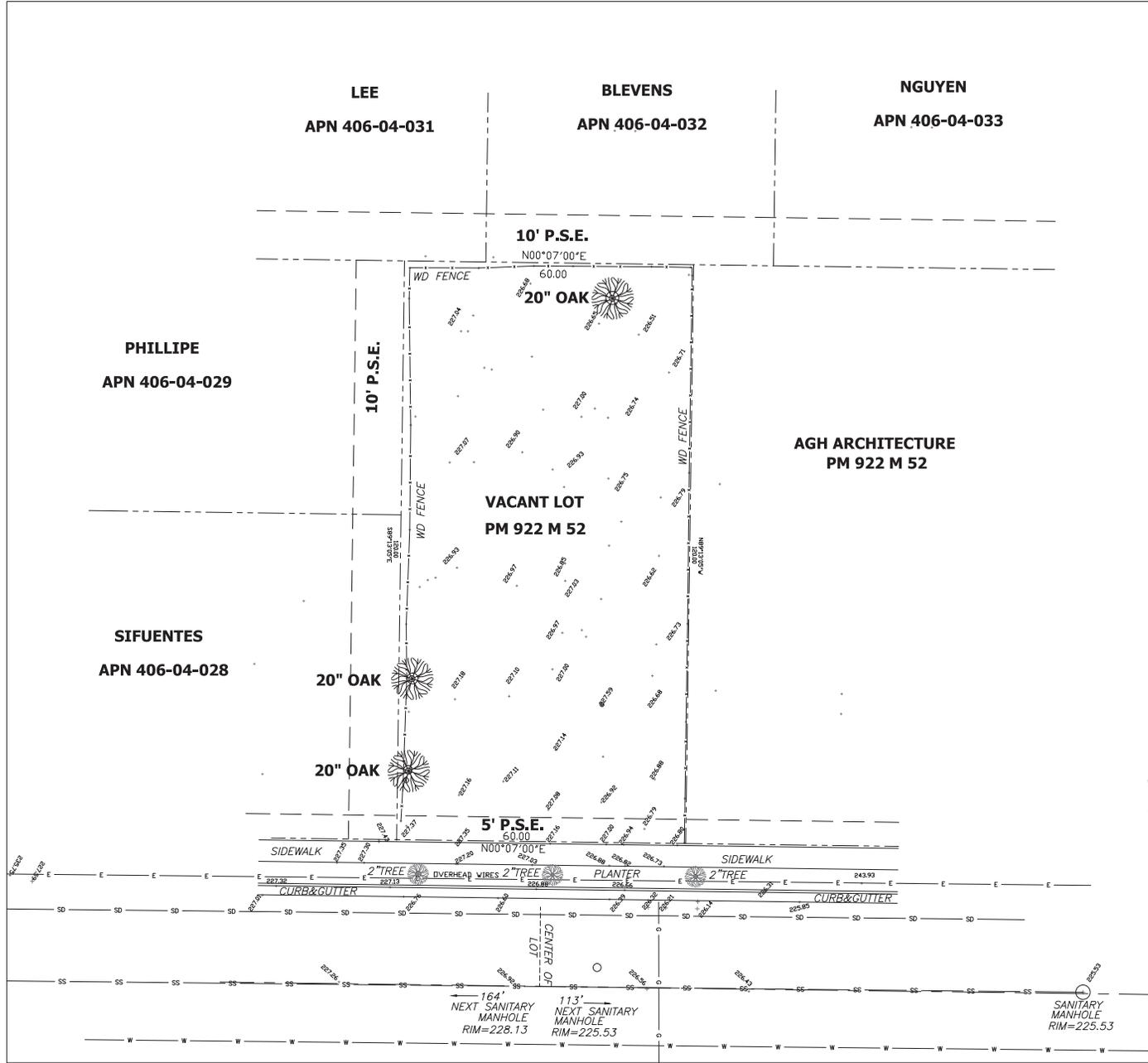
LEE
APN 406-04-031

BLEVENS
APN 406-04-032

NGUYEN
APN 406-04-033

PHILLIPE
APN 406-04-029

SIFUENTES
APN 406-04-028



UNDERGROUND UTILITY NOTE

ALL UNDERGROUND UTILITY LINES MAY NOT BE SHOWN HEREON, BUT MAY EXIST AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE SIZE, DEPTH, LOCATION THEREOF. **CALL 811 BEFORE YOU DIG** EXPOSE AND VERIFY ALL UTILITY LINES BEFORE DIGGING

CITY BENCHMARK BASIS OF ELEVATIONS

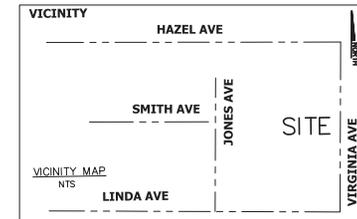
SCVWD BM 620
ELEVATION= 210.27 NAVD 88 DATUM

LOT AREA

7200 SQ. FT +/-

BASIS OF BEARINGS

THE WEST RIGHT OF WAY OF VIRGINIA AVENUE PER PARCEL MAP FILED IN BOOK 922 OF MAPS, PAGE 52 SANTA CLARA COUNTY RECORDS



PROJECT: VIRGINIA 19--01
DATE: 9/04
DATE: 8-20-19
DATE: 8-20-19
DATE: 8-20-19

REVISIONS
DESCRIPTION
TREES
KA
8-20-19
1
OF 1 SHEETS

TOPOGRAPHIC-BOUNDARY SITE PLAN
PARCEL 100% AGS-922 M 52
VACANT LOT
VIRGINIA AVENUE, CAMPBELL, CA
SANTA CLARA COUNTY, CALIFORNIA



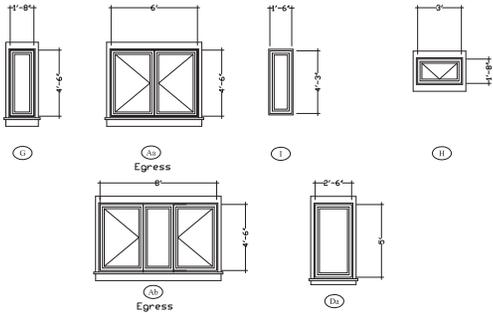
BAY LAND CONSULTING
LAND SURVEYORS AND ENGINEERS
SANTA CLARA, CA 95052
PH: (408) 296-6000
MAPPING THE BAY AREA

LIGHTING CALC-SECOND FLOOR.			
AREA	AREA SQ. FT.	WINDOW SQ. FT.	MIN. 10% REQ.
BED-RM3	213 SQ. FT.	40.5 SQ. FT.	21.3 SQ. FT.
BED-RM4	202 SQ. FT.	40.5 SQ. FT.	20.2 SQ. FT.
STAIRS-OPEN AREA	165 SQ. FT.	54.0 SQ. FT.	16.5 SQ. FT.
TOTAL	575 SQ. FT.	135 SQ. FT.	58.5 SQ. FT.

WINDOWS SCHEDULE-SECOND FLOOR					
WINDOW	SIZE W x HT	TYPE	STYLE	COUNT	LOCATION
(A)	6046	Egress	CASEMENT	1	BED-RM3
(B)	8046	Egress	CASEMENT	1	BED-RM4
(C)	1846	Temperd	CASEMENT	4	BED-RM 3 & 4
(D)	3018	Temperd	AWNING	4	BATH 3 & 4
(E)	1646	Temperd	FIXED	2	ENTRY
(F)	2650	Temperd	FIXED	1	STAIRS

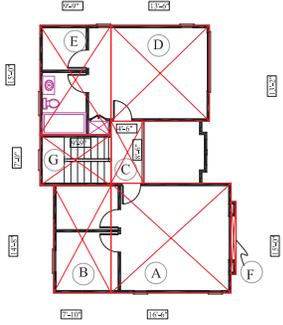
DOORS SCHEDULE -SECOND FLOOR				
DOOR	SIZE W x HT	TYPE	MATERIAL	LOCATION
(1)	2680	LEFT Single	Wood	BED & BATH-3
(2)	2680	RIGHT Single	Wood	BED & BATH-4

NOTE
2ND FLOOR WINDOWS TO BE 3'-6" ABOVE FINISHED FLOOR

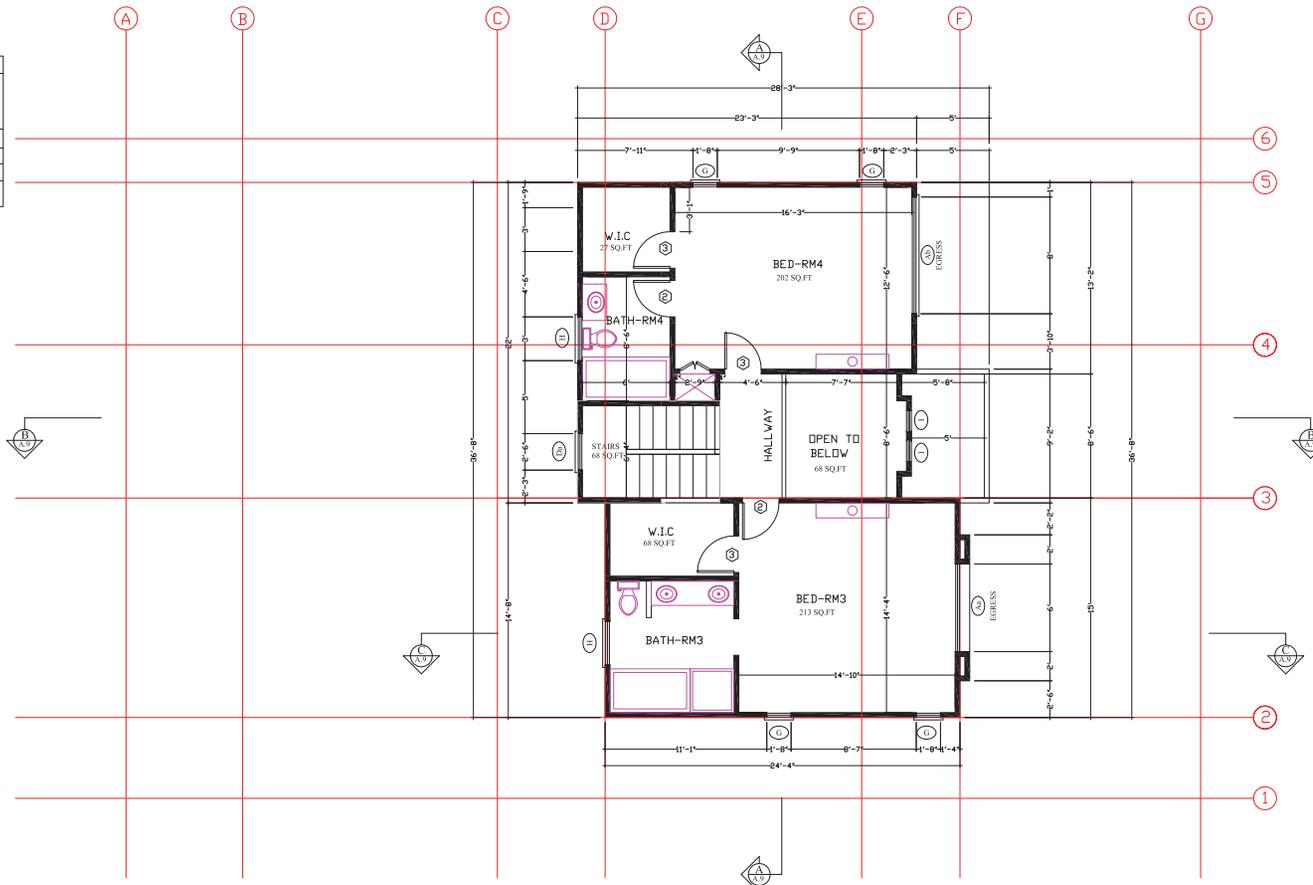


2ND-FLOOR PLAN
SCALE : 1'-0" = 1/4"

AREA	AREA	SQ. FT.
A	living (N)	16'-0" X 15'-0" = 247.50
B	living (N)	7'-10" X 14'-8" = 115.60
C	living (N)	4'-6" X 8'-6" = 38.40
D	living (N)	13'-6" X 13'-2" = 177.20
E	living (N)	9'-9" X 15'-0" = 145.90
F	living (N)	8" X 10'-0" = 6.60
G	living (N)	9'-9" X 7'-0" = 68.25
TOTAL 2ND FLOOR AREA		800 SQ. FT.



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



GREEN GLOBE
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& CONSTRUCTION
Lic # 1005705

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5180 Graves Ave.
San Jose, CA 95129
(408)772-6096

REVISIONS

Date: 02.25.20



NEW
SINGLE FAMILY HOME
CAMPBELL, CA

TONY & CHRIS RESIDENCE
881 VIRGINIA STREET
CAMPBELL, CA
95008
SECOND FLOOR

SCALE : 1/4" = 1'
DRAWN: WN
DATE: 12/12/19

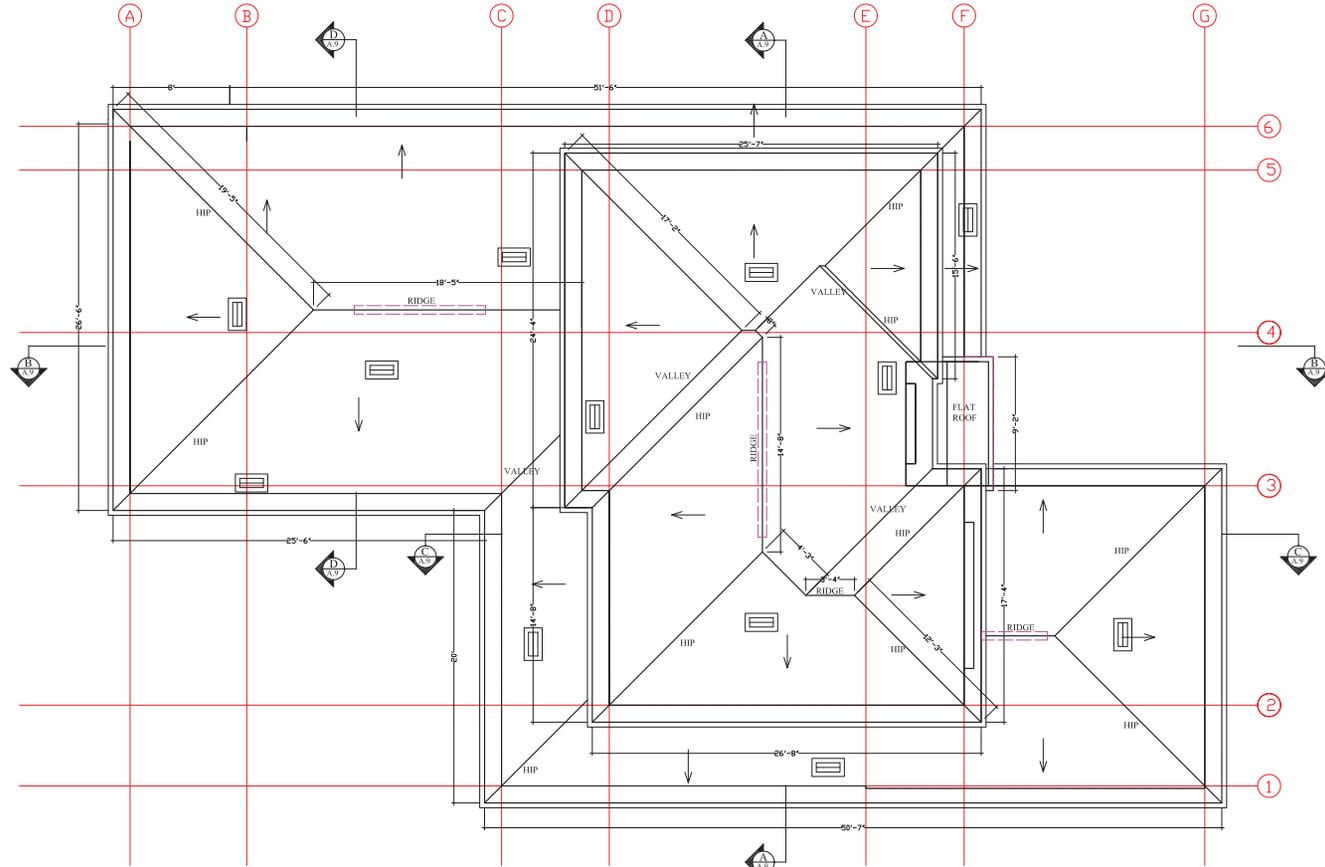
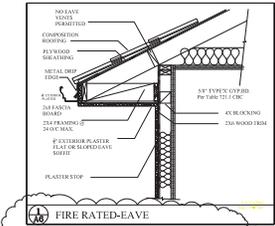
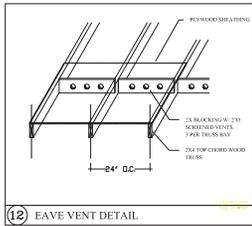
SHEET
A.2

ROOF ATTIC VENTILATION				
AREA	ATTIC SQ. FT.	FREE AREA REQUIRED (SQ. INCHES 1/300)	NET FREE AREA PROVIDED	TOTAL PROVIDED
2ND FLOOR ATTIC	803 SQ. FT.	803/300=2.67 Sq.Ft. 2.67 X 144 = 385.44 Sq.In.	RIDGE VENTS=12 X 8 = 96 SQ.IN. ROOF VENTS = 4 X 50 = 200 SQ.IN. EAVE VENTS = 11 X3X3.14 = 104 SQ.IN.	196 sq.in. (Upper Portion) 204 sq.in. (Lower Portion) 400 SQ. INCHES
1ST. FLOOR ATTIC	2405-803=1602 SQ. FT.	1602/300=5.34 Sq.Ft. 5.34 X 144 = 768.96 Sq.In.	RIDGE VENTS=(7+9+5) X 8 = 168 SQ.IN. ROOF VENTS = 8 X 50 = 400 SQ.IN. EAVE VENTS = 22 X3X3.14 = 207 SQ.IN.	368 sq.in. (Upper Portion) 407 sq.in. (Lower Portion) 775 SQ. INCHES

PROVIDE 40% (MINIMUM) TO 50% (MAX) OF THE REQUIRED OPENING AREA BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3' BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY.

NOTE

Min. class "C" roofing on the plan CRC R902.1.3.
The fasteners for the roofing shall be corrosion resistant per CRC R905.2.5.



ROOF PLAN

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

ROOF PLAN NOTES

- ① COMPOSITION ROOFING
- ② GALVANIZED SHEET METAL GUTTER

GENERAL NOTES

1. ROOF DRAINAGE SHALL BE MIN. 2% (1/4" PER FOOT) AT THE FLAT ROOF ABOVE ENTRY PORCH.
2. FIBERGLASS ROOF INSULATION SHALL BE KRAFT FACED WITH A MAXIMUM PERM RATING OF 1 OR A POLYETHYLENE VAPOR BARRIER WITH A MAXIMUM PERM RATING OF 1 SHALL BE INSTALLED ON THE WARM SIDE OF THE CEILING.

ROOF LEGEND

- EYEBROW DORMER VENT 4"X19" (NET FREE AIR FLOW 50 SQ. IN.)
- RIDGE VENT 8 SQ. IN./LINEAL FT.
- D.S. GALVANIZED SHEET METAL DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM

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REVISIONS

Date



NEW
SINGLE FAMILY HOME
CAMPBELL, CA

TONY & CHRIS RESIDENCE
881 VIRGINIA STREET
CAMPBELL, CA

ROOF PLAN

SCALE : 1/4" = 1'
DRAWN WN
DATE 12/12/19

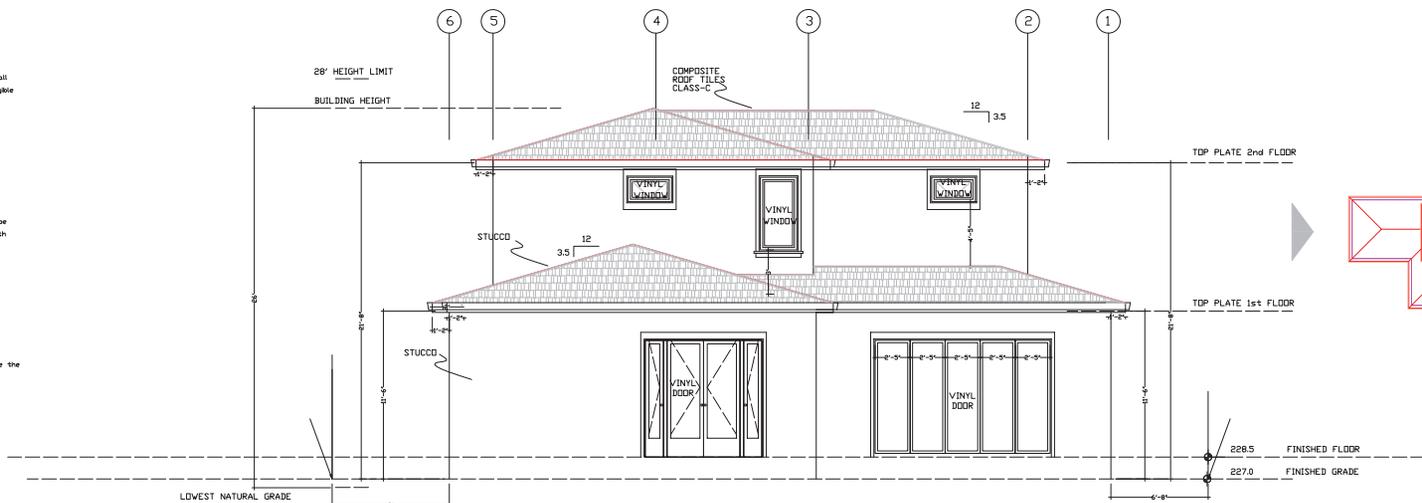
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A.3

Note
Approved address or building numbers shall be provided for all new buildings in such a position as to be plainly visible and legible from the street or road fronting the property. CRC section R319.

Note
A weep screed shall be provided at the foundation plate line on all walls covered with exterior plaster. Screed shall be placed at 2" minimum above paved areas and 4" min. above earth. CRC section R702.2.1.

Note
Adhered masonry veneer shall be installed in accordance with the manufacturer's instructions. CRC section R703.12.

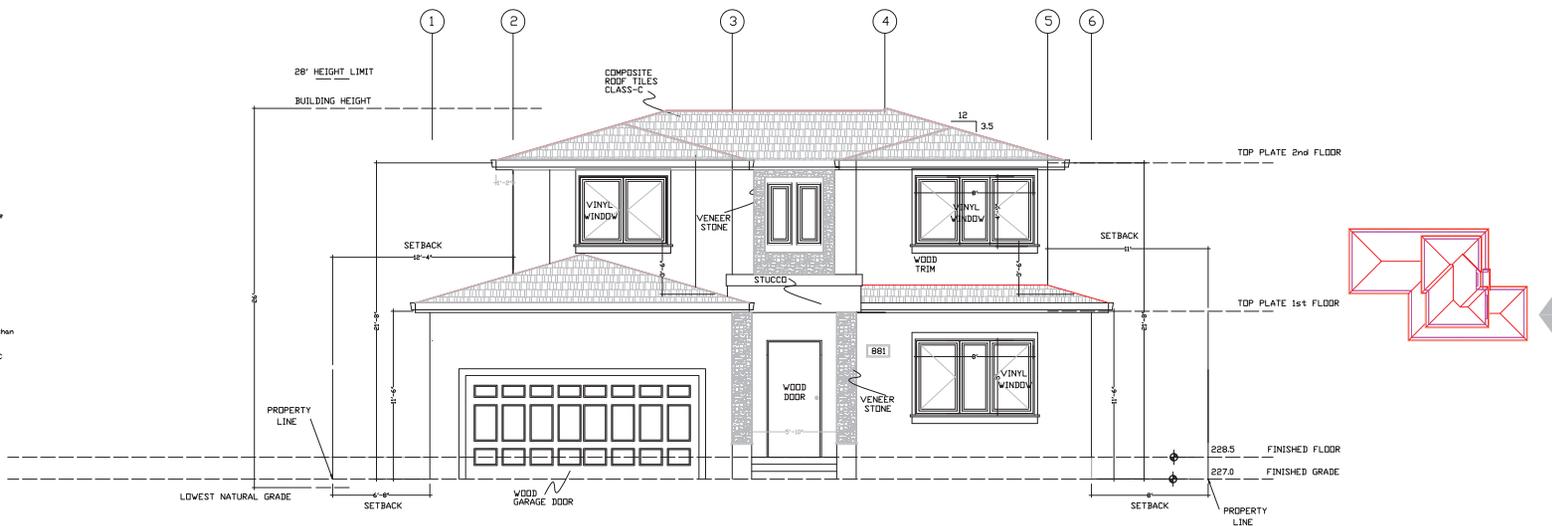


PROPOSED-REAR ELEVATION (West)

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

Note
Provide drip edge at eaves and rake edges in accordance with CRC section R905.2.8.5.

Note
Composition shingles : For roof slopes between 3:12 less than 4:12, double underlayment application is required. For CRC section R905.2.2 and applied in compliance with CRC



PROPOSED-FRONT ELEVATION (East)

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

Note
I- Lowest natural grade (226.7) adjacent to the proposed home.
II- Proposed finished grade (227.4) adjacent to the proposed home.
III- Proposed finished floor (229.0)



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REVISIONS

Date

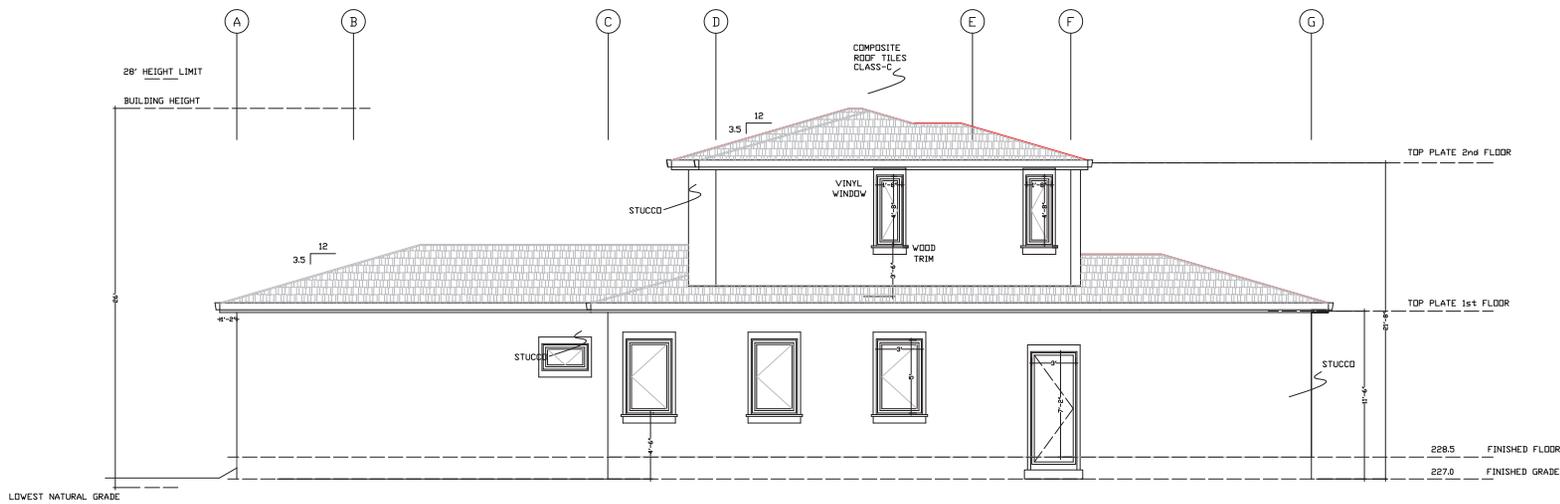


NEW
SINGLE FAMILY HOME
CAMPBELL, CA

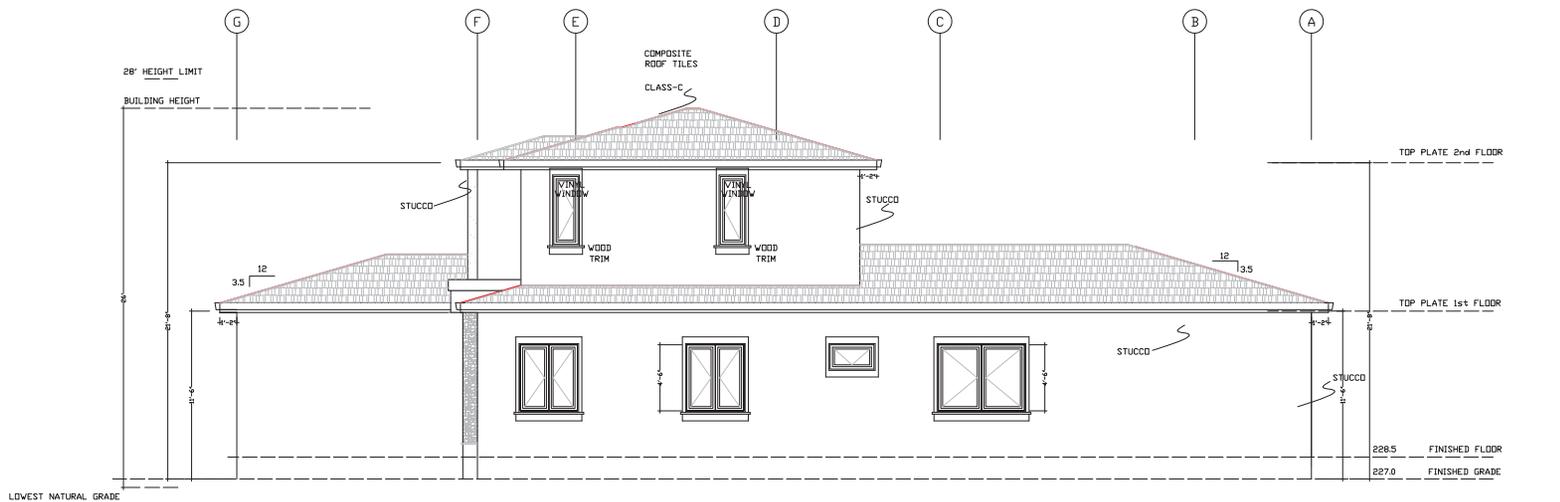
TONY & CHRIS RESIDENCE
881 VIRGINIA STREET
CAMPBELL, CA
ELEVATIONS
Front & Rear

SCALE : 1/4" = 1'
DRAWN WN
DATE 12/12/19

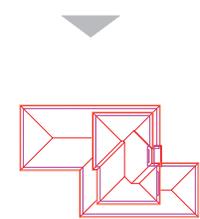
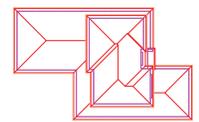
SHEET
A.4



PROPOSED-(L) SIDE ELEVATION (South)
SCALE : 1/4"=1'-0"



PROPOSED-(R) SIDE ELEVATION (North)
SCALE : 1/4"=1'-0"



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REVISIONS
Date



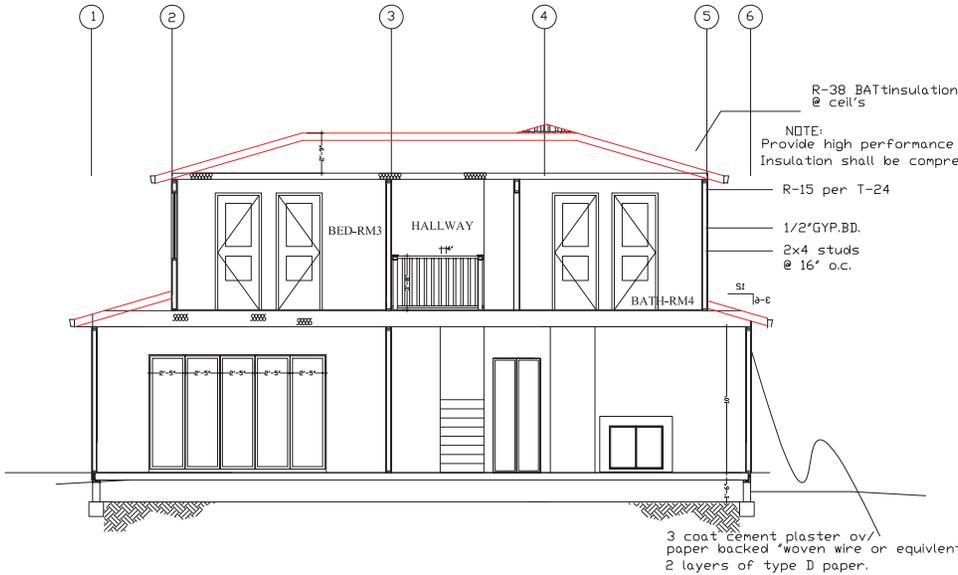
NEW
FAMILY HOME
CAMPBELL, CA

TONY & CHRIS RESIDENCE
881 VIRGINIA STREET
CAMPBELL, CA

ELEVATIONS (Sides)

SCALE : 1/4" = 1'
DRAWN WN
DATE 12/12/19

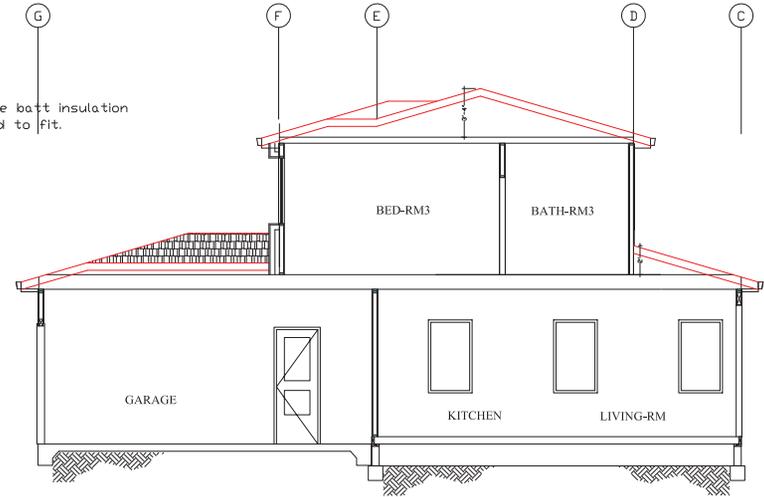
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A.5



SECTION - AA

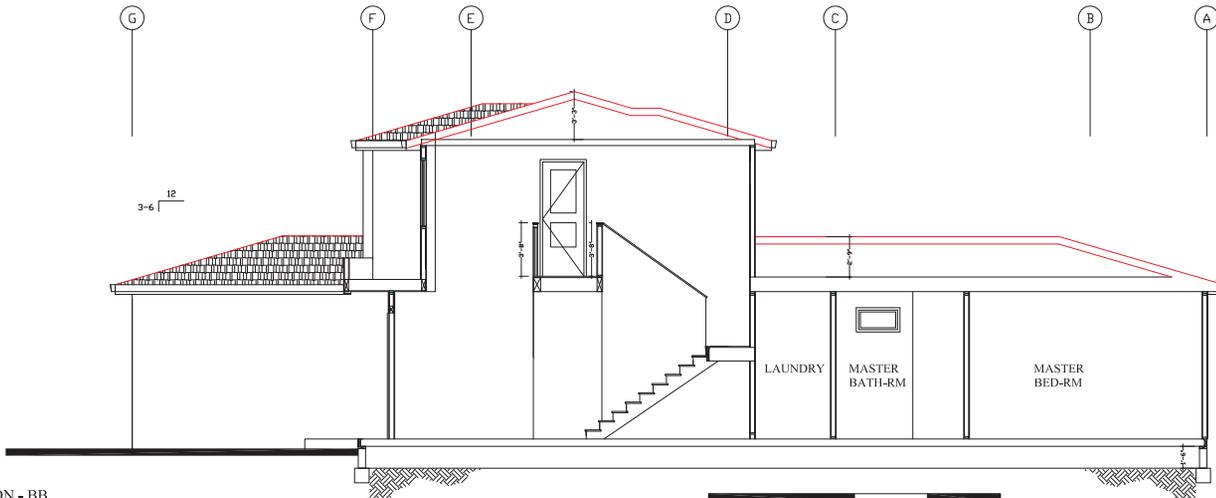
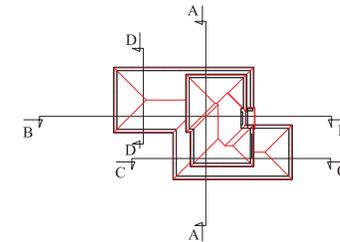
SCALE : 1/4"=1'-0"

NOTE:
Provide one layer of 1/2" gypsum board on the walls
and soffit for the enclosed accessible space under
the stair. CRC section R302.7.



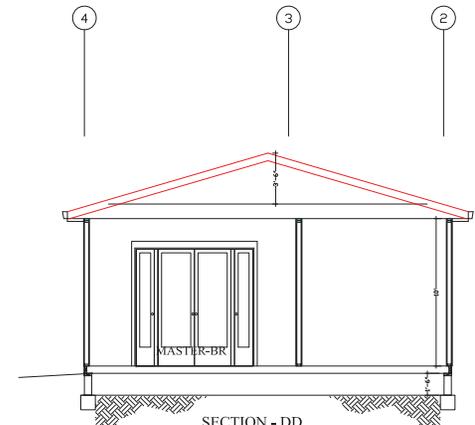
SECTION - CC

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



SECTION - BB

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



SECTION - DD

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

REVISIONS

Date



NEW
FAMILY HOME
CAMPBELL, CA

TONY & CHRIS RESIDENCE
881 VIRGINIA STREET
CAMPBELL, CA

COLORS & MATERIALS

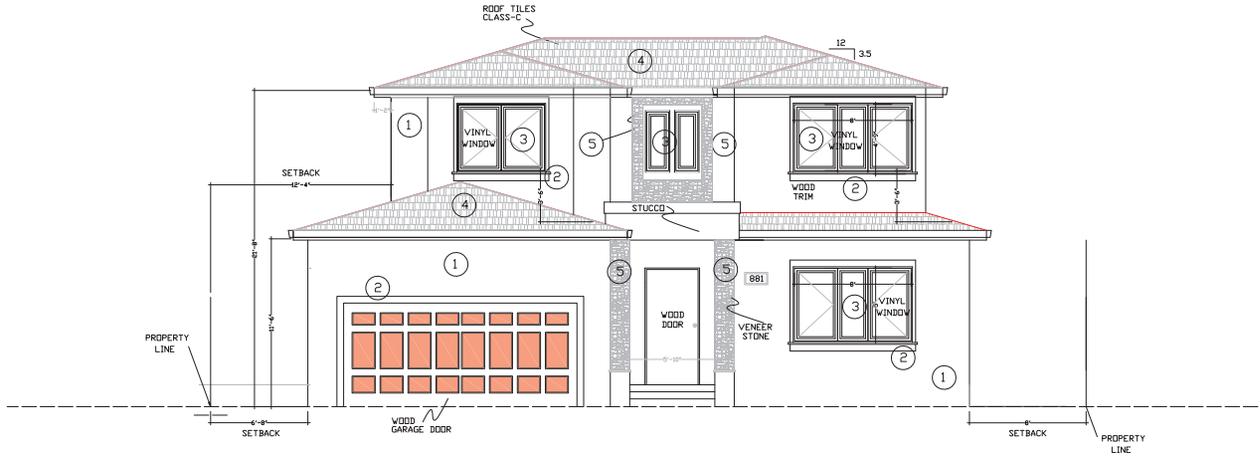
SCALE : 1/4" = 1'

DRAWN WN

DATE 12/12/19

SHEET

A.7



PROPOSED COLOR AND MATERIAL

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



GRADING AND DRAINAGE NOTES

- CALIFORNIA BUILDING CODE**
ALL WORK SHALL COMPLY WITH THE 2013 CALIFORNIA BUILDING CODE.
- O.S.H.A. REGULATIONS**
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- GEOTECHNICAL (SOILS) REPORT**
THE ENGINEER OF WORK HAS DESIGNED THIS PROJECT TO COMPLY WITH THE GRADING RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY WAYNE TING AND ASSOCIATES, INC. DATED NOVEMBER 3, 2014. PROJECT NO. 329.
- SPECIFICATIONS AND OBSERVATIONS**
ALL GRADING AND DRAINAGE WORK SHALL CONFORM TO APPROVED SPECIFICATIONS PRESENTED HEREON. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER OR ENGINEER OF WORK. THE SOILS ENGINEER OR ENGINEER OF WORK AND CITY PERMITS SHALL BE NOTICED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM**
PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITS REQUIREMENTS AND THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK PREPARED BY THE STORM WATER QUALITY TASK FORCE, SANTA CLARA VALLEY WATER DISTRICT AND THE CITY OF CAMPBELL MUNICIPAL CODE REGARDING STORM WATER POLLUTION PREVENTION.
- LOCAL NON-POINT SOURCE ORDINANCE**
COMPLIANCE WITH THE LOCAL NON-POINT SOURCE ORDINANCE CONCERNING DISCHARGE OF MATERIALS TO THE STORM DRAINAGE SYSTEM SHALL BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR.
- UNDERGROUND UTILITIES AND STRUCTURES**
THE EXISTENCE AND APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN ON THESE PLANS WERE DETERMINED BY THE ENGINEER OF WORK BY SEARCHING THE AVAILABLE PUBLIC RECORDS. THEY ARE SHOWN FOR GENERAL INFORMATION ONLY. THE CITY OF CAMPBELL MAKES NO CLAIM OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY UTILITY LOCATIONS WITH THE APPROPRIATE AGENCY. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES, STRUCTURES AND ANY OTHER IMPROVEMENTS FOUND AT THE WORK SITE.
- EROSION CONTROL**
EROSION CONTROL PLANTING AND OTHER SILT RETENTION OR EROSION CONTROL MEASURES MAY BE REQUIRED IN ALL GRADING AREAS. SEE LANDSCAPE PLAN # APPLICABLE FOR DETAILS OF PLANTING.
- UTILITY ELEVATION VERIFICATION**
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE UTILITY ELEVATIONS SHOWN ON THIS DRAWING AND PROXIMATE TO ANY SITE WORK. SHOULD DISCREPANCIES IN EXISTING STORM DRAIN CONNECTIONS AND THOSE AS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL NOTIFY ENGINEER OF WORK BEFORE ADJUSTING THE DESIGN.
- UTILITY CROSSINGS**
THE CONTRACTOR SHALL PROTECT AND EXPOSE ALL EXISTING UTILITY, SEWER AND STORM DRAIN LINES WHERE THEY ARE TO BE CROSSED ABOVE OR BELOW BY THE NEW FACILITY BEING CONSTRUCTED IN ORDER TO VERIFY THE GRADE AND TO ASSURE THAT THERE IS SUFFICIENT CLEARANCE. NO OR SITE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.

11. GRADING REQUIREMENTS
DRAINAGE INCLUDING ALL CURB AND RATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE CONTRACTOR'S AND CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REPAIR AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL BE ADJACENT WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 1 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.

12. GRADED SITE ELEVATIONS
ON GRADED SITES THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET CENTER LINE BY A MINIMUM OF 18 INCHES OR THE ELEVATION OF THE DRIVEWAY CENTER LINE BY 12 INCHES (26 MM) PLUS A PERCENT. THE BUILDING OFFICIAL MAY APPROVE ALTERNATE ELEVATIONS, PROVIDED IT CAN BE DEMONSTRATED THAT REQUIRED DRAINAGE TO THE POINT OF DISCHARGE AND AWAY FROM THE STRUCTURE IS PROVIDED AT ALL LOCATIONS ON THE SITE.

13. CLEAN, SAFE AND USABLE PUBLIC RIGHT-OF-WAY AND PRIVATE PROPERTY
THE PERMITTEE SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPLASH OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED RIGHT-OF-WAY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

14. TOPOGRAPHY SURVEY
THE TOPOGRAPHY SURVEY MADE BY NNR ENGINEERING, ON NOVEMBER 4, 2014.

15. TREE REMOVAL AND PRESERVATION
THIS PLAN DOES NOT PROVIDE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.

16. PROJECT PLANS
THIS PLAN IS A PART OF PROJECT PLANS. SEE ARCHITECT AND LANDSCAPE PLANS, IF APPLICABLE, FOR DETAILS AND DIMENSIONS. FENCES AND WALLS ARE NOT A PART OF THESE PLANS.

17. FINAL LETTER OF INSPECTION
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.

18. GRADE EVENLY
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.

19. APPROVAL OF PLANS
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIAL. 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, ENGINEERED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.

20. WELL LOCATIONS
ALL KNOWN WELL LOCATIONS ON THE SITE HAVE BEEN INCLUDED AND SUCH WELLS SHALL BE MAINTAINED OR ABANDONED ACCORDING TO CURRENT REGULATIONS ADMINISTERED BY THE SANTA CLARA VALLEY WATER DISTRICT. CALL (408) 265-2600 EXTENSION 310 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.

21. EARTHWORK QUANTITIES
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMITS FEES.

22. ELEVATION ADJUSTMENTS
ADJUSTMENTS OF PADS OR PARKING LOT ELEVATIONS TO ACHIEVE EARTHWORK BALANCE SHALL BE MADE ONLY WITH APPROVAL OF THE ENGINEER OF WORK AND THE CITY OF CAMPBELL BUILDING DIVISION.

23. TRUCK ROUTE
THE TRUCK ROUTE SHALL BE HAMILTON TO WINCHESTER TO LATIMER TO THIRD STREET AND BACK.

24. CONTRACTOR RESPONSIBILITIES
THE SOILS ENGINEER AND/OR ENGINEER OF WORK WILL NOT DIRECTLY CONTROL THE PHYSICAL ACTIVITIES OF THE CONTRACTOR OR ANY SUBCONTRACTORS OF THE CONTRACTOR OR BE RESPONSIBLE FOR THE ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR OR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOB SITE. ENSURING SAFETY OF ALL WORKERS AND PROPERLY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

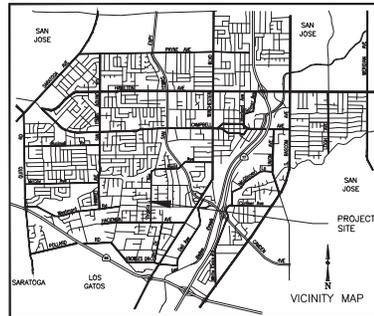
25. NEAT AND CLEAN PREMISES
DURING THE PROJECT THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIS OR HER A NEAT AND CLEAN CONDITION, DISPOSING OF REFUSE IN A SATISFACTORY MANNER AS OFTEN AS DIRECTED, OR AS MAY BE NECESSARY SO THAT THERE SHALL AT NO TIME BE ANY UNSIGHTLY ACCUMULATION OF RUBBISH.

ON-SITE GRADING & DRAINAGE PLANS

881 VIRGINIA AVENUE
BLD 201



CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS



AGENCY INDEX

- | | |
|------------------------------------|----------------|
| SANTA CLARA COUNTY FIRE DEPARTMENT | (408) 378-4010 |
| CITY OF CAMPBELL - PUBLIC WORKS | (408) 866-2150 |
| CITY OF CAMPBELL - POLICE | (408) 866-2121 |
| SBC TELEPHONE | (408) 811-3900 |
| PACIFIC GAS & ELECTRIC | (408) 973-8980 |
| SAN JOSE WATER COMPANY | (408) 278-7800 |
| SANTA CLARA VALLEY WATER DISTRICT | (408) 265-2600 |
| COMCAST CABLE TELEVISION | (408) 452-9100 |
| WEST VALLEY SANITATION DISTRICT | (408) 378-2407 |

26. ANY ABANDONED UNDERGROUND PIPES
ANY ABANDONED UNDERGROUND PIPES EXPOSED DURING CONSTRUCTION SHALL BE REMOVED, ANGLICALLY PLUGGED, OR A COMBINATION OF BOTH IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CAMPBELL, BUILDING DIVISION.

27. HUMAN REMAINS
IF HUMAN REMAINS ARE DISCOVERED DURING THE CONSTRUCTION, UNLESS THE CORONER HAS NOTICED THE PERMITTEE IN WRITING THAT THE REMAINS DISCOVERED HAVE BEEN DETERMINED NOT TO BE NATIVE AMERICAN, THE PERMITTEE SHALL NOTIFY ALL PERSONS ON THE CITY'S NATIVE AMERICAN NOTIFICATION LIST OF SUCH DISCOVERY. SUCH NOTIFICATION SHALL BE SENT BY FIRST CLASS U.S. MAIL WITHIN SEVEN (7) DAYS OF THE DATE ON WHICH THE PERMITTEE NOTICED THE CORONER AND SHALL STATE THAT THE CORONER HAS BEEN NOTIFIED IN ACCORDANCE WITH CALIFORNIA STATE LAW.

28. MAINTENANCE PROCEDURES
THE CONTRACTOR SHALL ADVISE THE OWNER OF APPROPRIATE MAINTENANCE PROCEDURES OF THE DRAINAGE SYSTEMS.

29. DUST CONTROL
ALL EXPOSED OR DISTURBED SOIL SURFACES SHALL BE WATERED AS NECESSARY, BUT NOT LESS THAN TWICE DAILY TO CONTROL DUST. AREAS OF DIGGING AND GRADING OPERATIONS SHALL BE CONSISTENTLY WATERED TO CONTROL DUST. GRADING OR OTHER DUST-PRODUCING ACTIVITIES SHALL BE SUSPENDED DURING PERIODS OF HIGH WIND WHEN DUST IS READILY VISIBLE IN THE AIR. STOCKPILES OF SOIL, DEBRIS, SAND, OR OTHER DUST-PRODUCING MATERIALS SHALL BE WATERED OR COVERED. THE CONSTRUCTION AREA AND THE SURROUNDING STREETS SHALL BE SWEEPED (NO WATER) AS NECESSARY, BUT NOT LESS THAN TWICE DAILY.

30. CONSTRUCTION MITIGATION MEASURE
HOURS OF CONSTRUCTION SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. Monday through Friday, and 9:00 A.M. TO 4:00 P.M. ON SATURDAY. CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE ON SUNDAYS AND HOLIDAYS.

31. CONSTRUCTION PERIMETER RETENTION WALLS
ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.

32. STORMWATER TREATMENT FACILITIES
ALL STORMWATER TREATMENT FACILITIES REQUIRE PUBLIC WORKS INSPECTIONS. CALL 408-866-2150 TO SCHEDULE INSPECTIONS 48-HOURS PRIOR.

INDEX OF DRAWINGS

TITLE	SHEET
TITLE SHEET	1
GRADING, DRAINAGE, COMPOSITE UTILITY PLAN AND STORM WATER MANAGEMENT PLAN	2
CITY STANDARD DETAILS	3
EROSION CONTROL PLAN	4
BLUE PRINT FOR A CLEAN BAY	5

LEGEND

EXISTING	PROPOSED
SIDEWALK, CURB AND GUTTER	[Symbol]
CENTER LINE	[Symbol]
PROPERTY LINE	[Symbol]
EDGE OF PAVEMENT	[Symbol]
DRIVEWAY	[Symbol]
PCC OR AC REMOVAL	[Symbol]
STANDARD CITY MONUMENT	[Symbol]
BENCH MARK	[Symbol]
MANHOLE	[Symbol]
STORM DRAIN INLET	[Symbol]
WATER METER	[Symbol]
VALVE	[Symbol]
FIRE HYDRANT	[Symbol]
STREET LIGHT	[Symbol]
POWER POLE	[Symbol]
PULL BOX	[Symbol]
CABLE TELEVISION LINE	[Symbol]
ELECTRICAL LINE	[Symbol]
IRRIGATION LINE	[Symbol]
NATURAL GAS LINE	[Symbol]
OVERHEAD LINE	[Symbol]
SANITARY SEWER LINE	[Symbol]
STORM DRAIN LINE	[Symbol]
TELEPHONE LINE	[Symbol]
WATER LINE	[Symbol]
TRAFFIC SIGNAL CONDUIT	[Symbol]
LIGHTING CONDUIT	[Symbol]
ROADSIDE SIGN & SIGN CODE	[Symbol]
FENCE	[Symbol]
TREE/SHRUB	[Symbol]

ABBREVIATIONS

AB	AGGREGATE BASE	LOL	LAYOUT LINE
AC	ASPHALT CONCRETE	MAX	MAXIMUM
BC	BEGIN CURVE	MH	MANHOLE
BCR	BEGIN CURB RETURN	MIN	MINIMUM
CL	CLASS	OG	ORIGINAL GRADE
DA	DIAMETER	PB	PULL BOX
DWA	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	EDGE CURVE	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	R	RADIUS
ED	EDGE DRAIN	RCP	REINFORCED CONCRETE PIPE
EX	EXISTING	R/W	RIGHT-OF-WAY
FC	FACE OF CURB	STA	STATION
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL

UNDERGROUND OF UTILITIES:
ALL NEW AND EXISTING UTILITIES SHALL BE PLACED UNDERGROUND WITH NO EXCEPTION.

Earthwork Quantities

FILL:	0 CY
CUT:	40 CY
IMPORT:	0 CY
EXPORT:	40 CY

BENCHMARK

ELEVATION = 210.27 NAVD 83 DATUM
LOCATION: 80VND BENCHMARK NO. 650.

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE RECEIVED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS REFERRED IN SECTION CROSS OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH THE CURRENT STANDARDS. THE DESIGN SHOWN HEREON IS NECESSARY AND REASONABLE AND DOES NOT RESTRICT ANY HISTORIC DRAINAGE FLOWS FROM ADJACENT PROPERTIES NOR INCREASE DRAINAGE TO ADJACENT PROPERTIES. THE DESIGN INCLUDES PRINCIPLES AND TECHNIQUES TO REDUCE QUANTITY AND IMPROVE THE QUALITY OF STORM WATER RUNOFF, AS REQUIRED BY NPDES.

I UNDERSTAND THAT THE CHECK OF PROJECT DRAWINGS AND SPECIFICATIONS BY THE CITY OF CAMPBELL IS CONFINED TO A REVIEW ONLY AND DOES NOT RELIEVE ME, AS ENGINEER OF WORK, OF MY RESPONSIBILITIES FOR PROJECT DESIGN.

CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT CLEARANCE

THIS PLAN WITH ATTACHED DOCUMENTS HAS BEEN REVIEWED FOR COMPLIANCE WITH THE CITY OF CAMPBELL AND STATE OF CALIFORNIA ENGINEERING ORDINANCES WITH THE VIEW AND PURPOSE OF THE PROFESSIONAL REGULATION REPORT OF THE CALIFORNIA PROFESSIONAL ENGINEERS BOARD. NO. _____ DATE _____ PREPARED BY _____

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL COMPLIANCE WITH THE VIEW AND PURPOSE OF THE PROFESSIONAL REGULATION REPORT OF THE CALIFORNIA PROFESSIONAL ENGINEERS BOARD. NO. _____ DATE _____ PREPARED BY _____



NNR ENGINEERING
120 AND 130 N. THIRD STREET
SAN JOSE, CALIFORNIA 95128
(408) 348-7813

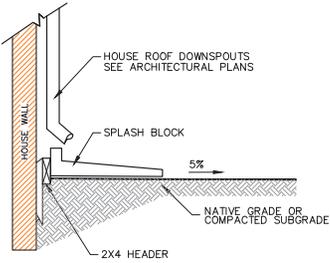
NPB ENGINEERING SERVICES CO.
535 WEYBRIDGE DRIVE
SAN JOSE, CALIFORNIA 95123
(408) 348-7813

Date: 8-11-2020
Drawn By:
Designed By:

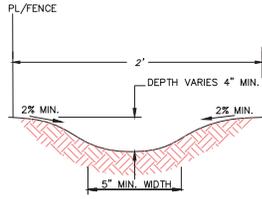
TITLE SHEET
120 AND 130 N. THIRD STREET
BLD 2017-01126

SCALE: N.T.S.

SHEET: 1 OF 5

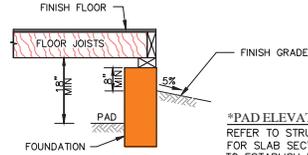


ROOF DOWNSPOUT/SPLASH BLOCK
N.T.S.



NOTES:
1. SEE LANDSCAPE PLANS FOR SURFACING

EARTH SWALE DETAIL
N.T.S.



NOTE
* PAD ELEVATION IS FOR INFORMATION ONLY.

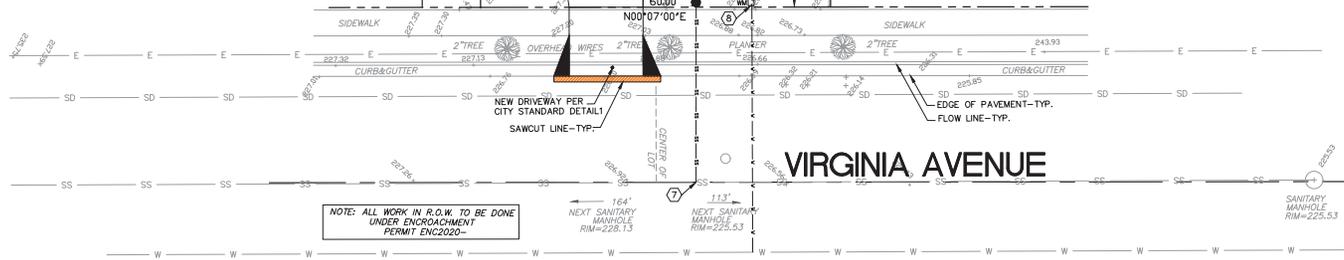
TYPICAL FOOTING DETAIL
N.T.S.

GRADING AND DRAINAGE CONSTRUCTION NOTES:

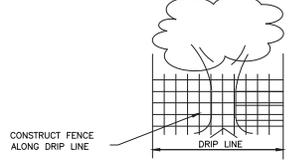
- ① ROOF DOWNSPOUT APPROXIMATE LOCATIONS.
- ② DIRECT SURFACE FLOW DRAINAGE AWAY FROM BUILDING AT 2% SLOPE FOR PAVED AREAS AND SLOPE 5% FOR AT LEAST 8 FEET, FOR NON-PAVED (DIRT & LANDSCAPE) AREAS.
- ③ 4" SDR-26 SS. LAT. @ 2% MIN.
- ④ NEW WATER SERVICE LINE PER CITY STANDARD, DESIGN BY OTHERS.
- ⑤ APPROXIMATE LOCATION OF JOINT TRENCH INCLUDES: ALL GAS/ELECTRIC LINES, COMMUNICATIONS LINES AND APPURTENANCES, INCLUDING ALL PUBLIC UTILITY, CATV AND TELEGRAPH SYSTEMS, SHALL BE LOCATED AND INSTALLED UNDERGROUND. FOR TRENCH PAVING, BACKFILL AND PIPING BEDDING SECTIONS SEE CITY STD.
- ⑥ EARTH SWALE @ S=0.7%.
- ⑦ CONNECT TO EXISTING SEWER MAIN PER WYSD STANDARD.
- ⑧ NEW WATER METER. DESIGN BY OTHERS.
- ⑨ INSTALL PROPERTY LINE CLEAN OUT PER WYSD STANDARD DRAWING 3A.

TOTAL NEW & REPLACED IMPERVIOUS AREA

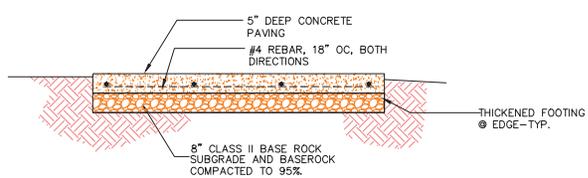
NEW HOUSE/GARAGE	2413 SQ. FT.
NEW DRIVEWAY	396 SQ. FT.
NEW ENTRY PORCH	25 SQ. FT.
NEW REAR PATIO	611 SQ. FT.
NEW WALKWAY	310 SQ. FT.
TOTAL	3,755 SQ. FT.



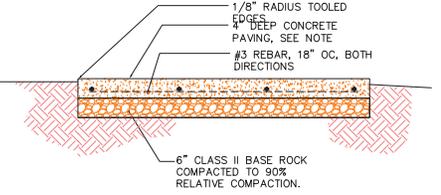
- NOTES:
1. THE DEVELOPER SHALL INSTALL "THE PROTECTION DEVICE" PRIOR TO THE START OF GRADING OR CLEARING WORK.
 2. THE CITY RESERVED THE RIGHT TO ISSUE A "STOP WORK" NOTICE IF THE "PROTECTIVE DEVICE" IS NOT INSTALLED.
 3. ROLLED CHAIN LINK FENCE ON DRIVEN POST.
 4. PLACE WOOD CHIP AROUND TREE AND ALONG DRIP LINE



TREE PROTECTION DETAIL
N.T.S.



CONCRETE DRIVEWAY-TYPICAL SECTION
N.T.S.

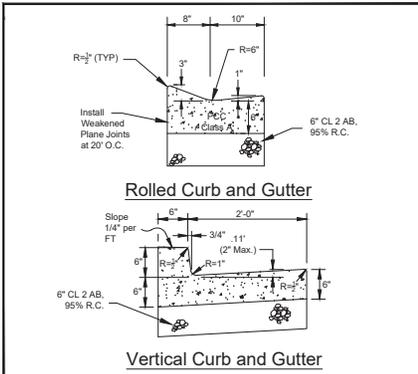


CONCRETE WALKWAY-TYPICAL SECTION
N.T.S.

UNDERGROUND OF UTILITIES:
ALL NEW AND EXISTING UTILITIES SHALL BE PLACED UNDERGROUND WITH NO EXCEPTION.



NMF ENGINEERING SERVICES CO.
 881 VIRGINIA AVENUE
 CAMPBELL, CALIFORNIA 95008
 (408) 488-9888
 Date: 8-11-2020
 Drawn By:
 Designed By:
 Checked By:
 Revision:
 No.:
 No. 56027
 Exp. 12/31/20
 CIVIL
 STATE OF CALIFORNIA
 David N. Raff, P.E.
 SCALE:
 AS SHOWN
 SHEET:
 2 OF 5

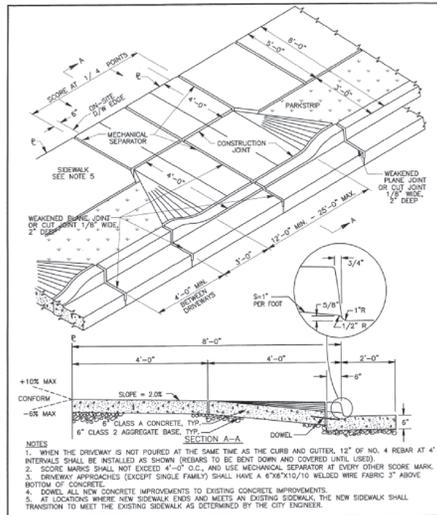


NTS

CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV.	DATE	BY
DESIGNED BY: SA			
CHECKED BY: DATE			
APPROVED BY: DATE			

Curb & Gutter Details

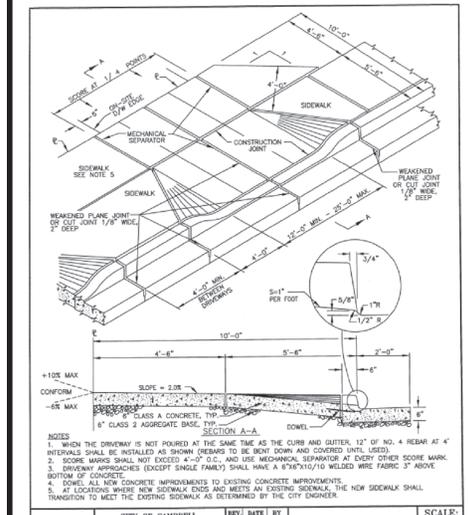
SCALE: N.T.S.
DETAIL NO. D-20



CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV.	DATE	BY
DESIGNED BY: SA			
CHECKED BY: DATE			
APPROVED BY: DATE			

Residential Driveway Detail (Detached Sidewalk)

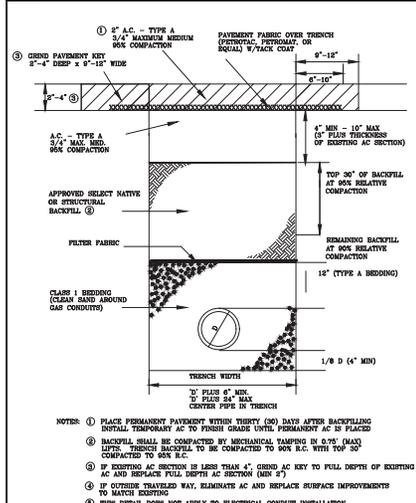
SCALE: N.T.S.
DETAIL NO. D-14



CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV.	DATE	BY
DESIGNED BY: SA			
CHECKED BY: DATE			
APPROVED BY: DATE			

Residential Driveway Detail (Attached Sidewalk)

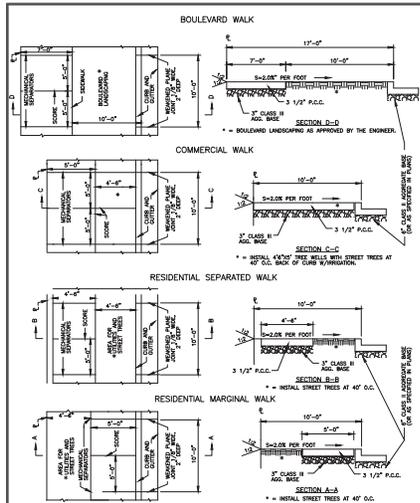
SCALE: N.T.S.
DETAIL NO. D-15



CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV.	DATE	BY
DESIGNED BY: SA			
CHECKED BY: DATE			
APPROVED BY: DATE			

TRENCH RESTORATION - METHOD B Backfill and Surface Restoration

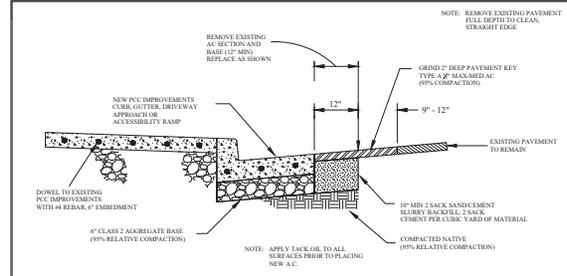
SCALE: N.T.S.
DETAIL NO. D-21



CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV.	DATE	BY
DESIGNED BY: SA			
CHECKED BY: DATE			
APPROVED BY: DATE			

CURB, GUTTER, AND SIDEWALK CONFIGURATIONS

SCALE: N.T.S.
DETAIL NO. D-11



CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV.	DATE	BY
DESIGNED BY: SA			
CHECKED BY: DATE			
APPROVED BY: DATE			

A.C. PAVEMENT REMOVAL & RESTORATION AT NEW PCC IMPROVEMENTS

SCALE: N.T.S.
DETAIL NO. A-3



EROSION AND SEDIMENT CONTROL NOTES:

1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN FOR THIS PROJECT AND AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD ORDER R2-2003-0021 AND VESIC FERMAT NO. GAS 002621.
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 MANNER 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 THE CITY ENGINEER.
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 30. 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 RUNOFF TO ANY STORM DRAIN SYSTEM.
9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3/4" FRACTURED STONE AGGREGATE UNLINED 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 CONTROL 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:

1. NO STORM RUNOFF WATER SHALL BE ALLOWED TO DRAIN DIRECTLY INTO THE EXISTING UNDERGROUND STORM SYSTEM BEFORE DISTURBED AREA IS STABILIZED BY HYDROSEEDING OR OTHER NECESSARY MEASURE AND THE ON-SITE STORM DRAIN SYSTEM IS INSTALLED.
2. AS SOON AS IS PRACTICAL AFTER THE NEW ON-SITE STORM SYSTEM IS INSTALLED, THE CATCH BASINS SHALL BE INSTALLED AND BURLAP SACKS SHALL BE PLACED AROUND THE CATCH BASINS, AS SHOWN IN R.O.W.C.B. S.F. BAY AREA EROSION AND SEDIMENT CONTROL MANUAL.

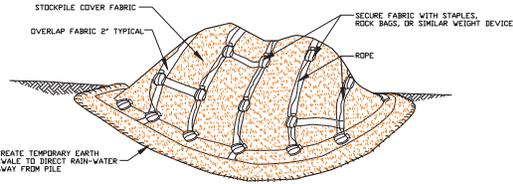
3. PERSON RESPONSIBLE FOR IMPLEMENTATION OF THE EROSION AND SEDIMENT CONTROL PLAN:
NAME: MICHAEL CAREY
ADDRESS: P.O. BOX 564, SAN DIEGO, CA 94586
TELEPHONE BUSINESS: 925 863 9649
AFTER OFFICE HOURS: 925-963 0569
4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND PERMANENT LANDSCAPE IN PLACE. CHANGES TO EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE CITY ENGINEER.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.
6. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RESUBMITTED FOR CITY APPROVAL PRIOR TO OCTOBER 1ST OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE COUNTY.
7. THIS PLAN IS INTENDED TO BE USED FOR EROSION CONTROL WORK ONLY. OTHER INFORMATION SHOWN HEREIN MAY NOT BE THE MOST CURRENT. REFER TO GRADING TO GRADING PLAN FOR OTHER INFORMATION.
8. USE STRAW WATTLES PER REGIONAL WATER QUALITY CONTROL BOARD MANUAL.



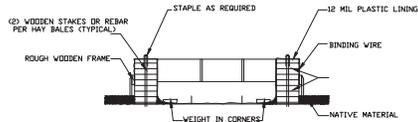
NOTES:

1. THICKNESS OF FILLED BAGS WHEN LAD SHALL NOT EXCEED 4".
2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS.
3. REMOVE ACCUMULATED DIRT AND DEBRIS BEFORE IT EXCEEDS 2" THICK ON THE SIDES.
4. INSPECT INLET PROTECTION DAILY DURING EXTENDED RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

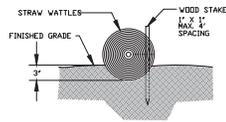
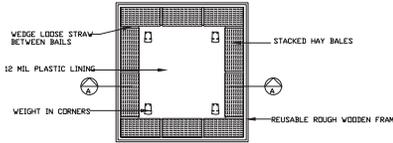
**BURLAP SACK DRAIN INLET (D.I.)
SEDIMENT FILTER DETAIL**
NTS



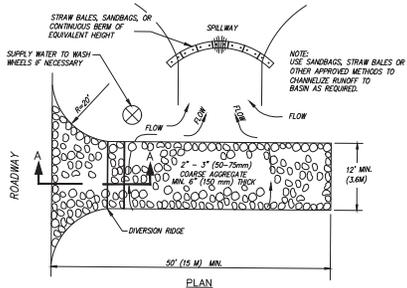
TEMPORARY COVER ON STOCK PILE
NTS



TEMPORARY CONCRETE WASHOUT FACILITY (ABOVE GRADE)
NTS



**ENTRENCHMENT
DETAIL
IN FLAT AREA
STRAW WATTLES**
NTS



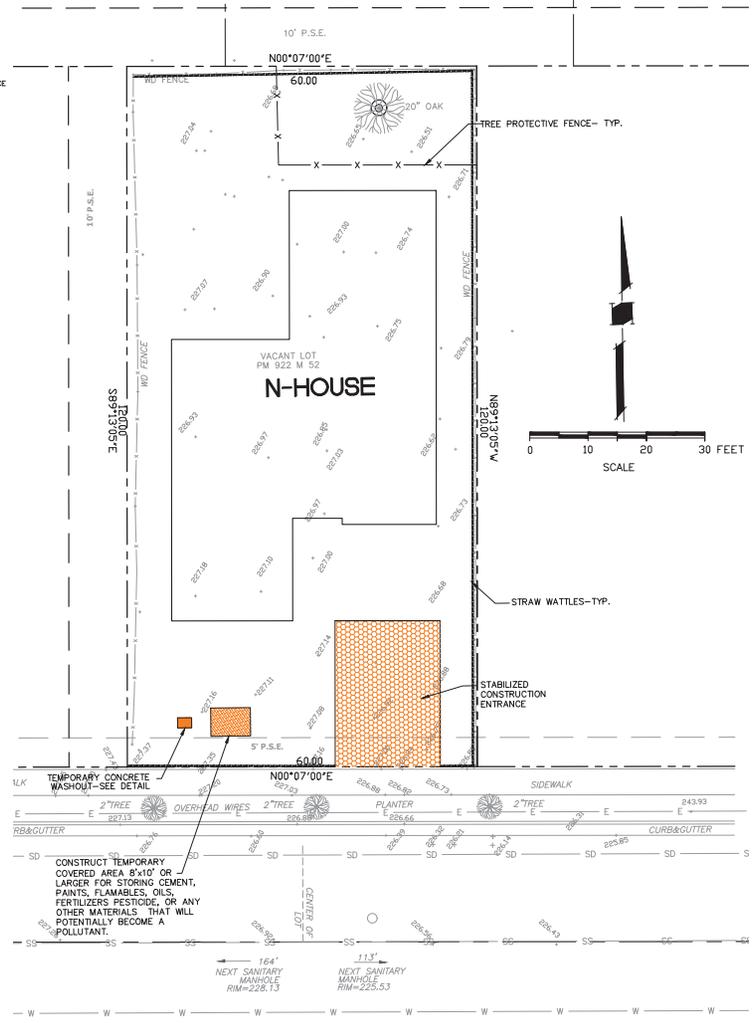
STABILIZED CONSTRUCTION ENTRANCE
NTS

STABILIZED CONSTRUCTION ENTRANCE NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRACKED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

LEGEND

STRAW WATTLES



Chg	By	Date	Revision	No.	Date: 8-11-2020	Drawn By:	Designed By:
NMF ENGINEERING SERVICES CO. 100 WOODSIDE DRIVE SAN JOSE, CALIFORNIA 95035 (408) 257-7200							
EROSION CONTROL PLAN 881 VIRGINIA AVENUE BLD201							
SCALE: AS SHOWN SHEET: 4 OF 5							

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION

This certificate is filed out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:	
Street Address	Parcel, tract or lot number, if available.
City	Latitude/Longitude (optional)
State	Zip Code

Property Owner or his/her designee:	
Name	Telephone No.
	Fax No.
Title	Email Address
Company	Street Address
City	State
	Zip Code

Property Owner
 "I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature _____ Date _____

- Please answer the questions below:**
1. Date the Landscape Documentation Package was submitted to the local agency _____
 2. Date the Landscape Documentation Package was approved by the local agency _____
 3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date
Name (print)	Telephone No.
	Fax No.
Title	Email Address
License No. or Certification No.	
Company	Street Address
City	State
	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING
 Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
 Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT
 Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT
 Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6.
 Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST
 Prescriptive Option

- 1 - PROJECT INFORMATION
- a Date 9/28/20
 - b Applicant - Greg Lewis - Landscape Architect
 - c Project Address - 881 Virginia Ave., Campbell
 - d Total Landscape Area - new planting - 21.13 sf including 225 sf of turf and 272 sf of non irrigated and non planted area under the existing oak in the front yard
 - e Type of project - Single Family Residence
 - f Water provider - San Jose Water
 - g Contacts of Applicant - Greg Lewis - Landscape Architect
 lewislandscape@bcglobal.net
 office phone (831) 359-0960
 Waid Nazari (408) 772-0996
 - h "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"
- Greg Lewis 9/28/20*

- 2 - WATER EFFICIENT LANDSCAPE WORKSHEETS - not required
- 3 - SOIL MANAGEMENT REPORT - not required
- 4 - LANDSCAPE DESIGN PLAN
 See sheets L1
- 5 - IRRIGATION DESIGN PLAN
 See sheets L2
- 6 - GRADING DESIGN PLAN - NNR Engineer - Nadim
 (408) 348-7813 nrengineering@yahoo.com

The following items are required when the landscape construction is complete

At the time of final inspection, the permit applicant must provide the owner of the property

CERTIFICATE OF COMPLETION (SEE THIS SHEET L0)

CERTIFICATE OF INSTALLATION (SEE THIS SHEET L0)

IRRIGATION SCHEDULE

SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

PLANNING FINAL REQUIRED. THE NEW LANDSCAPING INDICATED ON THE LANDSCAPE PLANS, SHEETS L0 THRU L5 MUST BE INSTALLED PRIOR TO FINAL INSPECTION. CHANGES TO THE LANDSCAPING PLAN REQUIRE PLANNING APPROVAL

Landscape Documentation

Revision

GREGORY LEWIS LANDSCAPE ARCHITECT #2778
 738 Park Way Santa Cruz, CA 95065 (831) 359-0960
 www.lewislandscape.com



Tony & Chris Residence
 881 Virginia St., Campbell, CA

Date: 1/28/20
 Title: As Noted
 Drawn: Greg
 Scale:

L0
 of 6

WATER EFFICIENT COMPLIANCE CHECKLIST NOTES - TURF, PLANTING, SOIL MANAGEMENT

- LESS THAN 25% OF PLANTING AREA IS TURF
- AT LEAST 80% OF NON-TURF AREA CONSISTS OF NATIVE OR LOW WATER USE PLANTS
- PLANTS WITH SIMILAR WATER NEEDS ARE GROUPED WITHIN HYDROZONES, EACH HYDROZONE SHALL BE CONTROLLED BY A SEPARATE GROUP OF VALVES
- AT LEAST 6 CUBIC YARDS OF COMPOST (BFI SUPER HUMUS) AND 16 POUNDS OF 12-12-12 FERTILIZER SHALL BE THOROUGHLY TILLED INTO THE TOP 8 INCHES OF SOIL (EXCEPT UNDER CANOPY OF EXISTING TREES TO BE SAVED) OR FOLLOW THE AMENDMENT AND FERTILIZER RECOMMENDATIONS OF A SOIL FERTILITY TEST AND ANALYSIS FROM A SOIL LAB (HIGHLY RECOMMENDED)
- INSTALL 3 INCH DEEP LAYER OF TOP DRESS MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN AREAS OF DIRECT SEEDING APPLICATION OR SOD LAWN. USE VEGETATION CYCLING DARK BROWN MAHOGONY COLORED WONDER MULCH OR DARK BROWN PRO CHIP BARK OR OTHER MULCH APPROVED BY THE OWNER (PROVIDE SAMPLES)
- GRADING SHALL BE DESIGNED TO MINIMIZE SOIL EROSION, RUN-OFF AND WATER WASTE ADDITIONAL NOTES
- SEE SHEETS L3 AND L4 FOR PLANTING AND IRRIGATION DETAILS AND SPECIFICATIONS
- DON'T TRENCH TOO CLOSE TO STRUCTURES WITHOUT THE APPROVAL OF THE BUILDING ARCHITECT, CIVIL, OR STRUCTURAL ENGINEER
- PRIOR TO ORDERING PLANTS OR SIGNING FINAL CONTRACT FOR WORK MAKE SURE YOU HAVE THE MOST CURRENT SET OF APPROVED PLANS AND MAKE SURE THERE ARE NO CHANGES TO THE PLANT CHOICES
- ADJUST FINAL LOCATIONS OF PLANTS TO AVOID CONFLICTS WITH UTILITIES, LIGHTS, AND IRRIGATION COMPONENTS, SCREEN VALVES AND UTILITIES WITH PLANTS. DON'T PUT PLANTS TOO CLOSE TO PAVING OR BUILDINGS PRIVACY SCREENING NOTES
- CONTRACTOR SHALL REFER TO SHEETS C2 FOR SITE GRADING AND DRAINAGE INSTALLATION
- 3 BOULDERS IN FRONT YARD UNDER EXISTING OAK ARE OPTIONAL. PROVIDE OWNER WITH EXTRA PRICE IN BID FOR 3 SONOMA FIELDSTONE BOULDERS MIN. 2X2.5X3' IN SIZE, SET INTO SOIL ENOUGH TO LOOK STABLE. SOMETIMES YOU CAN PUSH SOME SOIL UP AROUND THE BOTTOM EDGE OF THEM TO MAKE THEM LOOK MORE STABLE

TREE PROTECTION DURING CONSTRUCTION.

PROTECTED TREES DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING DEVELOPMENT OF A PROPERTY BY COMPLIANCE WITH THE FOLLOWING, WHICH MAY BE MODIFIED BY THE PLANNING DIRECTOR:

- PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. THE FENCE SHALL BE A MINIMUM OF FIVE FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE. THE FENCE SHALL BE OF CHAINLINK WITH STEEL POSTS MIN. 10' APART POUNDED INTO GROUND. FINAL LOCATION OF THE FENCE TO BE APPROVED BY A CERTIFIED ARBORIST AND THE CITY PRIOR TO GRADING OR OTHER CONSTRUCTION ACTIVITY. THE FENCE CAN BE MOVED FOR LANDSCAPING OR PAVING ONLY IF APPROVED BY THE CERTIFIED ARBORIST AND THE CITY.
- THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY THE PLANNING DIRECTOR.
- IF IT IS NECESSARY TO INSTALL THE TREE PROTECTION FENCE CLOSER TO THE TREE TRUNK THAN THE DRIP LINE FOR ACCESS FOR CONSTRUCTION A 6 INCH DEEP LAYER OF COARSE BARK WITH HEAVY DUTY, THICK PLYWOOD ON TOP OF IT CAN BE INSTALLED UNDER UNFENCED AREAS UNDER THE DRIP LINE TO REDUCE COMPACTION OF THE SOIL UNDER THE TREE DURING CONSTRUCTION.
- TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.
- NO SIGNS, WIRES, OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.

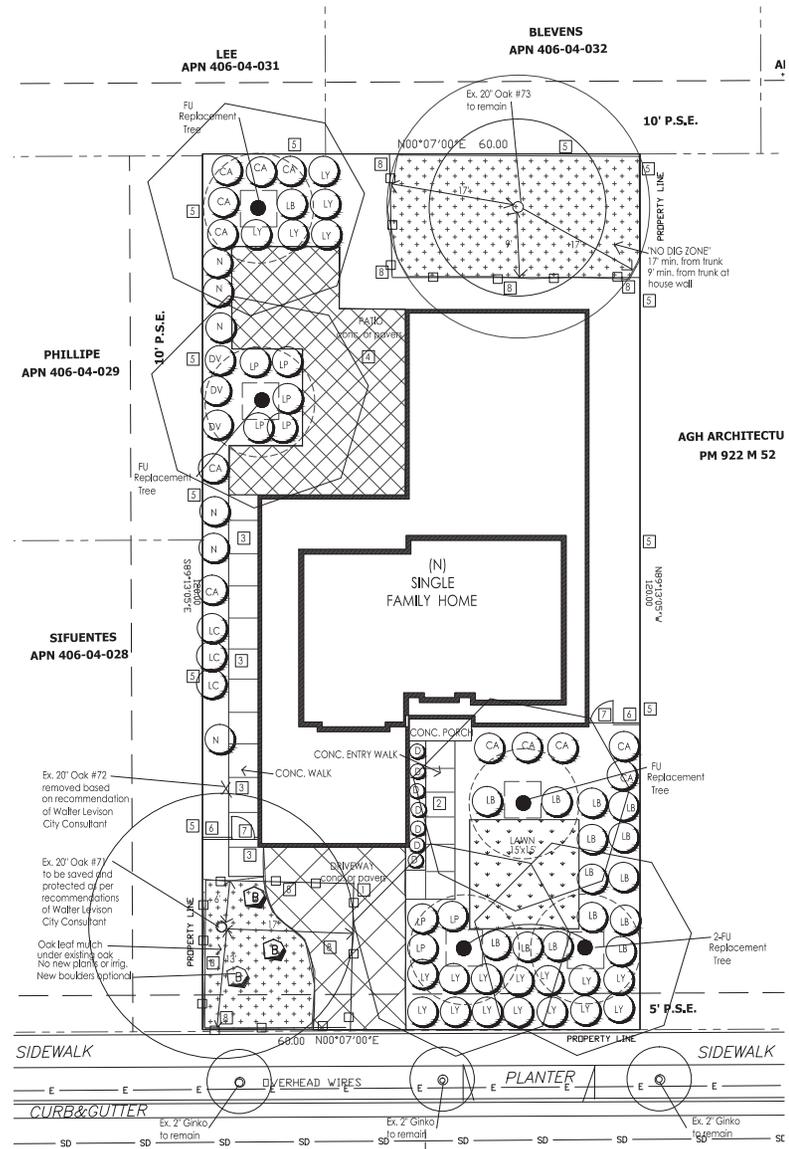
Plant Legend

KEY QTY	SIZE	WUCOLS RATING	BOTANICAL NAME	COMMON NAME
FU	5 60" box Min. 15 feet high	MED	Fraxinus uhdei	Evergreen Ash
Replacement Trees required by city for removal of existing trees				
SHRUBS				
N	6 5 3'-5'	LOW	Nandina Gulf Stream	Heavenly Bamboo
GROUND COVERS				
DV	3 1 4'-8'	LOW	Dietes vegeta (D. iridifolia)	Fortnight Lily
LY	19 1 4'-8'	LOW	Lantana Spreading/Yellow	Low Yellow Lantana
LP	8 1 3'-8'	LOW	Limonium perezii	Sea Statice
LB	15 1 3'-8'	LOW	Lomandra Breeze	
LC	3 1 3'-5'	LOW	Loropetalum Razzelebery	
CA	12 1 3'-5'	LOW	Crassula argentea	Jade Plant
D	7 1 3'-5'	LOW	Aeonium urbicum	Dinner Platter succulent
Lawn	sod	HIGH	Turf Tall Fescue with 2x4 rough redwood header	

Plant quantities are for planning purposes only. Contractor to do own plant count.

Landscape Site Legend

- Driveway - Concrete or interlocking Conc. Pavers - pattern and color to be determined later by owner
- Front walkways - Concrete pads with 3.5 inch spaces between can be filled with mulch or rounded gravel - pattern and color to be determined later by owner
- Side walkways - Concrete (impervious) - pattern and color to be determined later
- Rear patio - Concrete or interlocking Conc. Pavers - pattern and color to be determined later by owner
- Existing fencing to be kept when in good condition and repaired or replaced when necessary
- New 6 foot high fence solid wood
- New 6 foot x 3 foot wide solid wood gate
- Tree protection fencing during construction

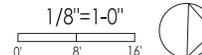


"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the landscape design plan"

Greg Lewis
Gregory Lewis - Landscape Architect Lic. #2176 9/28/20

We are complying with the Prescriptive Compliance Option in Appendix D of the WELO ordinance

Planting Plan 1/8"=1'-0"



Revision

GREGORY LEWIS LANDSCAPE ARCHITECT
728 Park Way Santa Cruz, CA 95065 (831) 555-0900
info@greglewis.com



Tony & Chris Residence
881 Virginia St., Campbell, CA

Date: 10/01/20
Type: All-None
Status: Shop
Sheet: 20
Total: 21

L1

WATER EFFICIENT LANDSCAPE CHECKLIST - IRRIGATION

- THE AUTOMATIC IRRIGATION CONTROLLER USES EVAPOTRANSPIRATION DATA AND UTILIZES A RAIN SENSOR
- THE IRRIGATION CONTROLLER DOES NOT LOSE PROGRAMMING DATA IN THE EVENT THE PRIMARY POWER SOURCE IS INTERRUPTED
- PRESSURE REGULATORS SHALL BE INSTALLED ON THE IRRIGATION SYSTEM TO ENSURE THE DYNAMIC PRESSURE OF THE SYSTEM IS WITHIN THE MANUFACTURER'S RECOMMENDED PRESSURE RANGE
- MANUAL SHUT-OFF VALVES ARE INSTALLED AS CLOSE TO POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY
- ALL IRRIGATION EMISSION DEVICES MUST MEET THE REQUIREMENTS SET IN THE ANSIC STANDARD, ASABE/ACC 802-2014 LANDSCAPE IRRIGATION SPRINKLER AND EMITTER STANDARD. ALL SPRINKLER HEADS INSTALLED IN THE LANDSCAPE MUST DOCUMENT A DISTRIBUTION UNIFORMITY LOW QUARTER OF 0.45 OR HIGHER USING THE PROTOCOL DEFINED IN ASABE/ACC 802-2014
- IRRIGATION SUBMETERS ARE REQUIRED FOR RESIDENTIAL PROJECTS WITH MORE THAN 5000 SQ.FT. OF LANDSCAPE AREA - THEY ARE NOT REQUIRED ON THIS PROJECT WITH 2523 SF
- THERE IS NO POOL OR WATER FEATURE ON THIS PROJECT. THERE IS NO LAWN. ADDITIONAL NOTES
- SEE SHEET L3 AND L4 FOR DETAILS AND SPECIFICATIONS
- THIS SYSTEM IS DESIGNED TO OPERATE WITH MINIMUM 5 GPM AT MINIMUM 45 P.S.I. AT THE POINT OF CONNECTION. IF THIS CONDITION IS NOT MET CONTACT THE LANDSCAPE ARCHITECT FOR POSSIBLE REVISION. (YOU CAN ADD SOME VALVES TO REDUCE THE FLOW THRU THE VALVES WITH MORE FLOW). THERE IS 65 STATIC PSI IN THIS AREA. IF PRESSURE EXCEEDS 75 PSI AT POINT OF CONNECTION INSTALL A WILKINS 600 1" PRESSURE REGULATOR STATIC PRESSURE IS APPROX. 58 PSI IN THIS AREA.
- THE ROUTING OF SPRINKLER LINES IS SCHEMATIC ON THE PLAN. DO NOT PUT VALVES TOO CLOSE TO TREES. STAY 8 TO 10' AWAY IF POSSIBLE. DO NOT PUT PRESSURE LINES UNDER TREES. INSTALL LINE IN PLANTING AREAS INSTEAD OF UNDER PAVING WHENEVER POSSIBLE.
- POINT OF CONNECTION WILL TYPICALLY BE JUST BEFORE WATER ENTERS HOUSE. INSTALL 3/4" TEE AND A BALL VALVE AND RUN 3/4" SCH 40 PVC TO VALVE LOCATIONS. KEEP ANTI-BIPHON VALVES IN INCONSPICUOUS PLACES. INSTALLED 6" TO 12" ABOVE HIGHEST SPRINKLER OR DRIP EMITTER ON THE CIRCUIT. KEEP VALVES OUT OF PATHS.
- MAKE PROVISIONS TO ADD AN EXTRA CONTROL WIRE TO THE LOCATIONS OF THE VALVES WITH LARGE GPM FLOWS SO THAT EXTRA VALVES CAN BE ADDED IF THERE ISNT ENOUGH WATER VOLUME AVAILABLE AT THE NECESSARY PRESSURE
- BE SURE AND FOLLOW THE PLANS. YOU WILL PROBABLY BE REQUIRED TO HAVE A LICENSED/CERTIFIED LANDSCAPE PROFESSIONAL OBSERVE THE LANDSCAPE CONSTRUCTION AT PERIODIC INTERVALS AND FILL OUT A CERTIFICATE OF INSTALLATION. THIS PERSON WILL ALSO BE RESPONSIBLE FOR PROVIDING AN IRRIGATION SCHEDULE FOR NEW PLANTINGS AND MATURE PLANTINGS AND A LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE.

Drip Irrigation Notes

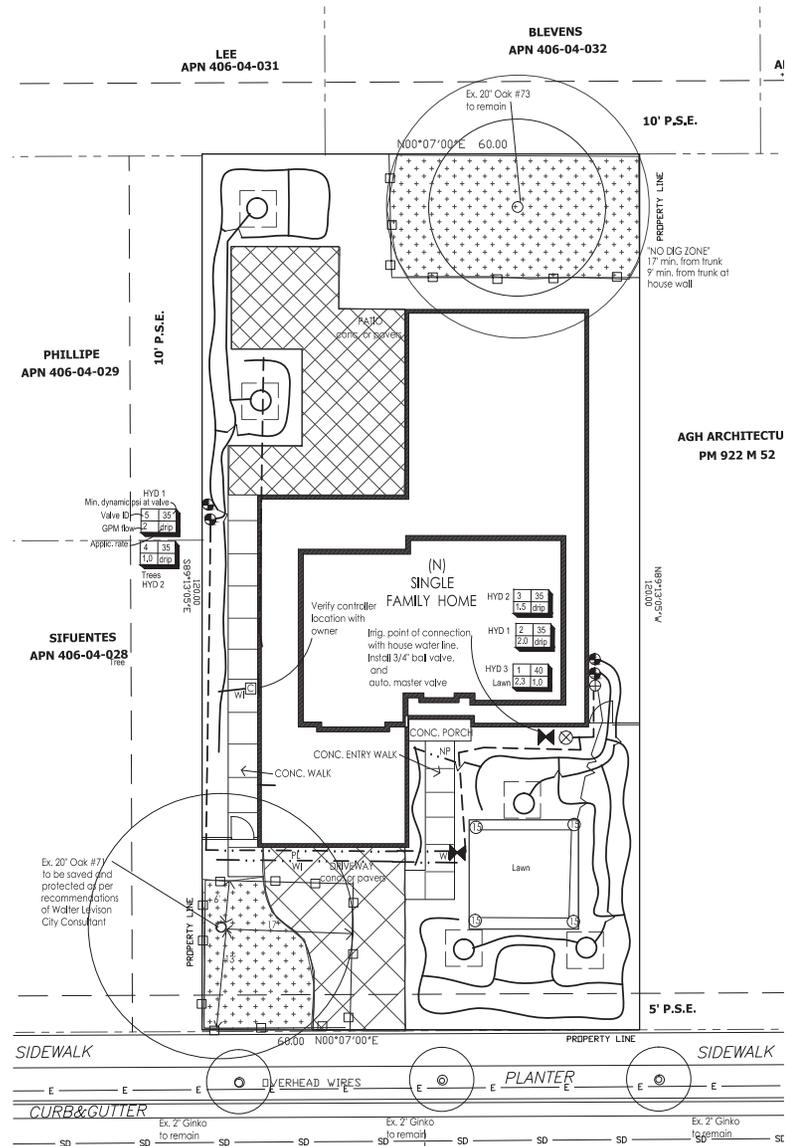
- SECURE LARGER 3/4" DRIP TUBING 1" BELOW GRADE WITH 7" OR 11" U-SHAPED STAKES 3 FEET ON CENTER OR CLOSER SO THAT THE TUBING CAN BE FOUND EASILY BUT DOES NOT SHOW IF THE MULCH GETS BRUSHED AWAY. COVER TUBING WITH SOIL AND MULCH AND INSTALL MANUAL FLUSH VALVES AT ENDS OF TUBING AND MARK THEM SO THEY CAN BE FOUND EASILY.
- RUN LARGE TUBING OVER AND NEXT TO ROOTBALL OF PLANTS TO MINIMIZE LENGTH OF SMALLER 1/4" TUBING. SECURE EMITTERS ON 3/4" TUBING AT PLANT ROOT BALLS. WHEN NECESSARY RUN SHORT LENGTHS OF 1/4" TUBING FROM EMITTERS TO PLANT ROOT BALLS. INSTALL STAKES ON 1/4" TUBING AT 12" ON CENTER AND COVER TUBING WITH 1" OF SOIL PLUS MULCH.
- AS THE PLANT AND PLANT ROOTBALL INCREASE IN SIZE, THE LOCATIONS OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED OVER THE ROOTBALL.
- INSTALL PRESSURE COMPENSATING EMITTERS (WITH MINIMAL DIFFERENCE IN FLOW BETWEEN 10 PSI AND 40 PSI) AT EACH PLANT ON ROOT BALL (NOT RIGHT AT STEM). USE AGRIFIM PC PLUS (PRESSURE COMPENSATING EMITTERS). USE THE ONES THAT 1/4" TUBING CAN BE CONNECTED TO. OTHER EMITTERS MAY HAVE A HIGHER DISCHARGE RATE AT STARTUP REQUIRING LARGER PIPE SIZES.

EMITTER SCHEDULE:

TWO 1 GPH EMITTERS AT SMALL SHRUBS (EVENTUAL SIZE) LY.L.P.D
 THREE 1 GPH EMITTERS AT MEDIUM SHRUBS DV.LB.L.C.CA.N
 FOUR 1 GPH EMITTERS AT LARGE SHRUBS (none)
 WITH SHRUBS THAT HAVE MULTIPLE EMITTERS, PUT SOME OVER ROOT BALL (NOT RIGHT ON STEM) AND SOME OUT UNDER FUTURE CANOPY. SPACE EMITTERS EVENLY IN ROOT ZONE AREA.
 FOR TREES INSTALL FIVE 1 GPH EMITTERS ON AND AT EDGE OF ROOTBALL AND AN ADDITIONAL TWENTYFIVE 1 GPH EMITTERS AT 2 FOOT GRID UNDER FUTURE CANOPY but none under canopy of existing oaks

Irrigation Legend

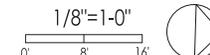
KEY	MANUF.	MANUF. #	DESCRIPTION
(D) (L3) (C)	Hunter	Pro-C	7 station controller with enough modules for 7 stations exterior wall mount with multiple programming, cycle start, and calendar program
(C) (L3) (C)	Hunter	SOLARSYNC	Install Solarsync weather sensor in sunny location that receives rain. System will adjust valve run times according to weather
(C) (L3) (C)	Hunter	PGV-ASV 075	3/4" anti-siphon valve with 3/4" Amiad Filter, Senniger PR30 pressure regulator, and adaptor to drip tubing
(C) (L3) (C)	Hunter	PGV-ASV 075	3/4" anti-siphon valve for spray sprinklers
(A) (L3) (C)			Run 3/4" Sch 40 PVC pressure line from point of connection to valves
(C) (L3) (C)			3/4" manual brass ball valves
(C) (L3) (C)	Hunter	ICV 101G	1" globe valve - automatic master valve
(C) (L3) (C)	Toro	O-15	15" Precision series nozzles with Hunter 6" pop-up 30 psi regulated quarter pattern is 15' at 30 psi with .6 GPM
(B) (L3) (C)		3/4"	Nonpressure line - Sch 40 PVC 3/4" unless noted for larger size - 12' of cover
(B) (L3) (C)		1"	Pressure line - Sch 40 PVC 3/4" unless noted for smaller size - 18" of cover
(B) (L3) (C)		PL	LINES UNDER PAVING - 24" deep with sand backfill
(B) (L3) (C)		W	3/4" Sch 40 PVC pressure line in 1-1/2" sleeve
(B) (L3) (C)		NP	1-1/4" gray elec PVC sleeve
(B) (L3) (C)			3/4" Sch 40 PVC nonpressure line in 1-1/4" sleeve
(E) (L3) (C)			3/4" PE drip tubing with compression fittings - see drip notes
(E) (L3) (C)			3/4" PE drip tubing with compression fittings - see drip notes under paving whenever possible



"I have complied with the criteria of the Water Conservation in Landscaping Ordinance and applied them for the efficient use of water in the irrigation design plan"
 Greg Lewis
 Gregory Lewis - Landscape Architect Lic. #2176 9/28/20

We are complying with the Prescriptive Compliance Option in Appendix D of the WELO ordinance

Irrigation Plan



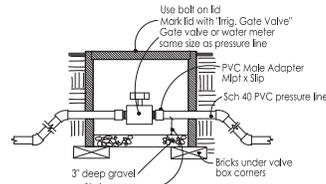
Revision

GREGORY LEWIS LANDSCAPE ARCHITECT #2176
 738 Park Way Santa Cruz, CA 95065 (831) 355-0900
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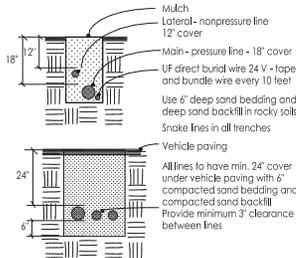
AGH ARCHITECTURE
 PM 922 M 52

Tony & Chris Residence
 881 Virginia St., Campbell, CA

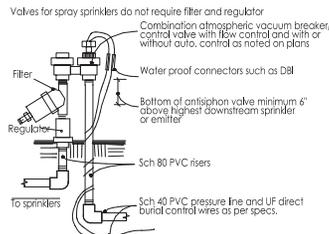
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 Date: 9/28/20
 Drawn: Greg
 Check: []
 Title: L2



Manual Gate Valve
No Scale

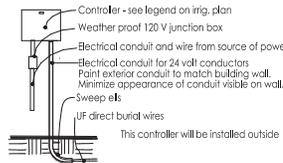


Trenches/Lines
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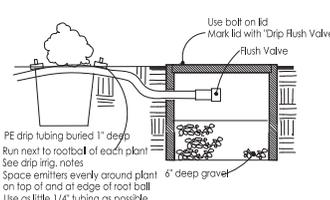


Auto. Antisiphon Valve with Filter and Regulator for Drip
No Scale

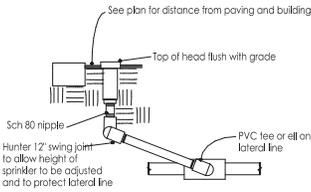
Install as per local code and manuf. instructions - Secure controller to wall with suitable anchors as approved by inspector



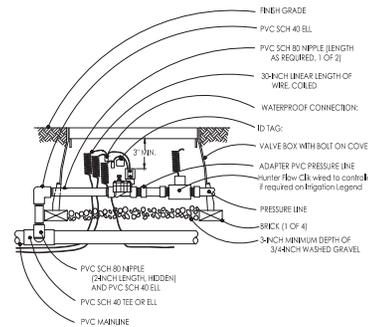
Wall Mount Controller
No Scale



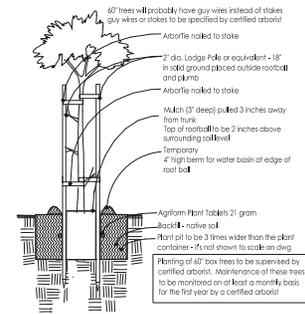
Drip Emmitter and Flush Valve
No Scale



Pop-Up Sprinkler
No Scale



Remote Control Master Valve
No Scale



1. 8-10 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls.
2. Dig plant hole at least 3 times the dia. and 2 times the depth of the plant container.
3. Gauge hole in the side of the plant pit - 2 holes per sq. ft. of wall surface.
4. Remove rootball carefully from container with support from below. Sever any circling roots (3/4 dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball to top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under rootball.
5. Fill around rootball with backfill to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball.
6. Put Agriform Plant Tablet fertilizer in the level adjacent to rootball and at bottom of hole (5 tablets per 15 gal or 3 tablets per 1 inch of caliper width. Fill the remainder of the hole with backfill and pack it).
7. Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
8. Install stakes such that the stakes and the tree has won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other.

Tree Planting
No Scale



1. 8-10 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls.
2. Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
3. Reduce this mixture in bottom half of hole and work on it. The weight of rootballs such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
4. Remove rootball carefully from container by tapping out, not pulling out by the stem. Scatter rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
5. Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
6. Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
7. Make the water basin.
8. Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
9. Install mulch.

Shrub Planting
No Scale

GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:

A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.

B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.

1.2 CONTRACTOR COORDINATION

A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE

A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions of the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS

A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS

A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS

A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all components, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS

A. Any product substitutions shall be requested in writing. The Landscape Architect may approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's account.

1.8 ERRORS AND OMISSIONS

A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job in the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/OBSERVATION DEFINITION

A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

A. The work includes but is not necessarily limited to the furnishing of all materials, equipment, and labor required to install a complete irrigation system.

1.2 GUARANTEE

A. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS

A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE

A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, installing insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES

A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION

A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE

A. Plastic pipe to be polyethyl chloride, marked 1120-1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyethyl chloride, type-I fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the Irrigation legend. For jacking, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and color number.

2.2 CONTROL WIRE

A. Use type UF direct burial wire minimum size #14, copper, AUL approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS

A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

A. Examine the area and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION

A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.

B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for machine pressure piping; 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves; 3. Twelve (12) inches for lateral distribution lines; 4. Twenty-four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire above under A.C. power.

C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and steels under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE

A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturer of the pipe and equipment and exercising care to prevent damage to the materials or equipment.

B. Metal pipe threads shall be sound, clean, and covered to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.

C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use grease water products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.

D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while insuring the least hydraulic friction. Install lines in planting areas wherever possible.

E. Thread male PVC connections into metal female connections rather than the opposite.

F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Show" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.

G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 TESTING

A. All quality testing shall be done in the presence of the Owner's Representative. Center-line all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Main shall be tested at 100 P.S.I., and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for testing. If 1/2" gauges are used to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are tested in the same manner except at multiple using joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap valves or turn existing screws on nozzles to the "off" position, as appropriate. Repeat any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT

A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas; (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walls, paving, etc.; (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure; (4) Adjustment of testing of all automatic valves to ensure their proper function, both automatically and manually; (5) Installation of pop-up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop-ups are not shown on the plan; (6) Installation of check valves to keep sprinkler head drainage from causing landscape areas, walking water, or creating soggy spots in the landscape.

3.8 AS-BUILT DRAWINGS AND INSTRUCTION

A. Regularly update a print of the system noting any changes which are made by dimensioning features below ground from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints showing the final changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.

B. After the system has been completed, inspected, and approved, instruct the Owner in the maintenance, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION

A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE

A. Plant Identification and Quality 1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with the standards of practice of the American Association of Nurseriesmen. In all cases, botanical names take precedence over common names. 2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable blemishes, and shall conform to the standards as outlined by the California Association of Nurseriesmen. True trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch systems and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.

3. Soil shall have a well developed root system. Yellowing, brown, diseased, dried, or past infested soil shall be rejected. Soil is to be clearly moved within 72 hours of delivery to the site. Soil is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Soil shall not be stored on the site overnight. Any soil delivered to the site that cannot be installed in the same day shall be removed and not used on the site.

4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS

A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (e.g., Perry Lab, Landscape One, Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for: 1. Particle size distribution (sand, silt, and clay). 2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level. 3. Fertility – amounts of available nitrogen, potassium, phosphorus, iron, magnesium, copper, zinc, and boron. 4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any test and the cost of testing for them is expensive and difficult.

An interpretation of the test results and their effect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible and liable for the cost of testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.

5. If blinding is done prior to soil fertility tests, bid on yrs. of nitrified (NFO) seaweed and 18 lbs. of 12-12-12 or 1000 lbs. tied or bag into the top 6" to 8" of soil in all planting area for blinding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 GUARANTEE

A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the original plant. The replacement plants will have the same guarantee as the original plants or trees, starting at the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING

A. Protect plants before and during installation, maintaining them in a healthy condition. Application of anti-desiccant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS

A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Final grade (5) Plant material quality approval (6) Final material layout (7) Final pH tests (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL

A. Native soil or import landscape soil

2.2 NATIVE TOPSOIL

A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL

A. Import landscape soil must be tested and meet the following specifications: 1. TEXTURE: Sandy loam to loam 2. GRADING: 25.4 mm (1") 95 – 100 9.5 mm (3/8") 85 – 100 3. CHEMISTRY – SUITABILITY CONSIDERATIONS: a. Soil's Sulfation Saturated Conductivity (Ecs x 103 @ 25 degree C.) Less than 4.0 b. Sodium: Sodium Adsorption Ratio (SAR) Less than 9.0 c. Boron: Saturation Concentration Less than 1.0 PPM d. Reaction: pH of Saturated Paste: 5.5 - 7.5 e. Lime: less than 3% by weight

4. PESTS:

a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil. b. ORGANIC MATTER c. Soil is to have 5% to 10% organic matter at below 18 inches in depth. Soil is to have less than 30% organic matter at 0 to 18 inches in depth. Organic matter to be no less than 1" dia. Do not use mushroom compost. No noxious weeds are allowed.

6. FERTILITY CONSIDERATIONS:

a. Soil is to contain sufficient quantities of available nitrogen, phosphorus, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient deficiencies, provisions shall be made to add required materials to overcome inadequacies prior to planting.

7. COMPACTED SOIL:

a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture. Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts.

2.4 ORGANIC SOIL AMENDMENT

A. Reused seaweed, 0-1/4" in diameter, that is nitrogen stabilized by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH

A. See Planting Plan

2.6 PLANTER SOIL MIX

A. See Planting Plan and Details.

2.7 BACKFILL FOR FLOW FITS

A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 6" of the plant pit backfill as per the soil lab recommendations.

2.8 FERTILIZER

A. Fertilizer needs and amounts will be based on the results of the soil test

B. Soil lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES

A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS

A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

A. Examine the area and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

B. Weed and Debris Removal – All ground areas to be planted shall be cleared of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off site.

C. Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.

D. Moisture Control – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not be broken up. If necessary, use an optimum moisture content for tilting and planting.

E. ROUGH GRADING AND TOPSOIL PLACEMENT 1. Request a reading by the Owner's Representative to verify specified limits and grades of work completed to be done before starting soil preparation work. Place topsoil as required to obtain on 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by raking.

Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving job conditions) that will not allow water in planting areas to percolate through, causing a boggy, over-saturated soil condition. You may have to use a backhoe or rotamator to break up and turn soil to a minimum depth of 12". If prepared plants are in areas of existing paving or basecoat, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas to be such that when amendment is incorporated and the mulch is installed, the grade will be +/- 1" to finish grade.

B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING

A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.

B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walls, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the discretion of the Landscape Architect, if required.

C. All grades shall provide for natural runoff of water without low spots or pockets. Final grade shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. Any high grades (top of mulch) are 1' below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING

A. Reutilize soils composted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed onto paving or brick drain areas or levels.

3.6 WEED CONTROL

A. The Contractor is responsible for pre-emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. City soils can increase the affect of certain pre-emergents. Apply the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE

A. Maintenance shall begin immediately after each plant is installed.

B. Maintenance will include: 1. Continuous operation of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth. 2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plants in a healthy, green vigorous growing condition during the maintenance period.

3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10-day intervals.

4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Motes, potholes, and other rodents shall be controlled by traps, approved poisons, baiters by probe gun, and other approved means.

5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.

6. Replacements: Immediately replace plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.

7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the seaweed/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will be best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION

A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is completed. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION

A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Revision

DATE: 11/20/20
BY: AS NICKS
CHECKED: GMB
DATE: 11/20/20
BY: GMB

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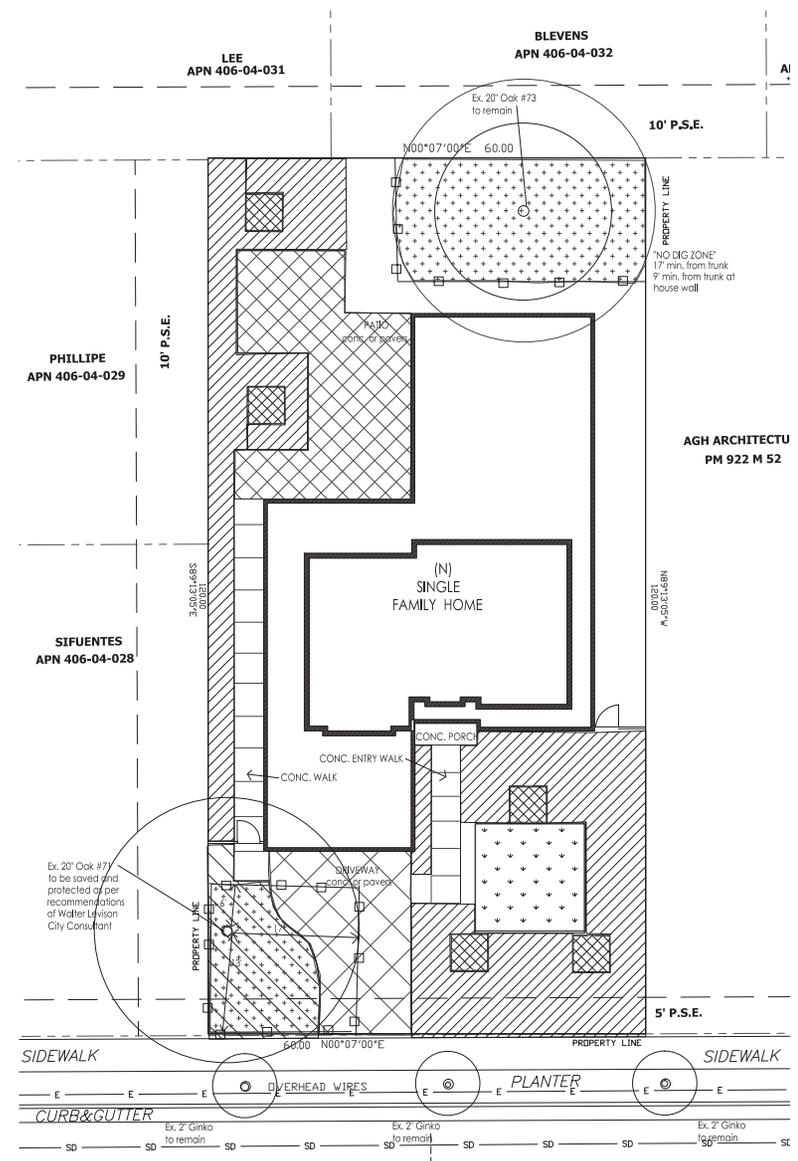
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L4
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Landscape Specifications



Hydrozone Summary

HYDROZONE-DESCRIPTION	GPM	SQ.FT.	% OF TOTAL VALVES
HYD 1 - DRIP, LOW WATER SHRUBS	4.0	1493	81%
HYD 2 - DRIP, LOW WATER, TREE	3	125	7%
HYD 3 - SPRAY, HIGH WATER, LAWN	2.3	225	12%
TOTALS		1843	100%

There is 272 sf of NO IRRIGATION OR PLANTING UNDER EX. OAK IN FRONT YARD. IF YOU INCLUDE THIS INTO TOTAL NUMBER OF SQUARE FEET IT IS 2115 SF - STILL LESS THAN 2500 SF

We are complying with the Prescriptive Compliance Option in Appendix D of the WELO ordinance

Hydrozone Plan 1/8"=1'-0"

