



**CITY OF CAMPBELL**  
Community Development Department

November 5, 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:

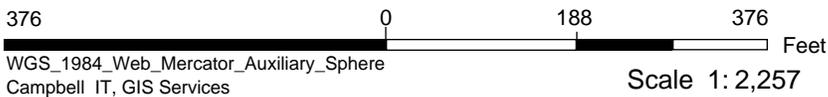
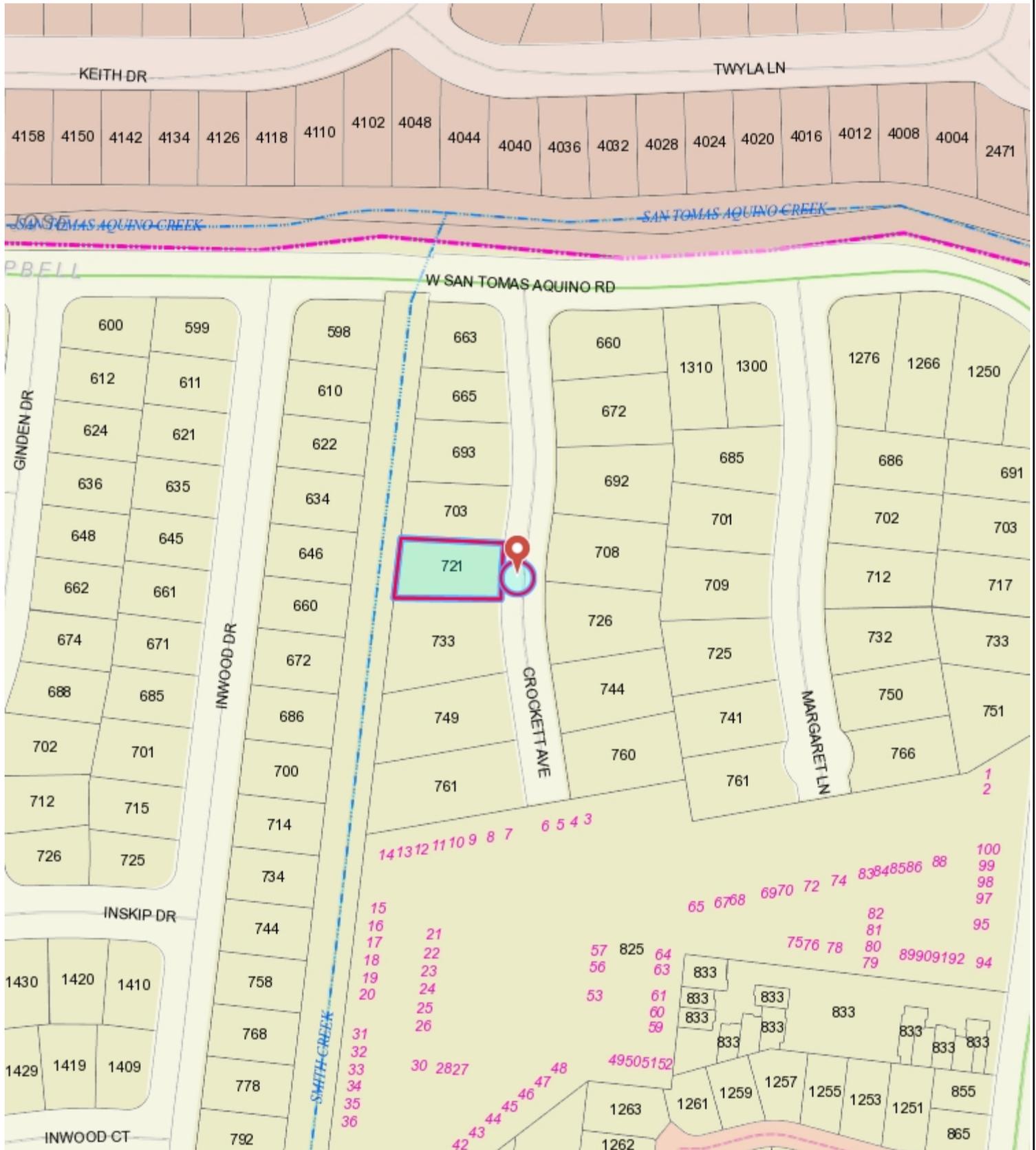
<b>File No.:</b>	<b>PLN-2020-98</b>
<b>Applicant:</b>	<b>Kyle Chan</b>
<b>Project Address:</b>	<b>721 Crockett Ave</b>
<b>Property Owner:</b>	<b>Fon-Chen Lee</b>
<b>Zoning District:</b>	<b>R-1-6 (Single Family Residential)</b>
<b>General Plan:</b>	<b>Low Density Residential (San Tomas Area Neighborhood Plan)</b>
<b>Neighborhood Association(s):</b>	<b>San Tomas Area Community Coalition</b>
<b>Project Description:</b>	<b>New approximately 3,436 sq. ft. two-story single-family home.</b>

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 November 6, 2020 and ends on November 16, 2020. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 16, 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](mailto:nazh@campbellca.gov).



# Location Map - 721 Crockett Ave



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.

# 721 CROCKETT AVENUE

## CAMPBELL, CA 95008

### NEW RESIDENCE

PERMIT SUBMISSION SET:



**kylechan**  
ARCHITECT  
5205 PROSPECT ROAD  
SUITE 105-100,  
SAN JOSE, CA 95002  
650-244-3711  
www.kylechan.com  
kyle@kylechan.com

PLANNING SET  
10.28.2020

Sheet Revisions:  
△

BASSFORD RESIDENCE  
NEW RESIDENCES  
721 CROCKETT AVE.  
CAMPBELL, CA 95008



**PROJECT TEAM**

**OWNER**  
FORN-CHEUNG LEE  
10935 MIRAMONTE ROAD  
CUPERTINO, CA 95014  
408-891-8103 (MOBILE)  
408-950-3523 (HOME)  
FLEE10935@YAHOO.COM

**LANDSCAPE ARCHITECT**  
T.B.D.

**TITLE - 24 ENERGY CONSULTANT**  
CAROLYN ENGINO CALCULATIONS  
PO BOX 4738  
SAN LUIS OBISPO, CA 93403  
PH:805-994-9948  
t10c24ey@yahoo.com

**STRUCTURAL ENGINEER**  
T.B.D.

**ARCHITECT**  
KYLE CHAN, ARCHITECT  
5205 PROSPECT ROAD, #105-100  
SAN JOSE, CA 95002  
PH: 408-780-8030  
CELL: 650-244-3711  
kyle@kylechan.com

**SURVIVOR / CIVIL ENGINEER**  
WEC & ASSOCIATES  
2825 MIDDLEFIELD RD #558  
PALO ALTO, CA 94306  
650.823.6466 PH  
650.881.0212 FAX  
CONTACT: ED WU  
ed@wecang.com

**GENERAL CONTRACTOR**  
T.B.D.



**ZONING INFORMATION**

PER **CAMPBELL MUNICIPAL CODE: CHAPTER 21.08**

ZONING DISTRICT: R-1-G

SETBACKS	WALL HT.	REQUIRED	PROPOSED
FRONT OF STRUCTURE	DWELLING	12'-0"	21'-1/2"
GARAGE		12'-0"	25'-3/8"
LEFT SIDE (1ST FLR.)		12'-0"	5' OR 1/2 HT (8'-0")
LEFT SIDE (2ND FLR.)		12'-0"	5' OR 1/2 HT (8'-0")
RIGHT SIDE (1ST FLR.)		12'-0"	5' OR 1/2 HT (8'-0")
RIGHT SIDE (2ND FLR.)		12'-0"	5' OR 1/2 HT (8'-0")
REAR SIDE		12'-0"	17'-10 1/2"

BUILDING HEIGHT (NATURAL GRADE): 26'-5"

	PERCENT
1ST FLOOR HABITABLE (F.L.)	2,033 SF 59.2%
2ND FLOOR HABITABLE (F.L.)	1,505 SF 42.7%
GARAGE (G.)	488 SF 14.0%
DECK (D.)	100 SF 2.8%
<b>TOTAL AREA (F.L. + G.)</b>	<b>3,426 SF 100%</b>

LOT SIZE: 7,641 SF (3,438.45 SF)  
F.A.R.: 45% (3,438.45 SF)

BUILDING COVERAGE: 45% (3,438.45 SF)  
TOTAL PORCH AREA: 203 SF  
LOT COVERAGE (FLOOR + PORCH): 30.9% (1,054.9 SF)

# BEDROOMS: 5  
# BATHROOMS: 3.5

SEE LANDSCAPE DRAWINGS FOR DETAILS

	AREA
LANDSCAPE COVERAGE:	1,937 SF
PAVING COVERAGE:	1,044 SF
IMPERVIOUS PAVING:	708 SF (CONCRETE OR STONE)
PERVIOUS PAVING:	336 SF (GRAVEL)

	AREA
FRONT YARD PAVING:	1,044 SF
WATER FEATURES:	0 SF
TREE LANDSCAPING:	573 SF
OTHER LANDSCAPING:	0 SF
TOTAL:	1,557 SF

**PROJECT INFORMATION**

**PROJECT DESCRIPTION:**  
1. CONSTRUCT A NEW 2-STORY SINGLE FAMILY HOUSE WITH ATTACHED GARAGE. EXISTING HOUSES ALREADY REMOVED IN 2007 DEMOLITION PERMIT #'S BLD2007-00842 (711 CROCKETT AVE)

**APN:** 403-09-100

**CONSTRUCTION TYPE:** V-B

**OCCUPANCY:** R-3 / U

**BUILDING CODES:**  
2019 CBC (BASED ON 2018 IBC)  
2019 CRC (BASED ON 2018 IRC)  
2019 CC (BASED ON 2017 NEC)  
2019 CMC (BASED ON 2018 UMC)  
2019 CPC (BASED ON 2018 UPC)  
2019 CALIFORNIA ENERGY CODE  
2019 CFC (BASED ON 2018 IFC)  
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)  
CITY MUNICIPAL CODE  
STATE AND FEDERAL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS & REGULATIONS

**FIRE SPRINKLER:**  
A RESIDENTIAL FIRE SPRINKLER SYSTEM IS REQUIRED IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS. FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.

**DRAWING INDEX**

A0.1	PROJECT INFO / COLOR FRONT ELEVATION
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A0.5	SITE PLAN / FLOOR AREA CALCULATION
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A1.1	PROPOSED ROOF PLAN
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A1.3	PROPOSED ELEVATIONS / STREETSCAPE
A1.4	EXTERIOR DETAILS / SECTIONS
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L.02	PLANTING & TREE PROTECTION PLAN
L.03	IRRIGATION PLAN
L.04	PLANT PALETTE

PLANNING SET  
NOT FOR CONSTRUCTION

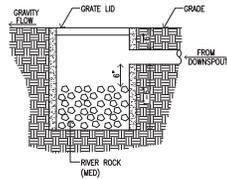
COVER SHEET /  
COLOR FRONT  
ELEVATION

A0.1

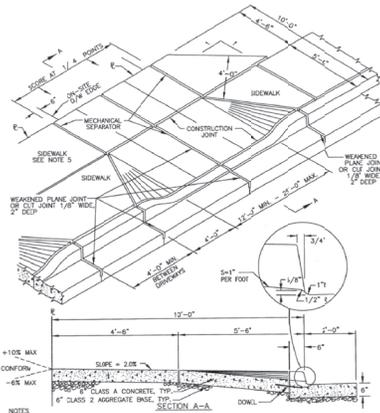
PROJECT NUMBER: 1022  
721 CROCKETT AVE







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



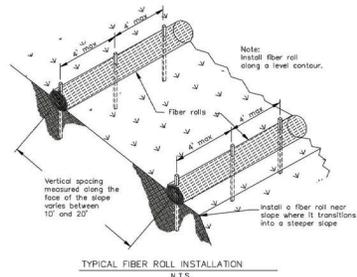
NOTES:  
 1. WHEN THE DRIVEWAY IS NOT POURED AT THE SAME TIME AS THE CURB AND GUTTER, 1 1/2" OF NO. 4 REBAR AT 4" INTERVALS SHALL BE INSTALLED AS SHOWN (REBARS TO BE BENT DOWN AND COVERED UNTIL USED).  
 2. SCORE MARKS SHALL NOT EXCEED 4'-0" O.C., AND USE MECHANICAL SEPARATOR AT EVERY OTHER SCORE MARK.  
 3. DRIVEWAY APPROACHES EXCEPT SINGLE FAMILY SHALL HAVE A 6"x12"x12" WEDGED WIRE FABRIC 2" ABOVE BOTTOM OF CONCRETE.  
 4. LOCATIONS WHERE NEW SIDEWALK ENDS AND MEETS AN EXISTING SIDEWALK, THE NEW SIDEWALK SHALL TRANSFER TO MEET THE EXISTING SIDEWALK AS DETERMINED BY THE CITY ENGINEER.



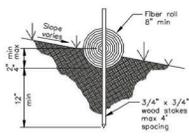
CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV. DATE BY	1	06/13	MR
DRAWN BY:	DATE:			
CHECKED BY:	DATE:			
APPROVED BY:	DATE:			

Residential Driveway Detail (Attached Sidewalk)  
 ID-15  
 SCALE: N.T.S.  
 DETAIL NO. 6

DRIVEWAY DETAIL 6

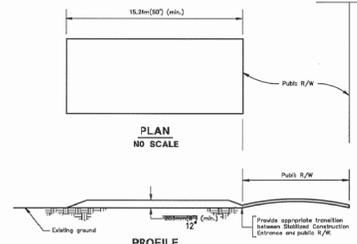


TYPICAL FIBER ROLL INSTALLATION N.T.S.



ENRICHMENT DETAIL N.T.S.

FIBER ROLL DETAIL 3



PLAN NO SCALE

PROFILE NO SCALE

SPECIFICATION FOR TEMPORARY STABILIZED CONSTRUCTION ENTRANCE  
**DESIGN AND CONSTRUCTION SPECIFICATIONS**  
 1. The material for construction of the pod shall be 15.2m(50') wide x 3' to 6"  
 2. The thickness of the pod shall not be less than 12"  
 3. The width of the pod shall not be less than the full width of all points of signs or signs.  
 4. The length of the pod shall be as required, but not less than 12m(40').  
 5. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic low cleaning with additional stone as conditions demand, and repair any or dismount of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way shall be removed immediately.  
 6. When necessary, wheel shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with treated stone that drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sand traps, gravel, board or other approved methods.  
 Units are in metric  
 Non-metric units in brackets

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date

DATE: JUNE 07, 2020

SCALE:

DRAWN: J

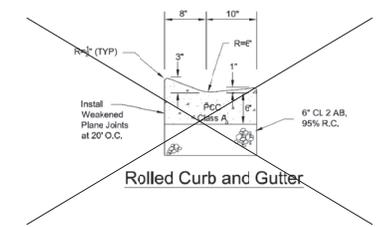
JOB: 09028

SHEET TITLE:

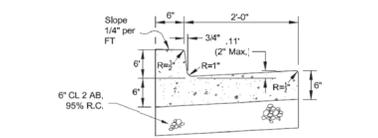
DETAILS

SHEET NO.

C.2



Rolled Curb and Gutter



Vertical Curb and Gutter

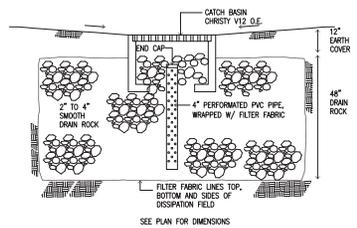
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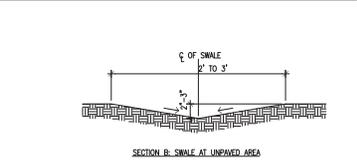
CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV. DATE BY			
DRAWN BY:	DATE:			
CHECKED BY:	DATE:			
APPROVED BY:	DATE:			

Curb & Gutter Details  
 D-20  
 SCALE: N.T.S.  
 DETAIL NO. 7

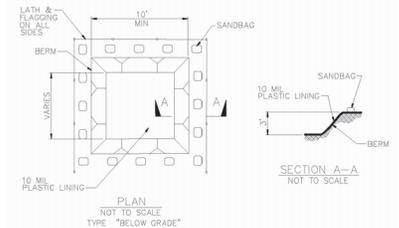
CURB & CUTTER DETAIL 7



DISSIPATION FIELD SCALE: N.T.S. 4



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



CONCRETE WASHOUT AREA 2



SOUTH VIEW



SOUTH-WEST VIEW



NORTH-WEST VIEW



NORTH VIEW



SOUTH-EAST VIEW

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



NORTH-EAST VIEW

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



733 CROCKETT AVE (LEFT HOUSE FROM PROJECT)



761 CROCKETT AVE



744 CROCKETT AVE



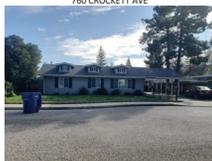
692 CROCKETT AVE



660 CROCKETT AVE



665 CROCKETT AVE (RIGHT HOUSE FROM PROJECT)



760 CROCKETT AVE



726 CROCKETT AVE



672 CROCKETT AVE



749 CROCKETT AVE



708 CROCKETT AVE



663 CROCKETT AVE



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kyle@kylechan.com

PLANNING SET  
10.28.2020

Sheet Revisions:



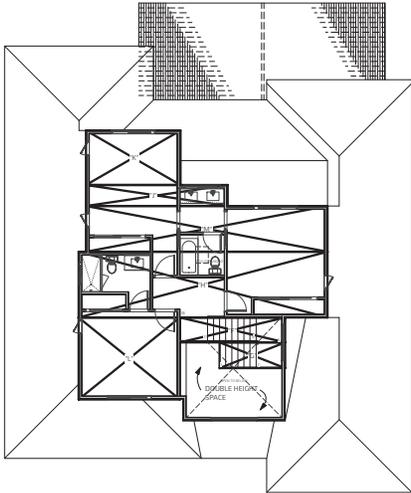
BASSFORD RESIDENCE  
NEW RESIDENCES  
721 CROCKETT AVE,  
CAMPBELL, CA 95008

PLANNING SET  
NOT FOR CONSTRUCTION

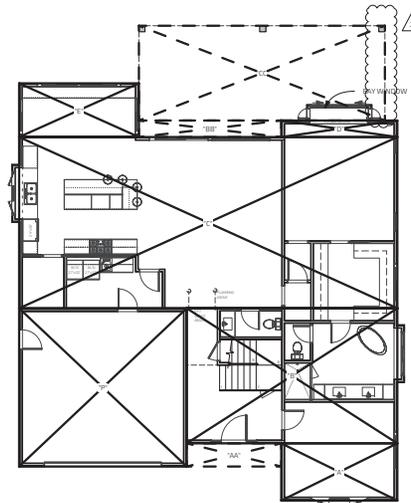
SITE PHOTOS

A0.4

PROJECT NUMBER: 1922  
721 CROCKETT AVE



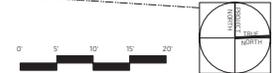
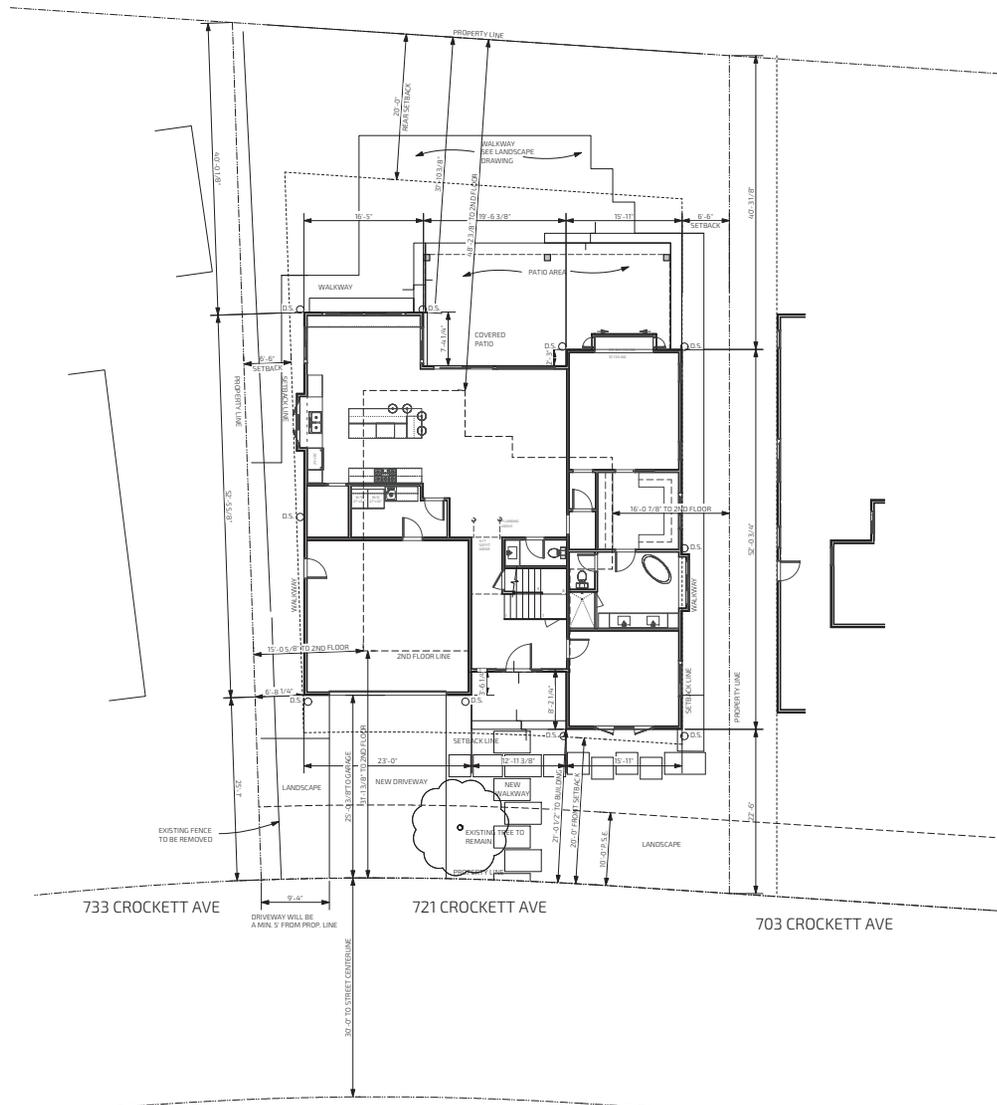
2ND FLOOR PLAN



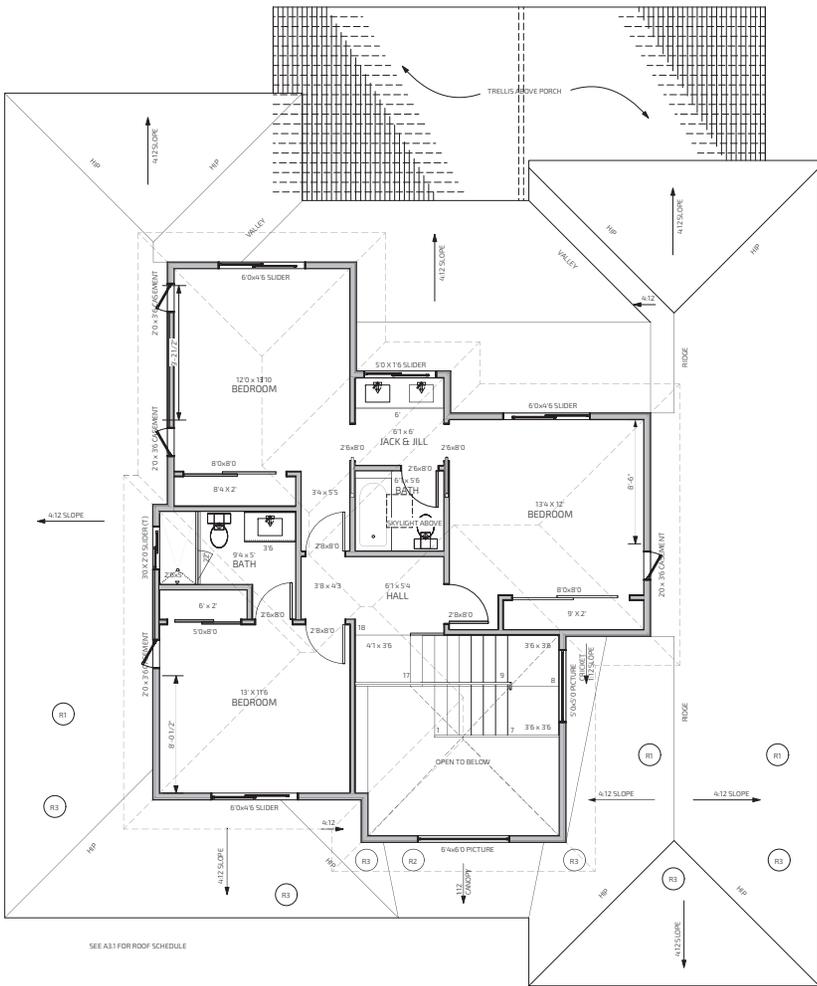
1ST FLOOR PLAN

FLOOR AREA CALCULATION LABEL	DIMENSIONS	AREA
<b>1ST FLOOR</b>		
A	1571 x 710'	124.75F
B	2870.75 x 185	530.05F
C	5730.4 x 235.75	1277.75F
D	1971 x 273	538.8F
E	1875 x 74.25	139.15F
<b>2ND FLOOR</b>		
F	145.375 x 375	49.4F
G	8718 x 315	2745.5F
H	3115 x 9.25	28.8F
I	1975 x 270.5	534.5F
J	1271.5 x 75.75	96.9F
K	1870.5 x 172.5	322.5F
L	3315 x 45.25	150.0F
<b>CONDITIONED AREA</b>		
1ST FLOOR (A-E)		2,022.9 SF
2ND FLOOR (F-L)		804.75 SF
TOTAL		2,827.6 SF
<b>GARAGE</b>		
P	230 x 218	49.9 SF
TOTAL BUILDING		3,436.2 SF
<b>FLOOR AREA RATIO</b>		
LOT SIZE		7,041 SF
F.A.R.		48.9%
<b>PORCHES</b>		
AA	1271.375 x 9.2	41 SF
BB	1268.4 x 9.2	40 SF
CC	3318 x 13.0	43.1 SF
<b>LOT COVERAGE</b>		
1ST FLOOR + GARAGE + PORCHES		3,526.3 SF
2ND FLOOR		804.75 SF
TOTAL		4,331.05 SF
LOT COVERAGE		61.5%

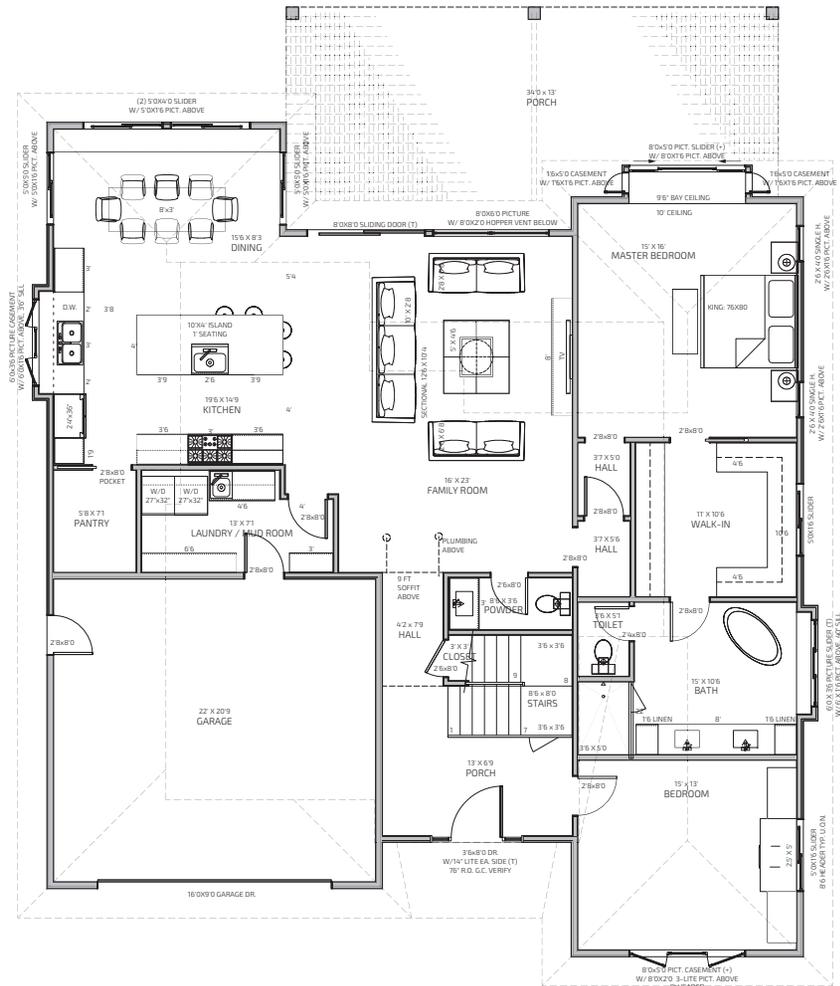
AREA CALCULATION 3  
SCALE 1/8" = 1'-0"



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



SECOND FLOOR PROPOSED PLAN 2  
SCALE 1/4" = 1'-0"



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



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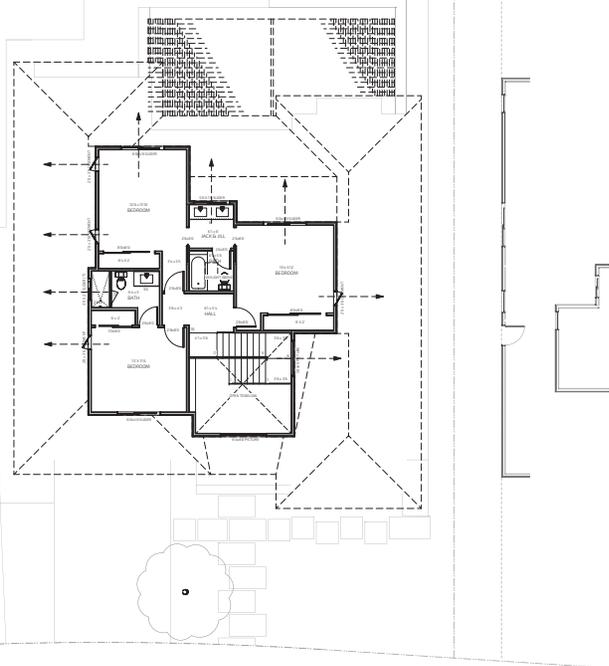
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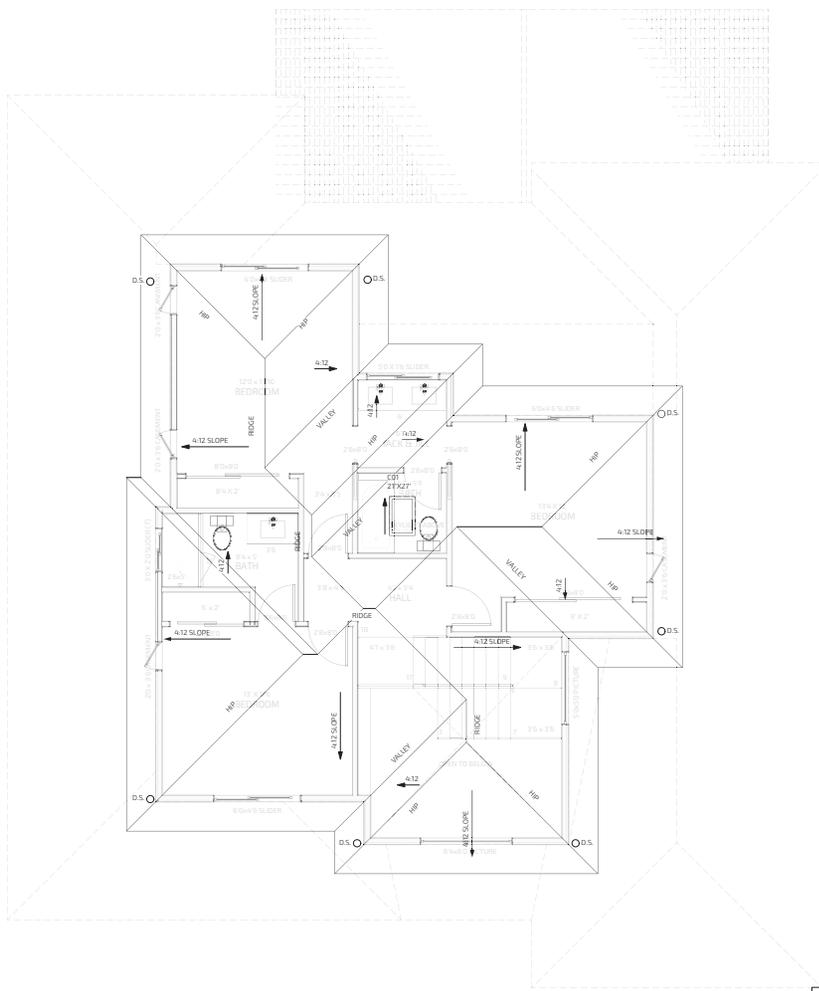
PROPOSED  
 ROOF PLAN

A2.2

PROJECT NUMBER: 1922  
 721 CROCKETT AVE



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



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



EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MFR./DEALER	MODEL #/ DESCRIPTION/ LOCATION	COLOR
S1	STONE OVERLAY / OR STAMP CONCRETE	P.B.M.	(N) CONC. LANDING/W/ STONE OVERLAY; PENNSYLVANIA L.L.A.C. PATIO OR SIM.	-
S2	CLAD STONE VENEER PANEL	P.B.M.	FOND DU LAC RUSTIC VENEER STONE; STONE TO WRAP TO BOTH SIDES OF WALL, TYPICAL OR SIM.	BEIGE
S3	CLAD STONE VENEER PANEL	P.B.M.	COTTONWOOD LINE STONE VENEER STONE; STONE TO WRAP TO BOTH SIDES OF WALL, TYPICAL OR SIM.	BEIGE
R2	ROLL ROOFING OR BUILT-UP ROOF	-	CRICKET ROOFING PER CBC; DROVE'S BL. ROOF TO BE CLASS 'A' OR BETTER	LIGHT GRAY
R3	STANDING SEAM METAL ROOF	-	NEW STANDING SEAM ROOF PER CBC; DROVE'S BL. ROOF TO BE CLASS 'A' OR BETTER; 1/2" MAX PROFILE & V-GROOVE; W/ PVDF COATING.	METALLIC GRAY
G1	GUTTER	-	ALUM. - LOW PROFILE	GRAPHITE
CP1	CEMENT PLASTER	-	EXTERIOR SMOOTH HARD STEEL TOWEL FINISH (ACRYLIC STUCCO FIN. SIMILAR)	MATCH P1
P1	EXTERIOR PAINT	BENJAMIN MOORE	WHITE DOVE OR SIM.	WARM WHITE
P2	TRIM PAINT	BENJAMIN MOORE	GRAPHITE OR SIM.	GRAPHITE
W1	WINDOW	-	WINDOW SASH AND TRIM FINISH	GRAPHITE
M1	METAL PANEL	-	METAL PANEL CLADDING	GRAPHITE

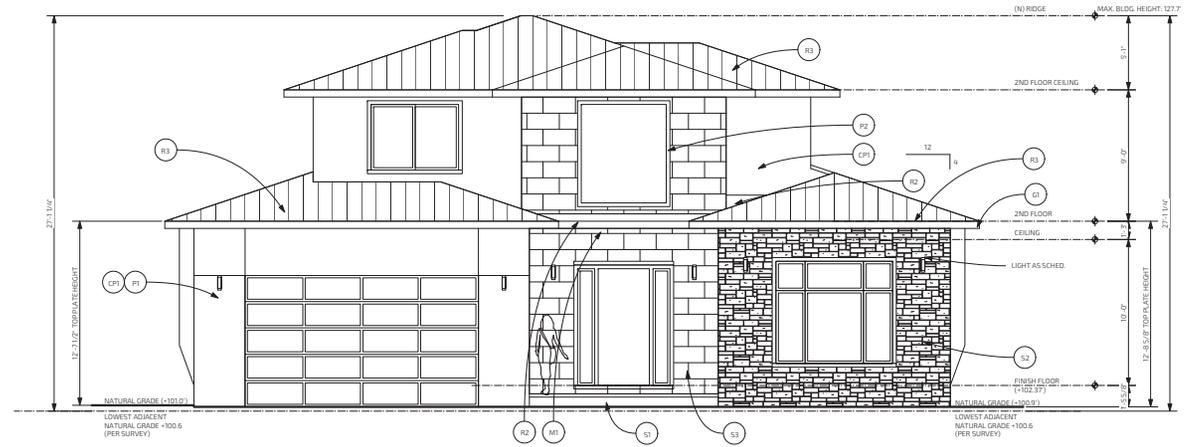
**kc**  
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 408-244-3111  
 www.kylechan.com  
 kyle@kylechan.com

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



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

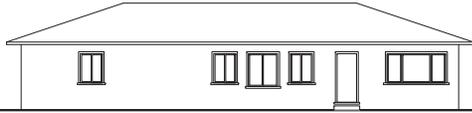
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 NOT FOR CONSTRUCTION

PROPOSED  
 ELEVATIONS

A3.1

PROJECT NUMBER: 7922  
 721 CROCKETT AVE



733 CROCKETT AVE



721 CROCKETT AVE (PROPOSED PROJECT)



703 CROCKETT AVE (UNDER SEPARATE PERMIT)

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



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



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



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PLANNING SET  
NOT FOR CONSTRUCTION

PROPOSED  
ELEVATIONS

**A3.2**

PROJECT NUMBER: 7922  
721 CROCKETT AVE



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ARCHITECT  
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SUITE 100-100  
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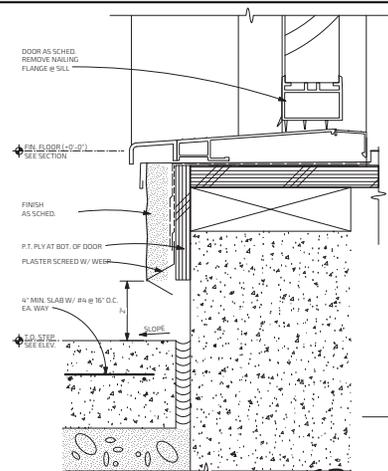
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PLANNING SET  
NOT FOR CONSTRUCTION

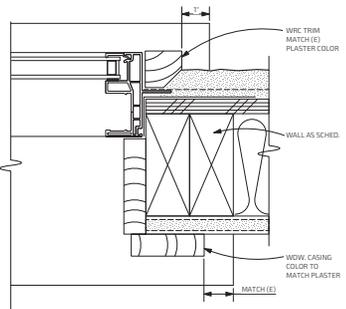
EXTERIOR  
DETAILS /  
SECTIONS

A8.0

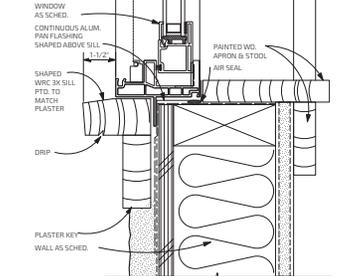
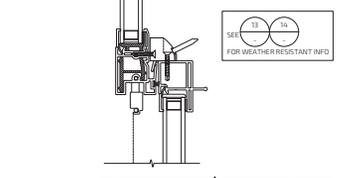
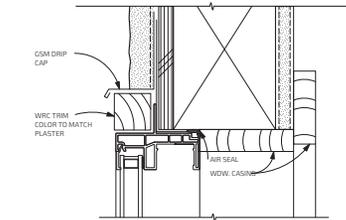
PROJECT NUMBER: 1922  
721 CROCKETT AVE



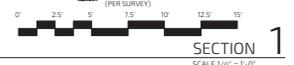
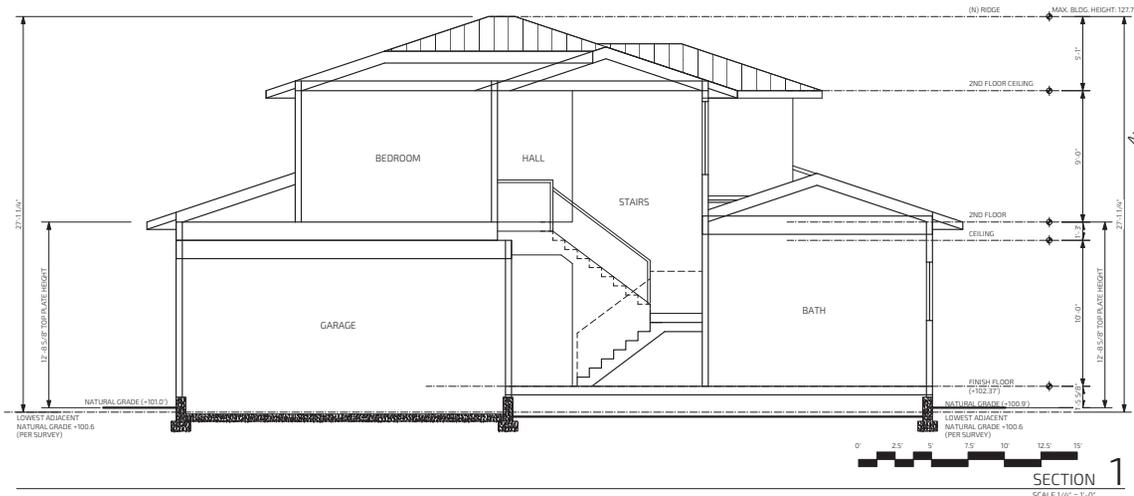
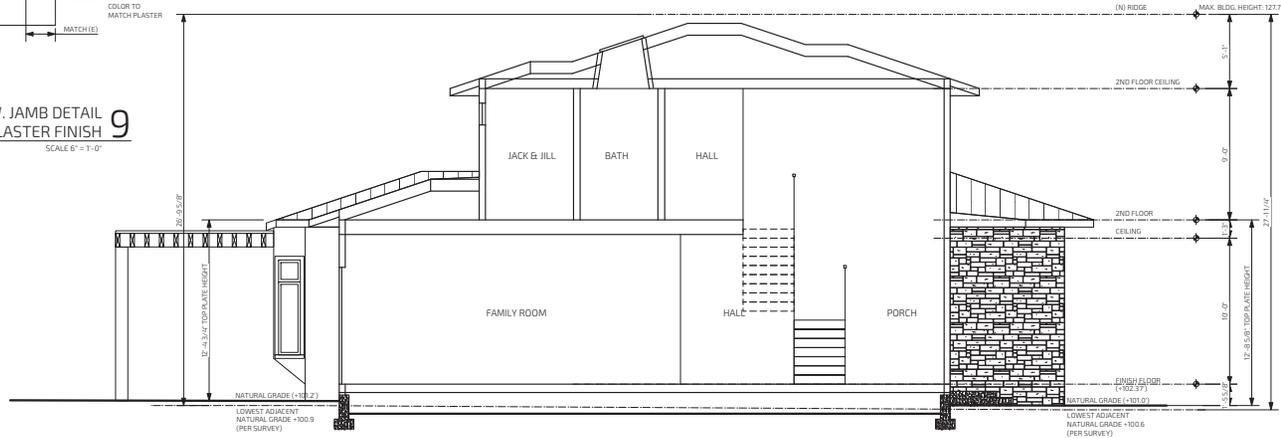
SLIDING DOOR SILL (SWING DR SIM.) 12  
SCALE 6" = 1'-0"



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



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



LANDSCAPE DESIGN NOTES:

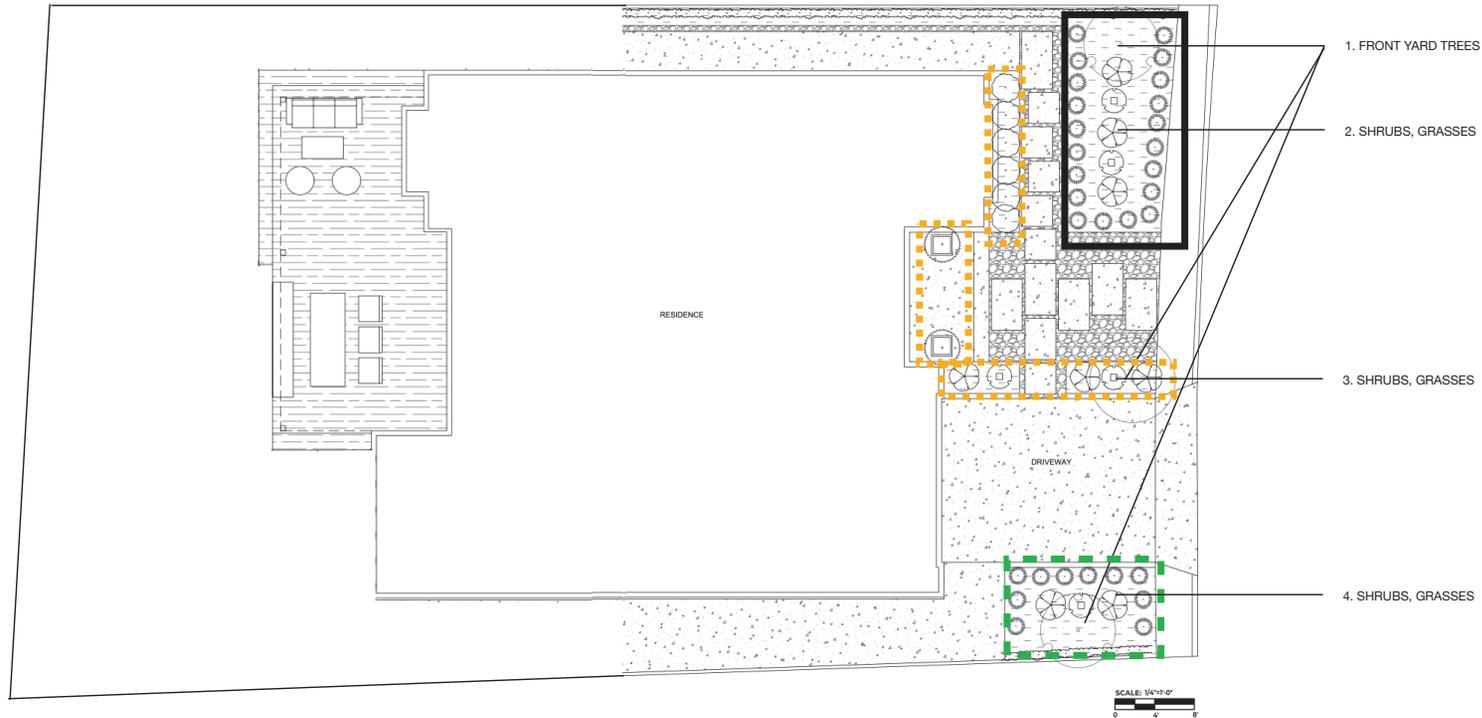
1. REFER TO SURVEY MAP FOR ACTUAL LOCATION OF EXISTING TREE.
2. REFER TO GRADING AND DRAINAGE PLANS FOR ACTUAL TOPOGRAPHICAL ELEVATIONS OF BUILDING PAD, EXISTING AND FINISHED GRADE AND DRAINAGE PATH OR FACILITIES.
3. SOME ADJUSTMENTS/MODIFICATIONS MAY BE REQUIRED DUE TO CONSIDERATION OF ACTUAL FIELD CONDITIONS. PLANTING AND IRRIGATION LOCATIONS AND QUANTITIES ARE BEST ESTIMATES. CONTRACTOR SHALL VERIFY THESE DURING CONSTRUCTION.
4. DRIVEWAY AND WALKWAYS SHALL BE CONCRETE. FRONT ENTRY WALKWAY SHALL BE CONCRETE WITH DECORATIVE STONE SURFACE ON PORCH.
5. EACH HYDROZONE SHALL HAVE PLANT MATERIALS WITH SIMILAR WATER USE, WITH THE EXCEPTION OF HYDROZONES WITH PLANTS OF MIXED WATER USE.
6. PLANTS SHALL BE SELECTED AND PLANTED APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO THE CLIMATIC, GEOLOGIC AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE.
7. REFER TO PLANTING AND TREE PROTECTION PLAN FOR PLANTING NEW PLANTS AND PROTECTING EXISTING TREES.
8. REFER TO IRRIGATION PLAN FOR LANDSCAPE IRRIGATION SYSTEM.
9. HEDGES DRAWN IN FRONT YARD WILL NOT BE INCLUDED IN LANDSCAPE INSTALLATION.

HYDROZONE TABLE					
HYDROZONE	SQ. FT	WATER NEEDS	DESCRIPTION	EXPOSURE	METHOD
1	235	LOW	FRONT YARD TREES	SUN	DRIP
2	215	LOW	SHRUBS, GRASSES	SUN	DRIP
3	128	LOW	SHRUBS, GRASSES	SUN	DRIP
4	48	LOW	SHRUBS, GRASSES	SUN	DRIP

IMPERVIOUS SURFACES COVERAGE

FRONT SETBACK COVERAGE	SQ. FT
FRONT YARD SETBACK	1557
50% MAXIMUM PAVING	778.5
DRIVEWAY	399
WALKWAY, FRONT ENTRY	93.8
WALKWAY, FRONT YARD	215
TOTAL PROPOSED PAVING	707.8

SIDE & BACK YARD COVERAGE	SQ. FT
WALKWAY, LEFT SIDE YARD	319
WALKWAY, RIGHT SIDE YARD	260
PATIO	374
TOTAL PROPOSED SIDE & BACK YARD PAVING	953
TOTAL PROPOSED PAVING OF COMPLETE LOT	1661



**Project**  
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**DRAWN BY: RLB**

**Landscape Plan**

PLANT NUMBER	COMMON NAME	BOTANICAL NAME	SIZE	QTY	WUCOLS	COMMENTS
1	SAUCER MAGNOLIA	MAGNOLIA x SOULANGEANA	24" BOX	1	LOW	
2	CRAPE MYRTLE 'NATCHEZ'	LAGERSTROEMIA 'NATCHEZ'	EXISTING TREE	1	LOW	
3	FRENCH HYDRANGEA	HYDRANGEA MACROPHYLLA	1 GAL	6	MED	
4	MUNSTEAD ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	1 GAL	8	LOW	
5	BERKELEY SEDGE	CAREX DIVULSA	1 GAL	30	LOW	
6	BLUE FESCUE	FESTUCA GLAUCA	1 GAL	5	LOW	
7	GULF MUHLY	MUHLENBERGIA CAPILLARIS	1 GAL	2	LOW	
8	YAUPON HOLLY	ILEX VOMITORIA	1 GAL	8	LOW	
9	BAY LAUREL	LAURUS NOBILIS	24" BOX	1	MED	

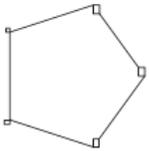
**Soil Preparation, Mulch and Amendments**

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

**EXISTING TREE**

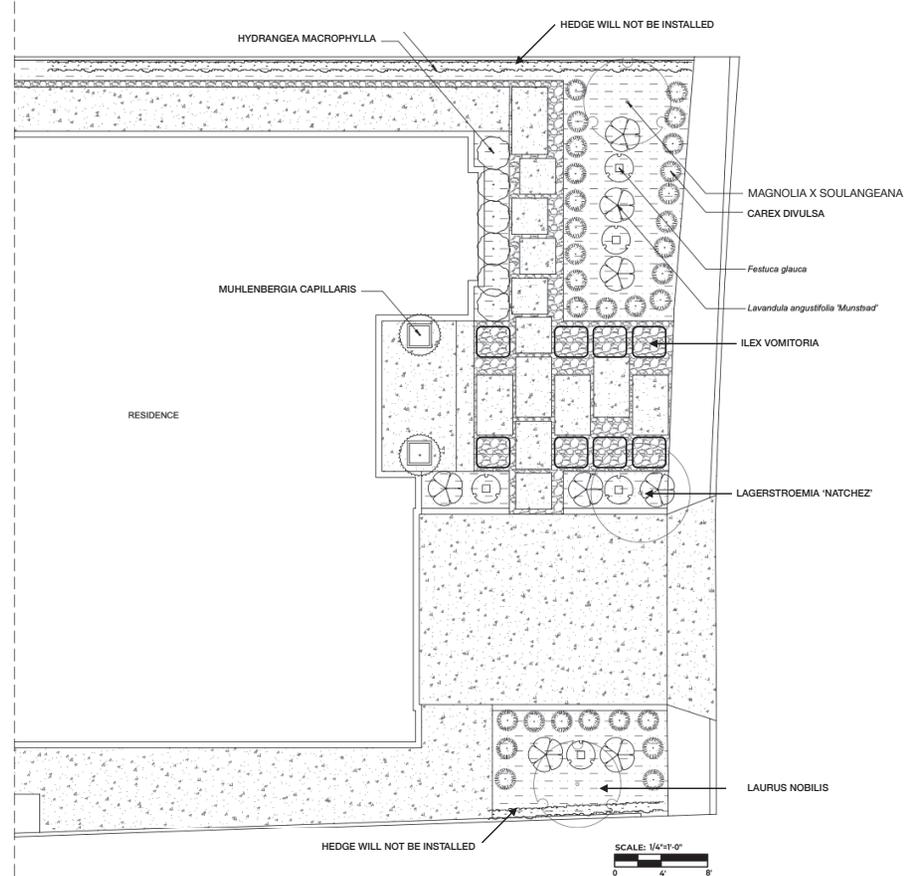
One 4 inch diameter 10 feet canopy 15 ft height Crape Myrtle (Tree Number 2) - Non-Protected Species - in fair condition To Be Preserved.

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



**TREE PROTECTION**

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



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**Planting & Tree Protection Plan**  
  
**L.02**

**WATER EFFICIENT LANDSCAPE WORKSHEET (Title 23, Appendix B)**

Reference Evapotranspiration (ETo): 42.9

HYDRO ZONE	PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ FT) (A)	ETAF X AREA (B)	ESTIMATED TOTAL WATER USE (ETWU)
1	FRONT YARD TREES	0.4	DRIP	0.81	0.49	235	115	3063
2	SHRUBS, GRASSES	0.3	DRIP	0.81	0.37	215	80	2116
3	SHRUBS, GRASSES	0.3	DRIP	0.81	0.37	128	47	1260
4	SHRUBS, GRASSES	0.3	DRIP	0.81	0.37	48	18	472
TOTALS						626	260	6911

**IRRIGATION NOTES:**

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

**IRRIGATION SYSTEM INSPECTIONS:**

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

**IRRIGATION SYSTEM MAINTENANCE:**

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

**IRRIGATION DESIGN PLAN WATER EFFICIENCY STATEMENT:**

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

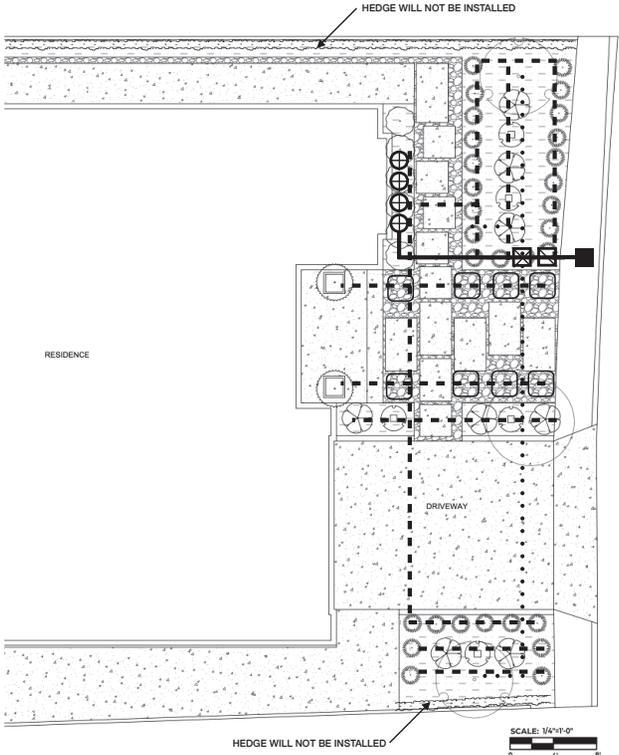
**IRRIGATION SYSTEM LEGEND**

-  Water Meter (House Main)
-  Backflow Prevention & Pressure Regulation Devices - Senninger PRLV and FEBCO 825Y or CA Approved Equal
-  Irrigation Shutoff Valve - Gate or Ball Valve
-  Remote Control Valve - 4 Zones, Rainbird DVF or Equal
-  Irrigation Mainline, Schedule 40 PVC Pipe - 12 inch Cover
-  Hydrozone 1- Trees, 1/2 inch Drip Irrigation Distribution Tubing with at least 4 x 2 GPH Drip Heads at Each Plant - 3 inch Cover
-  Hydrozone 2, 3, 4 - Shrubs and Grasses, 1/2 inch Drip Irrigation Distribution Tubing with 2 x 1 GPH Drip Heads at Each Plant - 3 inch Cover

Special Landscape Area on Property: None

**ETAF Calculations**

TOTAL ETAF X AREA (B)	260	
TOTAL AREA (A)	626	
AVERAGE ETAF (A/B)	0.42	Average ETAF must be 0.55 or lower



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**Irrigation Plan**

**L.03**



SAUCER MAGNOLIA



CRAPE MYRTLE (EXISTING)



FRENCH HYDRANGEA



MUNSTEAD ENGLISH LAVENDER



BERKELEY SEDGE



BLUE FESCUE



GULF MUHLY



YAUPON HOLLY



BAY LAUREL

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# Plant Pallet

# L.04