



**CITY OF CAMPBELL**  
Community Development Department

March 25, 2022

**NOTICE OF ADMINISTRATIVE ACTION**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project proposal:

**Project Address:** 1071 Shamrock Dr.

**Zoning | Area Plan:** R-1-8 / CVNP

**Neighborhood Association(s):** Campbell Village  
Neighborhood Assoc.

**File No.:** PLN-2021-208

**APN:** 414-01-008

**Applicant:** Kyle Chan Architect

**Property Owner:** Aryan Davachi

**Application Type:** Administrative Site and  
Architectural Review Permit

**Project Description:** Proposed 4,000 square-foot  
one-story single-family home with attached garage



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 March 25, 2022 and ends on April 4, 2022. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 PM on **April 4, 2022**. 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. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's website by scanning the QR code, below.

Questions or comments regarding this application may be addressed to Daniel Fama, Senior Planner, in the Community Development Department, at (408) 866-2193 or by email at [danielf@campbellca.gov](mailto:danielf@campbellca.gov).





# 1071 SHAMROCK DRIVE

## CAMPBELL, CA 95008

### NEW RESIDENCE

PERMIT SUBMISSION SET:



**kylechan**  
ARCHITECT  
1416 SARATOGA AVE  
SUITE 120,  
SAN JOSE, CA 95129  
669-244-3111  
www.kylechan.com  
kyle@kylechan.com

PLANNING SUBMISSION  
11.8.2021

Sheet Revisions:



DAVACHI RESIDENCE  
NEW RESIDENCE  
1071 SHAMROCK DRIVE,  
CAMPBELL, CA 95008

PROJECT TEAM	VICINITY MAP		ZONING INFORMATION (ADU)	ZONING INFORMATION (MAIN)	PROJECT INFORMATION	DRAWING INDEX																																																																						
<p><b>OWNER</b> ARYAN DAVACHI 1071 SHAMROCK DR CAMPBELL, CA 95008 408-464-3119 davachi@gmail.com</p> <p><b>SURVEYOR</b> CARROLL ENGINEERING INC 1101 SOUTH WINCHESTER BLVD., SUITE H184 SAN JOSE, CA 95128 (408) 261-9800 INFO@CARROLL-ENGINEERING.COM ROBERT@CARROLL-ENGINEERING.COM WWW.CARROLL-ENGINEERING.COM</p> <p><b>LANDSCAPE ARCHITECT</b> ENV2 LANDSCAPE 1937 CONCOURSE DR. SAN JOSE, CA 95131 TEL: 408.890.6289 FAX: 408.896.7229 CELL: 408-375-3676 HEEYOUNG PHEN HEEYOUNG@ENV2INC.COM</p> <p><b>TITLE-24 ENERGY CONSULTANT</b> CARSTAIRS ENERGY CALCULATIONS PO BOX 4736 SAN LUIS OBISPO, CA 93403 PH:805-904-9048 ttitle24@yahoo.com</p> <p><b>ARCHITECT</b> KYLE CHAN, ARCHITECT 5205 PROSPECT ROAD, #135-120 SAN JOSE, CA 95129 PH: 408-780-8030 CELL: 669-244-3111 kyle@kylechan.com</p> <p><b>CIVIL ENGINEER</b> BAY LAND CONSULTING 2315 SOUTH BASCOM AVE #200 CAMPBELL, CA 95008 408-785-6700 SCOTT HOFFMAN scott@blceng.com HTTP://BAYLANDCONSULTING.COM/</p> <p><b>GENERAL CONTRACTOR</b> T.B.D.</p>	<p style="text-align: center;">SITE</p> <p style="text-align: center;">N.T.S.</p>		<p><b>SETBACKS</b></p> <table border="1"> <thead> <tr> <th>FRONT OF STRUCTURE</th> <th>WALL HT.</th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>ADU</td> <td>11'3"</td> <td>20'</td> <td>14'-3 1/2"</td> </tr> <tr> <td>MAIN HOUSE / ADU</td> <td>11'3"</td> <td>10'</td> <td>10'-0"(EAVE)</td> </tr> <tr> <td>LEFT SIDE (ADU)</td> <td>11'3"</td> <td>4'</td> <td>6'-0"</td> </tr> <tr> <td>RIGHT SIDE (ADU)</td> <td>11'3"</td> <td>4'</td> <td>4'-0"</td> </tr> <tr> <td>REAR SIDE (ADU)</td> <td>11'3"</td> <td>4'</td> <td>4'-0"</td> </tr> </tbody> </table> <p>BUILDING HEIGHT (NATURAL GRADE) 12'-9"</p> <p>TOTAL ADU AREA (SEE A0.5) 678 SQ FT</p>	FRONT OF STRUCTURE	WALL HT.	REQUIRED	PROPOSED	ADU	11'3"	20'	14'-3 1/2"	MAIN HOUSE / ADU	11'3"	10'	10'-0"(EAVE)	LEFT SIDE (ADU)	11'3"	4'	6'-0"	RIGHT SIDE (ADU)	11'3"	4'	4'-0"	REAR SIDE (ADU)	11'3"	4'	4'-0"	<p><b>PER CAMPBELL MUNICIPAL CODE: CHAPTER 21.08</b></p> <p>ZONING DISTRICT R-1-6</p> <p><b>SETBACKS</b></p> <table border="1"> <thead> <tr> <th>FRONT OF STRUCTURE</th> <th>WALL HT.</th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>DWELLING</td> <td>13'-7"</td> <td>20'</td> <td>20'-0"</td> </tr> <tr> <td>GARAGE</td> <td>13'-7"</td> <td>25'</td> <td>25'-0"</td> </tr> <tr> <td>LEFT SIDE (1ST FLR.)</td> <td>13'-7"</td> <td>5' OR 1/2 HT.(6'9")</td> <td>7'-0"</td> </tr> <tr> <td>RIGHT SIDE (1ST FLR.)</td> <td>13'-7"</td> <td>5' OR 1/2 HT.(6'0")</td> <td>6'-0"</td> </tr> <tr> <td>REAR SIDE</td> <td>13'-7"</td> <td>20'</td> <td>24'-7"</td> </tr> </tbody> </table> <p>BUILDING HEIGHT (NATURAL GRADE) 18'-2"</p> <table border="1"> <thead> <tr> <th>1ST FLOOR HABITABLE (R3)</th> <th>3,375 SF</th> <th>89.3%</th> </tr> </thead> <tbody> <tr> <td>GARAGE (U)</td> <td>425 SF</td> <td>10.7%</td> </tr> <tr> <td>(SEE A0.5A AREA CALCULATION)</td> <td></td> <td></td> </tr> <tr> <td><b>TOTAL AREA (R3 + U)</b></td> <td><b>4,000 SF</b></td> <td><b>100%</b></td> </tr> </tbody> </table> <p>LOT SIZE: 8,993 SF F.A.R. .445 % (4,000 SF)</p> <p>BUILDING COVERAGE: 445 % (4,000 SF) TOTAL PORCH AREA: 45 SF LOT COVERAGE: .449 % (4,045 SF) (FLOOR + PORCH)</p> <p># BEDROOMS 5 # BATHROOMS 4.5</p> <p>SEE LANDSCAPE DRAWINGS L1.0 FOR DETAILS</p> <table border="1"> <tbody> <tr> <td>FRONT YARD PAVING</td> <td>526 SF</td> </tr> <tr> <td>WATER FEATURES</td> <td>0 SF</td> </tr> <tr> <td>LIVE LANDSCAPING</td> <td>416 SF</td> </tr> <tr> <td>OTHER LANDSCAPING</td> <td>138 SF</td> </tr> <tr> <td>TOTAL (FRONTYARD)</td> <td>1,080 SF</td> </tr> </tbody> </table>	FRONT OF STRUCTURE	WALL HT.	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FIRE SPRINKLER SYSTEM TO BE APPROVED UNDER A SEPARATE PERMIT.</p>	<p><b>A0.1</b> PROJECT INFO / COLOR FRONT ELEVATION</p> <p><b>CIVIL</b></p> <ul style="list-style-type: none"> <li>1 OF 6 CIVIL TITLE SHEET</li> <li>2 OF 6 GRADING AND DRAINAGE DETAILS</li> <li>3 OF 6 GRADING AND DRAINAGE PLAN</li> <li>4 OF 6 EROSION CONTROL NOTES</li> <li>5 OF 6 BLUEPRINT FOR A CLEAN BAY</li> <li>6 OF 6 TOPOGRAPHIC AND BOUNDARY SURVEY</li> </ul> <p><b>ARCHITECTURAL</b></p> <ul style="list-style-type: none"> <li>A0.4 SITE PHOTOS</li> <li>A0.5 SITE PLAN / FLOOR AREA CALCULATION</li> <li>A2.1 PROPOSED FLOOR PLAN</li> <li>A2.2 PROPOSED ROOF PLAN</li> <li>A2.3 PROPOSED ADU FLOOR PLAN / ROOF PLAN</li> <li>A3.1 PROPOSED ELEVATIONS</li> <li>A3.2 PROPOSED ELEVATIONS / STREETSCAPE</li> <li>A3.3 PROPOSED ADU ELEVATIONS</li> <li>A0.0 EXTERIOR SECTIONS</li> </ul> <p><b>LANDSCAPE</b></p> <ul style="list-style-type: none"> <li>L1.0 LANDSCAPE SITE PLAN</li> <li>L2.0 PLANTING PLAN</li> <li>L3.0 IRRIGATION PLAN</li> <li>L4.0 PLANTING AND IRRIGATION DETAILS</li> </ul> <p style="text-align: center;"><b>COVER SHEET</b></p> <p style="text-align: center;">ELECTRONIC PLAN REVIEW</p> <p style="text-align: center;"><b>A0.1</b></p> <p style="text-align: center;">PROJECT NUMBER: 2101 1071 SHAMROCK DRIVE</p>
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PROGRESS SET  
NOT FOR CONSTRUCTION

# 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 IN THE PROJECT GEOTECHNICAL (SOILS) REPORT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_ PROJECT NO. \_\_\_\_\_
- 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/ENGINEER OF WORK AND CITY (866-2150) SHALL BE NOTIFIED 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) PERMITTING 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 CLAIMS 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 DUE 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 GRADED AREAS. SEE LANDSCAPE PLAN, IF APPLICABLE, FOR DETAILS OF PLANTING.
- UTILITY ELEVATION VERIFICATION**  
THE CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR DISCREPANCIES EXIST BETWEEN THE ACTUAL ELEVATIONS AND STORM DRAIN CONSTRUCTION PRIOR TO ANY SITE WORK. SHOULD LOCATIONS OF 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 UNCOVER 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. HE OR SHE SHALL CALL THE ENGINEER OF WORK REGARDING POTENTIAL CONFLICTS BEFORE FIELD WORK BEGINS.
- GRADING REQUIREMENTS**  
DRAINAGE, INCLUDING ALL ROOF AND PATIO DRAINS, SHALL BE DIRECTED AWAY FROM THE STRUCTURE. IT SHALL BE THE OWNER'S AND CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE DRAINAGE SYSTEM FACILITIES SHOWN HEREON ARE KEPT CLEAR OF OBSTRUCTIONS AND THE CONTRACTOR SHALL REGRADE AREAS THAT WILL NOT DRAIN AFTER FINAL GRADING. THE GROUND ADJACENT TO THE BUILDING SHALL SLOPE AWAY WITH A MINIMUM SLOPE OF 2% FOR AT LEAST 5 FEET. MINIMUM SLOPE IN ALL OTHER CASES SHALL BE NO LESS THAN 1%.
- GRADED SITE ELEVATIONS**  
ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12 INCHES (305 MM) PLUS 2 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.
- 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 SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- TOPOGRAPHY SURVEY**  
THE TOPOGRAPHY SURVEY MADE BY CARROLL ENGINEERING ON DECEMBER 2020.
- TREE REMOVAL AND PRESERVATION**  
THIS PLAN DOES NOT APPROVE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHOD OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE PLANNING DIVISION.
- 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.
- FINAL LETTER OF INSPECTION**  
THE SOILS ENGINEER OR ENGINEER OF WORK SHALL PROVIDE FINAL LETTER OF INSPECTION AT COMPLETION OF THE GRADING.
- GRADE EVENLY**  
THE CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS SHOWN.
- APPROVAL OF PLANS**  
APPROVAL OF THIS PLAN APPLIES ONLY TO THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS. 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. PROPOSED IMPROVEMENTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- 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 382 TO ARRANGE FOR DISTRICT OBSERVATIONS OF ALL WELL ABANDONMENTS.
- EARTHWORK QUANTITIES**  
THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE ONLY TO BE USED TO DETERMINE THE GRADING PLAN REVIEW AND PERMIT FEES.
- 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.
- TRUCK ROUTE**  
THE TRUCK ROUTE SHALL BE \_\_\_\_\_
- 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 SUBCONTRACTOR'S WORKMEN'S ACCOMPLISHMENT OF WORK ON THE PROJECT. CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR WORKING CONDITIONS ON THE JOBSITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- NEAT AND CLEAN PREMISES**  
DURING THE PROGRESS OF THE WORK, THE CONTRACTOR SHALL KEEP THE PREMISES OCCUPIED BY HIM IN 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



## 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) 279-7900
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 ADEQUATELY 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 NOTIFIED 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 NOTIFIED 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.

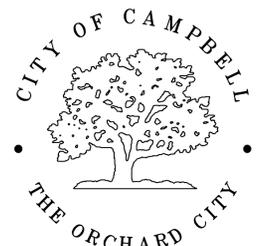
**31. CONSTRUCTION PERIMETER RETENTION WALLS**  
ALL PROPERTY LINE RETENTION WALLS SHALL BE MADE OF CONCRETE OR MASONRY.

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

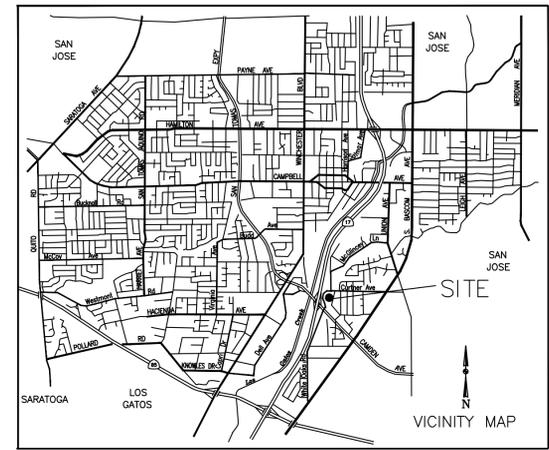
# ON-SITE GRADING & DRAINAGE PLANS

## 1071 SHAMROCK DRIVE, CAMPBELL, CA

### BUILDING PERMIT NO. 2021-APN 414-01-008



## CITY OF CAMPBELL COMMUNITY DEVELOPMENT DEPARTMENT & BUILDING DIVISION



ON-SITE IMPERVIOUS AREAS	
PRE-DEVELOPMENT:	
STRUCTURE ENVELOPE	= 897 SF
DRIVEWAY/PATIO/OTHERS	= 2,087 SF
<b>TOTAL</b>	<b>= 2,984 SF</b>
POST-DEVELOPMENT	
STRUCTURE ENVELOPE	= 4,664 SF
DRIVEWAY/PATIO/OTHERS	= 454 SF
<b>TOTAL</b>	<b>= 5,118 SF</b>

Earthwork Quantities	
FILL:	10 CY
CUT:	10 CY
IMPORT:	0 CY
EXPORT:	0 CY

## 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
DIA	DIAMETER	PB	PULL BOX
DWY	DRIVEWAY	PCC	PORTLAND CEMENT CONCRETE
EC	END 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

CITY OF CAMPBELL  
PLANNING DIVISION CLEARANCE

PLAN CHECK # \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

---

THESE PLANS HAVE BEEN REVIEWED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL EXPLORATION REPORT ON \_\_\_\_\_ IN CAMPBELL, CALIFORNIA, PROJECT NO. \_\_\_\_\_ DATED \_\_\_\_\_ PREPARED BY \_\_\_\_\_

(NAME) \_\_\_\_\_ DATE \_\_\_\_\_

G.E. # \_\_\_\_\_

**TOPOGRAPHIC BOUNDARY SURVEY**  
THE TOPOGRAPHIC BOUNDARY SURVEY SHOWN ON THESE PLANS WAS COMPLETED BY CARROLL ENGINEERS AND IS ATTACHED AS SHEET 6.

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 CODES AND THE CURRENT NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. THIS PLAN SHALL NOT BE CHANGED OR MODIFIED WITHOUT AUTHORIZATION FROM THE BUILDING OFFICIAL. WORK PERFORMED RELATED TO THIS PLAN SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND ALL APPLICABLE CODES. THIS APPROVAL SHALL NOT BE HELD TO PERMIT OR UNDERSTOOD AS TO BE AN APPROVAL OF A VIOLATION OF ANY CITY OR STATE LAW.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINE
⊕	---	CENTERLINE
---	C/W	COLD WATER
---	---	FENCE LINE
SD	SD	STORM DRAIN
SS	SS	SANITARY SEWER
G	GAS	GAS
W	W	WATER
---	R	RIDGE
---	220V	POWER
---	L/V	LOW VOLTAGE
---	---	VERTICAL CURB
---	5	VERTICAL CURB AND GUTTER
---	2	SEE DETAIL ON SHEET 4 OR 5
---	---	SEE NOTE ON SHEET 4
DSO	---	DOWN SPOUT
---	---	DOWN SPOUT WITH SPLASH BLOCK
□	□	UTILITY BOX -AS NOTED
---	---	POINT ELEVATION -AS NOTED
●	---	CLEANOUT
---	---	CATCH BASIN (CB)
⊕	---	FIRE HYDRANT
⊕	---	WATER VALVE
⊕	---	SANITARY SEWER MANHOLE
⊕	---	STORM DRAIN MANHOLE
---	---	PAVEMENT
---	---	FIBER ROLL
---	---	TREE DRIP LINE

**BASIS OF BEARINGS:**  
THE BEARING, N12°47'55"W, BETWEEN FOUND MONUMENTS ON CURTNER AVE, AND SHOWN ON THAT MAP FILED IN BOOK 710 AT PAGES 32-33, SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK:**  
AN ASSUMED ELEVATION OF 97.91', OF A MAGNAIL SET IN THE ASPHALT NEAR THE EASTERN ENTRANCE OF THE PROPERTY WAS USED AS THE BENCHMARK FOR THIS SURVEY.

## SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 9709 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH 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.

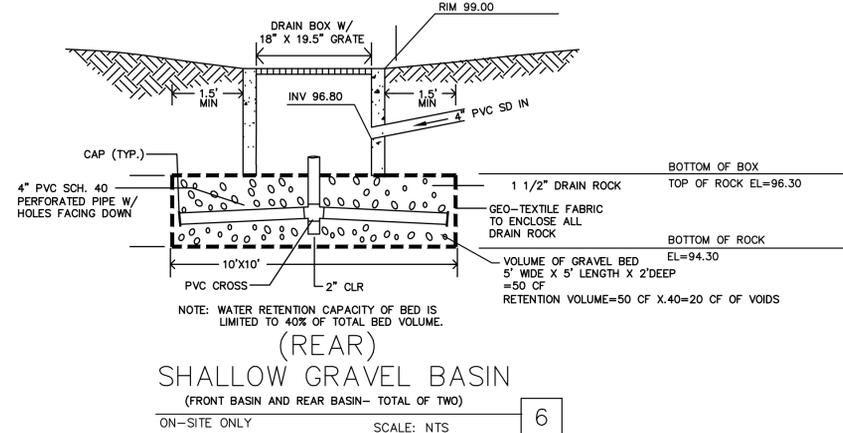
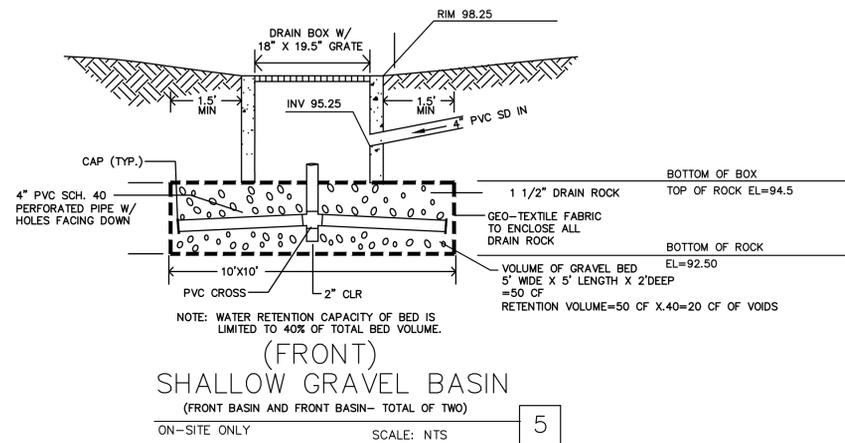
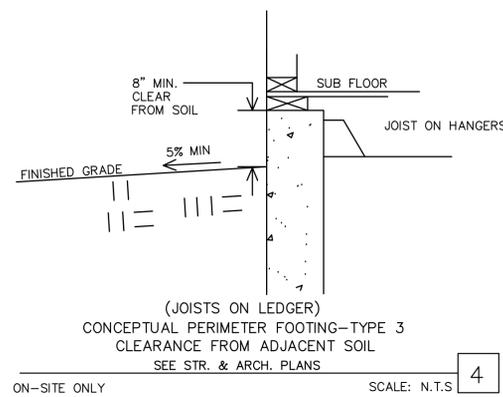
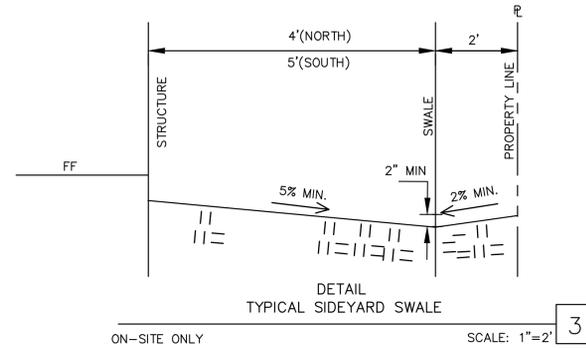
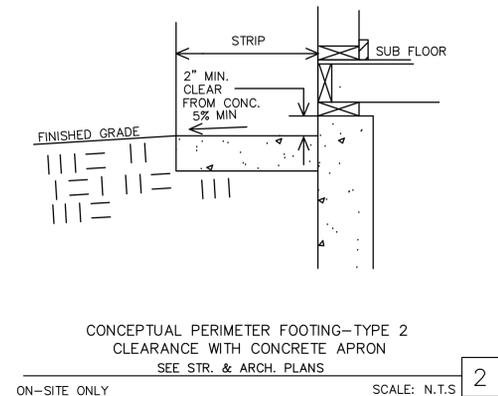
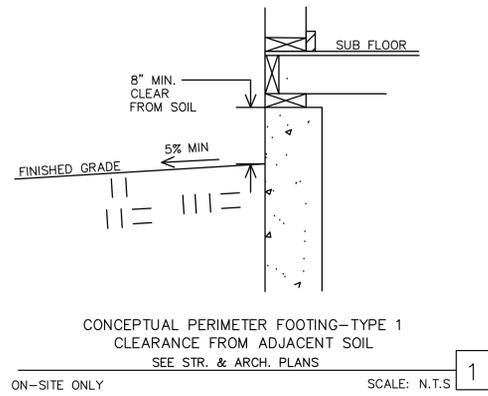
SIGNATURE \_\_\_\_\_ P.E. \_\_\_\_\_

SCOTT HOFFMAN

BAY LAND CONSULTING  
PO BOX 299  
SANTA CLARA, CA 95052  
408-298-8000



Chkd					
By					
Date					
Revision					
No.					
Date:	8/25/21	Drawn By:	YC/SH	Designed By:	SH
BAY LAND CONSULTING CIVIL ENGINEERS Santa Clara, California 95052 PH: (408) 298-8000 FAX: (408) 404-5579 SERVING THE BAY AREA www.baylandconsulting.com					
GRADING AND DRAINAGE TITLE SHEET 1071 SHAMROCK DRIVE APN 414-01-008 BUILDING PERMIT NO. 2021-					
SCALE: AS SHOWN					
SHEET: 1 OF 6					

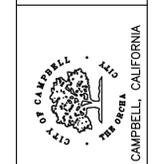


Chkd	By	Date	Revision	No.	Date:	8/25/21	Drawn By:	YC/SH	Designed By:	SH

**BAY LAND CONSULTING**  
CIVIL ENGINEERS  
PO BOX 299  
Santa Clara, California 95052  
Ph: (408) 298-6000 FAX: (408) 944-5579  
SERVING THE BAY AREA



GRADING AND DRAINAGE  
DETAILS  
1071 SHAMROCK DRIVE  
APN 414-01-008  
BUILDING PERMIT NO. 2021-

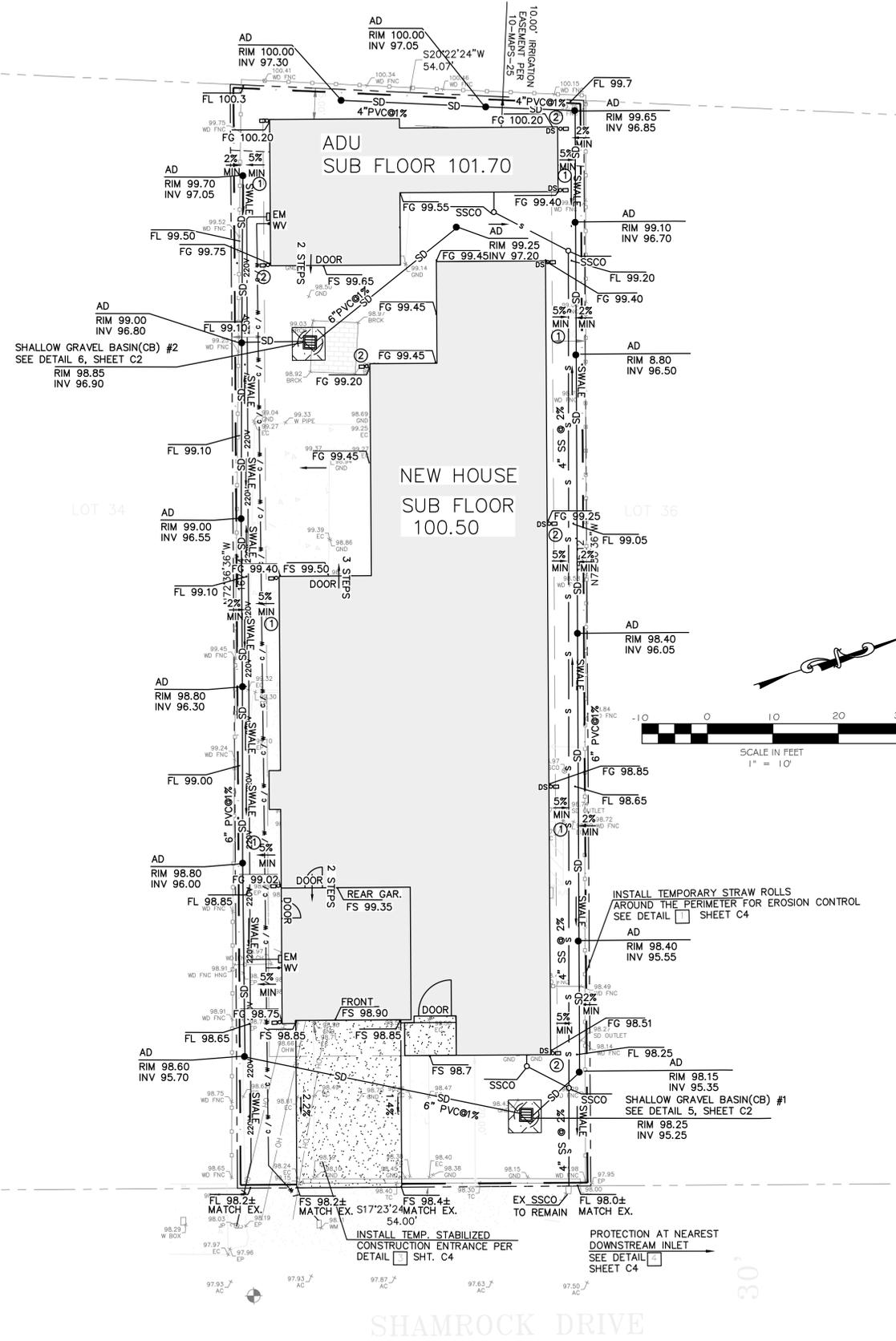


SCALE:  
AS SHOWN

SHEET:  
2 OF 6

NOTATIONS

- ① SLOPE GROUND AWAY FROM FOUNDATION @ 5% MIN ON SOIL AND @ 2% MIN ON CONCRETE FOR FIRST 10 FEET.
- ② INSTALL SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH ARE NOT CONNECTED TO THE DRAINAGE SYSTEM.



Chkd					
By					
Date					
Revision					
No.					
Date:	8/25/21	Drawn By:	YC/SH	Designed By:	SH
<p><b>BAY LAND CONSULTING</b>          CIVIL ENGINEERS          PO BOX 298          Santa Clara, California 95052          Ph: (408) 298-0000 Fax: (408) 404-5379          www.baylandconsulting.com</p>					
<p><b>GRADING AND DRAINAGE PLAN</b>          1071 SHAMROCK DRIVE          APN 414-01-008          BUILDING PERMIT NO. 2021-</p>					
<p>SCALE: AS SHOWN</p>					
<p>SHEET: 3 OF 6</p>					

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

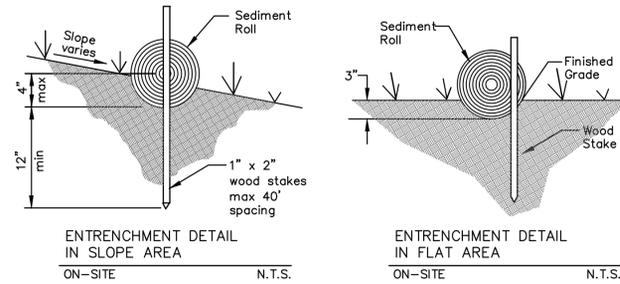
- Contractor/Owner: \_\_\_\_\_  
It shall be the owner's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the soil erosion control measures.
- Civil Engineer: Bay Land Consulting, 2005 De La Cruz Blvd. Ste 230, Santa Clara, CA Ph: 408-296-6000.
- Construction Superintendent: \_\_\_\_\_  
Contractor: \_\_\_\_\_
- Owner/contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events.
- Reasonable care shall be taken when hauling any earth, sand, gravel, stone, debris, paper or any other substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate remedy shall occur.
- Sanitary facilities shall be maintained on the site.
- During the rainy season, all paved areas shall be kept clear of earth material and debris. The site shall be maintained so as to minimize sediment laden runoff to any storm drainage system, including existing drainage swales and water courses.
- Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.
- Contractor shall provide dust control as required by the appropriate federal, state and local agency requirements.

**EROSION AND SEDIMENT CONTROL MEASURES**

- The facilities shown on this plan are designed to control erosion and sediment during the rainy season, October 15 to April 15. Facilities are to be operable prior to October 1 of any year. Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes. During the non-rainy season Best Management Practices (BMPs) must be implemented during construction which includes, but is not limited to: stabilized construction entrance, tire wash area and inlet protection.
- Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance ways. (Also include this note on grading plans.)
- Contractor shall maintain stabilized entrance at each vehicle access point to existing paved streets. Any mud or debris tracked onto public streets shall be removed daily and as required by the City.
- If hydroseeding is not used or is not effective by 10/10, then other immediate methods shall be implemented, such as Erosion control Blankets, or a three-step application of 1) seed, mulch, fertilizer 2) blown straw 3) tackifier and mulch.
- Inlet protection shall be installed at open inlets to prevent sediment from entering the storm drain system. Inlets not used in conjunction with erosion control are to be blocked to prevent entry of sediment.
- Lots with houses under construction will not be hydroseeded. Erosion protection for each lot with a house under construction shall conform to the Typical Lot Erosion Control Detail shown on this sheet.
- This erosion and sediment control plan may not cover all the situations that may arise during construction due to unanticipated field conditions. Variations and additions may be made to this plan in the field. Notify the City Representative of any field changes.

**Maintenance Notes**

- Maintenance is to be performed as follows:
  - Repair damages caused by soil erosion or construction at the end of each working day.
  - Swales shall be inspected periodically and maintained as needed.
  - Sediment traps, berms, and swales are to be inspected after each storm and repairs made as needed.
  - Sediment shall be removed and sediment trap restored to its original dimensions when sediment has accumulated to a depth of 1 foot.
  - Sediment removed from trap shall be deposited in a suitable area and in such a manner that it will not erode.
  - Rills and gullies must be repaired.
- Sand bag inlet protection shall be cleaned out whenever sediment depth is one half the height of one sand bag.

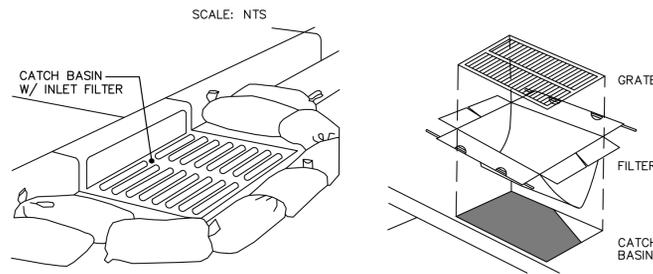


**NOTES:**

- FOLLOW MANUFACTURER'S RECOMENDATIONS FOR INSTALLATION. IN GENERAL, THESE WILL BE AS FOLLO:
- FINE GRADE THE SUBGRADE BY HAND DRESSING WHERE NECESSARY TO REMOVE LOCAL DEVIATIONS AND TO REMOVE LARGER STONES OR DEBRIS THAT WILL INHIBIT INTIMATE CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
  - PRIOR TO ROLL INSTALLATION, CONTOUR A CONCAVE KEY TRENCH 2 TO 4 INCHES DEEP ALONG THE PROPOSED INSTALLATION ROUTE.
  - SOIL EXCAVATION IN TRENCHING SHOULD BE PLACED ON THE UPHILL OR FLOW SIDE OF THE ROLL TO PREVENT WATER FROM UNDERCUTTING THE ROLL.
  - PLACE FIBER ROLLS INTO THE KEY TRENCH AND STAKE ON BOTH SIDES OF THE ROLL WITHIN 6 FEET OF EACH END AND THEN 3-5 FEET WITH 1"x2" STAKES OR AS SUGGESTED BY MANUFACTURER.
  - STAKES ARE TYPICAL DRIVEN IN ON ALTERNATING SIDES OF THE ROLL. WHEN MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE ABBUTTED SECURELY TO ONE ANOTHER TO PROVIDE A TIGHT JOINT, NOT OVERLAPPED.
  - ON SLOPES PLACE ROLL TO FOLLOW CONTOUR AS CLOSELY AS POSSIBLE. CURVE ENDS UPHILL AT THE ENDS.
  - REPAIR OF REPLACE SPILT, TORN, UNRAVELING OR SLUMPING FIBER ROLLS.
  - INSPECT FIBER ROLLS WHEN RAIN IS FORECAST, FOLLOWING RAIN EVENTS AND AT LEAST DAILY DURING PROLONGED RAINFALL. PERFORM REQUIRED MAINTENANCE.

**FIBER ROLLS**

1



**NOTES:**  
BRING THE DISTURBED AREA TO THE GRADE OF THE DROP INLET AND SMOOTH AND COMPACT IT. APPROXIMATELY STABILIZE ALL BARE AREAS AROUND THE INLET.

PROPERLY DISPOSE OF ACCUMULATED SEDIMENT

INSPECT ALL INLET PROTECTION DEVICES BEFORE AND AFTER RAINFALL EVENTS, AND WEEKLY THROUGHOUT THE RAIN SEASON. DURING EXTENDED RAINFALL EVENTS, INSPECT INLET PROTECTION DEVICES AT LEAST ONCE EVERY 24 HOURS.

REMOVE ALL INLET PROTECTION DEVICES WITHIN THIRTY DAYS AFTER THE SITE IS STABILIZED, OR WHEN INLET PROTECTIONS IS NO LONGER REQUIRED.

**CATCH BASIN INLET FILTER**

**INSTALLATION**  
REMOVE DRAIN GRATE

INSERT CATCH BASIN FILTER INTO BASIN LEAVING 3" FLAP EXPOSED

REPLACE GRATE TO BASIN THEREBY PINCHING FABRIC BETWEEN GRATE AND CATCH BASIN AND HOLDING FILTER IN PLACE

**INSPECTION AND MAINTENANCE**  
INSPECT CATCH BASIN FILTERS WEEKLY AND AFTER EVERY RAIN EVENT

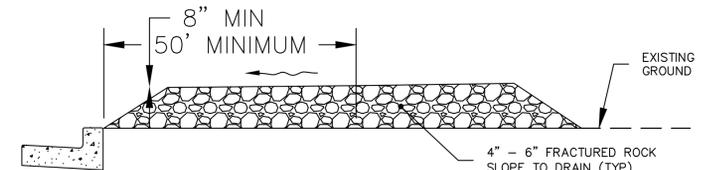
EMPTY CATCH BASIN FILTERS WHEN FILTERS APPEAR TO BE HALF FULL

DISPOSE OF TRAPPED SEDIMENT IN ACCORDANCE WITH LOCAL REQUIREMENTS

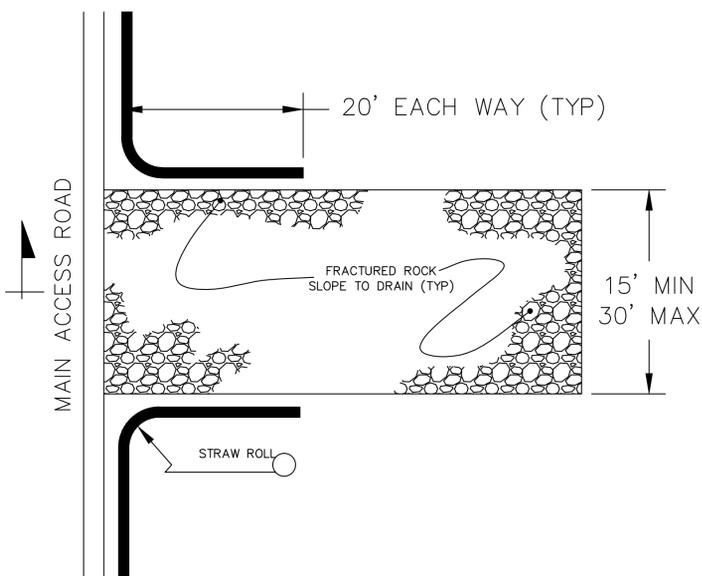
CLEAN AND REUSE INLET FILTERS OR DISCARD AND REPLACE AS NECESSARY

**STORM DRAIN INLET PROTECTION (PUBLIC STREET)**

4



**SECTION**  
NOT TO SCALE



**STABILIZED CONSTRUCTION ENTRANCE**

3



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Revision	
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Date:	8/25/21
Drawn By:	YC/SH
Designed By:	SH

**BAY LAND CONSULTING**  
CIVIL ENGINEERS  
Santa Clara, California 95052  
Ph: (408) 296-6000 Fax: (408) 404-5579  
www.baylandconsulting.com



**GRADING AND DRAINAGE  
EROSION CONTROL NOTES & DETAILS**  
1071 SHAMROCK DRIVE  
APN 414-01-008  
BUILDING PERMIT NO. 2021-



SCALE:  
AS SHOWN

SHEET:  
4 OF 6

**FRESH CONCRETE AND MORTAR APPLICATION**  
BEST MANAGEMENT PRACTICES FOR

- Masons and bricklayers
- Sidewalk construction crews
- Patio construction workers
- Construction inspectors
- General contractors
- Home builders
- Developers

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.
- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

**GENERAL BUSINESS PRACTICES**

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.
- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.
- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

- When breaking up paving, be sure to pick up all the pieces and dispose properly.
- Recycle large chunks of broken concrete at a landfill.
- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.
- Never bury waste material.

**STORM DRAIN POLLUTION FROM MASONRY AND PAVING**

Fresh concrete and cement-related mortars that wash into lakes, streams, or estuaries are toxic to fish and the aquatic environment. Disposing of these materials to the storm drains or creeks causes serious problems and is prohibited by law.

**DURING CONSTRUCTION**

- Don't mix up more fresh concrete or cement than you will use in a day.
- Set up and operate small mixers on tarps or heavy plastic drop cloths.

**LANDSCAPING, GARDENING, AND POOL MAINTENANCE**

BEST MANAGEMENT PRACTICES FOR THE:

- Landscapers
- Gardeners
- Swimming pool/spa service and repair workers
- General contractors
- Home builders
- Developers

**GENERAL BUSINESS PRACTICES**

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.
- Schedule grading and excavation projects for dry weather.
- Use temporary check dams or ditches to divert runoff away from storm drains.
- Protect storm drains with hay bales or other erosion controls.
- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.
- OR
- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.
- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.
- Do not use copper-based algacides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.
- Dispose of unused pesticide as hazardous waste.
- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.
- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.
- Do not place yard waste in gutters.
- Do not blow or rake leaves, etc. into the street.

**STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE**

Many landscaping activities decompose soils and increase the likelihood that earth and garden chemicals will runoff into the storm drains during irrigation or when it rains. Swimming pool water containing chlorine and copper-based algacides should never be discharged to storm drains. These chemicals are toxic to aquatic life.

**HEAVY EQUIPMENT OPERATION**

BEST MANAGEMENT PRACTICES FOR THE:

- Vehicle and equipment operators
- Site supervisors
- General contractors
- Home builders
- Developers

**SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE**

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.
- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.
- Perform major maintenance, repair jobs, vehicle and equipment washing off site.
- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.
- Do not use diesel oil to lubricate equipment or parts.
- Clean up spills immediately when they happen.

- Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup method (absorbent materials, cat litter, and/or rags) whenever possible. If you must use water, use just enough to keep the dust down.
- Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them. Use as little water as possible for dust control.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate spill response agencies immediately.

**STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE**

Poorly maintained vehicles and heavy equipment leaking fuel, oil, antifreeze or other fluids on the construction site are common sources of storm water pollution. Prevent spills and leaks by isolating equipment from runoff channels, and by watching for leaks and other maintenance problems. Remove construction equipment from the site as soon as possible.

**PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES**

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

- Painters
- Paperhangers
- Plasterers
- Graphic artists
- Dry wall crews
- Floor covering installers
- General contractors
- Home builders
- Developers

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.
- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

Keep all liquid paint products and wastes away from the gutter, street, and storm drains. Liquid residues from paints, thinners, solvents, glues and cleaning fluids are hazardous wastes. When they are thoroughly dry, empty paint cans, spent brushes, rags, and drop cloths may be disposed of as trash.

**PAINT REMOVAL**

- Chemical paint stripping residue is a hazardous waste.
- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

**WHAT CAN YOU DO?**

- Recycle/reuse leftover paints whenever possible.
- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.
- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

**STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES**

All paints, solvents, and adhesives contain chemicals that are harmful to the wildlife in our creeks and Bay. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. It is especially important not to clean brushes in an area where paint residue can flow to a gutter, street, or storm drain.

# Blueprint for a Clean Bay

## BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

### SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

**EARTH MOVING ACTIVITIES**

BEST MANAGEMENT PRACTICES FOR THE:

- Bulldozers, backhoe, and grading machine operators
- Dump truck drivers
- Site supervisors
- General contractors
- Home builders
- Developers

**DURING CONSTRUCTION**

- Remove existing vegetation only when absolutely necessary.
- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations.
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

**GENERAL BUSINESS PRACTICES**

- Schedule excavation and grading work for dry weather.
- Perform major equipment repairs away from the job site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.
- Do not use diesel oil to lubricate equipment or parts.

**DETECTING CONTAMINATED SOIL OR GROUNDWATER**

As you know, contaminated groundwater is a common problem in the Santa Clara Valley. It is essential that all contractors and subcontractors involved in excavation and grading know what to look for in detecting contaminated soil or groundwater, and test ponded groundwater before pumping. See Blueprint for a Clean Bay, a construction best management practices guide available from the Santa Clara Valley Nonpoint Source Pollution Control Program, for details.

**WATCH FOR ANY OF THESE CONDITIONS:**

- Unusual soil conditions, discoloration, or odor
- Abandoned underground tanks
- Abandoned wells
- Buried barrels, debris, or trash

**STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES**

Soil excavation and grading operations loosen large amounts of soil that can flow or blow into storm drains if handled improperly. Soil erodes due to a combination of decreased soil stability, increased runoff, and increased flow velocity. Some of the most effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces.

**ROADWORK AND PAVING**

BEST MANAGEMENT PRACTICES FOR THE:

- Road Crews
- Driveway/sidewalk/parking lot construction crews
- Seal coat contractors
- Operators of: grading equipment paving machines dump trucks concrete mixers
- Construction inspectors
- General contractors
- Developers

**WHAT CAN YOU DO?**

**GENERAL BUSINESS PRACTICES**

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.
- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

**DURING CONSTRUCTION**

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.
- Use check dams, ditches, or berms to divert runoff around excavations.

**ASPHALT/CONCRETE REMOVAL**

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.
- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.
- Never hose down streets to clean up tracked dirt.

**STORM DRAIN POLLUTION FROM ROADWORK**

Road paving, surfacing, and pavement removal happen right in the street, where there are numerous opportunities for storm drain contamination by asphalt, saw-cut slurry, or excavated material. Extra planning is required to store and dispose of materials properly and guard against pollution of storm drains and creeks.

**GENERAL CONSTRUCTION AND SITE SUPERVISION**

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

**WHAT CAN YOU DO?**

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.
- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.
- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.
- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.
- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.
- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.
- Make sure portable toilets are in good working order. Check frequently for leaks.

MATERIALS/WASTE/HANDLING

- Practice Source Reduction - minimize waste when you order materials. Order only the amount you need to finish the job.
- Use recyclable materials whenever possible.
- Dispose of all wastes properly. Many construction materials and wastes, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation can be recycled. (See the references list of recyclers at the back of Blueprint for a Clean Bay). Materials that cannot be recycled must be taken to an appropriate landfill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or stream bed.

**STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES**

Construction sites are common sources of storm water pollution. Materials and wastes that blow or wash into a storm drain, gutter or street have a direct impact on local creeks and the Bay. As a contractor, site supervisor, owner or operator of a site, you may be responsible for any environmental damage caused by your subcontractors or employees.

**BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION**

In the Santa Clara Valley, storm drains flow directly to local creeks and San Francisco Bay, with no treatment. Storm water pollution is a serious problem for wildlife dependent on our waterways and for the people who live near polluted streams or baylands. Some common sources of this pollution include spilled oil, fuel, and fluids from vehicles and heavy equipment; construction debris; landscaping runoff containing pesticides or weed killers; and materials such as used motor oil, antifreeze, and paint products that people pour or spill into a street or storm drain.

Thirteen valley cities have joined together with Santa Clara County and the Santa Clara Valley Water District to educate local residents and businesses and fight storm drain pollution.

Note: The property owner and the contractor share ultimate responsibility for the activities that occur on a construction site. Owner and contractor may be held responsible for any environmental damage caused by the subcontractors or employees.

**Spill Response Agencies**

- Dial 911
- Santa Clara Valley Water District Environmental Compliance Division (408) 927-0710.
- Governor's Office of Emergency Services Warning Center (800) 852-7550 (24 hours).

**Local Pollution Control Agencies**

- Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195
- Santa Clara Valley Water District (408) 927-0710
- San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
- Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga
- Sunnyvale Water Pollution Control Plant (408) 730-7270
- Palo Alto Regional Water Quality Control Plant (415) 329-2598
- Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

**ORDINANCE OF THE CITY OF CAMPBELL ESTABLISHING REQUIREMENTS FOR STORM WATER POLLUTION CONTROL**

- A. Criminal Penalties.** Any person who violates any provision of this article shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by imprisonment for a term not to exceed six (6) months or by a fine not to exceed \$1000 or by both. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- B. Civil Penalties.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell in a sum not to exceed \$1000 per day for each day in which the violation occurs. Each and every violation of this chapter shall constitute a separate offense. Every day each such violation continues shall be an additional offense.
- C. Civil Liability.** Any person who violates any provision of this chapter shall be civilly liable to the City of Campbell for all costs, including attorneys fees, associated with the investigation and remediation of environmental conditions caused by the discharge of pollutants into the Municipal Storm Drain System or a Watercourse in violation of this chapter.
- D. Remedies Cumulative.** The remedies provided for in this chapter are cumulative and not exclusive and shall be in addition to any and all other remedies available to the City of Campbell under State and Federal Law.

Chgd	By	Date	Revision	No.	Date: 07/01/03	Drawn By:	Designed By:
PLAN FOR THE IMPROVEMENT OF <b>BLUEPRINT FOR A CLEAN BAY</b> ENCROACHMENT PERMIT NO.							
							
SCALE: N.T.S.							
SHEET: 5 OF 6							

Construction Contractor agrees that in accordance with generally accepted construction practices, construction contractor shall be required to assume sole and complete responsibility for job site conditions during the course of construction of the project including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting liability arising from the sole negligence of design professional.

**ABBREVIATIONS**

A/C	AIR CONDITIONER
AC	ASPHALT
AD	AREA DRAIN
BC	BUILDING CORNER
BRCK	BRICK
CONC	CONCRETE
COND	CONDUITING
EC	EDGE OF CONCRETE
EP	EDGE OF PAVEMENT
GM	GAS METER
GND	GROUND ELEVATION
HB	HOSE BIBB
IRR	IRRIGATION CONTROL
JP	JOINT POLE
QHW	OVERHEAD WIRE
PO	POP OUT
RTW	RETAINING WALL
RWLUG	RAIN WATER LEADER UNDERGROUND
SD OUTLET	STORM DRAIN OUTLET
SS BOX	SANITARY SEWER BOX
SSCO	SANITARY SEWER CLEAN OUT
TC	TOP OF CURB
W PIPE	WATER PIPE
WD FNC	WOODEN FENCE
WM	WATER METER
⊕	BENCHMARK

**BASIS OF BEARINGS**

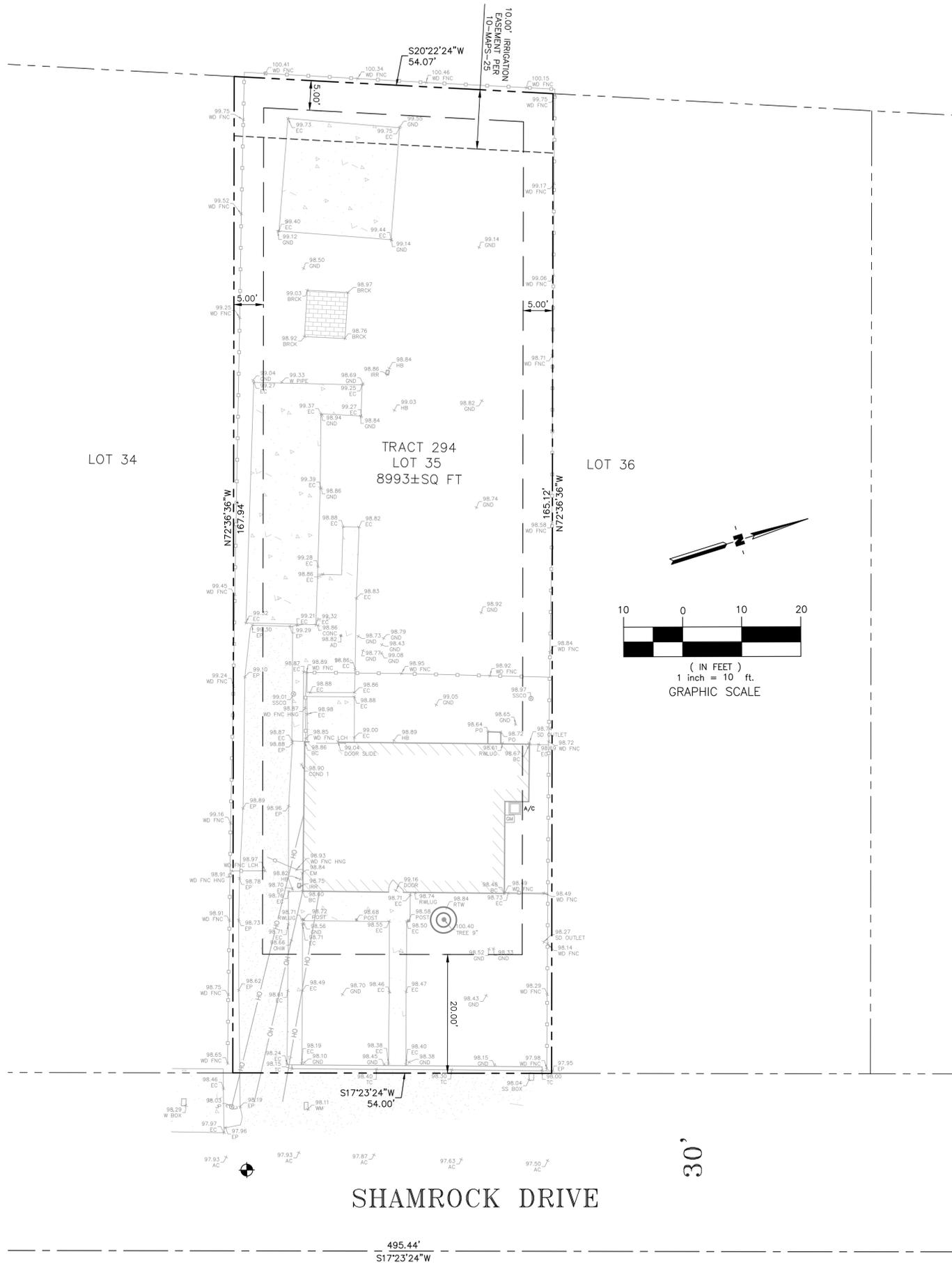
THE BEARING, N12°47'55"W, BETWEEN FOUND MONUMENTS ON CURTNER AVE. AND SHOWN ON THAT MAP FILED IN BOOK 710 AT PAGES 32-33, SANTA CLARA COUNTY RECORDS WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

**BENCHMARK**

AN ASSUMED ELEVATION OF 97.91', OF A MAGNAIL SET IN THE ASPHALT NEAR THE EASTERN ENTRANCE OF THE PROPERTY WAS USED AS THE BENCHMARK FOR THIS SURVEY.

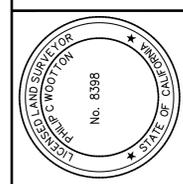
**LEGEND**

WOODEN FENCE	
BUILDING LINE	
BOUNDARY	
CENTERLINE	
EASEMENT	
SETBACK	
ASPHALT	
CONCRETE	



MARK	DATE	DESCRIPTION	BY

**TOPOGRAPHIC AND BOUNDARY SURVEY**  
**1071 Shamrock Drive**  
**Campbell, California**



DATE: 12/08/2020  
 SCALE: 1"=10'  
 DRAWN BY: WAK  
 DESIGNED BY: PCW  
 CHECKED BY: PCW  
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1131 S. WINCHESTER BLVD.  
 SUITE 101 - PM, CA 94128  
 SAN JOSE, CA 94128  
 TEL: 408-261-0995  
 FAX: 408-261-0995  
 E-MAIL: Robert@carroll-engineering.com

**CARROLL ENGINEERING**  
*engineers and surveyors*

SHEET  
 6 OF 6  
 JOB NO. 2615

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

C:\2615 - 1071Shamrock Dr\_\DWG\2615TOPO.dwg 12-08-20 11:30:34 AM philip



1061 SHAMROCK



1058 SHAMROCK



1060 SHAMROCK



1081 SHAMROCK



1070 SHAMROCK

kC

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11.8.2021

Sheet Revisions:



DAVACHI RESIDENCE  
NEW RESIDENCE  
1071 SHAMROCK DRIVE,  
CAMPBELL, CA 95008

PROGRESS SET  
NOT FOR CONSTRUCTION

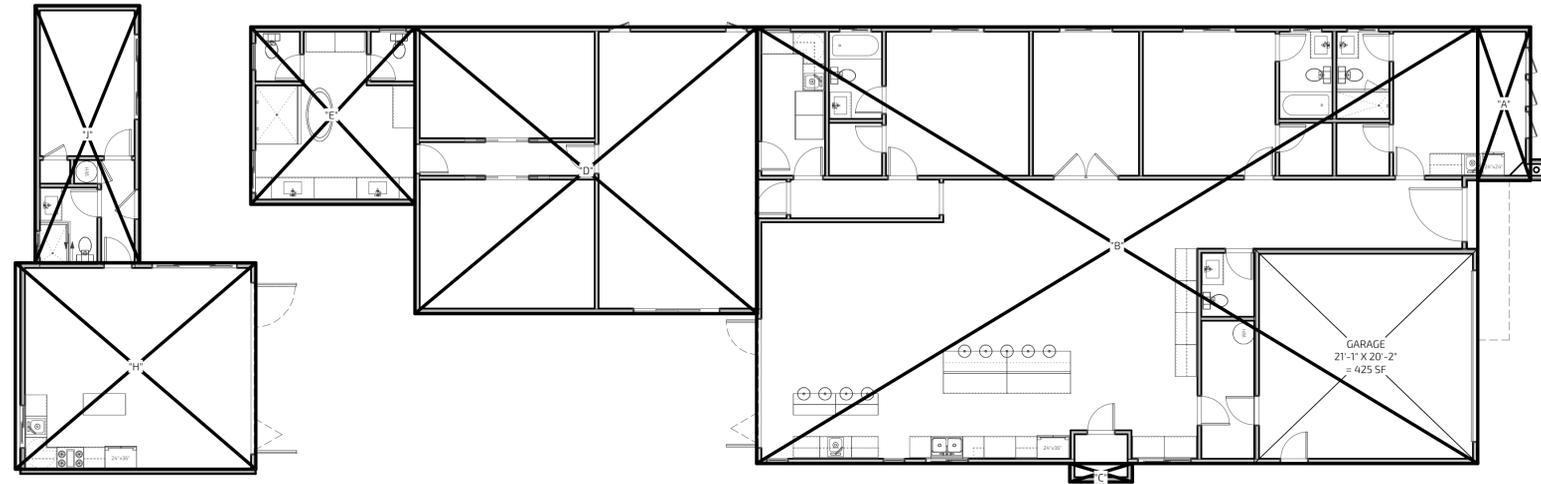
SITE PHOTOS

ELECTRONIC PLAN REVIEW

ALL DIMENSIONS AND MATERIALS SHOWN ARE APPROXIMATE. THE DRAWING IS UNPUBLISHED WORK OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.  
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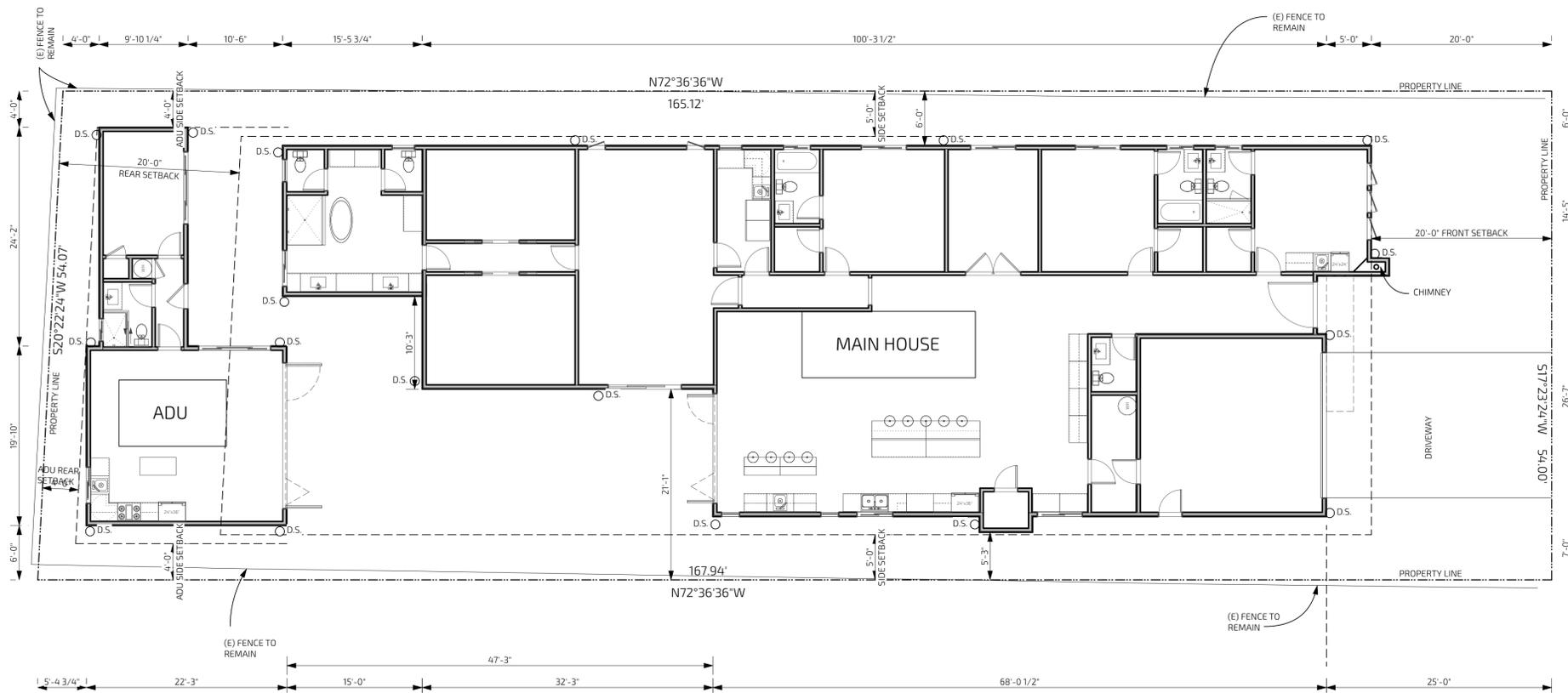
A0.4

PROJECT NUMBER: 2101  
1071 SHAMROCK DRIVE

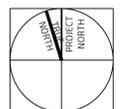


FLOOR AREA CALCULATION		
LABEL	DIMENSIONS	AREA
A	50'X14'6"	725 SF
B	6'8.5X41'	2790 SF
C	5'11X19'	10 SF
D	32'4X26'11"	870 SF
E	15'5.75X16'11"	258 SF
FLOOR AREA 1ST FLOOR (A-E)		4,000 SF
FLOOR AREA RATIO LOT SIZE F.A.R.		8,993 SF / 445
PORCH 3'0X15'0"		45 SF
SITE COVERAGE		4,045 SF (449)
ADU		
H	22'8.5X19'4.5"	440 SF
J	9'10.2X24'2"	238 SF
TOTAL ADU		678 SF

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



SHAMROCK DRIVE



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



DAVACHI RESIDENCE  
NEW RESIDENCE  
1071 SHAMROCK DRIVE,  
CAMPBELL, CA 95008

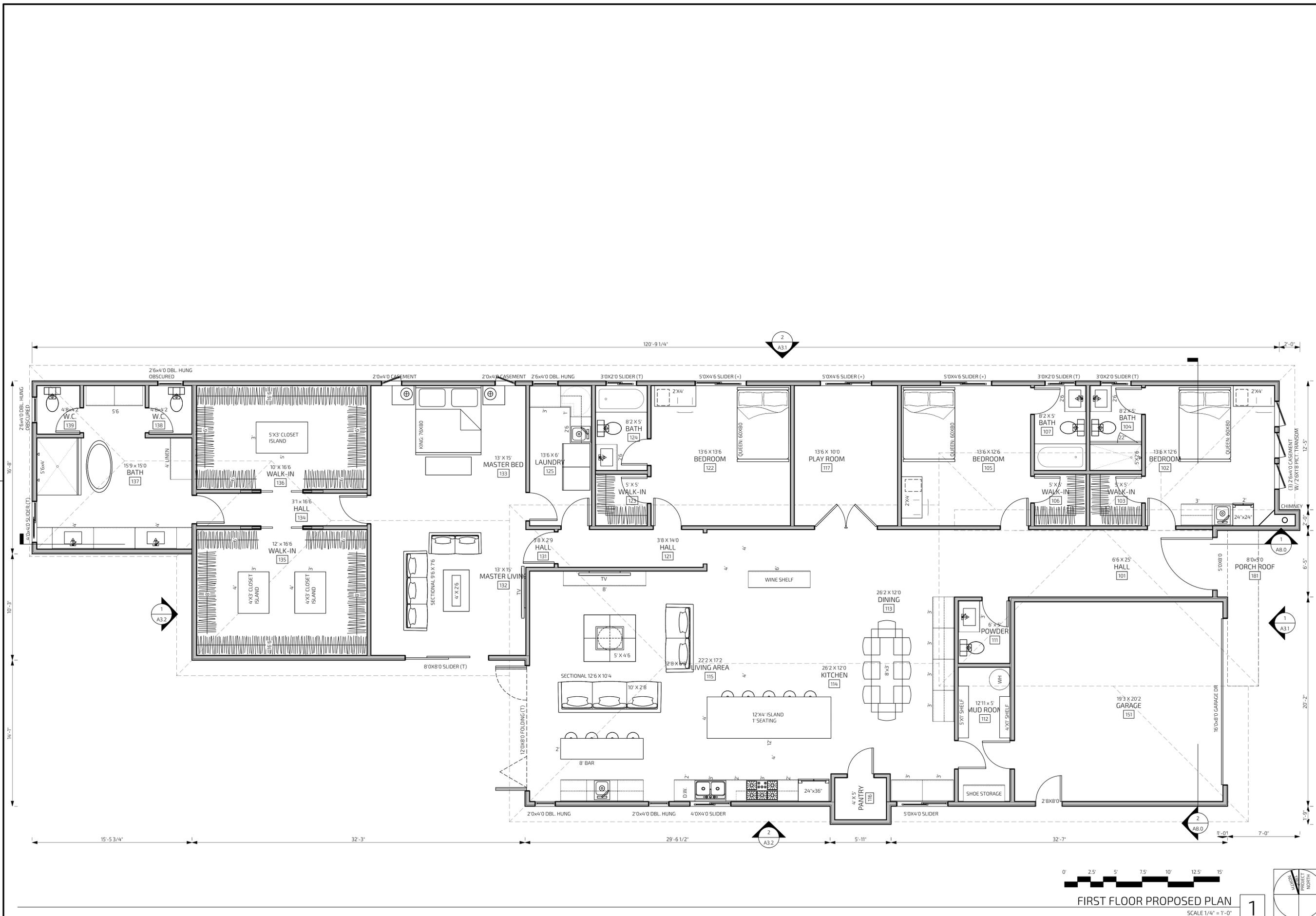
PROGRESS SET  
NOT FOR CONSTRUCTION

FIRST FLOOR  
PROPOSED  
PLAN

ELECTRONIC PLAN REVIEW

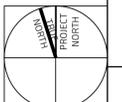
A2.1

PROJECT NUMBER: 2101  
1071 SHAMROCK DRIVE



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

1





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11.8.2021

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CAMPBELL, CA 95008

PROGRESS SET  
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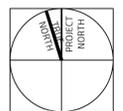
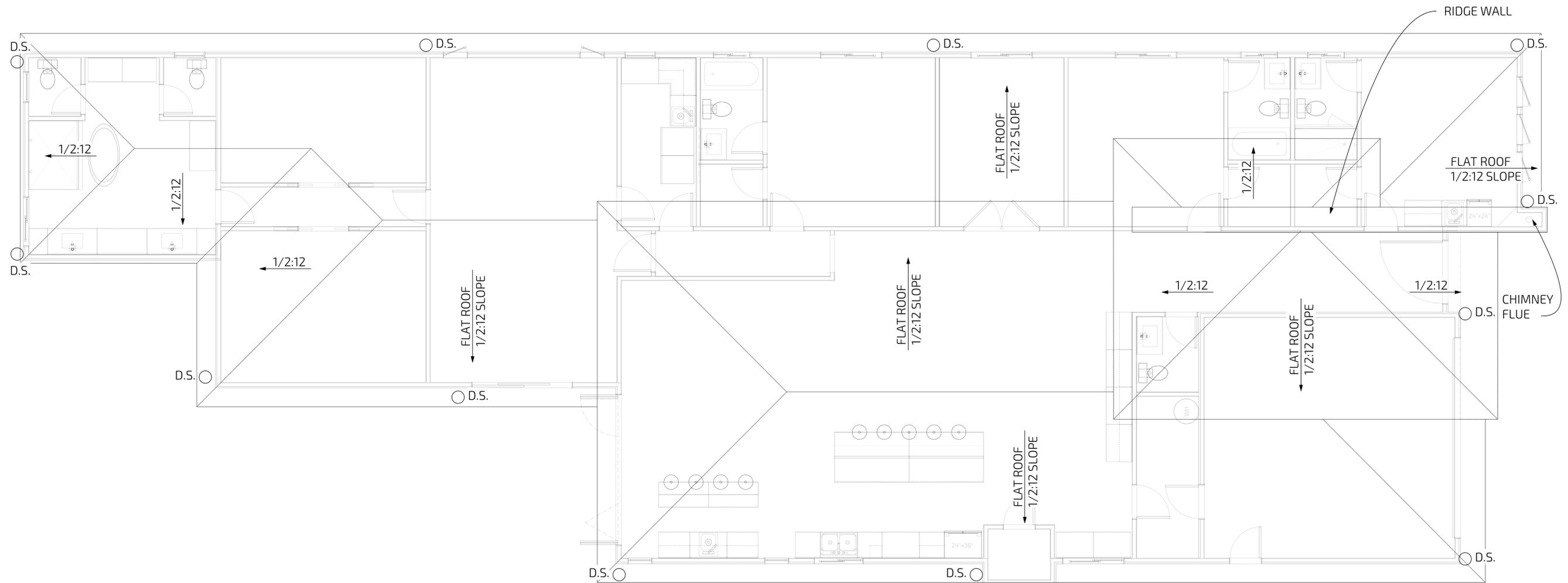
ROOF PLAN

ELECTRONIC PLAN REVIEW

ALL DIMENSIONS AND NOTATIONS ARE IN UNITS OF FEET AND INCHES. DIMENSIONS TO FACE UNLESS OTHERWISE NOTED. THE ARCHITECT ASSUMES RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED AND THE USER'S RESPONSIBILITY TO VERIFY THE INFORMATION FOR THEIR OWN USE.

**A2.2**

PROJECT NUMBER: 2101  
1071 SHAMROCK DRIVE



PROPOSED ROOF PLAN

SCALE 1/8" = 1'-0"

1



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1071 SHAMROCK DRIVE,  
CAMPBELL, CA 95008

PROGRESS SET  
NOT FOR CONSTRUCTION

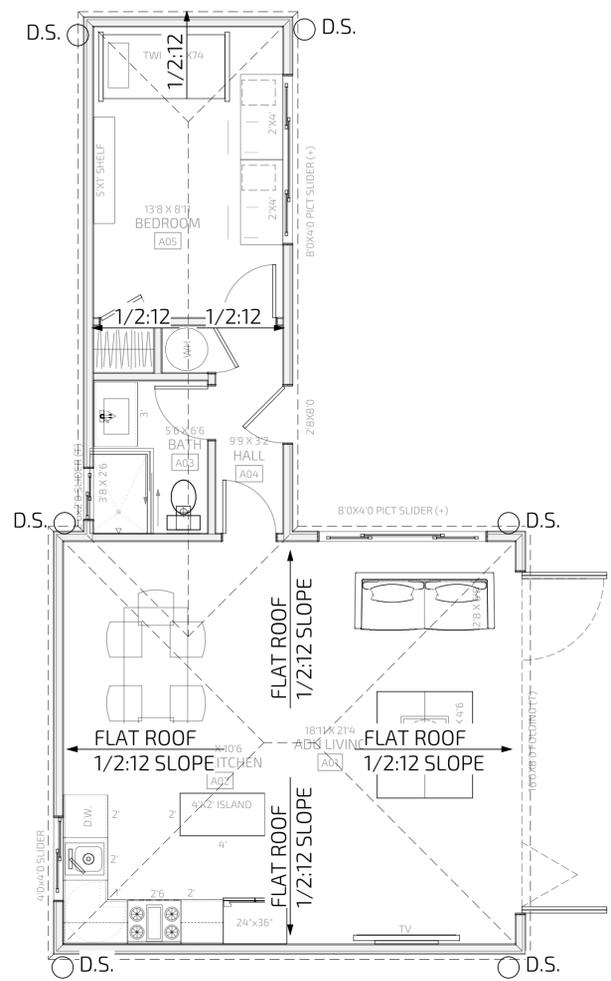
ADU  
PROPOSED  
PLAN / ROOF  
PLAN

ELECTRONIC PLAN REVIEW

All dimensions and locations are based on the recorded plans. The owner is responsible for verifying the accuracy of the recorded plans and the location of all utility lines. The architect and the owner warrant that the information provided is true and correct to the best of their knowledge.

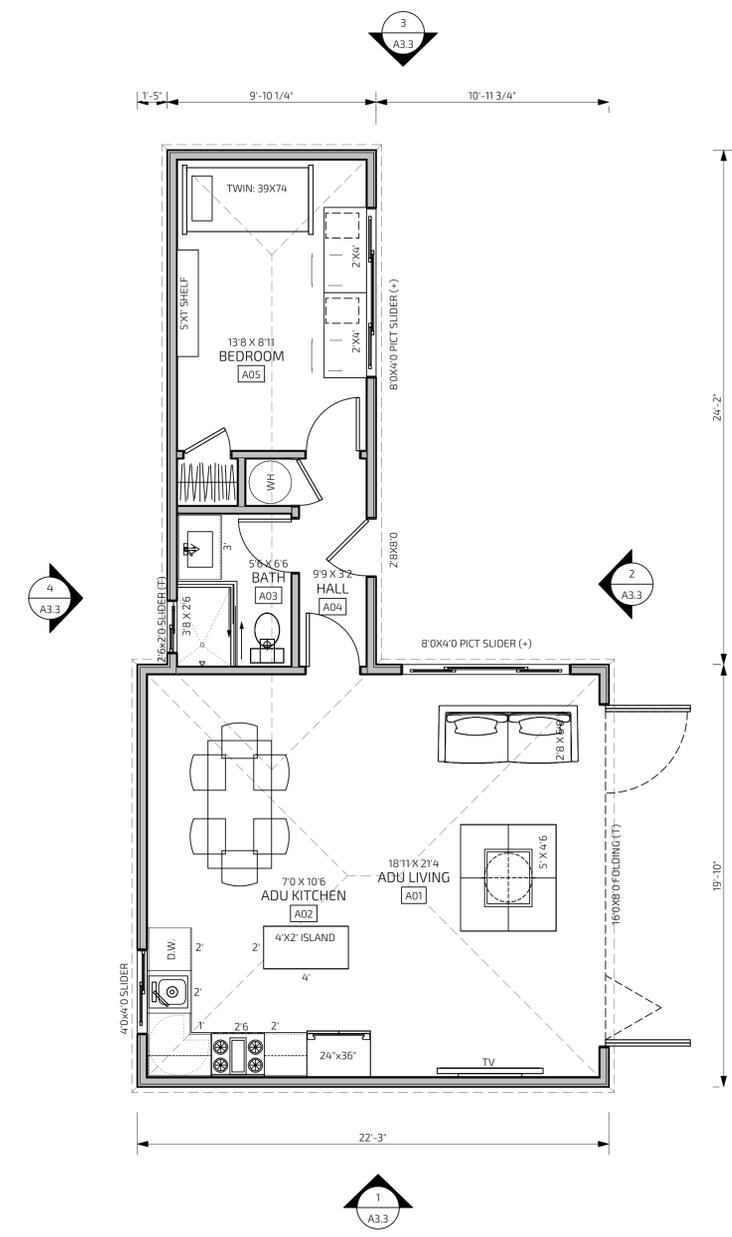
**A2.3**

PROJECT NUMBER: 2101  
1071 SHAMROCK DRIVE



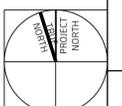
ADU ROOF PLAN  
SCALE 1/4" = 1'-0"

1



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

1





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11.8.2021

Sheet Revisions:  
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DAVACHI RESIDENCE  
NEW RESIDENCE  
1071 SHAMROCK DRIVE,  
CAMPBELL, CA 95008

PROGRESS SET  
NOT FOR CONSTRUCTION

PROPOSED  
ELEVATIONS

ELECTRONIC PLAN REVIEW

ALL DIMENSIONS AND MATERIALS SHALL BE CONFIRMED BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE OWNER MAY NOT BE RESPONSIBLE. THIS IS A PRELIMINARY PLAN AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS.

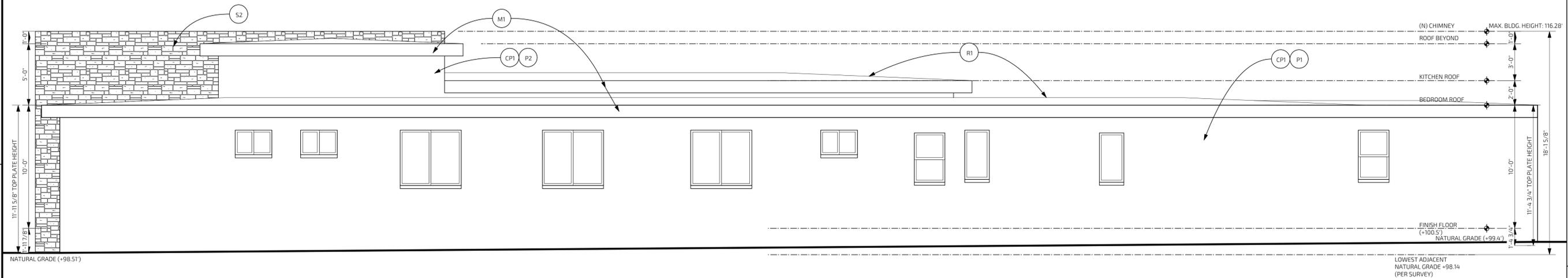
**A3.1**

PROJECT NUMBER: 2101  
1071 SHAMROCK DRIVE

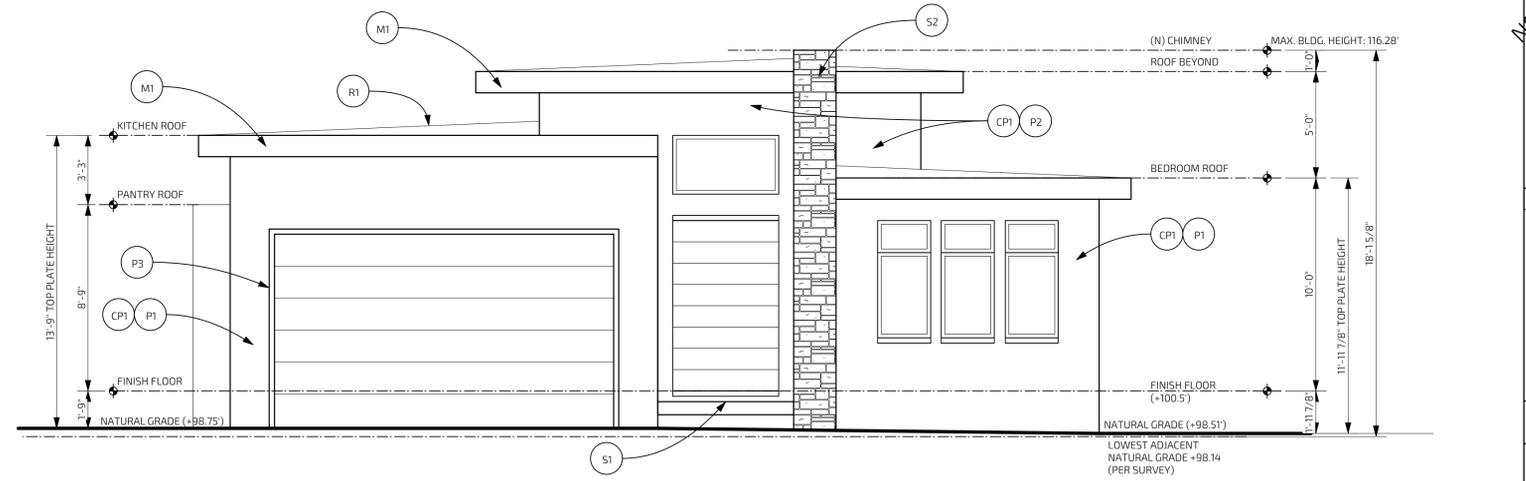
EXTERIOR FINISH SCHEDULE				
SYMBOL	MATERIAL	MFR./DEALER	MODEL #/ DESCRIPTION/ LOCATION	COLOR
S1	STONE OVERLAY / OR STAMP CONCRETE	U-SAVE ROCKERY OR SIM.	(N) CONC. LANDING W/ FLAG STONE OVERLAY. PENNSYLVANIA LILAC PATIO BY U-SAVE ROCKERY OR SIM. www.usaverockerysi.com	-
S2	LIGHTWEIGHT CLAD STONE VENEER PANEL (**)	ELDORADO STONE OR SIM.	STACKED STONE: BLACK RIVER COLOR FINISH PROVIDE STONE CAP AT TOP. TYPICAL STONE TO WRAP TO BOTH SIDES OF WALL. TYPICAL ICC ESR-1215	-
R1	ROLL ROOFING OR BUILT-UP ROOF (*)	-	CRICKET ROOFING PER CRC R905.5 & 905.9. ROOF TO BE CLASS 'A' OR BETTER.	LIGHT GRAY
G1	GUTTER	-	ALUM.	GRAPHITE
CP1	CEMENT PLASTER	-	EXTERIOR SMOOTH HARD STEEL TOWEL FINISH (ACRYLIC STUCCO FIN. SIMILAR)	MATCH (P1)
P1	EXTERIOR PAINT	-	PAINT AT CEMENT PLASTER	BEIGE
P2	EXTERIOR PAINT	-	PAINT AT CEMENT PLASTER	TOUPE
P3	TRIM PAINT	-	PAINT @ TRIM	GRAPHITE
M1	METAL PANEL	-	METAL PANEL CLADDING	GRAPHITE
WINDOW	-	-	WINDOW SASH AND TRIM FINISH (SEE A2.1 SPEC FOR FINISH MATERIALS)	GRAPHITE

(\*) PER TITLE-24. COOL ROOF REQUIRED. ROOF REFLECTANCE: 0.1 OR BETTER. ROOF EMITTANCE: 0.8 OR BETTER.  
(\*\*) STONE PANEL TO BE ADHERED PER CRC R703.12. SEE ICC-REPORT FOR INSTALLATION SPECIFICATIONS.

- PAINT ALL EXTERIOR WINDOW TRIM, SILLS, NON-VINYL SASH, MUTTINS, DECK RAILINGS, DECK FASCIA, BEAMS AND TRELLISES, RAFTER TAILS AND EAVE SHEATHING BOARDS. PROTECT ANY AND ALL VINES / PLANTINGS FROM DAMAGE.
- CONTRACTOR TO CONFIRM ALL FINISH WITH OWNER BEFORE ORDERING.
- PROVIDE COEFFICIENT OF FRICTION OF 0.6 OR HIGHER FOR ALL FLOOR TILE & EXTERIOR FLAG STONE SURFACE.
- FOR ALL WALL FINISHES, SEE WALL SCHEDULE ON A2.1 FOR UNDERLAYMENT REQUIREMENTS.

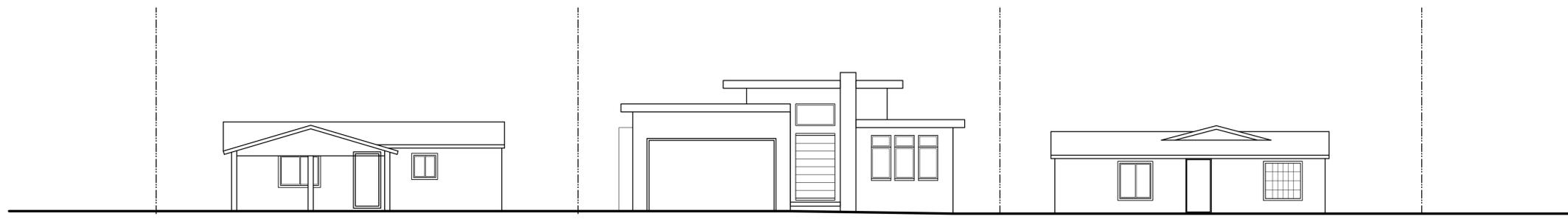


PROPOSED RIGHT (NORTH) ELEVATION  
SCALE 1/4" = 1'-0" **2**



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





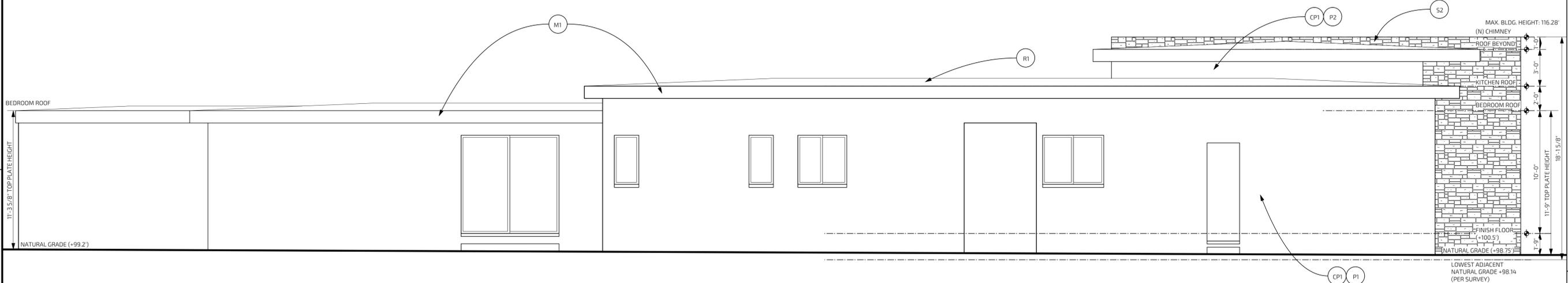
1081 SHAMROCK

PROJECT (1071 SHAMROCK)

1061 SHAMROCK

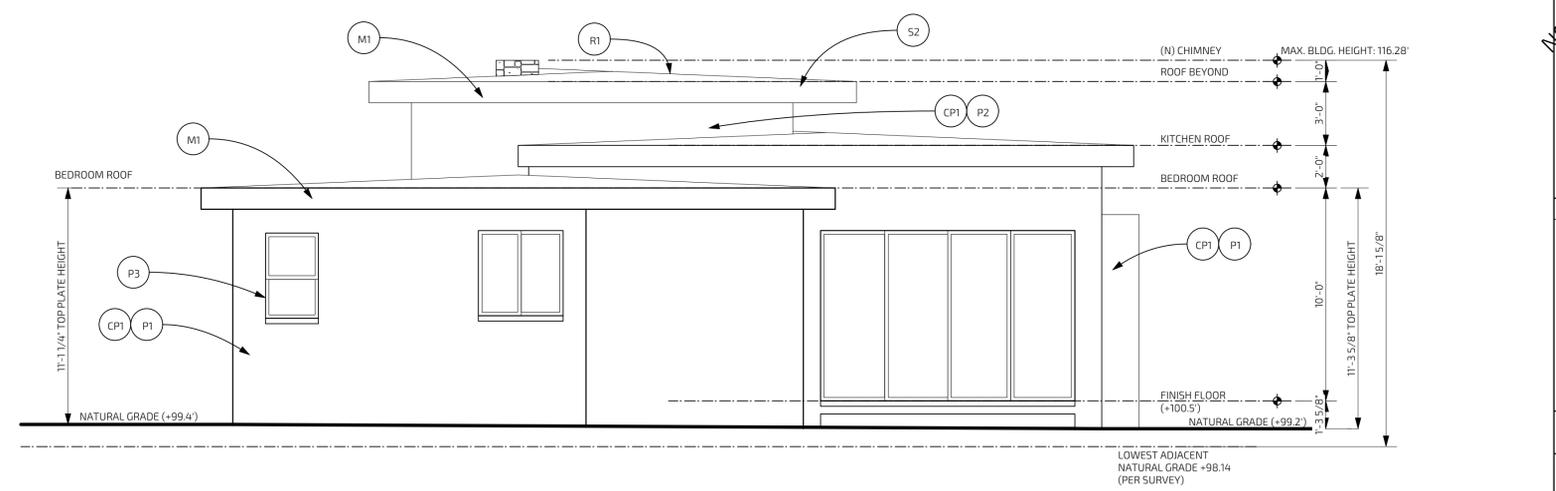
STREETSCAPE ELEVATION  
SCALE 1/8" = 1'-0"

3



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

2



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

1



DAVACHI RESIDENCE  
NEW RESIDENCE  
1071 SHAMROCK DRIVE,  
CAMPBELL, CA 95008

PROGRESS SET  
NOT FOR CONSTRUCTION

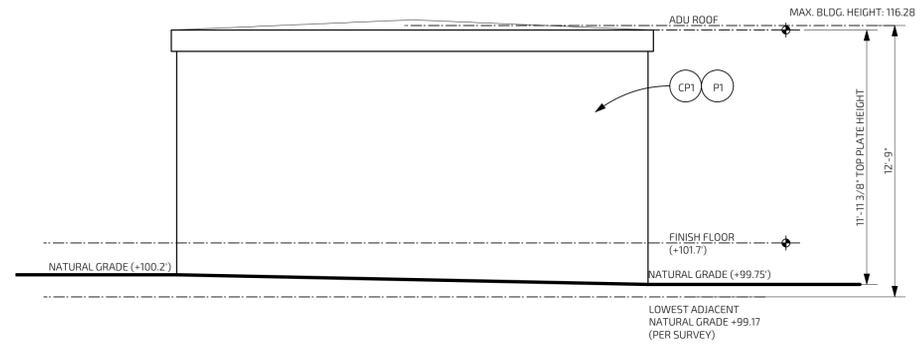
PROPOSED  
ELEVATIONS

ELECTRONIC PLAN REVIEW

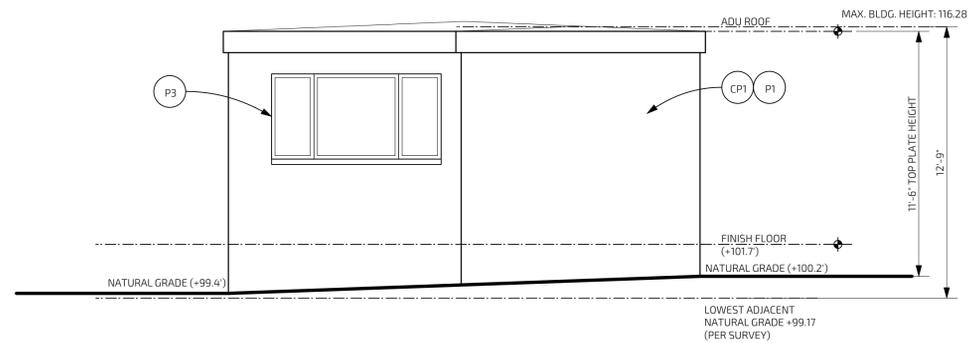
ALL DIMENSIONS AND AREAS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND DECIMALS THEREOF. THE CLIENT AND THE OWNER MAY NOT BE SUPPLICATED, USED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.  
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A3.2

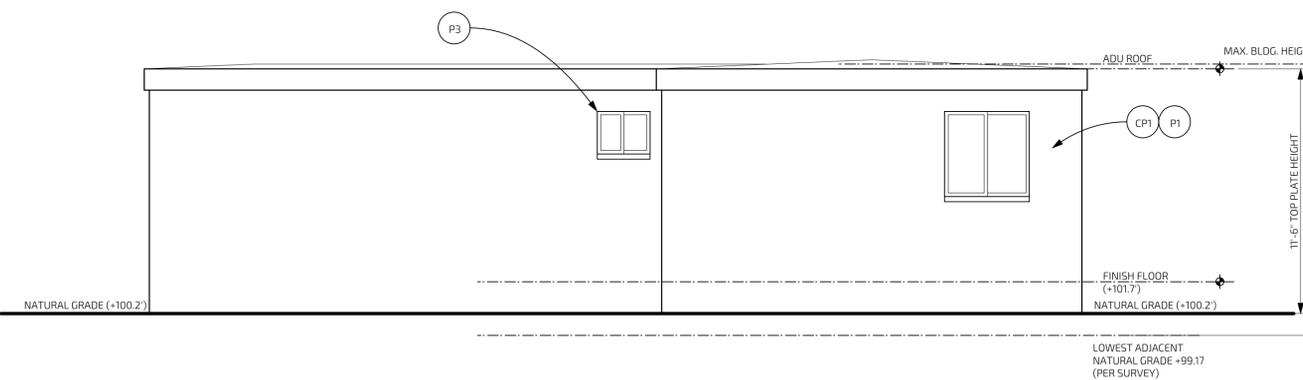
PROJECT NUMBER: 2101  
1071 SHAMROCK DRIVE



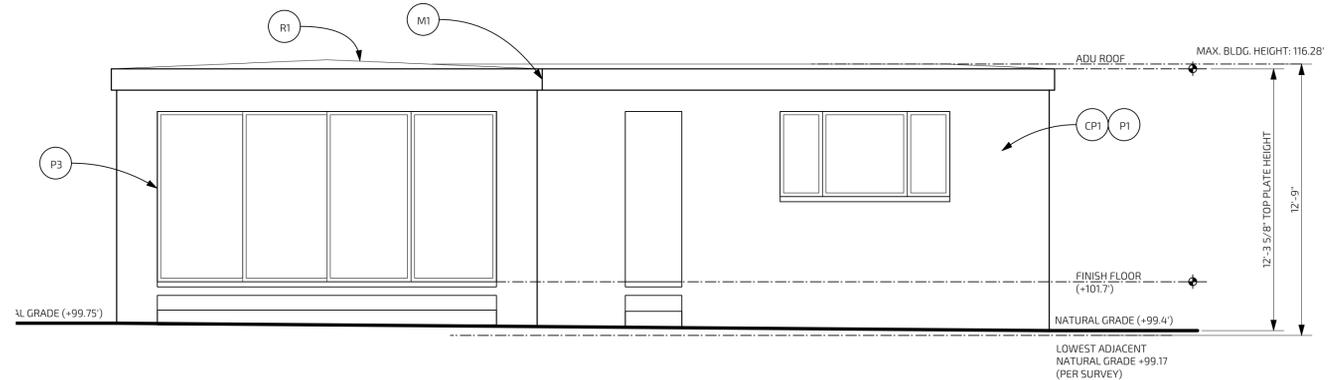
PROPOSED LEFT (SOUTH) ELEVATION 4  
SCALE 1/4" = 1'-0"



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



PROPOSED BACK (WEST) ELEVATION 3  
SCALE 1/4" = 1'-0"



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





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PLANNING SUBMISSION  
11.8.2021

Sheet Revisions:



DAVACHI RESIDENCE  
NEW RESIDENCE  
1071 SHAMROCK DRIVE,  
CAMPBELL, CA 95008

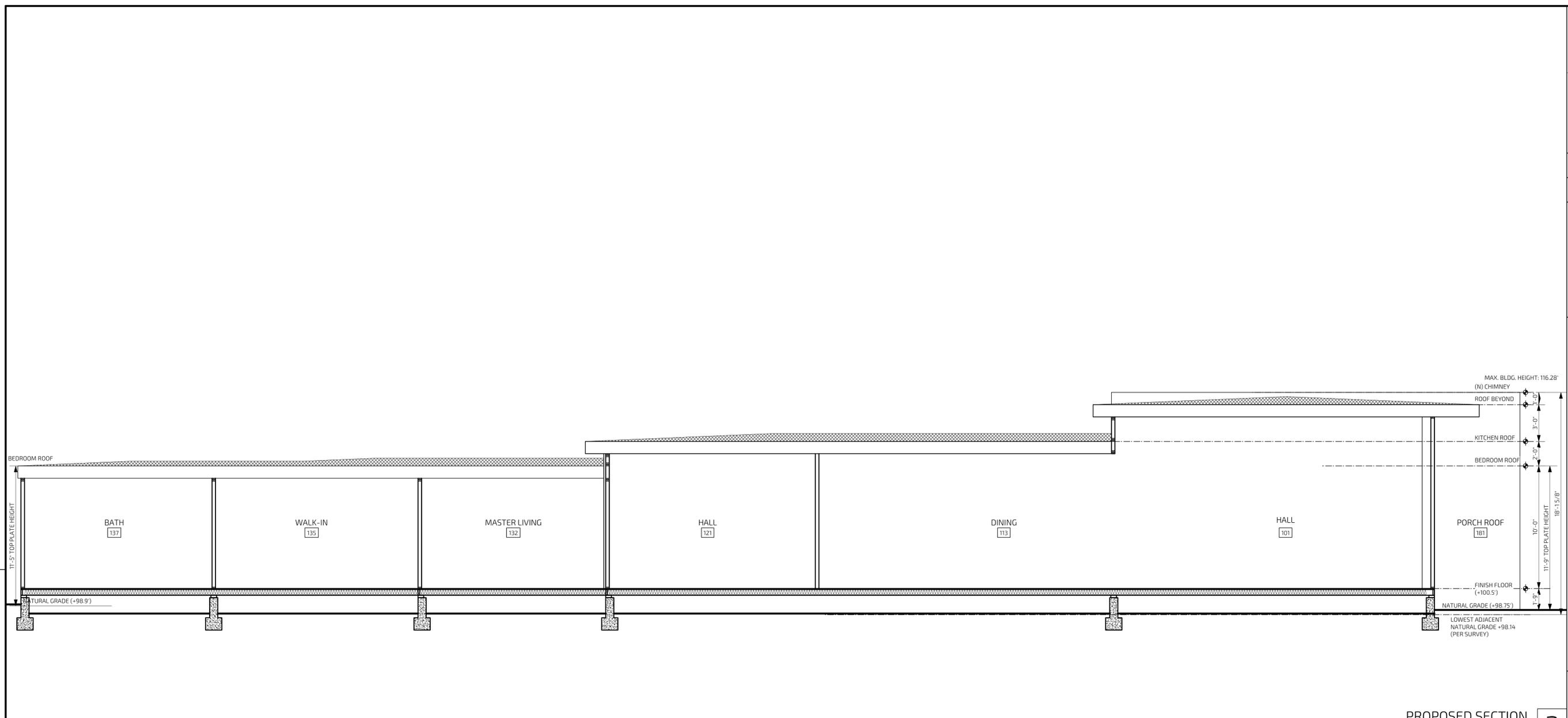
PROGRESS SET  
NOT FOR CONSTRUCTION

BUILDING SECTIONS

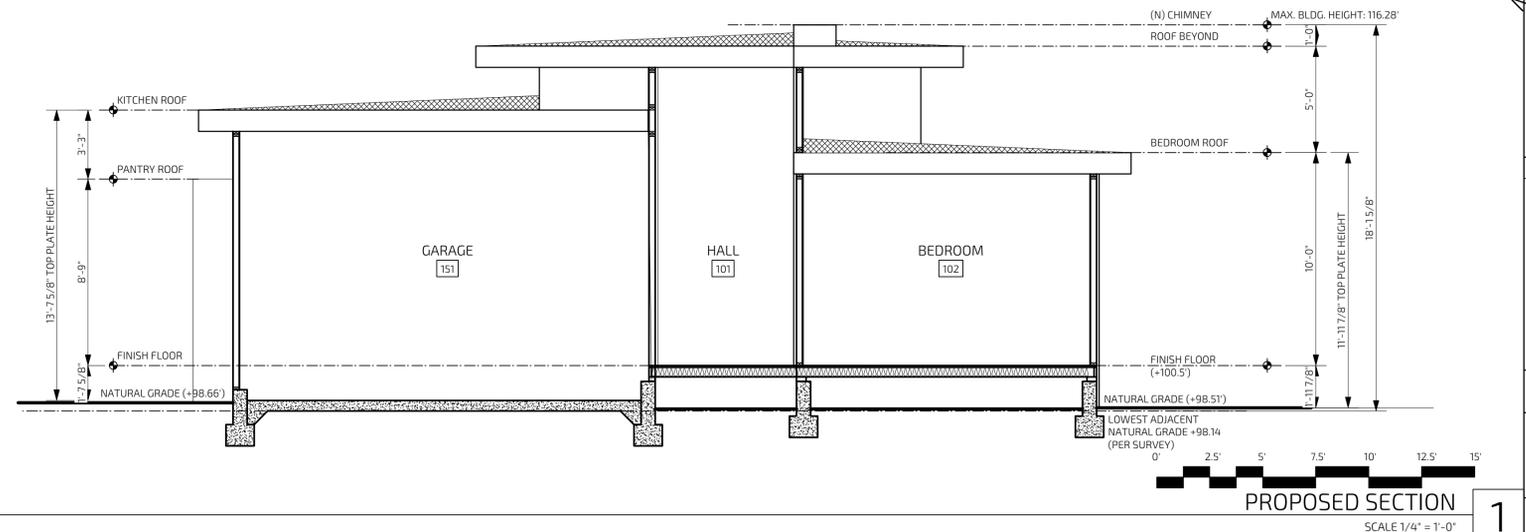
ELECTRONIC PLAN REVIEW

A8.0

PROJECT NUMBER: 2101  
1071 SHAMROCK DRIVE



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



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

LANDSCAPE PLAN FOR  
DAVACHI RESIDENCE  
1071 SHAMROCK DRIVE  
CAMPBELL, CA 95008

MATERIAL  
REFERENCE &  
LAYOUT PLAN

DATE:	
REVISION:	
1	
2	
3	
4	
5	

SCALE:	1/8"=1'-0"
DWG BY:	HYP
DWG DATE:	11/3/21
CHECK BY:	HYP
CHECK DATE:	11/3/21
PJT NO:	
FILE NO:	

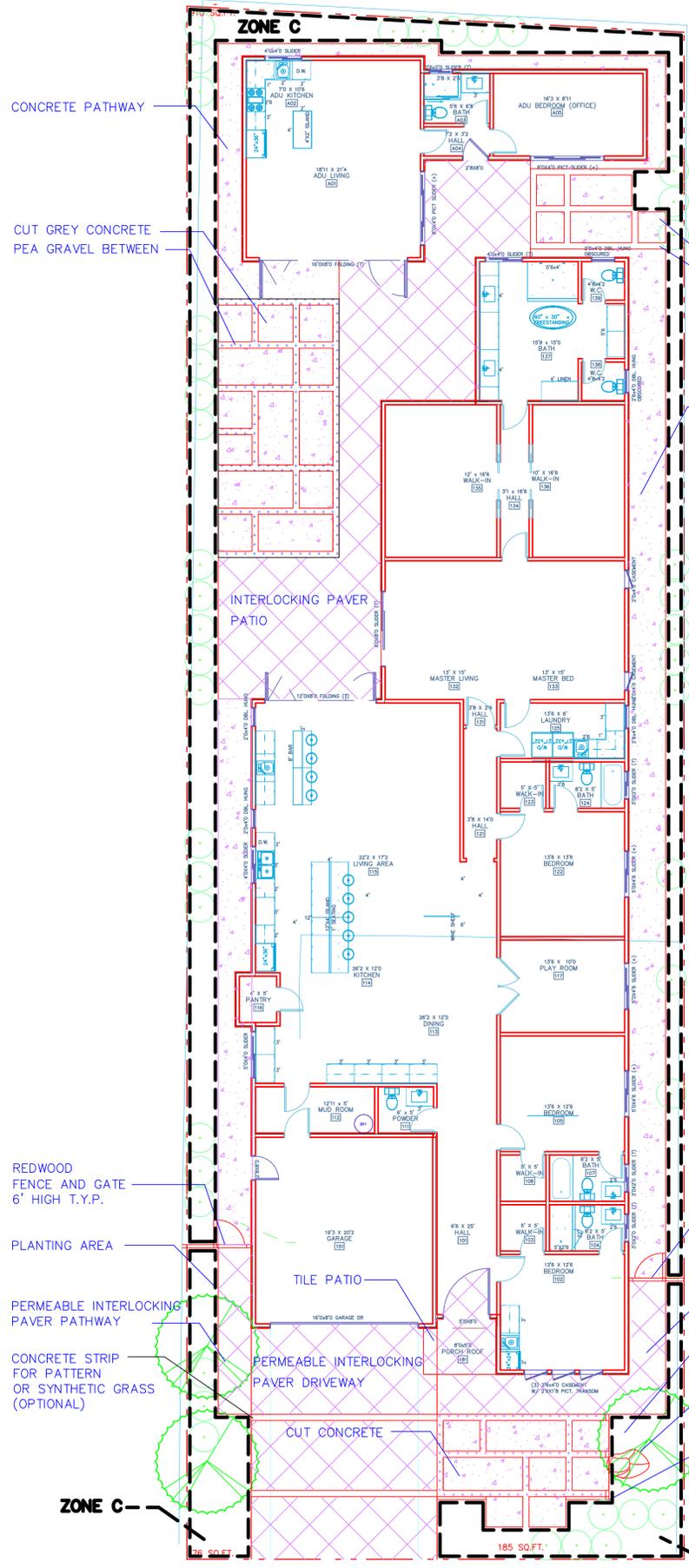
Sheet: **L1.0**

**GENERAL NOTES:**

1. ALL HARDSCAPE AND LANDSCAPE AREAS SHALL HAVE PROPER SLOPE AND DRAINAGE AWAY FROM THE HOUSE OR TOWARD APPROPRIATE DRAINAGE STRUCTURE TO CARRY WATER TO AN APPROVED DRAINAGE OUTLET
2. CONTRACTOR IS RESPONSIBLE FOR PROPER DRAINAGE OF ALL AREAS AND SHALL ADHERE TO ALL APPLICABLE LOCAL BUILDING CODES AND INDUSTRY STANDARD FOR ALL WORK CONTAINED IN THESE PLANS.
3. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING APPROVED, BEST INDUSTRY ACCEPTED PRACTICES, SPECIFICATIONS AND METHODS FOR INSTALLATION OF ALL ITEMS CONTAINED IN THESE PLANS.
4. CONTRACTOR SHALL PROVIDE A WRITTEN WARRANTY FOR ALL WORK CONTAINED IN THESE PLANS.

**NOTES:**

- a. The property owner shall record a covenant on the property for the new trees/shrubs planted for purpose of required replacement trees, privacy protection, and required front yard tree.
- b. Following completion of construction, and affidavit from an ISA-certified arborist shall be provided confirming that the new trees have been planted properly and according to plan.
- c. A planning department inspection is required to verify exterior materials/finishes, trees, landscaping, site work.
- d. A certified landscaping professional shall conduct a landscaping installation audit after the landscaping and irrigation systems have been installed per Chapter 14.15 (Landscape Ordinance). The findings of the assessment shall be consolidated into a landscape installation report provided to the Planning Division.
- e. The property owner shall sign a landscape maintenance agreement per Chapter 14.15 (Landscape Ordinance), prepared by the City, and record it with the Santa Clara Co. Recorder's Office. The property owner shall contact the Planning Division in advance of the final to prepare the agreement.
- f. A certified landscape professional shall provide a landscape and irrigation maintenance schedule per Chapter 14.15 (Landscape Ordinance) to the Planning Division.

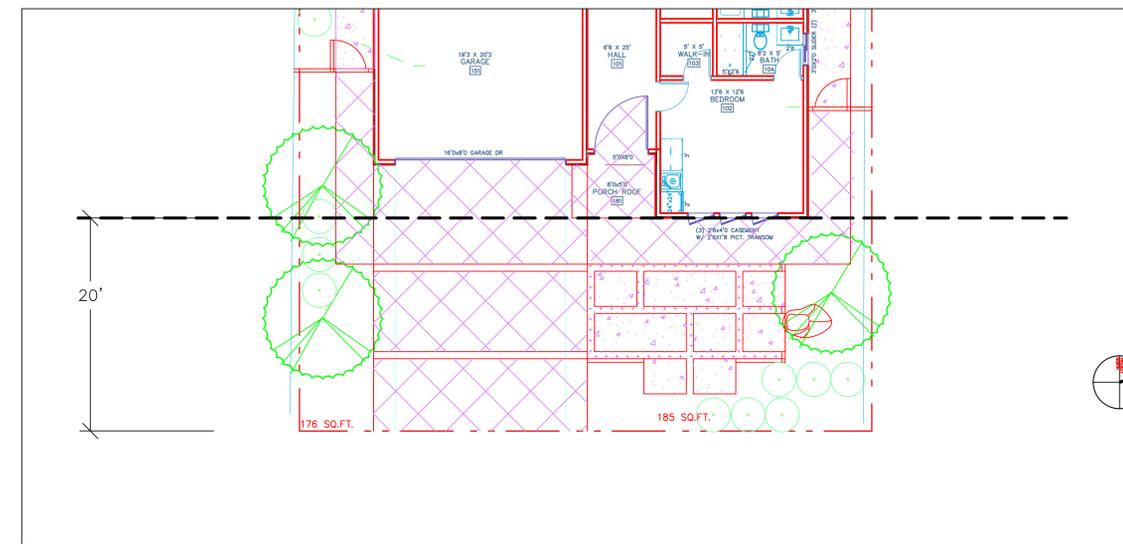
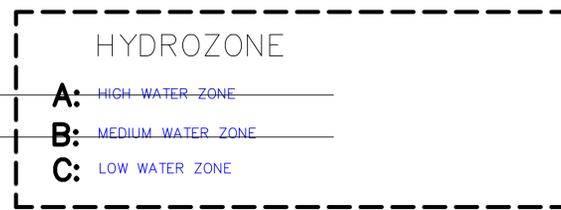


**WATER USAGE LEGEND**

ZONE	DESCRIPTION	IRRIGATION	AREA
ZONE A.	GRASS AREA	HIGH WATER	0 SQ.FT.
ZONE C.	FRONT PLANTING AREA	LOW	361 SQ.FT.
ZONE C.	BACK PLANTING AREA	LOW	910 SQ.FT.
NO WATER AREA			146 SQ.FT.
<b>TOTAL LANDSCAPE AREA</b>			<b>1417 SQ.FT.</b>

**HARDSCAPE LEGEND**

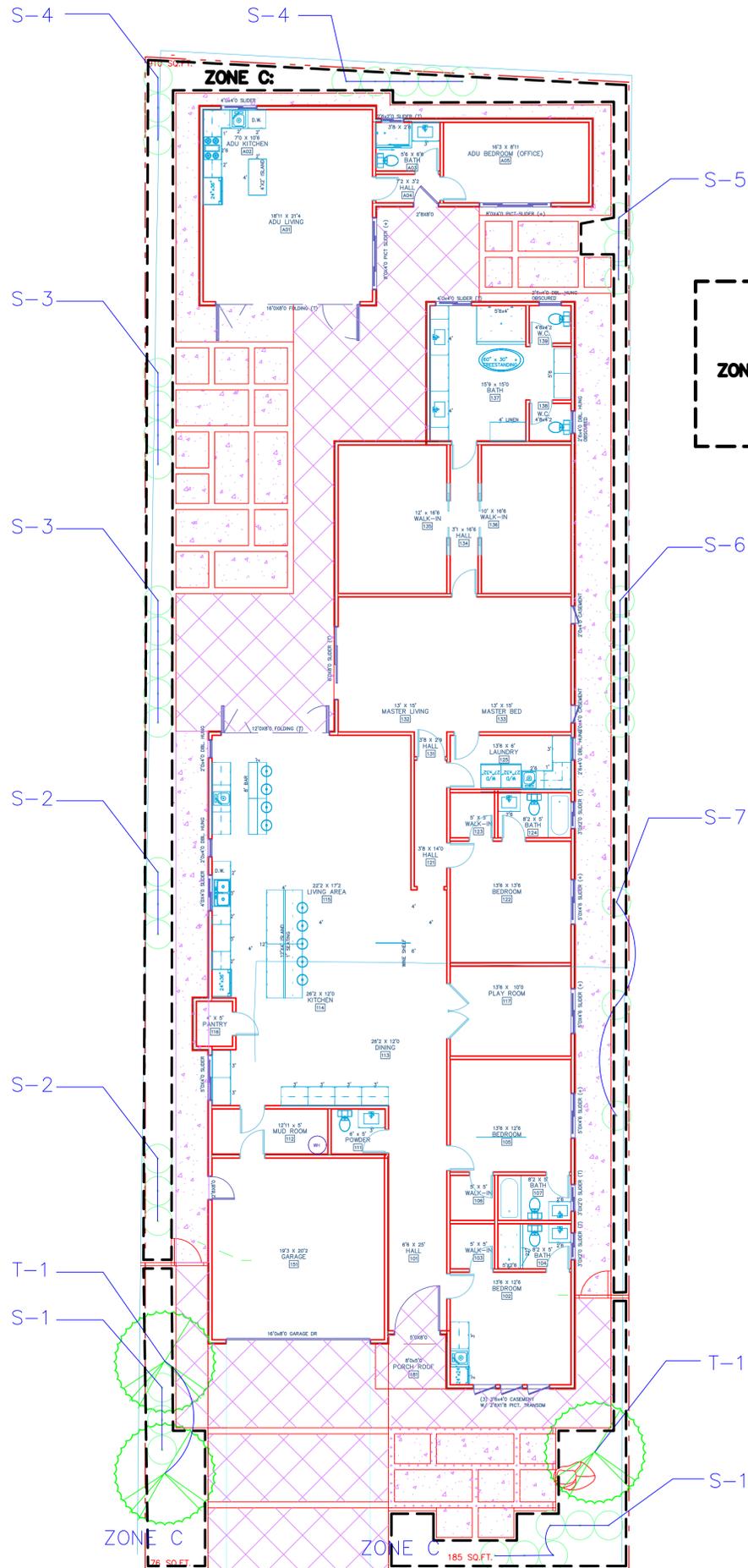
SYMBOL	DESCRIPTION
	CONCRETE PATH WAY WITH BROOM FINISH
	TILE OVERLAY OVER CONCRETE
	COLORED STAMPED CONCRETE (INDICATED IN THE PLAN)
	INTER LOCKING PAVER
	BLDG AREA



**FRONT YARD PAVING CALS**

TOTAL FRONT YARD WITHIN 20': 1080 SQ.FT.  
TOTAL PERVIOUS INTER LOCKING PAVER AREA WITHIN 20': 526 SQ.FT.  
TOTAL HARDSCAPE AREA WITHIN 20': 138 SQ.FT.(12%)

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



HYDROZONE  
**ZONE C: LOW WATER ZONE**

FRONT YARD TREE		SPREAD	PLANTING DISTANCE MAXIMUM
T-1	24" BOX CRAPE MYRTLE (LAGERSTROEMIA INDICA)	20'	10'

## HYDROZONE C: LOW WATER ZONE

### 1 PLANTING LEGEND

LEGEND	SIZE	PLANT NAME (SPECIES & VARIETY)	PLANT COMMON NAME	QUANTITY	WATERING NEEDS
TREES					
T-1	24" BOX	CRAPE MYRTLE	LAGERSTROEMIA INDICA	1	LOW WATER

LEGEND	SIZE	PLANT NAME (SPECIES & VARIETY)	PLANT COMMON NAME	QUANTITY	WATERING NEEDS
SHRUBS					
S-1	5 GAL	EUONYMUS JAPONICUS MICROPHYLLUS	BOXLEAF EUONYMUS	9	LOW WATER
S-2	5 GAL	NANDINA FIRE POWER DWARFT	HEAVENLY BAMBOO	6	LOW WATER
S-3	5 GAL	AGAVE BLUE GLOW	AGAVE BLUE GLOW	9	LOW WATER
S-4	5 GAL	LEONOTIS LEONURAS	LION'S TAIL	8	LOW WATER
S-5	1 GAL	DIETES BICOLOR	DIETES BICOLOR	3	LOW WATER
S-6	5 GAL	RHAPHIOLEPIS INDICA	INDIAN HAWTON	5	LOW WATER
S-7	5 GAL	BOUGAINVILLEA SPP.	BOUGAINVILLEA	3	LOW WATER

TOTAL AMOUNT OF PLANT PROPOSED: 45 PLANTS

AMOUNT OF LOW WATER USE PLANT: 45 PLANTS (100%)

### 2 PLANTING NOTES

1. THE WATER SOURCE WILL BE MUNICIPAL.
2. NO SEED MIX WILL BE APPLIED TO LANDSCAPING
3. ALL TREES 15 GALLON OR LARGER TO RECEIVE (2) 3"x10' LODGE POLE PINE STAKES WITH (2) 1"x4" BACKER BOARD NAILED TO STAKES. TIE ALL TREES TO STAKE WITH RUBBER TIES SEE TREE DETAILS ON L4-0. AND NAIL WITH GALVANIZED WOOD SCREWS.
4. PROVIDE DEEP WATERING /INSPECTION TUBES ON ALL TREES, WATER BASIN SHOULD BE SUFFICIENT ENOUGH TO CONTAIN WATER AT BASE OF TREE, AS NECESSARY.
5. FERTILIZER TABLET SHALL BE PLACED AT MID-POINT OF ROOT BALL PER MANUFACTURERS RECOMMENDATION.
6. USE COMPOST FOR SOIL AMENDMENTS. APPLY MINIMUM 3 INCHES OF COMPOST IN ALL PLANTING AREA AND ROTOTILL THOROUGHLY INTO MINIMUM TOP 9 INCHES OF TOP SOIL.
7. PROVIDE 3" OF WALKING BARK UNDER ALL TREES, SHRUBS AND UNPLANTED AREAS FOR WATER CONSERVATION
8. PLANT LOCATIONS ARE DIAGRAMMATIC AND MAY BE ADJUSTED IN THE FIELD AT THE LANDSCAPE ARCHITECT DIRECTION PRIOR TO INSTALLATION.
9. QUANTITY AND SIZE AS PER PLAN
10. ALL PLANTS MATERIALS SHALL BE HAND SELECTED BY THE CONTRACTOR. THE CONTRACTOR IS CAUTIONED TO EXERCISE CARE IN HANDING, UNLOADING, AND STORING OF PLANT MATERIALS. PLANT MATERIALS THAT HAVE BEEN DAMAGED IN ANY WAY WILL BE DISCARDED AND IF INSTALLED, SHALL BE REPLACED WITH UNDAMAGED MATERIALS AT THE CONTRACTOR'S EXPENSE.
11. TREES THAT ARE PLANTED WITHIN FIVE FEET OF CONCRET IN THE LAWN AREA TO BE INSTALLED IN A DEEP ROOT UB24-2 ROOF BARRIER AT THE TIME OF PLANTING.
12. ALL TREES TO BE DOUBLE STAKED WITH LODGE POLE STAKES. STAKES MUST BE STRAIGHT AND FIRMLY IN GROUND.
13. GROUNDCOVER IS TO BE PLANTED TRAINAGULARLY SPACED AT 12" ON CENTER.
14. SOIL AMENDMENTS SHALL BE ROTOTILLED IN A MINIMUM DEPTH OF 9" IN LAWN ARES AND IS TO BE MIXED WITH NATIVE SOIL WHEN BACKING PLANTS.

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE PLANTING DESIGN PLAN."

*Signature*

**LANDSCAPE PLAN FOR  
DAVACHI RESIDENCE  
1071 SHAMROCK DRIVE  
CAMPBELL, CA 95008**

# PLANTING PLAN

DATE:	
REVISION:	
1	
2	
3	
4	
5	

SCALE:	1/8"=1'-0"
DWG BY:	HYP
DWG DATE:	11/5/12
CHECK BY:	HYP
CHECK DATE:	11/5/12
PJT NO:	
FILE NO:	

*Handwritten signature*

LANDSCAPE PLAN FOR  
DAVACHI RESIDENCE  
1071 SHAMROCK DRIVE  
CAMPBELL, CA 95008

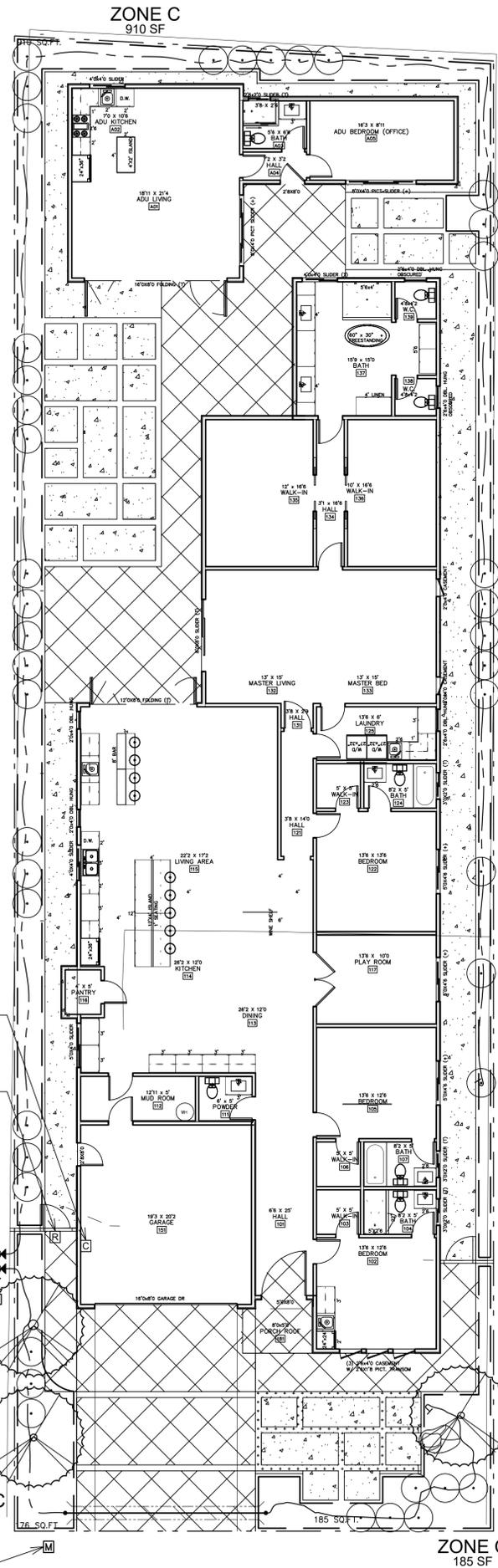
IRRIGATION  
PLAN

DATE: \_\_\_\_\_  
REVISION: 

1	2	3	4	5
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SCALE: 1/8" = 1'  
DWG BY: HYP  
DWG DATE: 11/05/2021  
CHECK BY: HYP  
CHECK DATE: 11/05/2021  
PJT NO:  
FILE NO:

Sheet: **L3.0**  
3 of 4 Sheets.



**A IRRIGATION LEGEND**

CONTROLLER STATION NUMBER  
CONTROL VALVE SIZE  
FLOW RATE THROUGH VALVE, GPM  
PRECIPITATION RATE, In/h  
PRESSURE THROUGH VALVE, PSI

SYM	MANUF.	MODEL NO.	DESCRIPTION	GPM	RAD	PSI
P			POINT OF CONNECTION—PORTABLE WATER 60 PSI STATIC PRESSURE			
M			WATER METER PORTABLE WATER			
(1) (1.4, 0)			1" UTILITY PVC BALL GATE VALVE IN VALVE BOX WITH LOCKING LID			
(2) (1.4, 0)	RAINBIRD	100-ASVF	1" REMOTE CONTROL VALVE WITH ATMOSPHERIC BACKFLOW PREVENTER			
(3) (1.4, 0)	RAINBIRD	075-ASVF	3/4" REMOTE CONTROL VALVE WITH ATMOSPHERIC BACKFLOW PREVENTER & 3/4" INLINE Y-FILTER W/ 155 MESH SCREEN & 3/4" PRE-SET 30 PSI REGULATOR			
(4) (1.4, 0)	RAINBIRD	ESP4SMTE1	4 STATION INDOOR BASE MODULES WITH 0 STATION MODULES (ESPM3) TOTAL 4 STATIONS			
R	RAINBIRD		WEATHER SENSOR			
---	RAINBIRD	LD-09-24-	0.9 GPH 12" SPACING; 1.53 GPM/100' LANDSCAPE DRIPLINE			
(5) (1.4, 0)			SCH 40 #3/4" PVC IRRIGATION PIPE, LATERAL LINE; 12" COVER, 18" COVER UNDER PAVEMENT			
(6) (1.4, 0)			SCH 40 #1" PVC IRRIGATION PIPE, MAIN LINE; 18" COVER, 24" COVER UNDER PAVEMENT			
(7) (1.4, 0)			CLASS 315 PVC PIPE SLEEVE LINE UNDER PAVEMENT, SEE IRRIGATION NOTE D. SLEEVE LINE			

**B IRRIGATION NOTES**

- GENERAL IRRIGATION INFORMATION
  - THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
  - DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
  - SPLICING OF 24 VOLT WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. LEAVE A 36" COIL OF EXCESS WIRE AT EACH SPLICE AND 100 FEET ON CENTER ALONG WIRE RUN. TAPE WIRE IN BUNDLES 10 FEET ON CENTER. NO TAPING PERMITTED INSIDE SLEEVES.
  - INSTALL A SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.
- VALVES & VALVE BOX
  - INSTALL VALVE BOXES 12" FROM AND PERPENDICULAR TO WALK, CURB, LAWN, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF VALVE BOX SHALL BE PARALLEL TO WALK, CURB, LAWN, ETC.
  - VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).
  - LOCATE Q.C.S 12" FROM HARDSCAPE AREAS.
- SPRINKLER HEADS
  - THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS AS MUCH AS POSSIBLE. DEGREE AND RADIUS INFORMATION PROVIDED AS BASELINE INFORMATION. CONTRACTOR SHALL SELECT THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
  - NOTIFY OWNER OF ANY ASPECTS OF LAYOUT WHICH WILL PROVIDE INCOMPLETE OR INSUFFICIENT WATER COVERAGE OF PLANT MATERIAL AND DO NOT PROCEED UNTIL HIS INSTRUCTIONS ARE OBTAINED.
- SLEEVE LINE
  - SLEEVE BELOW ALL HARDSCAPE ELEMENTS WITH CLASS 315 PVC TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE WITHIN; BURIAL DEPTH FOR SLEEVES BELOW FINISHED GRADE ARE AS FOLLOWS:
    - 24" MINIMUM UNDER PAVEMENT FOR MAIN LINES AND WIRING
    - 18" MINIMUM UNDER PAVEMENT FOR LATERAL LINES
  - ALL SLEEVE BELOW HARDSCAPE SHALL EXTEND 18" BEYOND HARD SURFACES EDGES.
- IRRIGATION SYSTEM
 

IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVER SPRAY, OR OTHER SIMILAR CONDITIONS.
- STORMWATER BEST MANAGEMENT PRACTICES
 

ANY STORMWATER BEST MANAGEMENT PRACTICES SHALL BE INCORPORATED INTO THIS LANDSCAPE INSTALLATION PROJECT.

**C IRRIGATION SCHEDULE**

IRRIGATION SHALL BE LIMITED BETWEEN THE HOURS OF 8:00 PM AND 10:00 AM, UNLESS UNFAVORABLE WEATHER PREVENTS IT OR RENDERS IRRIGATION UNNECESSARY (IRRIGATION OUTSIDE NORMAL DESIGNATED HOURS IS ALLOWED FOR AUDITION AND SYSTEM MAINTENANCE ONLY).

IRRIGATION SCHEDULE: MARCH, APRIL, MAY, SEPT, OCT, NOV. (SPRING & FALL)										IRRIGATION SCHEDULE: JUN, JULY, AUG. (SUMMER)										IRRIGATION SCHEDULE: DEC, JAN, FEB. (WINTER)									
Valve No.	Irrigation Type	Flow Rate (GPM)	Preci Rate (In/h)	Min. /Cycle	Cycles /Day	Days /Week	Gals /Week	Gals /Season	Valve No.	Irrigation Type	Flow Rate (GPM)	Preci Rate (In/h)	Min. /Cycle	Cycles /Day	Days /Week	Gals /Week	Gals /Season	Valve No.	Irrigation Type	Flow Rate (GPM)	Preci Rate (In/h)	Min. /Cycle	Cycles /Day	Days /Week	Gals /Week	Gals /Season			
1	Spray	10.62	19.13	7	1	3	223.02	5352.48	2	Spray	10.62	19.13	10	1	5	531.00	6372.00	1	Spray	10.62	19.13	5	1	1	53.10	637.20			
2	Drip	2.23	N/A	9	1	3	60.21	1445.04	2	Drip	2.23	N/A	13	1	5	144.95	1739.40	2	Drip	2.23	N/A	8	1	1	17.84	214.08			
Column Total:									Column Total:									Column Total:											
283.23									6797.52									70.94											

**D LANDSCAPE WATER USE**

ESTIMATED TOTAL WATER USE PER YEAR

$$ETWU = (ET_o)(0.62) \left( \frac{(PF)(HA)}{(IE)} + SLA \right)$$

Hydro-zone	Plant Water Use Type	Plant Factor, PF	Irrigation Method	Irrigation Efficiency, IE	ETAF (PF/IE)	Hydrozone Area (SF), HA	ETAF X Area (HA)	ETWU (Gal/Yera)
C Front Yard	LOW	0.2	Drip	0.81	0.25	361	89.14	2503
C Back Yard	LOW	0.2	Drip	0.81	0.25	910	224.69	6311
						1271	314	8814

MAXIMUM ALLOWABLE WATER ALLOWANCE

$$MAWA = (ET_o)(0.62) \{ (ETAF \times LA) + [(1 - ETAF) \times SLA] \}$$

$$MAWA = 45.3 \times 0.62 \times \{ (0.55 \times 1,271) + [(1 - 0.55) \times 0] \}$$

$$= 19634 \text{ GALS / YEAR}$$

ESTIMATED TOTAL WATER USE PER YEAR

HYDRO ZONE C Front Yard 2503 GAL  
HYDRO ZONE C Back Yard 6311 GAL  
**TOTAL: 8814 GAL / YEAR**

TOTAL LANDSCAPE AREA (LA) 1,271 SF  
SPECIAL LANDSCAPE AREA (SLA) 0 SF

ETAF CALCULATION

$$\text{Average ETAF} = \frac{\text{Total ETAF X Area}}{\text{Total Landscape Area}}$$

$$= \frac{314}{1,271}$$

$$= 0.25$$

\* Average ETAF for Regular Landscape Area must be 0.55 or below for Residential Area.

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN."

IRRIGATION CONTROLLER  
WALL-MOUNT A RAINBIRD ESP-4MEI  
AT THIS LOCATION AS DETAILED. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE TO BE INSTALLED AT THIS LOCATION BY OTHERS. COORDINATE AND VERIFY PROPOSED LOCATION WITH OWNER.

WEATHER SENSOR  
WEATHER SENSOR AT THIS LOCATION.  
REFER TO MANUFACTURE INSTALLATION DETAIL.  
COORDINATE AND VERIFY PROPOSED LOCATION WITH OWNER.

2	3/4"
4.67	
30	
1	3/4"
1.44	
30	

POINT OF CONNECTION:  
CONNECT NEW GATE VALVE  
(FIELD VERIFY SIZE AND AVAILABLE STATIC PRESSURE).  
FIELD VERIFY A MINIMUM 60 PSI STATIC PRESSURE  
AT POINT OF CONNECTION.

ZONE C  
175 SF

NEW WATER METER  
SEE CIVIL DRAWING FOR DETAIL

ZONE C  
185 SF

DATE:

REVISION:

SCALE: NONE

DWG BY: HYP

DWG DATE: 11/08/21

CHECK BY: HYP

CHECK DATE: 11/08/21

PJT NO:

FILE NO:

PLANTING SPECIFICATIONS

- I. SCOPE  
THE SCHEDULE OF WORK PROCEDURES INCLUDED IN THIS SECTION ARE LISTED AS FOLLOWS  
A. SOIL PREPARATION  
B. CLEARING AND SCRUBBING  
C. SOIL CONDITIONING  
D. FINISHING GRADING  
E. METHOD OF PLANTING  
F. PLANTING TREES  
G. PLANTING OF SHRUB, VINE AND GROUND COVERS  
H. WATERING BASINS  
I. LAWN  
J. WATERING FOR ENTIRE PLANTING AND LAWN AREA  
K. TREE STAKING  
L. ESPALIERING VINES IF APPLICABLE  
M. CULTIVATIONS AND WEED REMOVAL
- II. MATERIALS  
A. PLANT MATERIALS  
THE PLANTS MATERIALS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED, SHALL CONFORM TO THE FOLLOWING  
(1). NONNATIVE: PLANTS NAMES INDICATED OR LISTED IN THE "LIST OF PLANT MATERIALS" ON THE DRAWINGS, CONFORM TO "STANDARD PLANT NAMES" SECON EDITION, EXCEPT FOR NAMES NOT COVERED THEREIN, THE ESTABLISHED CUSTOMER OF THE NURSERY IS FOLLOWED.  
(2). CONDITIONS: PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECTS PESTS, OR OTHER EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEM, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND. PLANTS SHALL NOT BE PRUNED PRIOR TO DELIVERY, EXCEPT AS AUTHORIZED BY THE LANDSCAPE DESIGNER, OR HIS REPRESENTATIVE. IN NO CASE SHALL TREES BE TOPPED BEFORE DELIVERY.  
(3). THE HEIGHTS AND SPREAD OF ALL PLANTS MATERIALS SHALL BE MEASURED WITH BRANCHES IN THEIR NORMAL POSITION. THE CALIPER OF ALL TREES SHALL BE MEASURED 4"-0" ABOVE THE SURFACE OF THE GROUND, WHERE CALIPER OR OTHER DIMENSIONS OF ANY PLANTS MATERIALS ARE OMITTED FROM THE "LIST OF PLANT MATERIALS", IT SHALL BE UNDERSTOOD THAT THESE PLANT MATERIALS SHALL BE NORMAL STOCK FOR TYPE LISTED.  
(4). INSPECTION: ALL PLANT MATERIALS MUST HAVE BEEN PREVIOUSLY INSPECTED AT THE NURSERY BY APPROPRIATE GOVERNMENTAL AGENCY AS REQUIRED BY STATE, OR LOCAL CODE, AND SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE LANDSCAPE ARCHITECT OR DESIGNER, BEFORE PLANTING.  
(5). PLANT LIST: AS INCLUDED ON THE PLANTING PLAN  
(6). SIZES OF PLANTS: SHALL BE STATED ON THE PLANT LIST. CONTAINER STOCK (1 GAL, 5 GAL, AND 15 GAL, 24" BOX) SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR AT LEAST ONE YEAR, BUT NOT OVER TWO YEARS.  
(7). SUBSTITUTIONS: FOR THE INDICATED PLANTS MATERIALS WILL BE PERMITTED PROVIDED THE SUBSTITUTE MATERIALS ARE APPROVED IN ADVANCE BY THE LANDSCAPE DESIGNER AND THE SUBSTITUTIONS ARE MADE AT NO ADDITIONAL COST TO THE OWNER, EXCEPT FOR THE VARIATIONS TO AUTHORIZED. ALL SUBSTITUTE PLANTS MATERIALS SHALL CONFORM TO THE REQUIREMENT OF THESE SPECIFICATIONS; IF ACCEPTED SUBSTITUTE MATERIALS ARE OF LESS VALUE THAN THOSE INDICATED OR SPECIFIED, THE CONTRACT PRICE WILL BE ADJUSTED IN ACCORDANCE WITH THE PROVISION OF THE CONTRACT.  
(8). PLANTS NOT APPROVED: TO BE REMOVED FROM SITE IMMEDIATELY AND REPLACE WITH SUITABLE PLANTS.

- B. FERTILIZERS AND SOIL AMENDMENTS  
ORGANIC COMPOST AND SOIL AMENDMENTS SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING, DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURE'S GUARANTEED ANALYSIS, ANY MATERIALS WHICH BECOMES CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL NOT BE ACCEPTED.  
C. BARK CHIP MULCH  
ALL PLANTED AREAS (EXCEPT TURF) SHALL RECEIVE A TOP DRESSING OF MULCH RECYCLED IN DARK BROWN COLOR. MULCH SHALL BE REDWOOD BARK CHIPS, MEDIAN GRIND OF MULCH, MEDIAN GRIND (5/8 TO 3/4 INCH DIAMETER), NO SHREDDED BARK IS ACCEPTABLE.  
D. SOIL  
SOIL SHALL BE EXISTING SURFACE SOIL (UNLESS OTHERWISE INDICATED ON THE PLANS) AND SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, ROCKS, STICKS, BRUSH OR OTHER DELETERIOUS MATERIALS, AND ALL IMPORTED SOIL, IF REQUIRED, SHALL BE OF A SANDY-LOAM TEXTURE. SOIL SAMPLES AND ANALYSIS SHALL BE SUBMITTED TO THE LANDSCAPE DESIGNER FOR APPROVAL PRIOR TO DELIVERY OF ANY SOIL TO THE PROJECT SITE. SHOULD THE LANDSCAPE DESIGNER REJECT ANY PORTION OF THE DELIVERED SOIL FOR ANY REASON, IT SHALL BE REMOVED IMMEDIATELY AT NO COST TO THE OWNER. MINIMUM EIGHT (8) INCHES, NON-COMPACTED TOPSOIL SHALL BE AVAILABLE FOR WATER SORPTION AND ROOT GROWTH IN PLANTED AREAS.
- III. LANDSCAPE WORK PROCEDURES  
A. SOIL PREPARATION  
(1). THE SOIL SHALL NOT BE WORKED WHEN THE MOISTURE CONTENT IS SO GREAT THE EXCESS COMPACTION WILL OCCUR; NOT WHEN IT IS SO DRY THAT A DUST WILL FORM IN THE AIR. WATER SHALL BE APPLIED, IF NECESSARY, TO PROVIDE IDEAL MOISTURE CONTENT FOR TILLING AND FOR PLANTING HEREIN SPECIFIED.  
(2). PRELIMINARY GRADING SHALL BE DONE IN SUCH A MANNER AS TO ANTICIPATE THE FINISHED GRADE. EXCESS SOIL SHALL BE REMOVED OR REDISTRIBUTED BEFORE APPLICATION OF FERTILIZERS AND MULCH. WHERE SOIL IS TO BE RELAYED BY PLANTS AND MULCH, ALLOWANCE SHALL BE MADE SO THAT WHEN FINISH GRADING HAS BEGUN, THERE SHALL BE NO DEFICIENCY IN THE SPECIFIED DEPTH OF MULCHED PLANTED BEDS.  
(3). LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING BRUSH, DEAD TREES, AND WEEDS TO THE SATISFACTION OF THE LANDSCAPE DESIGNER.  
(4). TRENCHES: IF ANY PORTION OF THE SPRINKLER SYSTEM IS INSTALLED AFTER GRADING AND FERTILIZING IS COMPLETED, THE UPPER PORTION OF THE BACKFILL SHALL BE RETILL AND FERTILIZED TO THE DEPTH SPECIFIED FOR THE AREA AS REQUIRED, TO CONFORM TO THE SPECIFICATIONS.  
(5). FINISH GRADES: LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR BRING ALL PLANTED AREAS TO FINISH GRADE, WHICH SHALL BE 101/2" BELOW PAVING, CURB, AND HEADERS, OR AS NOTED BY SPOT ELEVATIONS. THE LANDSCAPE CONTRACTORS SHALL RECEIVE THE SITE GRADED BY OTHERS TO WITHIN +/- (1/10 OF ONE FOOT)
- B. CLEARING AND SCRUBBING  
ALL EXISTING TREES SHALL BE PRESERVED IN AN UNDISTURBED CONDITION EXCEPT FOR REMOVALS WHICH ARE NECESSARY TO ACCOMMODATE PLANTING. OPEN TRENCHES CAN BE CUT MECHANICALLY UNTIL REACHING THE DRIPLINE OF THE TREE. TRENCHES WITHIN THE DRIPLINE OF THE TREE SHOULD BE CONTINUED BY HAND. DAMAGED ROOTS OVER 4" IN DIAMETER SHALL BE CAREFULLY HAND DUG UNDER, IF MANY ROOTS ARE CUT, THE TOP OF THE TREE SHOULD BE THINNED PROPORTIONALLY. CONSULT WITH THE LANDSCAPE DESIGNER PRIOR TO THINNING.  
EXCAVATION SHALL INCLUDE THE REMOVAL OF ALL WATER AND MATERIALS OR OBSTRUCTIONS OF ANY PLANTER THAT WOULD INTERFERE WITH THE WORK. ALL EXCESS AND WASTE MATERIALS RESULTING FROM THE TRENCHING OPERATIONS SHALL BE REMOVED FROM THE SITE.  
DIG TRENCHES STRAIGHT AND SUPPORT PIPE CONTINUOUSLY ON BOTTOM OF DITCH. LAY PIPE TO AN EVEN GRADE. TRENCHING EXCAVATION SHALL FOLLOW LAYOUT INDICATED ON DRAWINGS AND AS NOTED.  
C. HANDLING OF PIPE  
PVC PIPE SHALL BE INSTALLED SO THAT THERE WILL BE A SMALL AMOUNT OF EXCESS LENGTH IN THE LINE TO COMPENSATE FOR CONTRACTION AND EXPANSION OF THE PIPE. THIS SHALL BE ACCOMPLISHED BY "SNAKING" THE LINE IN THE TRENCH DURING THE TIME OF INSTALLATION.  
HANDLING AND ASSEMBLY OF PIPE, FITTINGS AND ACCESSORIES SHALL BE BY SKILLED TRADESMEN USING APPROVED METHODS AND TOOLS AND EXERCISING CARE TO PREVENT DAMAGE TO MATERIALS PRIOR TO INSTALLATION. FITTINGS AND ACCESSORIES SHALL BE KEPT CLEAN AT ALL TIMES, AND ALL OPENINGS IN PIPING SHALL BE KEPT CLOSED UNTIL READY TO BE USED. THE ENTRY OF FOREIGN MATERIALS, BENDING OF GALVANIZED STEEL, WILL NOT BE PERMITTED.  
D. CONTROL VALVES  
ELECTRIC, NORMALLY CLOSED ANGLE CONTROL VALVES SHALL BE INSTALLED AS INDICATED ON THE PLANS AND AS SPECIFIED BY THE MANUFACTURER. VALVES SHALL BE SET IN VERTICAL POSITION AND HOUSED IN AN AMETEK OR EQUAL VALVE BOX WITH REMOVABLE COVER, WHICH IS TO BE FLUSH WITH FINISHED GRADE AND INSTALLED IN A SHRUB AREA, WHEREVER POSSIBLE.

- E. METHOD OF PLANTING  
A. PLANTING TREES  
ALL PITS FOR PLANTS SHALL BE ROUND SQUARE PER PLAN DETAILS. LEAVE SIZE OF HOLES SHALL BE TWO TIMES DIAMETER OF ROOT BALL AND ONE-HALF AGAIN AS DEEP AS DEPTH OF ROOT BALL. SOIL AT SIDE AND BOTTOM SHALL BE LOOSENEED BY SCARIFYING TO ENSURE ROOT PENETRATION (NO SMOOTH CIRCULAR SIDES)  
PITS SHALL BE BACKFILLED WITH PREPARED SOIL TO THE BOTTOM OF THE ROOT BALL. THE PLANT SHALL THEN BE SET IN AN UPRIGHT POSITION IN THE CENTER OF THE PIT AND THE SPACE AROUND IT BACKFILLED WITH PLANTING MIX. WHEN THE BACKFILL AROUND THE PLANTS IS APPROXIMATELY TWO-THIRD COMPLETED, THE PLANT SHALL BE THOROUGHLY WATERED. AFTER WHICH THE BACKFILL SHALL BE COMPLETED TO THE GRADE OF THE SURROUNDING AREA. THE CROWN OF THE PLANT SHALL BE 1 1/2" ABOVE MINIMUM FINISHED GRADE.  
PREPARE A SOIL RING AT LEAST 3" HIGH AND AS WIDE AS ROOT BALL AROUND EACH PLANT (NOT IN TURF AREAS) TO RETAIN WATER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. EACH TREE IN TURF AREAS SHALL HAVE THE TURF REMOVED IN A RING 24" DIAMETER AROUND THE TREE BASE.  
B. PLANTING OF SHRUB, VINE AND GROUND COVERS  
PLANTING SHALL TAKE PLACE IN THE EXISTING PREPARED SOIL WHICH SHALL BE MOIST, NEVER DRY OR WET AND SOGGY. THE MOST CONDITION SHALL EXTEND TO THE FULL DEPTH OF CULTIVATION. THE SPACING OF ALL GROUND COVER PLANTS SHALL BE AS INDICATED ON THE PLANS AND IN THE PLANT LIST. THEY SHALL BE PLANTED IN EVENLY SPACED ROWS WITH STAGGERED TRIANGULAR SPACING AND AROUND THE SHRUB, TREES TO WITHIN ONE FOOT. NO GROUND COVER SHALL BE PLANTED JUNT ONE HALF OF THE SPECIFIED SPACING FROM ANY CURB OR WALKWAY.  
C. WATERING BASINS  
(1) SEEDING: APPLY FERTILIZER "B" TO FINISH GRADED SURFACES AT THE RATE OF FOUR (4) POUND PER 1000 SQUARE FEET. SEED SHALL BE WEED FREE, FRESH, RECLAIMED, GRADE A, NEW CROP CONSISTING OF THE PERCENT AGE OF MIX AS SPECIFIED ON THE PLANTS. SEED SHALL BE LABELED IN ACCORDANCE WITH U.S. DEPARTMENT OF AGRICULTURE RULES AND REGULATIONS UNDER THE FEDERAL SEED ACT PRESENTLY IN EFFECT AND SHALL BE DELIVERED TO THE JOB SITE IN BAGS BEARING THE DEALER'S LABEL AND GUARANTEED ANALYSIS. SOW SEED IN TWO DIRECTIONS AT A TOTAL COMBINED RATE OF TEN POUNDS PER 1000 SQFT THE SEED SHALL BE SOWN BY EXPERIENCED MEN AT A TIME WHEN LITTLE OR NO WIND IS BLOWING. LIGHTLY RAKE INTO TOP 1/8" OF SOIL. DO NOT MOW UNTIL TURF IS 2 1/2" HIGH AND FOR INITIAL MOWING DO NOT MOW LOWER THAN 1 1/2" ALL CUTTINGS.  
(2) FERTILIZING DURING MAINTENANCE: FERTILIZER "D" SHALL BE APPLIED, 30 CALENDER DAYS AFTER PLANTING AT THE RATE OF FIVE POUND PER 100 SQFT. . REPEAT EVER 30 DAYS THROUGH MAINTENANCE.  
D. WATERING FOR ENTIRE PLANTING AND LAWN AREA  
(1) IMMEDIATELY AFTER PLANTING, WATER SHALL BE APPLIED TO EACH TREE, SHRUB, AND VINE BY MEANS OF A HOSE. THE WATER SHALL BE APPLIED IN MODERATE STREAM IN THE PLANTING HOLES AND UNTIL THE MATERIALS ABOUT THE ROOTS IS COMPLETELY SATURATED FROM THE BOTTOM OF THE HOLE TO THE TOP OF THE GROUND TO ALLOW SOIL TO FULLY SETTLE AND ELIMINATE AIR POCKETS.  
(2) FOLLOWING THE PLANTING OF GROUND COVER PLANTS, FURNISHED IN FLATS, EACH PLANT SHALL BE IMMEDIATELY AND THOROUGHLY WATERED BY MEANS OF A HOSE USING A SLOW RUNNING STREAM THROUGHOUT WATERED IMMEDIATELY AFTER INSTALLATION. LAWNS AREA TO BE KEPT CONTINUOUSLY MOIST BY WATERING AS OFTEN AS REQUIRED TO MAINTAIN VIGOROUS GROWTH.  
(3) PLANTS WHICH CANNOT BE WATERED EFFICIENTLY WITH THE EXISTING WATER SYSTEM SHALL BE WATERED BY MEANS OF A HOSE.  
E. APPLY WATER IN SUFFICIENT QUANTITIES, AND AS OFTEN AS SEASONAL CONDITIONS REQUIRED, TO KEEP THE GROUND WET AT ALL TIMES, WELL BELOW THE ROOT SYSTEMS OF GRASS AND PLANTING

- K. TREE STAKING  
(1) STAKE ALL TREES, NOT TO BE CAYED, AT TIME OF PLANTING, BY PLACING STAKES IN THE PREPARED HOLE AN DRIVING STAKERS TWO INTO SOLID GROUND. PLANTS THE TREE BETWEEN STAKES AS TIGHT AS POSSIBLE WITHOUT CROWING THE ROOTS. FASTEN THE TREE PER " TREE STAKING AND PLANTING DETAILS " SHOWN ON LANDSCAPING DRAWING.  
L. ESPALIERING VINES IF APPLICABLE  
ALL VINES SHALL BE FASTENED AND TRAINED AGAINST FENCES OR WALLS UNLESS OTHERWISE DIRECTED BY LANDSCAPE DESIGNER.  
M. CULTIVATIONS AND WEED REMOVAL  
(1). PRE-EMERGENCE WEED CONTROL: DIPHENAMID (DIPAM) OR ENDOX OR APPROVED EQUAL APPLIED ON ALL PLANTED AREAS, EXCEPT FOR TURF DEVELOPED AREAS. ALL SHRUB AND GROUND COVER AREAS SHALL BE TREATED WITH "SURFLIN" AT LABEL RATES.  
(2). CULTIVATE TO 6" MINIMUM DEPTH AND BRING TO SMOOTH EVEN GRADE, IF WEED GROWTH HAS OCCURED. BARK CHIP MULCH SHALL BE SPREAD EVENLY OVER THE ENTIRE PLANTED AREA, EXCEPT TURF DEVELOPED AREAS. TO A MINIMUM DEPTH OF ONE INCH.

