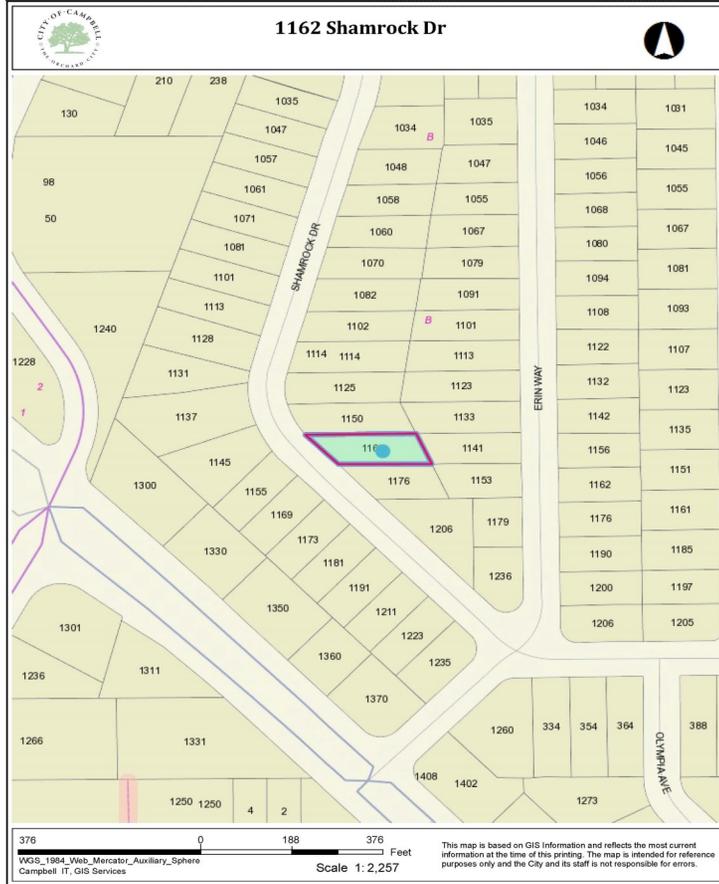


Location of Proposed Project



Project Image



City of Campbell
70 North First Street
Campbell, CA 95008 -1423

Courtesy Notice

Dear Campbell Resident,

August 31, 2022

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 1162 Shamrock Drive

Zoning | Area Plan: R-1-8 | Campbell Village

Neighborhood Association(s): CVNA

File No.: PLN-2022-95

APN: 414-01-055

Applicant: Casper Liu

Property Owner: SF21A LLC

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Larissa Lomen, Assistant Planner

Email Contact: larissal@campbellca.gov

Phone Contact: (408) 866-2144

Project Description:

To allow the construction of a new 3,162 SF single-family dwelling.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell Ca 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traduccion en Español





PROJECT TEAM INFO:

Developer
Thomas James Homes
 255 Shoreline Dr Suite 428
 Redwood City, CA 94065
 Tel: (408) 402-3024

Architect
Dahlin Group
 5865 Owens Drive
 Pleasanton, CA 94588
 Tel: (925) 251-7200
 Contact: Jaime Matheron
 jaime.matheron@dahlingroup.com

Landscape
Ripley Design Group, Inc.
 1615 Bonanza Street, Suite 314
 Walnut Creek, CA 94596
 Tel: (925) 938 7377
 Contact: Annika Carpenter
 ACarpenter@RipleyDesign.com

SHEET INDEX:

- ARCHITECTURAL:**
 A.0 COVER SHEET
 A.1 SITE AERIAL & PHOTOS
 A.2 SITE PLAN
 A.3 FLOOR PLAN
 A.4 FLOOR AREA DIAGRAM
 A.5 ROOF PLAN
 A.6 ELEVATIONS
 A.7 ELEVATIONS
 A.8 COLORED FRONT ELEVATION
 A.9 SECTIONS
 A.10 STREETSCAPE
 A.11 COLORS & MATERIALS

CIVIL:

- C1 EXISTING CONDITIONS- TOPOGRAPHIC SURVEY
 GP1 ONSITE IMPROVEMENTS- GRADING & DRAINAGE PLAN
 GP2 ONSITE IMPROVEMENTS- UTILITY PLAN

LANDSCAPE:

- L1.1 LAYOUT & MATERIALS PLAN
 L1.2 CONSTRUCTION DETAILS
 L3.1 PLANTING PLAN
 L3.2 TREE PROTECTION PLAN

DEVELOPMENT SUMMARY

LOCATION 1162 SHAMROCK DRIVE
 ASSESSOR'S PARCEL NUMBER 414-01-055
 PARCEL AREA - GROSS 9,052.7 SQ. FT. 0.21 AC
 ZONING DESIGNATION R-1-8
 OCCUPANCY GROUP R-3
 CONSTRUCTION TYPE V-B

MAX. FLOOR AREA RATIO 4,083.0 SQ. FT. PROPOSED FLOOR AREA RATIO 3,162.0 SQ.FT.
 MAX. LOT COVERAGE 3,621.08 SQ. FT. (40%) PROPOSED LOT COVERAGE 3,451.3 SQ. FT. (38.13%)
 MAX. BUILDING HEIGHT 35' PROPOSED BUILDING HEIGHT 19'-9"

ALLOWABLE SETBACKS: PROPOSED SETBACKS:
 FRONT - STREET (FT) 20' FRONT - STREET (FT) 25'- 6 1/4"
 FRONT TO GARAGE (FT) 25' FRONT TO GARAGE (FT) 48'- 2 3/4"
 SIDE & REAR (FT) 6'-4" SIDE - LEFT (FT) 6'-4"
 1/2 THE HEIGHT OF THE ADJACENT WALL (NO LESS THAN 5') SIDE - RIGHT (FT) 7'-6"
 REAR (FT) 7'-9 1/2"

PARKING REQUIRED: 2 TOTAL SPACES PROPOSED PARKING: 1 ENCLOSED GARAGE SPACE
 MIN. GARAGE DIMENSIONS: 9' X 20' PER SPACE GARAGE DIMENSIONS: 10'-1" X 20'-1"

EXISTING USE: ONE SINGLE FAMILY DETACHED RESIDENCE OF APPROX. 851 SQ. FT. TO BE DEMOLISHED.

PROPOSED USE: ONE NEW SINGLE FAMILY DETACHED RESIDENCE OF 3,162.0 SQ. FT.

CODES AND REGULATIONS GOVERNING THE PROJECT: CURRENT 2019 CALIFORNIA CODES

FLOOD ZONE: D (UNDETERMINED FLOOD AREA)

LANDSCAPE INFORMATION (REFER TO LANDSCAPE SET FOR DETAILS):
 TOTAL PERVIOUS AREA: 337 SQ.FT.
 TOTAL IMPERVIOUS AREA: 1,013 SQ.FT.
 TOTAL IRRIGATED LANDSCAPE AREA: 3,188 SQ.FT.
 TOTAL NON-IRRIGATED MULCH AREA: 1,047 SQ.FT.

UTILITIES: ALL ELECTRIC

ELECTRICAL VEHICLE READINESS:
 A COMPLETE CIRCUIT AND RECEPTACLE OUTLET FOR EV CHARGING SHALL BE PROVIDED.

SOLAR ZONE REQUIREMENT:
 PHOTOVOLTAIC SYSTEM SHALL BE INSTALLED ADHERING TO CODE REQUIREMENTS.
 (DEFERRED SUBMITTAL: A separate permit for PV system shall be obtained and equipment installation shall be after building department's approval of design/ documents)

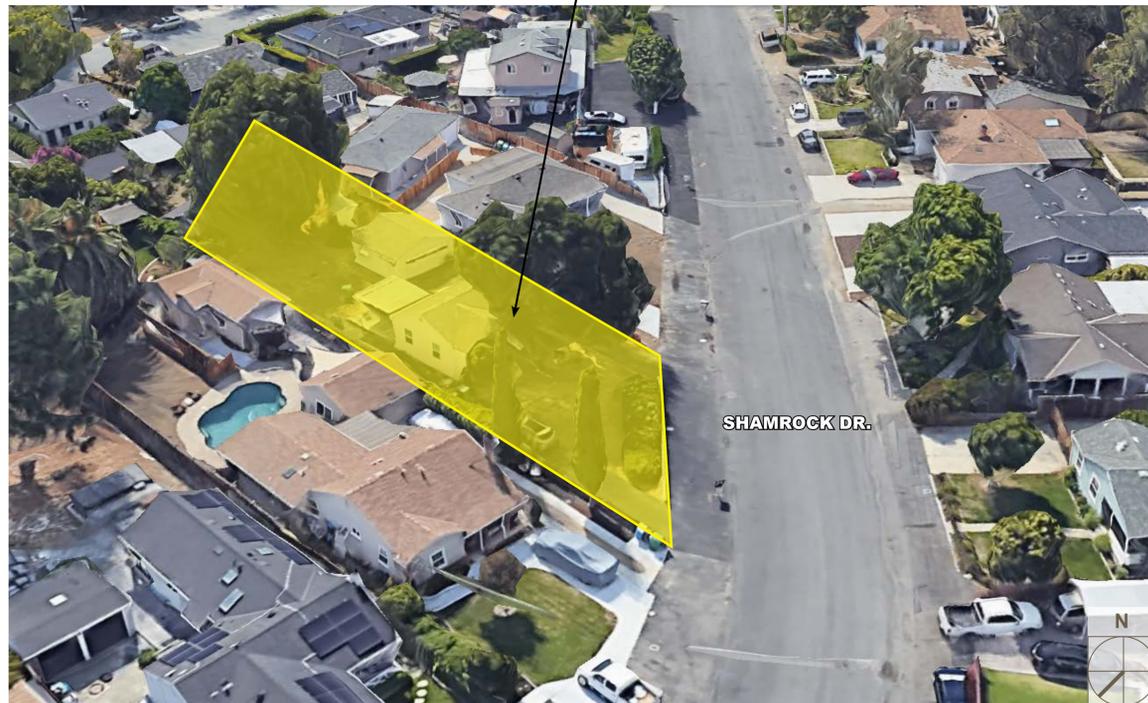
FIRE SAFETY COMPLIANCE:
 13D FIRE SPRINKLER SYSTEM SHALL BE PROVIDED.
 (DEFERRED SUBMITTAL: A separate fire permit shall be obtained and equipment installation shall be after building department's approval of design/ documents. Design shall be in accordance to NFPA13d, 2019 CBC Section 107.3.4.1 and shall adhere to City's residential fire sprinkler system requirements)

FRONTAGE IMPROVEMENTS

ALL EXISTING CRACKED OR DAMAGED FEATURES ALONG THE PROPERTY FRONTAGE MUST BE REPAIRED IN KIND. ADDITIONALLY, ANY FRONTAGE IMPROVEMENTS WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION WILL BE REQUIRED TO BE REPLACED. ALL FRONTAGE IMPROVEMENT WORK SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF THE CITY STANDARD DETAILS.

ANY ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION IS REQUIRED PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING UTILITY LATERALS, IN THE PUBLIC RIGHT OF WAY.

VICINITY MAP:

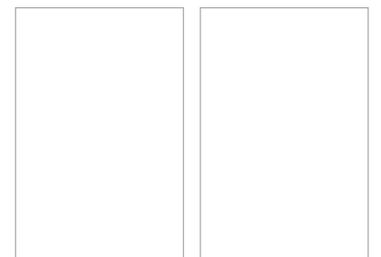


NOT TO SCALE

4 BEDROOMS / 4 BATH

FLOOR AREA	
FIRST FLOOR	2924.2 SQ. FT.
TOTAL LIVING	2924.2 SQ. FT.
GARAGE	237.8 SQ. FT.
FAR: (LIVING + GARAGE)	3162.0 SQ. FT.
MAX. FAR	4083.0 SQ. FT.
THOMAS JAMES HOMES STANDARD S.F. (LIVING)	2924.2 SQ. FT.

LOT COVERAGE	
FIRST FLOOR	2924.2 SQ. FT.
GARAGE	237.8 SQ. FT.
PORCH	97.5 SQ. FT.
OUTDOOR LIVING	191.8 SQ. FT.
LOT COVERAGE	3451.3 SQ. FT.
MAX. COVERAGE	3621 SQ. FT.



CITY APPROVAL STAMPS

COVER SHEET





NOT TO SCALE



SITE AERIAL & PHOTOS

1162 SHAMROCK DR., CAMPBELL
D26V2P200A CRAFTSMAN

THOMAS JAMES HOMES

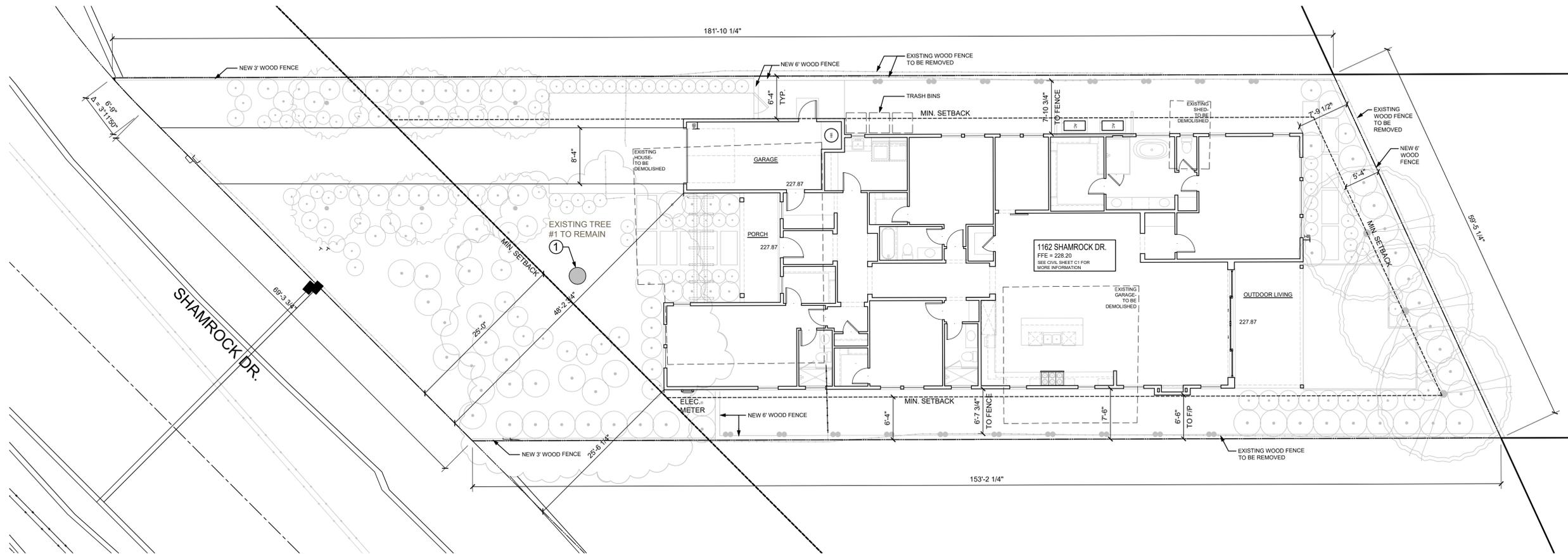


DATE 07-29-2022
JOB NO. 1641.038

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



A.1



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

FOR ALL MATERIALS (HARDSCAPE & SOFTSCAPE) RELATED INFORMATION REFER TO LANDSCAPE SET.

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
I	YES	YES	27.7	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT

Refer to Tree Protection Plan in Landscape Set for additional information

This Site Plan contains information beyond the scope of work of the Architect. Information provided by Civil Engineer, Landscape Architect, and Arborist shall be verified in their respective documents.

4 BEDROOMS / 4 BATH

FLOOR AREA	
FIRST FLOOR	2924.2 SQ. FT.
TOTAL LIVING	2924.2 SQ. FT.
GARAGE	237.8 SQ. FT.
FAR: (LIVING + GARAGE)	3162.0 SQ. FT.
MAX. FAR	4083.0 SQ. FT.
THOMAS JAMES HOMES STANDARD S.F. (LIVING)	2924.2 SQ. FT.

LOT COVERAGE	
FIRST FLOOR	2924.2 SQ. FT.
GARAGE	237.8 SQ. FT.
PORCH	97.5 SQ. FT.
OUTDOOR LIVING	191.8 SQ. FT.
LOT COVERAGE	3451.3 SQ. FT.
MAX. COVERAGE	3621 SQ. FT.

SITE PLAN

1162 SHAMROCK DR., CAMPBELL
D26V2P200A CRAFTSMAN

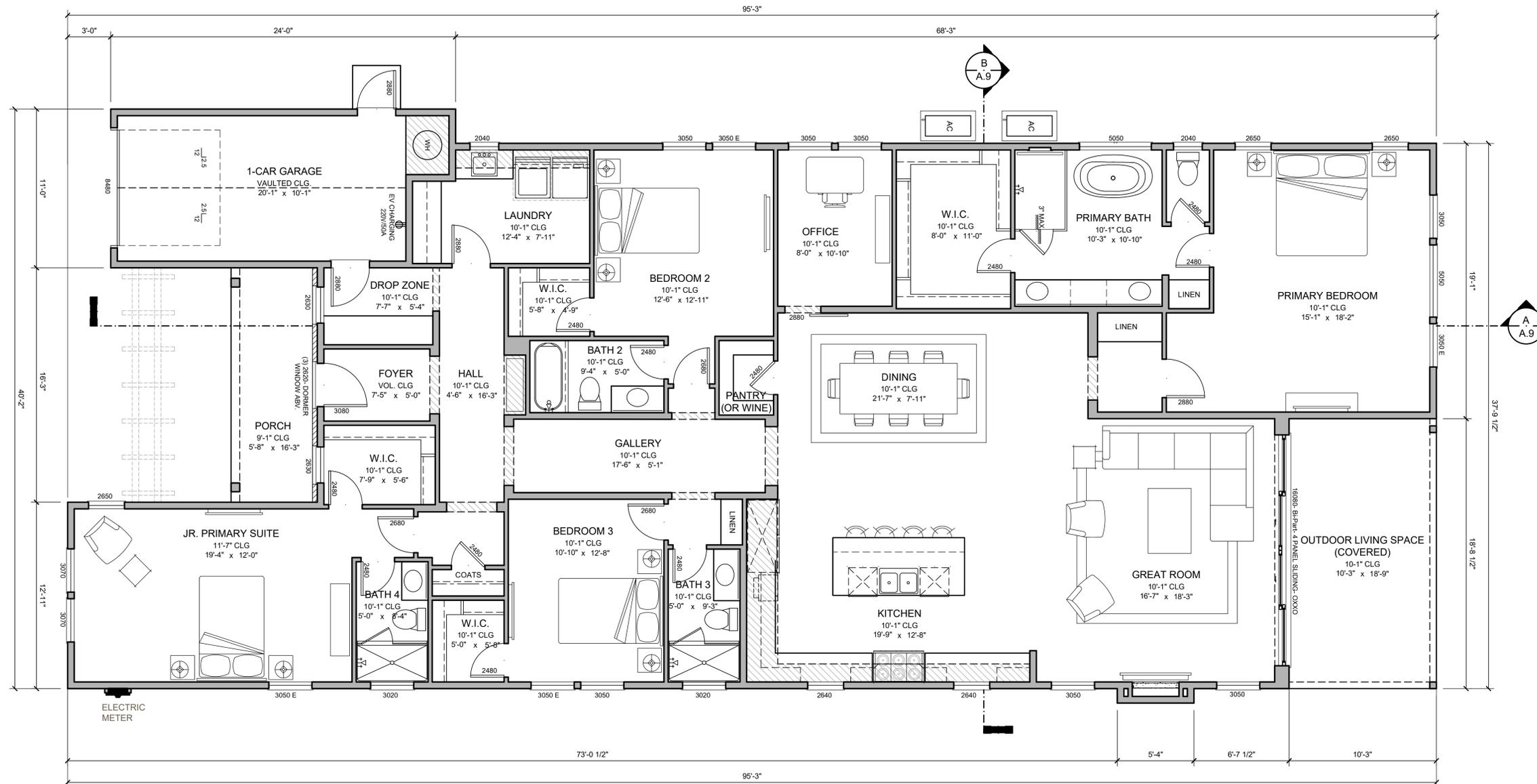
THOMAS JAMES HOMES



DATE 07-29-2022
JOB NO. 1641.038

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925-251-7200

A.2



FIRST FLOOR PLAN

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

4 BEDROOMS / 4 BATH

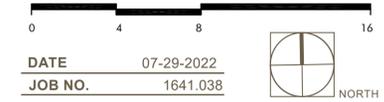
FLOOR AREA	
FIRST FLOOR	2924.2 SQ. FT.
TOTAL LIVING	2924.2 SQ. FT.
GARAGE	237.8 SQ. FT.
FAR: (LIVING + GARAGE)	3162.0 SQ. FT.
MAX. FAR	4083.0 SQ. FT.
THOMAS JAMES HOMES STANDARD S.F. (LIVING)	2924.2 SQ. FT.

LOT COVERAGE	
FIRST FLOOR	2924.2 SQ. FT.
GARAGE	237.8 SQ. FT.
PORCH	97.5 SQ. FT.
OUTDOOR LIVING	191.8 SQ. FT.
LOT COVERAGE	3451.3 SQ. FT.
MAX. COVERAGE	3621 SQ. FT.

FLOOR PLAN

1162 SHAMROCK DR., CAMPBELL
D26V2P200A CRAFTSMAN

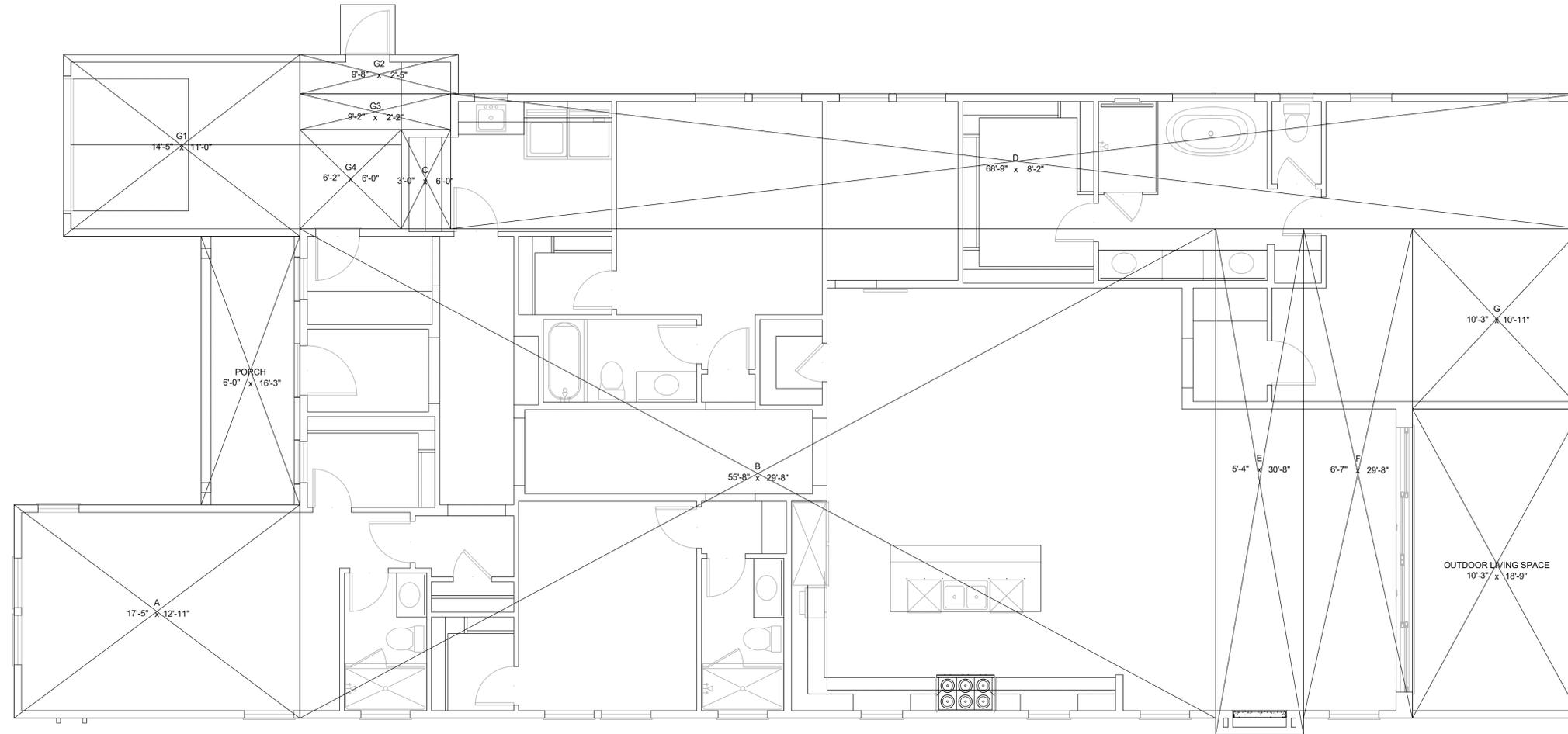
THOMAS JAMES HOMES



DATE 07-29-2022
JOB NO. 1641.038

5865 Owens Drive
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A.3



FLOOR AREA DIAGRAM

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

FLOOR AREA	
A	224.4 SQ. FT.
B	1649.2 SQ. FT.
C	18.0 SQ. FT.
D	561.1 SQ. FT.
E	163.3 SQ. FT.
F	196.1 SQ. FT.
G	111.9 SQ. FT.
TOTAL	2924.2 SQ. FT.
GARAGE	
G1	158.1 SQ. FT.
G2	22.9 SQ. FT.
G3	19.9 SQ. FT.
G4	37.0 SQ. FT.
TOTAL	237.8 SQ. FT.
FLOOR AREA RATIO	
FIRST FLOOR	2924.2 SQ. FT.
GARAGE	237.8 SQ. FT.
TOTAL	3162.0 SQ. FT.
MAX. F.A.R.	4083 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	2924.2 SQ. FT.
GARAGE	237.8 SQ. FT.
PORCH	97.5 SQ. FT.
OUTDOOR LIVING	192 SQ. FT.
TOTAL	3451.3 SQ. FT.
MAX. COVERAGE	3621 SQ. FT.

FLOOR AREA DIAGRAMS

1162 SHAMROCK DR., CAMPBELL
D26V2P200A CRAFTSMAN

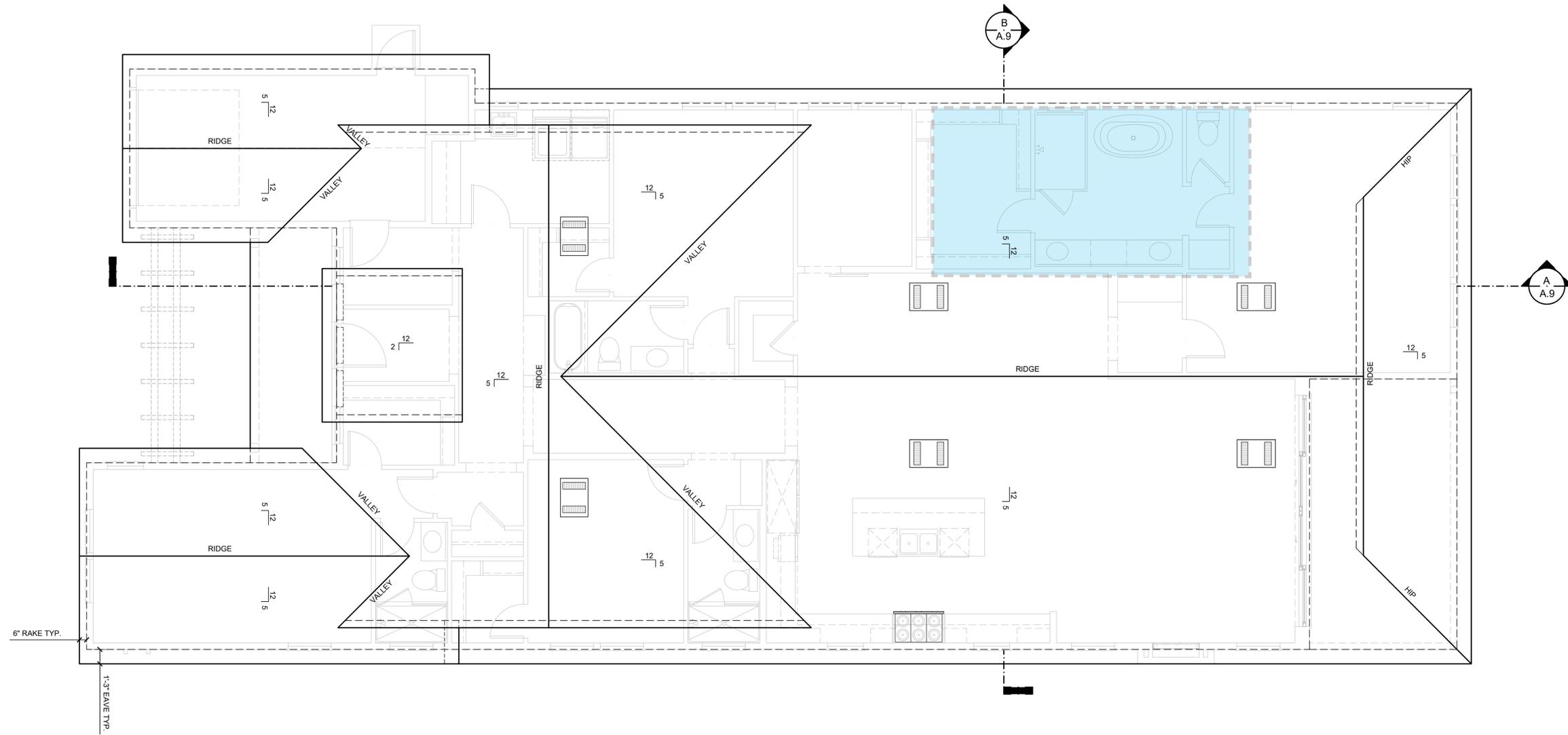
THOMAS JAMES HOMES



0 4 8 16
DATE 07-29-2022
JOB NO. 1641.038

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.4



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

 **POTENTIAL SOLAR ZONE**
ANTICIPATED PHOTOVOLTAIC
SYSTEM SIZE= 2.92 kW*

(* FOR INITIAL PLANNING PURPOSES ONLY.
FINAL DETAILS TO BE OBTAINED FROM
ENERGY CONSULTANTS AT THE TIME OF
BUILDING DEPARTMENT SUBMITTAL)

NOTE:
ROOFING MATERIAL IS COMPOSITION
SHINGLE UNLESS OTHERWISE NOTED.
REFER TO ELEVATIONS FOR MATERIALS.

ROOF PLAN

1162 SHAMROCK DR., CAMPBELL
D26V2P200A CRAFTSMAN

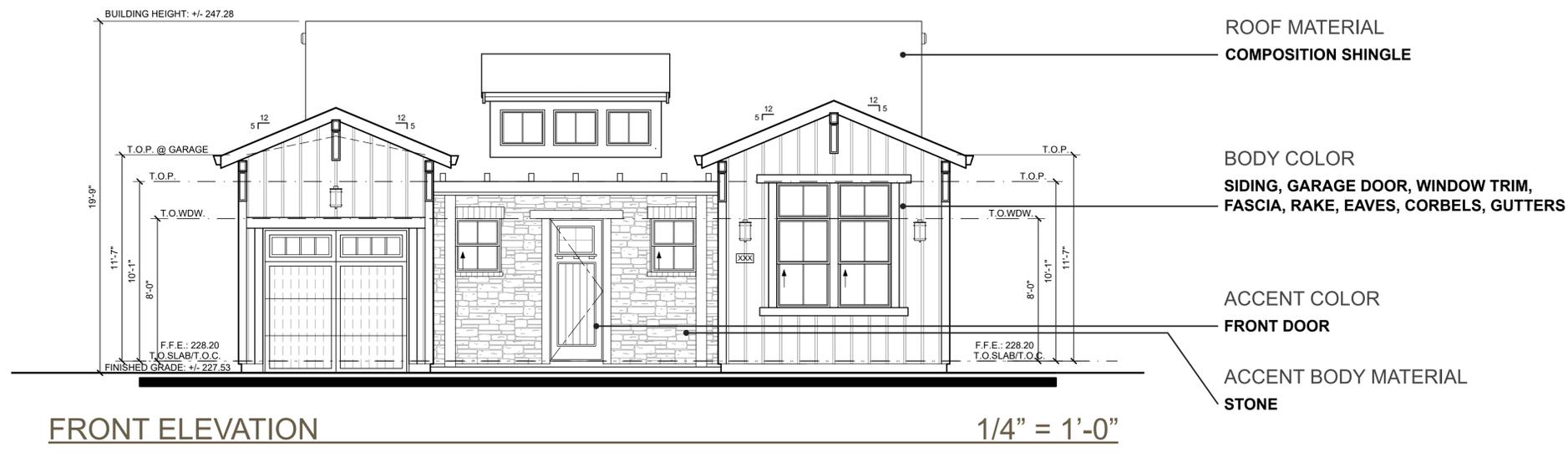
THOMAS JAMES HOMES



0 4 8 16
DATE 07-29-2022
JOB NO. 1641.038  NORTH

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

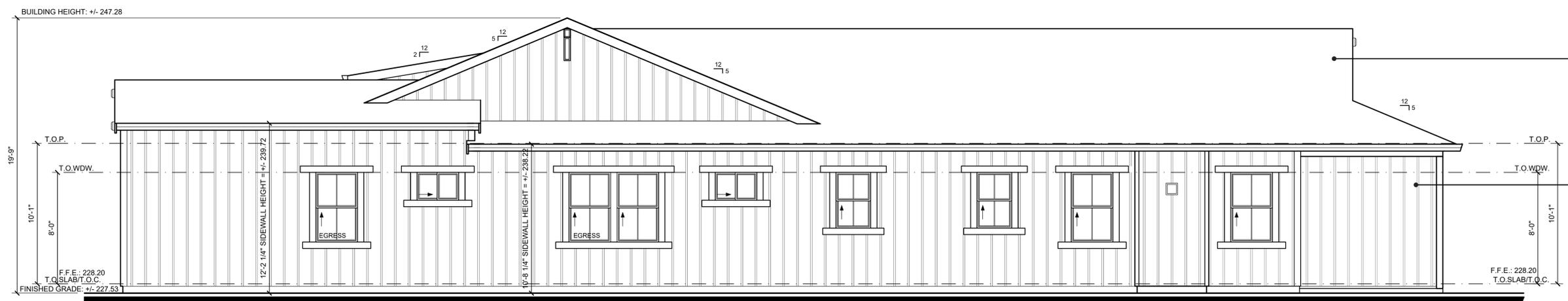
A.5



FRONT ELEVATION

1/4" = 1'-0"

- ROOF MATERIAL
COMPOSITION SHINGLE
- BODY COLOR
SIDING, GARAGE DOOR, WINDOW TRIM,
FASCIA, RAKE, EAVES, CORBELS, GUTTERS
- ACCENT COLOR
FRONT DOOR
- ACCENT BODY MATERIAL
STONE



RIGHT ELEVATION

1/4" = 1'-0"

- ROOF MATERIAL
COMPOSITION SHINGLE
- BODY COLOR
SIDING, GARAGE DOOR, WINDOW TRIM,
FASCIA, RAKE, EAVES, CORBELS,
GUTTERS

WINDOWS
MARVIN ESSENTIAL ALL ULTREX
WINDOWS TYP. WITH SIMULATED
DIVIDED LITE WHERE SHOWN-
NO GRIDS OR SPACE BARS

ELEVATIONS

1162 SHAMROCK DR., CAMPBELL
D26V2P200A CRAFTSMAN

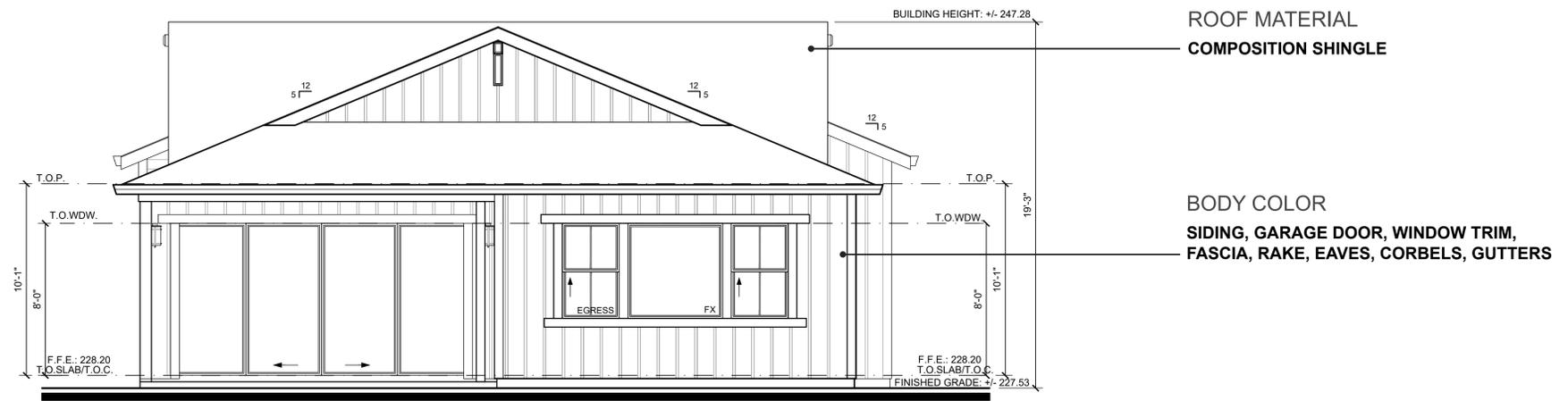
THOMAS JAMES HOMES



DATE 07-29-2022
JOB NO. 1641.038

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.6

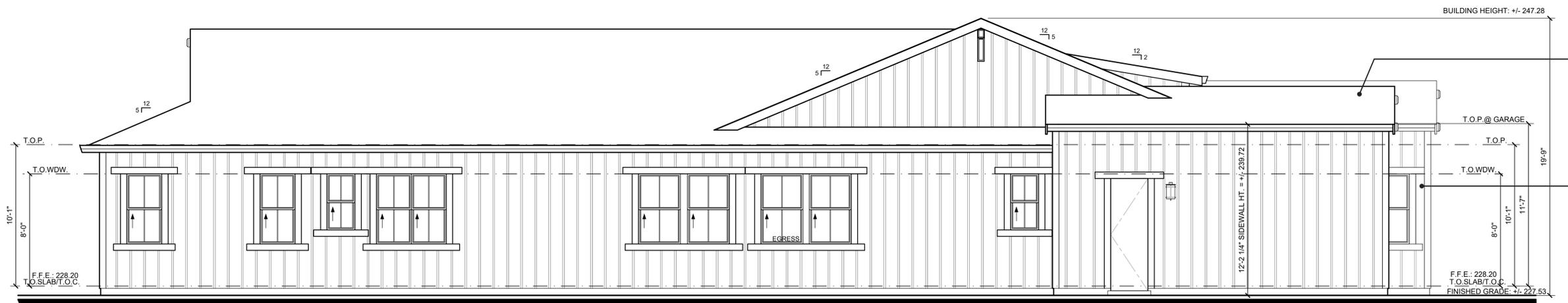


REAR ELEVATION

1/4" = 1'-0"

ROOF MATERIAL
COMPOSITION SHINGLE

BODY COLOR
SIDING, GARAGE DOOR, WINDOW TRIM,
FASCIA, RAKE, EAVES, CORBELS, GUTTERS



LEFT ELEVATION

1/4" = 1'-0"

ROOF MATERIAL
COMPOSITION SHINGLE

BODY COLOR
SIDING, GARAGE DOOR, WINDOW TRIM,
FASCIA, RAKE, EAVES, CORBELS,
GUTTERS

WINDOWS
MARVIN ESSENTIAL ALL ULTREX
WINDOWS TYP. WITH SIMULATED
DIVIDED LITE WHERE SHOWN-
NO GRIDS OR SPACE BARS

ELEVATIONS

1162 SHAMROCK DR., CAMPBELL
D26V2P200A CRAFTSMAN

THOMAS JAMES HOMES



DATE 07-29-2022
JOB NO. 1641.038

5865 Owens Drive
Pleasanton, CA 94588
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A.7



COLORED FRONT ELEVATION

1162 SHAMROCK DR., CAMPBELL
D26V2P200A CRAFTSMAN

THOMAS JAMES HOMES



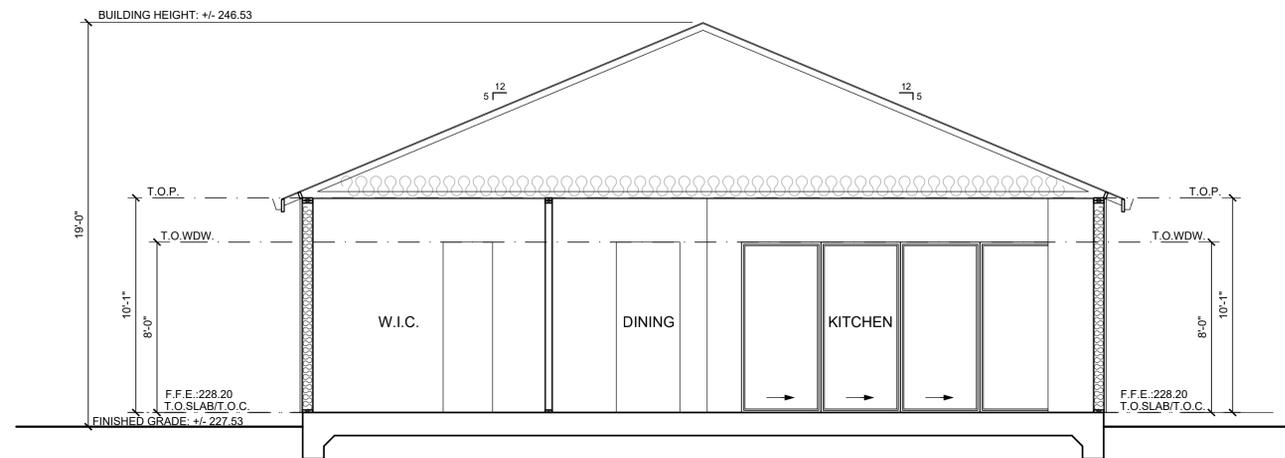
DATE 07-29-2022
JOB NO. 1641.038

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Pleasanton, CA 94588
925-251-7200

A.8



SECTION - A 1/4" = 1'-0"



SECTION - B 1/4" = 1'-0"

SECTIONS

1162 SHAMROCK DR., CAMPBELL
D26V2P200A CRAFTSMAN

THOMAS JAMES HOMES



DATE 07-29-2022
JOB NO. 1641.038

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.9



1150
ADJACENT PROPERTY

1162
SITE PROPERTY

1176
ADJACENT PROPERTY

STREETSCAPE - SHAMROCK DR.

SCALE: 1/8" : 1'

NOTE:
BUILDING HEIGHTS AND HORIZONTAL
DISTANCES BETWEEN BUILDINGS MAY
VARY. THE INTENT IS TO SHOW THE
NEIGHBORHOOD CONTEXT.

STREETSCAPE

1162 SHAMROCK DR., CAMPBELL
D26V2P200A CRAFTSMAN

THOMAS JAMES HOMES



DATE 07-29-2022
JOB NO. 1641.038

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A.10



EXTERIOR LIGHTING

Progress Lighting
 Collection: Boxwood
 Model: P560112-020
 7.63"W X 14.13"H



BODY COLOR
 SW 7069- IRON ORE- SHERWIN WILLIAMS
 SIDING, GARAGE DOOR, WINDOW TRIM,
 FASCIA, RAKE, EAVES, CORBELS,
 GUTTERS



ACCENT BODY MATERIAL
 ELDORADO STONE
 LIMESTONE- GRAND BANKS



ACCENT COLOR
 SW 6198- SENSIBLE HUE- SHERWIN WILLIAMS
 FRONT DOOR-
 MASONITE- HERITAGE- WINSLOW
 FIBERGLASS 4 LITE SDL WITH 2 PANEL
 DOOR AND FULL SIDELITE



ROOF MATERIAL
 COMPOSITION SHINGLE (GAF SHINGLES)
 CHARCOAL- TIMBERLINE HD SHINGLES



GARAGE DOOR
 CLOPAY GRAND HARBOR
 DESIGN 13, INSULATED
 WINDOW- REC 14

ADDRESS SIGN

COLORS & MATERIALS

1162 SHAMROCK DR., CAMPBELL
 D26V2P200A CRAFTSMAN

THOMAS JAMES HOMES



DATE 07-29-2022
 JOB NO. 1641.038

5865 Owens Drive
 Pleasanton, CA 94588
 925-251-7200

A.11

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
AC	AIR CONDITIONING
BSL	BUILDING SETBACK LINE
CB	CATCH BASIN
CO	CLEAN OUT
CONC	CONCRETE
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
FL	FLOW LINE
GM	GAS METER
HB	HOSE BIB
MH	MANHOLE
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SS	SANITARY SEWER
SD	STORM DRAIN
WM	WATER METER
WT	WATER
WV	WATER VALVE
WF	WOOD FENCE

LEGEND

	BOUNDARY LINE
	RIGHT-OF-WAY
	LOT LINE
	CENTER LINE
	SANITARY SEWER
	STORM DRAIN
	WATER LINE
	FIRE HYDRANT
	GAS OR WATER VALVE
	OVERHEAD LINE
	WOOD FENCE
	TREE

NOTES

- TITLE REPORT: FIDELITY NATIONAL TITLE COMPANY
FILE NUMBER: FSBC-1022000156-HR
DATED: FEBRUARY 10, 2022
- PROPERTY ADDRESS: 1162 SHAMROCK DRIVE
CAMPBELL, CALIFORNIA
- ASSESSOR'S PARCEL NO.: 414-01-055
- AREA: 9,053± SF

BASIS OF BEARINGS

THE BEARING NORTH 00°09'45" WEST AS FOUND MONUMENTED ON OLYMPIA AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 640 BEING A RESUBDIVISION OF TRACT NO. 457 OLYMPIA TRACT UNIT NO. 1" FILED FOR RECORD IN BOOK 26 OF MAPS AT PAGES 15, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS SURVEY.

BENCHMARK

CITY OF CAMPBELL BENCHMARK 75. 2 1/2" BRASS DISK IN TOP OF CURB LOCATED AT NORTHEAST CORNER OF MCGLINCEY LANE AND CURTNER AVENUE NORTH END CORNER RETURN. ELEVATION: 221.683

FLOOD ZONE

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 06085C0239H, DATED MAY 18, 2009. AS BEING LOCATED IN FLOOD ZONE "D".

ZONE D AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.

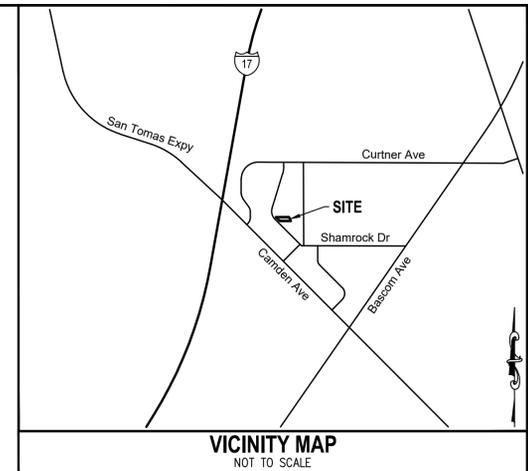
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

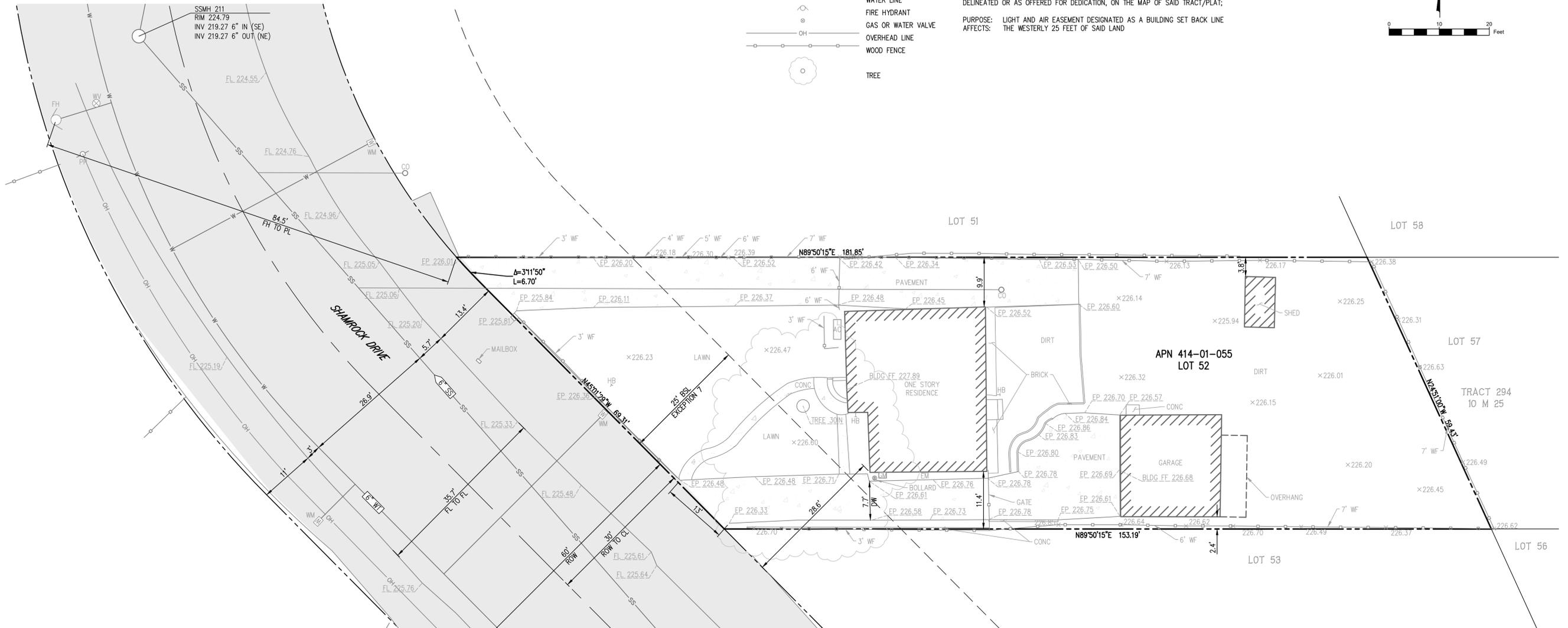
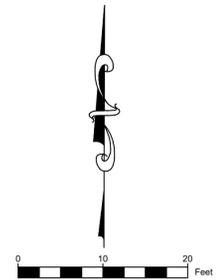
LOT 52, "TRACT NO. 294 ED YATES TRACT", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MAY 13, 1946 IN BOOK 10 OF MAPS, PAGE 25.

EXCEPTIONS

- EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT;
PURPOSE: LIGHT AND AIR EASEMENT DESIGNATED AS A BUILDING SET BACK LINE
AFFECTS: THE WESTERLY 25 FEET OF SAID LAND



VICINITY MAP
NOT TO SCALE



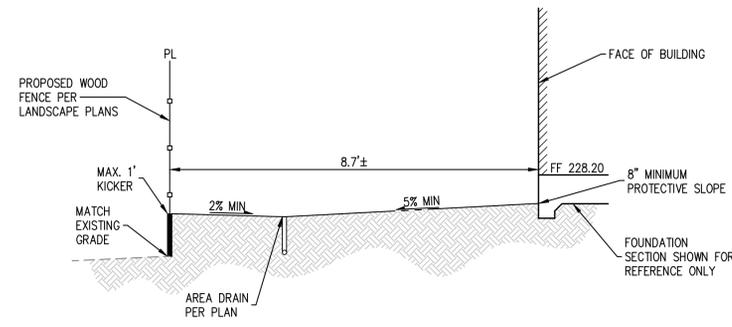
NO.	DATE	REVISIONS	BY

2055 Calhoun Place
Suite 550
San Jose, CA 95110
T: (408) 453-1066

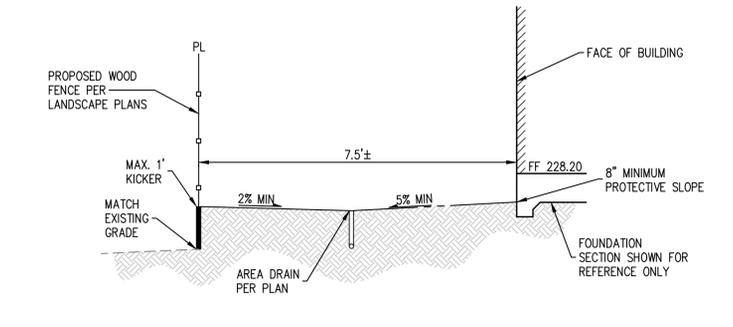
Civil Engineering Associates
Civil Engineers • Planners • Surveyors

PREPARED FOR:
THOMAS JAMES HOMES
255 SHORELINE DRIVE, SUITE 428
REDWOOD CITY, CA 94065
877-381-4092

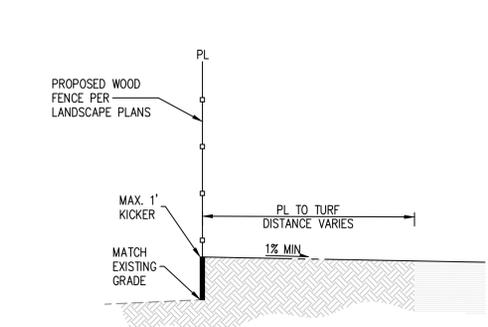
1162 SHAMROCK DRIVE	CALIFORNIA
EXISTING CONDITIONS TOPOGRAPHIC SURVEY	
DATE	3/10/2022
SCALE	SEE PLAN
DESIGNED	N/A
DRAWN	RS
JOB NO.	22-128
SHEET	C1
1 OF 1 SHEETS	



**SECTION A-A
SIDE YARD
NOT TO SCALE**



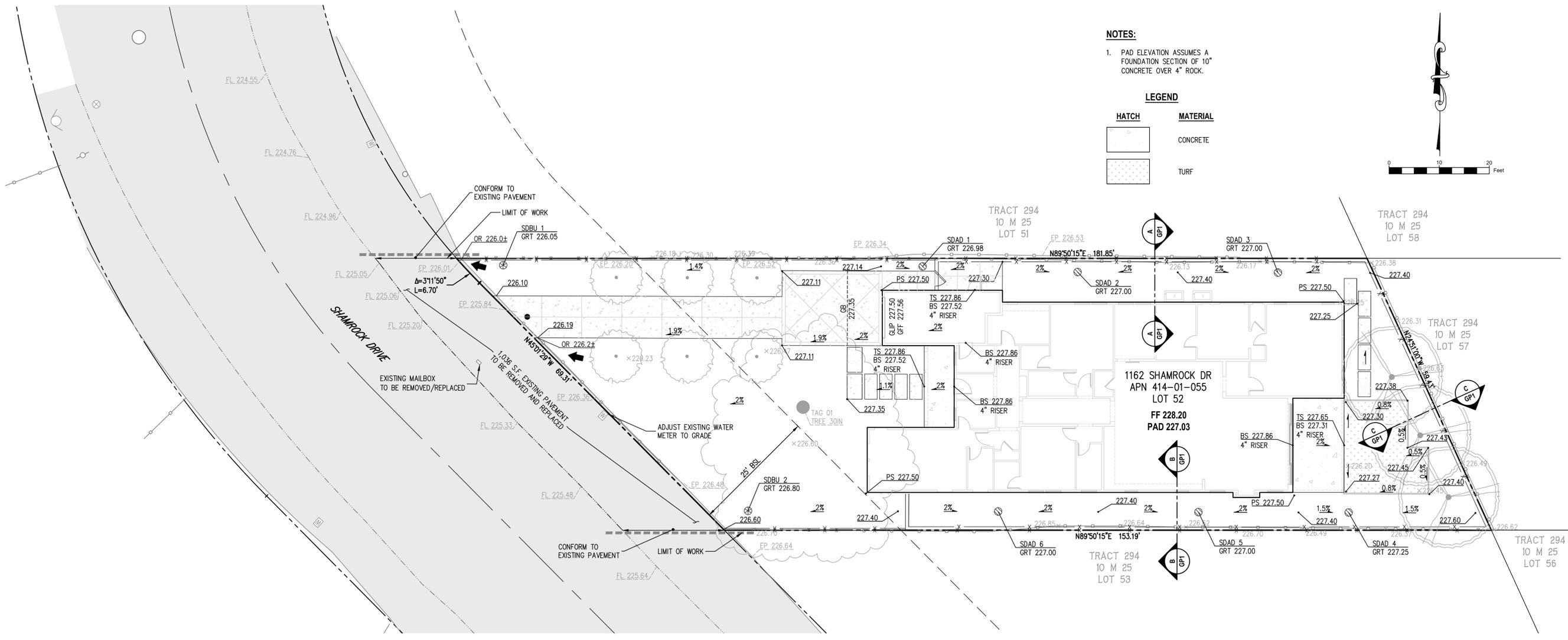
**SECTION B-B
SIDE YARD
NOT TO SCALE**



**SECTION C-C
BACK YARD
NOT TO SCALE**

EARTHWORK SUMMARY			
OVERALL GRADING EARTHWORK			
	CUT (CY)	FILL (CY)	NET (CY)
BUILDING	152	266	114
TOTAL GRADING EARTHWORK			114
			IMPORT

IMPERVIOUS AREA SUMMARY	
PRE-PROJECT	3,636 ± SF
POST-PROJECT	4,455 ± SF
NET CHANGE	819 ± SF
TOTAL SITE AREA	0.208 ± AC

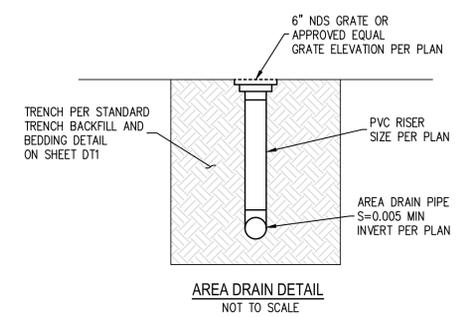
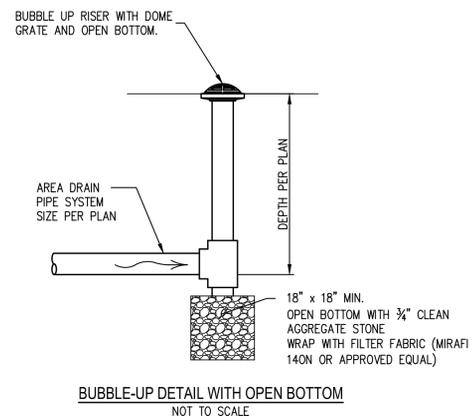


NOTES:
1. PAD ELEVATION ASSUMES A FOUNDATION SECTION OF 10" CONCRETE OVER 4" ROCK.

LEGEND

HATCH	MATERIAL
[Concrete Hatch]	CONCRETE
[Turf Hatch]	TURF

BY	
REVISIONS	
NO.	DATE
1	
2	
3	
4	
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7	
8	
9	
10	
<p>2055 Colmaey Place Suite 550 San Jose, CA 95110 T: (408) 453-1066</p> <p>Civil Engineering Associates Civil Engineers • Planners • Surveyors</p>	
<p>PREPARED FOR: THOMAS JAMES HOMES 255 SHORELINE DRIVE, SUITE 428 REDWOOD CITY, CA 94065 877-381-4092</p>	
<p>PROJECT: ONSITE IMPROVEMENTS GRADING AND DRAINAGE PLAN</p> <p>LOCATION: 1162 SHAMROCK DR MENLO PARK CALIFORNIA</p>	
DATE	07/20/22
SCALE	SEE PLAN
DESIGNED	ENG
DRAWN	CAD
JOB NO.	22-128
SHEET	GP1
	1 OF 2 SHEETS



UTILITY NOTES:
 FOR REFERENCE ONLY, NOT REVIEWED BY PUBLIC WORKS.

SEE COVER SHEET FOR ADDITIONAL NOTES

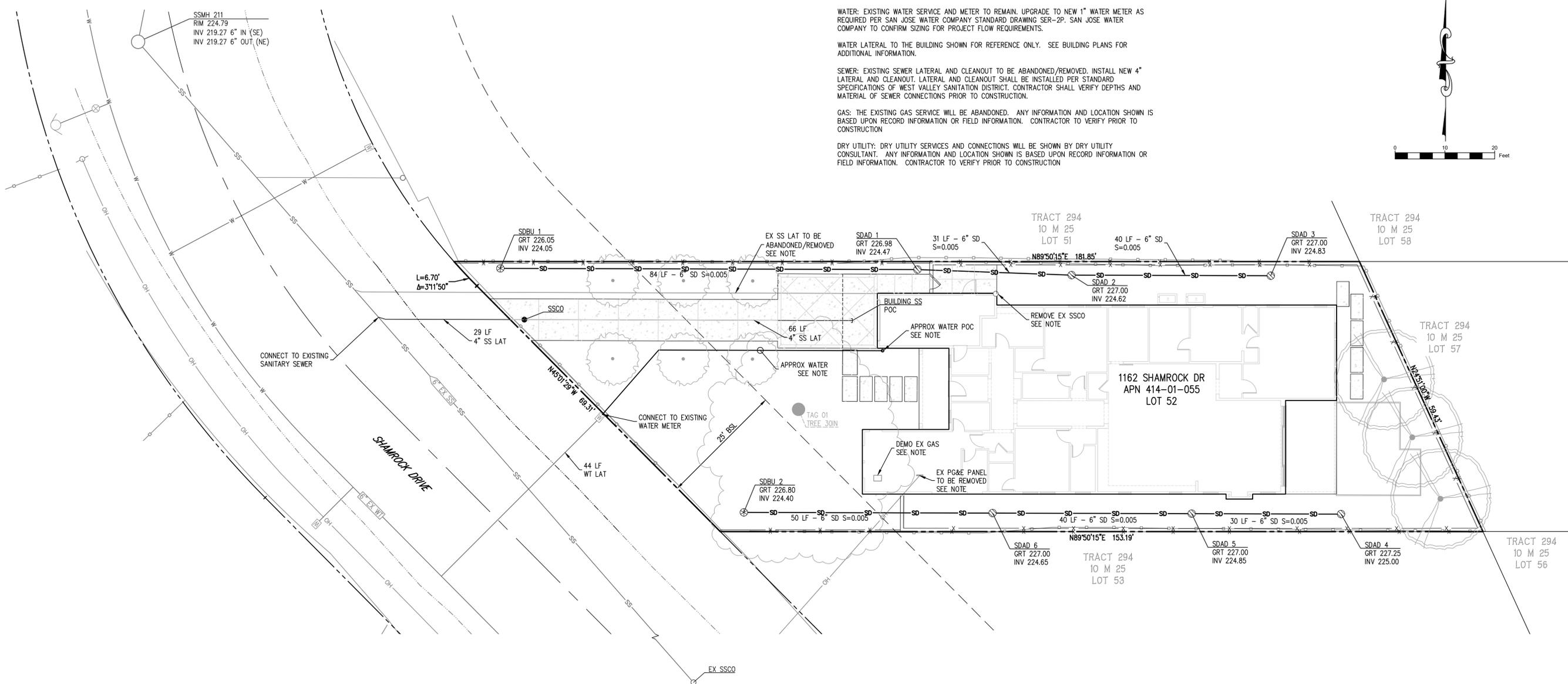
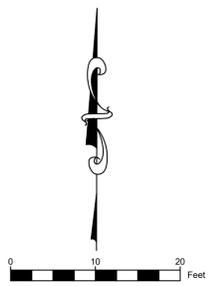
WATER: EXISTING WATER SERVICE AND METER TO REMAIN. UPGRADE TO NEW 1" WATER METER AS REQUIRED PER SAN JOSE WATER COMPANY STANDARD DRAWING SER-2P. SAN JOSE WATER COMPANY TO CONFIRM SIZING FOR PROJECT FLOW REQUIREMENTS.

WATER LATERAL TO THE BUILDING SHOWN FOR REFERENCE ONLY. SEE BUILDING PLANS FOR ADDITIONAL INFORMATION.

SEWER: EXISTING SEWER LATERAL AND CLEANOUT TO BE ABANDONED/REMOVED. INSTALL NEW 4" LATERAL AND CLEANOUT. LATERAL AND CLEANOUT SHALL BE INSTALLED PER STANDARD SPECIFICATIONS OF WEST VALLEY SANITATION DISTRICT. CONTRACTOR SHALL VERIFY DEPTHS AND MATERIAL OF SEWER CONNECTIONS PRIOR TO CONSTRUCTION.

GAS: THE EXISTING GAS SERVICE WILL BE ABANDONED. ANY INFORMATION AND LOCATION SHOWN IS BASED UPON RECORD INFORMATION OR FIELD INFORMATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION

DRY UTILITY: DRY UTILITY SERVICES AND CONNECTIONS WILL BE SHOWN BY DRY UTILITY CONSULTANT. ANY INFORMATION AND LOCATION SHOWN IS BASED UPON RECORD INFORMATION OR FIELD INFORMATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION

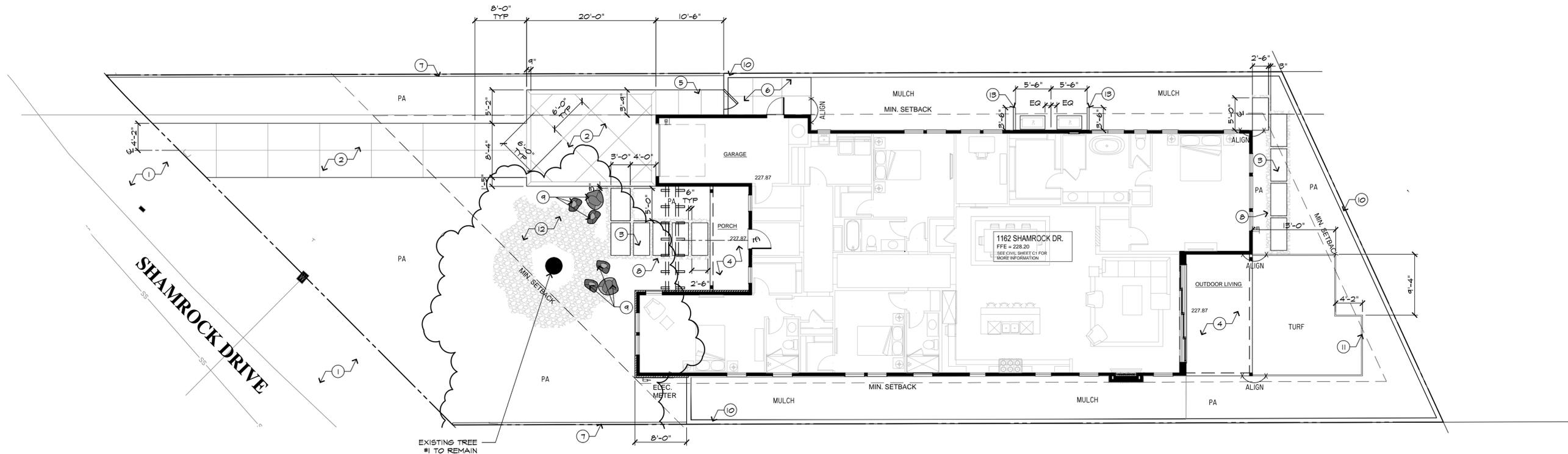


BY	
REVISIONS	
NO.	DATE
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<p>2055 Calloway Place Suite 550 San Jose, CA 95110 T: (408) 453-1066</p> <p>Civil Engineering Associates Civil Engineers • Planners • Surveyors</p>	
<p>PREPARED FOR: THOMAS JAMES HOMES 255 SHORELINE DRIVE, SUITE 428 REDWOOD CITY, CA 94065 877-381-4092</p>	
<p>CIVIL IMPROVEMENT PLANS ONSITE IMPROVEMENTS UTILITY PLAN</p>	
<p>1162 SHAMROCK DR CAMPBELL CALIFORNIA</p>	
DATE	07/20/22
SCALE	SEE PLAN
DESIGNED	ASA
DRAWN	RS
JOB NO.	22-128
SHEET	GP2
<p>2 OF 2 SHEETS</p>	

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
I	YES	YES	27.7	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION



CONSTRUCTION LEGEND

- EXISTING ASPHALT.
- CONCRETE DRIVEWAY: STANDARD CONCRETE WITH "SAND BLAST" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- CONCRETE PAVERS: STANDARD CONCRETE WITH "ACID ETCH" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- CONCRETE PORCH TO BE POURED WITH ARCHITECTURE. REFER TO STRUCTURAL ENGINEER'S DRAWINGS.
- CONCRETE WALK: STANDARD CONCRETE WITH "SAND BLAST" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- CONCRETE UTILITY PATIO: STANDARD CONCRETE WITH "SAND BLAST" FINISH WITH TOP CAST #05 SURFACE RETARDANT MANUFACTURED BY GRACE PRODUCTS. INSTALL TOOLED SCORE JOINTS AS SHOWN ON PLANS.
- 3' WOOD FENCE INSTALL PER DETAIL A, SHEET LI.2, 131 L.F. (CONTRACTOR TO VERIFY).
- DECORATIVE AGGREGATE: AGGREGATE TO BE 3/8" CRUSHED ANGULAR, COLOR: YOSEMITE TAN OR DESERT GOLD BY LYNOSO.
- LANDSCAPE BOULDER: BOULDERS TO BE "NAPA BASALT", SIZE: FOUR 2' DIAMETER, TWO 3' DIAMETER.
- WOOD PRODUCTION FENCE W/ GATE, 196 L.F. (CONTRACTOR TO VERIFY): INSTALL PER DETAIL B, SHEET LI.2.
- METAL HEADER AT TURF PERIMETER.
- 3' RIVER COBBLE: TO BE 2"-4" DIAM. "LIN CREEK" COBBLE, MIN. 3" DEPTH OVER SUBGRADE. AVAILABLE FROM LYNOSO GARDEN MATERIALS.
- WOOD SCREEN AT AC UNITS: INSTALL PER DETAIL C, SHEET LI.2. (NO GATE REQUIRED FOR THIS CONFIGURATION).

PA = PLANTING AREA
CL = CENTERLINE
EQ = EQUAL

CONSTRUCTION NOTES

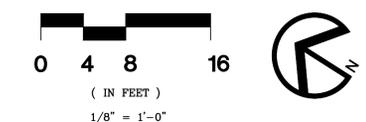
- LOCAL CODES AND ORDINANCES: WORK SHALL CONFORM TO ALL LOCAL CODES, ORDINANCES, AND REQUIREMENTS, INCLUDING FEDERAL ACCESSIBILITY GUIDELINES. NOTHING IN THE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS AN EXEMPTION TO APPLICABLE CODES OR OTHER JURISDICTIONAL REQUIREMENTS.
- UTILITIES: CONTACT COMMON GROUND ALLIANCE (C.G.A.) AT 811, AT LEAST TWO WORKING DAYS IN ADVANCE OF WORK (PER CA GOV. CODE 4216). THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES, WHETHER SHOWN OR NOT, AND SHALL PAY FOR ANY REPAIRS REQUIRED DUE TO THE CONTRACTOR'S OPERATIONS, AT NO ADDITIONAL EXPENSE TO THE OWNER.
- DISCREPANCIES: NOTIFY DISTRICT'S REPRESENTATIVE OF ANY VARIATIONS BETWEEN THE CONTRACT DOCUMENTS AND FIELD CONDITIONS. DO NOT PROCEED WHERE DIFFERENCES EXIST THAT WOULD AFFECT THE WORK. ALL ADJUSTMENTS DUE TO FIELD CONDITIONS MUST BE APPROVED BY THE DISTRICT'S REPRESENTATIVE PRIOR TO CONTINUING.
- LAYOUT NOTES: THE WRITTEN DIMENSION SUPERCEDES SCALED OR GRAPHIC DENOTATION. DIMENSIONS ARE BETWEEN PARALLEL OR PERPENDICULAR POINTS UNLESS NOTED OTHERWISE. DIMENSIONS ARE TO CENTERLINE OR FACE OF MASONRY, CONCRETE OR FRAMING SUBSTRATE FINISH SURFACES, UNLESS NOTED OTHERWISE.
- COORDINATION: CONTRACTOR SHALL COORDINATE WORK BETWEEN TRADES. ALL REQUIRED SLEEVING SHALL BE COORDINATED WITH SITE WORK, INCLUDING OTHER UNDERGROUND UTILITIES, CURBS, AND CONCRETE.
- VERTICAL WORK: ALL VERTICAL CONSTRUCTION SHALL BE INSTALLED TRUE AND PLUMB. ALL UNIT COURSING AND TOPS OF WALLS, FENCES, ETC., SHALL BE LEVEL UNLESS NOTED OTHERWISE. ALL CURVES SHALL BE CONTINUOUS AND EVEN, WITH NO BREAKS OR ANGLES AT POINTS OF TANGENCY OR FORMWORK JOINTING.
- LEAD TIME: SPECIFIED MATERIALS MAY REQUIRE A SIGNIFICANT LEAD TIME. CONTRACTOR IS SOLELY RESPONSIBLE TO LEAD TIMES AND TO PROVIDE SUBMITTALS, ORDER MATERIAL, AND ENSURE DELIVERY TO THE JOB SITE TO ALLOW TIMELY PROGRESSION OF WORK.
- EXISTING WORK: WHERE NEW CONSTRUCTION ABUTS EXISTING WORK, ALL EXISTING WORK SHALL BE PROTECTED. CONTRACTOR SHALL REPLACE ANY DAMAGED EXISTING WORK AT NO ADDITIONAL EXPENSE TO THE OWNER. ALL NEW WORK WILL CONFORM TO EXISTING WORK, INCLUDING FLATWORK JOINTS, ELEVATIONS, COLOR, AND FINISH.
- FENCING: FENCE LOCATIONS SHOWN ARE DIAGRAMMATIC. FINAL LOCATIONS ARE TO BE COORDINATED IN THE FIELD BY THE LANDSCAPE CONTRACTOR.

NOTES:
WATER SUPPLY IS DOMESTIC, PROVIDER IS SAN JOSE WATER SERVICE.
SEE SHEET LI.2 FOR CONSTRUCTION DETAILS.

NOTE:
AC UNIT SCREEN, LANDSCAPE CONTRACTOR, SEE MEP DRAWINGS FOR CONDENSATE DISCHARGE METHOD. ADD DRYWELL PER MEP PLANS IF REQUIRED. CONFIRM DRYWELL LOCATION WITH TJH PRIOR TO INSTALLATION.

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

Annika M. Carpenter
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH. #3684



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DEVELOPER:

**THOMAS
JAMES
HOMES**

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REDWOOD CITY, CA
94065

TEL. (916) 869-6639

PROJECT:

**1162
SHAMROCK
DRIVE**

CAMPBELL,
CALIFORNIA

LAYOUT &
MATERIALS
PLAN



PROJECT #:

DATE: JULY 8, 2022

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

DRAWN BY: RRC

CHECKED BY: AMC

REVISIONS:

SHEET

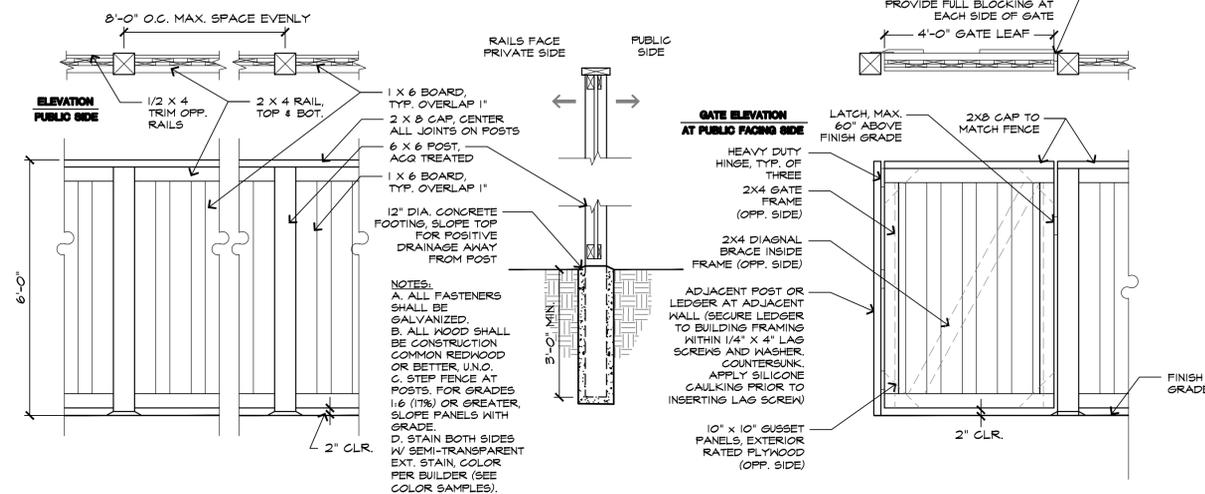
LI.1

1 OF 4 SHEETS

PLAN (GAP OMITTED FOR CLARITY)

SECTION

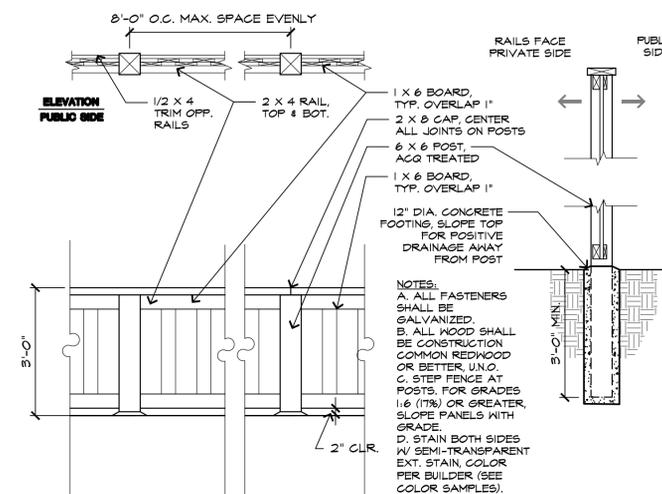
PLAN AT GATE (GAP OMITTED FOR CLARITY)



A SIDEYARD FENCE WITH GATE SCALE: 1/2" = 1'-0" 024 - PfrRr

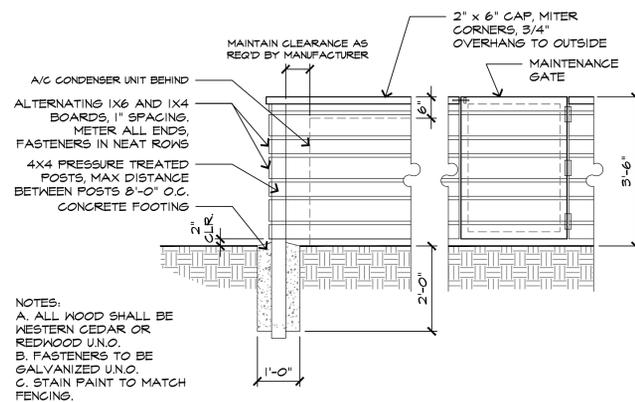
PLAN (GAP OMITTED FOR CLARITY)

SECTION



B 3' SIDEYARD FENCE SCALE: 1/2" = 1'-0" 024 - PfrRr

SECTION



C AC SCREEN W/ MAINTENANCE GATE SCALE: 1/2" = 1'-0" 024 -



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TEL. (916) 869-6639

PROJECT:

1162 SHAMROCK DRIVE

CAMPBELL, CALIFORNIA

CONSTRUCTION DETAILS



PROJECT #:
DATE: JULY 8, 2022
SCALE: AS SHOWN
DRAWN BY: RRC
CHECKED BY: AMC

REVISIONS:

SHEET

LI.2

2 OF 4 SHEETS



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PROJECT:

1162 SHAMROCK DRIVE

CAMPBELL,
CALIFORNIA

PLANTING PLAN



PROJECT #:

DATE: JULY 8, 2022

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

DRAWN BY: RRC

CHECKED BY: AMC

REVISIONS:

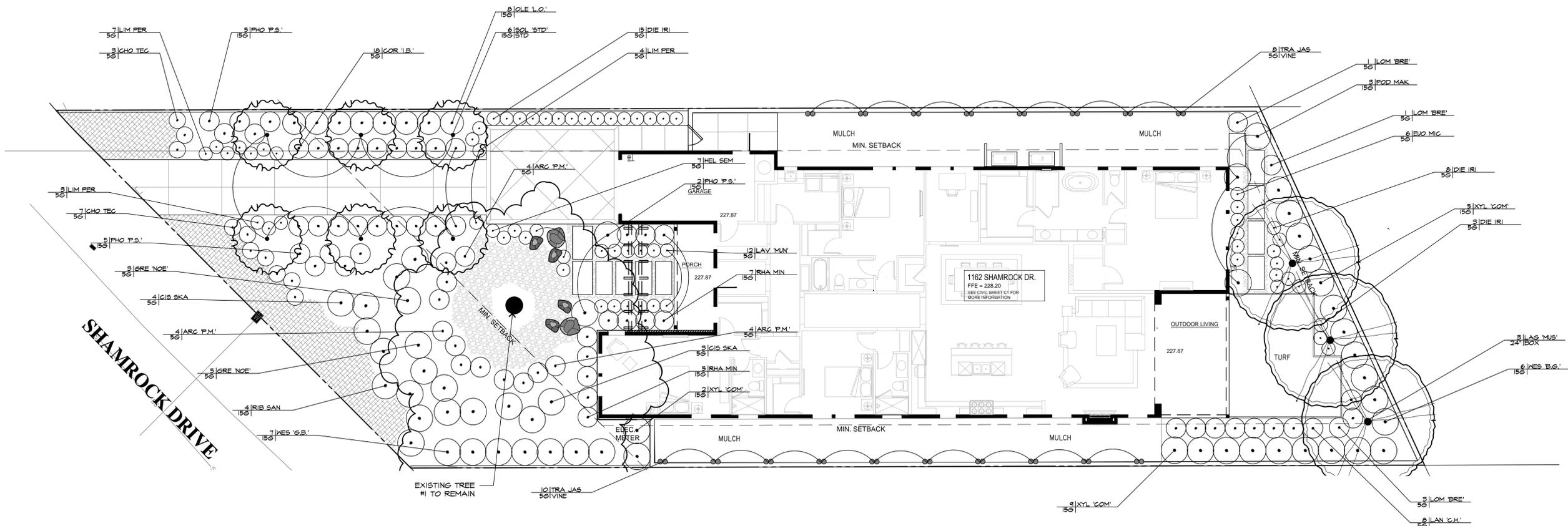
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Annika Carpenter
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

SHEET

L3.1

3 OF 4 SHEETS



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE (WUCOLS)	SIZE (W X H)	QTY/CONT.
TREES					
LAG 'MUS'	LAGERSTROEMIA 'MUSKAGEE'	GREPE MYRTLE	LOW	12-15' X 15-20'	3 / 24"
SOL 'STD'	SOLANUM RANTONNETII 'STANDARD'	BLUE POTATO BUSH	LOW	6-10' X 8-12'	6 / 15G
SHRUBS & VINES					
ARC 'P.M.'	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	LOW	6-8' X 1-2'	12 / 5G
CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW	2-3' X 2-3'	10 / 5G
CIS SKA	CISTUS SKANBERGII	PINK ROCKROSE	LOW	3-5' X 3-5'	7 / 5G
COR 1.B.	CORREA PULCHELLA 'IVORY BELLS'	AUSTRALIAN FUSCHIA	LOW	3-5' X 3-4'	18 / 5G
LAV 'MUN'	LAVANDULA A. 'MUNSTEAD'	MUNSTEAD LAVENDER	LOW	2' X 2'	12 / 5G
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	LOW	2-3' X 3-4'	26 / 5G
EUD MIC	EUDONYMUS MICROPHYLLUS	BOXLEAF EUONYMUS	LOW	1-2' X 1-2'	6 / 5G
GRE 'NOE'	GREVILLEA 'NOELII'	WOOLY GREVILLEA	LOW	4-5' X 4'	8 / 5G
HEL SEM	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	LOW	2-3' X 2-3'	7 / 5G
LAN 'C.H.'	LANTANA 'CHAPEL HILL YELLOW'	CHAPEL HILL LANTANA	LOW	2-3' X 2-3'	8 / 5G
LIM PER	LIMONIUM PEREZHII	STATTICE	LOW	2' X 2-3'	14 / 5G
LOW 'BRE'	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW	3-4' X 2-3'	5 / 5G
OLE 'L.O.'	OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	LOW	5-6' X 5-6'	8 / 15G
PHO 'P.S.'	PHORNIUM 'TENAX 'PINK STRIPE'	NEW ZEALAND FLAX	LOW	4-5' X 5-6'	12 / 15G
POD MAK'	PODOCARPUS MACROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	MEDIUM	3-4' X 8-10'	3 / 15G
RHA 'MIN'	RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDO HAWTHORN	LOW	5-6' X 6-8'	12 / 15G
RIB SAN	RIBES SANGUINEUM	RED FLOWERING CURRANT	LOW	5-8' X 5-8'	4 / 15G
TRA JAS	TRACHELOSPERMUM JASMINOIDES(VINE)	STAR JASMINE	MEDIUM	(VINE)	18 / 15G
WES 'B.G.'	WESTRINGEA FRUTICOSA 'BLUE GEM'	BLUE GEM WESTRINGEA	LOW	3-4' X 3-4'	13 / 15G
XYL 'COM'	XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	LOW	4-5' X 4-5'	16 / 15G
GROUNDCOVERS					
	MYOPORIUM PARVIFOLIUM 1 GALLON @ 48" O.C.	MYOPORIUM	LOW		
	BOLERO - SODDED TURF AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	HIGH		
	DECORATIVE PEBBLE - REFER TO CONSTRUCTION PLAN SHEET L3.1				

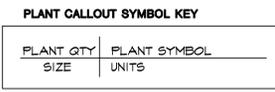
TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
I	YES	YES	27.7	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION

PLANTING NOTES

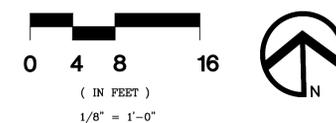
- SITE ACCEPTANCE:** THE CONTRACTOR SHALL OBSERVE THE SITE AND VERIFY THAT ROUGH GRADING AND ALL OTHER WORK HAS BEEN COMPLETED TO THE CONTRACTOR'S SATISFACTION. ANY PREVIOUS WORK THAT IS NOT COMPLETE SHALL BE BROUGHT TO THE OWNER'S OR LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. BEGINNING WORK CONSTITUTES ACCEPTANCE OF THE SITE.
- SITE PREPARATION:** ALL EXISTING VEGETATION SHALL BE REMOVED (CLEAR AND GRUB). PRIOR TO ROUGH GRADING OPERATIONS, PRESERVE ALL TOPSOIL BY STOCKPILING ON SITE. TOPSOIL SHALL BE REPLACED IN PLANTING AREAS TO ACHIEVE FINAL FINISH GRADES. FOR PLANTERS IN LIME-TREATED AREAS, REMOVE AND DISPOSE OF EXISTING SOIL TO A DEPTH OF 24 INCHES THROUGHOUT THE ENTIRE PLANTER, AND REPLACE WITH CLEAN TOPSOIL.
- POSITIVE DRAINAGE:** ENSURE POSITIVE DRAINAGE IN ALL LANDSCAPE AREAS, AND ADJUST ELEVATIONS AS REQUIRED. MINIMUM SLOPE IN TURF AREAS SHALL BE 0.5% TO OUTLET. MINIMUM SLOPE IN PLANTED AREAS SHALL BE 1%.
- EXPLANATION OF DRAWINGS:** PLANTING INTENT IS TO COMPLETELY FILL ALL PLANTING AREAS, UNLESS SPECIFICALLY NOTED OTHERWISE. QUANTITIES, (IF SHOWN) ARE FOR CONTRACTOR'S CONVENIENCE ONLY, AND SHALL NOT RELIEVE THE CONTRACTOR OF THE OBLIGATION TO INSTALL PLANTS TO MEET THIS INTENT. PLANTING DETAILS ARE CONSIDERED TYPICAL AND ALL WORK SHALL CONFORM TO THESE DETAILS.
- SUBSTITUTIONS:** IN THE EVENT ANY PLANT MATERIAL SPECIFIED IS NOT AVAILABLE, CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTION IMMEDIATELY TO LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DETERMINE THE SUITABILITY OF ANY PROPOSED SUBSTITUTION. SUBSTITUTION SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER.
- PLANTING PIT DRAINAGE:** EXCAVATED PLANTING PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 2 HOURS OF FILLING. IF PLANTING TIPS DO NOT DRAIN, OTHER MEASURES, INCLUDING A 1" DIAMETER X 8" DEEP AUGURED HOLE BACK FILLED WITH CRUSHED DRAIN ROCK, WILL BE REQUIRED.
- PLANT MATERIAL:** ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z60.1 'STANDARD FOR NURSERY STOCK'. NOTES AND DETAILS ON THE DRAWINGS, UNLESS OTHERWISE NOTED, MINIMUM PLANT SIZES SHALL BE AS FOLLOWS: EVERGREEN SHRUBS (EXCEPT DWARF VARIETIES): 9" H. X 8" W. FOR 1-GALLON (1 #1); 15" H. X 12" W. FOR 5-GALLON (1 #5); AND 30" H. X 24" W. FOR 15-GALLON (1 #15). SINGLE TRUNKED TREES: 5" W. 1" CALIPER FOR 15-GALLON (1 #15); 8" W. 2" CALIPER FOR 24" BOX (1 #25). CONTRACTOR SHALL SUBMIT PHOTOS OF ALL TREES 36" AND ABOVE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PURCHASE OR DELIVERY. APPROVAL OF PHOTOS DOES NOT PRECLUDE ON-SITE REJECTION OF UNSUITABLE PLANT MATERIAL.
- SITE CLEANLINESS:** THE CONTRACTOR IS RESPONSIBLE TO KEEP THE SITE CLEAN, FOR SOIL EROSION CONTROL MEASURES, AND FOR ANY OTHER GENERAL REQUIREMENTS. SHOULD EXISTING CONDITIONS REQUIRE MITIGATION, THE CONTRACTOR SHALL ALERT THE OWNER OR LANDSCAPE ARCHITECT PRIOR TO PERFORMING WORK.
- UNDERGROUND UTILITIES:** THE CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING WORK. CALL C.G.A. (811) TO LOCATE EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OR REPLACEMENT OF ANY DAMAGED UTILITIES, TO THE SATISFACTION OF THE OWNER AND GOVERNING AGENCY AT NO COST TO THE OWNER OR INCREASE IN BID AMOUNT.
- BARK MULCH:** A 3" LAYER OF 'WALK-ON' BARK MULCH SHALL BE INSTALLED IN ALL PLANTING BEDS. CONTRACTOR SHALL SUBMIT A MULCH SAMPLE PRIOR TO ORDER. APPLY PRE-EMERGENT PRIOR TO PLACING MULCH. IF MAINTENANCE PERIOD EXTENDS PAST 60 CALENDAR DAYS FROM APPLICATION, APPLY AGAIN PER MANUFACTURER'S INSTRUCTIONS.
- SOIL FERTILITY ANALYSIS AND AMENDMENT:** THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOIL SAMPLE AND LABORATORY SOIL FERTILITY ANALYSIS FOR EACH 10,000 SF OF PLANTED AREA, AND FOR ALL SOURCES OF IMPORT (IF APPLICABLE). SUBMIT ANALYSIS TO LANDSCAPE ARCHITECT FOR REVIEW, AND DOCUMENTATION OF AMENDMENT FOR COMPLIANCE WITH WATER EFFICIENT LANDSCAPE ORDINANCE. ALL PLANTING AREAS, INCLUDING PLANTING PITS, SHALL BE AMENDED PER THE SOILS REPORT, AND PER LOCAL ORDINANCE, INCLUDING INCORPORATING COMPOST AT THE RATE OF A MINIMUM OF 4 CU. YD PER 1,000 SF OF LANDSCAPE AREA TO A DEPTH OF SIX INCHES. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP SIX INCHES OF SOIL ARE EXEMPT FOR ADDING COMPOST AND TILLING. BACKFILL FOR ALL SUCULENTS SHALL BE 50% CLEAN, WASHED SAND.
- CERTIFICATE OF COMPLETION:** A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT AT THE COMPLETION OF THE PROJECT AND SUBMITTED WITH THE SOIL ANALYSIS REPORT TO THE AUTHORITY HAVING JURISDICTION.
- MAINTENANCE PERIOD:** SHALL BE A MINIMUM OF 60 CALENDAR DAYS. ANY PLANT THAT HAS BEEN REPLACED DURING THE MAINTENANCE PERIOD SHALL BE SUBJECT TO AN ADDITIONAL 60 DAYS FROM THE DATE OF REPLACEMENT. ANY DAY OF IMPROPER MAINTENANCE, AS DETERMINED BY THE LANDSCAPE ARCHITECT OR LOCAL JURISDICTION, SHALL NOT COUNT TOWARD THE MAINTENANCE PERIOD.
- ROOT CONTROL BARRIERS:** WHERE STREET TREES ARE WITHIN 3 FEET OF THE SIDEWALK OR CURB, PROVIDE A ROOT CONTROL BARRIER PANEL ALONG THE FACE OF SIDEWALK/CURB. PANELS SHALL BE 12" DEEP ALONG SIDEWALKS, AND 18" DEEP ALONG CURBS. CENTER PANELS AT EACH TREE AND EXTEND 10' IN EACH DIRECTION.
- UTILITY CLEARANCE:** NO TREES SHALL BE PLANTED WITHIN 5' OF WATER AND SANITARY SEWER LINES. NO TREES SHALL BE PLANTED UNDER EXISTING OR FUTURE OVERHEAD POWERLINES, AND ALL REQUIRED CLEARANCES SHALL BE MAINTAINED. ALL PLANTING, EXCEPT LOW-GROWING GROUNDCOVER, SHALL BE 3' CLEAR OF ALL FIRE APPURTENANCES PER NFPA 18.5.7.
- WORK IN RIGHT-OF-WAY:** ALL WORK WITHIN THE RIGHT-OF-WAY, OR TO BE MAINTAINED BY THE LOCAL AGENCY, SHALL BE INSTALLED PER THE LATEST EDITION OF THE AGENCY CONSTRUCTION STANDARDS, AND ALL OTHER AGENCY REQUIREMENTS.
- TURF INSTALLATION:** CONTRACTOR SHALL PLACE AND ESTABLISH SOD IN ALL AREAS AS DELINEATED ON THE PLANS AS FOLLOWS:
 - REMOVE ALL ROCKS AND OTHER DELETERIOUS MATERIAL GREATER THAN 1/2" IN DIAMETER. ESTABLISH SMOOTH GRADES, WITH NO PONDING. ENSURE ADEQUATE SOIL COMPACTION TO AVOID SETTLEMENT, WITHOUT EXCEEDING 85% RELATIVE DENSITY. SUBSEQUENT SETTLEMENT SHALL BE CLEAR EVIDENCE OF INADEQUATE COMPACTION.
 - WITHIN 24 TO 48 HOURS OF SODDING, DO NOT ALLOW SOIL TO BECOME SATURATED.
 - APPLY A STARTER FERTILIZER PRIOR TO LAYING SOD.
 - INSTALL SOD WITHIN 12 HOURS OF DELIVERY. DO NOT ALLOW SOD TO SIT IN DIRECT SUNLIGHT OR TO DRY OUT.
 - STARTING AT A STRAIGHT EDGE, LAY SOD IN STAGGERED ROWS, OFFSETTING JOINTS A MINIMUM OF 2 FEET.
 - AFTER LAYING, ROLL SOD WITH A LIGHT-WEIGHT, WATER-DRUM ROLLER (APPROXIMATELY 50 LBS), AND ENSURE FULL CONTACT WITH SOIL. WATER AS SOON AS POSSIBLE, AND IN ALL CASES, WITHIN 1 HOUR AFTER LAYING.



NOTE: CONTRACTOR SHALL OBTAIN A SOILS TEST AFTER ROUGH GRADING IS COMPLETE, SEE PLANTING NOTE #11, SHEET L3.1

NOTE: SEE SHEET L3.2 FOR PLANTING DETAILS

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN



TREE PROTECTION NOTES:

1. REFER TO THE ARBORIST REPORT FOR "1162 SHAMROCK DR, CAMPBELL, CA", PREPARED BY H.M.H. DATED MARCH 14, 2022, FOR FULL DETAILS AND TREE PROTECTION MEASURES.
2. TREES AND SHRUBS NOT IDENTIFIED WITHIN THE REPORT, BUT AS PART OF THE TOPOGRAPHICAL SURVEY, ARE INCLUDED FOR REFERENCE ONLY.
3. PROTECT ALL EXISTING ITEMS NOTED TO REMAIN OR OTHERWISE UN-LABLEED.
4. EXISTING TREES TO REMAIN UNLESS NOTED OTHERWISE. DO NOT STOCKPILE, DRIVE OVER, OR OTHERWISE DISTURB SOIL UNDER DRIPLINES OF EXISTING TREES, EXCEPT AS REQUIRED FOR PLANTING OPERATIONS.
5. USE HAND TOOLS ONLY FOR SOIL CULTIVATION UNDER DRIPLINES OF EXISTING TREES TO REMAIN.
6. TREES NOTED TO BE REMOVED SHALL BE COMPLETELY REMOVED, INCLUDING STUMP AND ROOT MASS. REFER TO ARBORIST REPORT FOR INSTRUCTIONS ON REMOVING TREE STUMPS WITHIN PROTECTED TREE ROOT ZONES.
7. NO ROOTS OVER 2" IN DIAMETER SHALL BE CUT EXCEPT UNDER THE DIRECTION OF AN ARBORIST. ALL CUT ROOTS SHALL BE COVERED WITH BURLAP OR STRAW AND SHALL REMAIN MOIST UNTIL RE-BURIED IN SOIL.
8. CALL COMMON GROUND ALLIANCE (800) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE TO PROTECT FOR ALL EXISTING UTILITIES. SEE CONSTRUCTION NOTES, SHEET L1.1 FOR MORE INFORMATION.

NOTE:
CONTRACTOR TO REFER TO FINAL ARBORIST REPORT FOR VERIFICATION OF TREE PROTECTION FENCING LOCATIONS.

THIS PLAN COMPLIES WITH THE CRITERIA OF THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIES THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN

Annika Carpenter
ANNIKA M. CARPENTER CALIF. LANDSCAPE ARCH.#3684

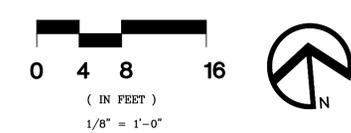
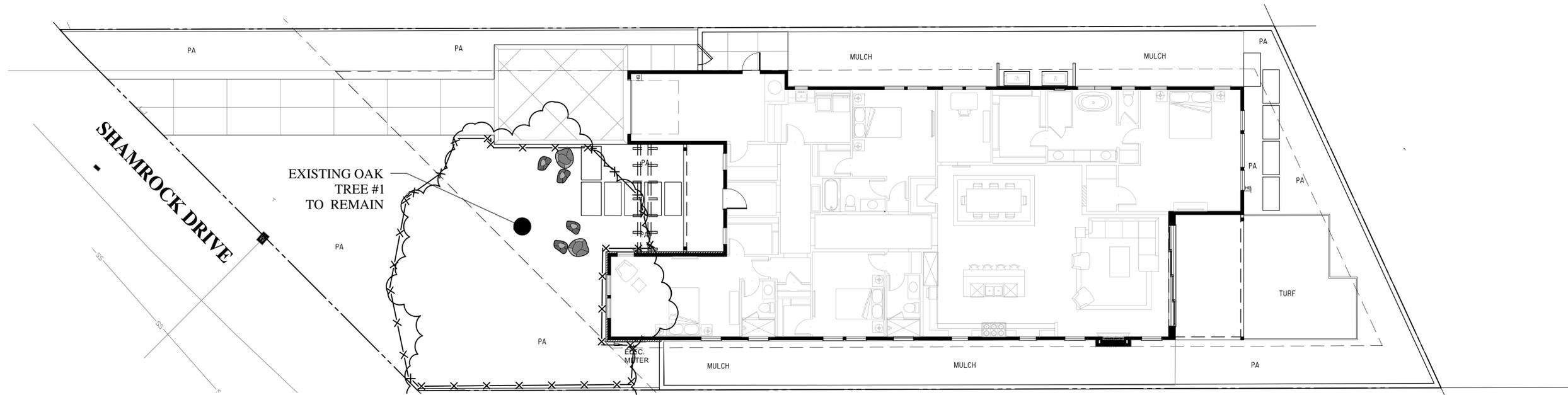
LEGEND

-  EXISTING TREE TO REMAIN, TYPICAL.
-  TREES TO BE REMOVED, TYPICAL.
-  TREE PROTECTION FENCING, REFER TO ARBORIST REPORT

TREE PROTECTION CHART

TAG#	ON-SITE	ORDINANCE TREE	DBH(INCHES)	BOTANICAL NAME	COMMON NAME	STATUS
1	YES	YES	27.7	QUERCUS AGRIFOLIA	COAST LIVE OAK	RETAIN AND PROTECT

NOTE: REFER TO TREE PROTECTION PLAN FOR ADDITIONAL INFORMATION



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PROJECT:

1162 SHAMROCK DRIVE

CAMPBELL, CALIFORNIA

TREE PROTECTION PLAN



PROJECT #:
DATE: JULY 8, 2022
SCALE: 1/8" = 1'-0"
DRAWN BY: RRC
CHECKED BY: AMC

REVISIONS:

SHEET

L3.2

4 OF 4 SHEETS