

Location of Proposed Project



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

Project Image



Courtesy Notice

Dear Campbell Resident,

April 27, 2023

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: 864 Briarwood Way

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

Neighborhood Association(s): CVNA

Council District: 1

File No: PLN-2023-76

APN: 412-41-026

Applicant: KUOP Designs (David Kuoppamaki)

Property Owner: Michael & Elizabeth Burgess

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow the demolition of an existing single-family residence and the construction of a new single-family residence (approximately 3,690 square feet) with a junior accessory dwelling unit (JADU) (approximately 499 square feet) and an accessory dwelling unit (ADU) (approximately 1,200 square feet).

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 traducción en Español



NEW 2-STORY RESIDENCE BURGESS RESIDENCE

PROJECT SCOPE

TEARDOWN OF EXISTING BUILDING ON EXISTING LOT.
NEW 2-STORY RESIDENCE WITH ATTACHED GARAGE. JR. ADU AND ADU

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TOPO	
ONE OF ONE	SETBACK SURVEY MAP

OWNER

MICHAEL & ELIZABETH BURGESS
864 BRIARWOOD WAY
CAMPBELL, CA 95008

CONSULTANTS

PROJECT DATA

- APN: 412-410-26
- ZONING: SFR R-1-8 CAMPBELL VILLAGE NEIGHBORHOOD PLAN
- OCCUPANCY: R-3 / U
- CONSTRUCTION TYPE: V-B
- SPRINKLER: YES

PROJECT SUMMARY TABLE

FLOOR AREA	TOTAL							
	1ST LEVEL	2ND LEVEL	LIVING	COVERED PORCH	GARAGE	JR. ADU	ATTACHED GARAGE	ADU
PROPOSED	1,991	1,899	3,690	703	499	499	400	1,200

MAX LOT COVERAGE 45% 6,356.25 SF
LOT COVERAGE 4.393 SF

MAX FAR 45% 6,356.25 SF
FAR 6,991 - 800 ADU = 6,191 SF

STANDARDS	REQUIRED (MAX)	PROPOSED
HEIGHT	28'-0"	28'-0"
SETBACKS 1ST FLOOR		
FRONT	20'-0"	20'-0"
REAR	20'-0"	23'-0"
SIDE	5'-0"	27'-10 1/2"

ADU STANDARDS	REQUIRED (MAX)	PROPOSED
HEIGHT	28'-0"	28'-0"
SETBACKS 1ST FLOOR		
REAR	4'-0"	5'-6"
SIDE	4'-0"	5'-10 1/2"

LANDSCAPE	IMPERVIOUS(SF)	PERVIOUS(SF)
EXISTING ROOF	1,505	
EXISTING WALK	2,782	9,838
PROPOSED ROOF	4,393	
PROPOSED WALK	3,030	6,702

FRONT YARD 2,500 SF
MAX 40% PAVING 1,000 SF
MIN 60% LANDSCAPE 1,500 SF

FRONT YARD PAVING 700 SF
FRONT LANDSCAPE 1,800 SF

ABBREVIATIONS

A.B. AGGREGATE BASE	F.H. FIRE HYDRANT	O.F.C.I. OWNER FURNISHED, CONTRACTOR INSTALLED	VEST. VESTIBULE
A.C. ASPHALT CONCRETE	F.H.W.S. FLAT HEAD WOOD SCREW	O.F.O.I. OWNER FURNISHED, OWNER INSTALLED	V.V.C. VINYL WALL COVERING
A/C AIR CONDITIONING	FIN. FINISH		
ACC ACCESSIBLE	FLR FLOOR		
A.D. AREA DRAIN	FLOOR FLOURESCENT	PERF PERFORATED	W WIDTH
ADJ ADJUSTABLE	F.O.F. FACE OF FINISH	WD WOOD	WC WATER CLOSET
A.F.F. ABOVE FINISH FLOOR	F.O.M. FACE OF MASONRY	PL PLATE	W.H. WATER HEATER
ALT ALTERNATE	F.O.S. FACE OF STUD	PLAS PLASTIC	WSCT WAINSCOT
ALUM ALUMINUM	FTG FOOTING	PLUMB PLUMBING	WT WEIGHT
APPROX APPROXIMATE		PLYWD PLYWOOD	
A.T. ACOUSTIC TILE		PMF PRESSED METAL FRAME	
	GA GAUGE	PF PAIR	CHARACTER SYMBOLS
BLDG BUILDING	GALV GALVANIZED	PSI POUNDS PER SQUARE INCH	& AND
BLKG BLOCKING	GLB GLUE LAMINATED BEAM	P.T. PRESSURE TREATED	∠ ANGLE
B.O. BOTTOM OF	G.S.M. GALVANIZED SHEET METAL	Q.T. QUARRY TILE	@ AT
BOT BOTTOM	GWV GYPSUM WALLBOARD		¢ CENTER LINE
B.U.R. BUILT UP ROOFING			φ DIAMETER
	H.B. HOSE BIBB		# NUMBER
	H.C. HOLLOW CORE		O/ OVER
CAB CABINET	HDWR HARDWARE		W/ WITH
CBG CALIFORNIA BUILDING CODE	HDWD HARDWOOD		
C.J. CONSTRUCTION JOINT	H.M. HOLLOW METAL		
CLG CEILING	HORIZ HORIZONTAL		
CLR CLEAR	HT HEIGHT		
CMU CONCRETE MASONRY UNIT			
C.O. CLEAN OUT	I.D. INSIDE DIAMETER		
COL COLUMN	INSUL INSULATION		
COMP COMPOSITION	INT INTERIOR		
CONT CONTINUOUS	JAN JANITOR		
CONC CONCRETE	JOINT JOINT		
CTSK COUNTERSUNK			
	L LENGTH		
D DEPTH	LAM LAMINATED		
DTL DETAIL	LAV LAVATORY		
D.F. DRINKING FOUNTAIN	LB POUND		
DIA DIAMETER	L.S. LAG SCREW		
DIM DIMENSION	LT LIGHT		
DN DOWN	MFR MANUFACTURER		
DS DOWNSPOUT	MAX MAXIMUM		
DW DISHWASHER	MECH MECHANICAL		
DWG DRAWING	MIN MINIMUM		
	MISC MISCELLANEOUS		
(E) EXISTING	MPE MULTI-PURPOSE EASEMENT		
EA EACH	M.O. MASONRY OPENING		
E.J. EXPANSION JOINT	M.R. MOISTURE RESISTANT		
ELEC ELECTRICAL			
ELEV ELEVATION			
EQ EQUAL	(N) NEW		
EQUIP EQUIPMENT	N.I.C. NOT IN CONTRACT		
EXT EXTERIOR	NO. NUMBER		
	NOM NOMINAL		
(F) FUTURE	OBSC OBSCURE		
F.D. FLOOR DRAIN	O.C. ON CENTER		
F.E. FIRE EXTINGUISHER	O.D. OUTSIDE DIAMETER		
F.E.C. FIRE EXTINGUISHER CABINET	OPP OPPOSITE		
F.F.E. FINISH FLOOR ELEVATION	OZ. OUNCE		
F.G. FINISH GRADE			

SYMBOLS

	ROOM NAME
	ROOM NUMBER
	INTERIOR ELEVATIONS
	DETAIL NUMBER
	SHEET NUMBER
	SECTION NUMBER
	SECTION SHEET NUMBER
	ELEVATION NUMBER
	SHEET NUMBER
	KEYNOTE
	DOOR NUMBER
	WINDOW NUMBER
	INDICATES NOMINAL CEILING HEIGHT ABOVE F.F.E. ON REFLECTED CEILING PLAN
	ELEVATION SYMBOL
	ROOF PITCH
	NEW GRADE ELEVATION
	(E) GRADE ELEVATION
	GRID BUBBLE
	SIGN NUMBER
	SIGN TYPE

APPLICABLE CODES

2022 CALIFORNIA CODE OF REGULATIONS (CCR) APPLICABLE CODES EFFECTIVE JAN 1, 2022:

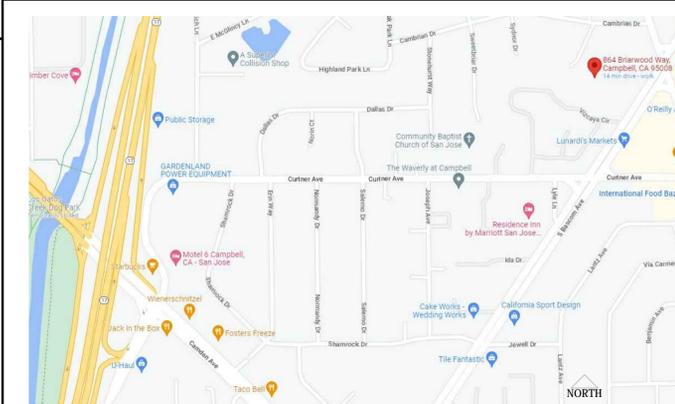
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS
TITLE 24 CCR, PART 1 - 2022 BUILDING STANDARDS ADMINISTRATIVE CODE
TITLE 24 CCR, PART 2 - 2022 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC)
TITLE 24 CCR, PART 2.5 - 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
TITLE 24 CCR, PART 3 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)
TITLE 24 CCR, PART 4 - 2022 CALIFORNIA MECHANICAL CODE (CMC)
TITLE 24 CCR, PART 5 - 2022 CALIFORNIA PLUMBING CODE (CPC)
TITLE 24 CCR, PART 6 - 2022 CALIFORNIA ENERGY CODE
TITLE 24 CCR, PART 7 - 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE
TITLE 24 CCR, PART 8 - 2022 CALIFORNIA HISTORICAL BUILDING CODE
TITLE 24 CCR, PART 9 - 2022 CALIFORNIA FIRE CODE (CFC)
TITLE 24 CCR, PART 10 - 2022 EXISTING BUILDING CODE
TITLE 24 CCR, PART 11 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
TITLE 24 CCR, PART 12 - 2022 CALIFORNIA REFERENCED STANDARDS

LOCAL MUNICIPAL CODE

DEFERRED SUBMITTALS

- FIRE SPRINKLER DESIGN PER NFPA 13D
- UPGRADE DOMESTIC WATER SERVICE LINE
- SOLAR PANEL INSTALLATION AND PLANS

PROJECT LOCATION



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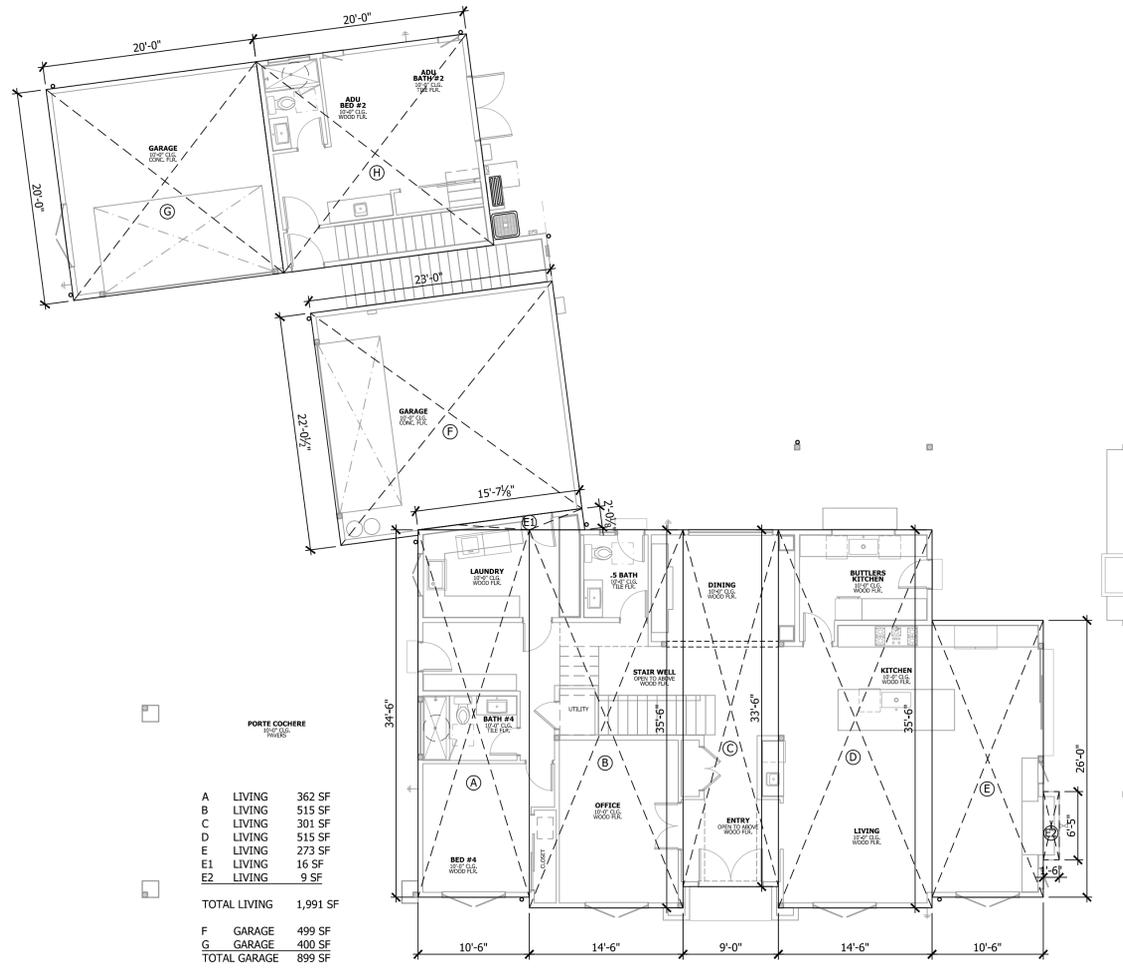
KUOP DESIGNS
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SAN JOSE, CA 95117

COVER SHEET

NOT FOR CONSTRUCTION

NEW RESIDENCE FOR:
MICHAEL & ELIZABETH BURGESS
864 BRIARWOOD WAY
CAMPBELL, CA 95008
APN# 412-410-26

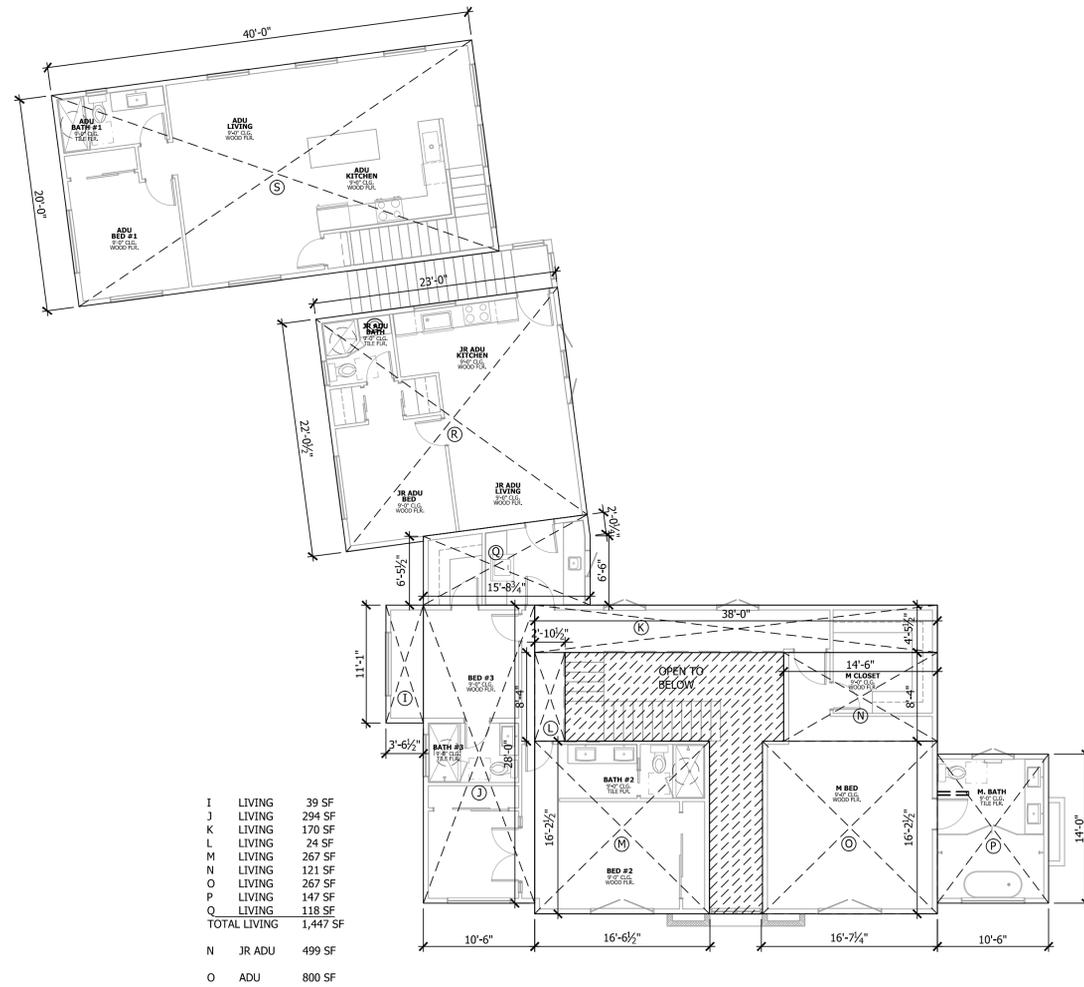
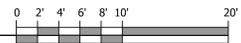
DATE:	2022.07.31
SCALE:	PER SHEET
DRAWN BY:	DAVID
PLAN NO.:	2220
SHEET:	CVR1



A	LIVING	362 SF
B	LIVING	515 SF
C	LIVING	301 SF
D	LIVING	515 SF
E	LIVING	273 SF
E1	LIVING	16 SF
E2	LIVING	9 SF
TOTAL LIVING		1,991 SF
F	GARAGE	499 SF
G	GARAGE	400 SF
TOTAL GARAGE		899 SF
H	ADU	400 SF

864 BRIARWOOD 1ST FLOOR FAR

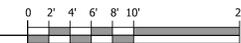
1/8" = 1'-0"



I	LIVING	39 SF
J	LIVING	294 SF
K	LIVING	170 SF
L	LIVING	24 SF
M	LIVING	267 SF
N	LIVING	121 SF
O	LIVING	267 SF
P	LIVING	147 SF
Q	LIVING	118 SF
TOTAL LIVING		1,447 SF
N	JR ADU	499 SF
O	ADU	800 SF

864 BRIARWOOD 2ND FLOOR FAR

1/8" = 1'-0"



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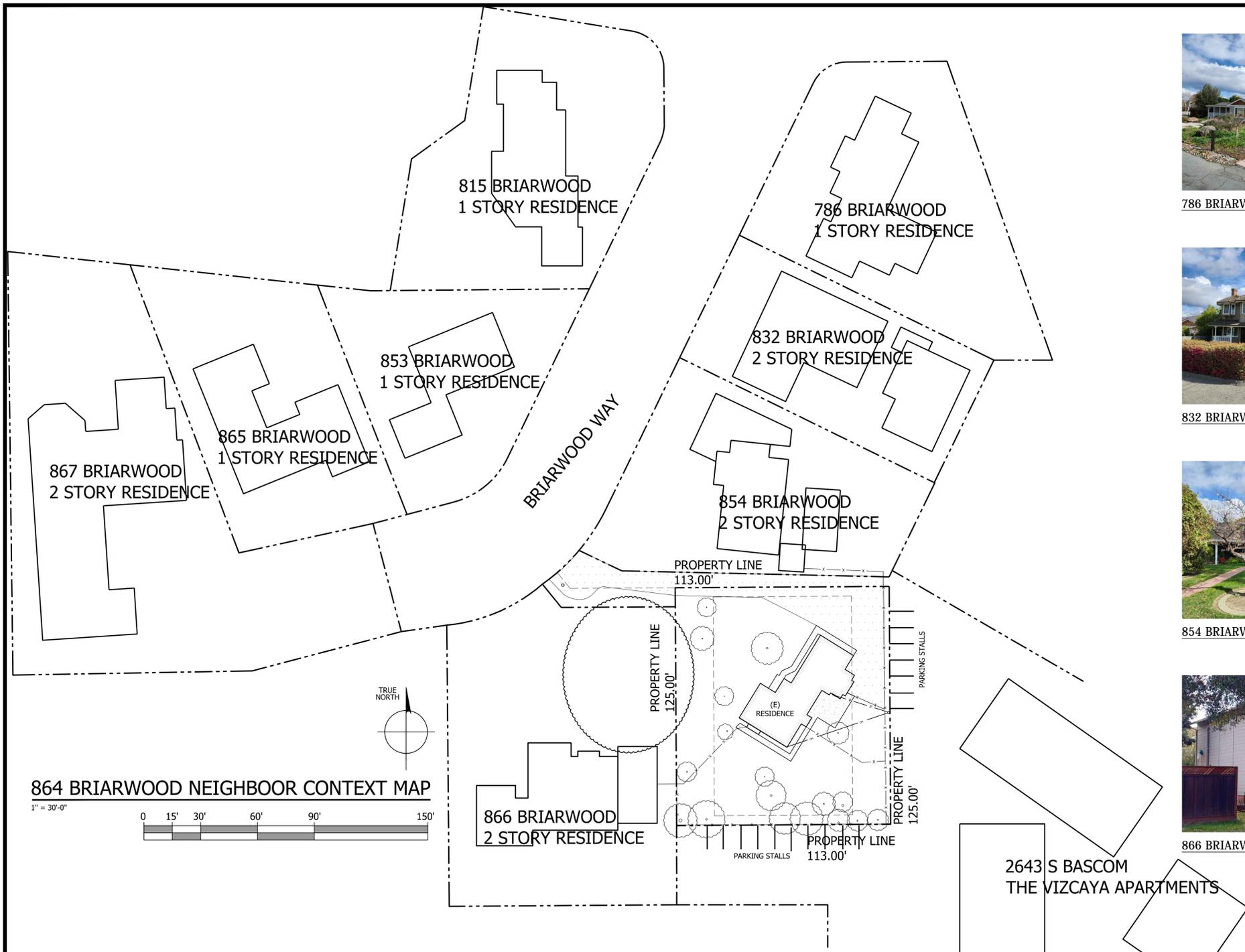
PAGE TITLE
FAR

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APN# 412-410-26

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PLAN NO.: 2220

SHEET:
PLN1



786 BRIARWOOD



815 BRIARWOOD



832 BRIARWOOD



853 BRIARWOOD



854 BRIARWOOD



865 BRIARWOOD



866 BRIARWOOD



867 BRIARWOOD



2643 S BASCOM
THE VIZCAYA APARTMENTS



864 BRIARWOOD FRONT



864 BRIARWOOD REAR



864 BRIARWOOD RIGHT



864 BRIARWOOD LEFT

REVISIONS	DATE

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PAGE TITLE
NEIGHBORHOOD CONTEXT MAP

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864 BRIARWOOD WAY
CAMPBELL, CA 95008
APN# 412-410-26

DATE: 2022.07.31
SCALE: PER SHEET
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PLAN NO.: 2220

SHEET:
PLN2

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PAGE TITLE
STREETSCAPE ELEVATIONS

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 APN# 412-410-26

DATE: 2022.07.31
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SHEET:
PLN3



854 BRIARWOOD FRONT (WEST) ELEVATION

1/8" = 1'-0"



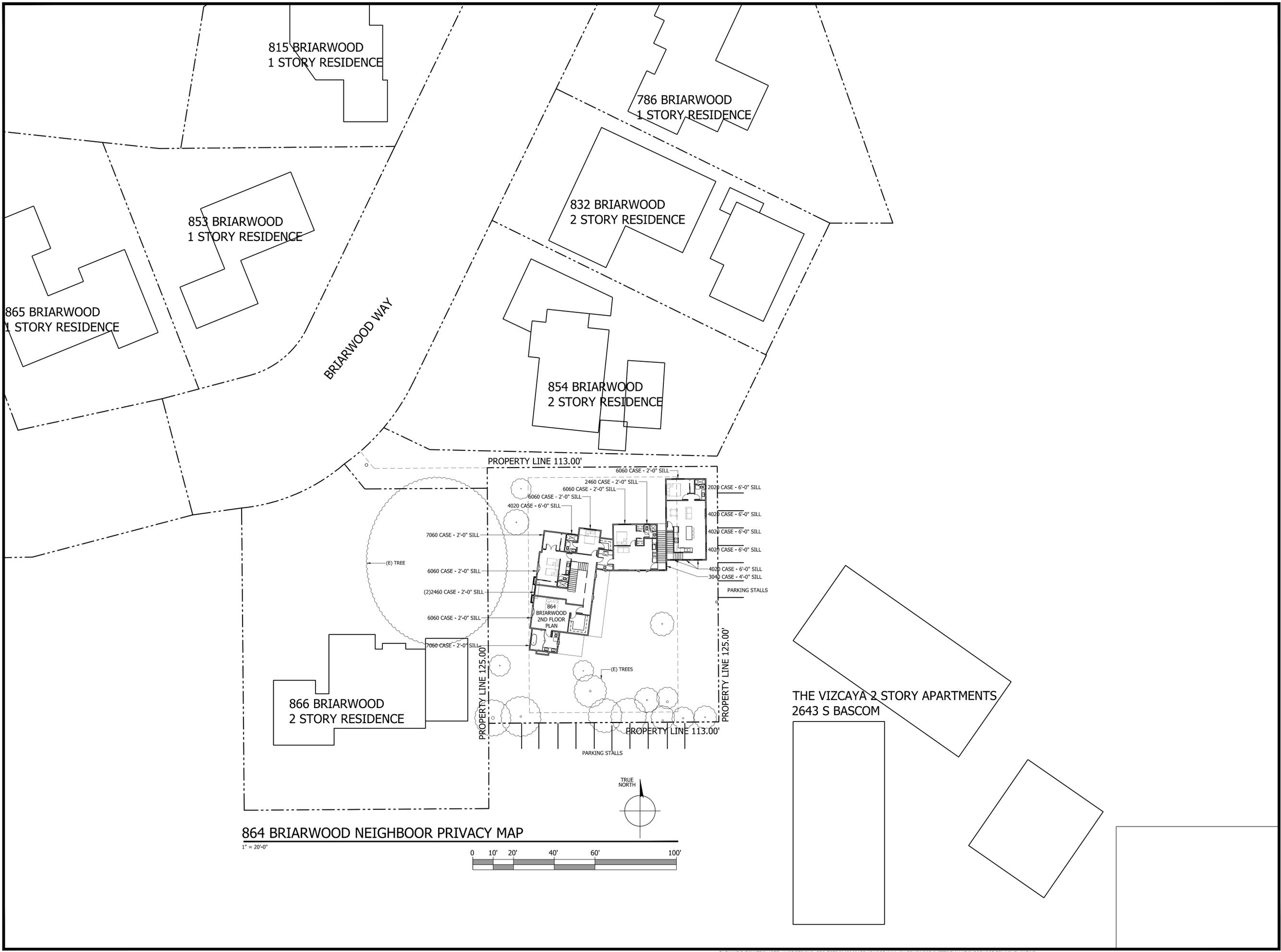
864 BRIARWOOD FRONT (NORTH WEST) ELEVATION

1/8" = 1'-0"



866 BRIARWOOD FRONT (NORTH) ELEVATION

1/8" = 1'-0"



864 BRIARWOOD NEIGHBOOR PRIVACY MAP

1" = 20'-0"



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DATE:	2022.07.31
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SHEET:
PLN4

Color Name: Queen Anne's Lace
Color Number: 002

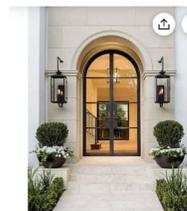


SHERWIN WILLIAMS - MAIN

Color Name: In the Hills
Color Number: 002



SHERWIN WILLIAMS - TRIM



PINKYS -AIR 4 - DOUBLE FULL ARCH
PORCELAIN - 2FT X 4FT TILE
ARCHITECTURAL FOAM CASING



GAF - SLATLINE - ROYAL SLAT
COMPOSITION SHINGLE ROOFING



COPPER CHIMNEY SHROUD



EYEBROW - ARCHITECTURAL FOAM
CASING/SILL



JULIET - WROUGHT IRON



FRONT (NORTH WEST) ELEVATION COLOR BOARD

1/4" = 1'-0"

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COLOR BOARD

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CONSTRUCTION

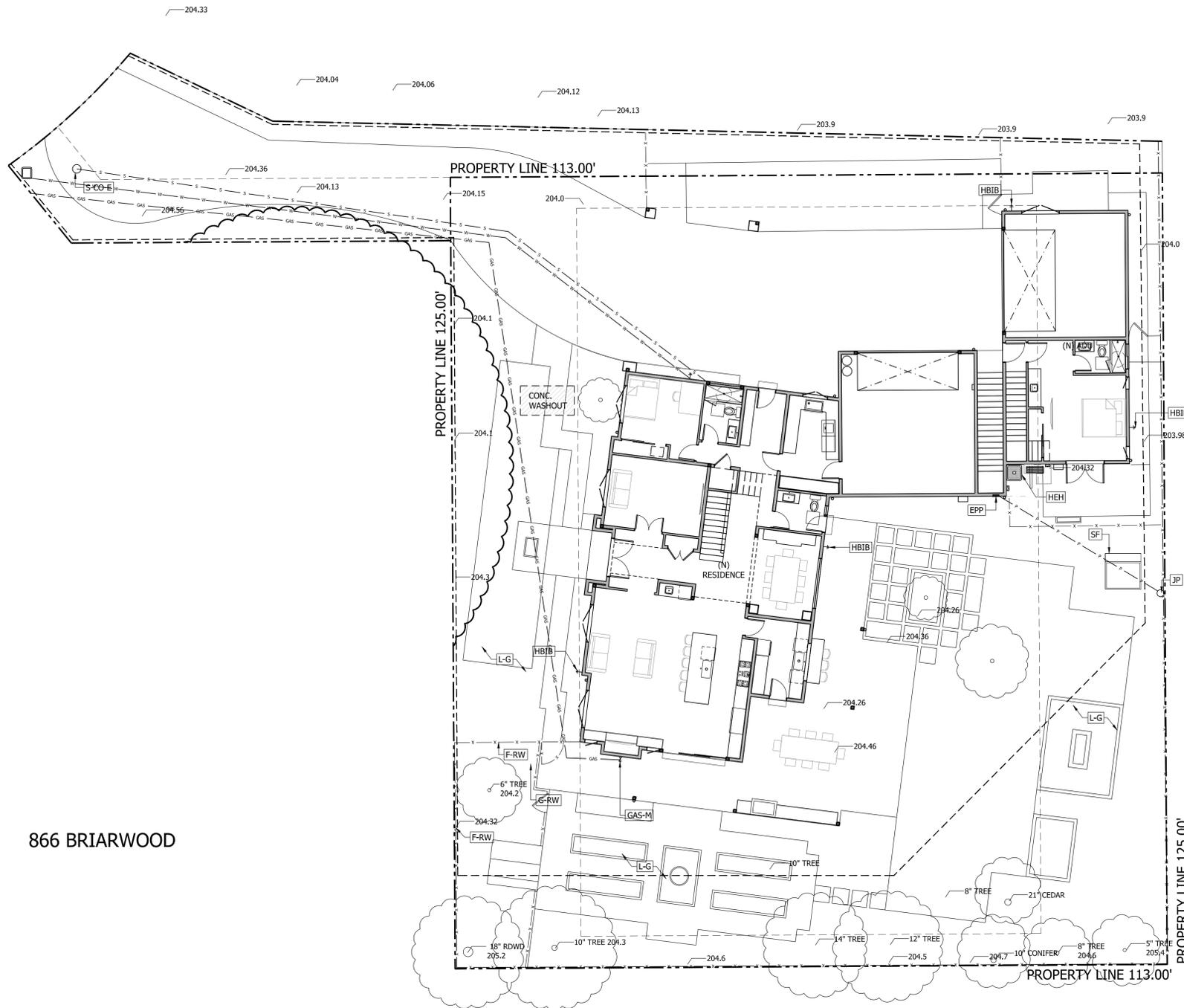
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SHEET:
PLN5

BRIARWOOD WAY

854 BRIARWOOD



LEGEND

- s — s — UNDERGROUND WASTE
- w — w — UNDERGROUND WATER
- g — g — UNDERGROUND GAS
- p — p — OVERHEAD ELEC
- - - FIBER ROLLS PER 2/C1.3
- - - PROPERTY LINE
- [Hatched Box] CONCRETE WASHOUT AREA PER 3/C1.3
- [Dashed Box] STABILIZED CONSTRUCTION ENTRANCE PER 1/C1.3

REFERENCE KEYNOTES

DIVISION 11 - EQUIPMENT	
GAS-M	- GAS METER SEE PG&E GREENBOOK SECTION 2.4.2 AND FIGURE 2-20 FOR CLEARANCES
TRS	- TRASH/RECYCLING RECEPTACLE STORAGE AREA
DIVISION 22 - PLUMBING	
HBIB	- HOSE BIB
DIVISION 23 - HVAC	
HEH	- HIGH EFFICIENCY HEAT PUMP
DIVISION 26 - ELECTRICAL	
EPP	- ELECTRICAL POWER PANEL NEW 400A SERVICE
DIVISION 32 - EXTERIOR IMPROVEMENTS	
DG	- DECOMPOSED GRANITE
F-RW	- FENCE REDWOOD
G-RW	- GATE REDWOOD
L-G	- LANDSCAPE GRASS
PDP	- PERMEABLE DRIVEWAY PAVERS
DIVISION 33 - UTILITIES	
JP	- JOINT POLE
S-CO-E	- EXISTING SEWER CLEANOUT

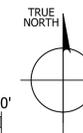
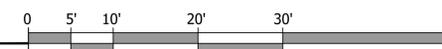
GENERAL NOTES:

1. ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE.

866 BRIARWOOD

864 BRIARWOOD STORM WATER PREVENTION PLAN

1" = 10'-0"



REVISIONS	DATE

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NOT FOR CONSTRUCTION
STORM EROSION AND SEDIMENT CONTROL PLAN

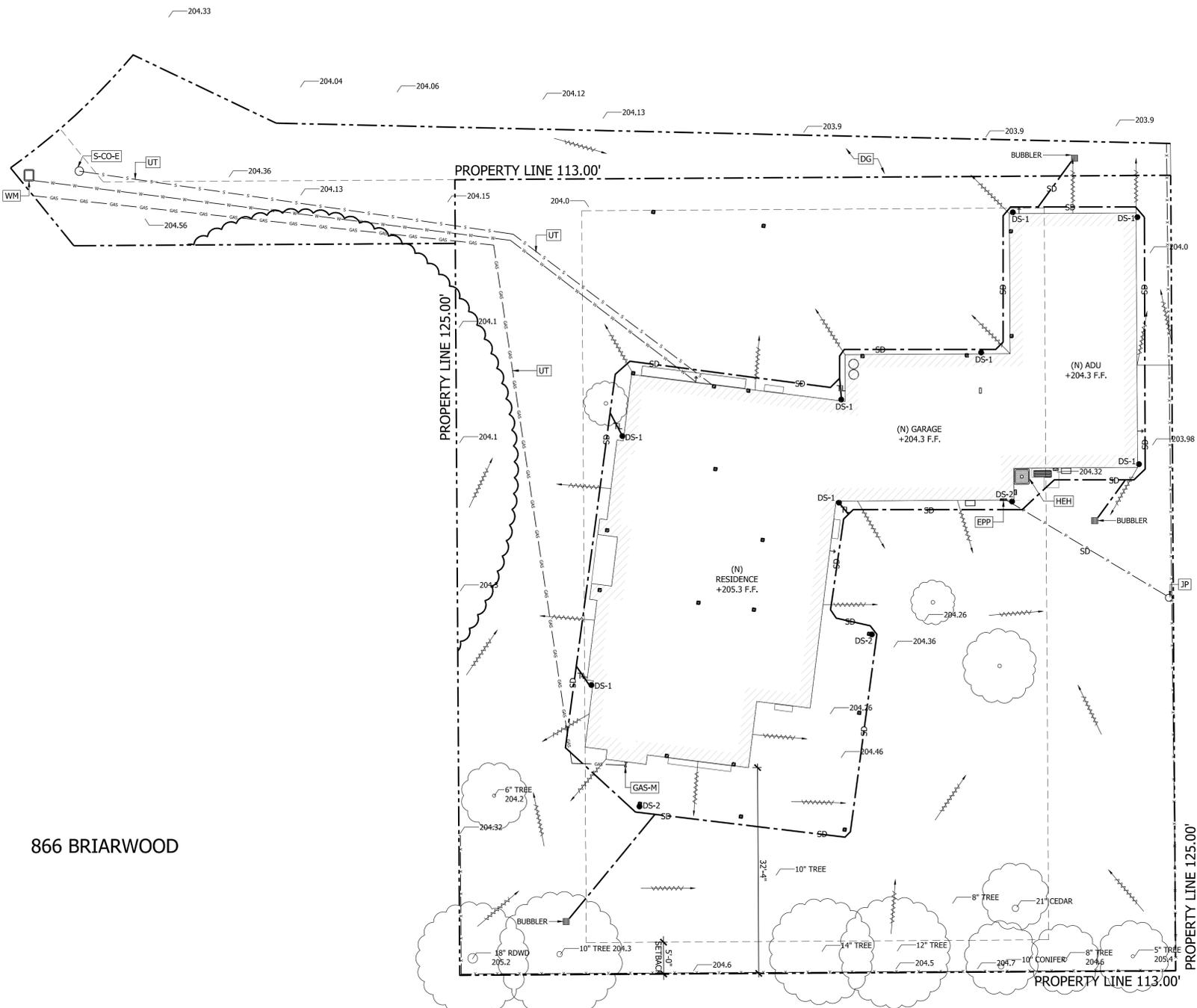
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APN# 412-410-26

DATE: 2022.07.31
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2220

SHEET:
C1.1

BRIARWOOD WAY

854 BRIARWOOD



LEGEND

- S --- S UNDERGROUND WASTE 4" ABS W/ MIN 1/4 INCH PER FOOT SLOPE
- W --- W UNDERGROUND WATER
- GAS --- GAS UNDERGROUND GAS
- E --- E OVERHEAD ELECTRICAL
- P --- P SHEET FLOW ALL BUILDING PADS SHALL SLOPE 5% AWAY FROM BUILDING FOR 10 FT AT LANDSCAPE AREAS AND 2% SLOPE AT HARDSCAPE
- --- --- PROPERTY LINE
- SD --- SD - STORM DRAIN, 6 INCH PVC (SDR 35 W/ SMOOTH INTERIOR WALLS) MAINTAIN 24 INCH MINIMUM COVER AND 1% MINIMUM SLOPE. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID 90 DEGREE FITTINGS.
- TL --- TL - TIGHTLINE, 4" PVC RAIN WATER DOWNSPOUT (SDR-35) SLOPED AT 1% TO NEAREST STORM DRAIN LINE. DO NOT CONNECT TO SUBDRAIN LINES
- DS- DOWNSPOUT SEE DETAILS 7,8/C1.3
- BUBBLER - SEE DETAIL 9/C1.3

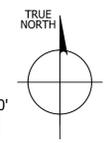
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DIVISION 26 - ELECTRICAL	
EPP	- ELECTRICAL POWER PANEL NEW 400A SERVICE
DIVISION 32 - EXTERIOR IMPROVEMENTS	
DG	- DECOMPOSED GRANITE
UT	- UTILITY TRENCH
DIVISION 33 - UTILITIES	
JP	- JOINT POLE
S-CO-E	- EXISTING SEWER CLEANOUT
WM	- NEW 1" WATER METER

NOTES:

1. ALL NEW UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRIC POWER AND ALL OTHER COMMUNICATION LINES SHALL BE INSTALLED UNDERGROUND
2. IF WATER AND SEWER SHARE THE SAME TRENCH, PROVIDE 12 INCH VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE TWO PIPES.
3. SEWAGE EJECTOR PUMP IS NOT ALLOWED IN CITY OF CAMPBELL. IF REQUIRED PER SITE CONDITIONS, CONTACT BUILDING INSPECTOR OF RECORD.
4. THE ROOF DRAINAGE SYSTEM SHALL DISCHARGE TO 5'-0" MINIMUM FROM THE FOUNDATION TO AN APPROVED DRAINAGE SYSTEM OR LANDSCAPE

SITE ELEMENT	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		(CY)	
	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY						
BUILDING						
LANDSCAPE						
HARDSCAPE						
GARAGE						
POOL						
BASEMENT	0	0	0	0	0	0
TOTAL	0	0	0	0	0	0



864 BRIARWOOD GRADING PLAN

1" = 10'-0"

866 BRIARWOOD

REVISIONS	DATE

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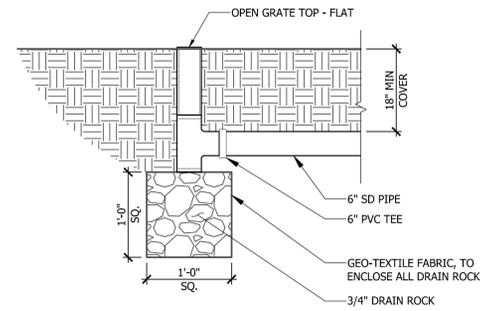
KUOP DESIGNS
david@kuopdesigns.com
408.357.0818
3141 STEVENS CREEK BLVD., #104
SAN JOSE, CA 95117

NOT FOR CONSTRUCTION
GRADING PLAN

NEW RESIDENCE FOR:
MICHAEL & ELIZABETH BURGESS
864 BRIARWOOD WAY
CAMPBELL, CA 95008
APN# 412-410-26

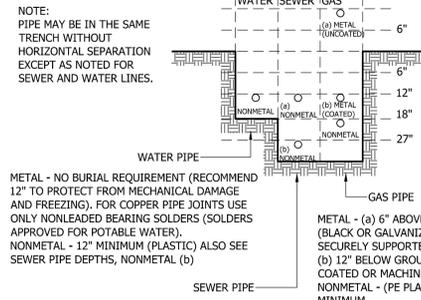
DATE: 2022.07.31
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2220

SHEET:
C1.2



9 BUBBLER DRAIN
C1.3 SCALE: 1"=1'-0"

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NOTE:
PIPE MAY BE IN THE SAME TRENCH WITHOUT HORIZONTAL SEPARATION EXCEPT AS NOTED FOR SEWER AND WATER LINES.

METAL - NO BURIAL REQUIREMENT (RECOMMEND 12" TO PROTECT FROM MECHANICAL DAMAGE AND FREEZING). FOR COPPER PIPE JOINTS USE ONLY NONLEADED BEARING SOLDERS (SOLDERS APPROVED FOR POTABLE WATER).
NONMETAL - 12" MINIMUM (PLASTIC) ALSO SEE SEWER PIPE DEPTHS, NONMETAL (b)

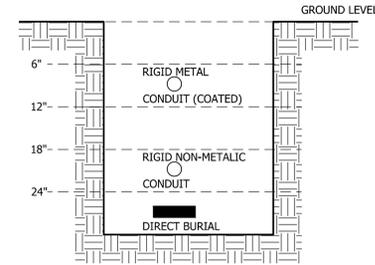
METAL - (a) 6" ABOVE GROUND (BLACK OR GALVANIZED IRON) SECURELY SUPPORTED.
(b) 12" BELOW GROUND (FACTORY COATED OR MACHINE WRAPPED) NONMETAL - (PE PLASTIC) 18" MINIMUM.
ALL MEDIUM PRESSURE GAS LINES REQUIRE A MINIMUM OF 18" COVER.

4 PIPING BURIAL DEPTHS
C1.3 SCALE: 1/2"=1'-0"

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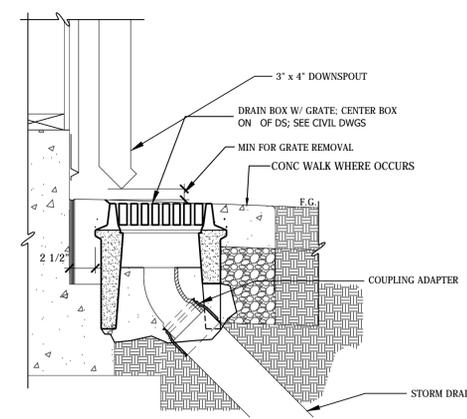
NOTES:

- A 6" REDUCTION OF BELOW DEPTHS IS ALLOWED WHEN A MINIMUM OF 2" OF CONCRETE COVER IS PLACED ABOVE RIGID NON-METALLIC CONDUIT AND DIRECT BURIAL CABLE. NO REDUCTION IS PERMITTED FOR RIGID METAL CONDUIT.
- A REDUCTION TO 12" DEEP FOR ANY WIRING METHOD FOR A 120 VOLT 20 AMPERE OR LESS RATED RESIDENTIAL CIRCUIT THAT IS GFCI PROTECTED.

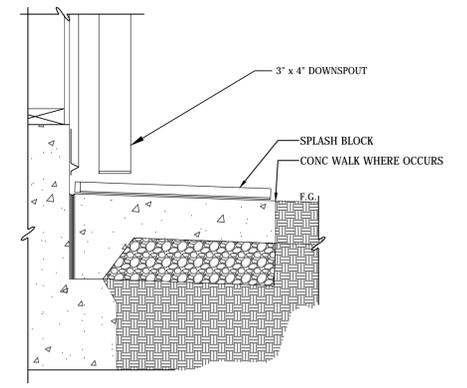


6 ELECTRICAL BURIAL DEPTHS
C1.3 SCALE: 1"=1'-0"

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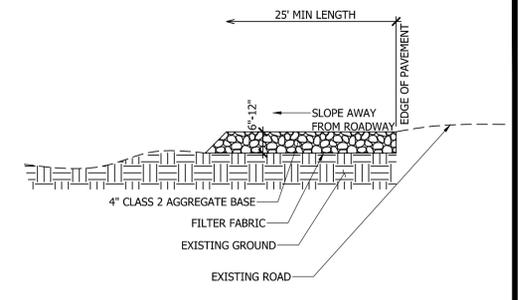


7 DOWNSPOUT CLEANOUT WITH GRATE DS-1
C1.3 SCALE: 1 1/2" = 1'-0"



8 DOWNSPOUT SPLASH BLOCK DS-2
C1.3 SCALE: 1 1/2" = 1'-0"

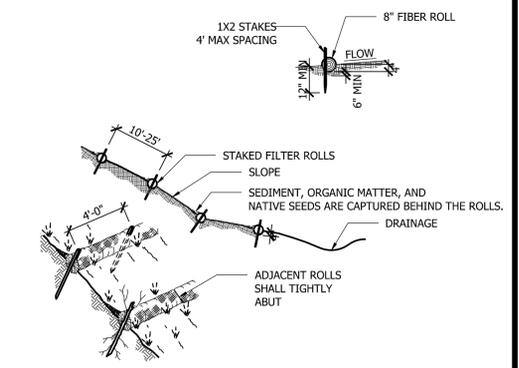
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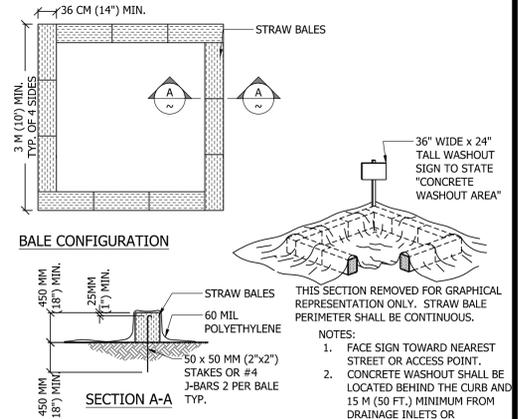
CONSTRUCTION NOTES:
1. PROVIDE A FANNED STABILIZED CONSTRUCTION ENTRANCE TO ACCOMMODATE THE TURNING RADIUS OF CONSTRUCTION EQUIPMENT ON AND OFF THE PUBLIC STREET
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE ALONG NEW DRIVEWAY CORRIDOR FOR THE FULL PROPOSED WIDTH

1 ROCK CONSTRUCTION ENTRANCE
C1.3 SCALE: 1/2"=1'-0"

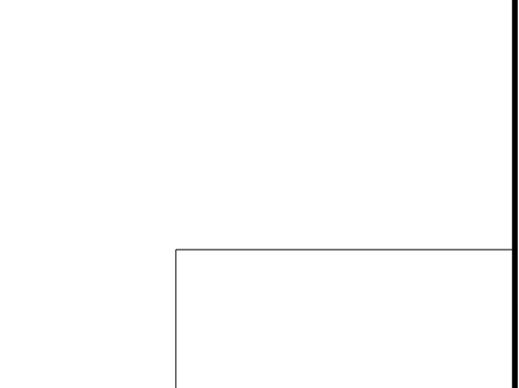
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2 FIBER ROLLS
C1.3 SCALE: 1/8"=1'-0"



3 CONCRETE WASHOUT AREA
C1.3 N.T.S.



3 CONCRETE WASHOUT AREA
C1.3 N.T.S.

REVISIONS	DATE

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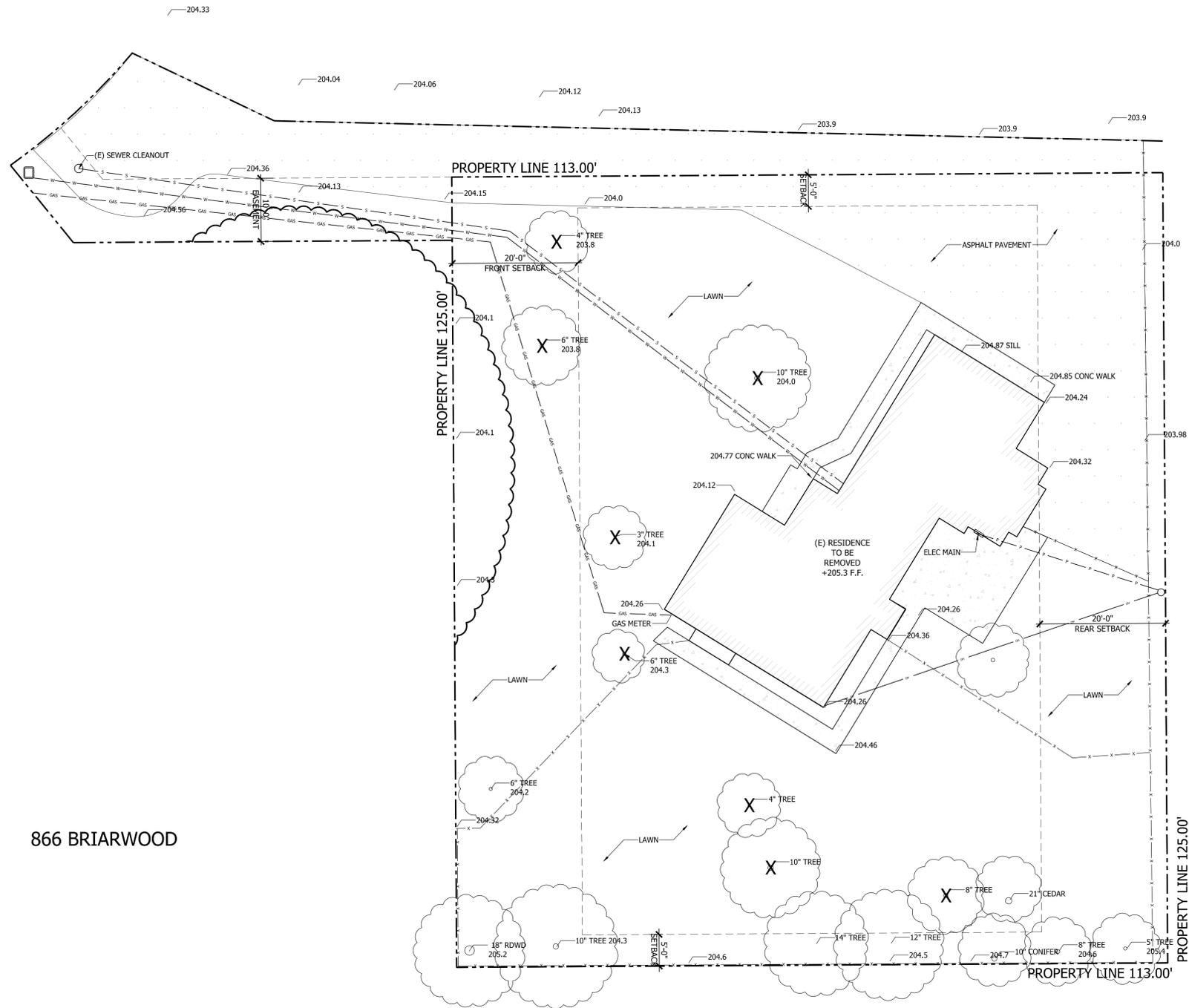
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NEW RESIDENCE FOR:
MICHAEL & ELIZABETH BURGESS
864 BRIARWOOD WAY
CAMPBELL, CA 95008
APN# 412-410-26

DATE: 2022.07.31
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2220
SHEET: **C1.3**

BRIARWOOD WAY

854 BRIARWOOD



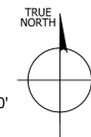
LEGEND

- S - UNDERGROUND WASTE
- W - UNDERGROUND WATER
- GAS - UNDERGROUND GAS
- P - OVERHEAD ELEC

866 BRIARWOOD

864 BRIARWOOD SITE PLAN EXISTING

1" = 10'-0"



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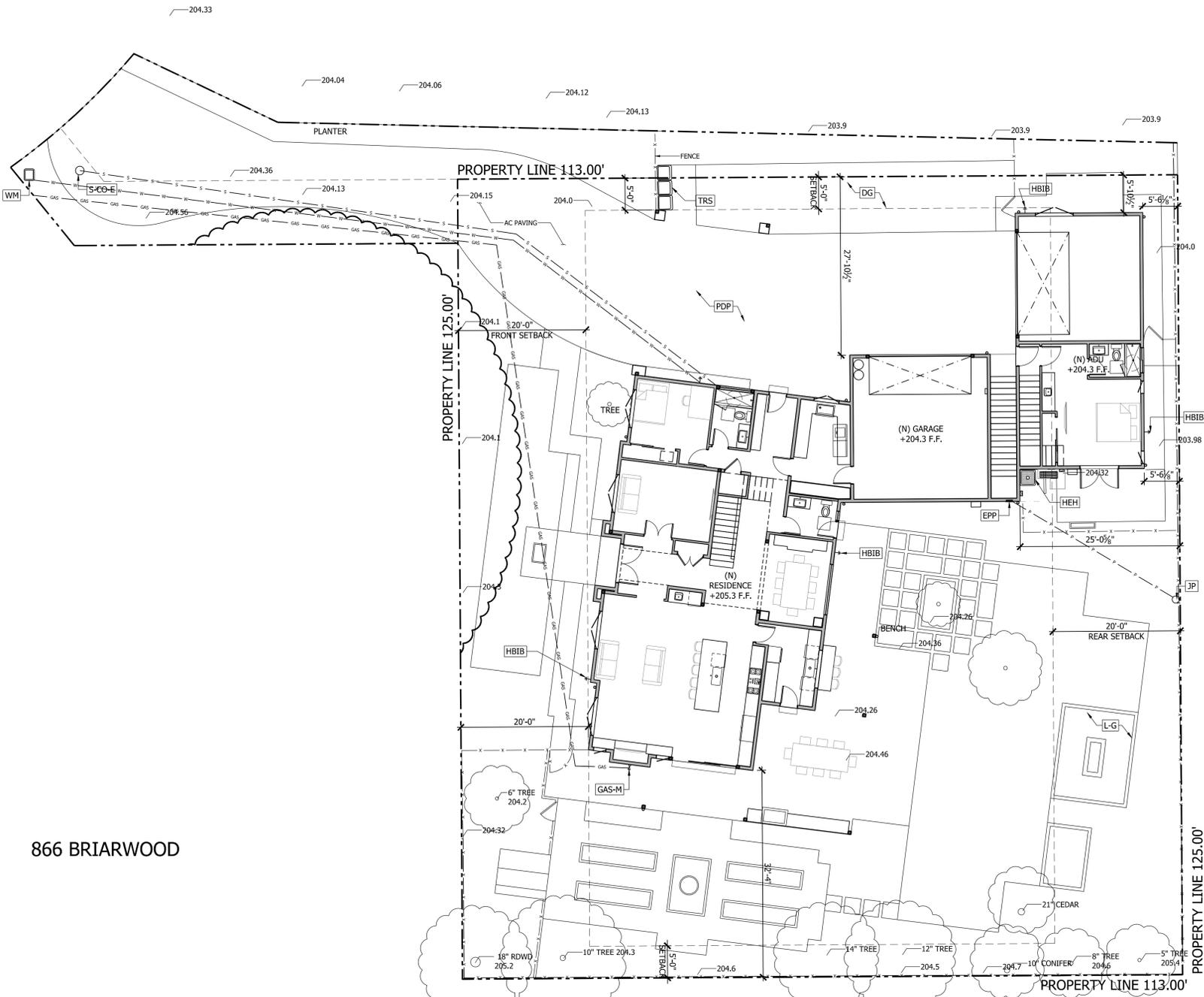
NEW RESIDENCE FOR:
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 864 BRIARWOOD WAY
 CAMPBELL, CA 95008
 APN# 412-410-26

DATE: 2022.07.31
 SCALE: PER SHEET
 DRAWN BY: DAVID
 PLAN NO.: 2220

SHEET:
A0.0

BRIARWOOD WAY

854 BRIARWOOD



LEGEND

- s - UNDERGROUND WASTE
- w - UNDERGROUND WATER
- g - UNDERGROUND GAS
- p - OVERHEAD ELEC

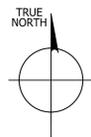
REFERENCE KEYNOTES

DIVISION 11 - EQUIPMENT	
GAS-M	- GAS METER SEE PG&E GREENBOOK SECTION 2.4.2 AND FIGURE 2-20 FOR CLEARANCES
TRS	- TRASH/RECYCLING RECEPTACLE STORAGE AREA
DIVISION 22 - PLUMBING	
HBIB	- HOSE BIB
DIVISION 23 - HVAC	
HEH	- HIGH EFFICIENCY HEAT PUMP
DIVISION 26 - ELECTRICAL	
EPP	- ELECTRICAL POWER PANEL NEW 400A SERVICE
DIVISION 32 - EXTERIOR IMPROVEMENTS	
DG	- DECOMPOSED GRANITE
F-RW	- FENCE REDWOOD
G-RW	- GATE REDWOOD
L-G	- LANDSCAPE GRASS
PDP	- PERMEABLE DRIVEWAY PAVERS
DIVISION 33 - UTILITIES	
JP	- JOINT POLE
S-CO-E	- EXISTING SEWER CLEANOUT
WM	- NEW 1" WATER METER

866 BRIARWOOD

864 BRIARWOOD SITE PLAN NEW

1" = 10'-0"



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ARCHITECTURAL SITE PLAN

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CONSTRUCTION

NEW RESIDENCE FOR:
MICHAEL & ELIZABETH BURGESS
864 BRIARWOOD WAY
CAMPBELL, CA 95008
APN# 412-410-26

DATE: 2022.07.31
SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2220

SHEET:
A0.1

SEE DETAIL 2/A10.0 FOR WINDOW EGRESS

WINDOW SCHEDULE

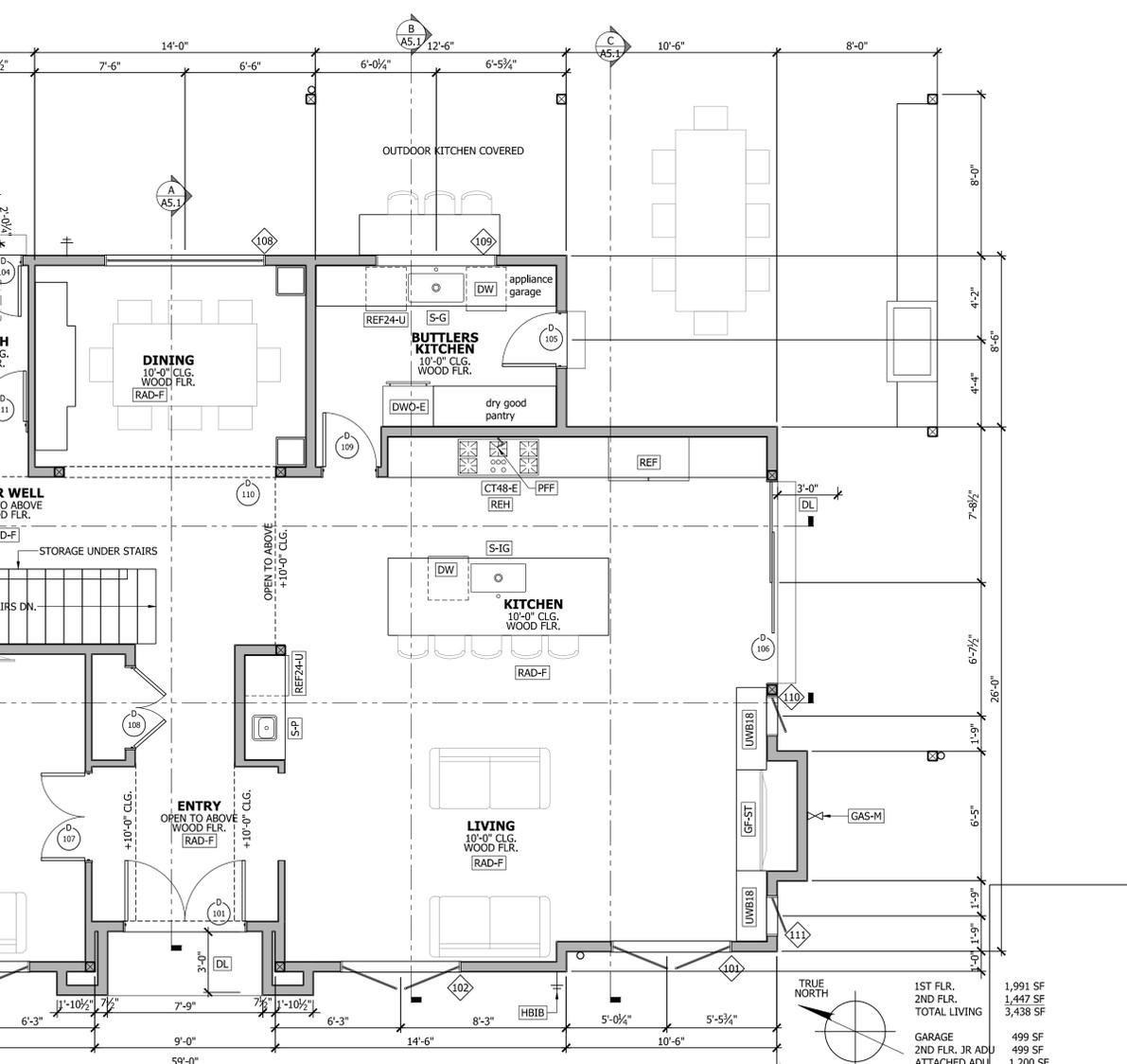
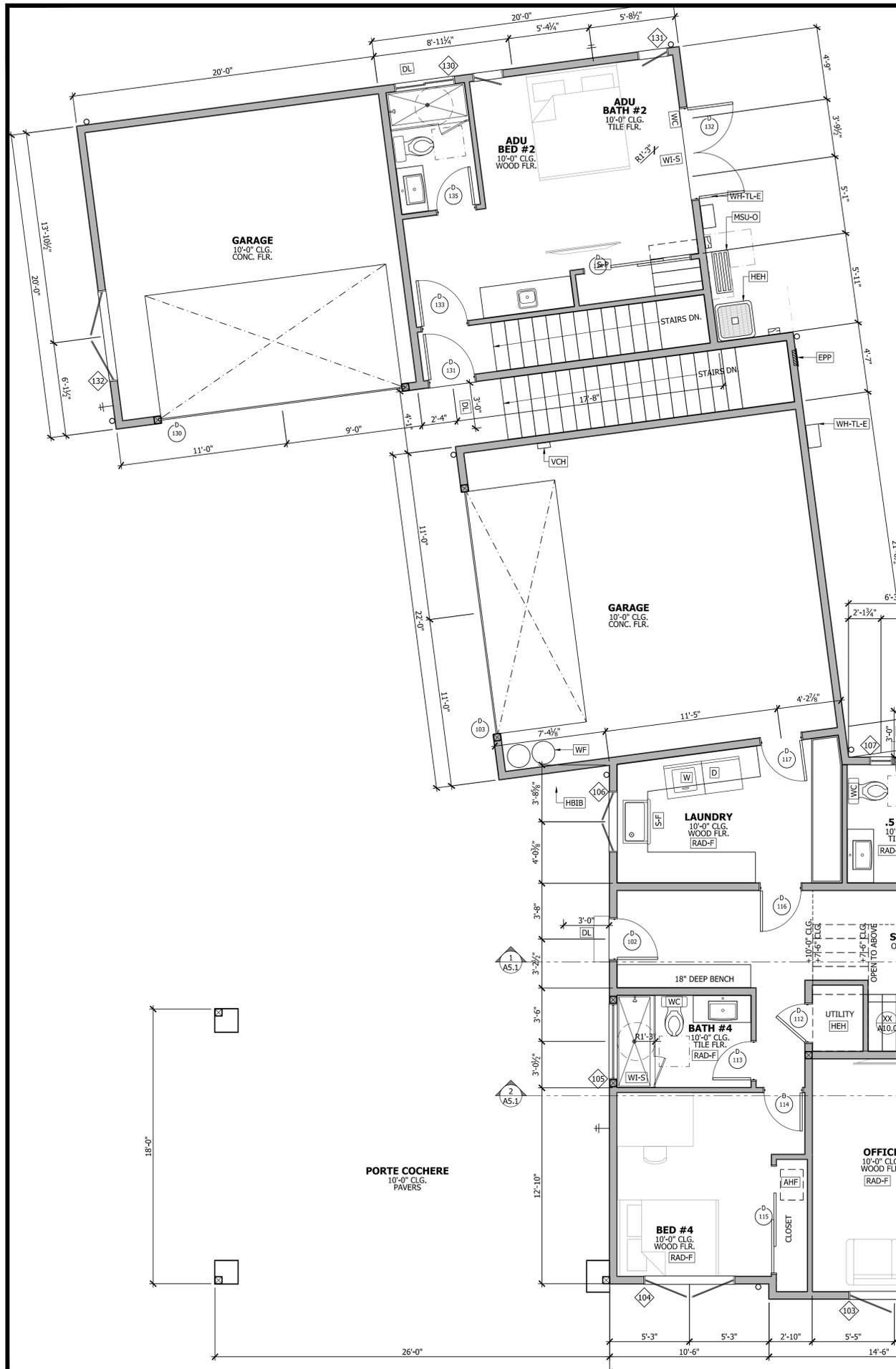
NUMBER	WIDTH	HEIGHT	STYLE	NOTES
101	6'-0"	6'-0"	DOUBLE CASEMENT	
102	6'-0"	6'-0"	DOUBLE CASEMENT	
103	6'-0"	6'-0"	DOUBLE CASEMENT	EGRESS
104	6'-0"	6'-0"	DOUBLE CASEMENT	EGRESS
105	5'-0"	2'-0"	AWNING	TEMP
106	4'-0"	3'-6"	DOUBLE CASEMENT	
107	1'-6"	4'-0"	PICTURE	TEMP
108	8'-0"	6'-0"	PICTURE	
109	6'-0"	4'-0"	PASS THROUGH	
110	2'-0"	5'-0"	CASEMENT	TEMP
111	2'-0"	5'-0"	CASEMENT	
130	4'-0"	2'-0"	SLIDER	EGRESS
131	2'-0"	3'-0"	CASEMENT	TEMP
132	6'-0"	6'-0"	DOUBLE CASEMENT	
133	8'-0"	6'-0"	CASEMENT	TEMP

DOOR AND FRAME SCHEDULE

Number	SIZE	STYLE	NOTES	DoorType
101	PR 3'-0" x 9'-0" x 1-3/4"	DOUBLE - EXTERIOR	SAFETY GLAZING	PINKYS AIR 4 DOUBLE FULL ARCH
102	2'-8" x 9'-0" x 1-3/4"	SINGLE - EXTERIOR	SAFETY GLAZING	
103	16'-0" x 10'-0" x 1"	OVERHEAD SECTIONAL		
104	2'-6" x 9'-0" x 1-3/4"	SINGLE - EXTERIOR	SAFETY GLAZING	
105	2'-8" x 9'-0" x 1-3/4"	SINGLE - EXTERIOR	SAFETY GLAZING	
106	PR 5'-0" x 9'-0" x 1-3/4"	SLIDING - EXTERIOR	SAFETY GLAZING	
107	PR 2'-2" x 9'-0" x 1-3/4"	DOUBLE - INTERIOR		
108	PR 2'-0" x 9'-0" x 1-3/4"	DOUBLE - INTERIOR		
109	2'-8" x 9'-0" x 1-3/4"	SINGLE - INTERIOR		
110	10'-6" x 9'-0" x 0"	GYPSON OPENING		
111	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR		
112	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR		
113	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR		
114	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR		
115	PR 3'-6" x 9'-0" x 1-3/4"	HORIZONTAL BYPASS		
116	2'-8" x 9'-0" x 1-3/4"	SINGLE - INTERIOR		
117	2'-8" x 9'-0" x 1-3/4"	SINGLE - INTERIOR		
130	16'-0" x 10'-0" x 1"	OVERHEAD SECTIONAL		
131	3'-0" x 9'-0" x 1-3/4"	SINGLE - EXTERIOR		
132	PR 3'-0" x 9'-0" x 1-3/4"	DOUBLE - EXTERIOR		
133	3'-0" x 9'-0" x 1-3/4"	SINGLE - INTERIOR		
134	PR 3'-6" x 9'-0" x 1-3/4"	HORIZONTAL BYPASS		
135	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR		

REFERENCE KEYNOTES

DIVISION 08 - DOORS AND WINDOWS	
AHF	- ACCESS HATCH, FLOOR 18" x 24"
DL	- LANDINGS MAX OF 7 3/4" DOWN FROM SLIDERS AND IN SWINGING DOORS OR MAX 1 1/2" DOWN FROM OUT SWINGING DOORS
DIVISION 10 - SPECIALTIES	
GF-ST	- HEAT&GLO SEE-THROUGH GAS FIREPLACE, 60" WIDE FRAMING - 39 1/2" WIDE VIEWING AREA, AND 57,500 BTU/HR
UWB18	- 18" DEEP UNDER WINDOW BENCH
DIVISION 11 - EQUIPMENT	
CT48-E	- 48" COOKTOP ELECTRIC W/ HOOD
D	- CLOTHES DRYER W/ RECESSED DRYER BOX. SEE DETAIL 5/A10.0
DW	- DISHWASHER
DWO-E	- DOUBLE WALL OVEN, ELECTRIC
GAS-M	- GAS METER SEE PG&E GREENBOOK SECTION 2.4.2 AND FIGURE 2-20 FOR CLEARANCES
REF	- 48" WIDE REFRIGERATOR PROVIDE PLUMBING FOR ICE MAKER
REF24-U	- 24" WIDE REFRIGERATOR; UNDERCOUNTER
REH	- RANGE EXHAUST HOOD, VENTED
W	- CLOTHES WASHER W/ RECESSED WASHING MACHINE BOX
DIVISION 22 - PLUMBING	
HBIB	- HOSE BIB
PFF	- POT FILLER FAUCET
S-F	- FARMHOUSE SINK
S-G	- SINK W/ GARBAGE DISPOSAL
S-IG	- ISLAND SINK W/ GARBAGE DISPOSAL, SEE DETAIL 17/A10.0
S-P	- PREP SINK
WC	- WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 1/A10.0
WF	- WHOLE HOUSE WATER FILTER WITH WATER SOFTENER
WH-TL-E	- TANKLESS ELECTRIC WATER HEATER/BOILER
WL-S	- WALK-IN SHOWER WITH FLUSH ENTRANCE, SEE SHOWER NOTES SHEET A1.1, SEE DETAIL 6/A10.0 FOR CURBLESS SHOWER
DIVISION 23 - HVAC	
HEH	- HIGH EFFICIENCY HEAT PUMP
MSU-O	- MINI SPLIT UNIT OUTDOOR
RAD-F	- RADIANT HEAT FLOORING SYSTEM, 1 1/8" WARM BOARD FLOOR SHEATHING
DIVISION 26 - ELECTRICAL	
EPP	- ELECTRICAL POWER PANEL NEW 400A SERVICE
VCH	- VEHICLE CHARGING STATION. SEE VEHICLE CHARGING NOTES #10 & #11 SHEET E1.0



864 BRIARWOOD 1ST FLOOR PLAN
 1/4" = 1'-0"
 0 1' 2' 3' 4' 5' 10'

1ST FLR. 1,991 SF
 2ND FLR. 1,447 SF
 TOTAL LIVING 3,438 SF
 GARAGE 499 SF
 2ND FLR. JR ADU 499 SF
 ATTACHED ADU 1,200 SF
 ATTACHED GARAGE 400 SF
 TOTAL ACCESSORY 2,598 SF

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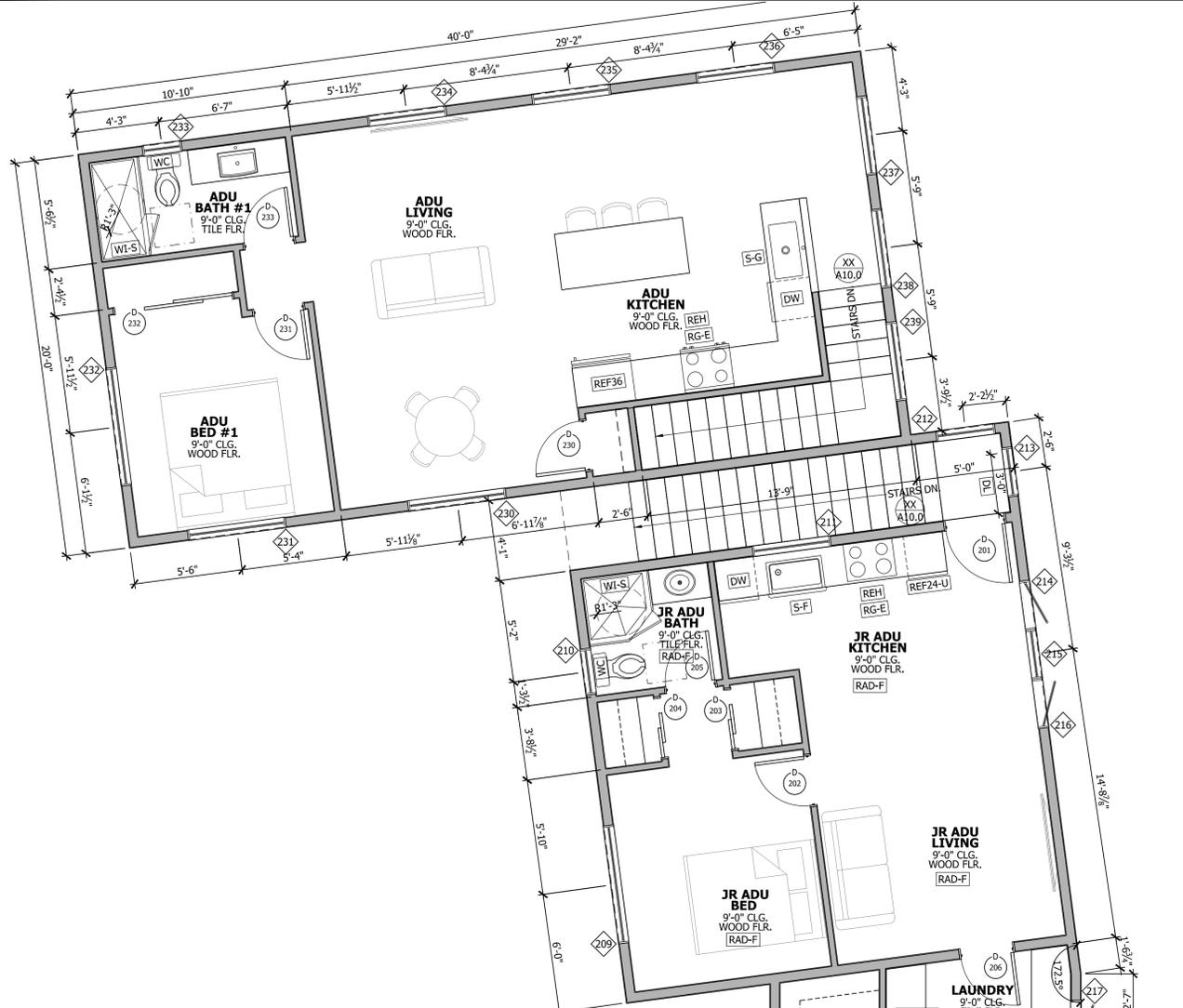
PAGE TITLE

1ST FLOOR PLAN

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NEW RESIDENCE FOR:
MICHAEL & ELIZABETH BURGESS
 864 BRIARWOOD WAY
 CAMPBELL, CA 95008
 APN# 412-410-26

DATE: 2022.07.31
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 PLAN NO.: 2220
 SHEET: **A2.1**



SEE DETAIL 2/A10.0 FOR WINDOW EGRESS

WINDOW SCHEDULE

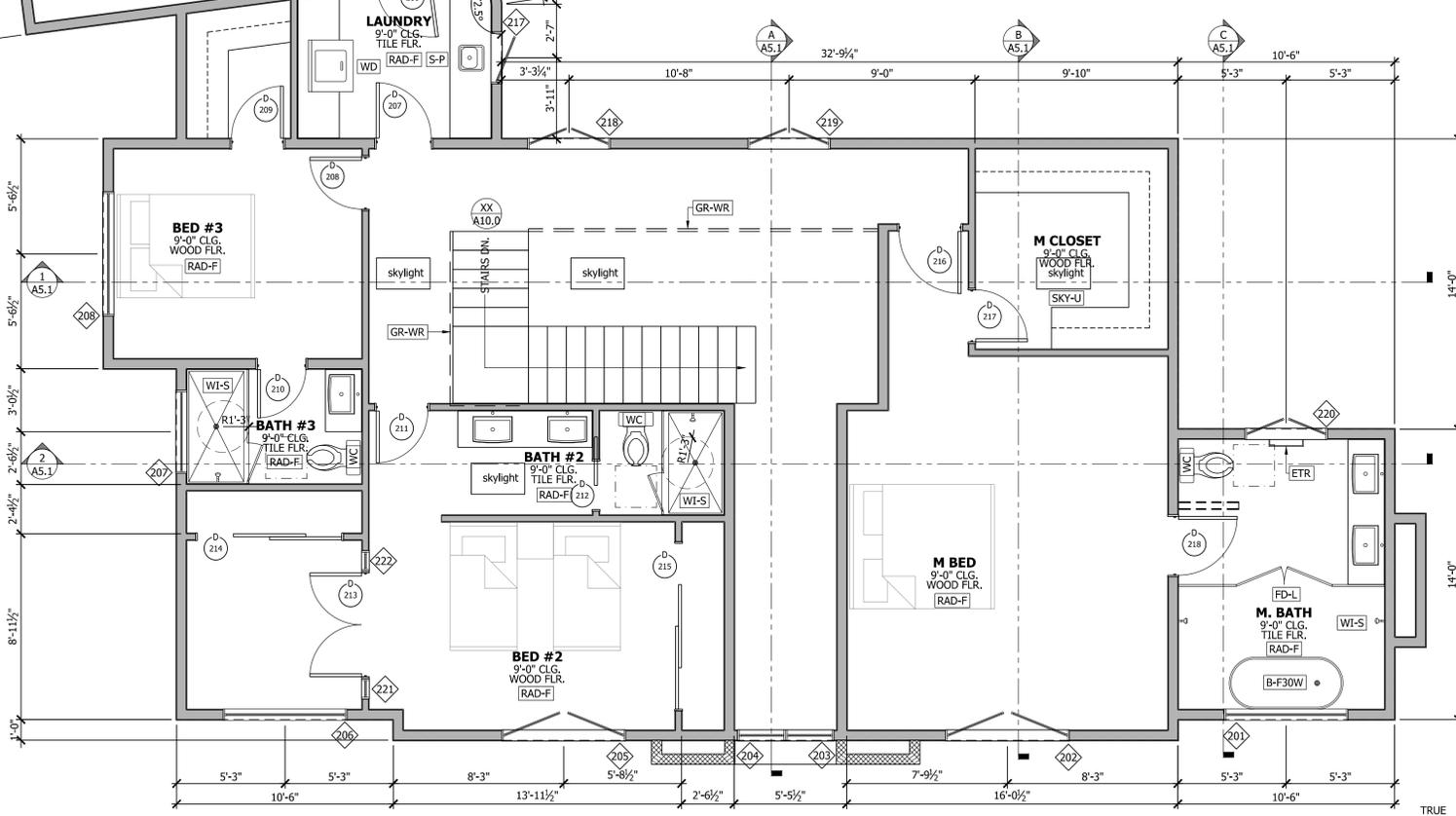
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202	6'-0"	6'-0"	DOUBLE CASEMENT	EGRESS
203	2'-4"	6'-0"	PICTURE	TEMP ARCH
204	2'-4"	6'-0"	PICTURE	TEMP ARCH
205	6'-0"	6'-0"	DOUBLE CASEMENT	EGRESS
206	6'-0"	7'-0"	PICTURE	TEMP
207	4'-0"	2'-0"	PICTURE	TEMP
208	6'-0"	6'-0"	PICTURE	EGRESS
209	6'-0"	6'-0"	PICTURE	EGRESS
210	2'-4"	6'-0"	PICTURE	TEMP
211	4'-0"	6'-0"	PICTURE	TEMP
212	3'-0"	4'-0"	PICTURE	TEMP
213	2'-6"	4'-0"	PICTURE	TEMP
214	2'-6"	4'-0"	CASEMENT	TEMP
215	2'-6"	4'-0"	PICTURE	TEMP
216	2'-6"	4'-0"	CASEMENT	TEMP
217	2'-6"	4'-0"	CASEMENT	TEMP
218	4'-0"	4'-0"	DOUBLE CASEMENT	TEMP
219	4'-0"	4'-0"	DOUBLE CASEMENT	TEMP
220	4'-0"	2'-0"	DOUBLE CASEMENT	TEMP
221	1'-0"	6'-0"	PICTURE	TEMP
222	1'-0"	6'-0"	PICTURE	TEMP
223	5'-0"	4'-0"	PICTURE	TEMP
231	5'-0"	4'-0"	PICTURE	TEMP
232	6'-0"	6'-0"	PICTURE	EGRESS
233	2'-0"	2'-0"	PICTURE	TEMP
234	4'-0"	2'-0"	PICTURE	TEMP
235	4'-0"	2'-0"	PICTURE	TEMP
236	4'-0"	2'-0"	PICTURE	TEMP
237	4'-0"	2'-0"	PICTURE	TEMP
238	4'-0"	2'-0"	PICTURE	TEMP
239	4'-0"	2'-0"	PICTURE	TEMP

DOOR AND FRAME SCHEDULE

Number	SIZE	STYLE	NOTES
201	3'-0" x 9'-0" x 1-3/4"	SINGLE - EXTERIOR	--
202	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
203	PR 1'-6" x 9'-0" x 1-3/4"	HORIZONTAL BYPASS	--
204	PR 1'-6" x 9'-0" x 1-3/4"	HORIZONTAL BYPASS	--
205	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
206	2'-8" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
207	2'-8" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
208	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
209	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
210	2'-4" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
211	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
212	2'-4" x 9'-0" x 1-3/4"	POCKET	--
213	PR 2'-6" x 9'-0" x 1-3/4"	DOUBLE - INTERIOR	--
214	PR 3'-6" x 9'-0" x 1-3/4"	HORIZONTAL BYPASS	--
215	PR 4'-0" x 9'-0" x 1-3/4"	HORIZONTAL BYPASS	--
216	3'-0" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
217	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
218	2'-10" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
230	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
231	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--
232	PR 3'-0" x 9'-0" x 1-3/4"	HORIZONTAL BYPASS	--
233	2'-6" x 9'-0" x 1-3/4"	SINGLE - INTERIOR	--

REFERENCE KEYNOTES

- DIVISION 05 - METALS
 - GR-WR - GUARDRAIL, WROUGHT IRON, SEE DETAIL 4/A10.0
- DIVISION 08 - DOORS AND WINDOWS
 - DL - LANDINGS MAX OF 7 3/4" DOWN FROM SLIDERS AND IN SWINGING DOORS OR MAX 1 1/2" DOWN FROM OUT SWINGING DOORS
 - SKY-U - UNIT SKYLIGHT; SEE DETAIL 8/A10.1
- DIVISION 10 - SPECIALTIES
 - TOILET ACCESSORIES -
 - ETR - ELECTRIC TOWEL RACK
- DIVISION 11 - EQUIPMENT
 - DW - DISHWASHER
 - REF24-U - 24" WIDE REFRIGERATOR; UNDERCOUNTER
 - REF36 - 36" WIDE REFRIGERATOR PROVIDE PLUMBING FOR ICE MAKER
 - REH - RANGE EXHAUST HOOD, VENTED
 - RG-E - RANGE; ELECTRIC
 - WD - STACKED WASHER AND DRYER W/ RECESSED WASHER DRYER BOX
- DIVISION 22 - PLUMBING
 - B-F30W - BATHTUB, FREESTANDING, 30" WIDE X 66" LONG
 - FD-L - LINEAR FLOOR DRAIN
 - S-F - FARMHOUSE SINK
 - S-G - SINK W/ GARBAGE DISPOSAL
 - S-P - PREP SINK
 - WC - WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 1/A10.0
 - WI-S - WALK-IN SHOWER WITH FLUSH ENTRANCE, SEE SHOWER NOTES SHEET A1.1, SEE DETAIL 6/A10.0 FOR CURBLESS SHOWER
- DIVISION 23 - HVAC
 - RAD-F - RADIANT HEAT FLOORING SYSTEM, 1 1/8" WARM BOARD FLOOR SHEATHING



864 BRIARWOOD 2ND FLOOR PLAN

1/4" = 1'-0"



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2ND FLOOR PLAN

NOT FOR CONSTRUCTION

NEW RESIDENCE FOR:
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864 BRIARWOOD WAY
CAMPBELL, CA 95008
APN# 412-410-26

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SCALE: PER SHEET
DRAWN BY: DAVID
PLAN NO.: 2220

A2.2

FILENAME: E:\ENY\T\SHARED\KUOP DESIGNS\PROJECTS\2220 864 BRIARWOOD WAY\864 BRIARWOODSHEETS\2220 2ND FLOOR PLAN.DWG



FRONT (NORTH WEST) ELEVATION

1/4" = 1'-0"



LEFT (NORTH EAST) ELEVATION

1/4" = 1'-0"

REFERENCE KEYNOTES	
DIVISION 04 - MASONRY	
STV	- STONE VENEER
DIVISION 05 - METALS	
J-WR	- JULIET BALCONY, WROUGHT IRON, SEE DETAIL X/XX
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
FLASHING AND SHEET METAL -	
DS-1	- 4 INCH ROUND COPPER DOWNSPOUT, CONNECT TO UNDERGROUND STORM WATER SYSTEM
GTR-C	- COPPER GUTTER - HALF ROUND PROFILE
ROOFING AND SIDING -	
SHG-1	- CLASS 'A' GAF - SLATLINE - ROYAL SLAT PRESIDENTIAL COMP SHINGLES OVER 30# FELT AND ROOF SHEATHING W/ RADIANT BARRIER
DIVISION 09 - FINISHES	
CEMENT PLASTER -	
AF-C	- CEMENT PLASTER ARCHITECTURAL FOAM CASING
AF-CR	- CEMENT PLASTER ARCHITECTURAL FOAM CORNICE
AF-EY	- CEMENT PLASTER ARCHITECTURAL EYEBROW
AF-S	- CEMENT PLASTER ARCHITECTURAL FOAM SILL
CPS	- 3 COAT, 7/8" STUCCO OVER APPROVED LATH & CLASS 'D' (2 SHEET) BUILDING PAPER O/ STRUCTURAL SHEATHING, SAND FINISH
DIVISION 23 - HVAC	
CH-C	- CHIMNEY CAP

FOUNDATION VENT CALCULATIONS

NEW AREA OF UNDER FLOOR SPACE TO BE VENTED: 1,991 SF
 SF OF VENT REQUIRED 1,991/150 = 13.3 SF
 USE 6"x14" WITH .43 SF VENT EACH
 13.3/.43 = 31 NEED 31 6X14

- VENTS DISTRIBUTED EQUALLY
- PROVIDE ALL UNDER-FLOOR AREAS WITH CROSS VENTILATION AT 1/150 FOR THE ENTIRE AREA WITH ONE VENT WITHIN 3 FT OF EACH CORNER
- SCREENS OVER THE OPENINGS SHALL HAVE 1/8" TO 1/4" OPENINGS. (CRC R408)

REVISIONS	DATE

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 SAN JOSE, CA 95117

ELEVATIONS

NOT FOR CONSTRUCTION

NEW RESIDENCE FOR:
MICHAEL & ELIZABETH BURGESS
 864 BRIARWOOD WAY
 CAMPBELL, CA 95008
 APN# 412-410-26

DATE:	2022.07.31
SCALE:	PER SHEET
DRAWN BY:	DAVID
PLAN NO.:	2220

SHEET:
A3.1



REAR (SOUTH EAST) ELEVATION

1/4" = 1'-0"



RIGHT (SOUTH WEST) ELEVATION

1/4" = 1'-0"

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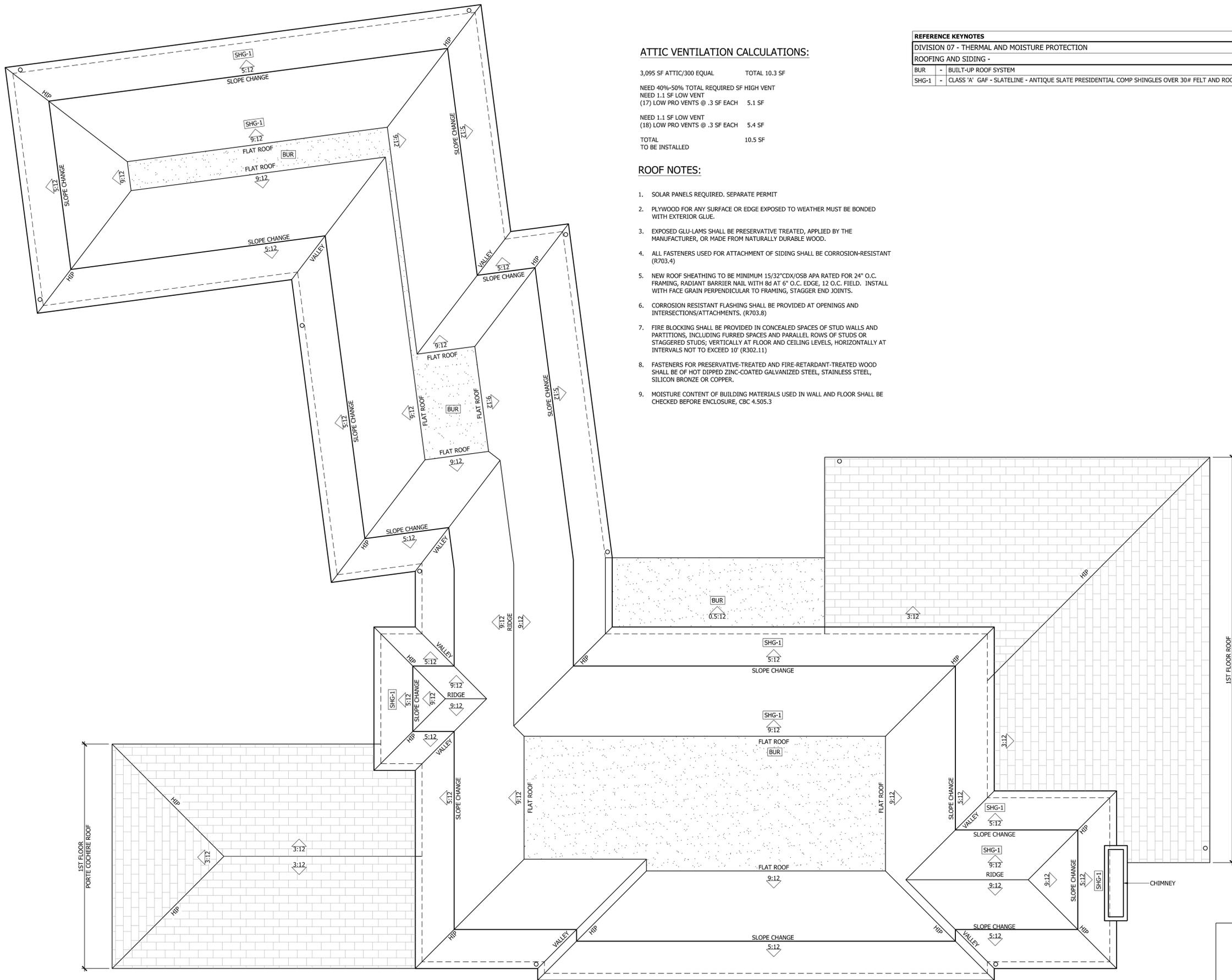
ELEVATIONS

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NEW RESIDENCE FOR:
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 864 BRIARWOOD WAY
 CAMPBELL, CA 95008
 APN# 412-410-26

DATE: 2022.07.31
 SCALE: PER SHEET
 DRAWN BY: DAVID
 PLAN NO.: 2220

SHEET:
A3.2



ATTIC VENTILATION CALCULATIONS:

3,095 SF ATTIC/300 EQUAL TOTAL 10.3 SF
 NEED 40%-50% TOTAL REQUIRED SF HIGH VENT
 NEED 1.1 SF LOW VENT
 (17) LOW PRO VENTS @ .3 SF EACH 5.1 SF
 NEED 1.1 SF LOW VENT
 (18) LOW PRO VENTS @ .3 SF EACH 5.4 SF
 TOTAL 10.5 SF
 TO BE INSTALLED

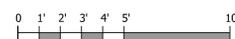
ROOF NOTES:

- SOLAR PANELS REQUIRED. SEPARATE PERMIT
- PLYWOOD FOR ANY SURFACE OR EDGE EXPOSED TO WEATHER MUST BE BONDED WITH EXTERIOR GLUE.
- EXPOSED GLU-LAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
- ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION-RESISTANT (R703.4)
- NEW ROOF SHEATHING TO BE MINIMUM 15/32" CDX/OSB APA RATED FOR 24" O.C. FRAMING, RADIANT BARRIER NAIL WITH 8d AT 6" O.C. EDGE, 12 O.C. FIELD. INSTALL WITH FACE GRAIN PERPENDICULAR TO FRAMING, STAGGER END JOINTS.
- CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.8)
- FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FLURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; VERTICALLY AT FLOOR AND CEILING LEVELS, HORIZONTALLY AT INTERVALS NOT TO EXCEED 10' (R302.11)
- FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR SHALL BE CHECKED BEFORE ENCLOSURE, CBC 4.505.3

REFERENCE KEYNOTES	
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
ROOFING AND SIDING -	
BUR	- BUILT-UP ROOF SYSTEM
SHG-1	- CLASS 'A' GAF - SLATELINE - ANTIQUE SLATE PRESIDENTIAL COMP SHINGLES OVER 30# FELT AND ROOF SHEATHING W/ RADIANT BARRIER

864 BRIARWOOD ROOF PLAN

1/4" = 1'-0"



REVISIONS	DATE

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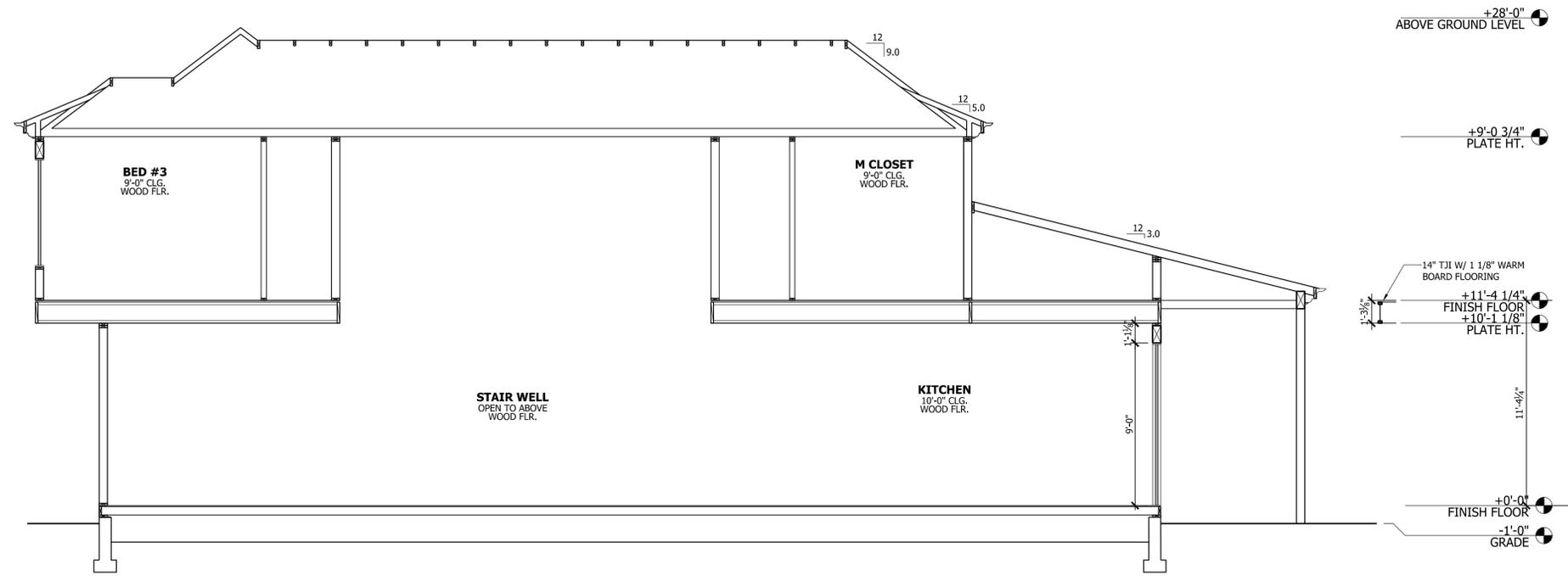
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ROOF PLAN

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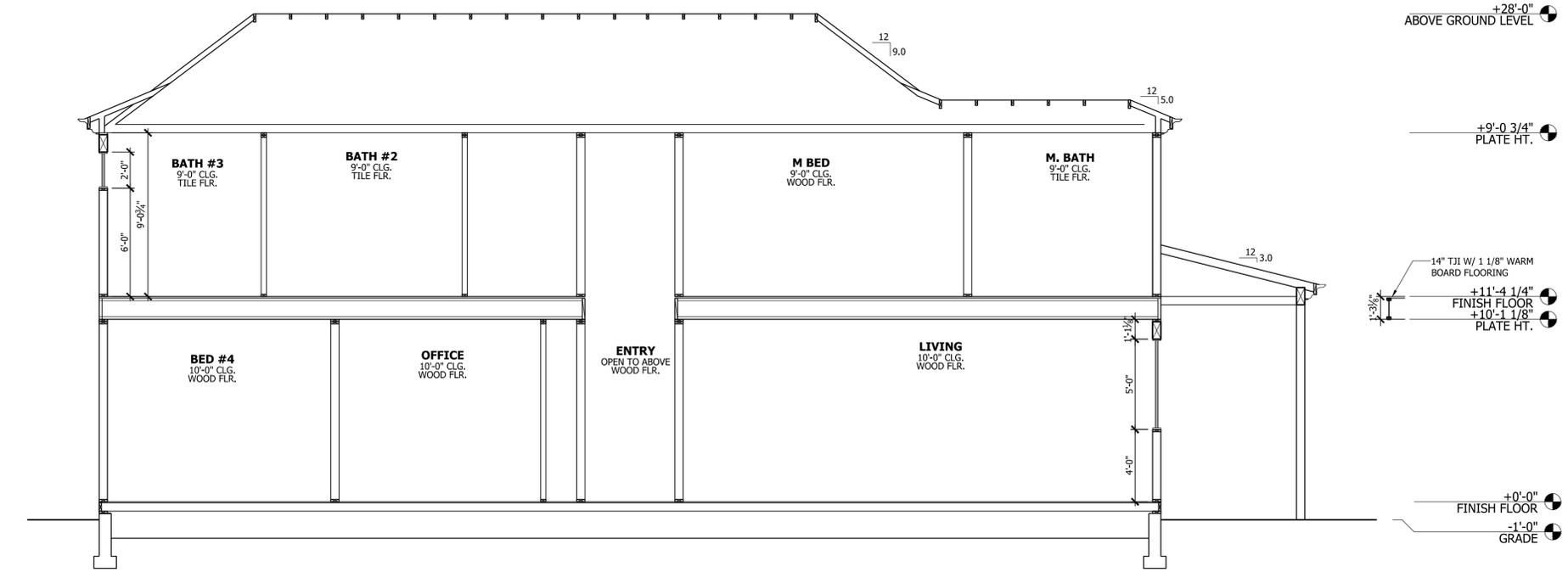
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 SCALE: PER SHEET
 DRAWN BY: DAVID
 PLAN NO.: 2220

SHEET:
A4.1



SECTION 1

1/4" = 1'-0"



SECTION 2

1/4" = 1'-0"

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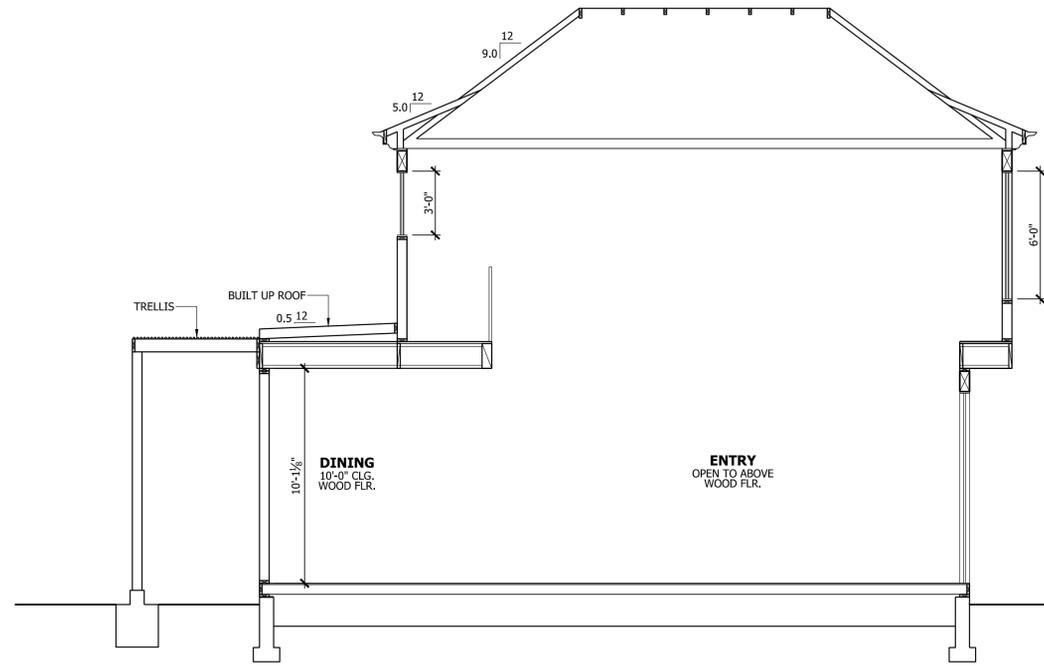
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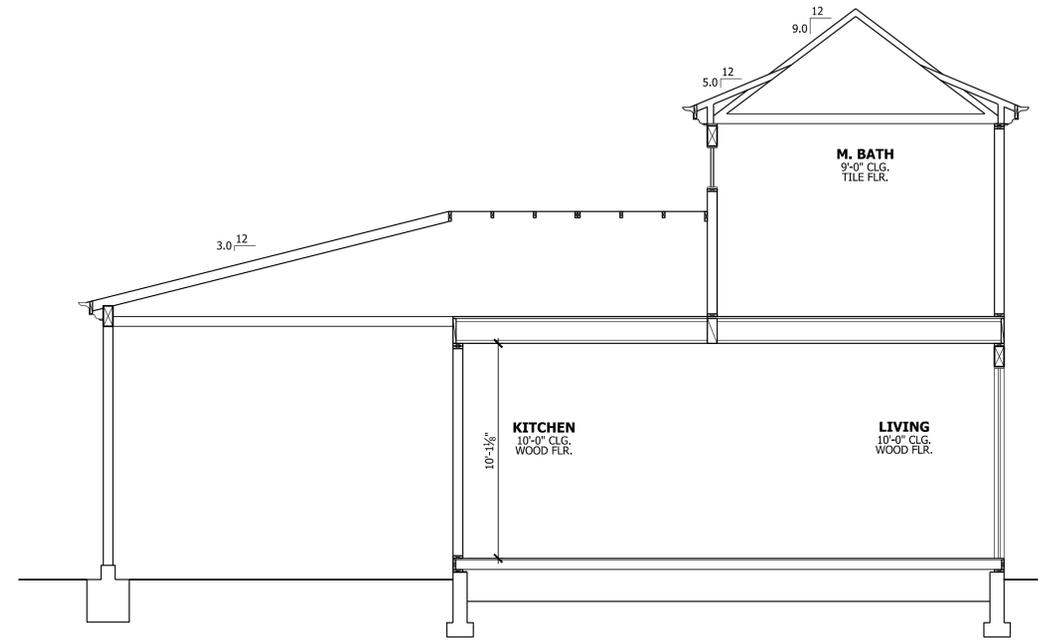
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SHEET:
A5.1



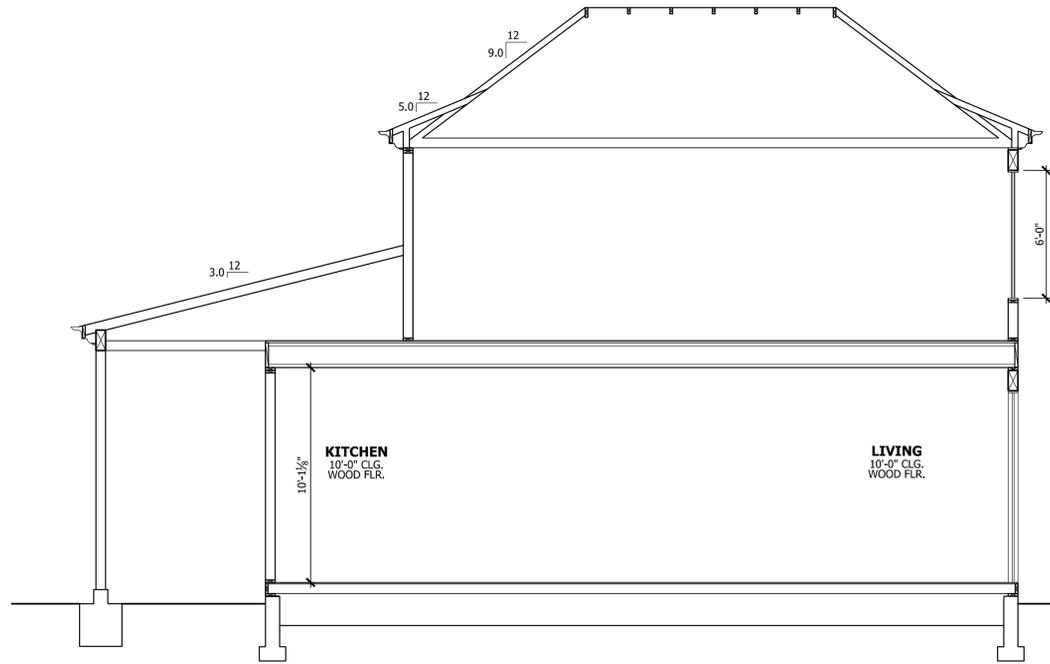
SECTION A

1/4" = 1'-0"



SECTION C

1/4" = 1'-0"



SECTION B

1/4" = 1'-0"

REVISIONS	DATE

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SHEET:
A5.2

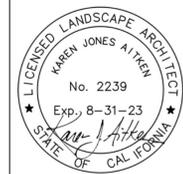


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 karen@kaa.design

BURGESS RESIDENCE
 864 Briarwood Way, Campbell CA.
LAYOUT & DIMENSION PLAN



DATE 04-14-23
 SCALE 1/8"=1'-0"
 DRAWN AD
 JOB BURGESS

L-1

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* NOTES (E) = Existing

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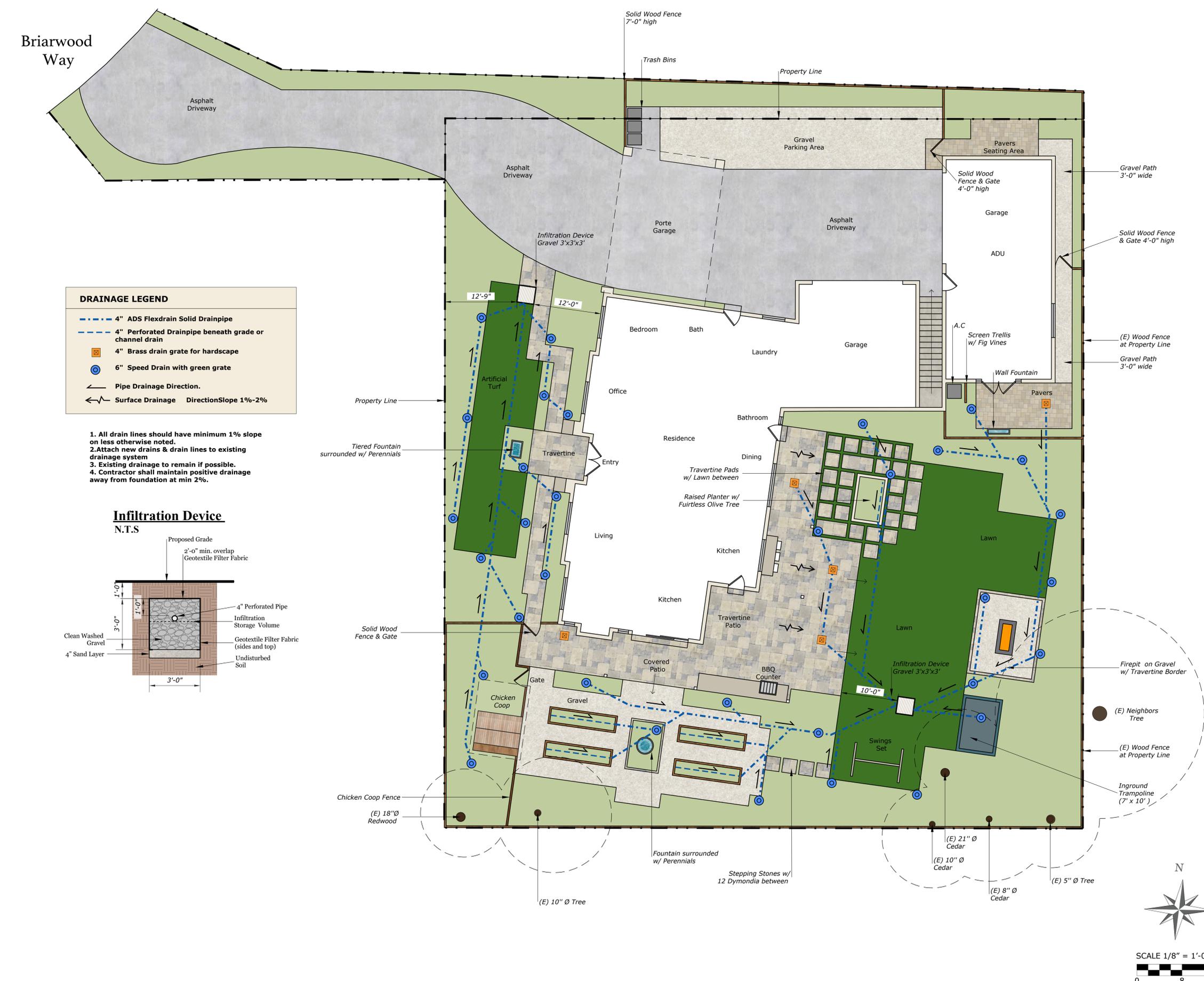
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BURGESS RESIDENCE
 864 Briarwood Way, Campbell CA.
DRAINAGE PLAN



DATE 04-14-23
 SCALE 1/8" = 1'-0"
 DRAWN AD
 JOB BURGESS

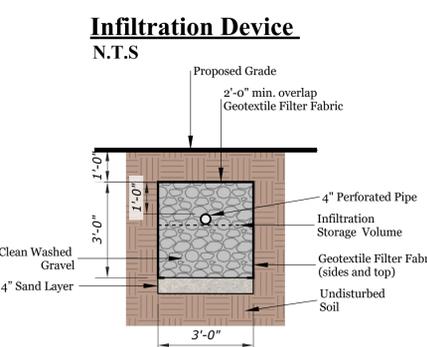
L-2



DRAINAGE LEGEND

- 4" ADS Flexdrain Solid Drainpipe
- 4" Perforated Drainpipe beneath grade or channel drain
- 4" Brass drain grate for hardscape
- 6" Speed Drain with green grate
- Pipe Drainage Direction.
- ↖ Surface Drainage Direction Slope 1%-2%

1. All drain lines should have minimum 1% slope on less otherwise noted.
2. Attach new drains & drain lines to existing drainage system
3. Existing drainage to remain if possible.
4. Contractor shall maintain positive drainage away from foundation at min 2%.



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LAYOUT & DIMENSION PLAN



DATE 04-14-23
 SCALE 1/8" = 1'-0"
 DRAWN AD
 JOB BURGESS

L-3



PLANT LEGEND				
BOTANICAL	COMMON	QTY	SIZE	WATER
Tree				
<i>Cercis canadensis</i> 'Oklahoma'	Eastern Redbud Oklahoma	1	24" Box	Medium
<i>Citrus limon</i> 'Eureka'	Eureka Lemon	1	15 Gallon	Medium
<i>Cornus</i> 'Eddie's White Wonder'	Eddie's White Wonder Dogwood	1	15 Gallon	Medium
<i>Dwarf Citrus Tree</i>	Owners Choice	4	15 Gallon	Medium
<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo Tree	1	24" Box	Medium
<i>Jacaranda mimosifolia</i>	Jacaranda	1	24" Box	Medium
<i>Lagerstroemia indica</i> 'Arapaho'	Arapaho Crape Myrtle	1	24" Box	Low
<i>Magnolia x soulangeana</i>	Saucer Magnolia, Tulip Tree	1	24" Box	Medium
<i>Malus pumila</i> 'Honeycrisp'	Honeycrisp Apple	1	15 Gallon	Medium
<i>Malus pumila</i> 'Pink Lady'	Pink Lady Apple	1	15 Gallon	Medium
<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olives® Tree	1	24" Box	Low
<i>Prunus cerasifera</i> 'Atropurpurea'	Cherry Plum	3	24" Box	Medium
<i>Prunus serrulata</i>	Japanese Flowering Cherry	6	24" Box	Medium
Shrub				
<i>Buxus</i> 'Green Gem'	Green Gem Boxwood	74	1 Gallon	Medium
<i>Camellia japonica</i> 'Nuccio's Gem'	Nuccio's Gem Shade Camellia	1	5 Gallon	Medium
<i>Ceanothus thyrsiflorus</i> 'Victoria'	Victoria Mountain Lilac	1	5 Gallon	Low
<i>Coleonema pulchellum</i> 'Compacta'	Dwarf Breath of Heaven	6	1 Gallon	Medium
<i>Gardenia jasminoides</i> 'Mystery'	Mystery Gardenia (Grafted)	4	5 Gallon	Medium
<i>Hydrangea arborescens</i> 'Annabelle'	Annabelle Hydrangea	6	5 Gallon	Medium
<i>Hydrangea quercifolia</i>	Oakleaf Hydrangea	4	5 Gallon	Medium
<i>Loropetalum chinense</i> 'Sizzling Pink'	Sizzling Pink Fringe Flower	4	5 Gallon	Medium
<i>Pittosporum tenuifolium</i>	Blackstem Pittosporum	8	5 Gallon	Medium
<i>Pittosporum tenuifolium</i> 'Golf Ball'	Golf Ball Kohuhu	9	5 Gallon	Low
<i>Prunus caroliniana</i> 'Bright n' Tight'	Bright n' Tight Carolina Laurel	12	5 Gallon	Low
<i>Prunus laurocerasus</i>	English Laurel	23	5 Gallon	Medium
<i>Rosa</i> 'Iceberg'	Iceberg Floribunda Rose	22	5 Gallon	Medium
<i>Rosa</i> Hybrid Tea varieties	Hybrid Tea Rose (selections)	10	5 Gallon	Medium
<i>Rosa</i> Tree 'Dusty Purple'	'Dusty Purple' Tree Rose	6	5 Gallon	Medium
<i>Rosa</i> Tree varieties	Tree Roses selections	4	5 Gallon	Medium
Ground cover				
<i>Dymondia margaretae</i>	Dymondia, Rock Ditty	12	1 Gallon	Low
<i>Rosa</i> Flower Carpet White	White Flower Carpet Rose	10	5 Gallon	Medium
Vine				
<i>Ficus pumila</i>	Creeping Fig	6	1 Gallon	Low
<i>Wisteria sinensis</i>	Chinese Wisteria	2	5 Gallon	Medium
Perennial				
<i>Agapanthus</i> 'Peter Pan White'	Dwarf Lily of the Nile	15	1 Gallon	Low
<i>Helleborus</i> hybrids	Hybrid Helleborus or Hellebore	6	1 Gallon	Medium
<i>Hosta</i> 'Blue Angel'	Blue Angel Hosta	10	1 Gallon	Medium
<i>Lavandula x intermedia</i> 'Provence'	Provence Blue Lavandin	12	5 Gallon	Low
<i>Nepeta</i> 'Six Hills Giant'	Giant Catmint	6	1 Gallon	Low
<i>Nepeta faassenii</i> 'Purrisan Blue'	Purrisan Catmint	20	1 Gallon	Low
<i>Penstemon</i> 'Apple Blossom'	Apple Blossom Penstemon	10	1 Gallon	Low
<i>Penstemon</i> 'Arctic Fox'	Arctic White Penstemon	12	1 Gallon	Low
Conifer				
<i>Cupressus sempervirens</i> 'Tiny Tower'	Tiny Tower Italian Cypress	5	5 Gallon	Low
<i>Podocarpus elongatus</i> 'Monnal'	Icee Blue Yew Pine	11	5 Gallon	Medium
<i>Podocarpus gracilior</i>	African Fern Pine	1	24" Box	Low
<i>Thuja occidentalis</i> 'Emerald Green'	Green Pyramid Arborvitae	3	5 Gallon	Medium
Other				
<i>Alstroemeria</i> hybrids	Peruvian Lily	6	1 Gallon	Low
<i>Chrysanthemum</i> paludosum	Miniature Annual Marguerite	6	1 Gallon	Low
<i>Coreopsis grandiflora</i> 'Early Sunrise'	Early Sunrise Coreopsis	6	1 Gallon	Low
<i>Erigeron karwinskianus</i>	Santa Barbara Daisy, Mexican Daisy	6	1 Gallon	Low
<i>Salvia</i> Color Spires 'Indigo Girl'	Color Spires Indigo Girl Salvia	6	1 Gallon	Low
<i>Salvia x sylvestris</i> 'Snow Hill'	Snow Hill Sage	6	1 Gallon	Low

At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

A minimum three (3") inch layer of bark mulch shall be applied on all exposed soil surfaces of planting areas.

Refer to L-6 for Planting Details



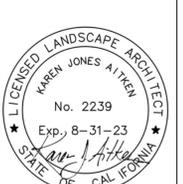
SCALE 1/8" = 1'-0"
 * NOTES (E) = Existing

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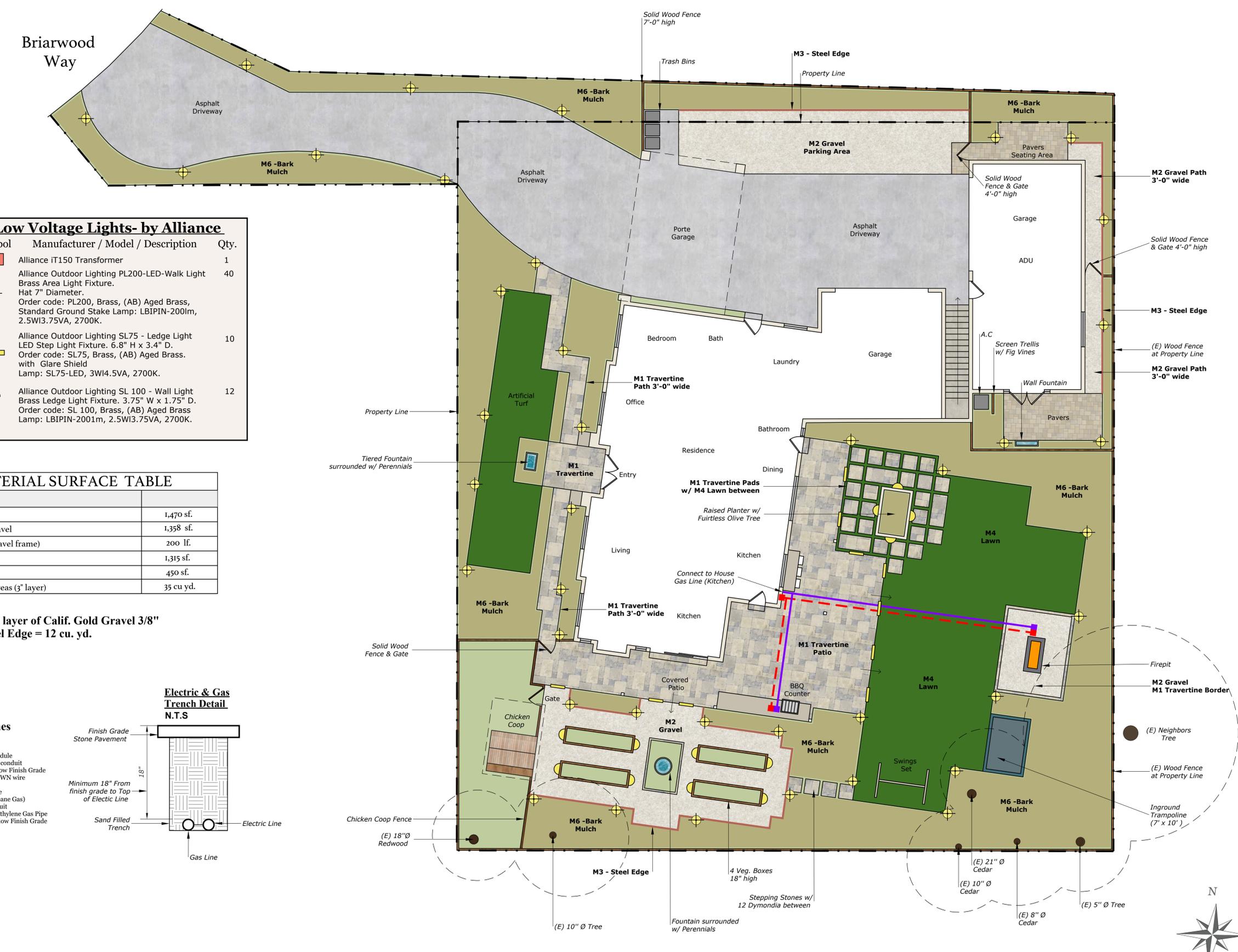
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BURGESS RESIDENCE
 864 Briarwood Way, Campbell CA.
LIGHTING & MATERIAL PLAN



DATE 04-14-23
 SCALE 1/8"=1'-0"
 DRAWN AD
 JOB BURGESS

L-4



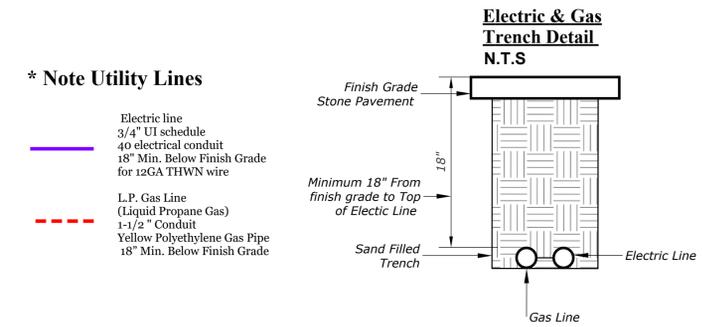
Low Voltage Lights- by Alliance

Symbol	Manufacturer / Model / Description	Qty.
	Alliance iT150 Transformer	1
	Alliance Outdoor Lighting PL200-LED-Walk Light Brass Area Light Fixture. Hat 7" Diameter. Order code: PL200, Brass, (AB) Aged Brass, Standard Ground Stake Lamp: LBIPIN-200Im, 2.5WI3.75VA, 2700K.	40
	Alliance Outdoor Lighting SL75 - Ledge Light LED Step Light Fixture. 6.8" H x 3.4" D. Order code: SL75, Brass, (AB) Aged Brass, with Glare Shield Lamp: SL75-LED, 3WI4.5VA, 2700K.	10
	Alliance Outdoor Lighting SL 100 - Wall Light Brass Ledge Light Fixture. 3.75" W x 1.75" D. Order code: SL 100, Brass, (AB) Aged Brass Lamp: LBIPIN-2001m, 2.5WI3.75VA, 2700K.	12

MATERIAL SURFACE TABLE

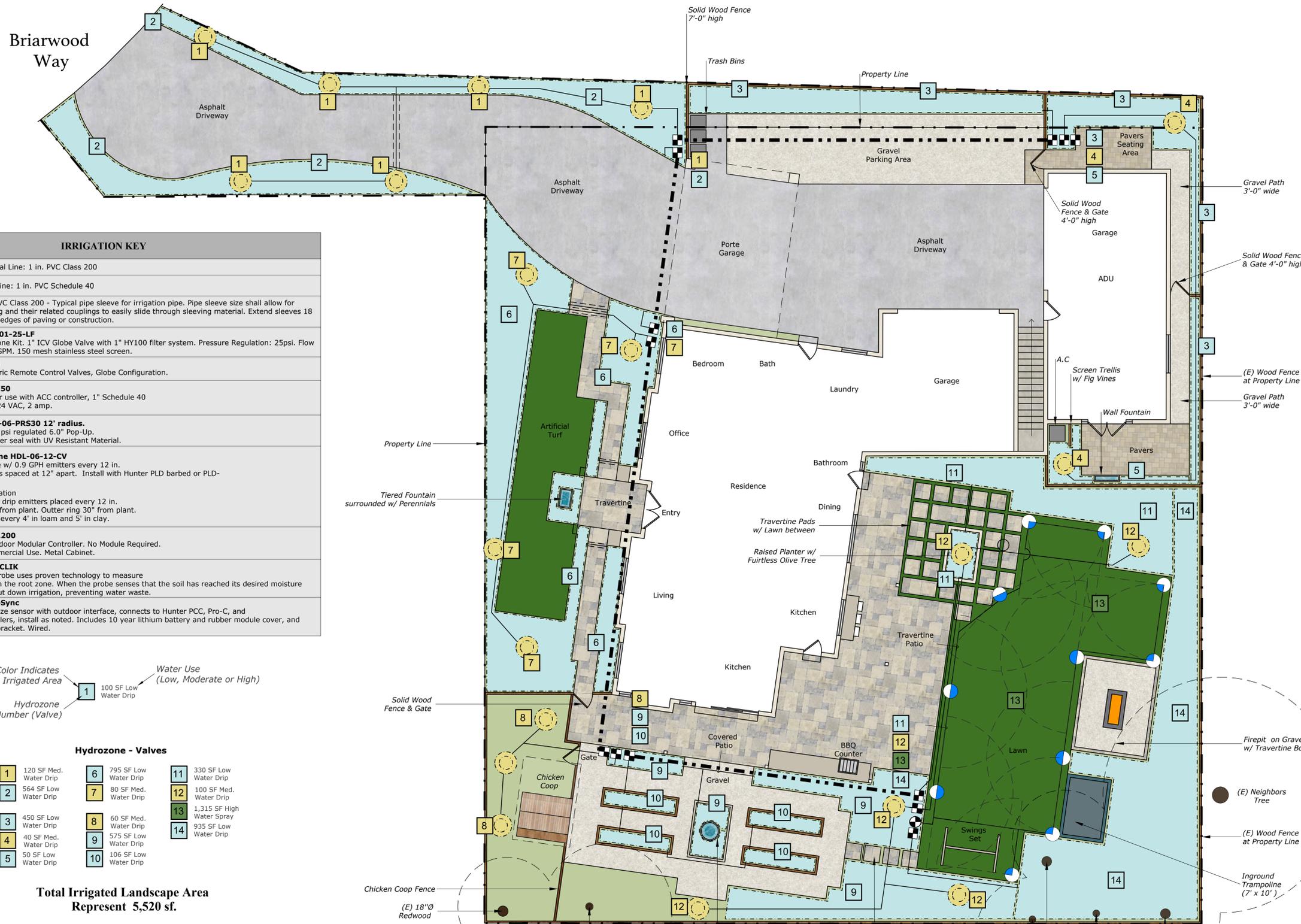
M1 - Travertine	1,470 sf.
M2 - Calif. Gold Gravel	1,358 sf.
M3 - Steel Edge (Gravel frame)	200 lf.
M4 - Lawn	1,315 sf.
M5 - Artificial Turf	450 sf.
M6 - Bark Mulch Areas (3" layer)	35 cu yd.

*** NOTES**
 Three (3") inch layer of Calif. Gold Gravel 3/8" frame with Steel Edge = 12 cu. yd.



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IRRIGATION KEY	
	Irrigation Lateral Line: 1 in. PVC Class 200
	Irrigation Mainline: 1 in. PVC Schedule 40
	Pipe Sleeve: PVC Class 200 - Typical pipe sleeve for irrigation pipe. Pipe sleeve size shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.
	Hunter ICZ-101-25-LF Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Pressure Regulation: 25psi. Flow Range: .5-15 GPM. 150 mesh stainless steel screen.
	Hunter ICV-G 1" Plastic Electric Remote Control Valves, Globe Configuration.
	Hunter HFS-150 Flow Sensor for use with ACC controller, 1" Schedule 40 Sensor Body, 24 VAC, 2 amp.
	Hunter PROS-06-PRS30 12' radius. Turf Spray, 30 psi regulated 6.0" Pop-Up. Co-molded wiper seal with UV Resistant Material.
	Hunter Dripline HDL-06-12-CV Hunter Dripline w/ 0.9 GPH emitters every 12 in. Dripline laterals spaced at 12" apart. Install with Hunter PLD barbed or PLD-LOC fittings.
	Tree Ring Irrigation Dripline w/ 0.9 drip emitters placed every 12 in. Inner ring 12" from plant. Outer ring 30" from plant. Place tie down every 4' in loam and 5' in clay.
	Hunter ACC-1200 12 Station Outdoor Modular Controller. No Module Required. High-End Commercial Use. Metal Cabinet.
	Hunter SOIL-CLIK The Soil-Click probe uses proven technology to measure moisture within the root zone. When the probe senses that the soil has reached its desired moisture level, it will shut down irrigation, preventing water waste.
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.

Color Indicates the Irrigated Area
 Hydrozone Number (Valve)
 Water Use (Low, Moderate or High)

Hydrozone - Valves		
1 120 SF Med. Water Drip	6 795 SF Low Water Drip	11 330 SF Low Water Drip
2 564 SF Low Water Drip	7 80 SF Med. Water Drip	12 100 SF Med. Water Drip
3 450 SF Low Water Drip	8 60 SF Med. Water Drip	13 1,315 SF High Water Spray
4 40 SF Med. Water Drip	9 575 SF Low Water Drip	14 935 SF Low Water Drip
5 50 SF Low Water Drip	10 106 SF Low Water Drip	

Total Irrigated Landscape Area Represent 5,520 sf.

"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 landscape & irrigation design plans."

Karen Aitken

Refer to L-6 for Irrigation Details

Karen Aitken & Associates

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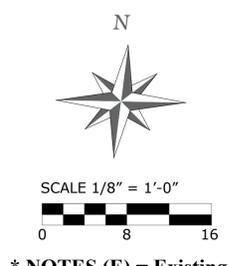
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 karen@kaa.design

BURGESS RESIDENCE
 864 Briarwood Way, Campbell CA.
IRRIGATION PLAN



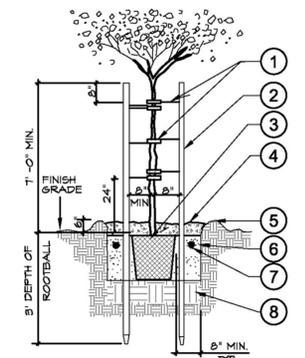
DATE 04-14-23
 SCALE 1/8" = 1'-0"
 DRAWN AD
 JOB BURGESS

L-5



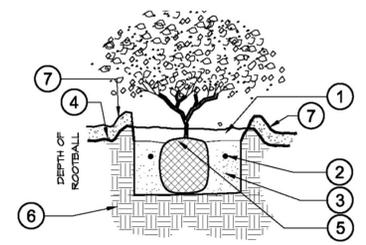
* NOTES (E) = Existing

NOTE:
ALL TREES 8' OR CLOSER TO HARDSCAPE SURFACE OR BUILDING SHALL HAVE ROOT-BARRIER PANELS, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND EXTEND 10' IN EACH DIRECTION FROM TREE TRUNK. SEE ROOT BARRIER DETAIL ON THIS SHEET.



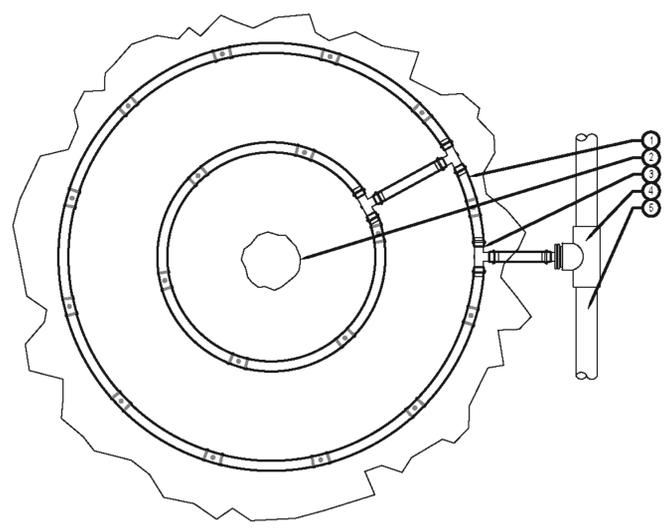
- LEGEND**
- 1 CINCH-TIE TREE TIE - WRAP WIRE AROUND OUTSIDE OF STAKE. SECURE TO STAKE PER MANUFACTURER'S RECOMMENDATIONS, PLACE BELOW BRANCHING YOKE OF TREE
 - 2 LODGE POLE PINE STAKES: 3 POLES FOR 36" BOX IN TRIANGLE ARRANGEMENT
 - 3 SET TOP OF ROOTBALL 2" ABOVE FINISH GRADE
 - 4 2" SHREDDED BARK MULCH, (APPROX. 3" DIA. RING)
 - 5 WATER BASIN (SHRUB AREAS ONLY)
 - 6 BACKFILL MIX: 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH
 - 7 PLANTING FERTILIZER TABLETS (SEE DETAIL CHART ON THIS SHEET) APPLICATION RATES PER MANUFACTURER SPECIFICATIONS OR SOILS REPORT RECOMMENDATIONS.
 - 8 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.

TREE PLANTING WITH DOUBLE STAKE



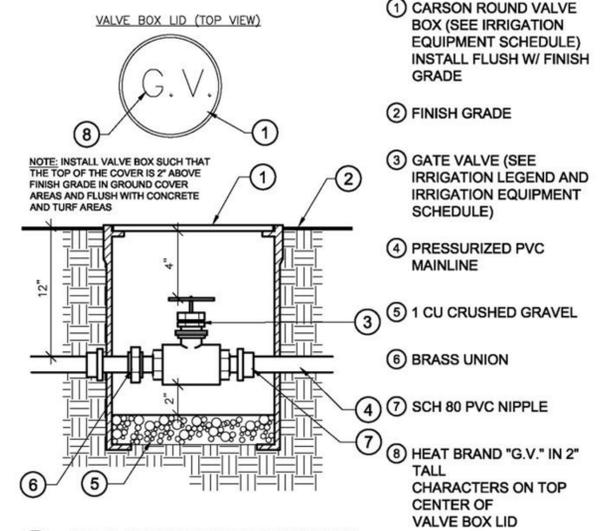
- LEGEND**
- 1 WATER BASIN WITH 2" X 2" SHREDDED BARK MULCH.
 - 2 TRI-C MYCO PAKS (SEE DETAIL "E" ON THIS SHEET). APPLICATION RATES PER MANUFACTURER SPECIFICATIONS.
 - 3 BACKFILL MIX- 1/3 SITE SOIL, 1/3 SAND, 1/3 GROW MULCH.
 - 4 FINISH GRADE
 - 5 ROOTBALL 1"-2" ABOVE FINISH GRADE
 - 6 NATIVE SOIL SUBGRADE EXCAVATE TO CORRECT HEIGHT FOR PLANTING. SCARIFY BOTTOM TO ENSURE ADEQUATE DRAINAGE FOR HEALTHY GROWTH OF PLANT.
 - 7 3" MULCH LAYER

TYPICAL SHRUB PLANTING



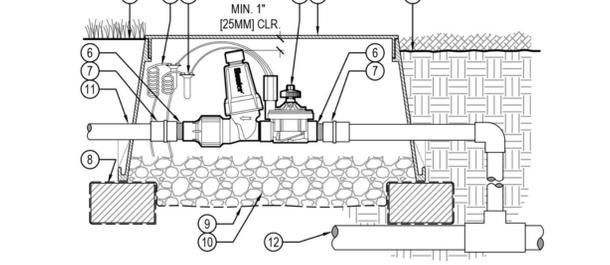
HUNTER DRIPLINE - TREE RING LARGE SPECIMEN
HM.HDL.10 NOT TO SCALE

- LEGEND:**
- 1 HUNTER DRIPLINE (HDJ) PER PLAN
 - 2 TREE (SEE PLANTING PLAN)
 - 3 PLD OR PLD-LOC FITTING TYP.
 - 4 PVC TO DRIPLINE TUBING CONNECTION (PLD OR PLD-LOC FITTINGS) TYP.
 - 5 PVC LATERAL LINE
- NOTES:**
AIR RELIEF VALVE (PLD-AIR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.
ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.
FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.

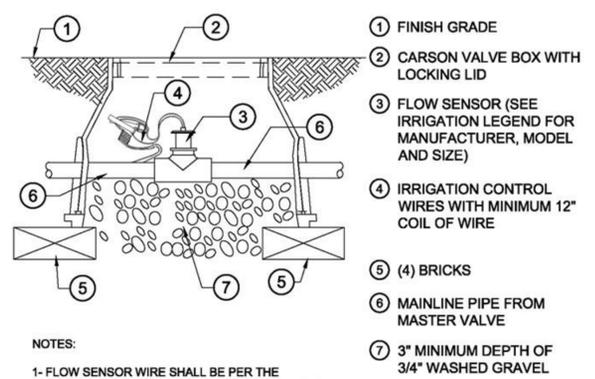


ISOLATION SHUT OFF VALVE

- LEGEND**
- 1 HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
 - 2 IRRIGATION VALVE BOX - HEAT STAMP LID WITH "RCV" IN 2" LETTERS
 - 3 WATERPROOF CONNECTORS (2)
 - 4 18"-24" COILED WIRE TO CONTROLLER
 - 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
 - 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
 - 7 PVC SLIP X FPT ADAPTOR
 - 8 BRICK SUPPORTS (4)
 - 9 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
 - 10 3/4" WASHED GRAVEL - 4" MIN. DEPTH
 - 11 IRRIGATION LATERAL
 - 12 MAINLINE LATERAL AND FITTINGS

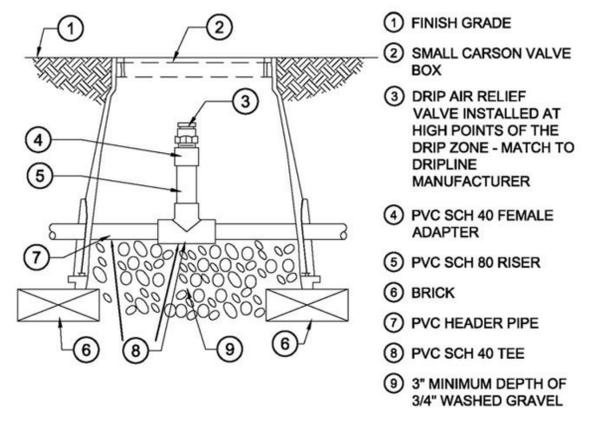


DRIPLINE CONTROL ZONE KIT (ICZ-101-LF)
Hunter V.ICZ.01 NO SCALE

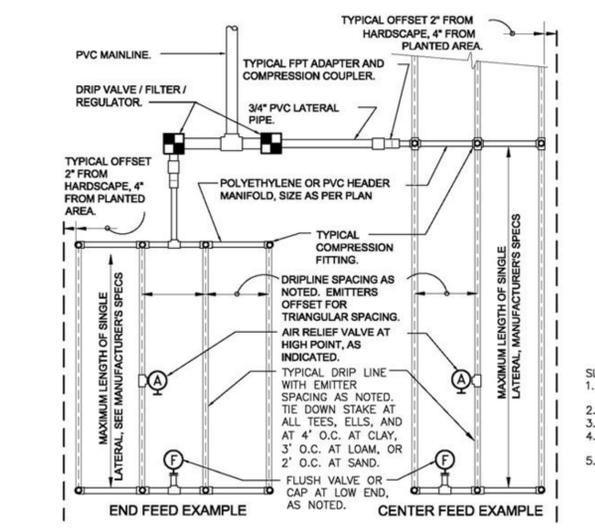


- LEGEND**
- 1 FINISH GRADE
 - 2 CARSON VALVE BOX WITH LOCKING LID
 - 3 FLOW SENSOR (SEE IRRIGATION LEGEND FOR MANUFACTURER, MODEL AND SIZE)
 - 4 IRRIGATION CONTROL WIRES WITH MINIMUM 12" COIL OF WIRE
 - 5 (4) BRICKS
 - 6 MAINLINE PIPE FROM MASTER VALVE
 - 7 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- NOTES:**
1- FLOW SENSOR WIRE SHALL BE PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.
2- INSTALL FLOW SENSOR PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
3- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBRY-8 CONNECTORS OR APPROVED EQUAL.

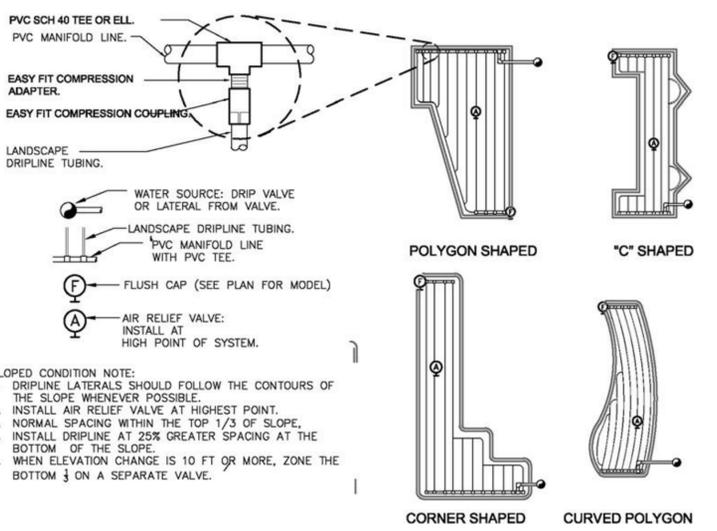
FLOW SENSOR



AIR RELIEF VALVE IN PVC HEADER



TYPICAL DRIPLINE LAYOUT



IRRIGATION NOTES

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.
6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION

SOIL PREPARATION, MULCH AND AMENDMENTS

- THE FOLLOWING CRITERIA SHALL BE USED IN THE PREPARATION OF ON-SITE SOILS AND FOR MULCHING PROCEDURES:
- A) PRIOR TO THE PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED MEET THIS REQUIREMENT.
 - B) SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATIONS OF THE SOIL REPORT AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.
 - C) FOR LANDSCAPE INSTALLATIONS, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL. SOILS WITH GREATER THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL ARE EXEMPT FROM ADDING COMPOST AND TILLING.
 - D) A MINIMUM THREE INCH (3") LAYER OF BARK MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.



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BURGESS RESIDENCE
864 Briarwood Way, Campbell CA.
IRRIGATION & PLANTING DETAILS



DATE 04-14-23
SCALE 1/8"=1'-0"
DRAWN AD
JOB BURGESS

REVISIONS	BY



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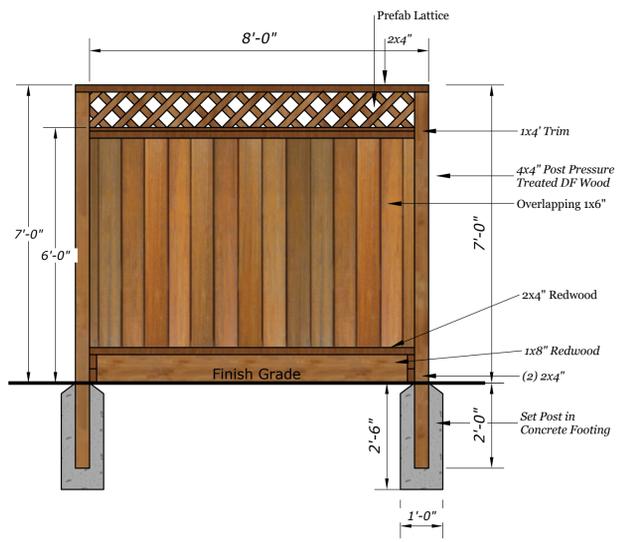
BURGESS RESIDENCE
 864 Briarwood Way, Campbell CA.
CONSTRUCTION DETAILS



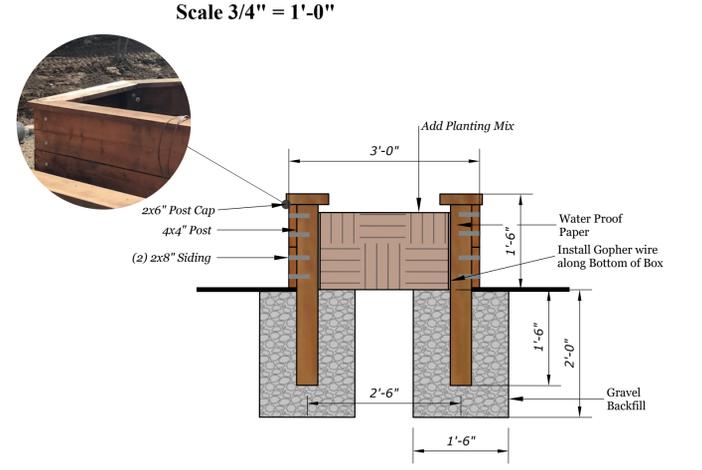
DATE	04-14-23
SCALE	1/8"=1'-0"
DRAWN	AD
JOB	BURGESS

L-7

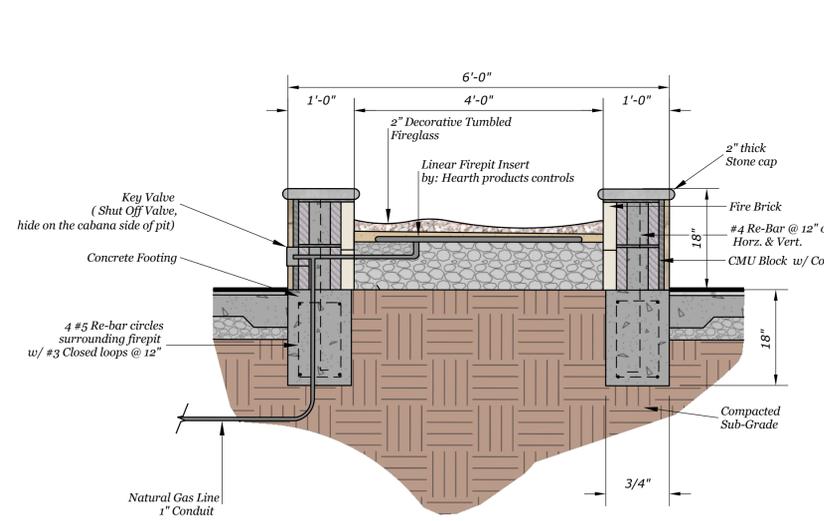
-A- Solid Wood Fence Detail
 N.T.S



-B- Planter Detail
 18" high. All Lumber to be Construction Grade Redwood
 Scale 3/4" = 1'-0"

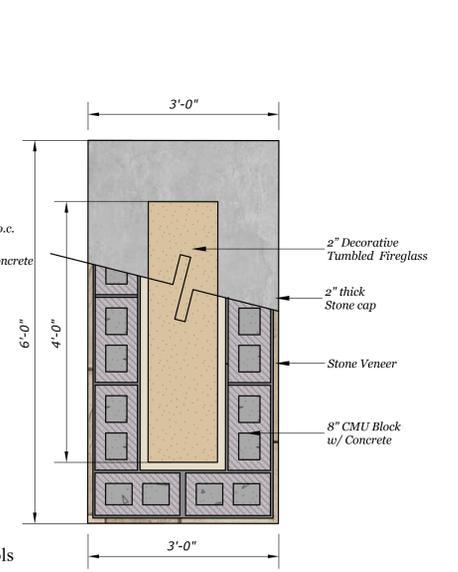


-C- Fire Pit Cross Section
 Scale 3/4" = 1'-0"

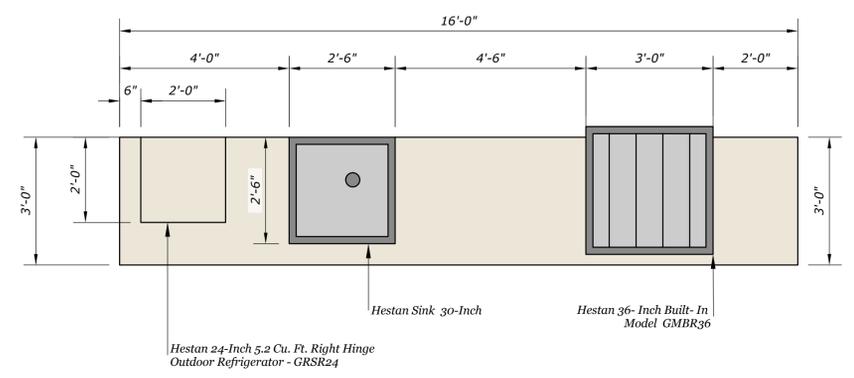


FIREPIT - by Hearth Products Controls
 Model: FPS/TRGH
 Maximum BTU output: 75,000 BTU/Hr
 CSA Certified

-D- Fire Pit Plan View
 Scale 3/4" = 1'-0"



-E- Outdoor Kitchen
Plan View
 N.T.S



***Note: Outdoor kitchen to be Prefab -Custom Brown Jordan Stainless Cabinetry**



Grill - by Hestan
 Model: 36-Inch Built-In GMBR36
 36" W x 29.5" H x 32.43" D
 60,000 BTU/Hr - 120v/15A GFI Outlet



Sink - by Hestan
 Model: Hestan 30-Inch Sink GRCHS30



Fridge - by Hestan
 24-Inch 5.2 Cu. Ft. Right Hinge Outdoor Refrigerator - GRSR24

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BRIARWOOD WAY

MON. (RIM)
204.34
S 39° 14' 30" E 10.35'
TO R/W FOR
INCREASED
EASES

NOTE 1
LOT LINES SHOWN ARE DERIVED FROM VARIOUS DESCRIPTIONS. FOR EXACT LOT LINES, FIELD WORK AND COMPUTATIONS WILL BE NECESSARY AT ADDITIONAL COST.

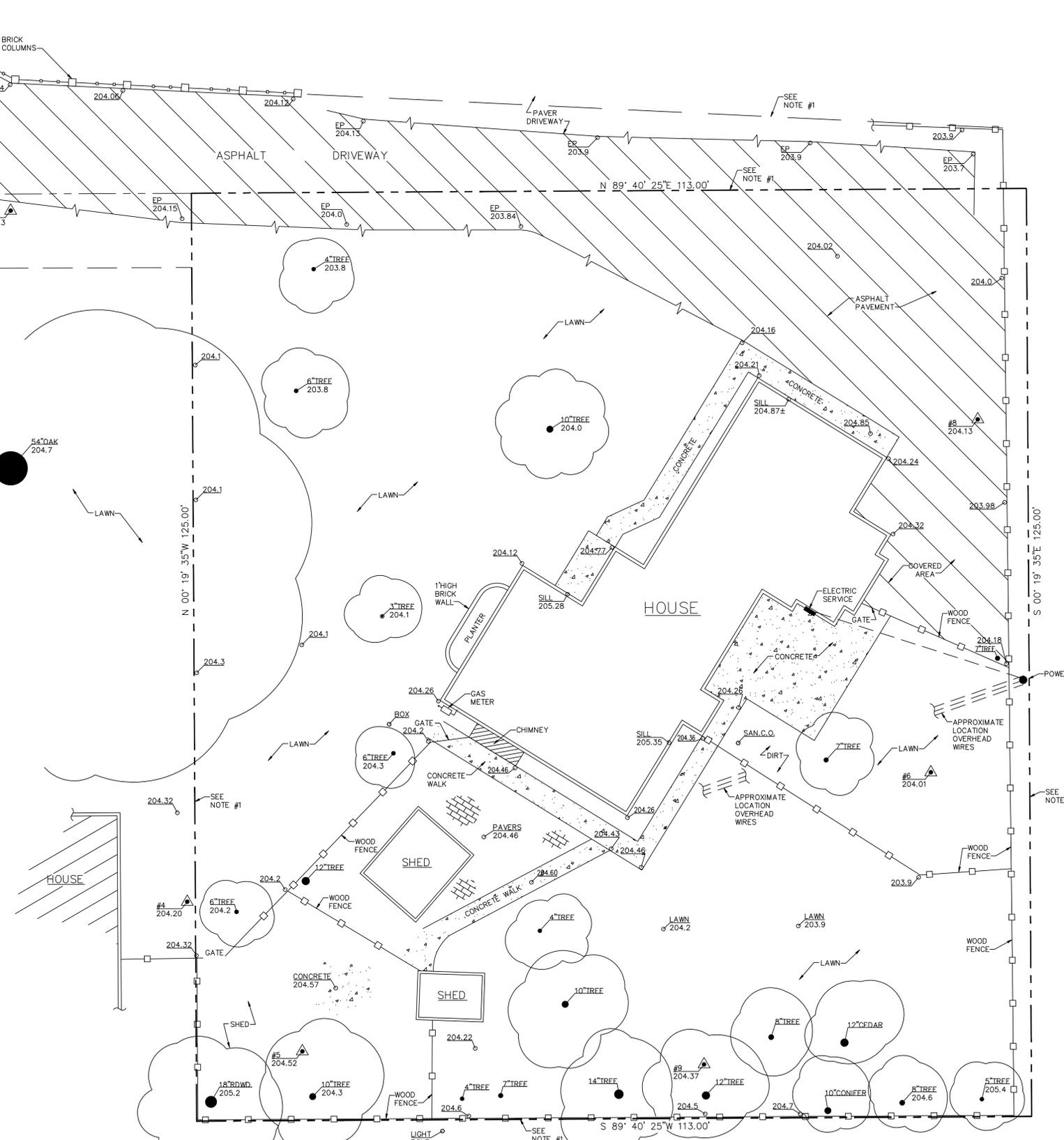
NOTE 2
THIS IS A TOPOGRAPHIC MAP NOT A BOUNDARY SURVEY. LINES SHOWN ARE DERIVED FROM RECORD DATA, AND MAY VARY SOMEWHAT FROM ABOLUTE BOUNDARY LOCATIONS.

NOTE 3
NOT ALL UNDERGROUND UTILITY LINES MAY BE SHOWN ON THIS MAP. U.S.A. MUST BE CONTACTED TO DETERMINE LOCATIONS OF ALL UTILITY LINES PRIOR TO ANY DIGGING.

NOTE 4
EASEMENTS, PLAN LINES, SETBACK LINES AND GEOLOGIC CONDITIONS, IF ANY, AND UNLESS SHOWN, NOT SHOWN.

NOTE 5
ELEVATION DATUM
GOOGLE ELEVATION DATUM WAS USED TO DETERMINE ALL ELEVATIONS SHOWN ON THIS MAP. NOT EXACT SEA LEVEL DATUM.

NOTE 6
TREE DRIP LINES SHOWN ARE APPROXIMATE.



1/8"=1'-0"

TOPOGRAPHY
OF LANDS OF
JARAD A. KREUGER
864 BRIARWOOD WAY - CAMPBELL, CA. - 10-27-2018

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