



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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

November 29, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday December 12, 2023, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 1320 Burrows Road
Zoning | Area Plan: R-1-10 | STANP
Neighborhood Association(s): N/A
Council District: 5
File No: PLN-2023-60
APN: 403-16-034
Applicant: Valley Home Builders
Property Owner: Eufemia Vasapollo
Application Type: 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 construction of a new approximately 3,650 square foot two-story single-family residence.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- 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**



VASAPOLLO RESIDENCE



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Santa Clara CA 95054
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F: 408.695.7652
www.valleyhomebuilders.com



Job Title/Address:

VASAPOLLO RESIDENCE
NEW 2-STORY RESIDENCE
1320 BURROWS ROAD,
CAMPBELL, 95008

Revision :

Planning Submittal	02-23-2023
Planning Rev 1	08-11-2023
Planning Rev 2	09-14-2023

Contents :

COVER SHEET

Date :

DEC.20.2022

Drawn by :

NP

Scale :

AS SHOWN

Sheet No :

A0.1

Proposed 3D View

4

NEW 2-STORY RESIDENCE w/ ATTACHED 2-CAR GARAGE (3,650.4 SF) 1

Scope of Work

3

ADDRESS: 1320 BURROWS ROAD	MAX BLDG HEIGHT: 28' & 2.5 stories
APN: 406-16-034	PROPOSED BLDG HEIGHT: 25'-10" 1
ZONING: R-1-10/ STANP	EXISTING COND. FLOOR AREA: 1,301.0 SF
CONST. TYPE: TYPE V-B	EXISTING GARAGE (UNCOND): 320.0 SF
OCCUPANCY: R-3/U	EXISTING FLOOR AREA: 1,621.0 SF
LOT AREA: 9,095 SF	EXISTING LOT COVERAGE: 1,621.0 SF
SETBACKS: (SAN TOMAS AREA)	ALLOWABLE FLOOR AREA: 4,092.8 SF (45%)
FRONT: 25'	ALLOWABLE LOT COVERAGE: 3,182.5 SF (35%)
INT. SIDE: 8' MIN. OR 60% OF BLDG HEIGHT ADJACENT TO THE PROPERTY LINE	PROPOSED 1ST FLOOR AREA: 2,674.7 SF
REAR: 25'	PROPOSED 2ND FLOOR AREA: 975.7 SF
	TOTAL PROPOSED FLOOR AREA: 3,650.4 SF
	PROPOSED FAR: 40.1%
PROPOSED SETBACKS:	PROPOSED COVERED PORCHES: 507.8 SF
FRONT 1ST FLR: 28'-5"	PROPOSED LOT COVERAGE: 3,182.5 SF
FRONT 2ND FLR: 39'-9"	PROPOSED PARKING: 2 COVERED
INT. SIDE 1ST FLR: 8'-0"	FIRE SPRINKLERS: REQUIRED
INT. SIDE 2ND FLR: 13'-3"	
STREET SIDE 1ST FLR: 12'-0"	
STREET SIDE 2ND FLR: 22'-7"	
REAR 1ST FLR: 27'-3"	
REAR 2ND FLR: 51'-5"	

Project Data Table

2

OWNER:
EUFEMIA VASAPOLLO
1320 BURROWS RD.
CAMPBELL CA 95008
femie77@yahoo.com

LANDSCAPE DESIGNER:
MENAKA RAO
4653 MONTECARLO PARK COURT
FREMONT CA 94538
rao.menaka@gmail.com

GENERAL CONTRACTOR:
VALLEY HOME BUILDERS, INC.
3466 EDWARD AVE.
SANTA CLARA, CA 95054
PH: (408) 992-1039
mvatani@valleyhomebuilders.com

SURVEYOR & CIVIL ENGINEER:
OSUNA ENGINEERING INC.
117 BERNAL RD. SUITE 70-336
SAN JOSE CA 95119
Jesus@osunaengineering.com

Project Team

1

Solar PV system to be deferred submittal.
Fire sprinkler system to be deferred submittal.
Fire sprinklers required: an automatic residential fire sprinkler system shall be installed in all new one and two-family dwellings.

Deferred Submittals

8

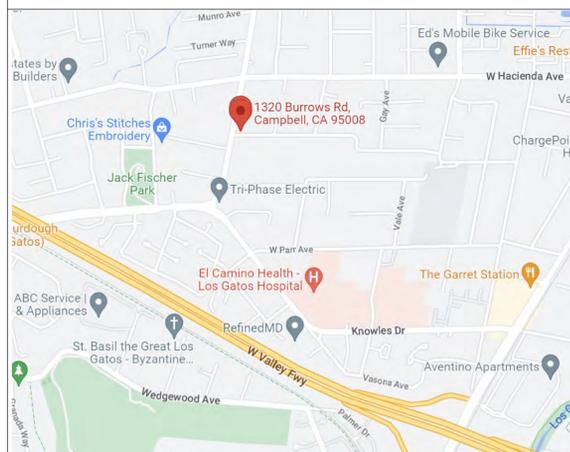
- LICENSE NUMBER
- INSURANCE AND WORKER'S COMP POLICIES
- CONSTRUCTION STAGING PLAN
- CONSTRUCTION WASTE MANAGEMENT PLAN IN ACCORDANCE WITH CALGREEN 4.408.2

Req'd Contractor submittals to Bldg Dept prior to permit issuance

7

- 2022 CALIFORNIA ADMINISTRATIVE CODE, CAC
- 2022 CALIFORNIA BUILDING CODE, CBC
- 2022 CALIFORNIA RESIDENTIAL BUILDING CODE, CRC
- 2022 CALIFORNIA ELECTRICAL CODE, CEC
- 2022 CALIFORNIA MECHANICAL CODE, CMC
- 2022 CALIFORNIA PLUMBING CODE, CPC
- 2022 CALIFORNIA ENERGY CODE, CEeC
- 2022 CALIFORNIA HISTORICAL CODE, CHC
- 2022 CALIFORNIA FIRE CODE, CFC
- 2022 CALIFORNIA EXISTING BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA REFERENCED STANDARDS
- SANTA CLARA COUNTY STANDARD DETAIL AND SPECIFICATION SI-7 FOR CONSTRUCTION SITE SAFETY

- A0.1 COVER SHEET
- A0.1.1 CONDITIONS OF APPROVAL
- A0.2.1 GENERAL NOTES
- S-1 BOUNDARY & TOPO SURVEY
- S-2 BOUNDARY & TOPO SURVEY
- A0.3.1 SITE PHOTOGRAPHY SHEET
- A0.3.2 NEIGHBORHOOD CONTEXT SHEET
- A0.4 EXISTING SITE PLAN
- A0.5 PROPOSED SITE & TREE PROTECTION PLAN
- A0.6 AREA CALCULATIONS
- A1.1 EXISTING FIRST FLOOR & ROOF PLAN
- A1.2 EXISTING ELEVATIONS
- A2.1 PROPOSED FIRST FLOOR PLAN
- A2.2 PROPOSED SECOND FLOOR PLAN
- A2.3 PROPOSED ROOF PLAN
- A3.0 PROPOSED COLOR/MATERIAL SHEET
- A3.1 PROPOSED FRONT ELEVATION
- A3.2 PROPOSED LEFT SIDE ELEVATION
- A3.3 PROPOSED REAR ELEVATION
- A3.4 PROPOSED RIGHT SIDE ELEVATION
- A4.1 PROPOSED SECTIONS
- L-1 LANDSCAPE PLAN
- L-2 HYDROZONE PLAN
- L-3 WATER CALCULATIONS
- L-4 IRRIGATION SCHEDULE
- C0 GRADING & DRAINAGE COVER SHEET
- C1 GRADING & DRAINAGE PLAN
- C2 UTILITY PLAN
- C3 CONSTRUCTION DETAILS
- C4 EROSION CONTROL PLAN & DETAILS
- C5 CONSTRUCTION BEST MANAGEMENT PRACTICES
- C6.1 STREET IMPROVEMENT PLAN COVER SHEET
- C6.2 STREET IMPROVEMENT PLAN
- C6.3 CITY STANDARD DETAILS
- C6.4 BLUEPRINT FOR A CLEAN BAY



Vicinity Map

10



Parcel Map

9

Applicable Codes

6

Sheet Index

5

PUBLIC WORKS DEPARTMENT CONDITIONS OF APPROVAL

1. **Reimbursements:** Prior to issuance of the Building permit, reimburse the City for previously constructed public improvements in the amount of \$3,282.00. Said reimbursement requirement is recorded against the property and shown in the Title Report submitted by the applicant.
2. **Storm Drain Area Fee:** Prior to issuance of any grading or building permits, the applicant shall pay the required Storm Drain Area fee, currently set at \$2,120.00 per net acre, which is \$443.00
3. **Water Meter(s) and Sewer Cleanout(s):** Proposed new water meter(s) and sewer cleanout(s) shall be installed on private property behind the public right-of-way line.
4. **Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits:** Prior to issuance of building permits for the site, the applicant shall execute a street improvement

Page 1 of 3

1320 Burrows Road (PLN-2023-60)

agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

- a. Show location of all existing utilities within the existing public right of way.
 - b. Installation of ADA compliant curb ramp at the corner of Burrows Road and Steinway Avenue.
 - c. Installation of City standard vertical curb and driveway along Steinway Avenue between the curb ramp and the existing storm drain inlet.
 - d. Installation of City standard rolled curb and gutter along Steinway Avenue from existing storm drain inlet to the easterly property line. Installation of engineered structural pavement section to centerline, as required by the City Engineer.
 - e. Installation of asphalt concrete overlay per street pavement restoration plan for utility installation and/or abandonment, as required by the City Engineer.
 - f. Installation of City street trees behind new rolled curb along Steinway Avenue. Species of new trees to be specified by City Arborist during street improvement stage.
 - g. Construction of conforms to existing public and private improvements, as necessary.
 - h. Submit final plans in a digital format acceptable to the City.
5. **Street Improvements Completed for Occupancy and Building Permit Final:** Prior to allowing occupancy and/or final building permit signoff for any and/or all buildings, the applicant shall have the required street improvements and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.
6. The following conditions only apply if the applicant has a need to install / upgrade utility services (water, sewer, gas, etc.) in the street:
- a. **Utility Encroachment Permit:** Separate permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.
 - b. **Utility Coordination Plan:** Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.
 - c. **Pavement Restoration:** The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. The applicant will be required to perform enhanced pavement

Page 2 of 3

1320 Burrows Road (PLN-2023-60)

restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (<https://www.ci.campbell.ca.us/219>) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.

7. **Stormwater Pollution Prevention Measures:** Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay. Resources to achieve these objectives include *Stormwater Best Management Practices Handbook for New Development and Redevelopment* ("CA BMP Handbook") by the California Stormwater Quality Association (CASQA), 2003; *Start at the Source: A Design Guidance Manual for Stormwater Quality Protection* ("Start at the Source") by the Bay Area Stormwater Management Agencies Association (BASMAA), 1999; and *Using Site Design Techniques to Meet Development Standards for Stormwater Quality: A Companion Document to Start at the Source* ("Using Site Design Techniques") by BASMAA, 2003.

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A0.1.1

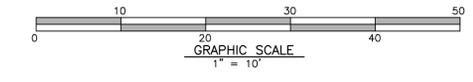
<p>1. DRAWING SHOWS SCOPE OF DEMOLITION ONLY. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.</p> <p>2. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY OWNER AND ARCHITECT PRIOR TO PROCEEDING.</p> <p>3. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.</p> <p>4. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY, DEMOLITION MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM ON SITE. COMPLY WITH LOCAL REQUIREMENTS FOR OFF-HAULING AND DISPOSAL. VERIFY ITEMS TO BE SALVAGED WITH OWNER IN FIELD.</p> <p>5. NOTIFY ARCHITECT AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.</p> <p>6. PROVIDE TEMPORARY PROTECTION FOR ANY EXISTING TREES OR LANDSCAPING TO REMAIN.</p> <p>7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.</p> <p>8. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION.</p> <p>9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING DEMOLITION.</p> <p>10. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED INDUSTRY STANDARDS.</p> <p>11. SAW CUT EXISTING CONCRETE TO BE DEMOLISHED WHEREVER FEASIBLE.</p> <p>12. OWNER TO RETAIN POSSESSION OF ALL DOORS, WINDOWS, BATHROOM MIRRORS, BATHROOM MEDICINE CABINET, AND CEILING LIGHT FIXTURES.</p> <p>13. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR TO REVIEW EXISTING CONDITIONS RELATIVE TO SCOPE OF NEW WORK ON ALL ARCHITECTURAL AND STRUCTURAL PLANS FOR ACTUAL DEMOLITION REQUIREMENTS, PRIOR TO FINALIZING BID. CONTACT ARCHITECT IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES.</p>	<p>8. CONTRACTOR SHALL ARRANGE FOR A MEETING AFTER DETERMINING THE PROJECT DIMENSIONAL LAYOUT FOR REVIEW BY THE ARCHITECT AND OWNER.</p> <p>9. CHANGE ORDERS MUST BE PROVIDED IN WRITING AND SHALL BE FOR EITHER ADDITIONS OR SUBTRACTIONS TO THE CONSTRUCTION CONTRACT. CHANGE ORDERS MUST BE SIGNED BY ALL PARTIES BEFORE THE WORK PROCEEDS.</p> <p>10. CONTRACTOR TO REVIEW ALL DESIGN CHANGES OR SUBSTITUTIONS WITH THE ARCHITECT AND RECEIVE APPROVAL FOR ALL CHANGES.</p> <p>11. CODE UPGRADE WORK NOT REQUIRED BY BUILDING INSPECTORS IS TO BE REVIEWED WITH THE ARCHITECT AND OWNER TO DETERMINE COURSE OF ACTION. IF THE CONTRACTOR BELIEVES CODE UPGRADE IS NECESSARY AND IT HAS NOT BEEN REQUIRED BY THE BUILDING INSPECTOR, THE ARCHITECT AND OWNER SHALL DETERMINE WHETHER THE WORK IS TO BE UNDERTAKEN.</p> <p>12. VERIFY ALL EQUIPMENT SIZES BEFORE COMMENCEMENT OF THE WORK.</p> <p>13. ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS ARE "DESIGN/BUILD." PERFORMANCE SPECIFICATIONS ARE TO BE REVIEWED BY THE ARCHITECT AND OWNER BEFORE COMMENCEMENT OF THE WORK, I.E., FURNACE SIZE AND TYPE, ELECTRICAL PANEL SIZES, ETC. PROVIDE SHOP DRAWINGS OF MECHANICAL LAYOUT INCLUDING SOFFIT REQUIREMENTS FOR REVIEW BY OWNER AND ARCHITECT FOR APPROVAL.</p> <p>14. PROVIDE COMPLETE FURRING AND SOFFITS TO INSTALL ALL HORIZONTAL AND VERTICAL HVAC DUCTS, VENTING, AND PLUMBING. CONTRACTOR IS TO CONCEAL ASSEMBLIES ABOVE CEILING WITHOUT USING SOFFITS WHEREVER POSSIBLE. COORDINATE WITH OWNER IN FIELD PRIOR TO INSTALLATION.</p> <p>15. INSTALL ALL EQUIPMENT, FIXTURES, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>16. CONTRACTOR TO COORDINATE WITH OWNER FOR OWNER-PROVIDED MATERIALS AND PRODUCTS.</p> <p>17. CONTRACTOR TO COMBINE VENTS WHEREVER FEASIBLE TO MINIMIZE PIPE PENETRATIONS THROUGH ROOF. VENTS TO BE ROUTED TO SIDE OF ROOF FACING AWAY FROM STREET(S) WHEREVER POSSIBLE. SEE ALSO ROOF PLAN FOR LOCATION OF FALSE CHIMNEYS FOR VENTING.</p> <p>18. PROVIDE INSULATION IN WALLS, FLOORS, CEILINGS, AND ROOFS ADJOINING EXTERIOR OR UNCONDITIONED SPACES--SEE BID INSTRUCTIONS FOR SCHEDULE (INSULATION VALUES TO BE NO LESS THAN AS INDICATED IN TITLE 24 ENERGY REPORT)--INSULATION TO CONFORM TO FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF CRC 302.10</p> <p>19. PROVIDE WATER-RESISTANT GYP. BD. AT ALL BATH, TOILET, AND LAUNDRY ROOM WALLS THAT WILL BE PAINTED. PROVIDE FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS AT ALL WALL AND CEILING SURFACES THAT MAY BE FINISHED WITH TILE PER CRC702.4.2.</p> <p>20. ALL WOOD SHALL BE PAINTED AS FOLLOWS: 20.1. EXTERIOR: TWO COAT OVER PRIMER, STAIN AND SEAL WHERE INDICATE 20.2. INTERIOR: TWO COAT OVER PRIMER, STAIN AND SEAL WHERE INDICATED</p> <p>21. COLORS TO BE SELECTED BY ARCHITECT AND OWNER. FINAL ACCEPTANCE OF COLORS WILL BE FROM JOB-APPLIED SAMPLES. PROVIDE FULL-COAT FINISH SAMPLES ON SURFACE WITH A MINIMUM SIZE OF 25 S.F. FOR APPROVAL BY ARCHITECT AND OWNER.</p> <p>22. ADEQUATE PREPARATION OF THE SUBSTRATE IS IMPERATIVE TO PROPER BONDING OF THE PAINT. PREP EACH SUBSTRATE AS RECOMMENDED BY MANUFACTURER. THOROUGHLY CLEAN ALL SURFACES. REMOVE ANY PAINT WHERE BONDING FAILURE IS EVIDENT AND ROUGHEN SURFACES AS REQUIRED FOR ADHESION OF NEW PAINT.</p> <p>23. TILE FLOORING TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR (I.B.C.), UNLESS OTHERWISE NOTED. CONTRACTOR SHALL COORDINATE WITH OWNER FOR REQUIRED SCHEDULING AND ORDERING INFORMATION. CONTRACTOR SHALL ASSIST IN DETERMINING QUANTITIES WHEN REQUIRED.</p> <p>24. CONTRACTOR SHALL PROVIDE OWNER WITH REQUESTED DATES FOR DELIVERY OF ALL P.B.O. PRODUCTS AND KEEP OWNER ABREAST OF SCHEDULE. OWNER SHALL DETERMINE LEAD TIME FOR ALL PRODUCTS AND PROVIDE DELIVERY WHEN REQUIRED BY CONTRACTOR.</p> <p>25. FOR ALL MATERIALS PROVIDED BY CONTRACTOR WHICH REQUIRE COLOR OR FINISH SELECTION, CONTRACTOR SHALL CONTACT ARCHITECT AND OWNER FOR ALL DECISIONS.</p>	<p>26. THE CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND SAFE AT ALL TIMES AND SHALL LEAVE THE PREMISES CLEAN AND ORDERLY, AND READY FOR OCCUPANCY.</p> <p>27. THE CONTRACT FOR CONSTRUCTION SHALL GENERALLY FOLLOW THE GENERAL CONDITIONS OF AIA CONTRACT A201, 1997 VERSION.</p> <p>28. USE QUARTER ROUND TRIM PIECES (FOR FULL MORTAR BED) OR BULLNOSE EDGE TRIM PIECES (FOR THINSET), OR MFR. METAL EDGING FOR EXPOSED OUTSIDE EDGE CONDITIONS.VERIFY WITH OWNER IN FIELD.</p> <p>29. CONTRACTOR TO COORDINATE WITH THE OWNER FOR ALL A/V AND/OR TELECOM WORK.</p> <p>30. ALL EXPOSED SHEET METAL EDGES TO BE FLAT HEMMED BACK A MINIMUM OF 10 TIMES THE MATERIAL THICKNESS.</p> <p>31. R317.3.1 FASTENERS FOR PRESERVATIVE-TREATED WOOD: FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED WOOD SHALL BE OF HOT-DIPPED, ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE R COPPER. COATING TYPES AND WEIGHTS FOR CONNECTORS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE IN ACCORDANCE WITH THE CONNECTOR MANUFACTURER'S RECOMMENDATIONS. IN THE ABSENCE OF MANUFACTURER'S RECOMMENDATIONS, A MINIMUM OF ASTM A655 TYPE G185 ZINC-COATED GALVANIZED STEEL, OR EQUIVALENT, SHALL BE USED.</p>	<p>15. ELECTRICAL BOXES ON OPPOSITE SIDES OF RATED GARAGE WALL TO BE SEPARATED BY HORIZONTAL DISTANCE OF 24" MIN. WITH INDIVIDUAL NON-COMMUNICATING STUD CAVITIES.</p> <p>16. PROVIDE LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI) (COMBINATION TYPE) PROTECTION FOR ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, 15 & 20 AMP OUTLETS (FOR RECEPTACLES, LIGHTS, & SMOKE ALARMS) INSTALLED IN FAMILY ROOMS, LIVING ROOMS, LIBRARIES, DENS, BEDROOMS, SUN ROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS. GROUND FAULT (GFCI) IS REQUIRED IN BATHROOMS, GARAGES, ACCESSORY AREAS, EXTERIOR, CRAWLSPACES, AND BASEMENTS. COMBINATION AFCI/GFCI IS REQUIRED IN KITCHENS AND LAUNDRY AREAS PER ART 210.12 AND CEC 210.8</p> <p>17. ALL RECEPTACLES IN BATHROOMS, GARAGES, ACCESSORY BUILDINGS, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS (WHERE RECEPTACLES SERVE COUNTER TOP SURFACES, DISHWASHERS, DISPOSALS), LAUNDRY AREA, SINKS (WITHIN 6 FEET OF THE EDGE OF THE SINKS, BATHTUBS, OR SHOWERS), SHALL HAVE GROUND-FAULT CIRCUIT INTERRUPTER (GFCI OR GFI) PROTECTION. (CEC 210.8)</p> <p>18. FOR REMODEL PROJECTS: EXISTING WIRING TO BE UPGRADED TO MEET CURRENT CODE.</p> <p>19. TWO SMALL APPLIANCE BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN AND ARE LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREAS. NOTE: THESE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHERS OR MICROWAVES-- ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR. CEC 210.11(C)(1) & 210.52(B)</p> <p>20. LAUNDRY RECEPTACLE OUTLET TO BE A DEDICATED 20-AMP BRANCH CIRCUIT PER CEC 210.11(C)(2) & 210.52(F). PROVIDE AN ADDITIONAL 30-AMP 4-WIRE CIRCUIT FOR ELECTRICAL DRYER.</p> <p>21. DEDICATED 20-AMP CIRCUIT REQUIRED TO SERVE BATHROOM OUTLETS. THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CEC 210.11(C)(3) & 210.52(D)</p> <p>22. PLACE RECEPTACLES IN REMODELED AREAS @ 12 FEET O.C. MAXIMUM AND WITHIN 6 FEET OF END WALLS. WALL SPACES INCLUDE FIXED PANELS IN EXTERIOR WALLS, EXCLUDING SLIDING PANELS AND ALSO FIXED ROOM DIVIDERS SUCH AS BAR TYPE COUNTERS OR RAILINGS. CEC 210.52(A). OUTLETS ARE REQUIRED WITHIN 24" OF ANY LOCATION ALONG THE COUNTERTOP. CEC 210.52(C)(1).</p> <p>23. SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING, BE EQUIPPED WITH BATTERY BACK-UP, AND BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. ALARMS SHALL BE AUDIBLE IN ALL SLEEPING ROOMS. SMOKE ALARMS SHALL NOT BE INSTALLED WITHIN 36" HORIZONTAL PATH FROM SUPPLY OR RETURN REGISTERS OF HEATING OR COOLING SYSTEMS AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW OF THOSE REGISTERS PER CRC SEC. R314 AND 315. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED LESS THAN 36 INCHES FROM THE DOOR OR OPENING OF A BATHROOM WITH A TUB OR SHOWER. REFER TO MANUF. INSTRUCTIONS FOR INSTALLATION IN ROOMS WITH VARIATIONS IN CEILING HEIGHT. OWNER TO PROVIDE DETECTORS FOR INSTALLATION.</p> <p>24. ALL RECESSED LIGHT FIXTURES IN INSULATED CEILINGS SHALL BE IC RATED AND AIR-TIGHT (AT) LABELED AND SHALL HAVE AN ELECTRONIC BALLAST. FIXTURES NOT IC RATED CAN BE USED IN NON-INSULATED AREAS AND SHALL BE SPACED AT LEAST 1/2" FROM COMBUSTIBLE MATERIALS.</p> <p>25. RECEPTACLES INSTALLED OUTDOORS IN LOCATIONS UNPROTECTED FROM THE WEATHER SHALL HAVE AN ENCLOSURE THAT IS WATERPROOF WHETHER OR NOT A PLUG IS INSERTED. ALL 15 & 20 AMP 125 & 250 VOLT NON-LOCKING RECEPTACLES SHALL BE LISTED WEATHER AND TAMPER RESISTANT TYPE (AND MARKED "WR" & "TR") CEC SECTIONS 210.52(E) AND 406.09</p> <p>26. ALL MULTIWIRED BRANCH CIRCUITS REQUIRE SIMULTANEOUS DISCONNECT AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. MULTIWIRED BRANCH CIRCUITS IN A PANELBOARD OR OTHER ENCLOSURE MUST BE GROUPED TOGETHER BY WIRE TIES OR SIMILAR MEANS TO IDENTIFY THE CORRESPONDING GROUNDED AND UNGROUNDED CONDUCTORS OF THE CIRCUIT.</p> <p>27. A DEDICATED BRANCH CIRCUIT SHALL BE PROVIDED TO WATER HEATER. INSTALL PER MANUFACTURER INSTRUCTIONS</p> <p>28. A 125 V RECEPTACLE SHALL BE LOCATED WITHIN 20 FT OF ALL HEATING, AC AND REFRIGERATION EQUIPMENT</p>																		
<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 80%;">Demolition Notes</td> <td style="width: 20%;">1</td> </tr> <tr> <td> <p>1. CONTRACTOR SHALL NOT PERFORM ANY WORK THAT WILL RESULT IN A CHANGE ORDER WITHOUT PRIOR WRITTEN APPROVAL FROM OWNER</p> <p>2. CONTRACTOR SHALL PICK UP ALL PERMITS.</p> <p>3. CONTRACTOR SHALL PROVIDE WORK COMPLETELY AND IN ACCORDANCE WITH CURRENT APPLICABLE CODES.</p> <p>4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED THROUGH ANY ERRORS OR OMISSIONS WITHIN HIS WORK TO THIS PROPERTY OR TO THE ADJACENT PRIVATE AND/OR PUBLICLY OWNED PROPERTIES.</p> <p>5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE THE DRAWINGS. NOTIFY THE DESIGNER/ARCHITECT OF ANY DISCREPANCIES.</p> <p>6. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND MEASUREMENTS BEFORE STARTING CONSTRUCTION. ALERT DESIGNER/ARCHITECT OF ALL DISCREPANCIES AND/OR VARIATION BEFORE PROCEEDING WITH WORK.</p> <p>7. CONTRACTOR TO REPORT ON THE PROGRESS OF WORK TO THE DESIGNER/ ARCHITECT. AT A MINIMUM, ON A BI-WEEKLY BASIS OR MORE FREQUENTLY AS CONDITIONS WARRANT. MEETINGS WITH THE ARCHITECT SHALL BE SCHEDULED TO ALLOW FOR TIME REQUIRED TO PROVIDE APPROPRIATE RESPONSE TO ANY QUESTIONS OR SITE CONDITIONS.</p> </td> <td></td> </tr> <tr> <td style="text-align: center;">General Notes</td> <td style="text-align: center;">2</td> </tr> </table>	Demolition Notes	1	<p>1. CONTRACTOR SHALL NOT PERFORM ANY WORK THAT WILL RESULT IN A CHANGE ORDER WITHOUT PRIOR WRITTEN APPROVAL FROM OWNER</p> <p>2. CONTRACTOR SHALL PICK UP ALL PERMITS.</p> <p>3. CONTRACTOR SHALL PROVIDE WORK COMPLETELY AND IN ACCORDANCE WITH CURRENT APPLICABLE CODES.</p> <p>4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED THROUGH ANY ERRORS OR OMISSIONS WITHIN HIS WORK TO THIS PROPERTY OR TO THE ADJACENT PRIVATE AND/OR PUBLICLY OWNED PROPERTIES.</p> <p>5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE THE DRAWINGS. NOTIFY THE DESIGNER/ARCHITECT OF ANY DISCREPANCIES.</p> <p>6. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND MEASUREMENTS BEFORE STARTING CONSTRUCTION. ALERT DESIGNER/ARCHITECT OF ALL DISCREPANCIES AND/OR VARIATION BEFORE PROCEEDING WITH WORK.</p> <p>7. CONTRACTOR TO REPORT ON THE PROGRESS OF WORK TO THE DESIGNER/ ARCHITECT. AT A MINIMUM, ON A BI-WEEKLY BASIS OR MORE FREQUENTLY AS CONDITIONS WARRANT. MEETINGS WITH THE ARCHITECT SHALL BE SCHEDULED TO ALLOW FOR TIME REQUIRED TO PROVIDE APPROPRIATE RESPONSE TO ANY QUESTIONS OR SITE CONDITIONS.</p>		General Notes	2	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 80%;">General Notes Continued</td> <td style="width: 20%;">3</td> </tr> <tr> <td style="width: 80%;">General Notes Continued</td> <td style="width: 20%;">3</td> </tr> </table>	General Notes Continued	3	General Notes Continued	3	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 80%;">Electrical Notes</td> <td style="width: 20%;">4</td> </tr> <tr> <td style="width: 80%;">Electrical Notes</td> <td style="width: 20%;">5</td> </tr> </table>	Electrical Notes	4	Electrical Notes	5	<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 80%;">Electrical Notes Continued</td> <td style="width: 20%;">6</td> </tr> <tr> <td style="width: 80%;">Electrical Notes Continued</td> <td style="width: 20%;">6</td> </tr> </table>	Electrical Notes Continued	6	Electrical Notes Continued	6
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Job Title/Address:	VASAPOLLO RESIDENCE	
	NEW 2-STORY RESIDENCE 1320 BURROWS ROAD, CAMPBELL, 95008	
	Revision :	
Planning Submittal		02-23-2023
Planning Rev 1	1	08-11-2023
Planning Rev 2	2	09-14-2023
	Contents :	
	GENERAL NOTES	
	Date :	
	DEC.20.2022	
	Drawn by :	
	NP	
	Scale :	
	AS SHOWN	
	Sheet No :	
	A0.2.1	

LEGEND

- 200--- EXISTING CONTOUR LINE
- 200--- NATURAL GRADE CONTOUR LINE
- FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- () RECORD INFORMATION
- CENTERLINE
- △ CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- x-x-x-x- FENCE
- ⊕ FIRE HYDRANT
- ⊞ FLAT GRATE INLET
- O.H. PWR OVERHEAD POWER LINE
- O.H. TEL OVERHEAD TELEPHONE LINE
- SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- ⊙ SANITARY SEWER CLEANOUT
- ⊖ SIGN
- SD STORM DRAIN LINE
- ⊙ STORM DRAIN MANHOLE
- UTILITY BOX
- UTILITY POLE
- W WATER LINE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ ELECTRIC METER
- ⊕ WATER HEATER
- ⊕ GAS



BASIS OF BEARINGS
 THE BEARING NORTH 11°08'00" EAST OF THE CENTER LINE OF BURROWS RD AS SHOWN ON THAT MAP OF W.J. PARR SUBDIVISION FILED FOR RECORD IN BOOK A OF MAPS PAGES 95, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES:
 R1 GRANT DEED DOC#21639314
 R2 ROS 65-M-37
 R3 CORNER RECORD #1576

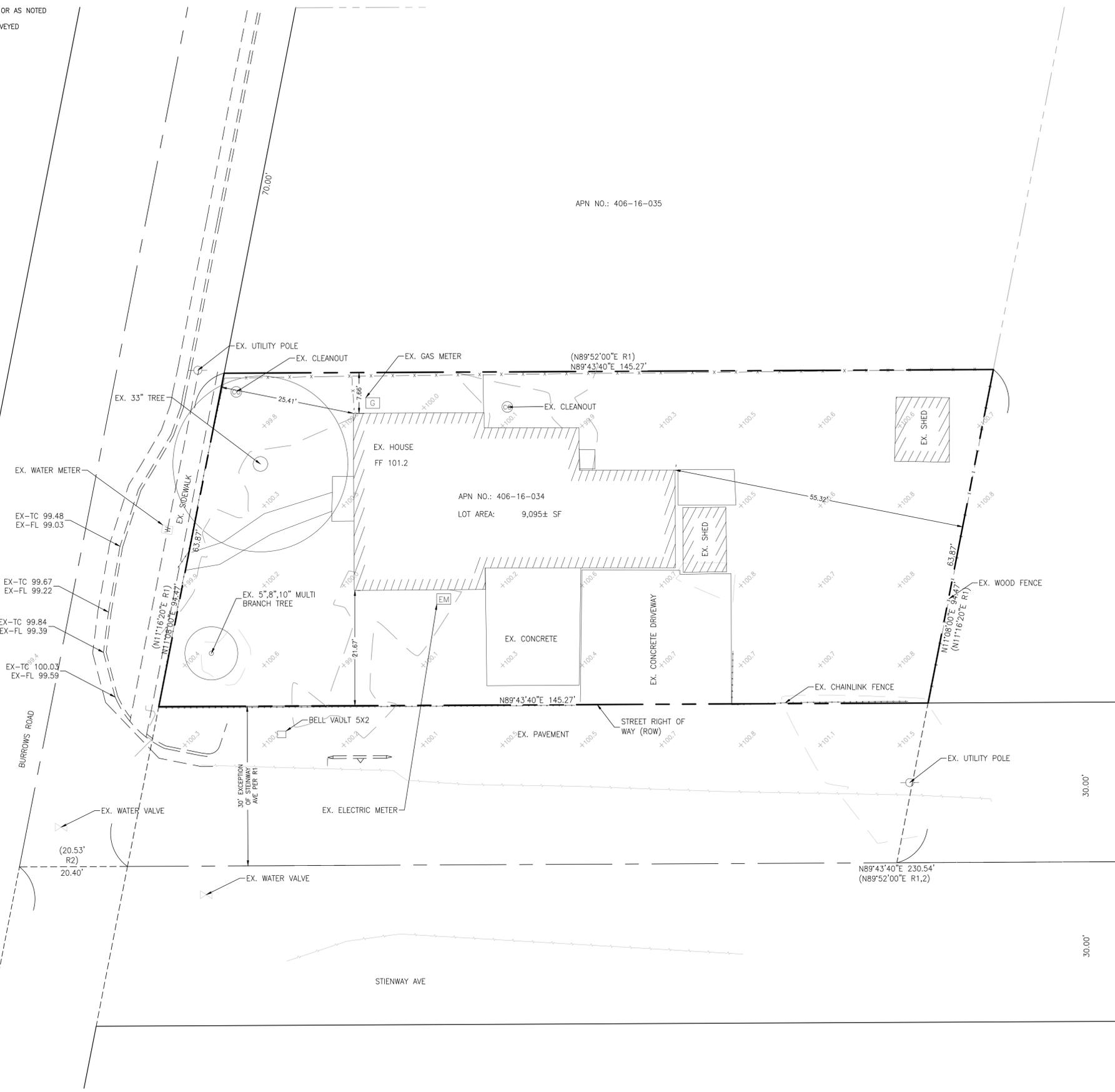
BENCH MARK
 DESCRIPTION: ASSUMED BENCHMARK, UTILITY POLE ON STREET, NEAR THE NORTH WESTERLY CORNER OF LOT AS SHOWN:
 PROJECT BENCHMARK 105.04' (NAVD88 DATUM)

ABBREVIATIONS

- | | |
|----------|---------------------------|
| APN | ASSESSOR'S PARCEL NUMBER |
| BM | BENCH MARK |
| CATV | CABLE TELEVISION OVERHEAD |
| D | CURVE DELTA |
| DRWY | DRIVEWAY |
| DS | DOWNSPOUT |
| FF | FINISH FLOOR |
| FL | FLOW LINE ELEVATION |
| GFF | GARAGE FINISH FLOOR |
| IP | IRON PIPE |
| L | CURVE LENGTH |
| R# | REFERENCE DOCUMENT |
| M-M | MONUMENT TO MONUMENT |
| O.H. PWR | OVERHEAD POWER LINE |
| O.H. TEL | OVERHEAD TELEPHONE LINE |
| PCL | PARCEL |
| P.M. | PARCEL MAP |
| PTN | PORTION |
| R | RADIUS |
| SD | STORM DRAIN |
| SS | SANITARY SEWER |
| TC | TOP OF CURB ELEVATION |
| TEMP. | TEMPORARY |
| PUE | PUBLIC UTILITY EASEMENT |
| WLE | WATER LINE EASEMENT |

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
4. TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
6. BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
8. A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.



	REVISIONS
	DATE
	CITY
	BY

OSUNA
 PORFIRIO OSCAR OSUNA
 PLS 8921 EXP. 9-30-22

OSUNA
 ENGINEERING INC.
 Planning | Surveying | Civil Engineering
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 117 BERNAL RD, STE. 70-336 TEL. (408) 772-4381
 SAN JOSE, CA 95119 info@osunainc.com

PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY
 1320 BURROWS RD
 APN: 406-16-034
 Project No.: 2133 Drawn By: CQ Checked: CQ Date: 4/8/2021
 SAN JOSE CALIFORNIA

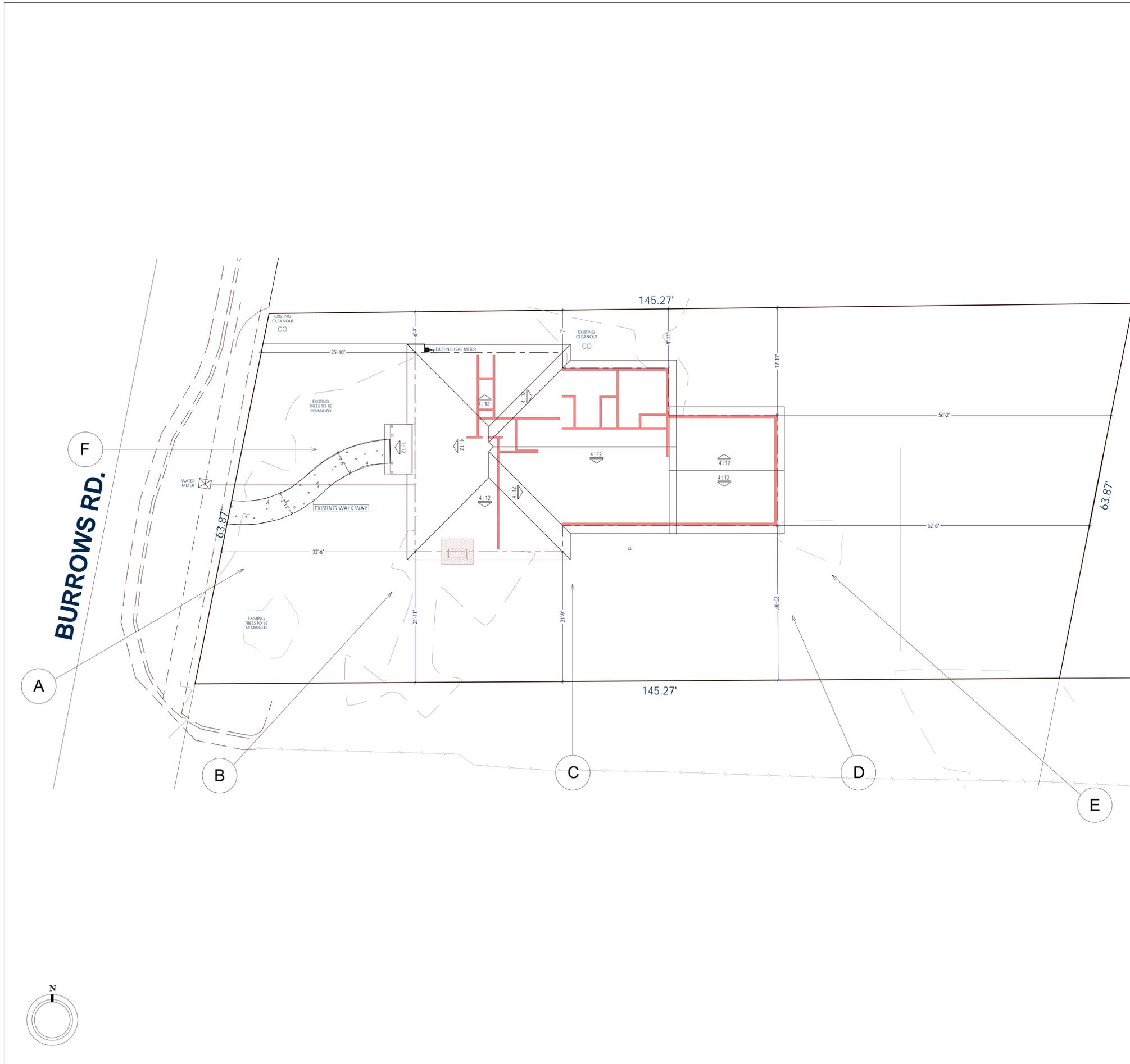


IMAGE (A)



IMAGE (B)



IMAGE (C)



IMAGE (D)



IMAGE (E)



IMAGE (F)

3466 Edward Ave.
 Santa Clara CA 95054
 P: 408.248.8000
 F: 408.695.7652
 www.valleyhomebuilders.com



Job Title/Address:
VASAPOLLO RESIDENCE
 NEW 2-STORY RESIDENCE
 1320 BURROWS ROAD,
 CAMPBELL, 95008

Issue Log :

Planning Submittal	02-23-2023
Planning Rev 1 ¹	08-11-2023
Planning Rev 2 ²	09-14-2023

Contents :

SITE PHOTOGRAPHY SHEET

Date :

DEC.20.2022

Drawn by :

NP

Scale :

AS SHOWN

Sheet No :

A0.3.1



1312 BURROWS ROAD

1320 BURROWS ROAD

Neighborhood Context - Burrows Road Elevation 3/32"=1'-0" 4



1320 BURROWS ROAD

1215 STEINWAY AVE.

Neighborhood Context - Steinway Ave. Elevation 3/32"=1'-0" 3

EXISTING 1-STORY RESIDENCE (1290 BURROWS RD)

EXISTING 1-STORY RESIDENCE (1300 BURROWS RD)

EXISTING 2-STORY RESIDENCE (1312 BURROWS RD)

BURROWS ROAD

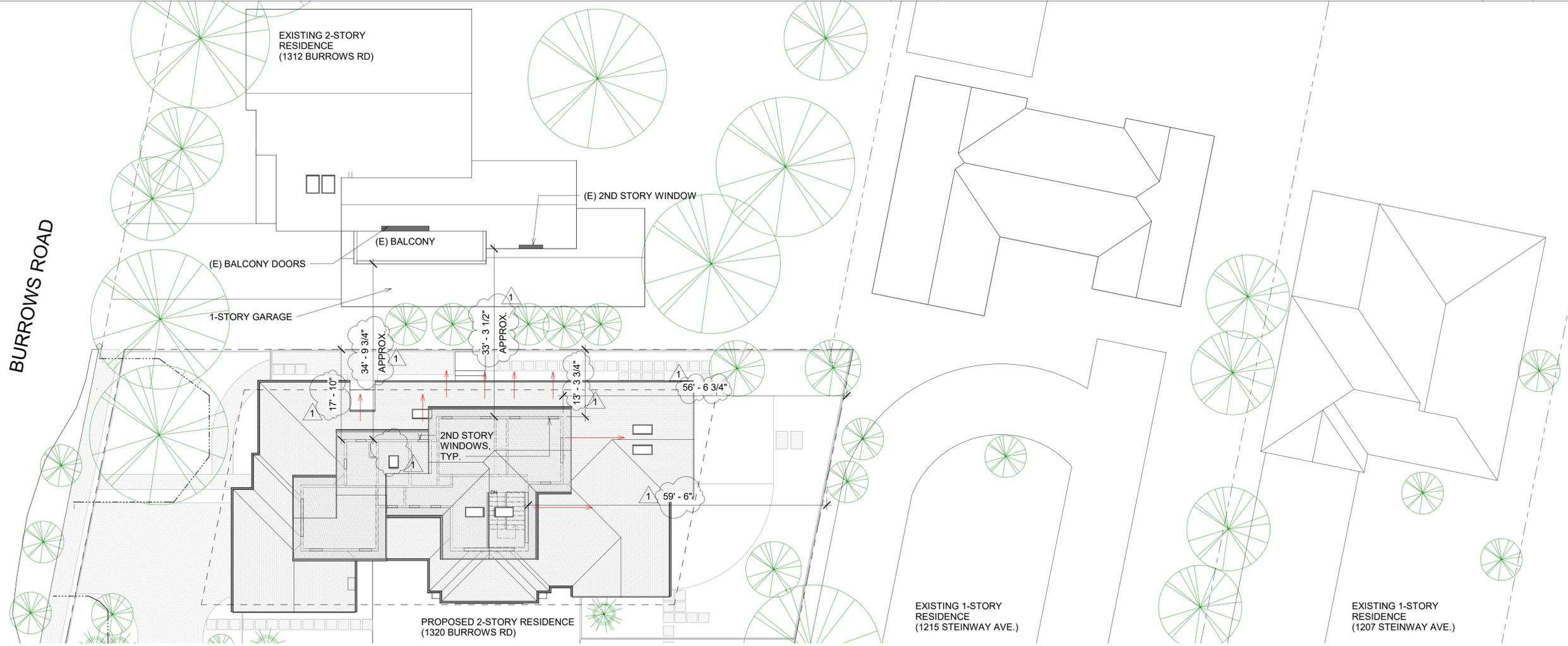
STEINWAY AVE

PROPOSED 2-STORY RESIDENCE (1320 BURROWS RD)

EXISTING 1-STORY RESIDENCE (1215 STEINWAY AVE.)

EXISTING 1-STORY RESIDENCE (1207 STEINWAY AVE.)

Neighborhood Context - Site Plan 1"=40'-0" 2



Neighborhood Context - Privacy Plan N.T.S. 1

3466 Edward Ave.
Santa Clara CA 95054
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www.valleyhomebuilders.com



Job Title/Address:
VASAPOLLO RESIDENCE
NEW 2-STORY RESIDENCE
1320 BURROWS ROAD,
CAMPBELL, 95008

Revision :

Planning Submittal	02-23-2023
Planning Rev 1	08-11-2023
Planning Rev 2	09-14-2023

Contents :

NEIGHBORHOOD CONTEXT

Date :

MARCH.31.2023

Drawn by :

NP

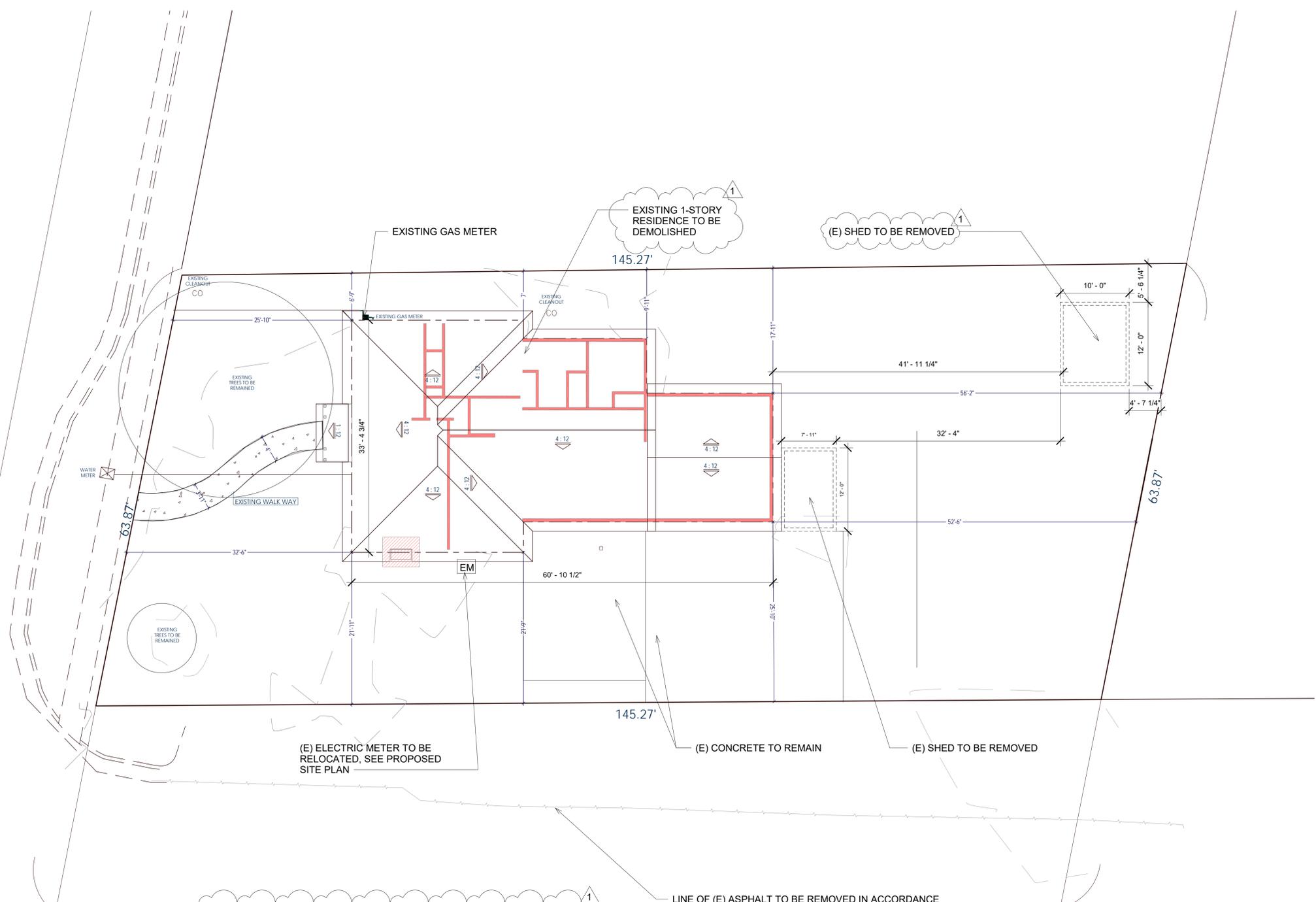
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BURROWS RD.



TREE PROTECTION NOTES:

1. ALL TREES TO BE PRESERVED ON THE PROPERTY & ALL TREE ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT HIGH FENCE AROUND THE DRIP LINE. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
2. NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE CITY.
3. IF TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS.
4. THE AREA UNDER THE DRIP LINE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
5. NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.

FIRE DEPT. NOTES:

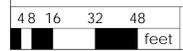
1. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.
2. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.

LINE OF (E) ASPHALT TO BE REMOVED IN ACCORDANCE WITH FRONTAGE IMPROVEMENTS PER THE SAN TOMAS AREA NEIGHBORHOOD PLAN; INCLUDES CONSTRUCTION OF CURB ALONG PROJECT FRONTAGE, & REMOVAL OF CONCRETE INSTALLED IN THE DESIGNATED PERVIOUS AREA (PROPERTY LINE TO NEW CURB)



LEGEND:

- DEMO WALLS
- EXISTING FIREPLACE TO BE REMOVED
- PROPERTY LINE
- BLDG 1ST FLOOR FOOTPRINT LINE



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CAMPBELL, 95008

Issue Log :

Planning Submittal	02-23-2023
Planning Rev 1	08-11-2023
Planning Rev 2	09-14-2023

Contents :

EXISTING SITE PLAN

Date :

DEC.16.2022

Drawn by :

SB, AM

Scale :

AS SHOWN

Sheet No :

A0.4



City of Campbell, 70 N. First Street, Campbell, CA 95008, (408) 866-2140

STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

Construction of private property where protected trees are designated for preservation shall be protected during development of a property by compliance with the following:

- Protective fencing shall be installed no closer to the dripline, and far enough from the trunk to protect the integrity of the tree. Protective fencing shall be installed as follows:
 - The fence shall be a minimum of six feet in height and shall be set securely in place.
 - The fence shall be chain link without slats to allow visibility to the trunk for inspections and safety.
 - There shall be no storage of any kind prior to or at such time after the protective fencing is installed.
 - The fence may be adjusted as necessary to accommodate work approved within the dripline provided any excavation is done in accordance with instructions directed by a qualified arborist.
- The existing grade level around a tree shall normally be maintained out to the dripline of the tree. Alternate grade levels may be approved by the Community Development Director when it is reasonably demonstrated that the alternate grade will not damage the health of the tree.
- Drain wells shall be installed whenever impervious surfaces will be placed over the root system of a protected tree (the root system generally extends to the outermost edges of the branches).
- Trees that have been damaged by construction shall be repaired in accordance with accepted arboriculture methods.
- Trees cannot be pruned to accommodate grading or construction without the express written approval of the City. Upon receipt of written approval, pruning of trees must be undertaken in accordance with "Pruning Standards" of the International Society of Arboriculture and must be carried out by a licensed arborist.
- Soil compaction of the area under the dripline of the tree shall be avoided during all phases of site clearing and construction.
- No soil sterilants or weed killer that will inhibit or restrict the tree's growth may be applied in the root area.
- No signs, wires or any other object shall be attached to the tree.
- Any other measures deemed necessary by a qualified arborist and specified in any report prepared for development projects with City review and approval.
- The applicant shall provide the project planner with photos of the installed protective fencing prior to issuance of a building permit.

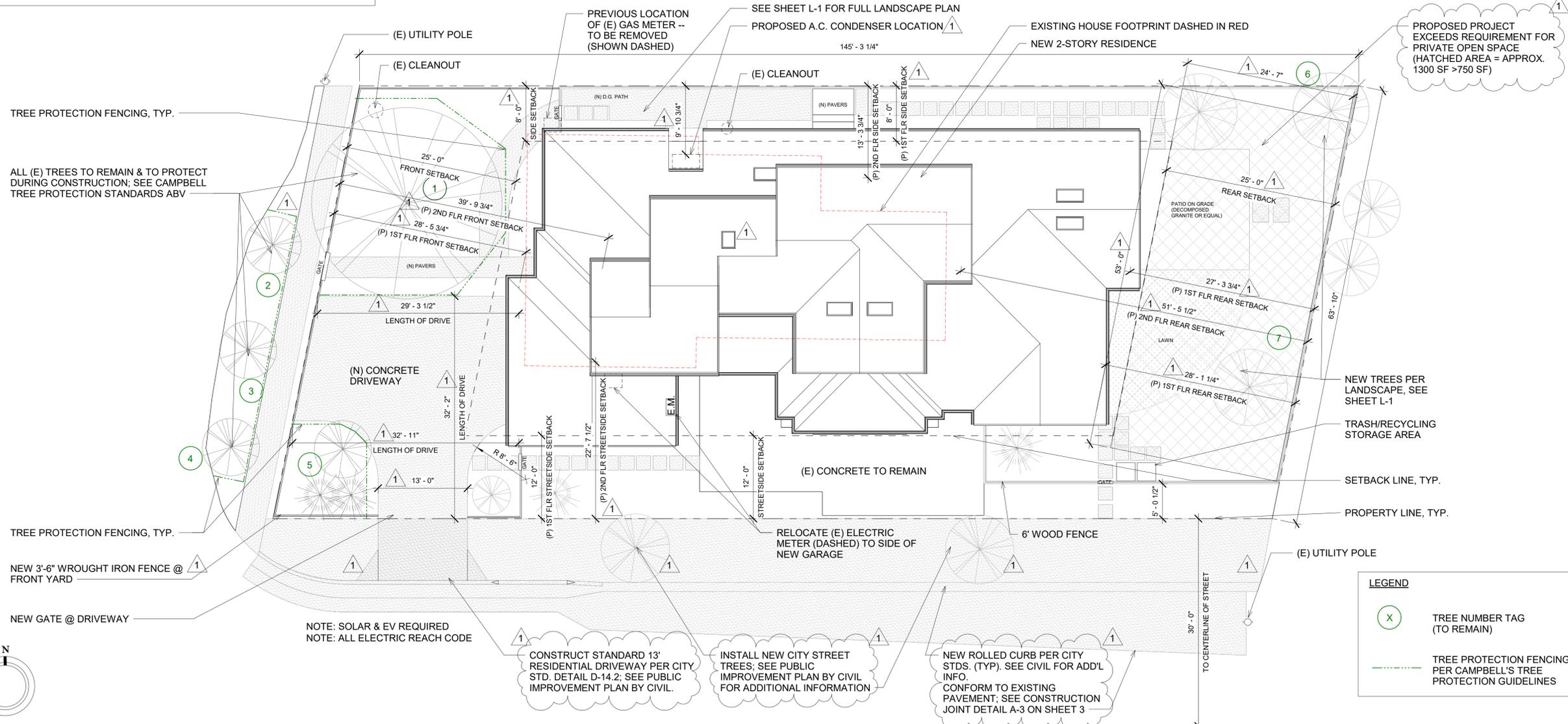
TREE SURVEY				
TREE # TAG	SPECIES (COMMON & SCIENTIFIC)	SIZE (DIA. 4' ABV GRADE)	COMMENTS	NOTES
1	OAK, QUERCUS	33"	PROTECTED TREE	EXISTING TO REMAIN
2	TUPELO, BLACK GUM	3"	STREET TREE	EXISTING TO REMAIN
3	TUPELO, BLACK GUM	4"	STREET TREE	EXISTING TO REMAIN
4	TUPELO, BLACK GUM	4"	STREET TREE	EXISTING TO REMAIN
5	JAPANESE MAPLE, ACER PALMATUM	MULTI-BRANCH TREE 5", 8", 10"	N/A	EXISTING TO REMAIN
6	CORAL BARK MAPLE, SANGO KAKU	24" BOX	PART OF LANDSCAPE PLAN	PROPOSED, SEE L-1
7	CORAL BARK MAPLE, SANGO KAKU	24" BOX	PART OF LANDSCAPE PLAN	PROPOSED, SEE L-1

GENERAL NOTES:

- CONTRACTOR TO COORDINATE ANY REQUIRED/PROPOSED METER & UTILITY UPGRADES w/ RESPECTIVE AGENCIES.
- PROTECT EXISTING TREES TO REMAIN AS REQUIRED DURING CONSTRUCTION - DO NOT LEAVE MATERIALS OR EQUIPMENT IN ROOT AREAS FOR EXTENDED PERIODS OF TIME.

TREE PROTECTION NOTES:

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48 16 32 48 feet

Proposed Site & Tree Protection Plan

1/8"=1'-0"

1

Job Title/Address:
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 NEW 2-STORY RESIDENCE
 1320 BURROWS ROAD,
 CAMPBELL, 95008

Issue Log :

Planning Submittal	02-23-2023
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Planning Rev 2	09-14-2023

Contents :
 PROPOSED SITE & TREE PROTECTION PLAN

Date :
 DEC.16.2022

Drawn by :
 NP

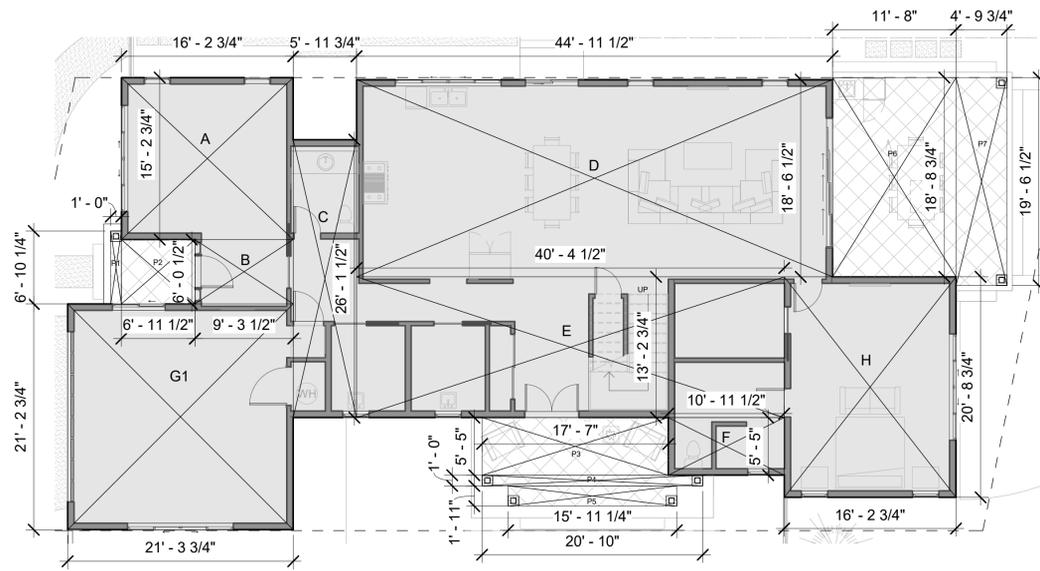
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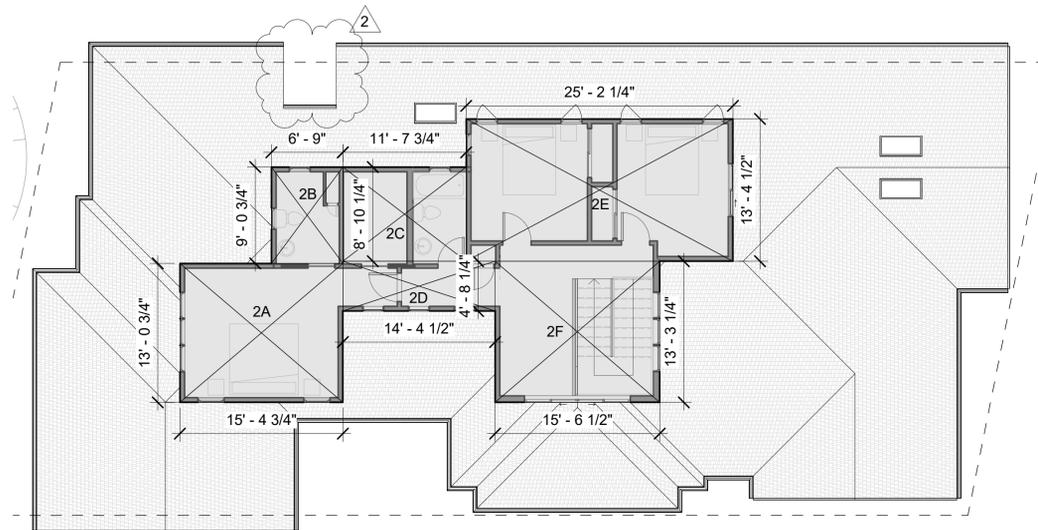
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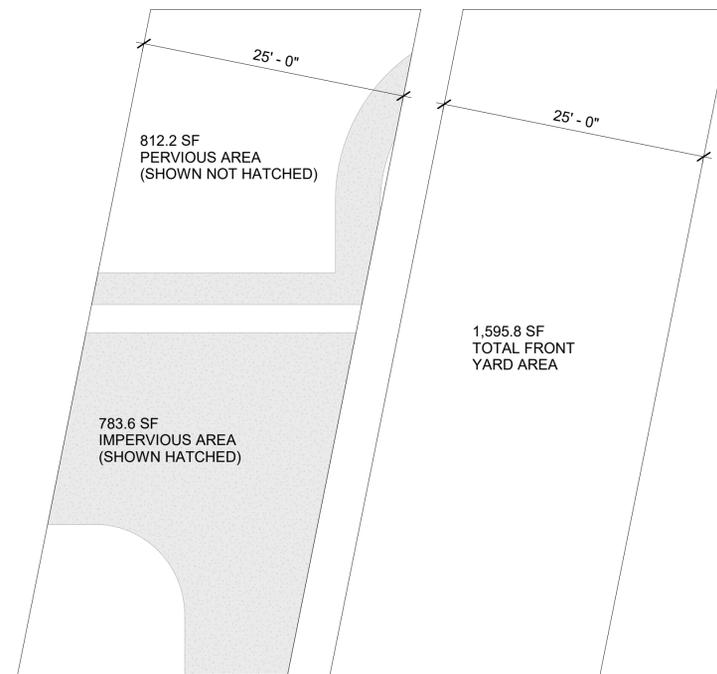


1ST FLOOR PLAN



2ND FLOOR PLAN

PROPOSED 1ST FLOOR AREA CALCULATIONS - CONDITIONED				
BOX	DIMENSION (X)	DIMENSION (Y)	AREA (SF)	NOTES
A	16'-2 3/4"	15'-2 3/4"	247.2	
B	9'-3 1/2"	6'-0 1/2"	56.1	
C	5'-11 3/4"	26'-1 1/2"	156.2	
D	44'-11 1/2"	18'-6 1/2"	833.2	
E	40'-4 1/2"	13'-2 3/4"	534.1	
F	10'-11 1/2"	5'-5"	59.3	
H	16'-2 3/4"	20'-8 3/4"	336.4	
TOTAL PROPOSED 1ST FLOOR CONDITIONED AREA			2222.5	
PROPOSED 1ST FLOOR AREA CALCULATIONS - UNCONDITIONED				
BOX	DIMENSION (X)	DIMENSION (Y)	AREA (SF)	NOTES
G1	21'-3 3/4"	21'-2 3/4"	452.2	
TOTAL PROPOSED 1ST FLOOR UNCONDITIONED AREA			452.2	
PROPOSED 2ND FLOOR AREA CALCULATIONS - CONDITIONED				
BOX	DIMENSION (X)	DIMENSION (Y)	AREA (SF)	NOTES
2A	15'-4 3/4"	13'-0 3/4"	201	
2B	6'-9"	9'-0 3/4"	61.1	
2C	11'-7 3/4"	8'-10 1/4"	103	
2D	14'-4 1/2"	4'-8 1/4"	67.4	
2E	25'-2 1/4"	13'-4 1/2"	336.9	
2F	15'-6 1/2"	13'-3 1/4"	206.3	
TOTAL PROPOSED 2ND FLOOR CONDITIONED AREA			975.7	
PROPOSED AREA CALCULATIONS - LOT COVERAGE				
BOX	DIMENSION (X)	DIMENSION (Y)	AREA (SF)	NOTES
P1	1'-0"	6'-10 1/4"	6.9	New Covered Porch
P2	6'-11 1/2"	6'-0 1/2"	42	New Covered Porch
P3	17'-7"	5'-5"	95.2	New Covered Porch
P4	20'-10"	1'-0"	20.8	New Covered Porch
P5	15'-11 1/4"	1'-11"	30.4	New Covered Porch
P6	11'-8"	18'-8 3/4"	218.4	New Covered Porch
P7	4'-9 3/4"	19'-6 1/2"	94.1	New Covered Porch
TOTAL PROPOSED COVERED PORCH AREA			507.8	
TOTAL PROPOSED 1ST FLOOR AREA			2674.7	
TOTAL PROPOSED 2ND FLOOR AREA			975.7	
TOTAL PROPOSED FLOOR AREA			3650.4 < 4,092.8 SF ALLOWABLE	
TOTAL PROPOSED LOT COVERAGE			3182.5 < 3,183 SF ALLOWABLE	



TOTAL FRONT YARD AREA = 1,595.8 SF
 50% OF FRONT YARD AREA = 1,595.8/2 = 797.9 SF
 PROPOSED IMPERVIOUS FRONT YARD AREA = 783.6 SF
 783.6 SF < 797.9 ALLOWABLE

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Job Title/Address:
VASAPOLLO RESIDENCE
 NEW 2-STORY RESIDENCE
 1320 BURROWS ROAD,
 CAMPBELL, 95008

Revision :

Planning Submittal	02-23-2023
Planning Rev 1 ¹	08-11-2023
Planning Rev 2 ²	09-14-2023

Contents :
 AREA CALCULATIONS

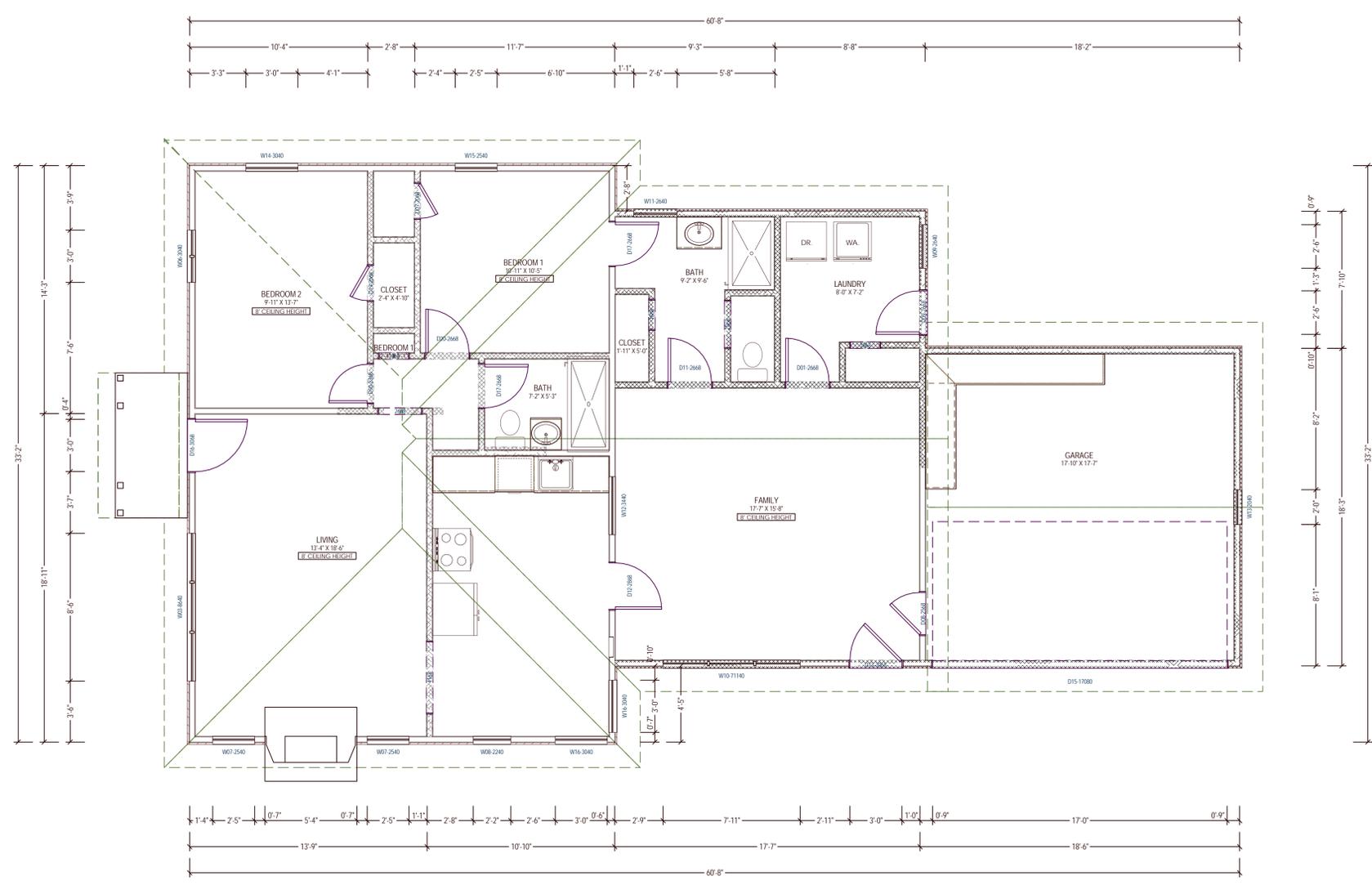
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A0.6



EXISTING 1-STORY RESIDENCE TO BE DEMOLISHED

- DEMOLITION NOTES:**
1. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
 2. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.
 3. NOTIFY ARCHITECT AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.
 4. PROVIDE TEMPORARY PROTECTION FOR ANY EXISTING TREES OR LANDSCAPING TO REMAIN.
 5. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.



LEGEND:

- EXISTING WALL TO STAY
 - EXISTING WALL TO BE REMOVED
- GRAPHIC SCALE: 1/4" INCH = 1'-0"
-

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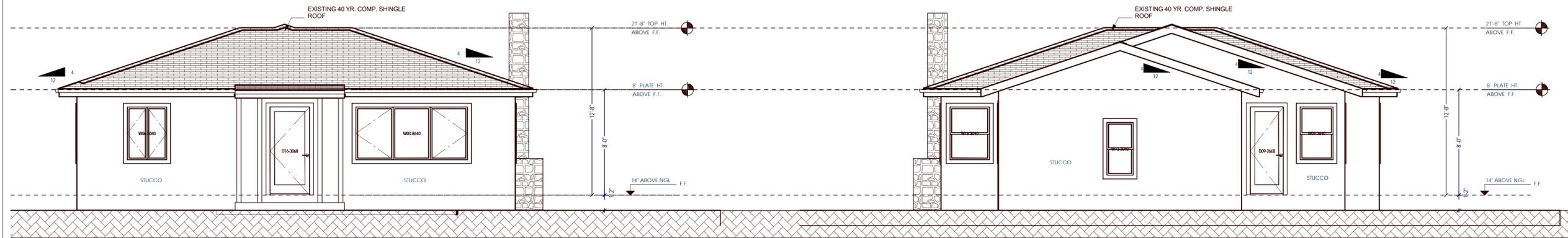
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EXISTING FLOOR PLAN
w/ DEMO NOTES

Date :
DEC.16.2022

Drawn by :
SB, AM

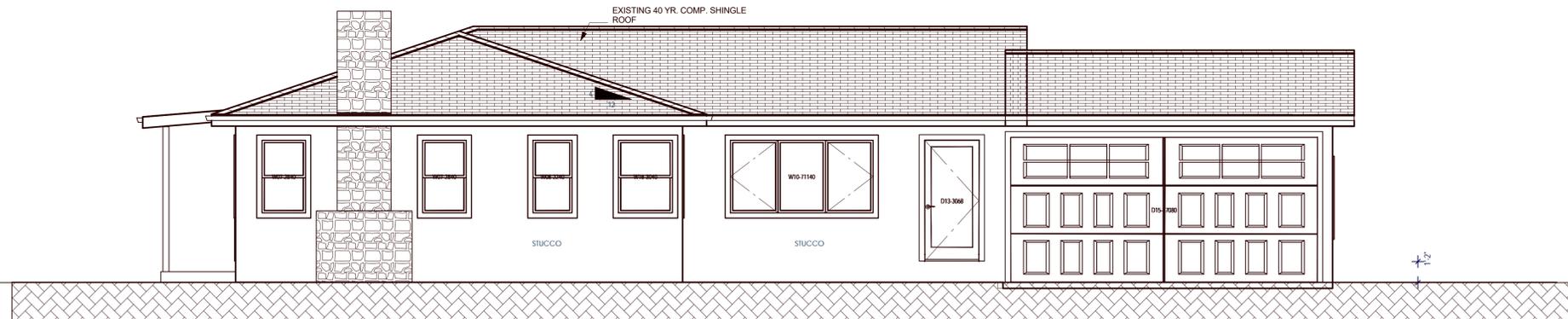
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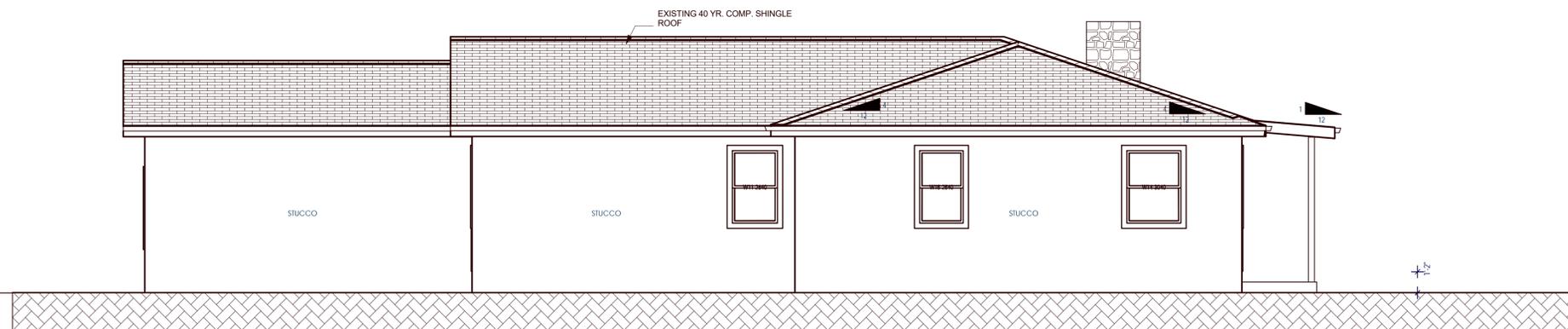


1 EXISTING FRONT (WEST) ELEVATION
SC: 1/4" = 1'-0"

2 EXISTING REAR (EAST) ELEVATION
SC: 1/4" = 1'-0"



3 EXISTING RIGHT (SOUTH) ELEVATION
SC: 1/4" = 1'-0"



4 EXISTING LEFT (NORTH) ELEVATION
SC: 1/4" = 1'-0"



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EXISTING ELEVATIONS

Date :

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Sheet No :

A1.2

FLOOR PLAN NOTES:

1. OUTSIDE LANDING MUST BE NO MORE THAN 1.5" BELOW THE TOP OF THRESHOLDS @ OUT-SWINGING EXTERIOR EGRESS DOORS, AND NO MORE THAN 7.75" BELOW THE TOP OF THRESHOLDS @ IN-SWINGING EXTERIOR EGRESS DOORS PER CRC 311.3.1.
2. EMERGENCY ESCAPE/EGRESS OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SF, A NET CLEAR HEIGHT OF NOT LESS THAN 24" & A NET CLEAR WIDTH NOT LESS THAN 20". THE SILL HEIGHT SHALL NOT EXCEED 44" MEASURED FROM THE FLOOR.
3. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE DOOR SHALL BE SIDE-HINGED.
4. (N) 18" X 24" MIN. CRAWLSPACE ACCESS.
5. (N) 22" X 54" MIN. ATTIC ACCESS PULL DOWN LADDER. VERIFY ACCESS IS LARGE ENOUGH TO ALLOW FOR THE LARGEST PIECE OF EQUIPMENT TO FIT THROUGH. MIN. ONE LIGHTING OUTLET SHALL BE INSTALLED & CONTROLLED BY A WALL SWITCH.

STAIR NOTES:

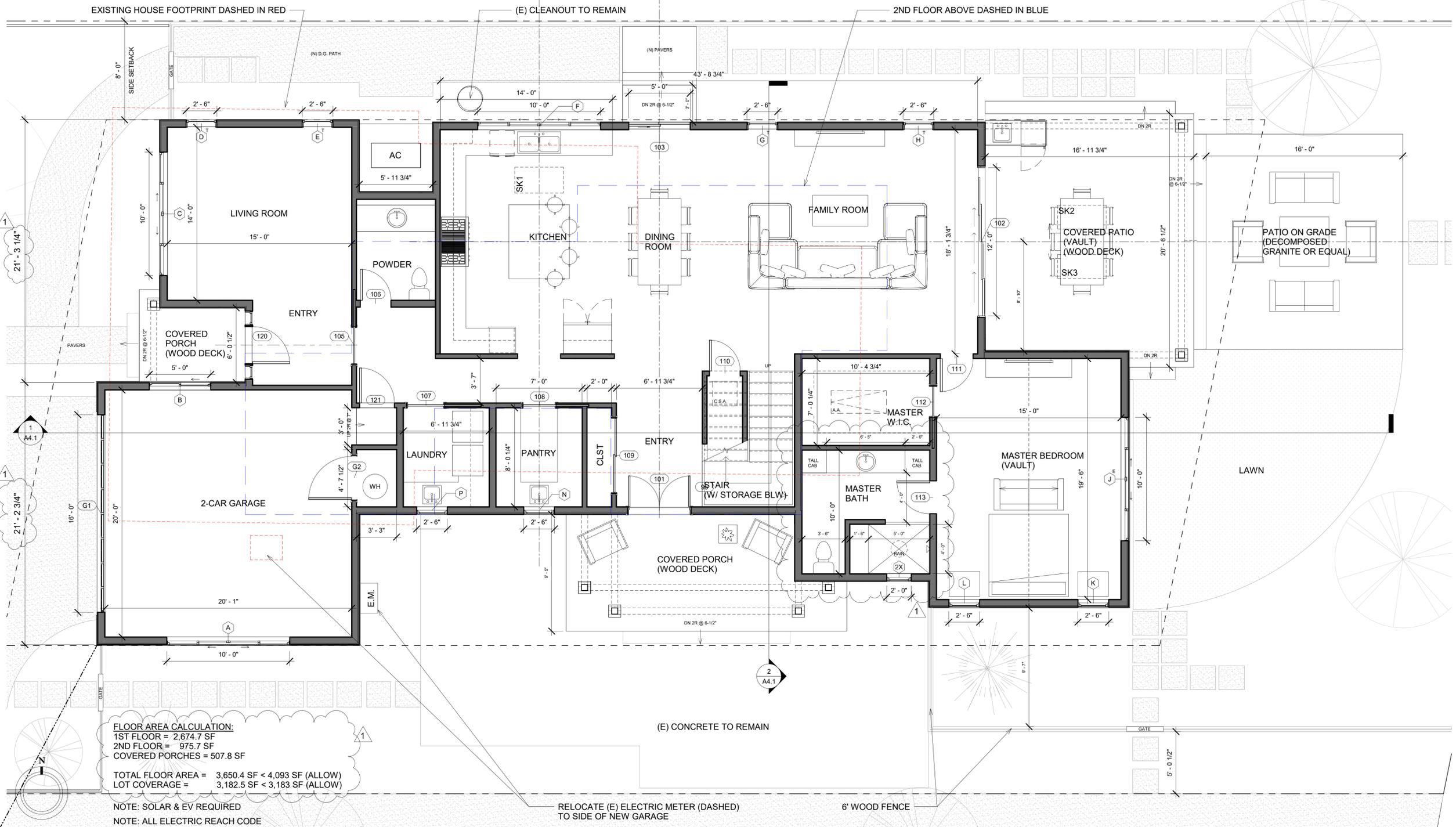
1. STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT & BELOW THE REQ'D HEADROOM HEIGHT.
2. THE HEADROOM IN STAIRWAYS SHALL NOT BE LESS THAN 6'-8" MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY.
3. THE RISER HEIGHT SHALL BE NOT MORE THAN 7 3/4" INCHES. THE TREAD DEPTH SHALL NOT BE LESS THAN 10".
4. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH FLIGHT OF STAIRS WITH FOUR OR MORE RISERS & SHALL NOT BE LESS THAN 34" HIGH & NOT BE MORE THAN 38".
5. PROVIDE CONTINUOUS 5/8" TYPE 'X' GYPSUM BOARD UNDER STAIR FOR ONE-HOUR FIRE SEPARATION.

KITCHEN NOTES:

1. VERIFY NEW CABINETS, COUNTERTOPS, APPLIANCES & FINISH SELECTIONS w/ OWNER & DESIGNER PRIOR TO ORDER. VERIFY ELECTRICAL CONNECTION REQUIREMENTS PRIOR TO CONST.
2. A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED AND SHALL BE CONSTRUCTED OF METAL WITH A SMOOTH INTERIOR SURFACE. PROVIDE BACK DRAFT PROTECTION. CMC 504.1.1, 504.3. KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100CFM WITH A MAXIMUM SOUND RATING OF 3 SONES FOR OPERATOR CONTROLLED FANS OR 1 SONE FOR FANS THAT OPERATE CONTINUOUSLY. ASHRA 62.2, CMC TABLE 403.7.
3. ADHESIVES, SEALANTS, CAULKS, PAINTS, & COATINGS SHALL COMPLY WITH THE VOC LIMITS. CALGREEN 4.504.2.1 & 4.504.2.2.
4. ALL PLUMBING WORK SHALL BE IN COMPLIANCE WITH THE LATEST ADOPTED CPC CODES.

- (N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16" O.C.—SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2—INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS.
- x DOOR KEY— SEE A6.1 FOR MORE INFORMATION
- x WINDOW KEY— SEE A6.1 FOR MORE INFORMATION
- A.A. ATTIC ACCESS
- C.S.A. CRAWLSPACE ACCESS

FLOOR PLAN LEGEND



FLOOR AREA CALCULATION:
 1ST FLOOR = 2,674.7 SF
 2ND FLOOR = 975.7 SF
 COVERED PORCHES = 507.8 SF

TOTAL FLOOR AREA = 3,650.4 SF < 4,093 SF (ALLOW)
 LOT COVERAGE = 3,182.5 SF < 3,183 SF (ALLOW)

NOTE: SOLAR & EV REQUIRED
 NOTE: ALL ELECTRIC REACH CODE

(E) CONCRETE TO REMAIN

RELOCATE (E) ELECTRIC METER (DASHED) TO SIDE OF NEW GARAGE

6' WOOD FENCE

48 16 32 48 feet

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Planning Rev 1	08-11-2023
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Contents :
PROPOSED FIRST FLOOR PLAN

Date :
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A2.1

FLOOR PLAN NOTES:

- (N) STAIRS --10" MIN. TREAD AND MAX. 7" RISER HEIGHT.
- (N) LANDING--MIN. 3' DEEP x WIDTH OF DOOR--MAX. 7-3/4" RISER HEIGHT TO TOP OF THE DOOR THRESHOLD OR DOOR TRACK TO THE EXTERIOR LANDING IN ORDER TO VERIFY COMPLIANCE WITH CRC R311.3.1 OR R311.3.2.
- VERIFY NEW CABINETS, COUNTERTOPS, FIXTURES, APPLIANCES & FINISH SELECTIONS w/ OWNER & DESIGNER PRIOR TO ORDER. VERIFY LOCATIONS.
- PROVIDE CLOSET POLES, CABINETS & BUILT-INS AS SHOWN. VERIFY SELECTION w/ OWNER.
- 2ND FLOOR ATTIC LESS THAN 30" IN HEIGHT, NO ATTIC ACCESS REQUIRED PER SECTION R807

STAIR NOTES:

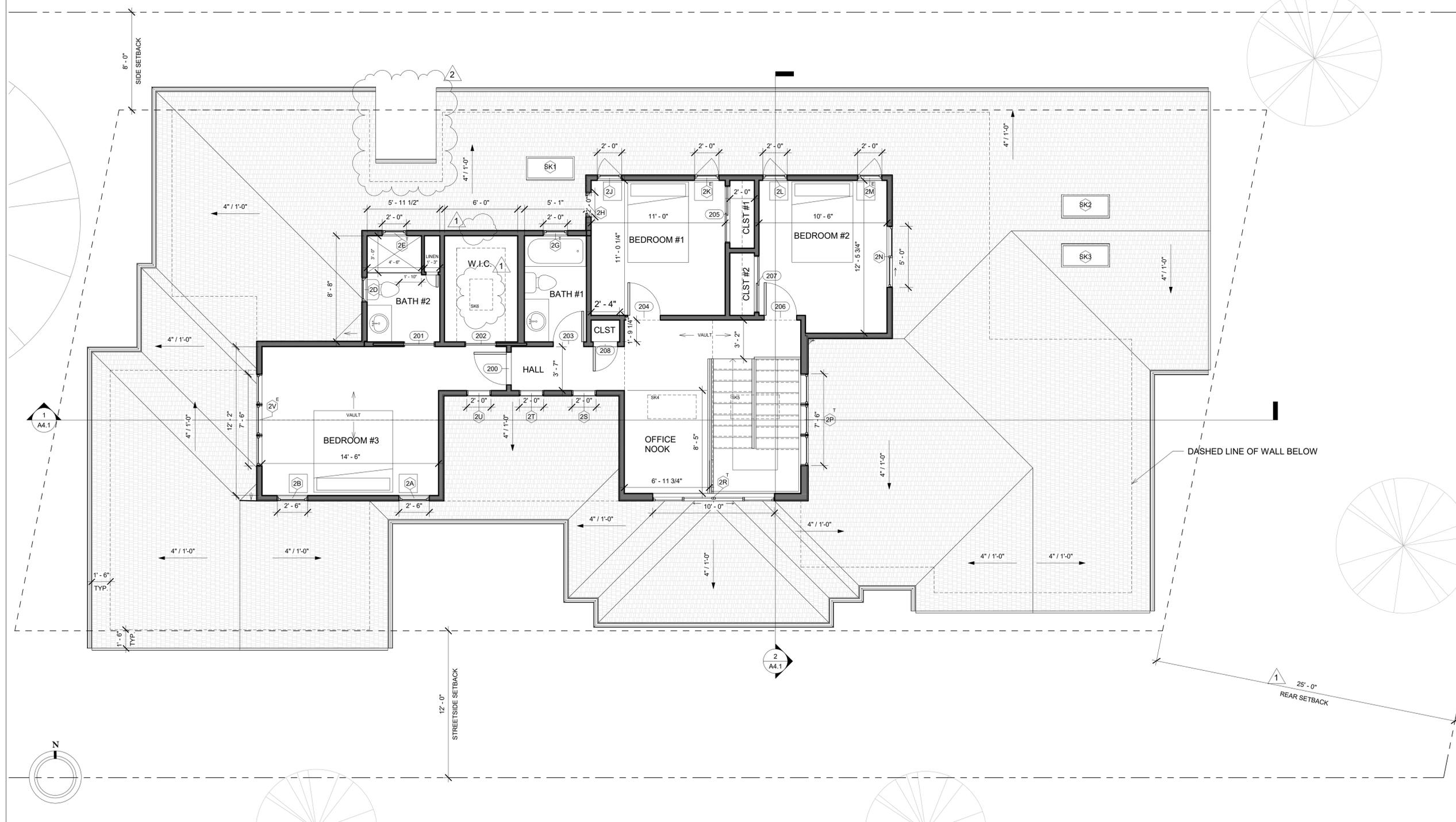
- STAIRWAYS SHALL NOT BE LESS THAN 36" IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT & BELOW THE REQ'D HEADROOM HEIGHT. THE CLEAR WIDTH OF STAIRWAYS AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE INSTALLED ON BOTH SIDES.
- REQUIRED GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE NOSINGS.
- REQUIRED GUARDRAILS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARDRAIL HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- PROVIDE CONTINUOUS 5/8" TYPE 'X' GYPSUM BOARD UNDER STAIR FOR ONE-HOUR FIRE SEPARATION.

BATHROOM NOTES:

- VERIFY NEW CABINETS, COUNTERTOPS, FIXTURES & FINISH SELECTIONS w/ OWNER & DESIGNER PRIOR TO ORDER. VERIFY LOCATIONS.
- NEW OR RECONFIGURED SHOWER STALLS SHALL BE A MINIMUM FINISHED INTERIOR OF 1,024 SQUARE INCHES, BE CAPABLE OF ENCOMPASSING A 30 INCH DIAMETER CIRCLE. ANY DOORS SHALL SWING OUT OF THE ENCLOSURE HAVE A CLEAR OPENING OF 22 INCHES MINIMUM. (CPC 408.5, 408.6).
- THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5)
- CURRENT WATER EFFICIENCY STANDARDS FOR VARIOUS PLUMBING FIXTURES:
 WATER CLOSET: 1.28 GALLONS/FLUSH
 SHOWERHEAD: 2.0 GALLONS/MINUTE AT 80 PSI
 FAUCET-BATH: 1.2 GALLONS/MINUTE AT 60 PSI

- (N) WALL: EXTERIOR: 2x6 STUDS @16" O.C.; INTERIOR 2x4 STUDS @16"O.C.--SEE ELEVATIONS AND STRUCTURAL DRAWINGS FOR EXTERIOR WALL MATERIAL ASSEMBLIES. INSTALL 2 LAYERS OF BUILDING PAPER (FOR STUCCO ONLY)/1 LAYER (MIN.) OF WEATHER RESISTIVE BARRIER (TYVEK HOUSE WRAP OR EQ.) OVER EXTERIOR WALLS SHEATHING PER CRC 703.2--INSTALL PER MANUF. INSTRUCTIONS. PROVIDE 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE @ INTERIOR PARTITIONS.
- DOOR KEY-- SEE A6.1 FOR MORE INFORMATION
- WINDOW KEY-- SEE A6.1 FOR MORE INFORMATION

FLOOR PLAN LEGEND



48 16 32 48
feet

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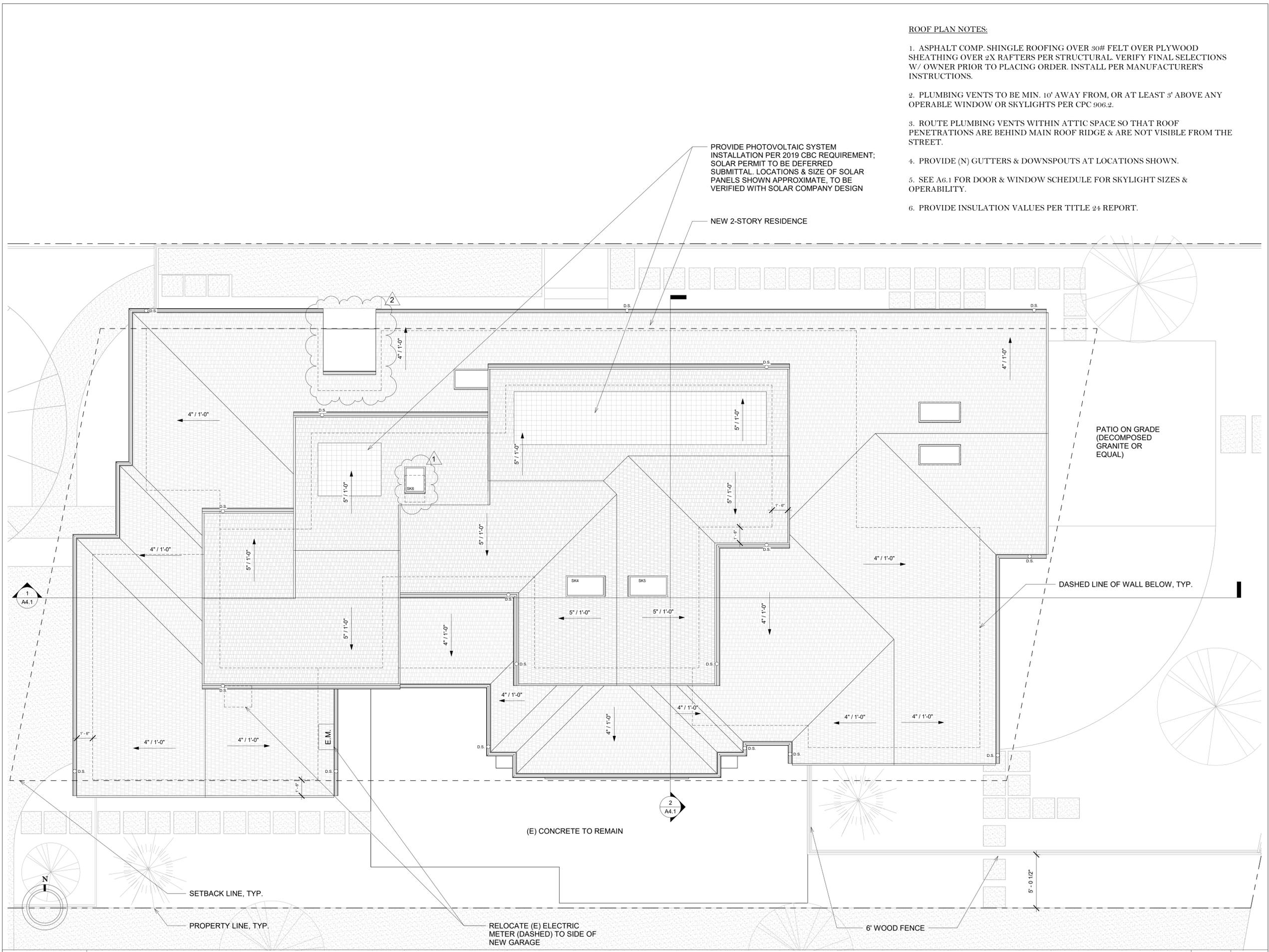
Contents :
PROPOSED SECOND FLOOR PLAN

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ROOF PLAN NOTES:

1. ASPHALT COMP. SHINGLE ROOFING OVER 30# FELT OVER PLYWOOD SHEATHING OVER 2X RAFTERS PER STRUCTURAL. VERIFY FINAL SELECTIONS W/ OWNER PRIOR TO PLACING ORDER. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. PLUMBING VENTS TO BE MIN. 10' AWAY FROM, OR AT LEAST 3' ABOVE ANY OPERABLE WINDOW OR SKYLIGHTS PER CPC 906.2.
3. ROUTE PLUMBING VENTS WITHIN ATTIC SPACE SO THAT ROOF PENETRATIONS ARE BEHIND MAIN ROOF RIDGE & ARE NOT VISIBLE FROM THE STREET.
4. PROVIDE (N) GUTTERS & DOWNSPOUTS AT LOCATIONS SHOWN.
5. SEE A6.1 FOR DOOR & WINDOW SCHEDULE FOR SKYLIGHT SIZES & OPERABILITY.
6. PROVIDE INSULATION VALUES PER TITLE 24 REPORT.

PROVIDE PHOTOVOLTAIC SYSTEM INSTALLATION PER 2019 CBC REQUIREMENT; SOLAR PERMIT TO BE DEFERRED SUBMITTAL. LOCATIONS & SIZE OF SOLAR PANELS SHOWN APPROXIMATE, TO BE VERIFIED WITH SOLAR COMPANY DESIGN

NEW 2-STORY RESIDENCE

PATIO ON GRADE (DECOMPOSED GRANITE OR EQUAL)

DASHED LINE OF WALL BELOW, TYP.

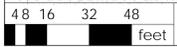
(E) CONCRETE TO REMAIN

RELOCATE (E) ELECTRIC METER (DASHED) TO SIDE OF NEW GARAGE

6' WOOD FENCE

SETBACK LINE, TYP.

PROPERTY LINE, TYP.



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PROPOSED ROOF PLAN

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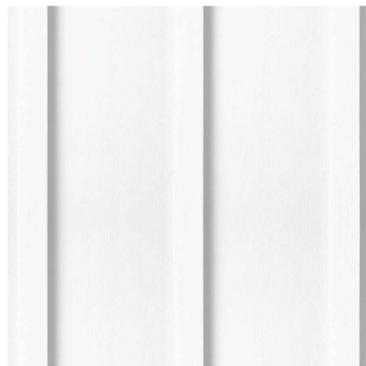
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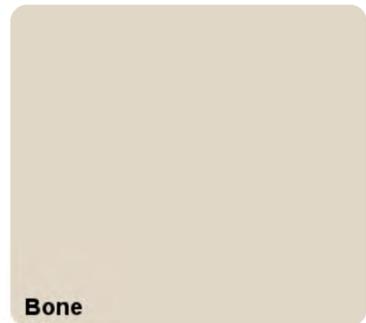
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STUCCO EXTERIOR WALL FINISH TO BE PAINTED (KELLY MOORE "BONE")



CERTAINTED BOARD & BATTEN VERTICAL VINYL SIDING (8") TO BE PAINTED (KELLY MOORE "BONE")



KELLY MOORE "BONE" PAINT FOR EXTERIOR WALLS



STONE VENEER TO BE ELDORADO STONE: WHITEBARK



WROUGHT IRON FENCING; VERIFY SELECTION & DESIGN w/ OWNER



VELUX FIXED CURB-MOUNTED SKYLIGHTS OR EQUAL



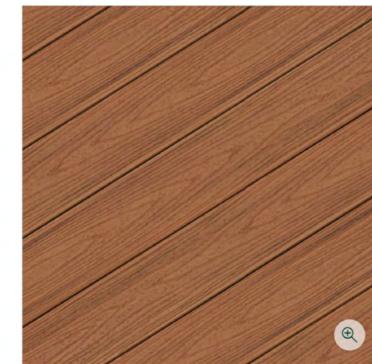
MILGARD TRINSIC VINYL FRAME DUAL PANE EXTERIOR DOORS & WINDOWS. EXT. COLOR: ESPRESSO; INT. COLOR: WHITE. 2" EXT. TRIM



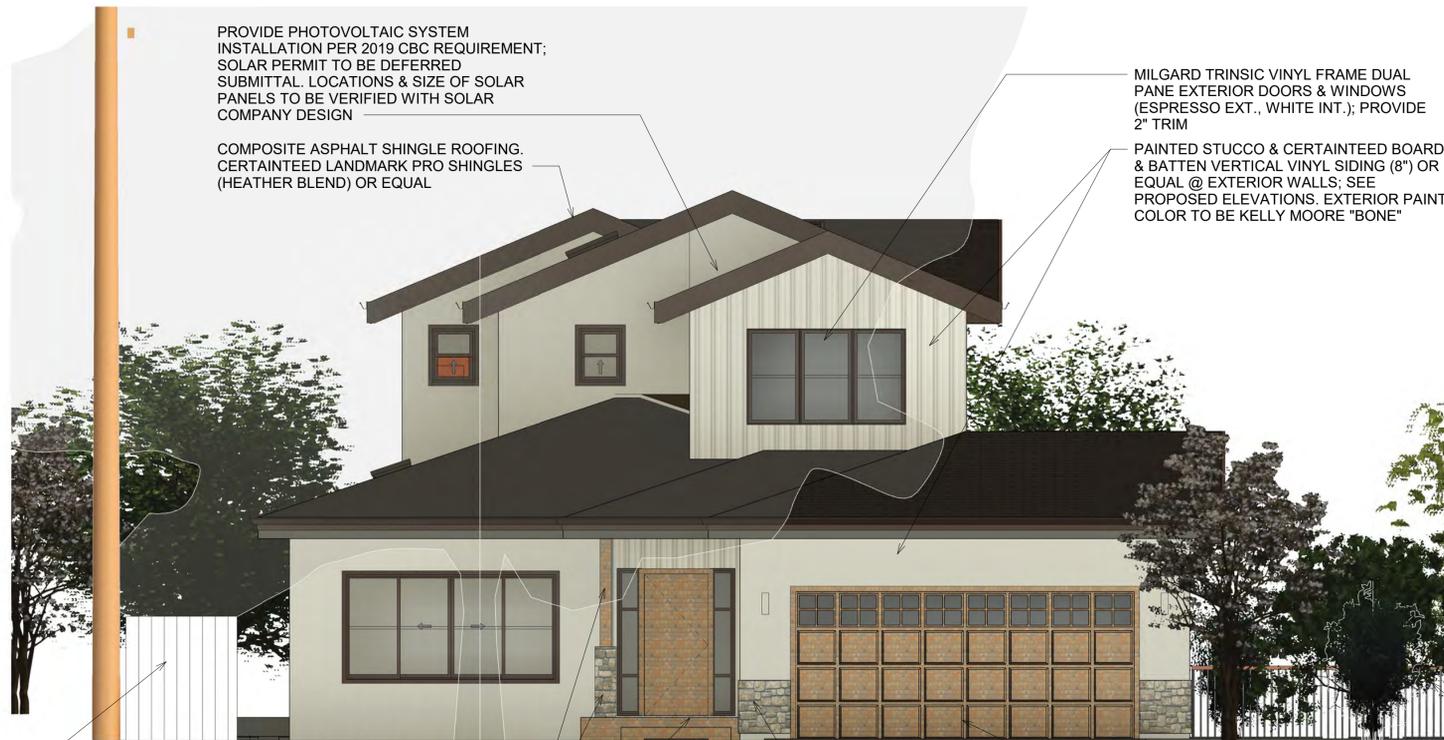
CERTAINTED LANDMARK PRO COMPOSITE ASPHALT SHINGLE ROOFING; COLOR: HEATHER BLEND



CEDAR WRAPPED COLUMNS



TREX COMPOSITE DECKING: "TIKI TORCH"



PROVIDE PHOTOVOLTAIC SYSTEM INSTALLATION PER 2019 CBC REQUIREMENT; SOLAR PERMIT TO BE DEFERRED SUBMITTAL. LOCATIONS & SIZE OF SOLAR PANELS TO BE VERIFIED WITH SOLAR COMPANY DESIGN

COMPOSITE ASPHALT SHINGLE ROOFING. CERTAINTED LANDMARK PRO SHINGLES (HEATHER BLEND) OR EQUAL

MILGARD TRINSIC VINYL FRAME DUAL PANE EXTERIOR DOORS & WINDOWS (ESPRESSO EXT., WHITE INT.); PROVIDE 2" TRIM

PAINTED STUCCO & CERTAINTED BOARD & BATTEN VERTICAL VINYL SIDING (8") OR EQUAL @ EXTERIOR WALLS; SEE PROPOSED ELEVATIONS. EXTERIOR PAINT COLOR TO BE KELLY MOORE "BONE"

6" WOOD FENCING IN REAR & SIDE YARD TO COMPLY WITH CITY OF CAMPBELL FENCE REGULATIONS

CEDAR WRAPPED COLUMNS w/ STONE VENEER BASE (TO MATCH EXTERIOR WALL STONE VENEER); STONE VENEER TO BE ELDORADO STONE - WHITEBARK

COVERED PORCHES TO BE TREX COMPOSITE DECKING (TIKI TORCH)

WOOD OR SIMILAR GARAGE DOOR TO MATCH CEDAR COLUMN OR TREX COMPOSITE DECKING COLOR/STAIN w/ TOP ROW OF WINDOWS

3'-6" WROUGHT IRON FENCING IN FRONT & STREETSIDE YARDS

STONE VENEER TO BE ELDORADO STONE - WHITEBARK (TO MATCH COLUMN BASE)

Planning Submittal	02-23-2023
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□ PROVIDE PHOTOVOLTAIC SYSTEM INSTALLATION PER 2019 CBC REQUIREMENT; SOLAR PERMIT TO BE DEFERRED SUBMITTAL. LOCATIONS & SIZE OF SOLAR PANELS TO BE VERIFIED WITH SOLAR COMPANY DESIGN

COMPOSITE ASPHALT SHINGLE ROOFING. CERTAINEED LANDMARK PRO SHINGLES (HEATHER BLEND) OR EQUAL

MILGARD TRINSIC VINYL FRAME DUAL PANE EXTERIOR DOORS & WINDOWS (ESPRESSO)

PAINTED STUCCO & CERTAINEED BOARD & BATTEN VERTICAL VINYL SIDING (8") OR EQUAL @ EXTERIOR WALLS; SEE PROPOSED ELEVATIONS. EXTERIOR PAINT COLOR TO BE KELLY MOORE "BONE"

Ridge Height
24' - 8"

2nd Floor Plate
Height
19' - 3"

2nd Floor F.F.
Height
10' - 2"

1st Floor F.F. -
BLDG
0' - 0"

(E) Grade
-1' - 2"

6" WOOD FENCING IN REAR & SIDE YARD TO COMPLY WITH CITY OF CAMPBELL FENCE REGULATIONS

CEDAR WRAPPED COLUMNS w/ STONE VENEER BASE (TO MATCH EXTERIOR WALL STONE VENEER); STONE VENEER TO BE ELDERODO STONE - WHITEBARK

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3'-6" WROUGHT IRON FENCING IN FRONT & STREETSIDE YARDS

STONE VENEER TO BE ELDERODO STONE - WHITEBARK (TO MATCH COLUMN BASE)

48 16 32 48
feet

GENERAL NOTES:

1. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION THAT IS LEGIBLE & VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND (ARABIC NUMBERS OR ALPHABETICAL LETTERS), NOT LESS THAN 4" IN HEIGHT WITH A STROKE NOT LESS THAN .5".
2. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR, W/ A WIDTH NOT LESS THAN THE DOOR SERVED & A DIMENSION OF NOT LESS THAN 36" MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 2%.
3. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD OR 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR. DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4" INCHES BELOW THE TOP OF THE THRESHOLD.
4. EMERGENCY ESCAPE/EGRESS OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SF, A NET CLEAR HEIGHT OF NOT LESS THAN 24" & A NET CLEAR WIDTH NOT LESS THAN 20". THE SILL HEIGHT SHALL NOT EXCEED 44" MEASURED FROM THE FLOOR.
5. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE DOOR SHALL BE SIDE-HINGED.
6. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET OF HORIZONTAL DISTANCE, A 5-PERCENT SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

Proposed Front Elevation 1/4"=1'-0" 2

NOTE: SEE A0.2.1 & A0.2.2 FOR GENERAL NOTES

1. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

COMPOSITE ASPHALT SHINGLE ROOFING. CERTAINEED LANDMARK PRO SHINGLES (HEATHER BLEND) OR EQUAL

VELUX SKYLIGHTS OR EQUAL

PAINTED STUCCO & CERTAINEED BOARD & BATTEN VERTICAL VINYL SIDING (8") OR EQUAL @ EXTERIOR WALLS; SEE PROPOSED ELEVATIONS. EXTERIOR PAINT COLOR TO BE KELLY MOORE "BONE"

MILGARD TRINSIC VINYL FRAME DUAL PANE EXTERIOR DOORS & WINDOWS (ESPRESSO)

DECORATIVE TRUSS & COVERED PORCH WOOD DECKING CEILING TO BE STAINED TO MATCH COLUMNS & TREX COMPOSITE DECKING

Ridge Height
24' - 8"

2nd Floor Plate
Height
19' - 3"

2nd Floor F.F.
Height
10' - 2"

1st Floor Plate
Height
9' - 1"

1st Floor F.F. -
BLDG
0' - 0"

(E) Grade
-1' - 2"

6" WOOD FENCING IN REAR & SIDE YARD TO COMPLY WITH CITY OF CAMPBELL FENCE REGULATIONS

3'-6" WROUGHT IRON FENCING IN FRONT & STREETSIDE YARDS

STONE VENEER TO BE ELDERODO STONE - WHITEBARK (TO MATCH COLUMN BASE)

CEDAR WRAPPED COLUMNS w/ STONE VENEER BASE (TO MATCH EXTERIOR WALL STONE VENEER); STONE VENEER TO BE ELDERODO STONE - WHITEBARK

COVERED PORCHES TO BE TREX COMPOSITE DECKING (TIKI TORCH)

48 16 32 48
feet

Proposed Rear Elevation 1/4"=1'-0" 1

3466 Edward Ave.
Santa Clara CA 95054
P: 408.248.8000
F: 408.695.7652
www.valleyhomebuilders.com



Job Title/Address:
**VASAPOLLO
RESIDENCE**
NEW 2-STORY RESIDENCE
1320 BURROWS ROAD,
CAMPBELL, 95008

Revision :	
Planning Submittal	02-23-2023
Planning Rev 1	08-11-2023
Planning Rev 2	09-14-2023

Contents :
**PROPOSED FRONT &
REAR ELEVATIONS**

Date :
DEC.20.2022

Drawn by :
NP

Scale :
AS SHOWN

Sheet No :

A3.1

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PROPOSED SIDE ELEVATIONS

Date :
DEC.20.2022

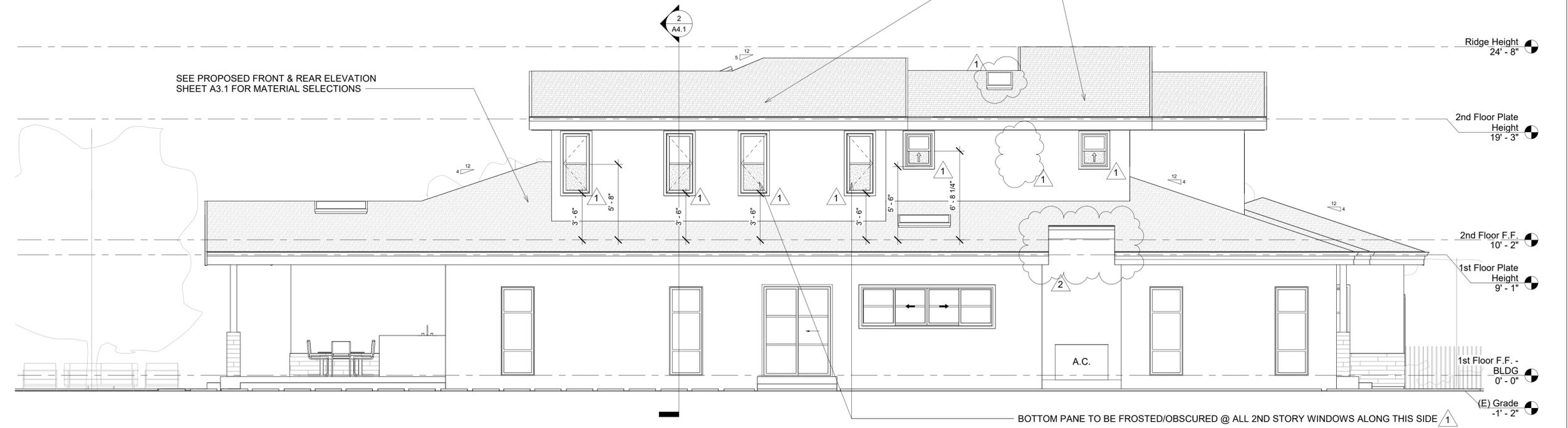
Drawn by :
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Scale :
 AS SHOWN

Sheet No :
A3.2

PROVIDE PHOTOVOLTAIC SYSTEM INSTALLATION PER 2019 CBC REQUIREMENT; SOLAR PERMIT TO BE DEFERRED SUBMITTAL. LOCATIONS & SIZE OF SOLAR PANELS TO BE VERIFIED WITH SOLAR COMPANY DESIGN

SEE PROPOSED FRONT & REAR ELEVATION SHEET A3.1 FOR MATERIAL SELECTIONS



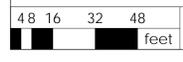
Proposed Left Side Elevation 1/4"=1'-0" 2

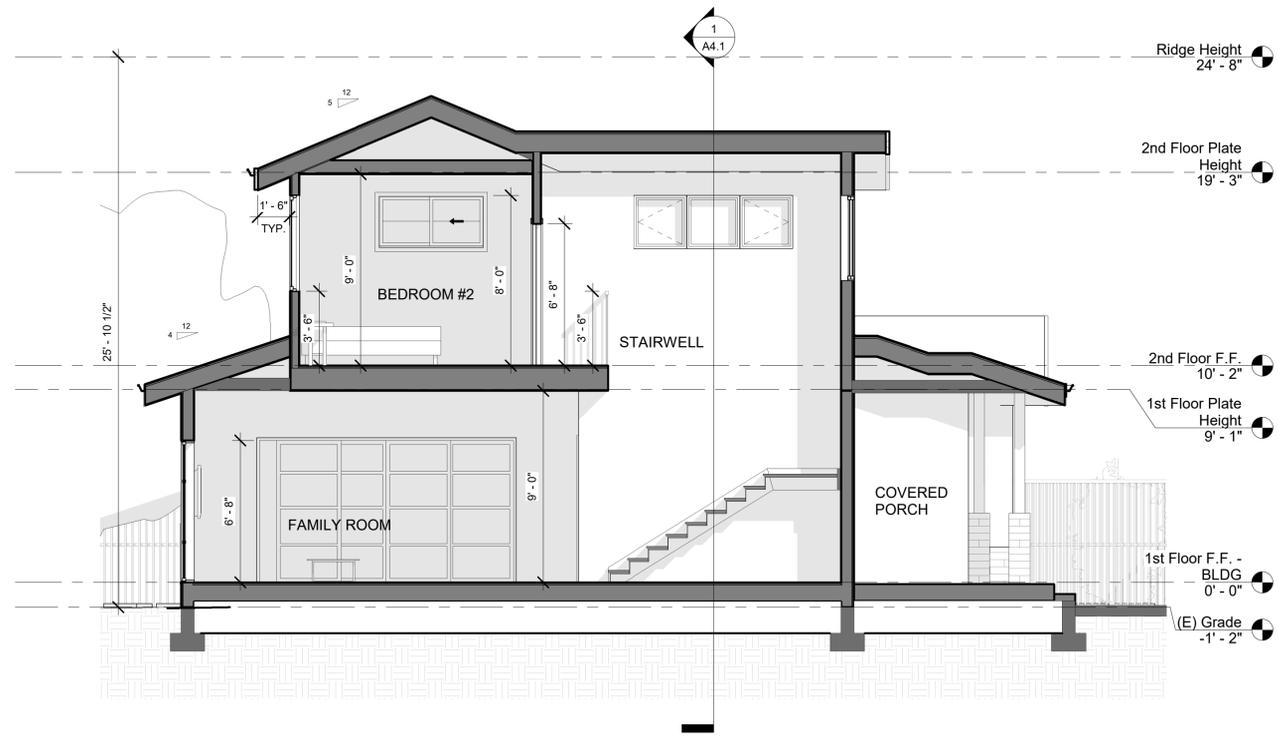
NOTE: SEE A0.2.1 & A0.2.2 FOR GENERAL NOTES

SEE PROPOSED FRONT & REAR ELEVATION SHEET A3.1 FOR MATERIAL SELECTIONS



Proposed Right Side Elevation 1/4"=1'-0" 1





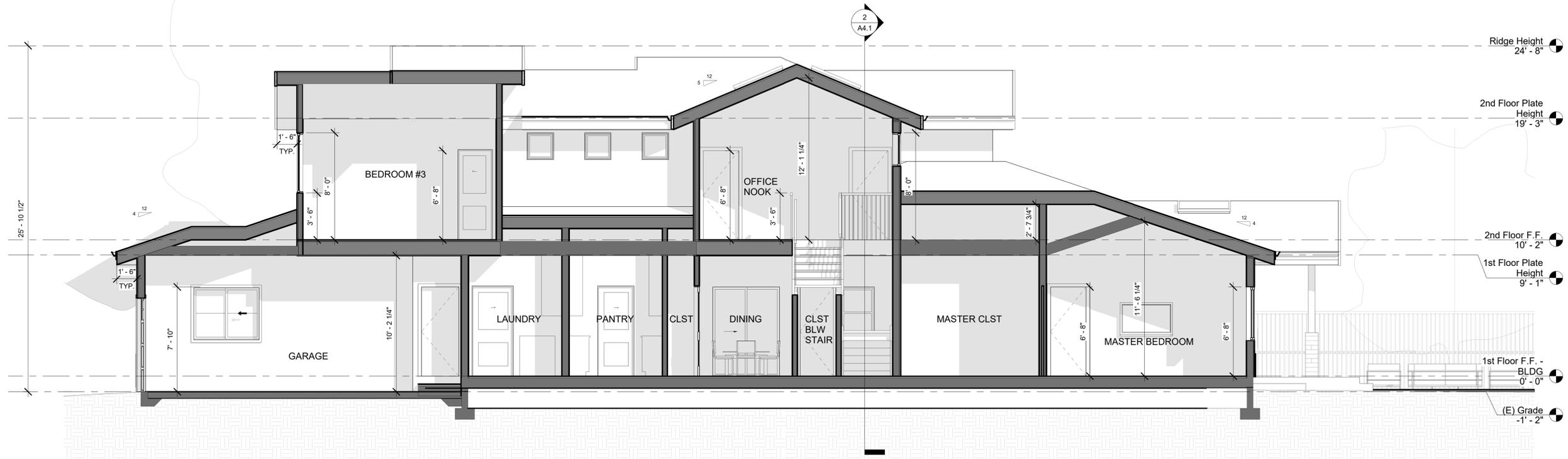
GENERAL NOTES:

1. TYPICAL INTERIOR WALL: 2x4 STUDS @ 16" O.C. U.N.O. w/ 5/8" GYPSUM WALL BOARD ON EACH SIDE. PLUMBING WALLS SHALL BE 2x6.
2. TYPICAL EXTERIOR WALL: 2x4 STUDS @ 16" O.C. U.N.O. SEE ARCHITECTURAL FLOOR PLAN & STRUCTURAL PLANS FOR MORE INFO. PROVIDE INSULATION PER TITLE 24 REPORT REQUIREMENTS.
3. 1-HOUR FIRE RATED EXTERIOR WALLS: 2x4 STUDS @ 16" O.C. w/ 7/8" CEMENT PLASTER & METAL LATH OVER TWO LAYERS GRADE D BLDG PAPER OVER 1/2" PLYWOOD SHEATHING. PROVIDE 1/2" GYPSUM WALL BOARD @ INTERIOR SIDE.
4. INSTALL MIN. 1/2" GYP.BD. ON WALLS, UNDER-STAIR SURFACE, AND ANY SOFFITS AT ENCLOSED ACCESSIBLE SPACE UNDER STAIRS PER CRC 302.7
5. 5/8" GYPSUM BOARD PROVIDED @ CEILINGS, TYPICAL.
6. ASPHALT SHINGLE ROOFING OVER 30# FELT OVER 1/2" PLYWOOD SHEATHING. 2xX ROOF RAFTERS, SEE STRUCTURAL. VERIFY ROOFING SELECTION w/ OWNER & CONTRACTOR.
7. WHERE FLASHING IS INSTALLED, THE FLASHING SHALL NOT BE LESS THAN 0.019" NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL. FASTENERS FOR THE ROOFING SHALL ALSO BE CORROSION-RESISTANT.
8. VERIFY SELECTION OF GUTTERS & DOWNSPOUTS w/ OWNER & CONTRACTOR. ROOF GUTTERS SHALL BE PROVIDED w/THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS IN THE GUTTER.
9. VERIFY FINISH MATERIALS w/ CLIENT & CONTRACTOR. SEE PROPOSED ELEVATIONS FOR REFERENCE.
10. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5%. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

48 16 32 48 feet

Proposed Section 1/4"=1'-0" 2

NOTE: SEE A0.2.1 & A0.2.2 FOR GENERAL NOTES



48 16 32 48 feet

Proposed Section 1/4"=1'-0" 1

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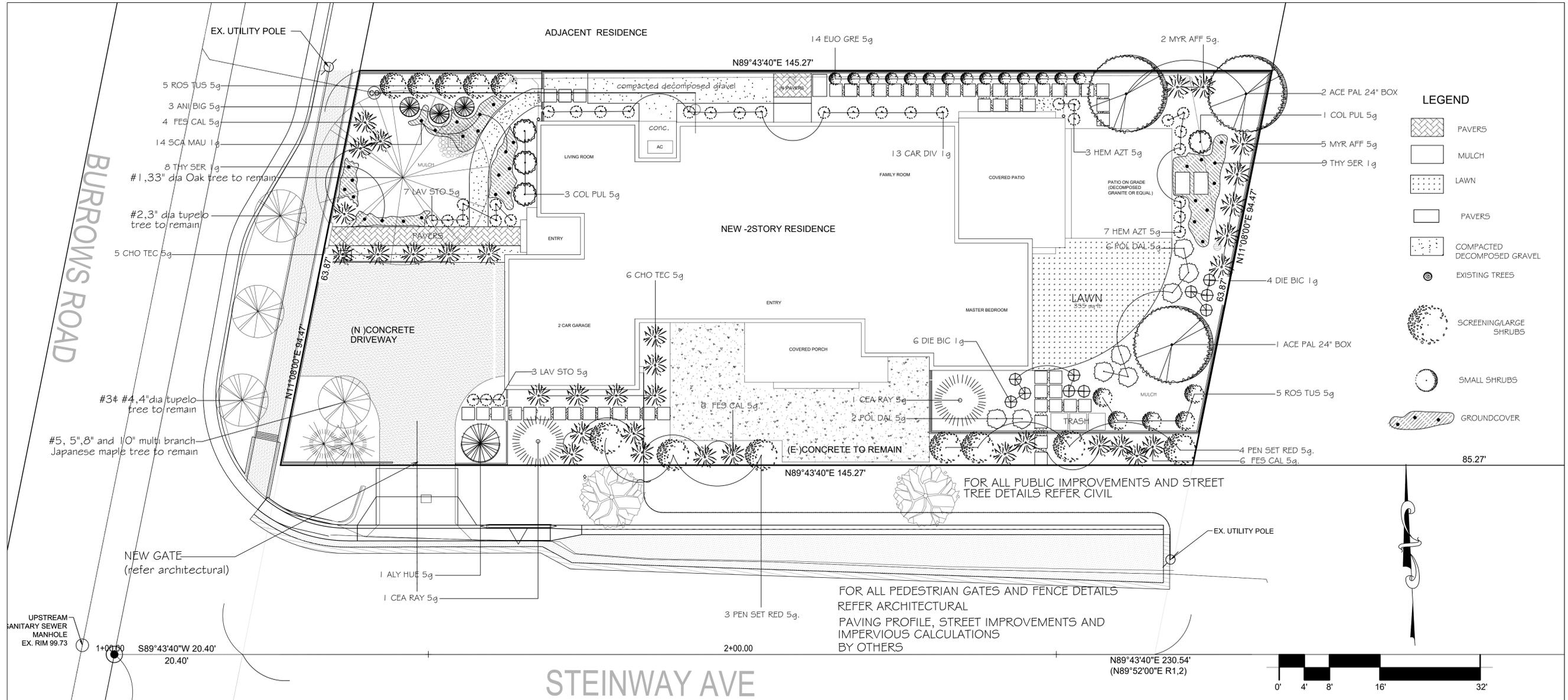
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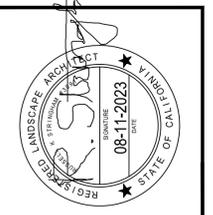


MR
Menaka Rao
LANDSCAPE DESIGN

4653 MonteCarlo Park Court
Fremont, CA 94538
Ph:650 644 7631

DRAWN BY:
MENAKA RAO

SIGNED BY:
RUSSELL STRINGHAM
LA #3091



VASAPOLLO RESIDENCE
1320 BURROWS ROAD,
CAMPBELL, CA
LANDSCAPE PLAN

LEGEND

- PAVERS
- MULCH
- LAWN
- PAVERS
- COMPACTED DECOMPOSED GRAVEL
- EXISTING TREES
- SCREENING/LARGE SHRUBS
- SMALL SHRUBS
- GROUNDCOVER

GENERAL NOTES

THE LANDSCAPE DESIGN FOR THIS PROJECT COMBINES BOTH DROUGHT TOLERANT PLANTINGS, AND A HIGHLY EFFICIENT DRIP IRRIGATION SYSTEM TO COMPLY WITH THE LOCAL WATER ORDINANCE, AND PROVIDE A LANDSCAPE THAT IS WATER WISE, SUSTAINABLE, AND LOW MAINTENANCE.

MOST OF THE PLANTINGS PROPOSED ARE DROUGHT TOLLERANT WITH A HIGH MAJORITY HAVING THE WUCOLS CLASSIFICATION OF LOW OR VERY LOW WATER USE. THE SPACING OF THE PLANT MATERIALS ALLOW THE PLANTS TO MATURE TO THEIR ULTIMATE SIZE WITHOUT THE NEED FOR SHEERING, HEADING BACK, AND EXCESSIVE OFFHAULING OF CUTTINGS. THE SPACING OF THE PLANT MATERIALS ALSO ALLOW SOME NEGATIVE SPACE WHICH WILL PROVIDE A NON-COVER PLANTED LOOK, AND VISUAL INTEREST. ALL AREAS NOT PLANTED WILL HAVE A 3" MINIMUM LAYER OF MULCH FOR WEED PREVENTION, SOIL STABILATION, AND WATER RETENTION.

THE IRRIGATION SYSTEM IS ROBUST, TIME PROVEN, WITH ALL SHRUBS AND GROUNDCOVERS BEING DRIP IRRIGATED. THE LAWN WILL BE SPRAY IRRIGATED. THE IRRIGATION SYSTEM USES A CONTROLLER THAT HAS THE CAPABILITY OF BEING WEATHER BASED, RECEIVING DAILY WEATHER INPUT TO ADJUST THE IRRIGATION SCHEDULE BASED ON REAL TIME WEATHER INPUT. THIS WILL ELIMINATE WATERING DURING TIME OF HIGH HUMIDITY, RAIN, OR HIGH SOIL SATURATION. THE IRRIGATION SYSTEM WILL BE ALL HARD PIPE UNDERGROUND, WITH THREADED RISERS, AND A THREADED DISTRIBUTION HEAD, WITH NO POLY PIPE OR BARBED CONNECTIONS. Y-STRAINERS WILL BE USED AT EACH VALVE.

A LANDSCAPE IRRIGATION AUDIT IS REQUIRED. THIS AUDIT MUST BE COMPLETED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR, NOT THE DESIGNER OR INSTALLER. THE AUDIT MUST BE SUBMITTED TO THE BUILDING DEPARTMENT, WITH A CERTIFICATE OF COMPLETION (APPENDIX C) AS REQUIRED BY THE DEPARTMENT OF WATER RESOURCES, PRIOR TO SCHEDULING A FINAL INSPECTION OF THE WATER EFFICIENT LANDSCAPE PERMIT.

PLANT LIST : 1320 Burrows road, Campbell			
KEY	TREES	COMMON NAME	WUCOLS Region 1
ACE PAL	Acer palmatum 'Sango kaku'	coral bark maple	MOD
SHRUBS			
ALY HUE	Alyogyne Huegelii	Blue Hibiscus	LOW
ANI BIG	Anigozanthus 'Big red'	kangaroo paw	LOW
CEA RAY	Ceanothus 'Ray Hartman'	Wild Lilac	LOW
CHO TEC	Chondropetalum tectorum 'El campo'	small cape rush	LOW
COL PUL	Coleonema pulchrum	Pink breath of heaven	LOW
DIE BIC	Dietes bicolor	Fornight Lily	LOW
EUO GRE	Euonymus japonica 'Green spires'	Box leaf	LOW
FES CAL	Festuca californica 'Serpentine blue'	California fescue	LOW
HEM AZT	Hemerocallis 'Aztec gold'	Aztec gold daylily	LOW
LAV STO	Lavandula stoechas	Spanish Lavender	LOW
MYR AFF	Myrsine africana	African Boxwood	LOW
PEN SET RED	Pennisetum setaceum 'red'	Fountain grass red	LOW
POL DAL	Polygala dalmasia	Pea Shrub	LOW
ROS TUS	Rosmarinus 'Tuscan Blue'	Rosemary	LOW
GROUND COVERS			
SCA MAU	Scaveola 'Maue Clusters'	Scaveola	LOW
THY SER	Thymus serpyllum 'Elfin'	Creeping thyme	LOW
CAR DIV	Carex divisa	Berkeley sedge	LOW

LANDSCAPE DOCUMENTATION PACKAGE AND CHECKLIST

PROJECT INFORMATION

- A. DATE: 02-20-2024
- B. PROJECT APPLICANT: EUFEMIA VASAPOLLO
1320 BURROWS ROAD, CAMPBELL, CA 95008
PROJECT ADDRESS: 1320 BURROWS ROAD, CAMPBELL, CA 95008
APN NO:
- D. TOTAL IRRIGATED LANDSCAPE AREA=2347 SQ FT
- E. WATER SUPPLY: POTABLE, CAL-WATER
- F. PROJECT TYPE: NEW RESIDENCE
- G. PROJECT CHECKLIST: SEE BELOW
- H. PROJECT CONTACT: MENAKA RAO 650 644 7631,
RUSSELL STRINGHAM, 408-886-4089

I. LANDSCAPE DOCUMENTATION PACKAGE CERTIFICATION:
"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package"

Signature _____ Date _____

- 2. WATER EFFICIENT LANDSCAPE WORKSHEET
- D. HYDROZONE INFORMATION TABLE - SEE SHEETS L-2
- E. WATER BUDGET CALCULATIONS MAWA AND ETWU- SEE SHEET L-3
- 3. SOIL MANAGEMENT REPORT BY OTHERS
- 4. LANDSCAPE DESIGN PLAN SEE SHEET L-1
- 5. IRRIGATION DESIGN PLAN SEE SHEET L-2
- 6. GRADING DESIGN PLAN REFER CIVIL SET

- LANDSCAPE DOCUMENTATION CHECKLIST
- 1. PROJECT INFORMATION- CHECK
 - 2. WATER EFFICIENT LANDSCAPE WORKSHEET- CHECK
 - 3. SOIL MANAGEMENT REPORT- BY OTHERS
 - 4. LANDSCAPE DESIGN PLAN-CHECK
 - 5. IRRIGATION DESIGN PLAN- CHECK
 - 6. GRADING DESIGN PLAN-CONSULT CIVIL

TOTAL LANDSCAPE AREA= 2347 SQ FT

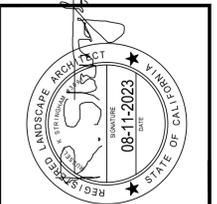
REVISION	REVISION DATE
1	08-11-23

DATE: 02-20-23

JOB:

SCALE: 1" = 1/8"

SHEET: L-1



VASAPOLLO RESIDENCE
1320 BURROWS ROAD,
CAMPBELL, CA
IRRIGATION PLAN

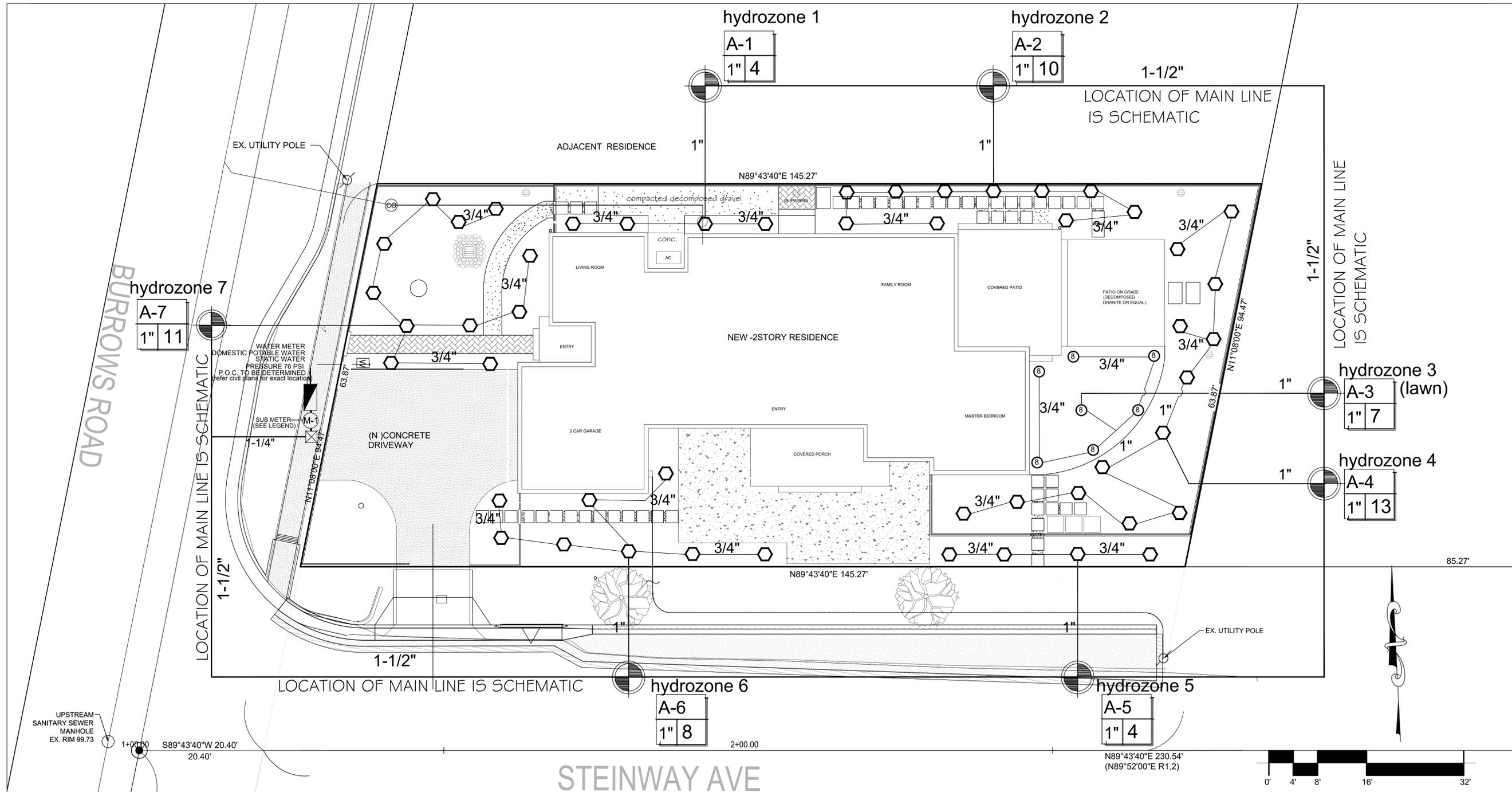
REVISION	REVISION DATE
1	08-11-23

DATE:
02-20-23

JOB:

SCALE:
1' = 1/8"

SHEET:
L-2



IRRIGATION LEGEND

- A** IRRITROL MC-E (BLUE) SERIES WITH "CLIMATE LOGIC" ON SITE WIRELESS WEATHER SENSOR. 18 STATION. WEATHER BASED SMART CONTROLLER. IRRITROL #FS-B150 1 1/2" LINE SIZE FLOW SENSOR TO BE USED WITH THE CONTROLLER. CONTRACTOR TO VERIFY COMPATIBILITY BETWEEN THE CONTROLLER AND THE FLOW SENSOR.
- ▲** ZURN WILKINS REDUCED PRESSURE BACKFLOW PREVENTER 1 1/4" AT POINT OF CONNECTION PROVIDE A MASTER SHUT OFF VALVE (ZURN-WILKINS MODEL 850XL FULL PORT BRONZE BALL VALVE 1 1/2") TO BE MOUNTED UPSTREAM FROM THE BACKFLOW PREVENTER.
- M-1** RAINBIRD FMD SERIES LANDSCAPE IRRIGATION WATER SUB-METER FM150B 1 1/2" (1.54 TO 100 GPM) ALL IRRIGATION VALVES TO BE DOWNSTREAM FROM THE SUB-METER TO MEASURE ALL IRRIGATION USED FOR LANDSCAPING. THE SUBMETER WILL BE USED TO MEASURE WATER USAGE FOR IRRIGATING THE LANDSCAPE. THE SUBMETER WILL BE PLACED BELOW GRADE.
- ⊠** Y STRAINER WILKINS YSBR SERIES WITH A 100 MESH SCREEN (LINE SIZE) MOUNT AS PART OF THE BACK FLOW ASSEMBLY.
- ⊕** RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE SIZE AS NOTED.
- PRESSURIZED WATER MAIN, PVC SCHEDULE 40, BURY 18" MIN.
— IRRIGATION LINE PVC CLASS 200, BURY 12" MIN.
USE SLEEVES WHERE EVER IRRIGATION LINES MUST PASS UNDER PAVING, TO BE COORDINATED ON SITE BY THE LANDSCAPE CONTRACTOR. SLEEVES SHALL BE 4" PVC SCHEDULE 40 BURY 18" MIN., EXTEND 6" BEYOND EDGE OF PAVING
- A-12** — CIRCUIT DESIGNATION
1" 12 — GALLONS PER MINUTE
↑ — VALVE SIZE
- ⊙** AGRIFIM MAXI-FLO BUBBLER
6 OUTLETS AT 10 GPH EACH OPERATING RANGE 20-80 PSI
USE A Y-STRAINER DOWN STREAM FROM VALVE FOR EACH CIRCUIT (SEE IRRIGATION LEGEND FOR SIZE AND TYPE OF FILTER)
USE 1/4" DISTRIBUTION TUBING (.170" I.D. X .250" O.D.-POLY)
-MAXIMUM RUN 8' - LINES SHALL NOT TEE. PROVIDE ONE LINE TO EACH SHRUB OR GROUND COVER, AND TWO TO EACH TREE
USE SUPPORT STAKE #S6 AT END
USE BUG PLUG #BP250
- ▲** Y STRAINER FOR ALL DRIP CIRCUITS
MOUNT IN A SEPERATE PLASTIC BOX DOWN STREAM FROM THE VALVE.
- QUICK COUPLING VALVE, RAINBIRD 44LRC 1", MOUNT IN A PLASTIC VALVE BOX WITH A COVER. EXACT LOCATIONS TO BE DETERMINED ON SITE.
- ⊗** TORO 570Z 8'RADIUS (PROVIDE ARC AS NEEDED FOR PROPER COVERAGE)

IRRIGATION NOTES

PLAN IS DIAGRAMMATIC; THE EXACT LOCATION OF VALVES, LINES, HEADS, ETC., SHALL BE DETERMINED IN THE FIELD. LINES SHALL BE IN A COMMON TRENCH WHERE POSSIBLE. IRRIGATION TRENCHES SHALL ADHERE TO SETBACK REQUIREMENTS FROM THE OWTS.

THE ENTIRE IRRIGATION SYSTEM WILL BE WITHIN THE PROPERTY BOUNDARIES. THE LOCATION OF MAIN LINES, BACKFLOW, VALVES, ETC., ON THE DRAWINGS, IS SCHEMATIC. LINES SHALL BE IN A COMMON TRENCH WHERE POSSIBLE.

LINES AND SLEEVES TO BE INSTALLED UNDER PAVING SHALL BE SCHEDULE 40 PVC. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL NOT OPERATE ANY HEAVY EQUIPMENT OVER UTILITY LINES AND SHALL HAND DIG ANY TRENCHES WITHIN 5' OF UTILITY LINES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO UTILITY LINES AT THE CONTRACTOR'S OWN EXPENSE.

IRRIGATION SYSTEM WAS DESIGNED FOR A MAXIMUM OF 18 GPM AT 40 PSI WORKING PRESSURE (WORST CONDITION AT FURTHEST HEAD/DRIP UNIT). IRRIGATION CONT.

TO VERIFY PRESSURE PRIOR TO CONSTRUCTION OF ANY PART OF THE IRRIGATION SYSTEM. IF WORKING PRESSURE IS GREATER THAN 75 PSI, CONSULT THE LANDSCAPE ARCHITECT FOR USE OF A PRESSURE REGULATOR. IF WORKING PRESSURE IS LESS THAN 40 PSI CONSULT LANDSCAPE ARCHITECT.

THE WATER SOURCE FOR THE IRRIGATION SYSTEM SHALL BE PROTECTED FROM BACKFLOW BY A BACK FLOW PREVENTER (TO BE INSTALLED IN ACCORDANCE WITH CITY STANDARD DETAILS).

ALL VALVE WIRING SHALL BE COPPER U.L. APPROVED FOR DIRECT BURIAL. CONNECT WIRES USING SPLICE-KOTE WIRE CONNECTORS. WIRE SIZE TO BE #12 AWG MIN. (RUNS LONGER THAN 1000 FT. SHALL BE #10 AWG) ONE SPARE CONTROL WIRE TO BE PROVIDED THROUGHOUT.

ALL BACKFILL MATERIAL SHALL BE FREE OF ROCKS (OVER 3/4"), AND OTHER EXTRANEOUS MATERIALS, AND SHALL BE COMPACTED TO PREVENT SETTLING.

AT JOB COMPLETION SUPPLY OWNERS WITH CONTROLLER KEYS, AND MANUFACTURERS PRODUCT INFORMATION.

ALL IRRIGATION DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL GOVERNING CODES SHALL BE SATISFIED.

THE DRIP IRRIGATION SYSTEM WAS DESIGNED TO PROVIDE ONE DISTRIBUTION LINE TO EACH SHRUB (LINES SHALL NOT BE TEED), AND TWO LINES FOR EACH TREE.

THE IRRIGATION CONTRACTOR SHALL COORDINATE THE SPRINKLER HEAD/DRIP UNIT LOCATIONS AND QUANTITIES WITH THE PLANTING PLAN, AND PROVIDE PROPER IRRIGATION TO ALL PLANT MATERIALS SHOWN ON THE PLANTING PLANS. THE IRRIGATION CONTRACTOR SHALL TEST THE IRRIGATION SYSTEM PRIOR TO ANY BACK FILLING, AND SHALL CONTACT THE LANDSCAPE ARCHITECT WITH ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS.

NO TRENCHING WITHIN THE DRIP LINE OF EXISTING TREES SHALL BE PERMITTED. IF IRRIGATION LINES MUST PASS THROUGH THE DRIP LINE OF EXISTING TREES, CONSULT THE LANDSCAPE ARCHITECT.

GREAT CARE SHALL BE GIVEN TO PREVENT DIRT FROM ENTERING THE IRRIGATION SYSTEM DURING CONSTRUCTION. FLUSH THE ENTIRE SYSTEM THOROUGHLY BEFORE INSTALLING THE MAXI FLO HEADS. ALL DRIP CIRCUITS SHALL HAVE A Y STRAINER AS INDICATED ON THE IRRIGATION LEGEND.

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

SEE WATER BUDGET PREPARED FOR THIS SITE AND SUBMITTED WITH THIS DRAWING SET.

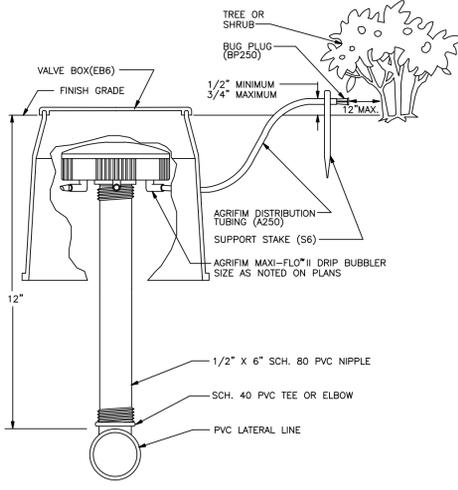
THE IRRIGATION CONTROLLER SHALL BE WEATHER BASED, TO LIMIT WATER WASTE PER WELO 12.44.070C2. CONTROLLER MAY NOT RELY SOLELY ON TIME BASED SCHEDULING. IRRIGATION SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO PREVENT OVERSPRAY ONTO PAVED AREA AND ADJUSTED TO PREVENT FOGGING AND MISTING. NOZZELS TO BE PRESSURE COMPENSATING.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES. CHECK VALVES OR ANTIDRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

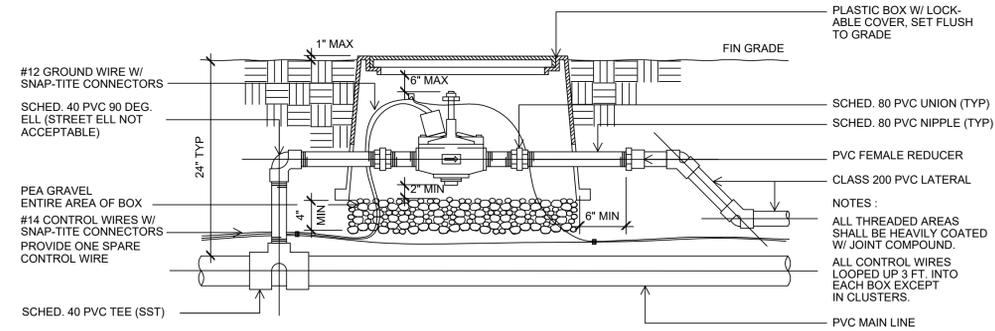
A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.



NOTES:
1. APPLY TEFLON TAPE TO ALL THREADED CONNECTIONS.
2. SECURE END OF TUBING WITH AGRIFIM SUPPORT STAKE (S6).

MAXI-FLO[®] RISER DETAIL
NOT TO SCALE



REMOTE CONTROL VALVE
N.T.S.

Maximum Applied Water Allowance Calculations for New and Rehabilitated Residential Landscapes		
Enter value in Pale Blue Cells		
Tan Cells Show Results		
Messages and Warnings		
Click on the blue cell on right to Pick City Name	San Jose	Name of City
ET _o of City from Appendix A	45.30	ET _o (inches/year)
	355	Overhead Landscape Area (ft ²)
	1992	Drip Landscape Area (ft ²)
	0	SLA (ft ²)
Total Landscape Area	2,347.00	
Results:		
(ET _o) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X SLA]]	36,254.81	Gallons
	4,846.58	Cubic Feet
	48.47	HCF
	0.11	Acre-feet
	0.04	Millions of Gallons
MAWA calculation incorporating Effective Precipitation (Optional)		
Precipitation (Optional)		
ET _o of City from Appendix A	45.30	ET _o (inches/year)
Total Landscape Area	2,347.00	LA (ft ²)
Special Landscape Area	0.00	SLA (ft ²)
		Total annual precipitation (inches/year)
Enter Effective Precipitation	0.00	Eppt (in/yr)(25% of total annual precipitation)
Results:		
MAWA = [(ET _o - Eppt) x (0.62)] x [(0.55 x LA) + ((1.0 - 0.55) x SLA)]	-	Gallons
	-	Cubic Feet
	-	HCF
	-	Acre-feet
	-	Millions of Gallons

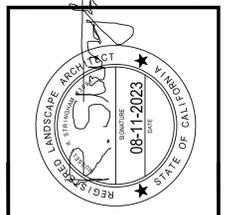
Estimated Total Water Use						
Equation: ETWU = ET _o x 0.62 x [(PF x HA)/IE] + SLA; Considering precipitation ETWA =(ET _o -Eppt) x 0.62 x [(PF x HA)/IE] +SLA						
Enter values in Pale Blue Cells						
Tan Cells Show Results						
Messages and Warnings						
Irrigation Efficiency Default Value for overhead 0.75 and drip 0.81.						
Plant Water Use Type		Plant Factor				
Very Low		0 - 0.1				
Low		0.2 - 0.3				
Medium		0.4 - 0.6				
High		0.7 - 1.0				
SLA		1				
Hydrozone	Select System From the Dropdown List click on cell below	Plant Water Use Type (s) (low, medium, high)	Plant Factor (PF)	Hydrozone Area (HA) (ft ²) Without SLA	Enter Irrigation Efficiency (IE)	(PF x HA (ft ²))/IE
Zone 1	Drip	Low	0.30	73	0.81	27
Zone 2	Drip	Low	0.30	183	0.81	68
Zone 3	Overhead Spray	High	0.70	355	0.75	331
Zone 4	Drip	Low	0.30	618	0.81	229
Zone 5	Drip	Low	0.30	188	0.81	70
Zone 6	Drip	Low	0.30	428	0.81	159
Zone 7	Drip	Low	0.30	502	0.81	186
Zone 8						
Zone 100						1,069
				0		0
				Sum		2,347
Results						
MAWA =	36,255			ETWU=	30,031	Gallons
					4,015	Cubic Feet
					40	HCF
					0	Acre-feet
					0	Millions of Gallons
ETWU complies with MAWA						



4653 MonteCarlo Park Court
Fremont, CA 94538
Ph:650 644 7631

DRAWN BY:
MENAKA RAO

SIGNED BY:
RUSSELL STRINGHAM
LA #3091



VASAPOLLO RESIDENCE
1320 BURROWS ROAD,
CAMPBELL, CA
WATER BUDGET CALCULATIONS

REVISION	REVISION DATE
1	08-11-23

DATE:
02-20-23

JOB:

SCALE:
NTS

SHEET:
L-3

PLANTING NOTES

THE PLANTING PLAN IS DIAGRAMMATIC ONLY. THE EXACT LOCATION OF PLANT MATERIAL SHALL BE DETERMINED ON SITE. THE EXACT LOCATION OF PLANTS ONSITE WILL ADHERE TO SETBACK REQUIREMENTS FROM THE OWTS.

THE CONTRACTOR SHALL VERIFY THAT THE SOIL TO BE PLANTED IS NATIVE, AND FREE FROM ANY FOREIGN MATERIALS OR SUBSTANCES, WITH A MINIMUM DEPTH OF 8 INCHES OF NON COMPACTED TOPSOIL.

TILL ALL NEW PLANTING AREAS TO A DEPTH OF 8", AND REMOVE ALL WEEDS, STICKS, OVER 1/2 INCH DIAMETER AND ANY OTHER MATERIAL THAT WOULD BE HARMFUL TO TO PLANT GROWTH.

ALL NEW PLANTING AREAS SHALL RECEIVE A 3" LAYER OF WOOD RESIDUAL. TILL IN TO A DEPTH OF 6" AND FINE GRADE.

ALL PLANT MATERIAL SHALL RECEIVE "AGRIFORM" FERTILIZER TABLETS AT THE TIME OF PLANTING, INSERTED IN THE BACKFILL MIX AT HALF THE DEPTH OF THE ROOTBALL. TABLET QUANTITIES AND SIZE AS INDICATED ON THE PLANTING DETAILS.

AFTER FINE GRADING, AND PLANTING, (PRIOR TO TOP DRESSING WITH MULCH) A PRE-EMERGENT HERBICIDE SHALL BE APPLIED AT A RATE AND METHOD RECOMMENDED BY THE PRODUCT MANUFACTURER. SPREAD AS A TOP DRESSING, A 3" LAYER OF MULCH, IN ALL PLANTING AREAS FOR ADDITIONAL WEED CONTROL AND WATER RETENTION. SUBMIT A SAMPLE FOR APPROVAL.

ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY THE OWNERS OR THE LANDSCAPE ARCHITECT.

ALL PLANTING DETAILS SHALL BE CLOSELY FOLLOWED, AND ALL LOCAL GOVERNING CODES SHALL BE MET.

ALL PLANT MATERIALS SHALL BE IN A HEALTHY, VIGOROUS, AND DISEASE FREE CONDITION. THE PLANT SIZE SHALL BE PROPORTIONAL TO THE CONTAINER SIZE SPECIFIED. PLANTS NOT MEETING THESE REQUIREMENTS WILL BE REFUSED, EVEN IF PLANTED.

IT IS THE RESPONSIBILITY OF THE OWNER TO SUBMIT LANDSCAPE PLANS TO THE GOVERNING MUNICIPALITY FOR APPROVAL OF THE PLANS, AND TO OBTAIN BUILDING PERMITS. IF ANY CHANGES OR ADDITIONS TO THE PLANS NEED TO BE MADE, THE OWNER SHALL RETURN THE PLANS, WITH THE CITY REVIEW COMMENTS FOR REVISIONS. FINAL APPROVAL MUST BE OBTAINED FROM THE GOVERNING MUNICIPALITY PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.

REGARDING ALL EXISTING TREE SPECIES, HEIGHT, CONDITION AND LOCATIONS REFER SURVEY DATED 4/8/2021. FOR TREE PROTECTION DETAILS REFER ARCHITECTURAL DRAWINGS. ARBORIST REPORT NOT PROVIDED AT THIS TIME.

A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON EXPOSED SOIL SURFACES OF I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1000 SQ FT OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

APPLICABLE CODES

WELO PLANTING , IRRIGATION LANDSCAPE AND LANDSCAPE LIGHTING PLANS

SCOPE OF WORK

2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA FIRE CODE AS AMENDED BY WOODSIDE FIRE.

Work Hours and Parking

A. Work Hours: Working hours are strictly between the time mentioned below.

7:30 AM TO 5:30 PM- MONDAY -FRIDAY

8:00 AM TO 1:00 PM- SATURDAY

Construction parking is permitted only on the site and only on the side of the street fronting the property for which the permit is issued.

Noise

A. Except as otherwise permitted under this chapter, no person shall cause and no property owner shall permit on such owner's property, a noise produced by any person, machine, animal or device, or any combination thereof, in excess of the sound level limits set forth in this section to emanate from any property, public or private, beyond the property line.

Any sound in excess of the sound level limits set forth in this section shall constitute a noise disturbance. For purposes of determining sound levels, sound level measurements shall be made at any location on the receiving property. Professional Certification of meeting this requirement may be required prior to final inspection.

B. Sound Level Limits: 7a.m to 10 p.m. 60 dBA/10 p.m to 7 a.m 50 dBA

IRRIGATION SCHEDULE

1. Irrigation scheduled for the plant establishment period would be 2 to 3 times a week for the first month followed by twice a week for the following months for upto a year until the roots are well established.

April - October: Twice a week with run time of 20 minutes

November- March: Run time of 15 minutes

The system can be shut off on rainy days for the months of November to February. Additional watering by hand can be provided for extremely hot days.

2. Irrigation scheduling for the established landscape would be as follows:

For the second year of the landscape:

May- September: twice a week with a run time of twenty minutes

October- April: once a week with a run time of twenty minutes

The system can be shut off during the months of November to February assuming that rainfall provides the necessary irrigation.

For the following years the landscape can be irrigated once a week.

Once established, drought tolerant plants need to be watered only once in two weeks or on a need basis.

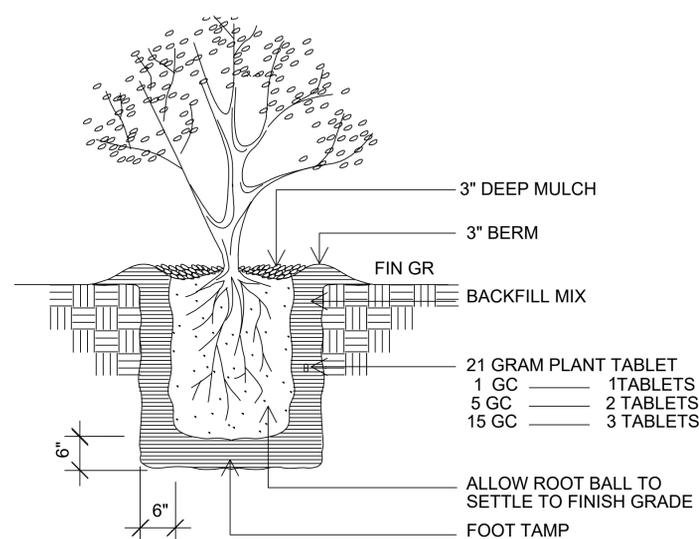
Note: The above only acts as a guide. Irrigation schedules can be modified by home owner depending on actual weather and soil conditions. Existing fully established plants and trees on site that were retained are to be irrigated as per an 'established landscape schedule'. Drought tolerant plants need to be regularly watered for the first two years until they are well established after which they can do quite well with watering them even twice a month.

Water used for irrigation per month to be below the MAWA values as shown the water efficient table on sheet L4.

The irrigation controller will be weather based as specified in the irrigation legend.

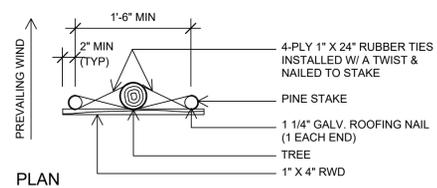
The controller will receive real time weather information, and adjust the programmed watering schedule automatically based on local weather. This will restrict watering during times of precipitation and will help to conserve water.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR OF THE PROJECT.

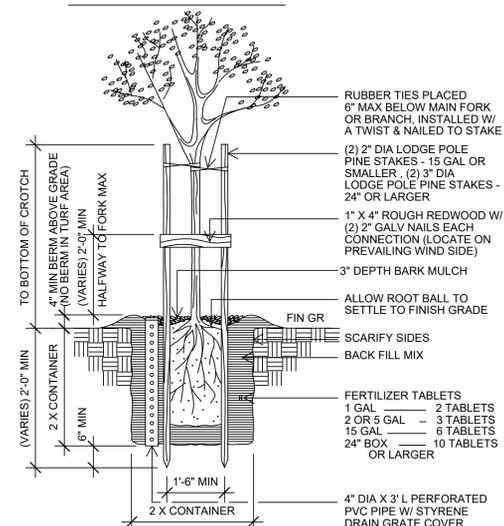


SHRUB PLANTING

N.T.S.



PLAN



ELEVATION

TREE PLANTING

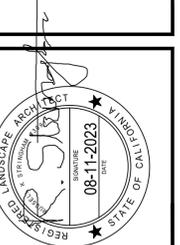
N.T.S.



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Fremont, CA 94538
Ph:650 644 7631

DRAWN BY:
MENAKA RAO

SIGNED BY:
RUSSELL STRINGHAM
LA #3091



VASAPOLLO RESIDENCE
1320 BURROWS ROAD,
CAMPBELL, CA

NOTES

REVISION	REVISION DATE
1	08-11-23

DATE:
02-20-23

JOB:

SCALE:
NTS

SHEET:

L-4

GRADING & DRAINAGE NOTES:

NOTE: THIS DRAWING IS APPROVED SUBJECT TO:

- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
- APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
- UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
- IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
- THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
- ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
- IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
- THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
- FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.408.
- ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER.
REPORT DATE:
REPORT NUMBER:
SOILS ENGINEERING COMPANY:
CONTACT INFORMATION:
- THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
- PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
- ALL DOWNSPOUTS SHALL CONNECT TO STORM DRAIN AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTHWESTERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 100.00'

EARTH WORK QUANTITIES

CUT: 49 CY
FILL: 36 CY
EXPORT: 13 CY
IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE. THE PAD OF THE HOUSE IS NOT INCLUDED

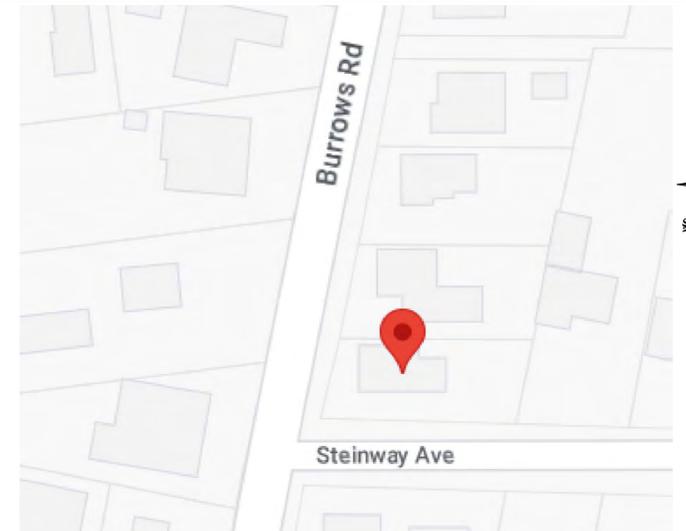
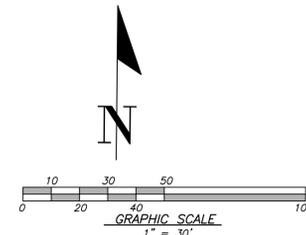
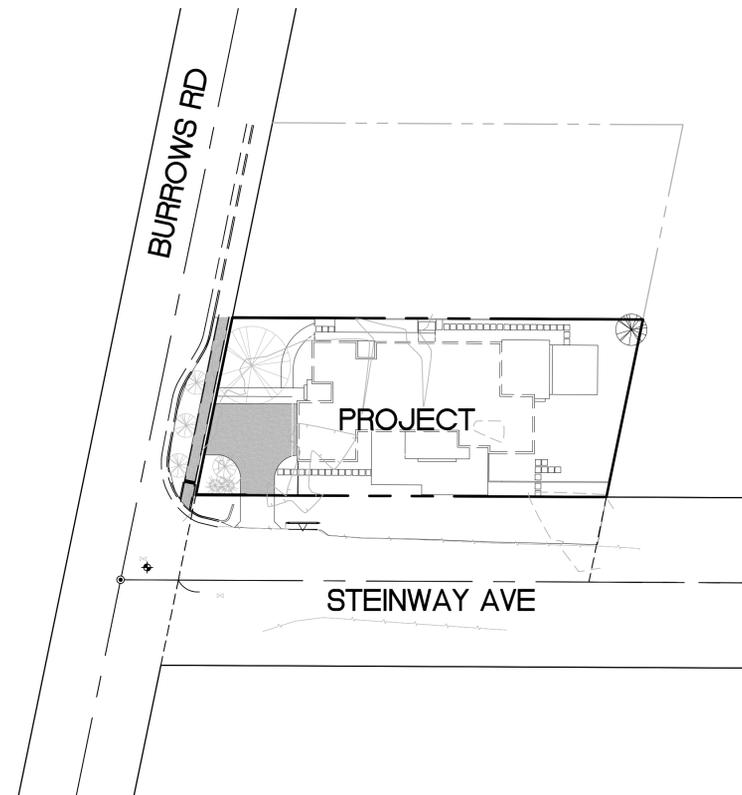
ABBREVIATIONS

- | | |
|--|--------------------------------------|
| AC = ASPHALT CONCRETE | LP = LOW POINT |
| AD = AREA DRAIN | PAD = PAD ELEVATION |
| AG = ADJACENT GRADE AT FOUNDATION | PCC = PORTLAND CEMENT CONCRETE |
| BC = BEGIN CURVE | PL = PROPERTY LINE |
| BS = BOTTOM OF STAIR | PV = PAVEMENT GRADE |
| BU = BUBBLE UP | PVC = POLYVINYL CHLORIDE PIPE |
| BVC = BEGIN VERTICAL CURVE | PVI = POINT OF VERTICAL INTERSECTION |
| BRW = BOTTOM OF RETAINED GRADE AT WALL | RCP = REINFORCED CONCRETE PIPE |
| CB = CATCH BASIN | ROW = RIGHT OF WAY |
| CL = CENTERLINE | S=004> SLOPE |
| CO = CLEANOUT | SD = STORM DRAIN |
| CS = DOWNSPOUT WITH SPLASH BOX | SSMH = STORM DRAIN MANHOLE |
| EC = END CURVE | SG = SUBGRADE ELEVATION |
| ELEV. = ELEVATION | SS = SANITARY SEWER |
| EVC = END VERTICAL CURVE | SSMH = SANITARY SEWER MANHOLE |
| EX. = EXISTING | STA = STATION |
| F/C = FACE OF CURB | TC = TOP OF CURB |
| FF = FINISHED FLOOR ELEVATION | TF = TOP OF FENCE |
| FH = FIRE HYDRANT | TRW = TOP OF RETAINED GRADE AT WALL |
| FL = FLOW LINE | TS = TOP OF STAIR |
| GB = GRADE BREAK | TW = TOP OF WALL |
| GF = GARAGE FINISH FLOOR | VCP = VITRIFIED CLAY PIPE |
| HP = HIGH POINT | WM = WATER METER |
| HC = HANDICAP UNIT | WV = WATER VALVE |
| INV = INVERT | |

GRADING AND DRAINAGE PLAN

1320 Burrows Rd
Campbell, CA 95008

APN: 406-16-034



LOCATION MAP

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SIDEWALK	---
WOOD FENCE	X X
CHAIN LINK FENCE	---
RETAINING WALL	---
DRIVEWAY DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTROLIER	---
WATER METER	---
AC UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	---
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
6% SLOPE AWAY FROM BUILDING	>>
GAS LINE	---
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE
DOWNSPOUTS W/SPLASH BOX	---
TREE TO BE REMOVED	X
ADJACENT GRADE	AG
AGGREGATE BASE (AB)	---
ASPHALT PAVEMENT (AC)	---
EARTHEN SINGLE	---

SHEET INDEX

COVER SHEET	C 0
GRADING AND DRAINAGE PLAN	C 1
UTILITY PLAN	C 2
CONSTRUCTION DETAILS	C 3
EROSION AND SEDIMENT CONTROL PLAN	C 4
BEST MANAGEMENT PRACTICES (BMP SHEET)	C 5

REGISTERED PROFESSIONAL ENGINEER
PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-25
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-25

OSUNA ENGINEERING INC.
ENGINEERING INC.
Planning | Surveying | Civil Engineering

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
8920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381
SAN JOSE, CA 95119 info@osunainc.com

GRADING & DRAINAGE PLAN
COVER SHEET
1320 BURROWS RD

CAMPBELL, CALIFORNIA
Project No.: 2133 Design: J.O. Check: O.O. Date: 8/14/23

SHEET
C0
OF 6 SHEETS

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT, INCLUDING THE CITY OF CAMPBELL, AND SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

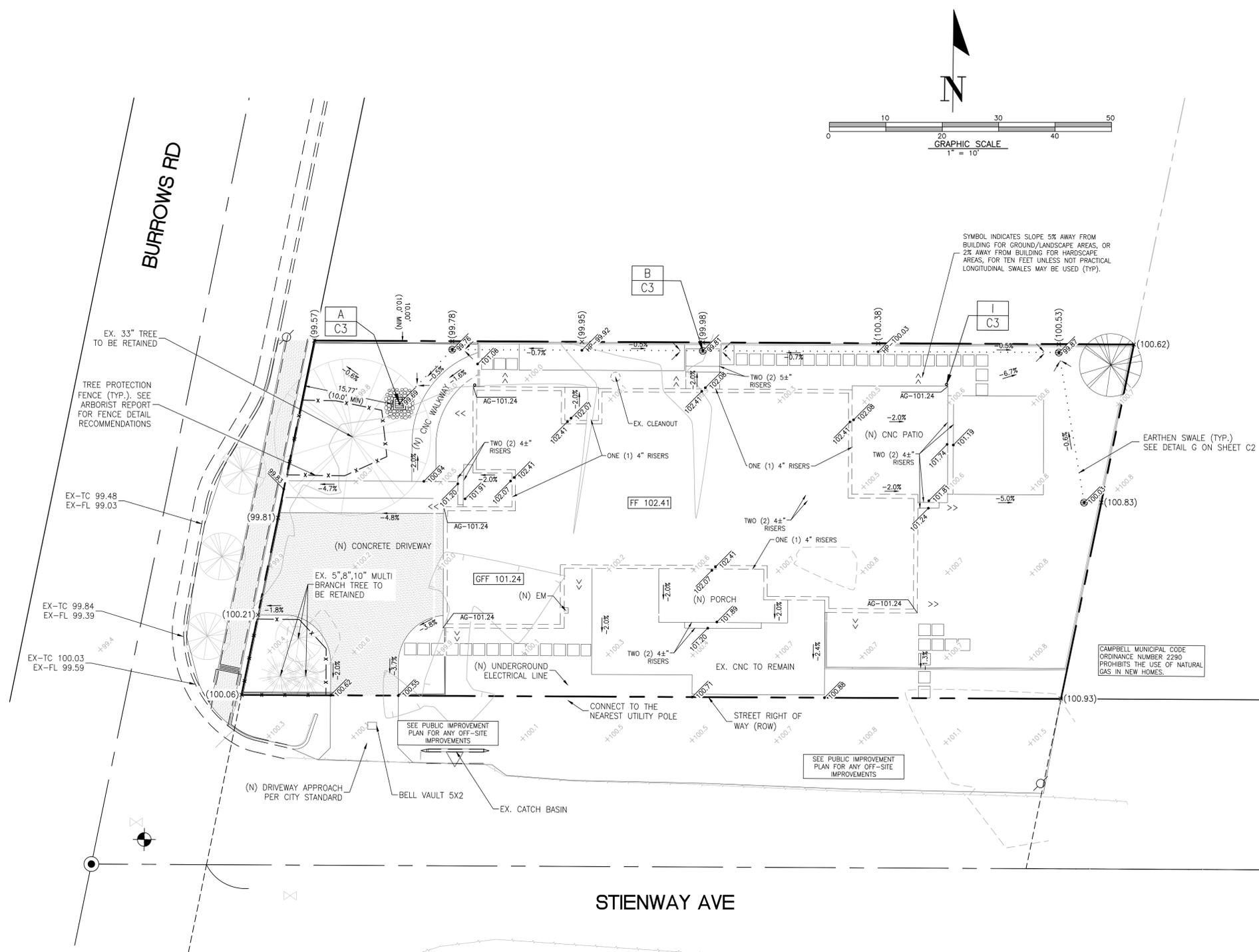
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LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SIDEWALK	---
WOOD FENCE	X X
CHAIN LINK FENCE	○ ○
RETAINING WALL	---
DRIVEWAY DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTRODER	---
WATER METER	---
AC UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	---
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
SITE SLOPE AWAY FROM BUILDING	---
GAS LINE	---
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE
DOWNSPOUTS W/SPLASH BOX	---
TREE TO BE REMOVED	X
ADJACENT GRADE	AG
AGGREGATE BASE (AB)	---
ASPHALT PAVEMENT (AC)	---
EARTHEN SWALE	---

ABBREVIATIONS

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CL = CENTERLINE	S = SLOPE
CO = CLEANOUT	SD = STORM DRAIN
DS = DOWNSPOUT WITH SPLASH BOX	SDMH = STORM DRAIN MANHOLE
EC = END CURVE	SG = SUBGRADE ELEVATION
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EVC = END VERTICAL CURVE	SSMH = SANITARY SEWER MANHOLE
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HP = HIGH POINT	WM = WATER METER
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INV. = INVERT	



NO.	DATE	BY	REVISIONS

REGISTERED PROFESSIONAL ENGINEER
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 SAN JOSE, CA 95119 info@osunaengineering.com

GRADING & DRAINAGE PLAN
 1320 BURROWS RD
 CAMPBELL, CALIFORNIA
 Project No.: 2133 | Designed: J.O. | Checked: O.O. | Date: 8/14/23

SHEET
C1
 OF 6 SHEETS

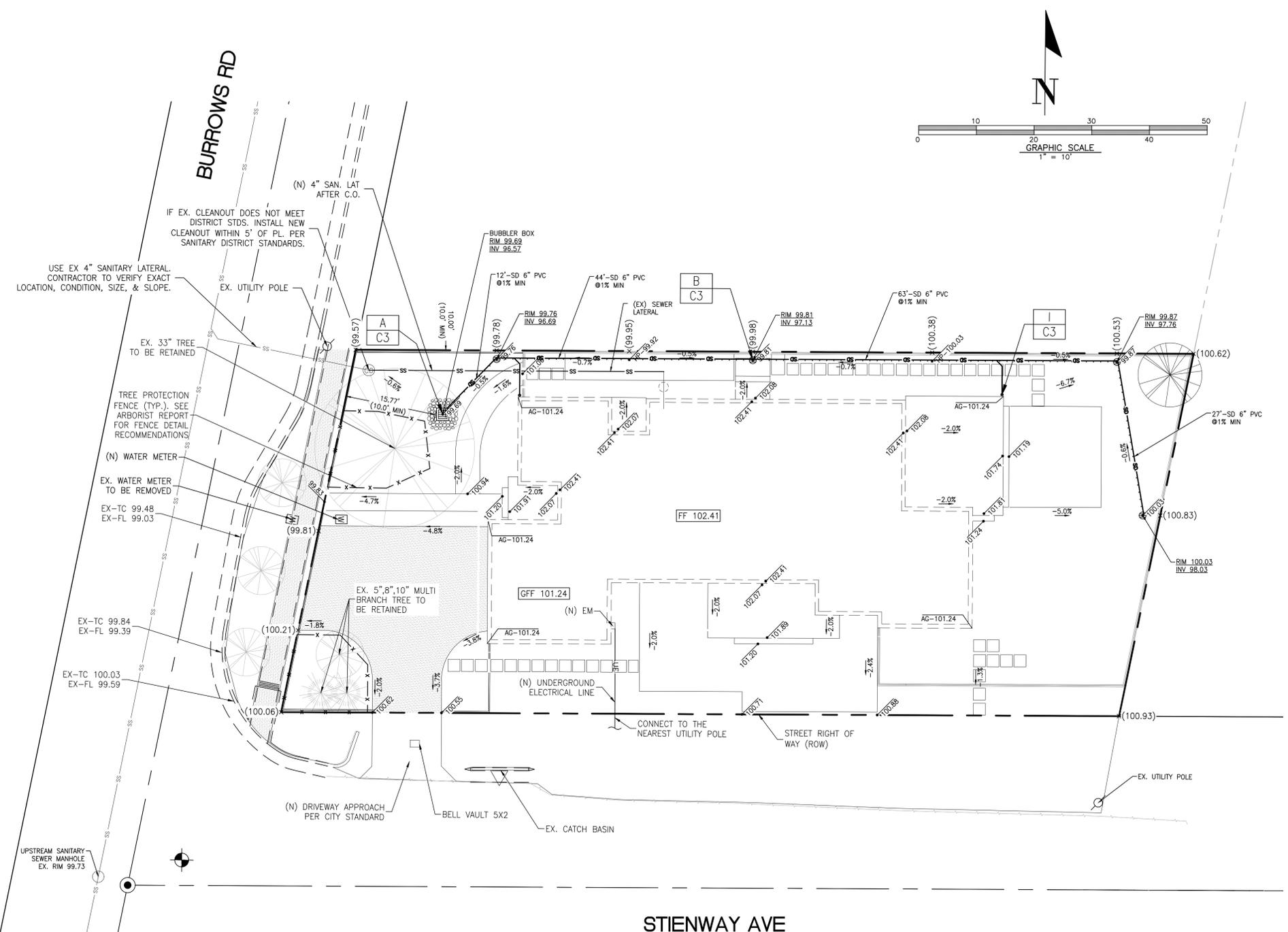
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LEGEND

DESCRIPTION	SYMBOL
BOUNDARY LINE	---
LOT LINE	---
EASEMENT LINE	---
SIDEWALK	---
WOOD FENCE	X X
CHAIN LINK FENCE	○ ○
RETAINING WALL	---
DRIVEWAY DRAIN INLET	---
AREA DRAIN	---
DROP INLET	---
MONUMENT	---
FIRE HYDRANT	---
ELECTRODER	---
WATER METER	---
AG UNIT	---
SANITARY SEWER LATERAL	---
STORM DRAIN	SD
SANITARY SEWER	SS
STREET LIGHT CONDUITS	SL
WATER	W
JOINT TRENCH	JT
HOUSE SERVICE	SVC
SLOPE ARROW	---
EXISTING CONTOUR	100
PROPOSED CONTOUR	100
OVERLAND RELEASE	---
DIRECTION OF SURFACE DRAINAGE	---
SITE SLOPE AWAY FROM BUILDING	>>
GAS LINE	---
OVERHEAD ELECTRICAL LINE	OE
UNDERGROUND ELECTRICAL LINE	UE
DOWNSPOUTS W/SPLASH BOX	---
TREE TO BE REMOVED	X
ADJACENT GRADE	AG
AGGREGATE BASE (AB)	---
ASPHALT PAVEMENT (AC)	---
EARTHEN SWALE	---

ABBREVIATIONS

AC = ASPHALT CONCRETE	LP = LOW POINT
AD = AREA DRAIN	PAD = PAD ELEVATION
AG = ADJACENT GRADE AT FOUNDATION	PCC = PORTLAND CEMENT CONCRETE
BC = BEGIN CURVE	PL = PROPERTY LINE
BS = BOTTOM OF STAIR	PV = PAVEMENT GRADE
BU = BUBBLE UP	PVC = POLYVINYL CHLORIDE PIPE
BVC = BEGIN VERTICAL CURVE	PVI = POINT OF VERTICAL INTERSECTION
BRW = BOTTOM OF RETAINED GRADE AT WALL	RCP = REINFORCED CONCRETE PIPE
CB = CATCH BASIN	ROW = RIGHT OF WAY
CL = CENTERLINE	S=004> = SLOPE
CO = CLEANOUT	SD = STORM DRAIN
DS = DOWNSPOUT WITH SPLASH BOX	SDMH = STORM DRAIN MANHOLE
EC = END CURVE	SG = SUBGRADE ELEVATION
ELEV. = ELEVATION	SS = SANITARY SEWER
EVC = END VERTICAL CURVE	SSMH = SANITARY SEWER MANHOLE
EX. = EXISTING	STA = STATION
F/C = FACE OF CURB	TC = TOP OF CURB
FF = FINISHED FLOOR ELEVATION	TF = TOP OF FENCE
FH = FIRE HYDRANT	TRW = TOP OF RETAINED GRADE AT WALL
FL = FLOW LINE	TS = TOP OF STAIR
GB = GRADE BREAK	TW = TOP OF WALL
GFF = GARAGE FINISH FLOOR	VCP = VITRIFIED CLAY PIPE
HP = HIGH POINT	WM = WATER METER
HC = HANDICAP UNIT	WV = WATER VALVE
INV. = INVERT	



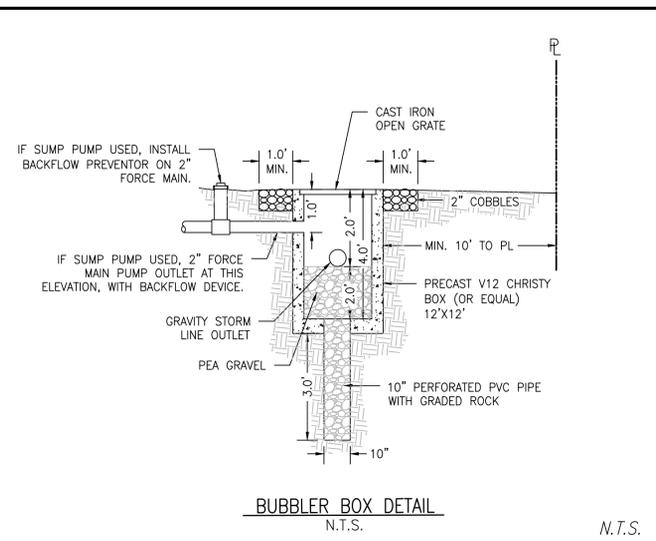
NO.	DATE	BY	CITY

REGISTERED PROFESSIONAL ENGINEER
P. Oscar Osuna
 No. 70829
 Exp. 6-30-25
 CIVIL
 STATE OF CALIFORNIA
 RCE 70829 EXP. 6-30-25

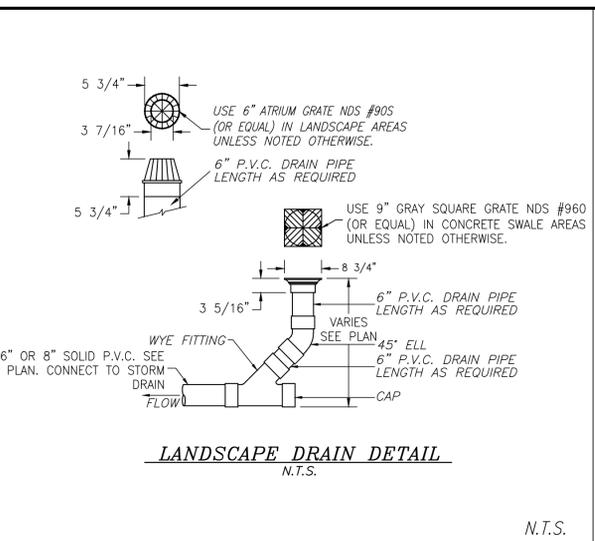
OSUNA ENGINEERING INC.
 Planning | Surveying | Civil Engineering
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 8920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381
 SAN JOSE, CA 95119 info@osunaengineering.com

GRADING & DRAINAGE PLAN
UTILITY PLAN
1320 BURROWS RD
 CALIFORNIA
 Project No.: 2133 | Designed: J.O. | Checked: O.C. | Date: 8/14/23

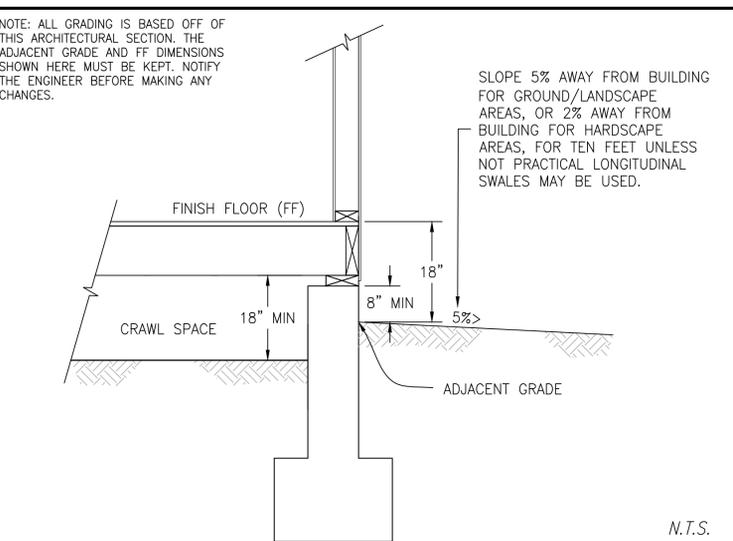
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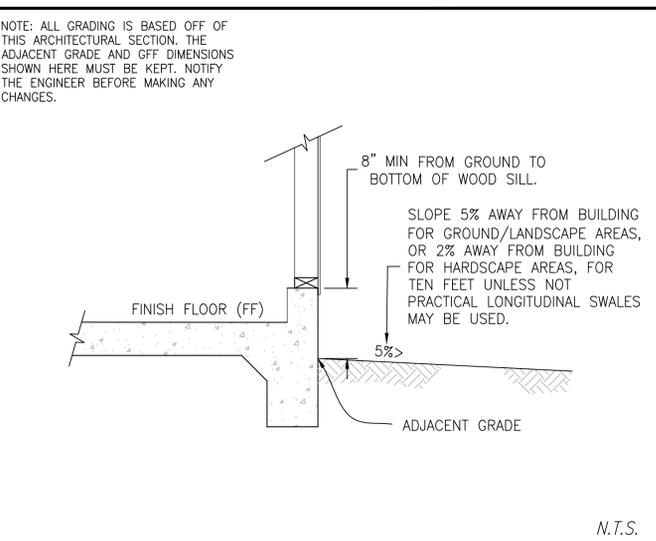
A BUBBLER BOX DETAIL N.T.S.



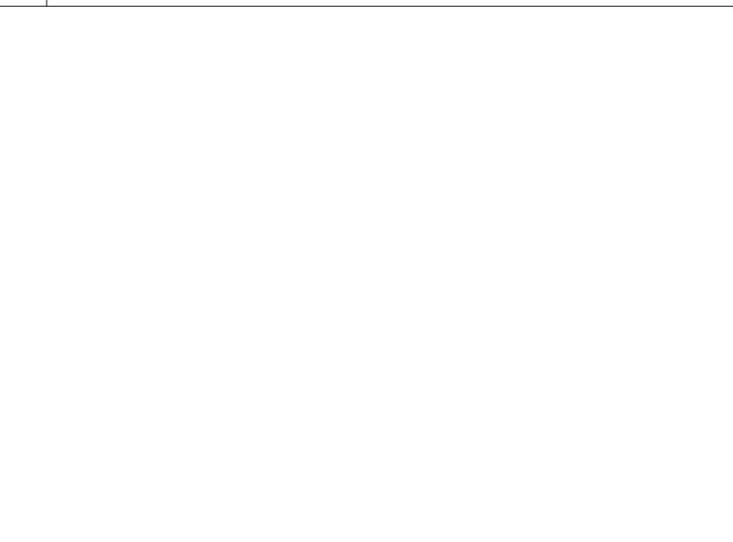
B AREA DRAIN DETAIL N.T.S.



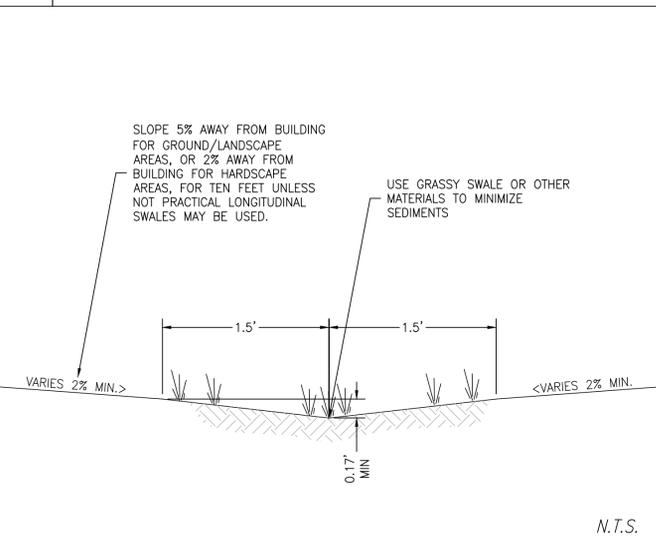
C TYPICAL FOUNDATION/FF/GROUND SECTION N.T.S.



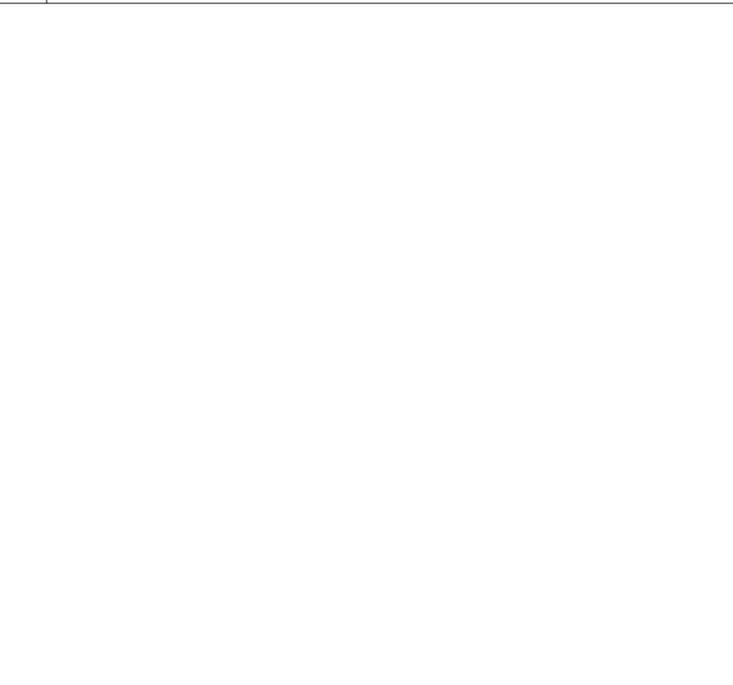
D TYPICAL FOUNDATION/GFF/GROUND SECTION N.T.S.



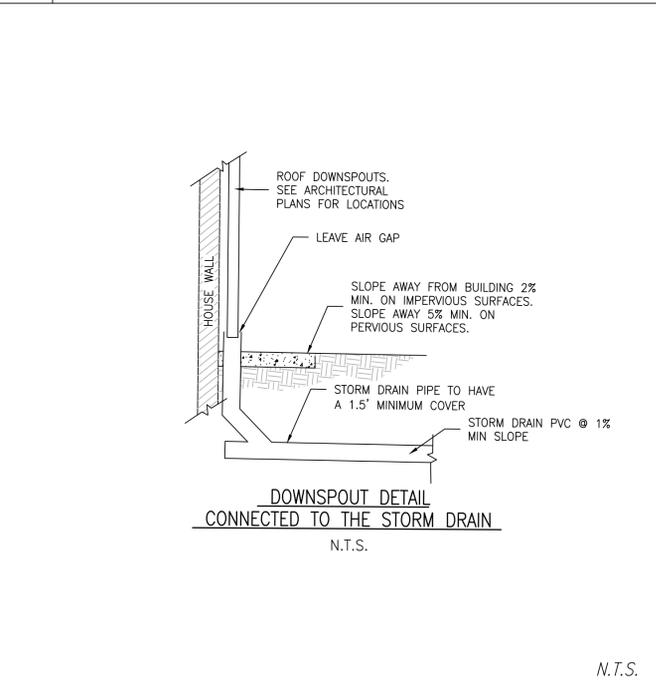
F NOT USED



G EARTHEN SWALE DETAIL N.T.S.



H NOT USED



I DOWNSPOUT CONNECTION TO SD N.T.S.

E NOT USED

NO.	REVISIONS	DATE	BY

REGISTERED PROFESSIONAL ENGINEER
 PORFIRIO OSCAR OSUNA
 No. 70829
 Exp. 6-30-25
 CIVIL
 STATE OF CALIFORNIA

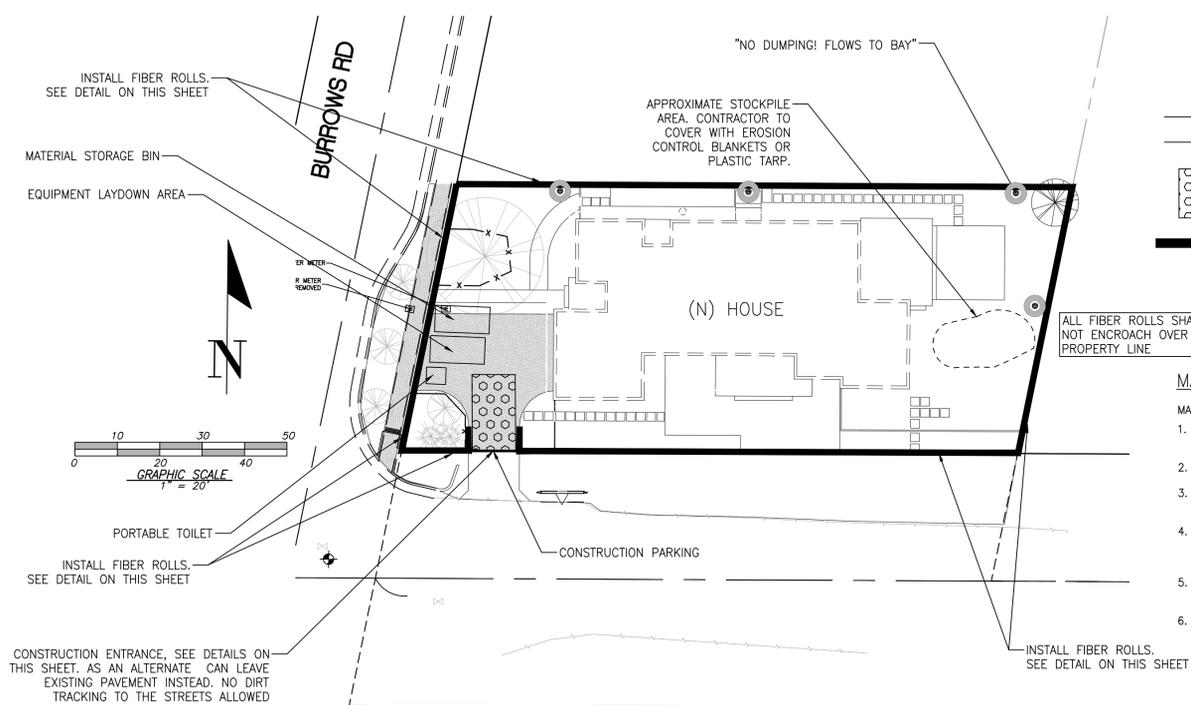
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 SAN JOSE, CA 95119 info@osunaeengineering.com

CALIFORNIA
 8/14/23
 Project No.: 2133 Design: J.O. Check: O.O. Date:

GRADING & DRAINAGE PLAN
 CONSTRUCTION DETAILS
 1320 BURROWS RD
 CAMPBELL, CALIFORNIA
 SHEET
C3
 OF 6 SHEETS

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LEGEND

PROPOSED	DESCRIPTION
---	SITE BOUNDARY
○	STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)
○	FIBER ROLL
○	INLET PROTECTION

MAINTENANCE NOTES

- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.

EROSION & SEDIMENT CONTROL NOTES

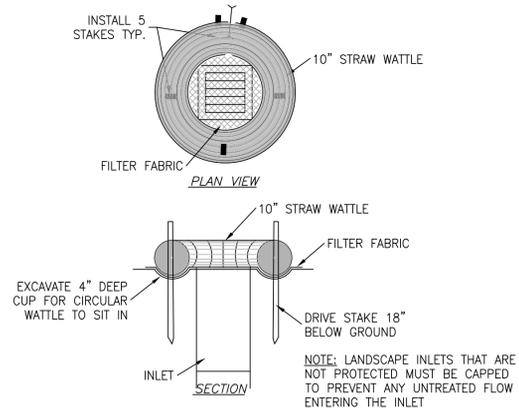
- NOT USED
- THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
- ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
- IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
- DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
- CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLaid WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
- ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

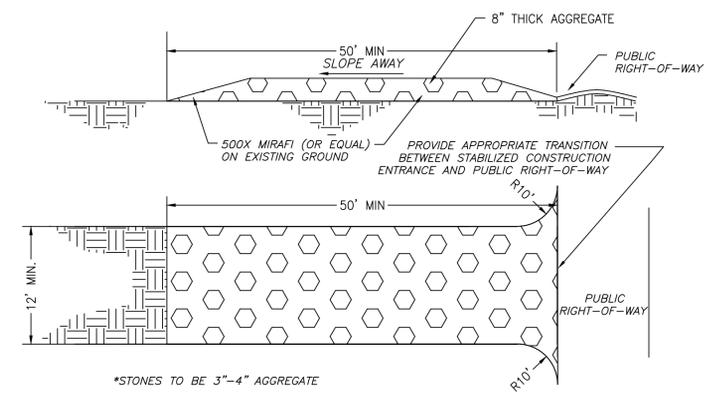
- SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.

STIENWAY AVE

- NOTES:**
- PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
 - ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.



**ALTERNATE FIBER ROLL INLET PROTECTION
MAY BE USED IN LANDSCAPE AREA DRAINS
N.T.S.**



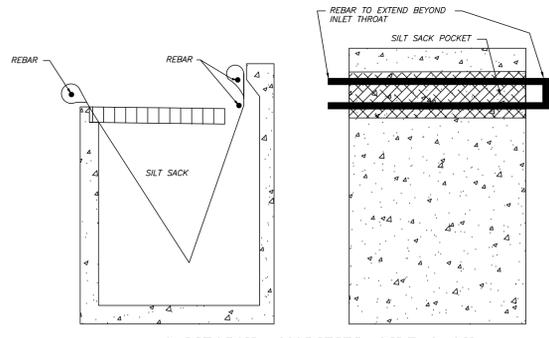
MAINTENANCE:

THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.

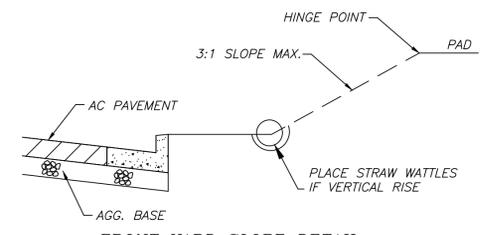
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.

WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

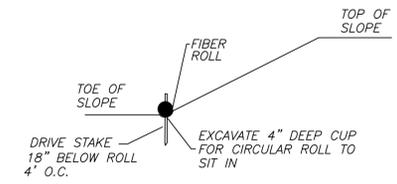
**STABILIZED CONSTRUCTION ENTRANCE
N.T.S.**



**CALIFORNIA MODIFIED SILT SACK
REED & GRAHAM, INC. (OR EQUAL)
BEFORE & AFTER STREETS ARE PAVED
N.T.S.**



**FRONT YARD SLOPE DETAIL
AFTER STREET ARE PAVED
N.T.S.**



**FIBER ROLL INSTALLATION DETAIL
N.T.S.**

NO.	REVISIONS	DATE	CITY	BY

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PORFIRIO OSCAR OSUNA
No. 70829
Exp. 6-30-25
CIVIL
STATE OF CALIFORNIA

P. Oscar Osuna
PORFIRIO OSCAR OSUNA
RCE 70829 EXP. 6-30-25

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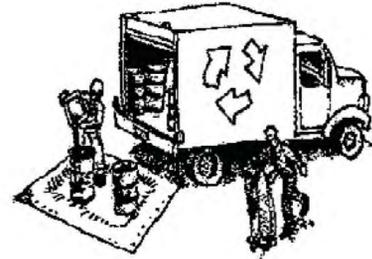
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8920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381
SAN JOSE, CA 95119 info@osunaengineering.com

GRADING & DRAINAGE PLAN
EROSION CONTROL
1320 BURROWS RD
CAMPBELL, CALIFORNIA
Project No.: 2133 Design: J.O. Check: O.C. Date: 8/14/23

Construction Best Management Practices (BMPs)

Construction projects are required to implement year-round stormwater BMPs.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or when they are not in use.
- Use (but don't overuse) reclaimed water for dust control.
- Ensure dust control water doesn't leave site or discharge to storm drains.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with City, County, State and Federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. A plastic liner is recommended to prevent leaks. Never clean out a dumpster by hosing it down on the construction site.
- Place portable toilets away from storm drains. Make sure they are in good working order. Check frequently for leaks.
- Dispose of all wastes and demolition debris properly. Recycle materials and wastes that can be recycled, including solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and cleared vegetation.
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.
- Keep site free of litter (e.g. lunch items, cigarette butts).
- Prevent litter from uncovered loads by covering loads that are being transported to and from site.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area of the construction site, well away from streams or storm drain inlets and fitted with appropriate BMPs, for auto and equipment parking, and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment, and do not use diesel oil to lubricate equipment or parts onsite.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Maintain all vehicles and heavy equipment. Inspect frequently for and repair leaks. Use drip pans to catch leaks until repairs are made.
- Clean up leaks, drips and other spills immediately and dispose of cleanup materials properly.
- Use dry cleanup methods whenever possible (absorbent materials, cat litter and/or rags).
- Sweep up spilled dry materials immediately. Never attempt to "wash them away" with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills to the appropriate local spill response agencies immediately. If the spill poses a significant hazard to human health and safety, property or the environment, you must report it to the State Office of Emergency Services. (800) 852-7550 (24 hours).

Earthmoving



Grading and Earthwork

- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, drainage courses and streams by installing and maintaining appropriate BMPs (i.e. silt fences, gravel bags, fiber rolls, temporary swales, etc.).
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.
- If the above conditions are observed, document any signs of potential contamination and clearly mark them so they are not disturbed by construction activities.

Landscaping

- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Concrete Management and Dewatering



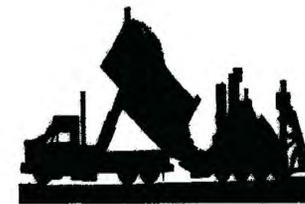
Concrete Management

- Store both dry and wet materials under cover, protected from rainfall and runoff and away from storm drains or waterways. Store materials off the ground, on pallets. Protect dry materials from wind.
- Wash down exposed aggregate concrete only when the wash water can (1) flow onto a dirt area; (2) drain onto a bermed surface from which it can be pumped and disposed of properly; or (3) block any storm drain inlets and vacuum washwater from the gutter. If possible, sweep first.
- Wash out concrete equipment/trucks offsite or in a designated washout area onsite, where the water will flow into a temporary waste pit, and make sure wash water does not leach into the underlying soil. (See CASQA Construction BMP Handbook for properly designed concrete washouts.)

Dewatering

- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible, send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer, call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Paving/Asphalt Work



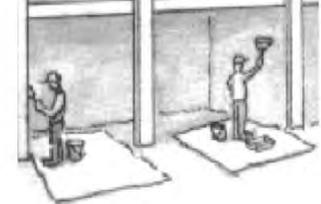
Paving

- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, slurry seal, fog seal, or similar materials.
- Collect and recycle or properly dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.

Sawcutting & Asphalt/Concrete Removal

- Protect storm drain inlets during saw cutting.
- If saw cut slurry enters a catch basin, clean it up immediately.
- Shovel or vacuum saw cut slurry deposits and remove from the site. When making saw cuts, use as little water as possible. Sweep up, and properly dispose of all residues.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Sweep up or collect paint chips and dust from non-hazardous dry stripping and sand blasting into plastic drop cloths and dispose of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

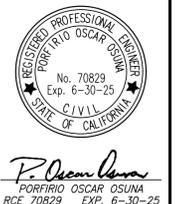


**Santa Clara Valley
Urban Runoff
Pollution Prevention Program**

Storm drain polluters may be liable for fines of up to \$10,000 per day!

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL INCLUDE, BUT NOT BE LIMITED TO, NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES INVOLVED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

NO.	DATE	CITY	BY	REVISIONS



OSUNA ENGINEERING INC.
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 6920 SANTA TERESA BLVD STE. 206 TEL. (408) 772-4381
 SAN JOSE, CA 95119 info@osunaengineering.com

OSUNA ENGINEERING INC.
 Planning | Surveying | Civil Engineering

GRADING & DRAINAGE PLAN
 BMP SHEET
 1320 BURROWS RD
 CAMPBELL, CALIFORNIA
 Project No.: 2133 | Design: J.O. | Check: O.C. | Date: 8/14/23

SHEET
C5
 OF 6 SHEETS

GENERAL NOTES

1. ENCROACHMENT PERMIT
OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY. MAINTAIN A COPY OF THE PERMIT ON THE JOB SITE AT ALL TIMES.

2. WORK CONFORMANCE REQUIREMENTS
THE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH THE CITY OF CAMPBELL STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION (CCSS) DATED JULY 1994, AND IN ACCORDANCE WITH THE PROJECT PLANS. ATTENTION IS ALSO DIRECTED TO THE CITY OF SAN JOSE STANDARD SPECIFICATIONS (SSS) AND STANDARD DETAILS (SJD) DATED JULY 1992, THE STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS (SS) AND STANDARD PLANS (SSP) DATED MAY 2006, PORTIONS OF WHICH ARE INCORPORATED INTO THE CCSS BY REFERENCE.

3. WORK IN PUBLIC RIGHT-OF-WAY
THESE PLANS ONLY APPROVE WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS. SEPARATE PLAN APPROVALS AND PERMITS ARE REQUIRED FOR INSTALLATION OF ANY PUBLIC UTILITY FACILITY, AND ANY WORK ON PRIVATE PROPERTY.

4. CONTRACTOR RESPONSIBILITIES
THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE WORK, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH PERFORMANCE OF THE WORK, EXCEPTING LIABILITY ARISING FROM THE NEGLIGENCE OF THE CITY, ITS OFFICERS, EMPLOYEES AND VOLUNTEERS.

5. GEOTECHNICAL (SOILS) REPORT
GEOTECHNICAL CONDITIONS ARE IDENTIFIED IN A REPORT ENTITLED "PROPOSED NEW RESIDENCE, 503 KENNETH AVE, CAMPBELL, CA 95008" PREPARED BY MFA ENGINEERS & ASSOCIATES, DATED OCTOBER 20, 2018. THE REPORT IS FOR INFORMATION ONLY.

6. PROJECT SCHEDULE
PRIOR TO CONSTRUCTION, SUBMIT TO THE CITY ENGINEER A DETAILED PROJECT SCHEDULE SHOWING PRIMARY COMPONENTS OF WORK.

7. UNDERGROUND SERVICE ALERT
CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT AT 800-227-2600 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY EXCAVATIONS. CONTRACTOR SHALL HAND DIG TO EXPOSE EXISTING UTILITIES. FAILURE TO COMPLY MAY RESULT IN SUBSTANTIAL PENALTIES IN ACCORDANCE WITH GOVERNMENT CODE SECTION 4216.

8. UNDERGROUND STRUCTURES
THE EXISTENCE AND LOCATIONS OF UNDERGROUND STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING FACILITIES EXCEPT AS SHOWN. CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL SUBSTRUCTURES, WHETHER SHOWN ON THE PLANS OR NOT. MAKE EXPLORATORY EXCAVATIONS, AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO THESE PLANS WHEN NECESSARY. THE CITY OF CAMPBELL MAKES NO CLAIMS OF THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN.

9. TRAFFIC CONTROL PLAN
PREPARE, SUBMIT TO THE CITY ENGINEER FOR REVIEW, AND IMPLEMENT TRAFFIC CONTROL PLANS AS REQUIRED IN THE STANDARD SPECIFICATIONS. PROVIDE AND MAINTAIN ALL NECESSARY TEMPORARY TRAFFIC CONTROL DEVICES, TO ENSURE SAFE PEDESTRIAN AND VEHICULAR ACCESS THROUGH AND AROUND THE JOB SITE. NOTIFY THE POLICE DEPARTMENT DAILY OF LANE CLOSURES OR DETOURS WITHIN ROADWAYS. PROVIDE A 24-HOUR EMERGENCY RESPONSE TELEPHONE NUMBER TO THE CITY ENGINEER.

10. EROSION, DUST, AND DRAINAGE CONTROL
PROVIDE TEMPORARY EROSION, DUST, AND DRAINAGE CONTROL MEASURES DURING CONSTRUCTION. FOLLOW BEST MANAGEMENT PRACTICES AS RECOMMENDED BY SANTA CLARA COUNTY NON-POINT SOURCE POLLUTION CONTROL PROGRAM. PRIOR TO CONCRETE SAWCUTTING OR WASHING, PLACE FILTER FABRIC MATERIAL IN THE FLOW LINE OF GUTTERS TO RETAIN DEBRIS AND TO PREVENT DEBRIS FROM ENTERING THE STORM DRAIN SYSTEM. PICK UP, SWEEP OR VACUUM, AND DISPOSE OF EXCESS SOIL AND DEBRIS FROM THE SITE. OBTAIN PERMITS AND PAY FEES REQUIRED TO DISPOSE OF EXCESS MATERIALS.

11. PROTECTION AND REPAIR OF IMPROVEMENTS AND UTILITIES
TAKE PRECAUTIONARY MEASURES NECESSARY TO PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS AND UTILITIES WHICH ARE TO REMAIN IN PLACE. EXPEDITIOUSLY REPAIR IN KIND IMPROVEMENTS AND UTILITIES REMOVED OR DAMAGED BY THE CONTRACTOR'S OPERATIONS.

12. INCONSISTENCIES BETWEEN PLANS AND FIELD CONDITIONS
NOTIFY THE CITY ENGINEER IMMEDIATELY OF ANY INCONSISTENCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS. NO DEVIATION FROM THESE PLANS IS PERMITTED WITHOUT APPROVAL OF THE CITY ENGINEER.

13. CONSTRUCTION STAKING
SUBMIT TWO SETS OF CONSTRUCTION STAKING CUT SHEETS TO THE CITY PRIOR TO INSPECTION OF WORK REQUIRING STAKING.

14. INSTALLATION OF UNDERGROUND UTILITIES
INSTALL ALL UNDERGROUND UTILITIES IN PAVED AREAS PRIOR TO STARTING WORK ON NEW STREET STRUCTURAL SECTIONS OR OVERLAYS.

15. IRRIGATION LINES IN PUBLIC RIGHT-OF-WAY
REMOVE, PLUG OR RELOCATE EXISTING IRRIGATION LINES WITHIN THE PUBLIC RIGHT-OF-WAY AS DIRECTED BY THE CITY ENGINEER. REMOVE ABANDONED IRRIGATION LINES WITHIN 12 INCHES OF THE GRADING PLANE.

16. GRADE UNIMPROVED AREAS TO CONFORM
GRADE UNIMPROVED AREAS ADJACENT TO NEW CURBS, GUTTERS SIDEWALKS AND PAVEMENT TO CONFORM TO NEW IMPROVEMENTS AND TO PROVIDE FOR SAFETY AND DRAINAGE.

17. STREET LIGHTS
NEW STREET LIGHTS SHALL BE 240 VOLT. PG&E REQUIRED FEES, PERMITS, INSTALLATIONS AND INSPECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER. PROVIDE A COPY OF PG&E RECEIPTS TO THE CITY ENGINEER.

18. SURVEY REFERENCE POINTS
PROTECT, OR RESTORE BY A LICENSED SURVEYOR CIVIL ENGINEER, SURVEY MONUMENTS AND BENCHMARKS DAMAGED, OR DESTROYED DURING CONSTRUCTION. FILE CORNER RECORD OR RECORD OF SURVEY AS REQUIRED.

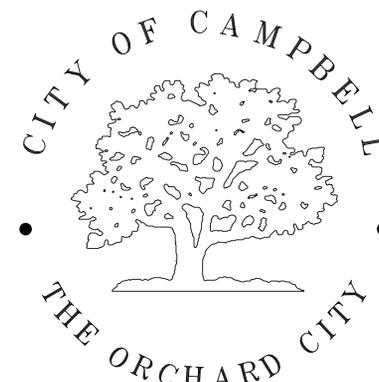
19. AS BUILT PLANS
SUBMIT AS BUILT PLANS, SIGNED BY THE ENGINEER OF WORK AND ACCEPTABLE TO THE CITY ENGINEER, PRIOR TO FINAL ACCEPTANCE.

20. TRUCK ROUTE
THE TRUCK ROUTE SHALL BE: FROM PROJECT SITE, HEAD SOUTH TO BUDD AVE., THENCE GO EAST ALONG BUDD AVE. TO SAN TOMAS EXPRESSWAY, THENCE GO SOUTH WEST ALONG SAN TOMAS EXPRESSWAY TO FREEWAY 17.

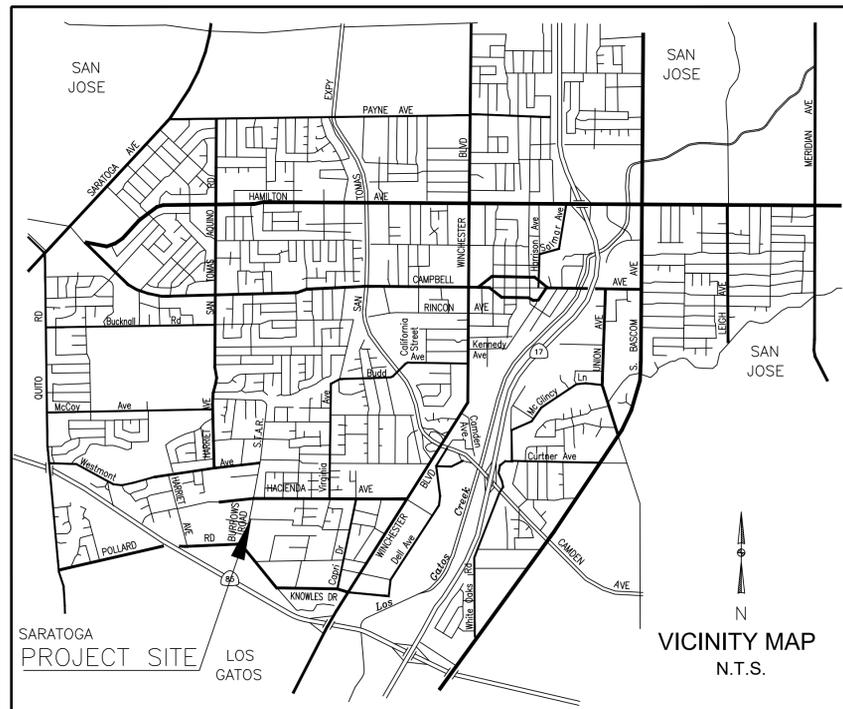
21. UTILITY ENCROACHMENT PERMIT
OBTAIN SEPARATE PERMITS WITH EACH UTILITY COMPANY FOR THE INSTALLATION OF ALL UTILITIES THAT WILL SERVE THE DEVELOPMENT (INCLUDING WATER, SEWER, GAS, ELECTRIC, ETC.). APPLICANT SHALL APPLY FOR AND PAY ALL NECESSARY FEES FOR UTILITY PERMITS FOR SANITARY SEWER, GAS, WATER, ELECTRIC AND ALL OTHER UTILITY WORK. THE PLAN SHALL CLEARLY SHOW THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND THE ASSOCIATED MAIN LINES; INDICATE WHICH UTILITIES AND SERVICES ARE TO REMAIN, WHICH UTILITIES AND SERVICES ARE TO BE ABANDONED, AND WHERE NEW UTILITIES AND SERVICES WILL BE INSTALLED. JOINT TRENCHES FOR NEW UTILITIES SHALL BE USED WHENEVER POSSIBLE. THE LOCATIONS OF THE UTILITIES SHALL NOT DEVIATE FROM THE PROPOSED LOCATIONS ON THE OFF-SITE STREET IMPROVEMENT PLANS.

22. STORM SEWER SYSTEM REQUIREMENTS
A. ALL STORM DRAIN LATERALS ARE TO BE 12" RCP UNLESS NOTED OTHERWISE.
B. BOLT-DOWN MANHOLE COVERS SHALL BE USED WHEN MANHOLES ARE NOT LOCATED IN THE ROADWAY.
C. CONTRACTOR SHALL PROVIDE VIDEO INSPECTION OF ALL NEWLY CONSTRUCTED STORM MAINS PRIOR TO PROJECT ACCEPTANCE.
D. CONTRACTOR SHALL INSTALL "NO DUMPING - FLOWS TO BAY" MEDALLIONS OR STENCILS AT ALL INLETS AND CATCH BASINS WITHIN THE PROJECT LIMITS.

STREET IMPROVEMENT PLANS - OFF-SITE
1320 BURROWS ROAD
ENCROACHMENT PERMIT NO. _____



CITY OF CAMPBELL
DEPARTMENT OF PUBLIC WORKS



AGENCY INDEX

SANTA CLARA COUNTY FIRE DEPARTMENT	(408) 378-4010	AB
CITY OF CAMPBELL - PUBLIC WORKS	(408) 866-2150	AC
CITY OF CAMPBELL - POLICE	(408) 866-2121	BC
AT&T	(408) 980-2061	BCR
PACIFIC GAS & ELECTRIC	1-800-743-5000	CL
SAN JOSE WATER COMPANY	(408) 279-7900	DIA
SANTA CLARA VALLEY WATER DISTRICT	(408) 265-2600	DWY
COMCAST (BETWEEN 7:00AM AND 3:00PM)	(408) 918-3245	EC
COMCAST (AFTER NORMAL WORKING HOURS)	1-800-945-2288	ECR
WEST VALLEY SANITATION DISTRICT	(408) 378-2407	ED
UNITED STATES POSTAL SERVICE	(408) 378-5780	EP
WEST VALLEY COLLECTION & RECYCLING	(408) 283-8500	EX
VALLEY TRANSPORTATION AUTHORITY - BUS SERVICE	(408) 321-5973	FC
		FG
		FH
		FL
		INV

ABBREVIATIONS

AGGREGATE BASE	IRR	IRRIGATION
ASPHALT CONCRETE	MAX	MAXIMUM
BEGIN CURVE	MH	MANHOLE
BEGIN CURB RETURN	MIN	MINIMUM
CLASS/CENTERLINE	PB	PULL BOX
DIAMETER	PVC	POLYVINYL CHLORIDE
DRIVEWAY	R	RADIUS
END CURVE	R/W	RIGHT-OF-WAY
END CURB RETURN	SCO	SEWER CLEAN OUT
EDGE DRAIN	STA	STATION
EDGE OF PAVEMENT	SW	SIDEWALK
EXISTING	TC	TOP OF CURB
FACE OF CURB	TEMP	TEMPORARY
FINISH GRADE	TYP	TYPICAL
FIRE HYDRANT	WM	WATER METER
FLOW LINE		
INVERT		

INDEX OF DRAWINGS

TITLE	SHEET
COVER SHEET	1
STREET PLAN VIEW	2
CITY STANDARD DETAILS	3
BLUEPRINT FOR A CLEAN BAY	4

LEGEND

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

BENCHMARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTHWESTERLY CORNER OF LOT AS SHOWN; PROJECT BENCHMARK 100.0'

BASIS OF BEARINGS:

THE BEARING NORTH 11°08'00" EAST OF THE CENTER LINE OF BURROWS RD AS SHOWN ON THAT MAP OF W.J. PARR SUBDIVISION FILED FOR RECORD IN BOOK A OF MAPS PAGES 95, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

GENERAL APPROVAL NOTE:

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER/PERMITTEE OF THE RESPONSIBILITY FOR CORRECTION OF MISTAKES, ERRORS, OR OMISSIONS CONTAINED THEREIN. IF, DURING THE COURSE OF CONSTRUCTION, PUBLIC INTEREST REQUIRES A MODIFICATION OF THESE PLANS OR THE STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF CAMPBELL, THE CITY ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUCH MODIFICATION AND TO SPECIFY THE MANNER IN WHICH THE SAME IS TO BE CONSTRUCTED, AT NO COST TO THE CITY.

APPROVED FOR IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AS DESIGN ONLY BASED UPON INFORMATION SUBMITTED HEREON.

AMY OLAY, P.E.
CITY ENGINEER
CITY OF CAMPBELL

Date

SEAL OF ENGINEER OF WORK:

I HEREBY DECLARE THAT I AM THE ENGINEER OF WORK FOR THIS PROJECT, THAT I HAVE EXERCISED RESPONSIBLE CHARGE OVER THE DESIGN OF THE PROJECT AS DEFINED IN SECTION 6703 OF THE BUSINESS AND PROFESSIONS CODES, AND THAT THE DESIGN IS CONSISTENT WITH CURRENT STANDARDS.

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

SIGNATURE P.E.



PORFIRIO OSCAR OSUNA, PE, PLS
PRESIDENT
OSUNA ENGINEERING INC.
117 BERNAL RD. #70-336
SAN JOSE, CA 95119
TELEPHONE: 408-721-2100

COVER SHEET
STREET IMPROVEMENT PLANS
OFF-SITE
1320 BURROWS ROAD
ENCROACHMENT PERMIT NO. ENC _____



SCALE:
N.T.S.

SHEET:
1 OF 4

No.	Revision	Date	By	Chkd

Date: 8/4/23
Drawn By: T.M.N.
Designed By: O.O.

117 BERNAL RD. STE. 70-336
SAN JOSE, CA 95119



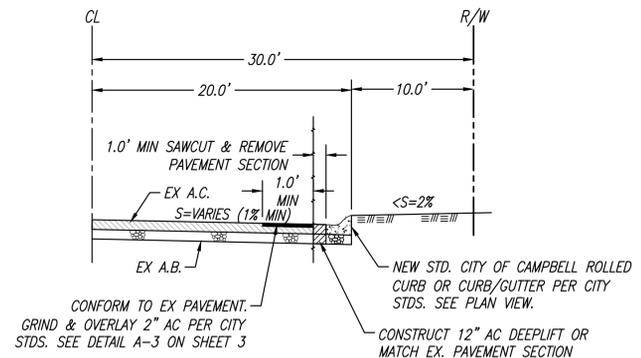
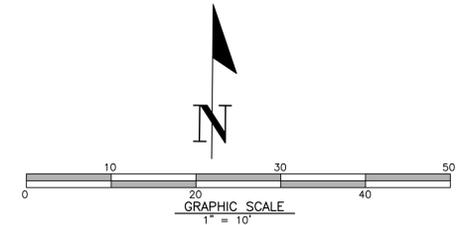
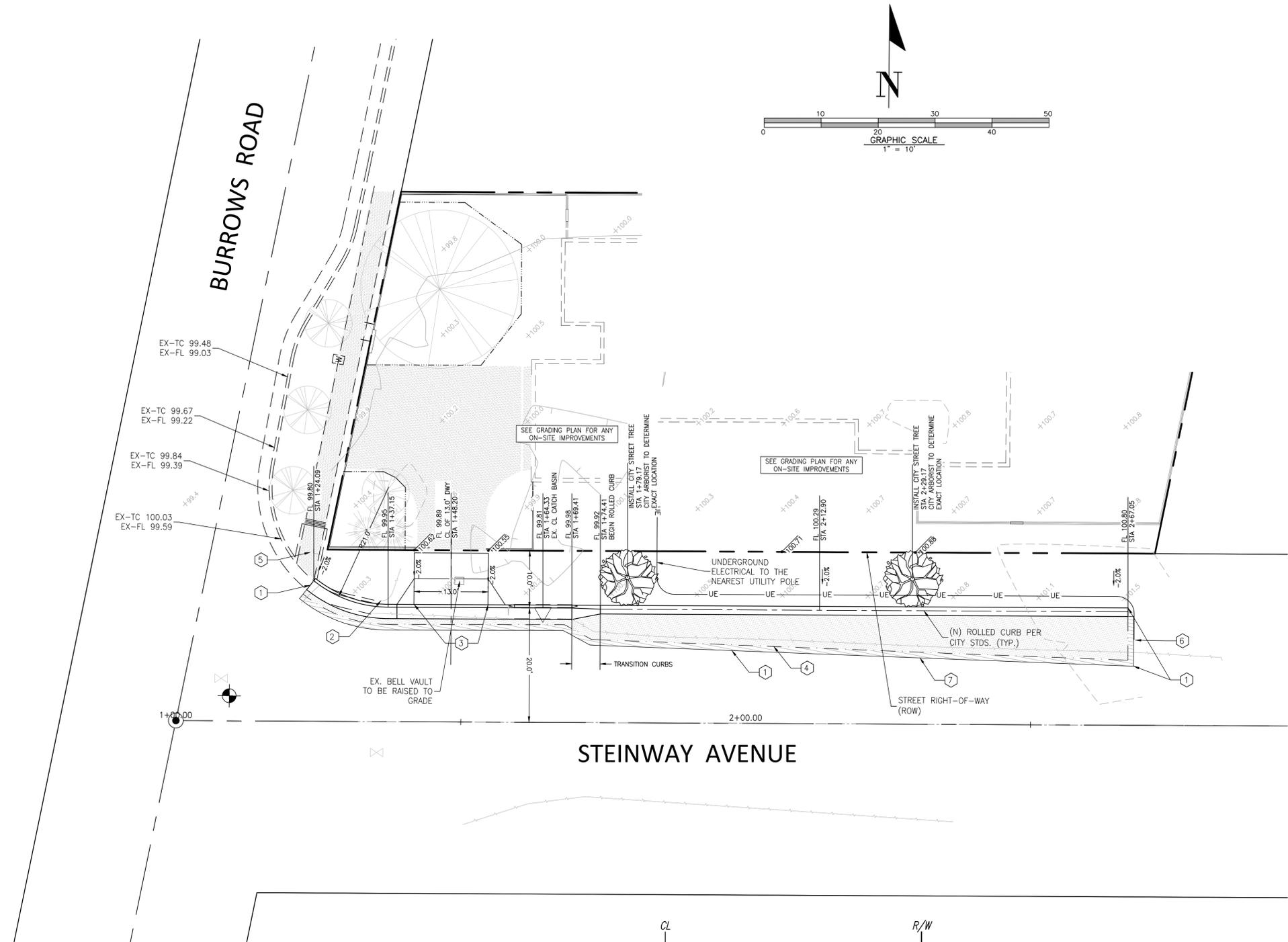
OSUNA ENGINEERING INC.
Planning/Surveying/Civil Engineering
TEL: (408) 772-4381
info@osunaengineering.com

CONSTRUCTION NOTES

- 1 CONFORM TO EXISTING IMPROVEMENTS.
- 2 REMOVE EXISTING AC BERM
- 3 CONSTRUCT STANDARD 13.00 FOOT RESIDENTIAL DRIVEWAY PER CITY STD. DETAIL D-14.2
- 4 AC PAVEMENT SAW CUT LINE
- 5 EXISTING HANDICAP RAMP TO REMAIN.
- 6 EXISTING POLE TO REMAIN
- 7 CONFORM TO EXISTING PAVEMENT. SEE CONSTRUCTION JOINT DETAIL A-3 ON SHEET 3

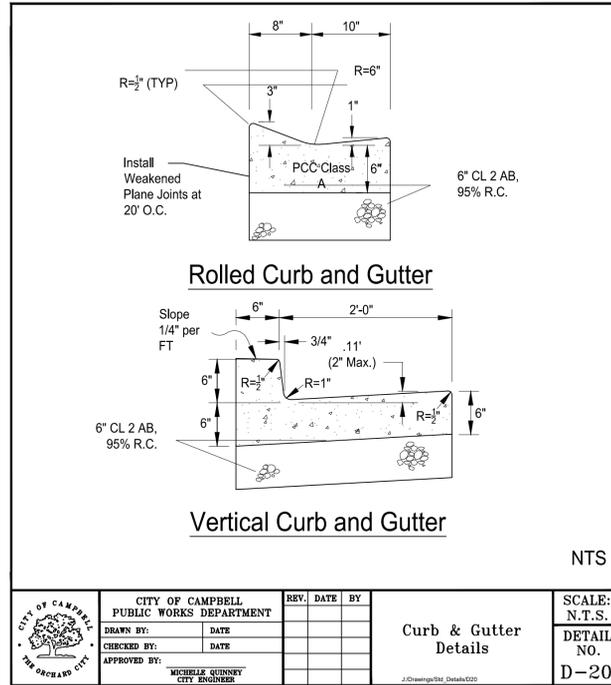
HATCH LEGEND

-  CONFORM TO EXISTING PAVEMENT. 2" GRIND AND OVERLAY PER CITY STANDARDS
-  NEW PAVEMENT SECTION TO MATCH EXISTING MINIMUM



STEINWAY AVENUE
HALF-STREET SECTION
 N.T.S.

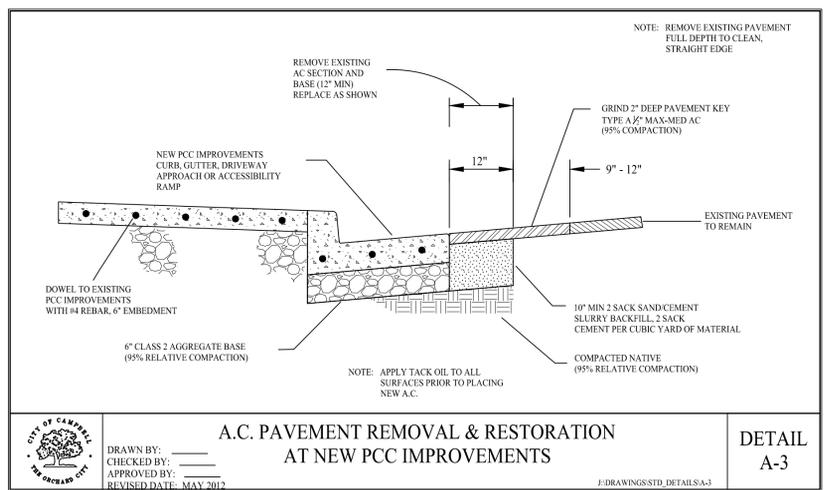
By	Chkd	Date	Revision	No.	Date	8/4/23	Drawn By:	T.M.N.	Designed By:	O.O.
 <p>OSUNA ENGINEERING INC. Planning/Surveying/Civil Engineering 117 BERNAL RD., STE. 70-336 SAN JOSE, CA 95119 TEL: (408) 772-4381 info@osunaengineering.com</p>										
STREET PLAN VIEW OFF-SITE STREET IMPROVEMENT PLANS 1320 BURROWS ROAD ENCROACHMENT PERMIT NO. ENC _____										
 <p>CITY OF CAMPBELL, CALIFORNIA</p>										
SCALE: 1"=10'										
SHEET: 2 OF 4										



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

Curb & Gutter Details

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



CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT		REV.	DATE	BY
DRAWN BY: EA	DATE: 05/04			
CHECKED BY:	DATE:			
APPROVED BY:	DATE:			

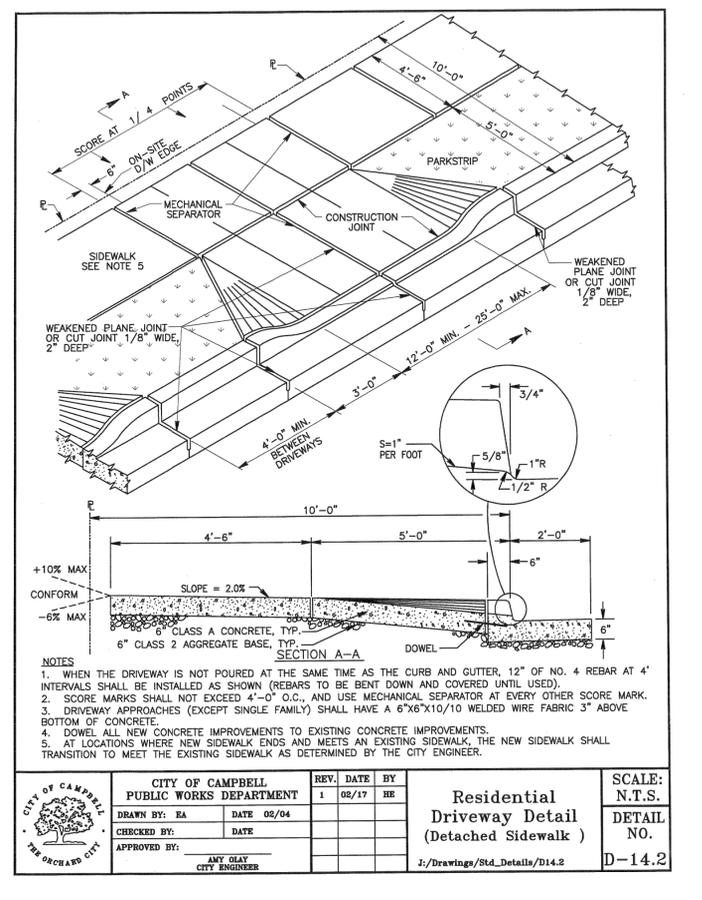
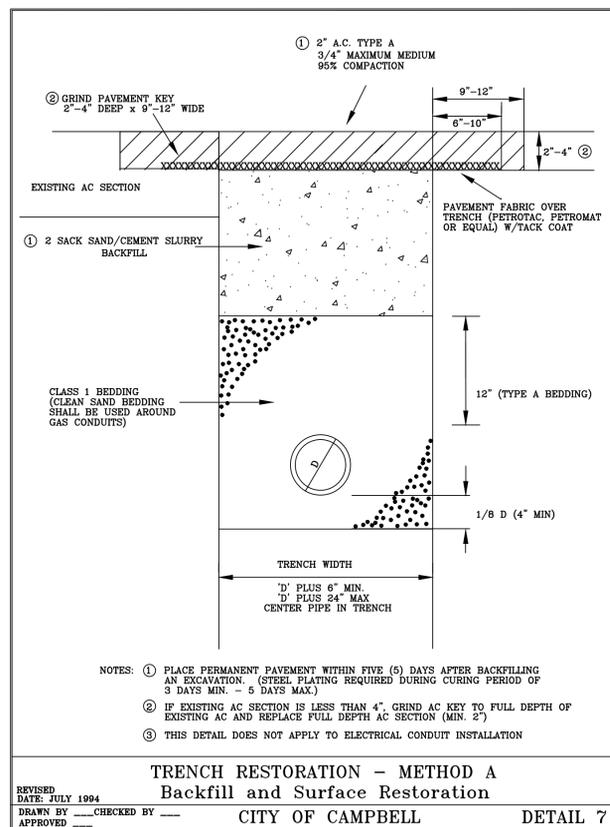
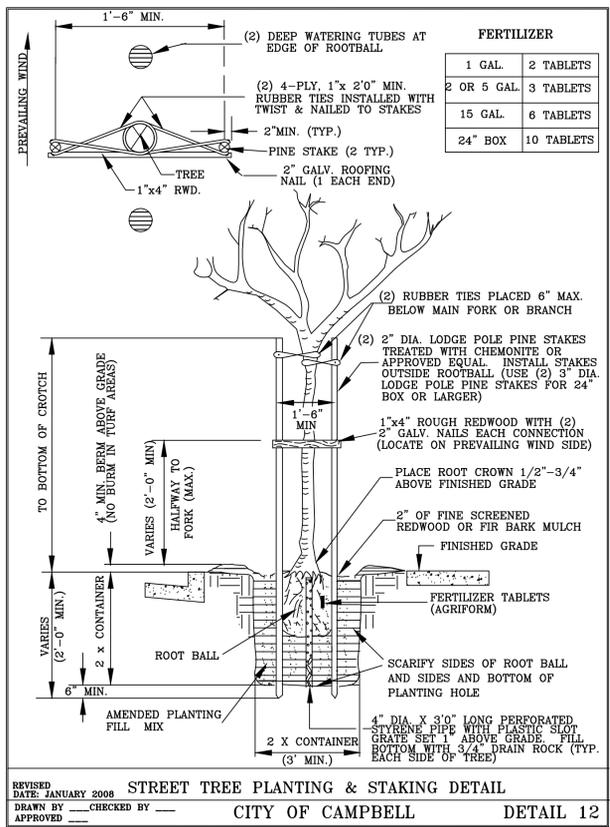
A.C. PAVEMENT REMOVAL & RESTORATION AT NEW PCC IMPROVEMENTS

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

NOTES: (unless otherwise specified in the plans or special provisions)

- All trees shall be a minimum of 15-gallon size and of the variety indicated on the plans or specified by the City Engineer.
- Each tree shall be approved by the Engineer prior to planting. Contractor may request Engineer to pre-approve tree at local nursery.
- The exact location of each tree shall be approved by the Engineer prior to planting.
- Vertically cut the root ball at three or four places to loosen roots and discourage circling. Vertically scarify sides and bottom of planting hole.
- When planting, hold tree so that previous planting level is even with sidewalk level and gradually place top soil about the root ball.
- Top soil fill shall be an approved garden mix loam that is mixed at a 1:1 ratio with the native soil removed from the planting hole.
- When hole is three-quarters full, fill with water to compact the soil and eliminate air pockets.
- Fill planting hole with loose soil to ground level.
- Construct a watering basin around each tree.
- Planting operations must be followed by a deep, thorough watering of each tree.
- Substitutions in tree varieties are permitted only upon written authorization from the City Engineer.
- All street trees installed in commercial and industrial shall be installed with an irrigation system (fed from on-site).

REVISOR: JANUARY 2008
DATE: _____
DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____
STREET TREE PLANTING NOTES
CITY OF CAMPBELL
DETAIL 13



FRESH CONCRETE AND MORTAR APPLICATION

BEST MANAGEMENT PRACTICES FOR

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

- When cleaning up after driveway or sidewalk construction, wash fines onto dirt areas, not down the driveway or into the street or storm drain.

- Place hay bales or other erosion controls down-slope to capture runoff carrying mortar or cement before it reaches the storm drain.

GENERAL BUSINESS PRACTICES

- Both at your yard and the construction site, always store both dry and wet materials under cover, protected from rainfall and runoff. Protect dry materials from wind.

- Secure bags of cement after they are open. Be sure to keep wind-blown cement powder away from gutters, storm drains, rainfall, and runoff.

- Wash out concrete mixers only in designated wash-out areas in your yard, where the water will flow into containment ponds or onto dirt. Whenever possible, recycle washout by pumping back into mixers for reuse. Never dispose of washout into the street, storm drains, drainage ditches, or streams.

- When breaking up paving, be sure to pick up all the pieces and dispose properly.

- Recycle large chunks of broken concrete at a landfill.

- Dispose of small amounts of excess dry concrete, grout, and mortar in the trash.

- Never bury waste material.

STORM DRAIN POLLUTION FROM MASONRY AND PAVING

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

DURING CONSTRUCTION

- Don't mix up more fresh concrete or cement than you will use in a day.

- Set up and operate small mixers on tarps or heavy plastic drop cloths.

LANDSCAPING, GARDENING, AND POOL MAINTENANCE

BEST MANAGEMENT PRACTICES FOR THE:

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

GENERAL BUSINESS PRACTICES

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.

- Store pesticides, fertilizers, and other chemicals indoors or in a shed or storage cabinet.

- Schedule grading and excavation projects for dry weather.

- Use temporary check dams or ditches to divert runoff away from storm drains.

- Protect storm drains with hay bales or other erosion controls.

- Revegetation is an excellent form of erosion control for any site.

POOL/FOUNTAIN/SPA MAINTENANCE

- Never discharge pool or spa water to a street or storm drain.

OR

- When emptying a pool or spa, let chlorine dissipate for a few days, and then recycle/reuse water by draining it gradually onto a landscaped area.

- Contact the local sewage treatment authority. You may be able to discharge to the sanitary sewer by running a hose to a utility sink or sewer pipe cleanout junction.

- Do not use copper-based algacides unless absolutely necessary. Control algae with chlorine or other alternatives to copper-based pool chemicals. Copper is a powerful herbicide. Sewage treatment technology cannot remove all of the metals that enter a treatment plant.

LANDSCAPING/GARDEN MAINTENANCE

- Use up pesticides. Rinse containers, and use rinse water as product. Dispose of rinsed containers in the trash.

- Dispose of unused pesticide as hazardous waste.

- Collect lawn and garden clippings, pruning waste, and tree trimmings. Chip if necessary, and compost.

- In communities with curbside yard waste recycling, leave clippings and pruning waste for pickup in approved bags or containers. Or, take to a landfill that composts yard waste.

- Do not place yard waste in gutters.

- Do not blow or rake leaves, etc. into the street.

STORM DRAIN POLLUTION FROM LANDSCAPING AND SWIMMING POOL MAINTENANCE

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

HEAVY EQUIPMENT OPERATION

BEST MANAGEMENT PRACTICES FOR THE:

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

SITE PLANNING AND PREVENTIVE VEHICLE MAINTENANCE

- Designate one area of the construction site, well away from streams or storm drain inlets, for auto and equipment parking, refueling, and routine vehicle and equipment maintenance.

- Maintain all vehicles and heavy equipment. Inspect frequently for leaks.

- Perform major maintenance, repair jobs, vehicle and equipment washing off site.

- If you must drain and replace motor oil, radiator coolant, or other fluids on site, use drip pans or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers, and recycle whenever possible.

- Do not use diesel oil to lubricate equipment or parts.

- Clean up spills immediately when they happen.

PAINTING AND APPLICATION OF SOLVENTS AND ADHESIVES

BEST MANAGEMENT PRACTICES FOR THE: PAINTING CLEANUP

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

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.

- For water based paints, paint out brushes to the extent possible, and rinse to the sanitary sewer.

- For oil based paints, paint out brushes to the extent possible, filter and reuse thinners and solvents. Dispose of excess liquids and residue as hazardous waste.

WHAT CAN YOU DO?

- Recycle/reuse leftover paints whenever possible.

- Recycle excess water-based paint, or use up. Dispose of excess liquid, including sludges, as hazardous waste.

- Reuse leftover oil-based paint. Dispose of excess liquid, including sludges, as hazardous waste.

STORM DRAIN POLLUTION FROM PAINTS, SOLVENTS, AND ADHESIVES

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

PAINT REMOVAL

- Chemical paint stripping residue is a hazardous waste.

- Chips and dust from marine paints or paints containing lead or tributyl tin are hazardous wastes. Dry sweep and dispose of appropriately.

- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up and disposed as trash.

- When stripping or cleaning building exteriors with high-pressure water, block storm drains. Wash water onto a dirt area and spade into soil. Or, check with the local wastewater treatment authority to find out if you can collect (mop or vacuum) building cleaning water and dispose to the sanitary sewer.

STORM DRAIN POLLUTION FROM HEAVY EQUIPMENT ON THE CONSTRUCTION SITE

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

Blueprint for a Clean Bay

BEST MANAGEMENT PRACTICES FOR THE CONSTRUCTION INDUSTRY.

SANTA CLARA VALLEY NONPOINT SOURCE POLLUTION CONTROL PROGRAM

EARTH MOVING ACTIVITIES

BEST MANAGEMENT PRACTICES FOR THE:

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

DURING CONSTRUCTION

- Remove existing vegetation only when absolutely necessary.

- Consider planting temporary vegetation for erosion control on slopes or where construction is not immediately planned.

- Protect downslope drainage courses, streams, and storm drains with hay bales or temporary drainage swales.

- Use check dams or ditches to divert runoff around excavations.

- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

GENERAL BUSINESS PRACTICES

- Schedule excavation and grading work for dry weather.

- Perform major equipment repairs away from the job site.

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains.

- Do not use diesel oil to lubricate equipment or parts.

DETECTING CONTAMINATED SOIL OR GROUNDWATER

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

WATCH FOR ANY OF THESE CONDITIONS:

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

STORM DRAIN POLLUTION FROM EARTH-MOVING ACTIVITIES

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

ROADWORK AND PAVING

BEST MANAGEMENT PRACTICES FOR THE:

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

WHAT CAN YOU DO?

GENERAL BUSINESS PRACTICES

- Develop and implement erosion/sediment control plans for embankments.
- Schedule excavation and grading work for dry weather.
- Check for and repair leaking equipment.
- Perform major equipment repairs in designated areas at your yard, away from the construction site.

- When refueling or vehicle/equipment maintenance must be done on site, designate a location away from storm drains and creeks.
- Do not use diesel oil to lubricate equipment or parts.
- Recycle used oil, concrete, broken asphalt, etc. whenever possible.

DURING CONSTRUCTION

- Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.

- Cover and seal catch basins and manholes when applying seal coat, slurry seal, fog seal, etc.

- Use check dams, ditches, or berms to divert runoff around excavations.

ASPHALT/CONCRETE REMOVAL

- Avoid creating excess dust when breaking asphalt or concrete.
- After breaking old pavement, be sure to remove all chunks and pieces.
- Make sure broken pavement does not come in contact with rainfall or runoff.

- Shovel or vacuum saw-cut slurry and remove from the site. Cover or barricade storm drain during saw-cutting if necessary.

- Never hose down streets to clean up tracked dirt.

STORM DRAIN POLLUTION FROM ROADWORK

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

GENERAL CONSTRUCTION AND SITE SUPERVISION

BEST MANAGEMENT PRACTICES FOR THE:

- Construction industry

WHAT CAN YOU DO?

- Designate one area of the site for auto parking, vehicle refueling, and routine equipment maintenance. The designated area should be well away from streams or storm drain inlets, and bermed if necessary. Make major repairs off site.

- Keep materials out of the rain-prevent runoff contamination at the source. Cover exposed piles of soil of construction materials with plastic sheeting or temporary roofs. Before it rains, sweep and remove materials from surfaces that drain to storm drains, creeks, or channels.

- Keep pollutants off exposed surfaces. Place trash cans and recycling receptacles around the site to minimize litter.

- Clean up leaks, drips, and other spills immediately so they do not contaminate soil or groundwater or leave residue on paved surfaces.

- Never hose down "dirty" pavement or surfaces where materials have spilled. Use dry cleanup methods whenever possible. If you must use water, use just enough to keep the dust down.

- Cover and maintain dumpsters. Check frequently for leaks. Place dumpsters under roofs or cover with tarps or plastic sheeting secured around the outside of the dumpster. Never clean a dumpster by hosing it down on the construction site.

- Make sure portable toilets are in good working order. Check frequently for leaks.

STORM DRAIN POLLUTION FROM CONSTRUCTION ACTIVITIES

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

BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

Spill Response Agencies

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

Local Pollution Control Agencies

Santa Clara County Office of Toxics and Solid Waste Management (408) 441-1195

Santa Clara Valley Water District (408) 927-0710

San Jose/Santa Clara Water Pollution Control Plant (408) 945-5300
Serving Campbell, Cupertino, Los Gatos, Milpitas, Monte Sereno, San Jose, Santa Clara and Saratoga

Sunnyvale Water Pollution Control Plant (408) 730-7270

Palo Alto Regional Water Quality Control Plant (415) 329-2598
Serving East Palo Alto, Los Altos, Los Altos Hills, Mountain View, Palo Alto, and Stanford

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

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

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

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BLUEPRINT FOR A CLEAN BAY OFF-SITE STREET IMPROVEMENT PLANS 1320 BURROWS ROAD ENCROACHMENT PERMIT NO. ENC-_____				
 CITY OF CAMPBELL, CALIFORNIA				
SCALE: N.T.S.				
SHEET: 4 OF 4				