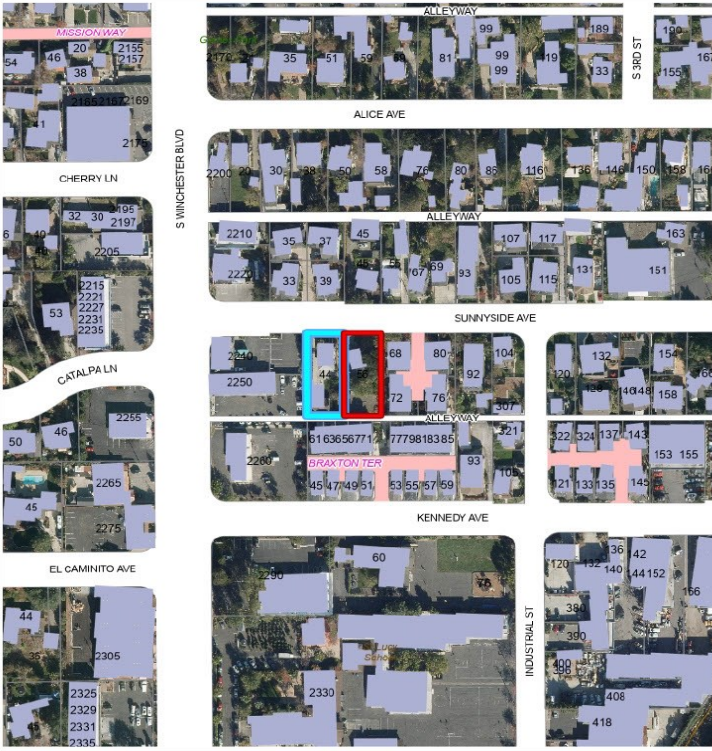


Location of Proposed Project



44 & 56 Sunnyside Avenue

MISSIONWAY

CHERRY LN

CATALPA LN

EL CAMINITO AVE

WINCHESTER BLVD

ALICE AVE

ALLEYWAY

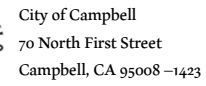
SUNNYSIDE AVE

KENNEDY AVE

INDUSTRIAL ST

Scale 1:2,257

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.



Notice of Public Hearing

Dear Campbell Resident,

Nov. 30, 2022

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: 44 & 56 Sunnyside Avenue

Zoning | Area Plan: P-D | N/A

Neighborhood Association(s): DCNA

Council District: 3

File No: PLN-2023-135

APN: 412-04-018

Applicant: 44 Sunnyside LLC (Sachneel Patel)

Property Owner: 44 Sunnyside LLC (Sachneel Patel)

Application Type: Planned Development Permit, Tree Removal Permit, and Tentative Map

Project Planner: Daniel Fama, Senior Planner

Email Contact: DanielF@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Construction of a 6-lot detached single-family residential subdivision, and related removal of on-site "protected" trees.

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**



44 & 56 SUNNYSIDE AVENUE

3 STORY SINGLE FAMILY HOMES

44 & 56 SUNNYSIDE AVENUE, CAMPBELL CA

PLANNING RESUBMITTAL

AUGUST 09, 2023

PROJECT DIRECTORY

OWNER	ARCHITECT
TOM WILSON 44 SUNNYSIDE, LLC 1018 LINCOLN AVENUE SAN JOSE, CA 95125 PHONE: (650) 248-9646	LANCE CRANNELL, AIA SDG ARCHITECTS INC. 3361 WALNUT BLVD. SUITE 120 BRENTWOOD, CA 94513 PHONE: (925) 634-7000
CIVIL ENGINEER	LANDSCAPE ARCHITECT
DILIP KISHNANI STERLING CONSULTANTS 46560 FREMONT BLVD, SUITE 205 FREMONT, CA 94538 PHONE: (510) 344-8955	THOMAS PHELPS IDLA, INC. P.O.BOX 170129 BOISE, ID 83717 PHONE: (208) 906-1300

PROJECT DATA SUMMARY

ADDRESS	44 & 56 SUNNYSIDE AVENUE, CAMPBELL, CA
APN	412-04-018 & 412-04-019
ZONING	PD (PLANNED DEVELOPMENT ZONE)
SITE AREA	17,418 SQ. FT.
TYPE OF CONSTRUCTION	TYPE V-B
PROPOSED USE	RESIDENTIAL
DESCRIPTION OF WORK	DEMOLITION OF TWO EXISTING SINGLE FAMILY RESIDENTIAL STRUCTURES, AND SUB-DIVISION OF PROPERTY INTO 6 PARCELS, EACH HAVING A 3-STORY SINGLE FAMILY HOME WITH GROUND-FLOOR ADU. ALL PARCELS TO HAVE SHARED VEHICULAR ACCESS VIA A CENTRAL FIRETRUCK AERIAL ACCESS ROAD.

FIRE DEPARTMENT NOTES

- AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED
- FIRE SPRINKLER PLANS WILL BE DEFERRED SUBMITTAL

SHEET INDEX

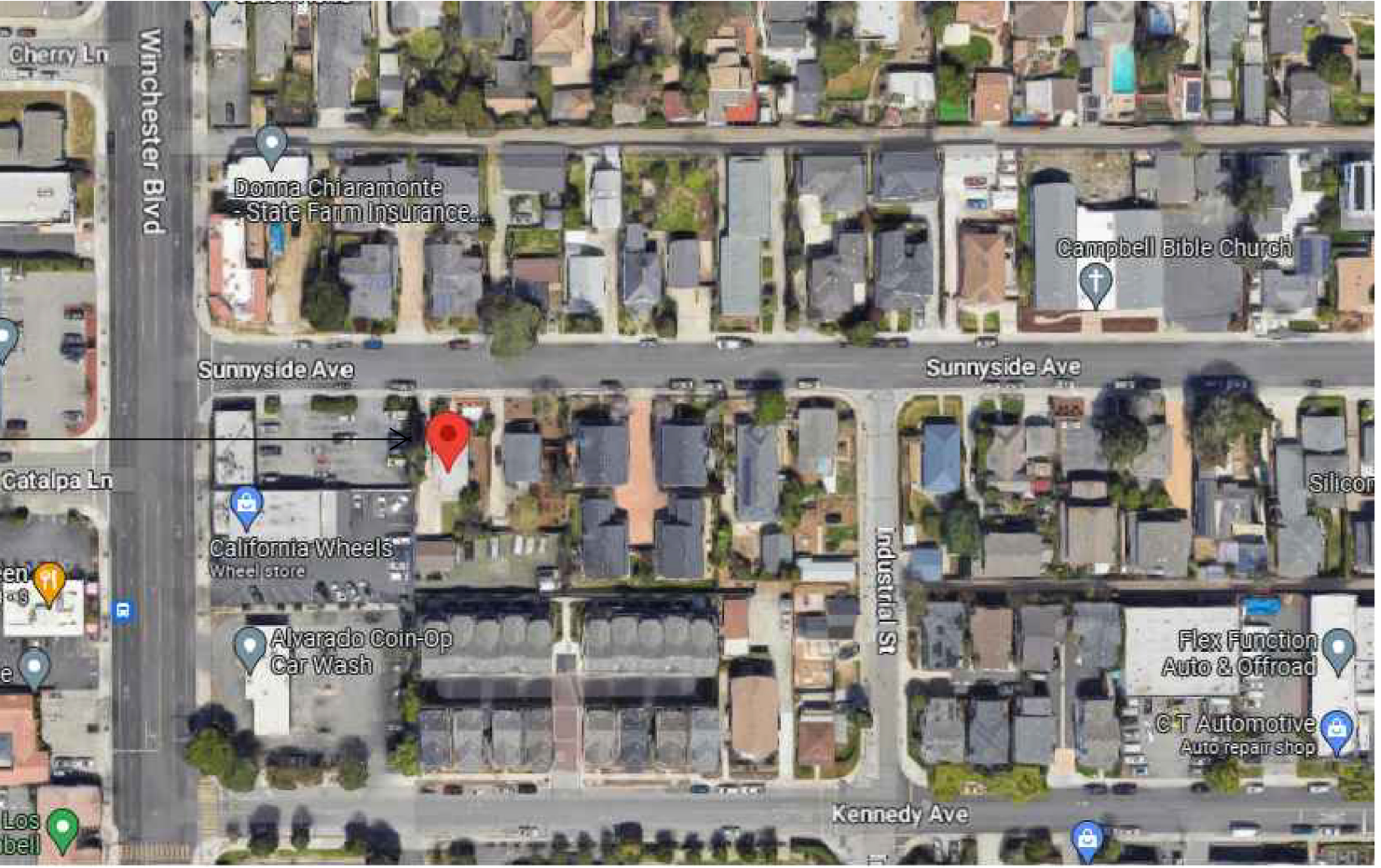
A01	COVER SHEET
A02	SITE PHOTOS
A03	STREETSCAPE
A04	EXISTING CONDITIONS
A05	EXISTING SITE PLAN
A06	ARCHITECTURAL SITE PLAN
A07	FLOOR PLANS
A08	FLOOR PLANS
A09	LOT 1 & 2 ROOF PLANS
A10	LOT 3, 4, 5 & 6 ROOF PLANS
A11	LOT 1 EXTERIOR ELEVATIONS
A12	LOT 1 EXTERIOR ELEVATIONS
A13	LOT 2 EXTERIOR ELEVATIONS
A14	LOT 2 EXTERIOR ELEVATIONS
A15	LOT 3 & 6 EXTERIOR ELEVATIONS
A16	LOT 3 & 6 EXTERIOR ELEVATIONS
A17	LOT 4 & 5 EXTERIOR ELEVATIONS
A18	LOT 4 & 5 EXTERIOR ELEVATIONS
A19	BUILDING SECTIONS
A20	TRASH MANAGEMENT PLAN
A21	COLOR & MATERIALS
A22	PHOTOMETRICS
TM1	PROPOSED SUBDIVISION PLAN & NOTES
TM2	SITE PHOTOGRAPHS
TM3	EXISTING CONDITIONS MAP & PRELIMINARY DEMO PLAN
TM4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
TM5	PRELIMINARY STORMWATER PLAN
TM6	PRELIMINARY CONSTRUCTION / STAGING PLAN
L1	LANDSCAPE PLAN
L2	IRRIGATION PLAN
L3	LANDSCAPE DETAILS
L4	LANDSCAPE SPECIFICATIONS
L5	LANDSCAPE SPECIFICATIONS
L6	LANDSCAPE SPECIFICATIONS
L7	PLANT PALETTE
JT-1	JOINT TRENCH TITLE SHEET
JT-2	JOINT TRENCH INTENT

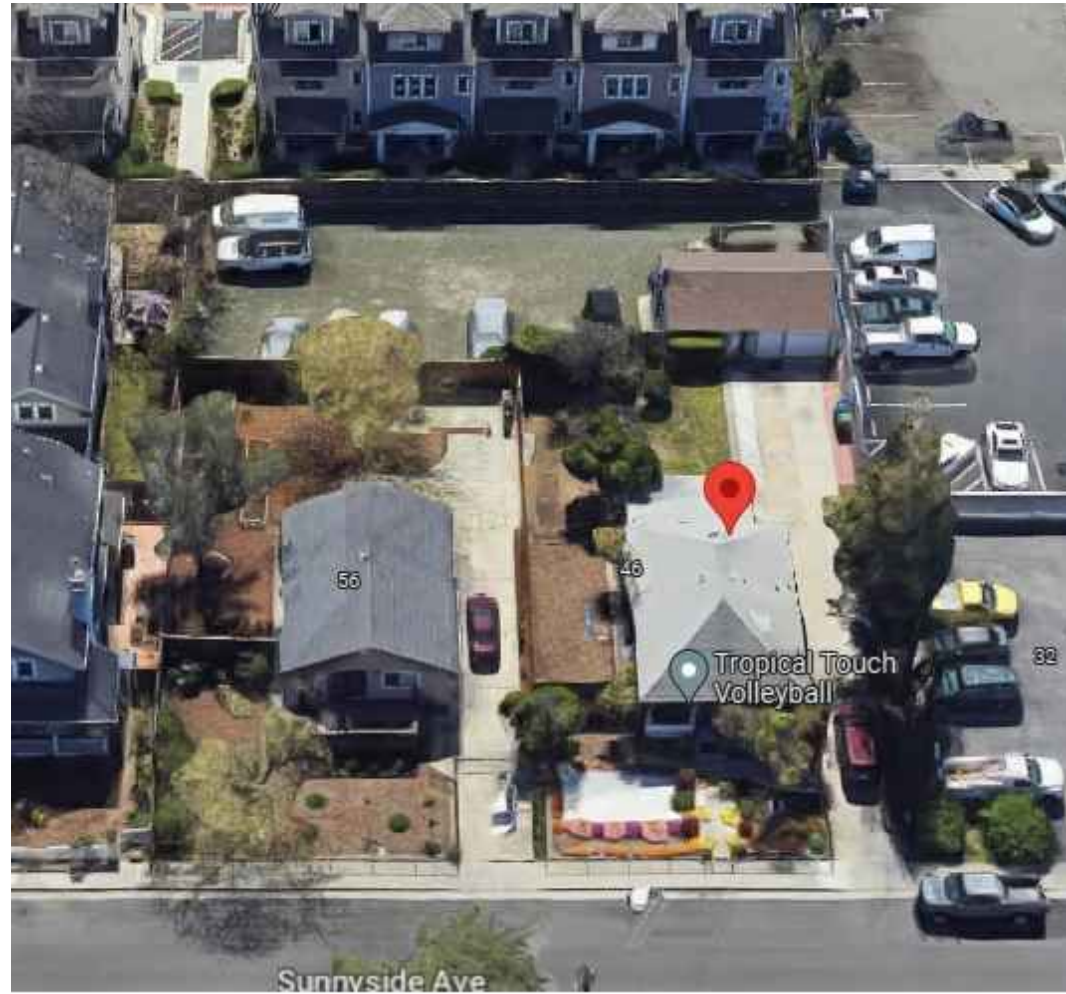


CONCEPTUAL PERSPECTIVE

PROJECT SITE

VICINITY MAP

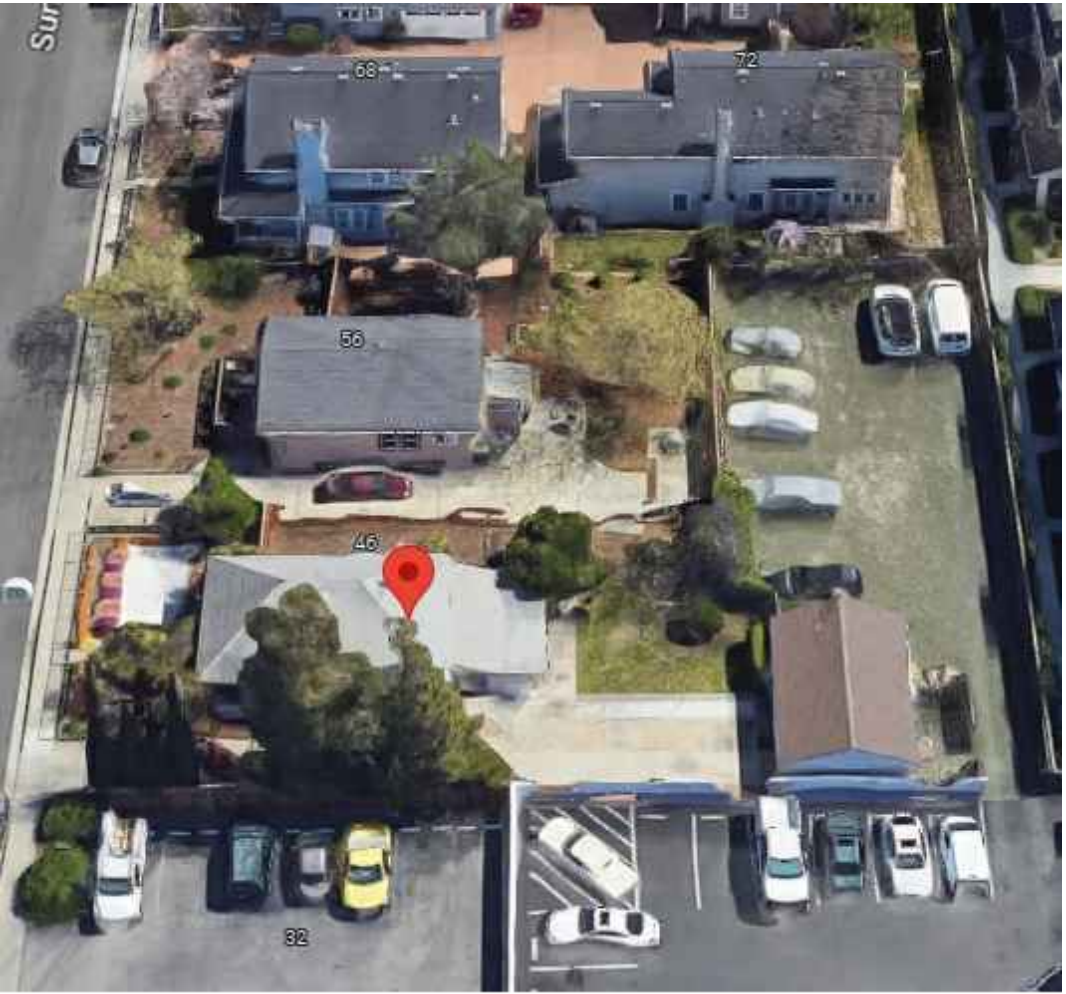




VIEW 1



VIEW 2

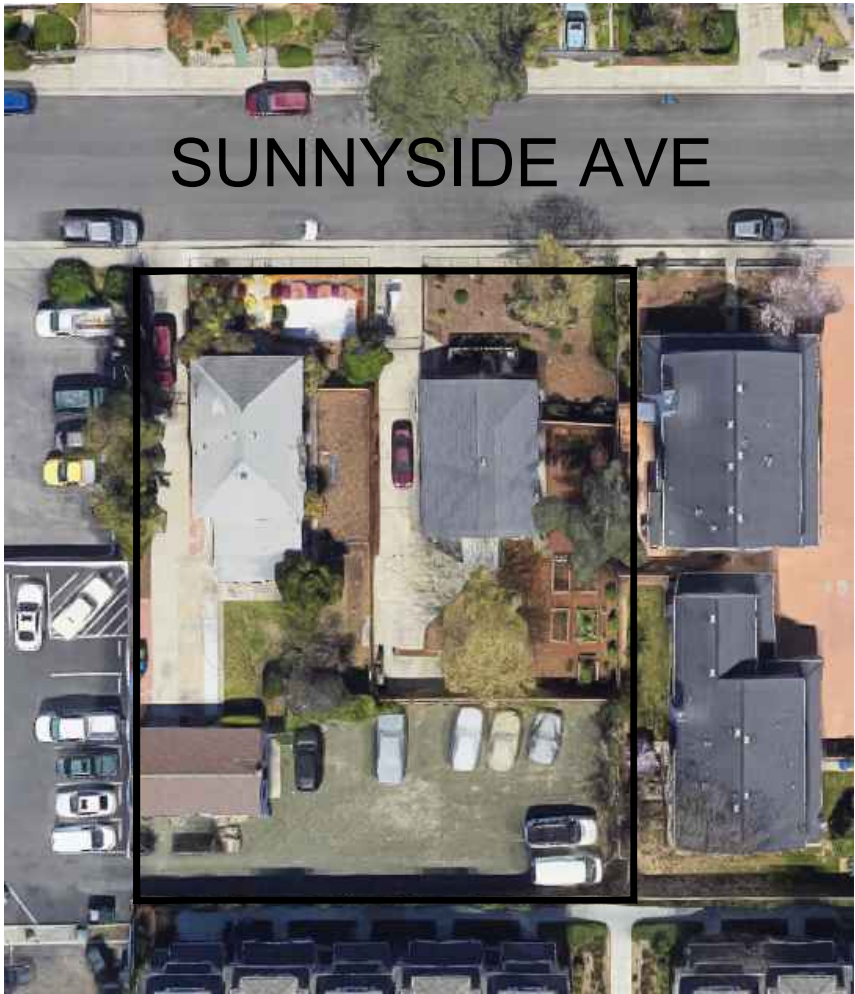


VIEW 3

VIEW 2
↘

VIEW 1 and 6
↓

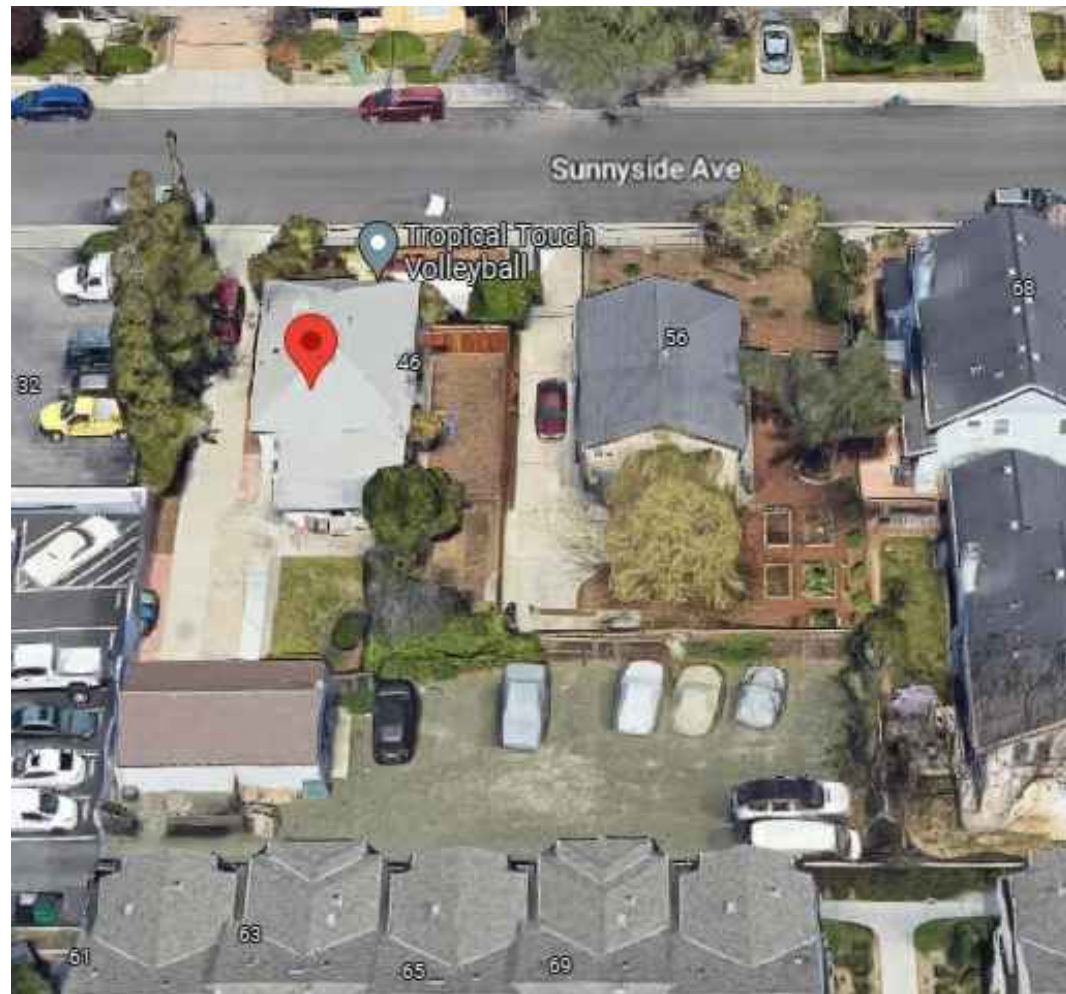
VIEW 3 →



← VIEW 5

↑
VIEW 4

KEY MAP



VIEW 4



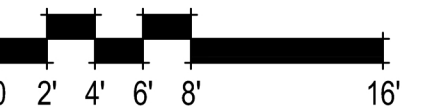
VIEW 5



VIEW 6



399,235 44 & 56 Sunnyside Avenue
Campbell, CA
August 09, 2023

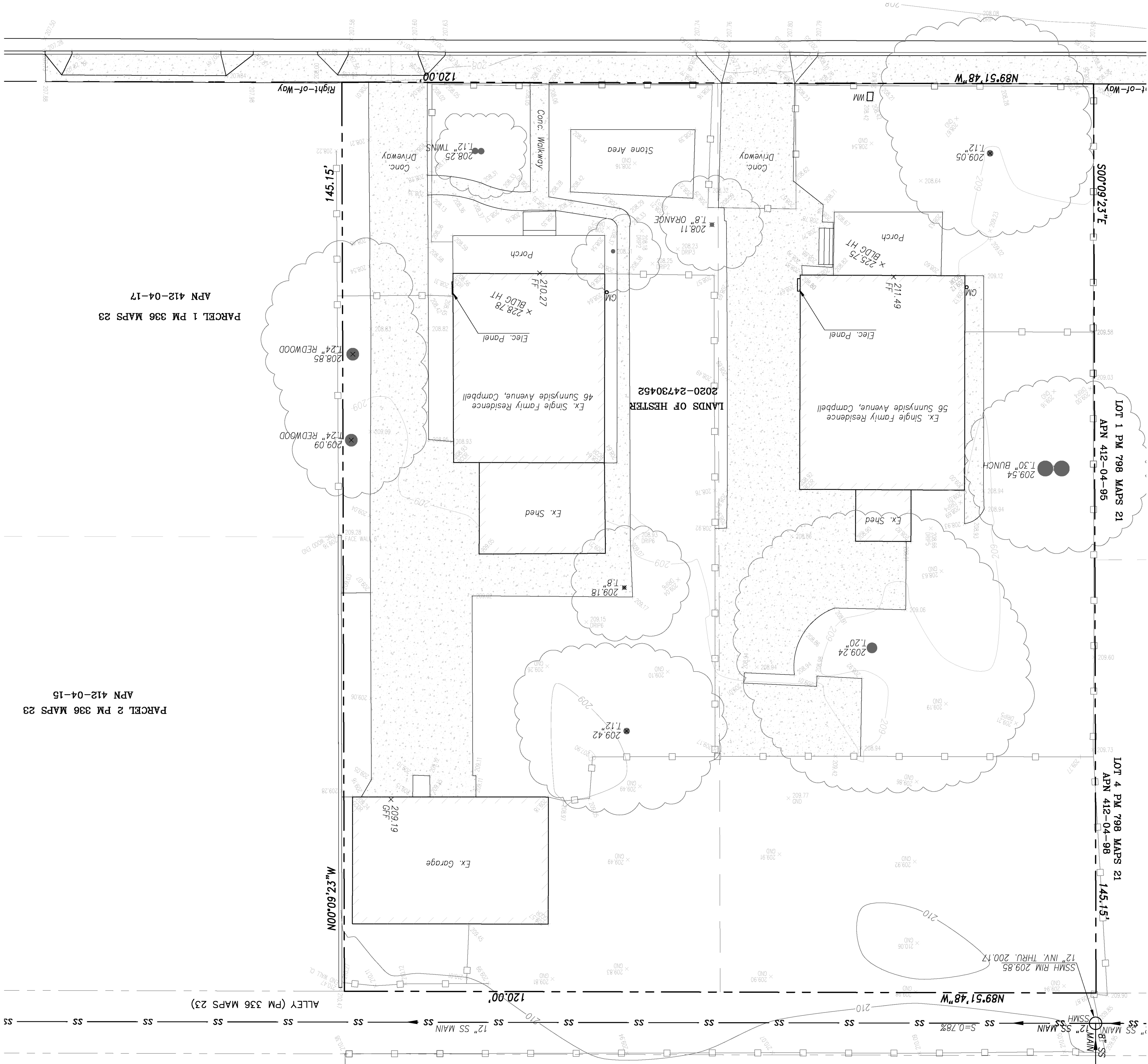


STREETSCAPE
A03

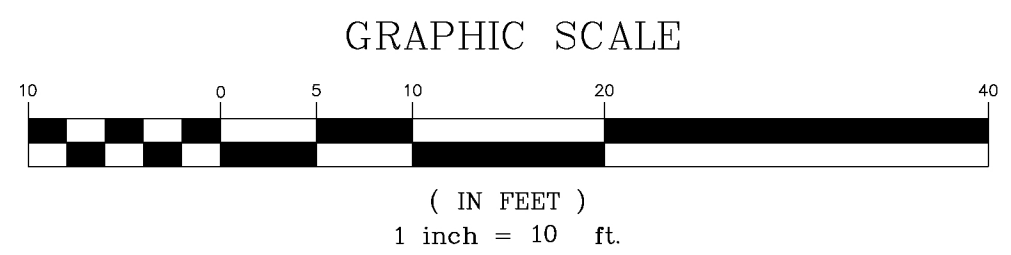
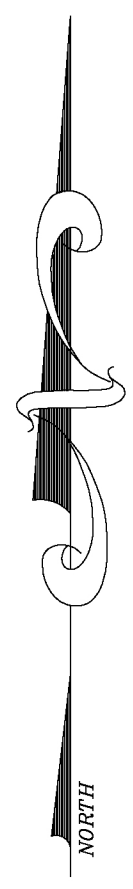
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3361 Walnut Blvd. Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



SUNNYSIDE AVENUE (WIDTH VARIES)

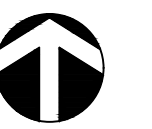


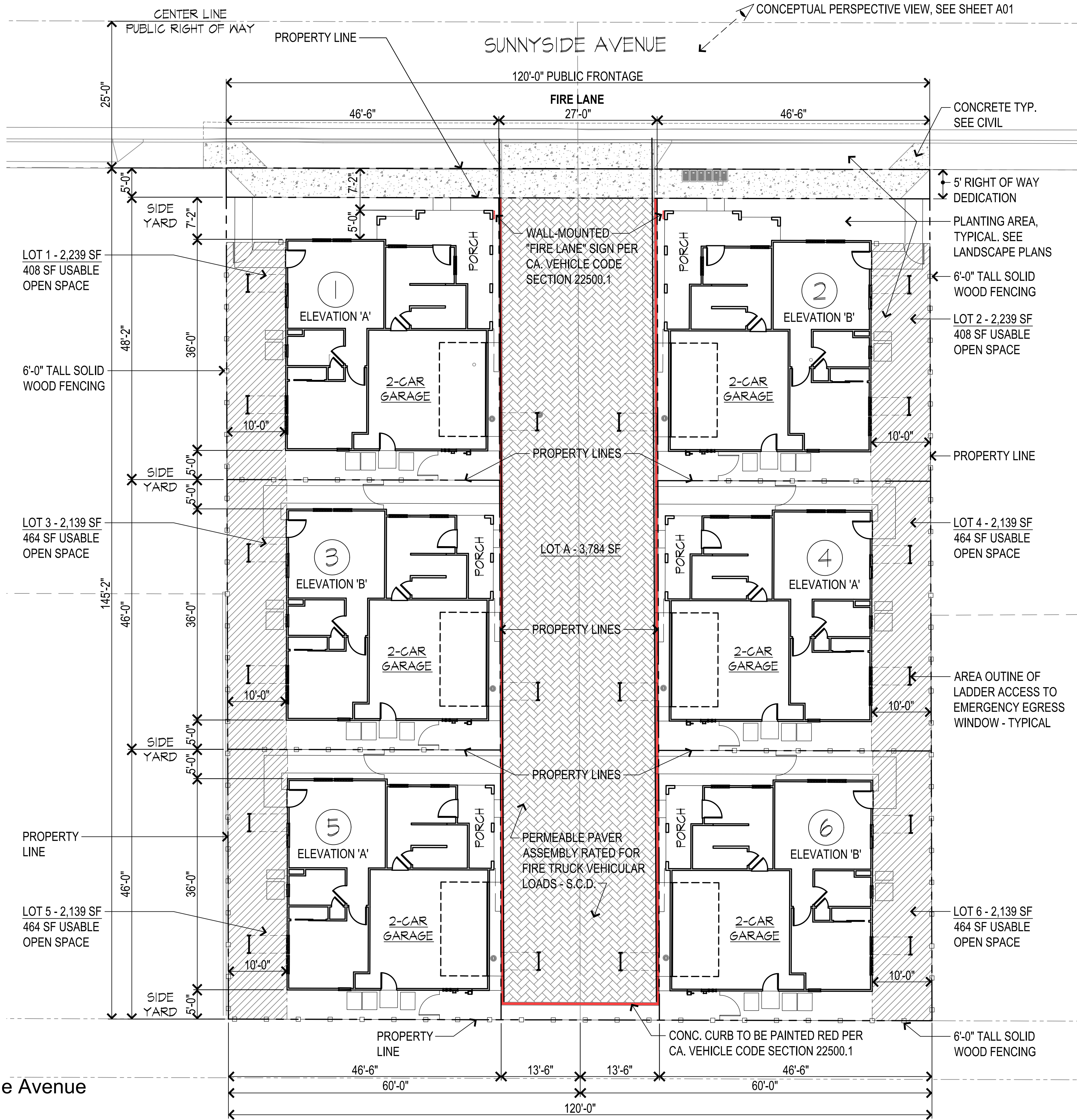
SYMBOL	DESCRIPTIONS	ABBREVIATIONS
---	BOUNDARY / RIGHT-OF-WAY LINE	AC AIR CONDITIONER UNIT
---	EASEMENT LINE	AD AREA DRAIN
---	CENTERLINE ()	AP ASPHALT PAVEMENT
---	RETAINING WALL	BFP BACKFLOW PREVENTOR
---	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT	BSI BUILDING SETBACK LINE
---	DRAIN INLET	BSW BACK OF WALK
---	PERCENT GRADE	BW BOTTOM OF WALL (EXPOSED FACE)
---	EXISTING GRADE ELEVATION	CB CATCH BASIN
---	EXISTING CONTOUR w/ ELEVATION	CONC. CONCRETE
---		DBH DIAMETER AT BREAST HEIGHT
---		DI DRAINAGE INLET
---		DM DEADMAN ANCHOR
---		EP EDGE OF PAVEMENT
---		EX EXISTING
---		FF FINISHED FLOOR ELEVATION
---		FG FINISHED GARAGE ELEVATION
---		FH FIRE HYDRANT
---		FL FLOW LINE ELEVATION
---		FW FACE OF WALL
---		GM GAS METER
---		JP JOINT POLE
---		MB MAILBOX
---		O/H OVERHEAD
---		PB PULLBOX
---		PL PROPERTY LINE
---		PSE PUBLIC SERVICE EASEMENT
---		PUE PUBLIC UTILITY EASEMENT
---		R= RADIUS OF CURVE
---		Δ= INCLUDED ANGLE OF CURVE
---		L= LENGTH OF CURVE
---		SSCO SANITARY SEWER CLEAN-OUT
---		SSMH SANITARY SEWER MANHOLE
---		VG VALLEY GUTTER
---		SL STREET LIGHT
---		WCE WIRE CLEARANCE EASEMENT
---		WM WATER METER
---		WV WATER VALVE
---		WW WALKWAY



399,235 44 & 56 Sunnyside Avenue
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EXISTING CONDITIONS
A04





DENSITY			
Maximum Density		13 DU/AC	
Proposed Density*		12.8 DU/AC	
Net Lot Area	17,418 S.F.		
Public Right of Way	3,000 S.F.		
Gross Site Area	0.47 ACRES	20,418 S.F.	
Total Dwelling Units		6 Dwelling Units	

*Density based on net lot area plus the combined areas of the right-of-way dedication and half of public right-of-way at Sunnyside Ave.

FLOOR AREA RATIO				
Lot	Porch	Dwelling	Garage	Total
1	183 S.F.	3,002 S.F.	427 S.F.	3,612 S.F.
2	183 S.F.	3,002 S.F.	427 S.F.	3,612 S.F.
3	73 S.F.	3,002 S.F.	427 S.F.	3,502 S.F.
4	73 S.F.	3,002 S.F.	427 S.F.	3,502 S.F.
5	73 S.F.	3,002 S.F.	427 S.F.	3,502 S.F.
6	73 S.F.	3,002 S.F.	427 S.F.	3,502 S.F.
Total Area	658 S.F.	18,012 S.F.	2,562 S.F.	21,232 S.F.
Floor Area Ratio Proposed	1.22 F.A.R.			

LOT COVERAGE					
Lot	Net Lot Area	Porch	1st Floor	Garage	Total
1	2,239 S.F.	183 S.F.	735 S.F.	427 S.F.	1,345 S.F.
2	2,239 S.F.	183 S.F.	735 S.F.	427 S.F.	1,345 S.F.
3	2,139 S.F.	73 S.F.	735 S.F.	427 S.F.	1,235 S.F.
4	2,139 S.F.	73 S.F.	735 S.F.	427 S.F.	1,235 S.F.
5	2,139 S.F.	73 S.F.	735 S.F.	427 S.F.	1,235 S.F.
6	2,139 S.F.	73 S.F.	735 S.F.	427 S.F.	1,235 S.F.
Total Area	13,034 S.F.	658 S.F.	4,410 S.F.	2,562 S.F.	7,630 S.F.
Floor Area Ratio Proposed	59%				

OPEN SPACE			
Lot	Net Lot Area	Lot Coverage	Total
1	2,239 S.F.	1,345 S.F.	894 S.F.
2	2,239 S.F.	1,345 S.F.	894 S.F.
3	2,139 S.F.	1,235 S.F.	904 S.F.
4	2,139 S.F.	1,235 S.F.	904 S.F.
5	2,139 S.F.	1,235 S.F.	904 S.F.
6	2,139 S.F.	1,235 S.F.	904 S.F.
Total Open Space Provided	13,034 S.F.	7,630 S.F.	5,404 S.F.
Required Open Space	300 S.F. / UNIT		1,800 S.F.

SITE CIRCULATION

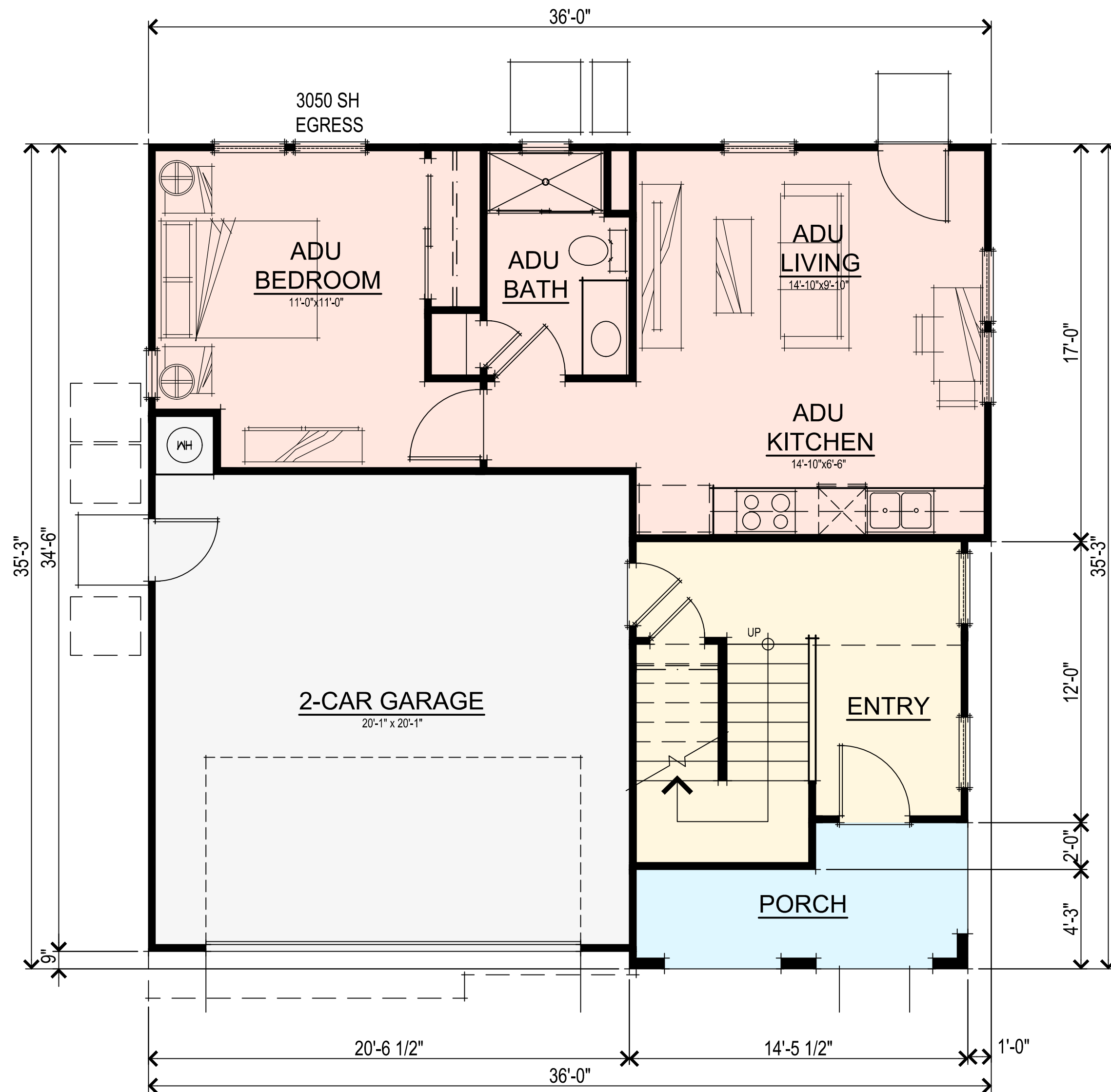
- 1) VEHICLES, PEDESTRIANS, AND CYCLISTS TRAFFIC PASSES BY PROJECT SITE ON SUNNYSIDE AVENUE
- 2) RESIDENTS PARK IN THEIR RESPECTIVE GARAGES
- 3) ADU RESIDENTS AND GUESTS PARK ON SUNNYSIDE AVENUE
- 4) ADA RESIDENTS WALK TO THEIR UNITS ON THE FIRE TRUCK AERIAL ACCESS ROAD
- 5) GUESTS WALK TO THE DESIRED UNIT ON THE FIRE TRUCK AERIAL ACCESS ROAD

NOTE
FOR REFERENCE ONLY, SEE CIVIL
PLANS FOR MORE INFORMATION

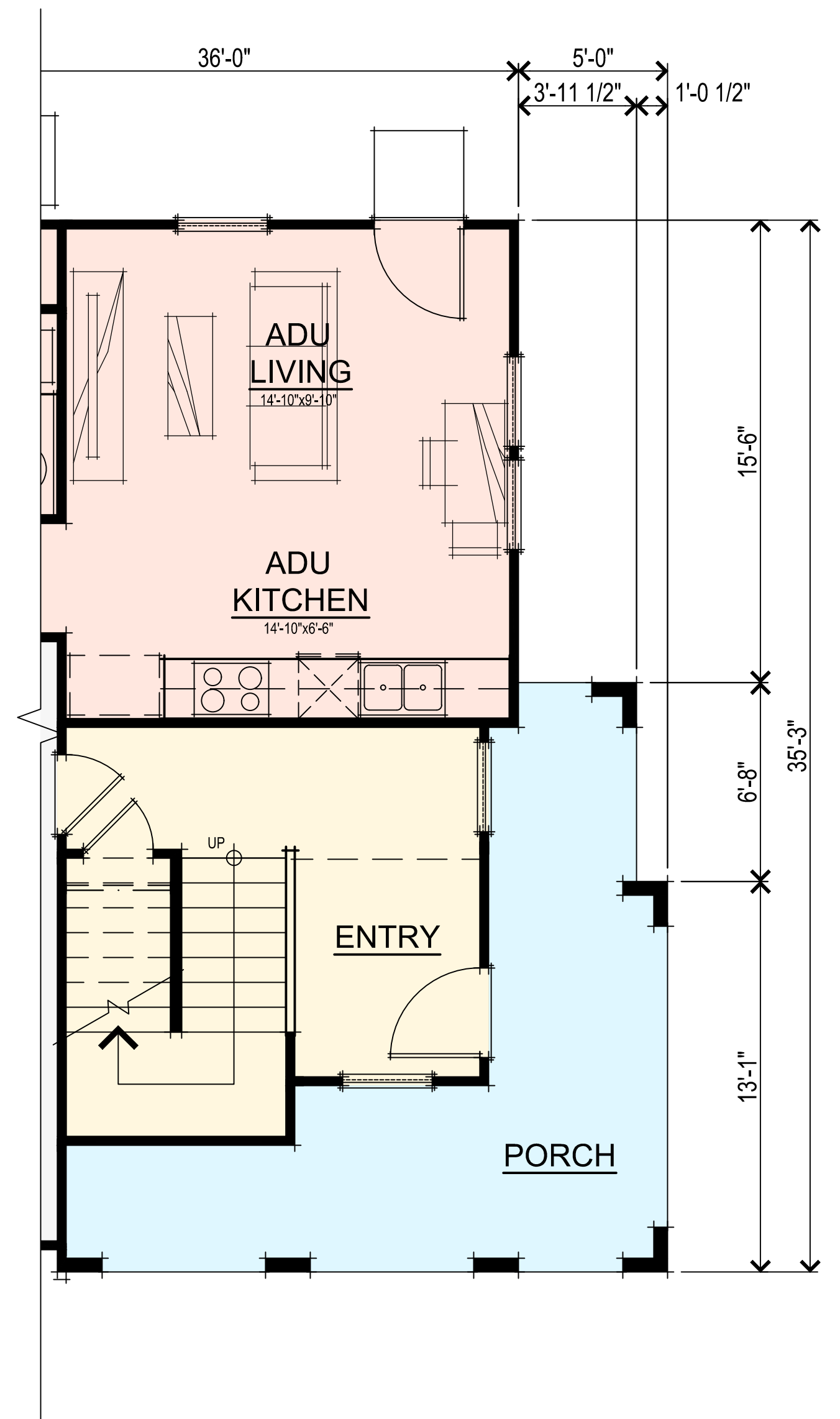




OPTIONAL
FIRST FLOOR PLAN

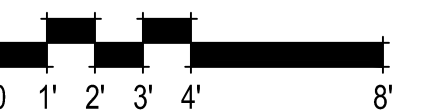


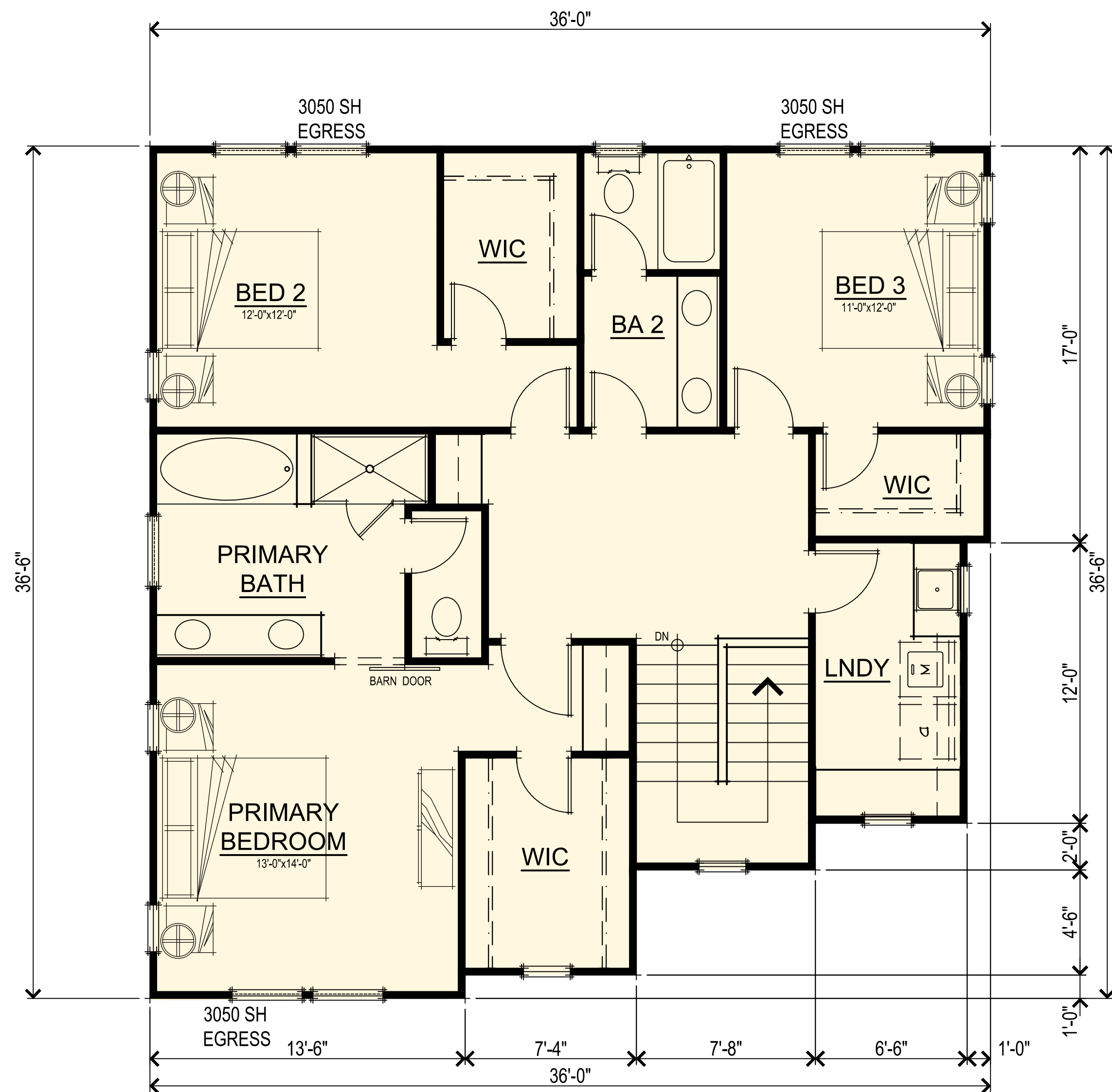
FIRST FLOOR PLAN



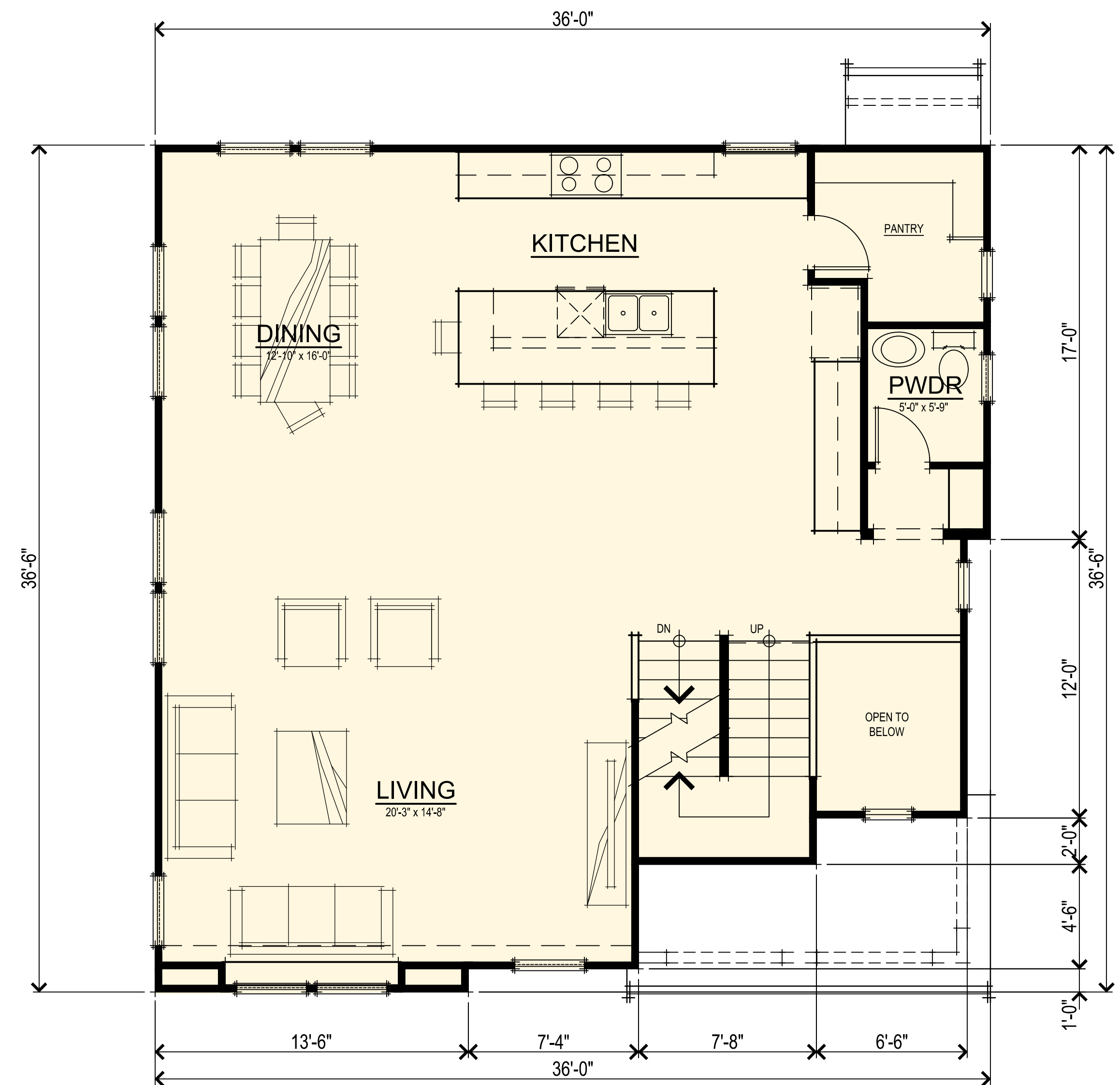
ALT. ENTRY PLAN

SQUARE FOOTAGES		COLOR LEGEND	
FIRST FLOOR	192 SQ. FT.		LIVING
SECOND FLOOR	1133 SQ. FT.		ADU
THIRD FLOOR	1134 SQ. FT.		
TOTAL LIVING	2459 SQ. FT.		GARAGE
ADU	544 SQ. FT.		
2-CAR GARAGE	427 SQ. FT.		PORCH
PORCH	73 SQ. FT.		
ALT. ENTRY PORCH	183 SQ. FT.		



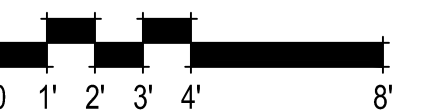


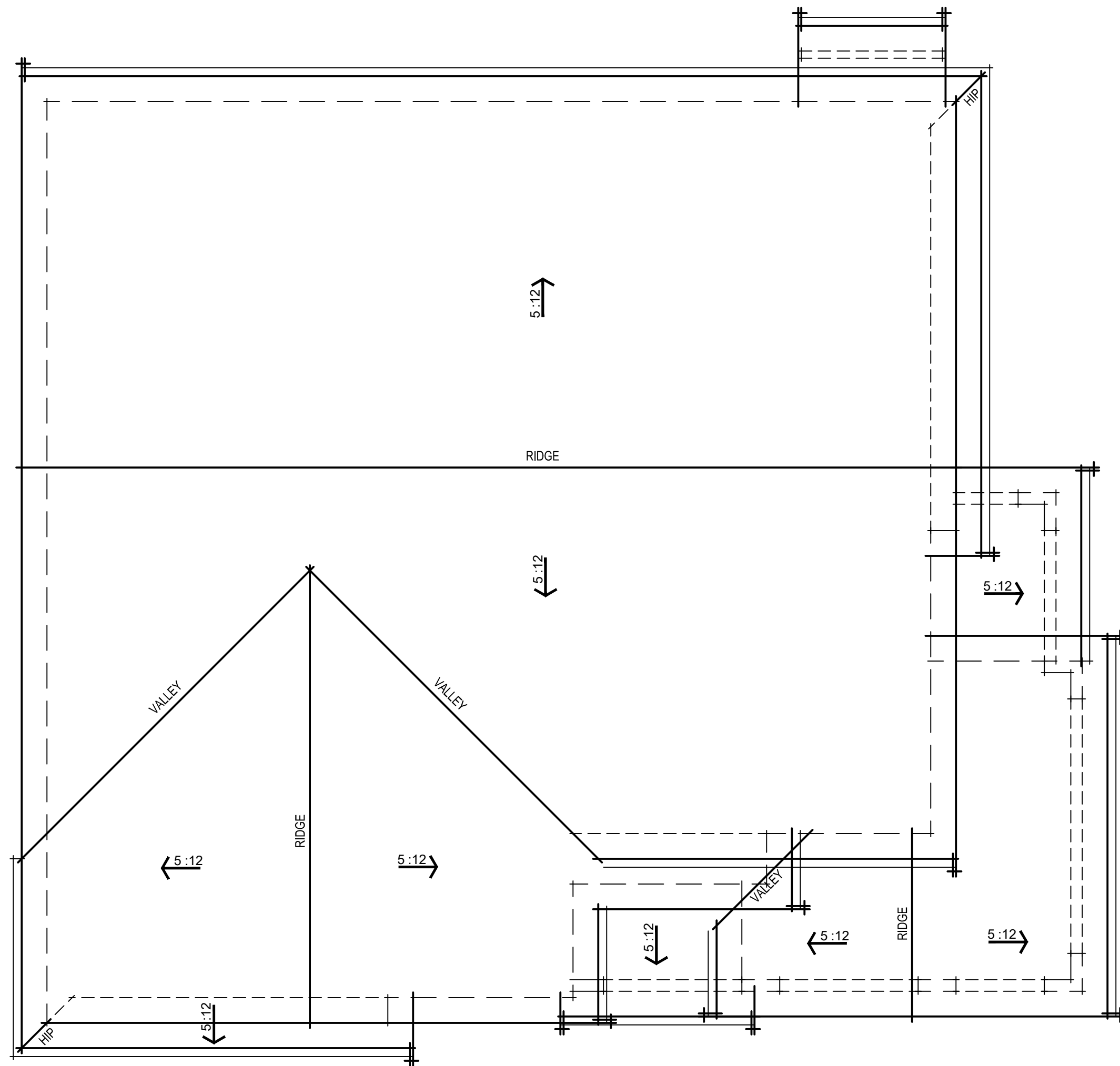
THIRD FLOOR PLAN



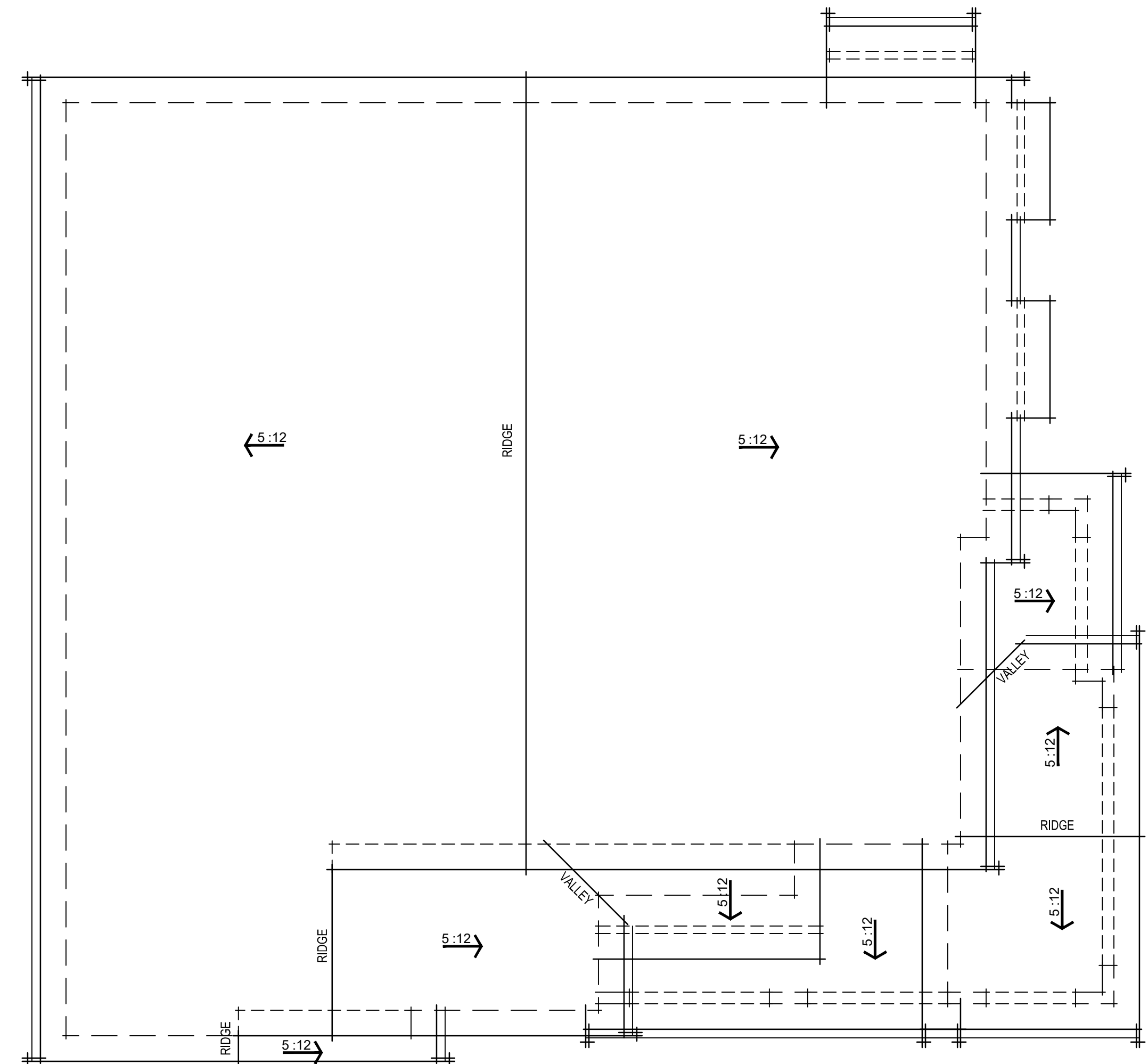
SECOND FLOOR PLAN

COLOR LEGEND	
	LIVING
	ADU
	GARAGE
	PORCH

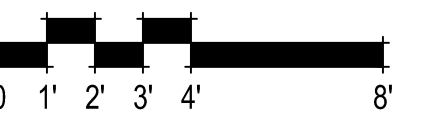


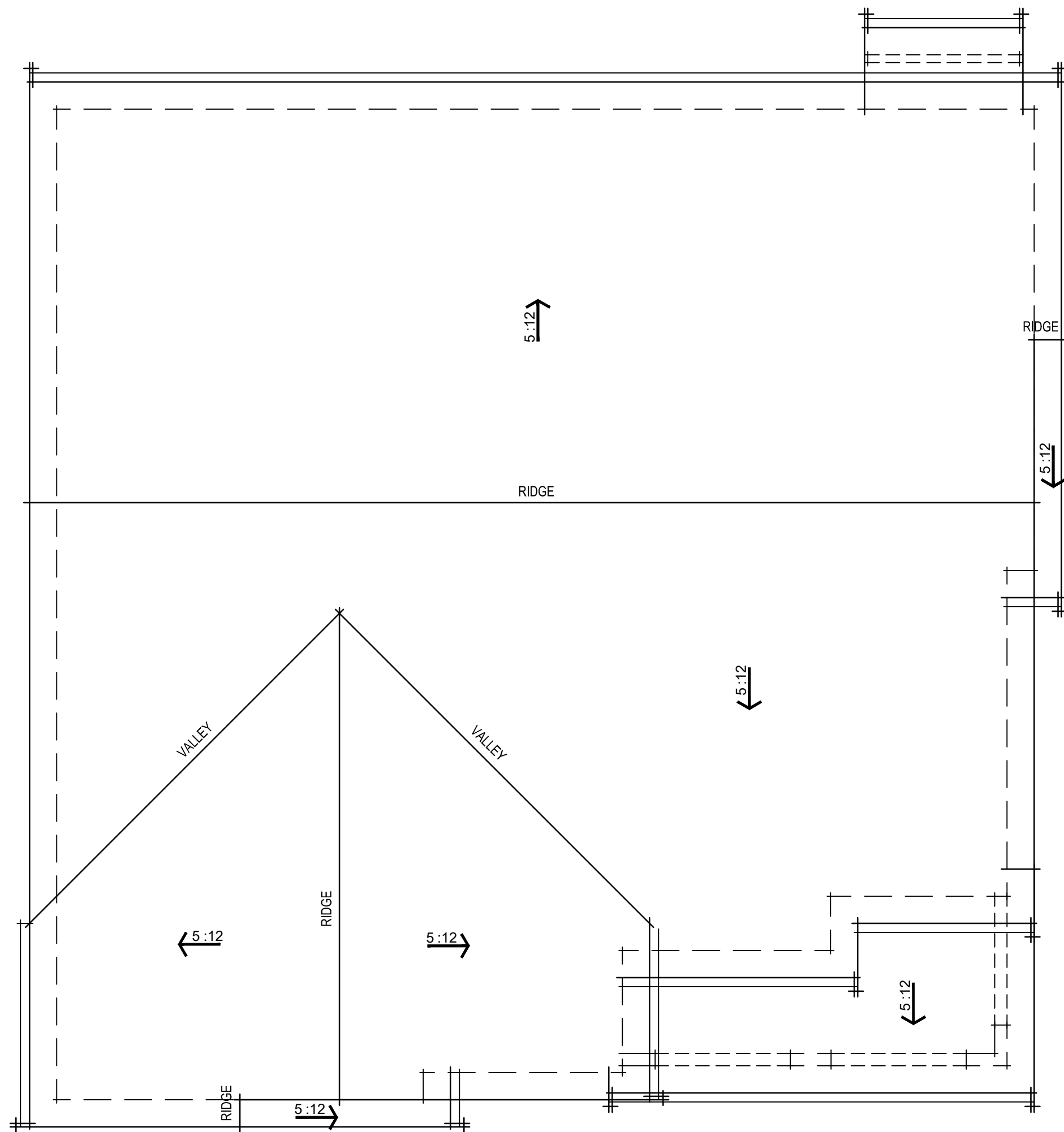


LOT 2 ROOF PLAN
ELEVATION 'B'

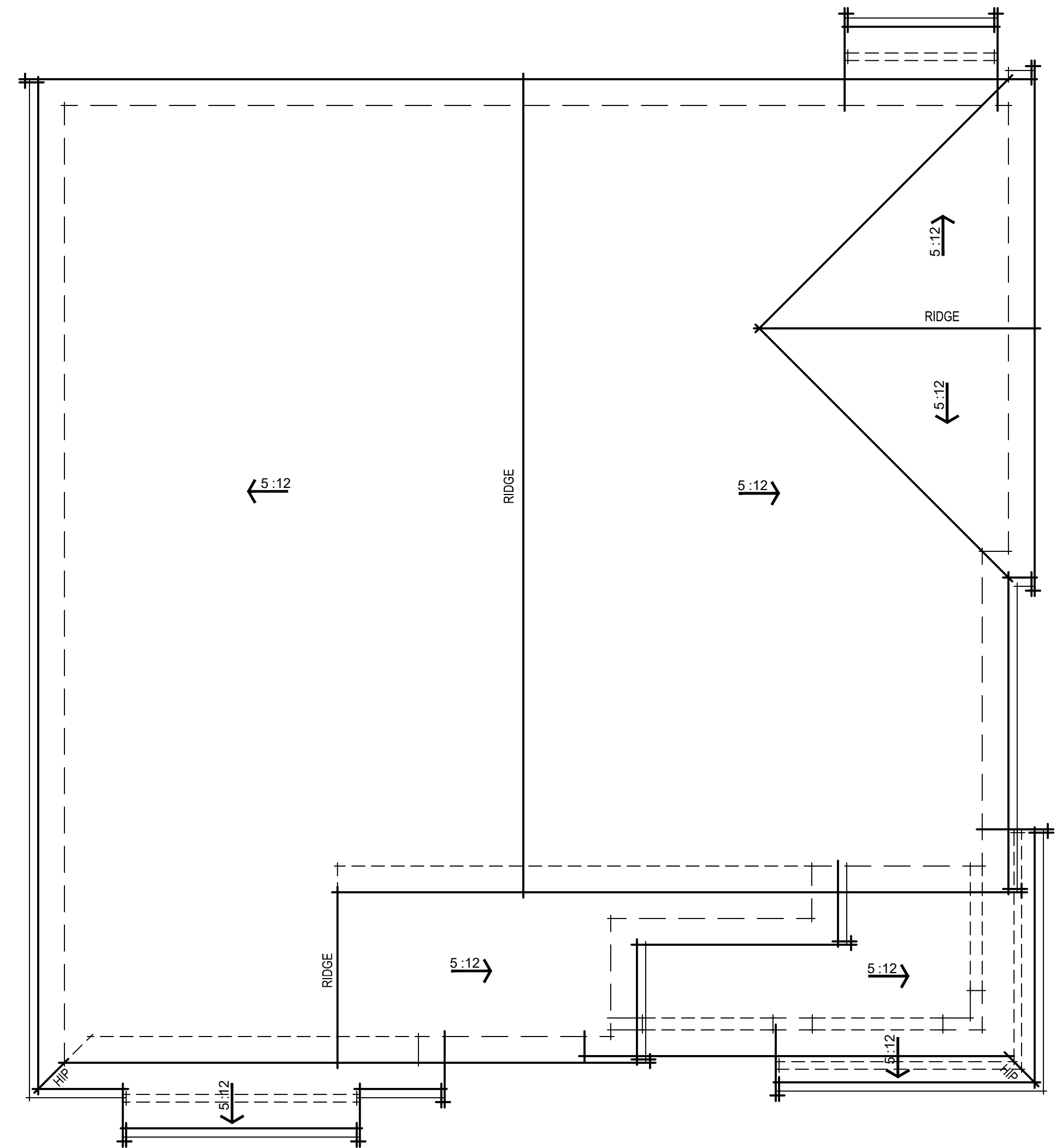


LOT 1 ROOF PLAN
ELEVATION 'A'

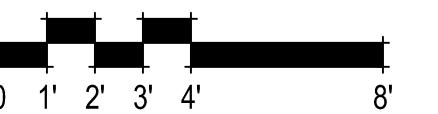


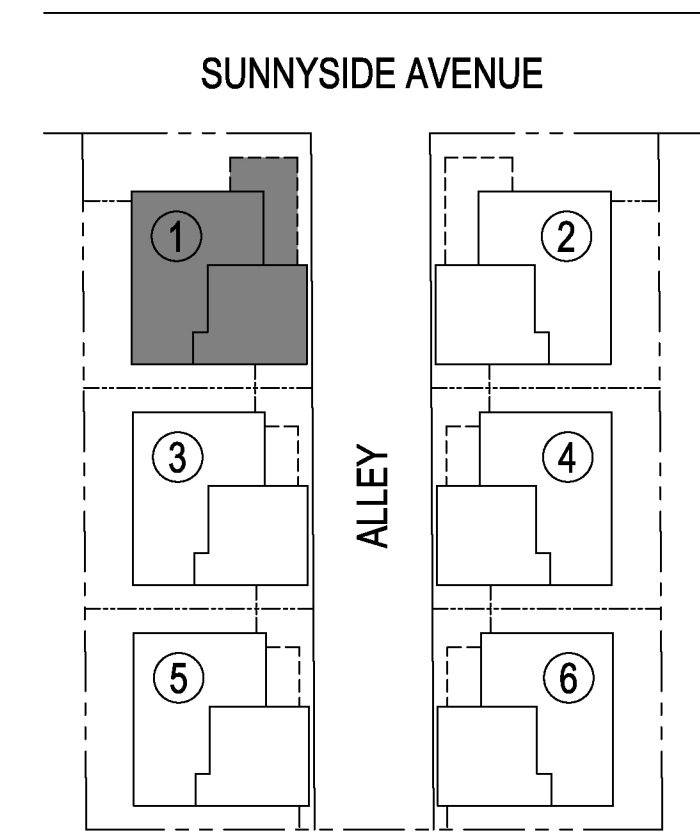


LOT 4 & 5 ROOF PLAN
ELEVATION 'A'



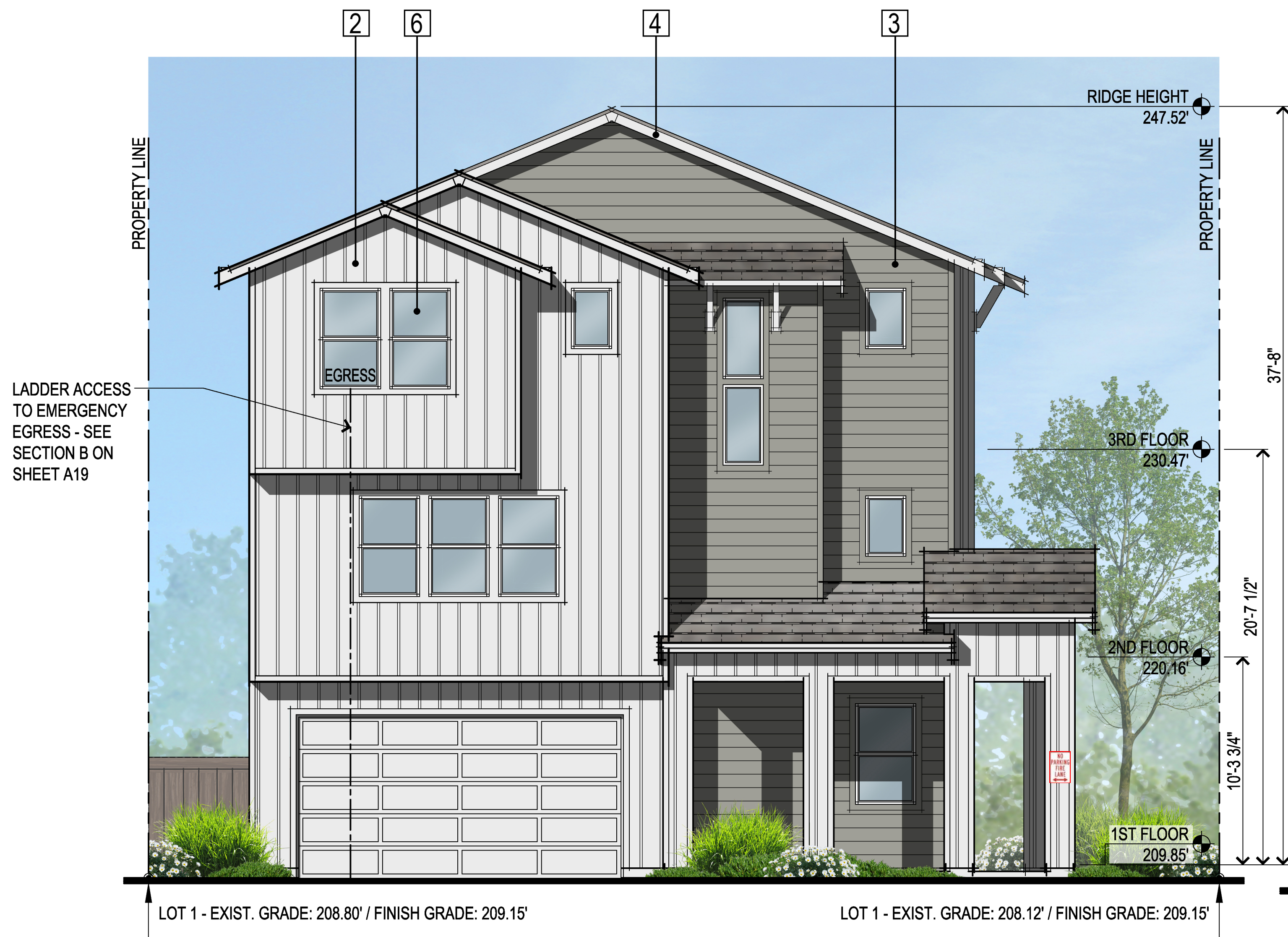
LOT 3 & 6 ROOF PLAN
ELEVATION 'B'





SITE KEY

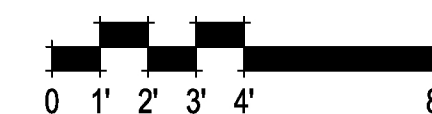
ELEVATION A
NOTE: SEE SHEET A21 FOR COLOR & MATERIALS

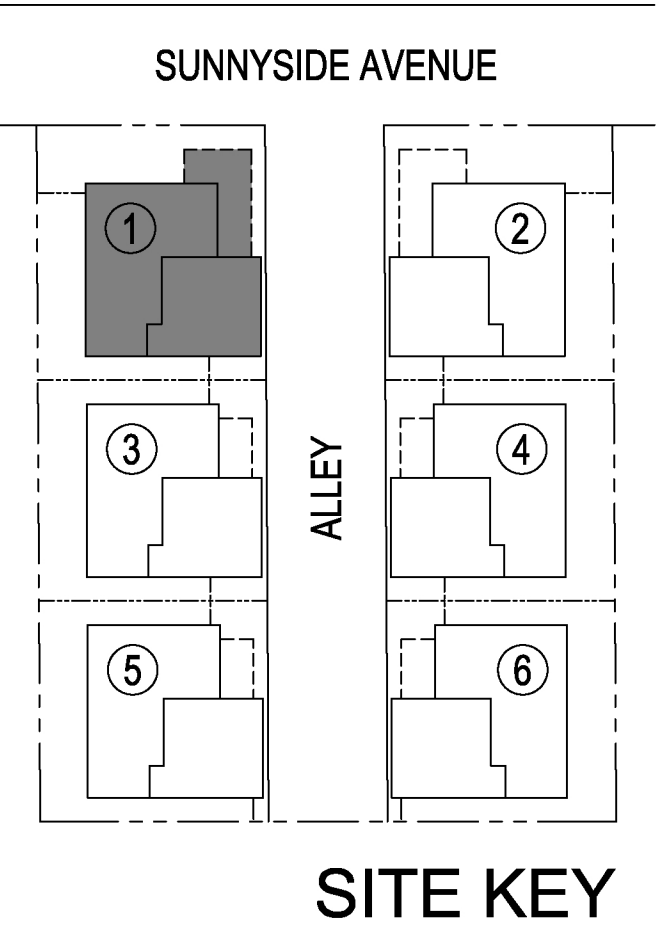


LOT 1 ALLEY WAY ELEVATION



LOT 1 STREET SIDE ELEVATION

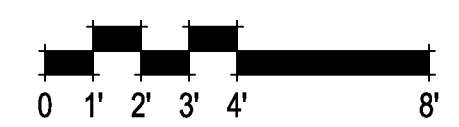




LOT 1 REAR ELEVATION

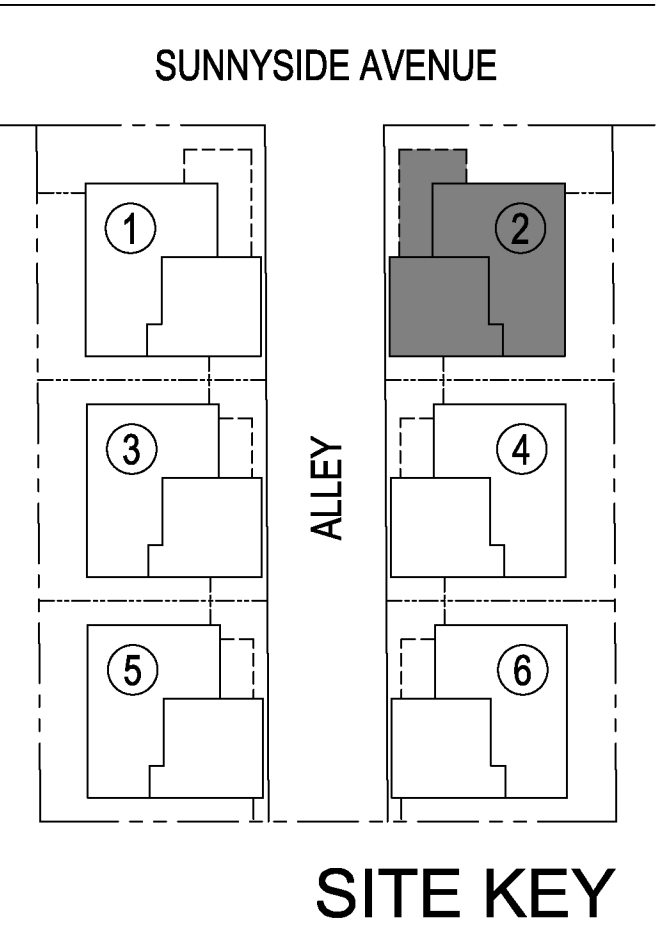


LOT 1 LEFT ELEVATION

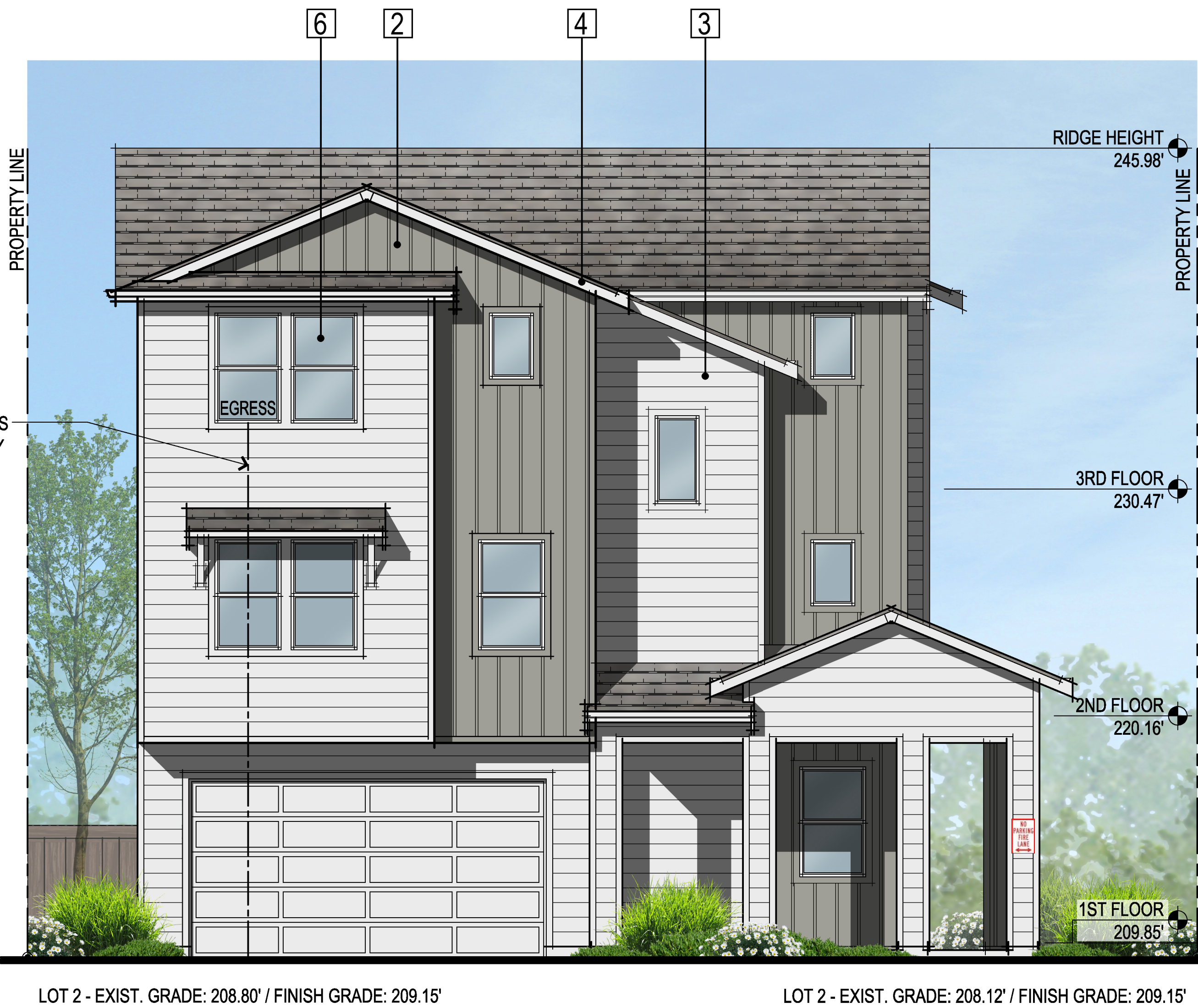


399,235 44 & 56 Sunnyside Avenue
Campbell, CA
August 09, 2023

LOT 1 EXTERIOR ELEVATIONS
A12



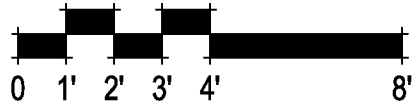
ELEVATION B
NOTE: SEE SHEET A21 FOR COLOR & MATERIALS



LOT 2 ALLEY WAY ELEVATION

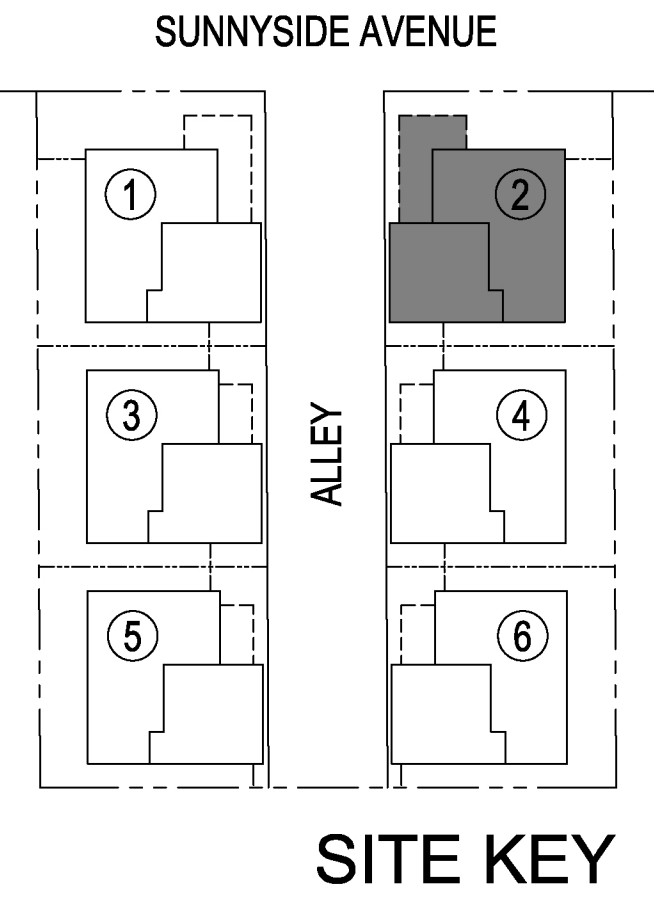


LOT 2 STREET SIDE ELEVATION



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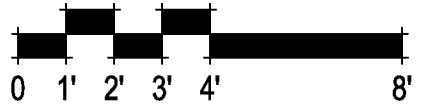
LOT 2 EXTERIOR ELEVATIONS
A13



LOT 2 REAR ELEVATION



LOT 2 LEFT ELEVATION

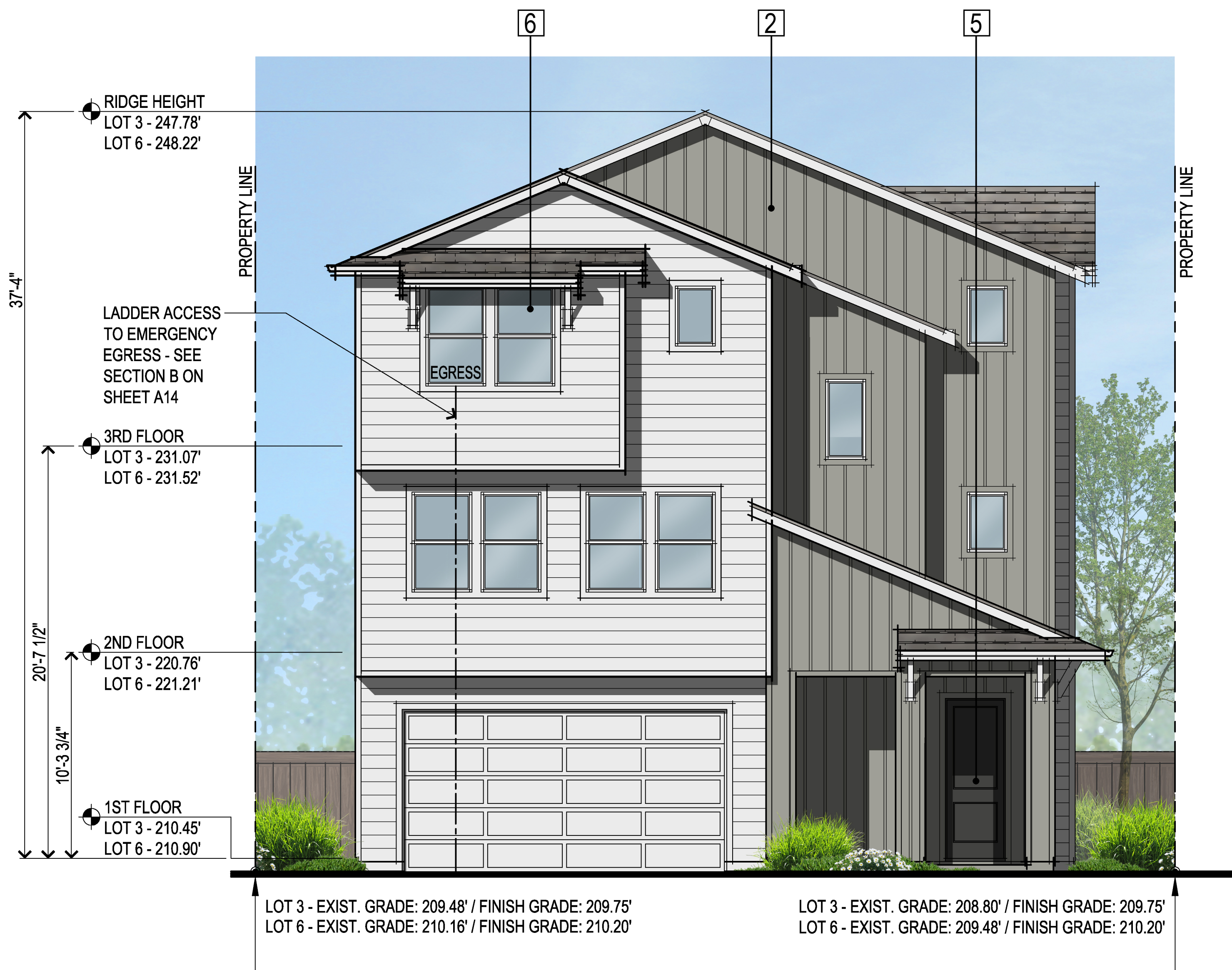


399,235 44 & 56 Sunnyside Avenue
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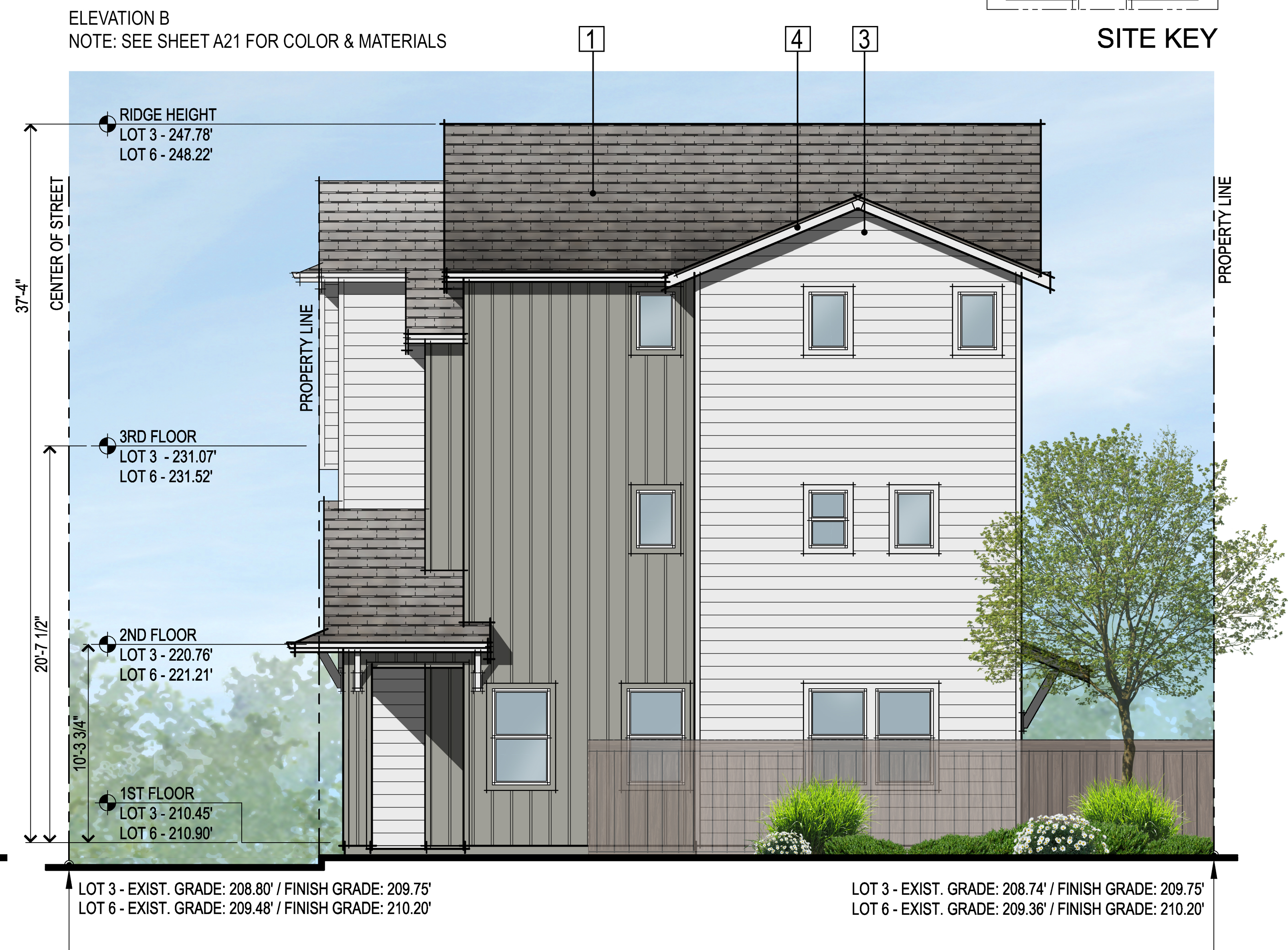
LOT 2 EXTERIOR ELEVATIONS
A14

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Brentwood, CA 94513
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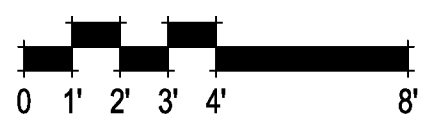


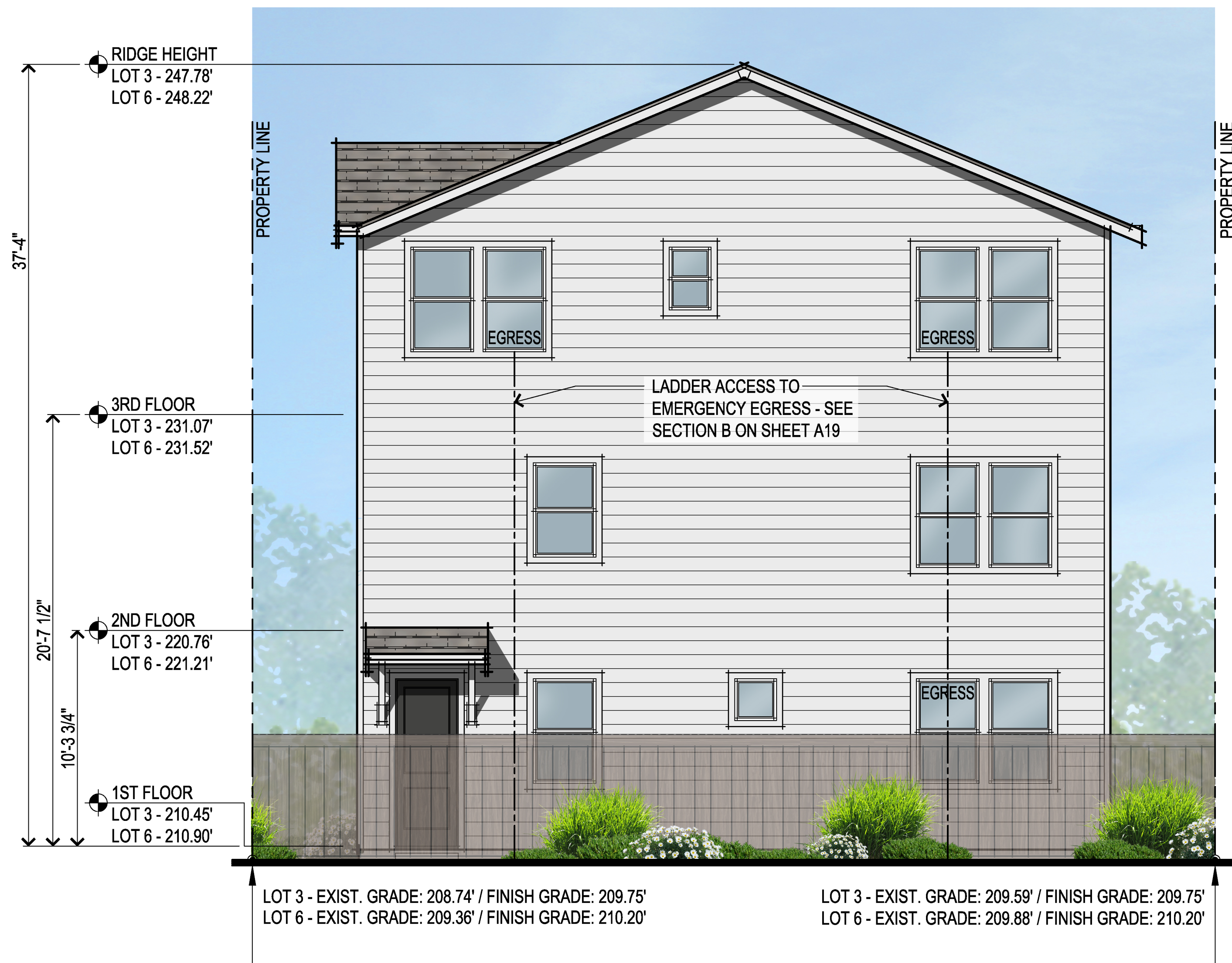
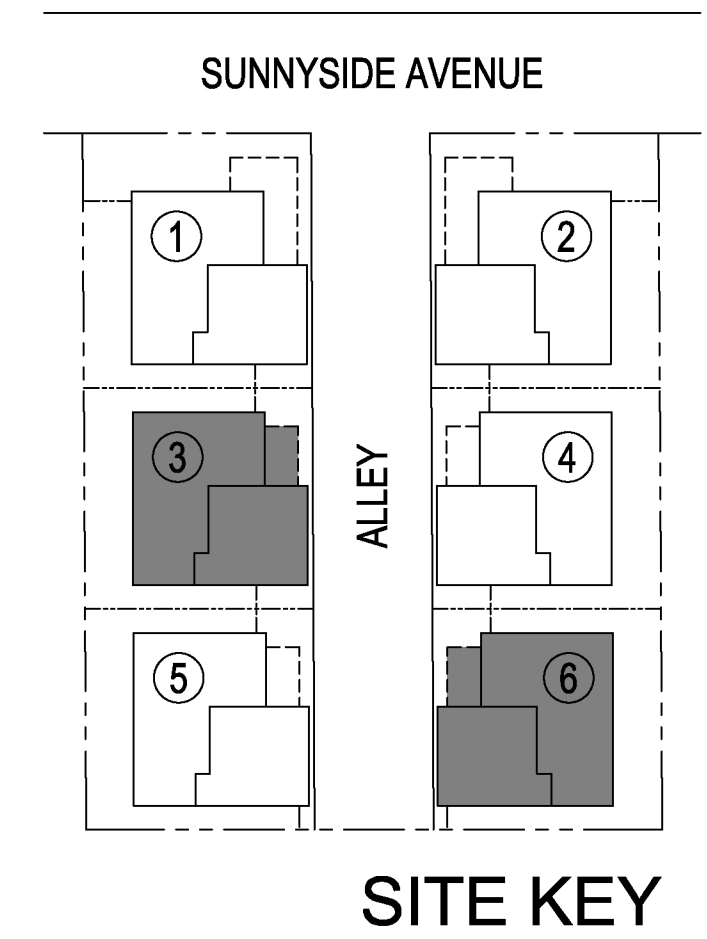


LOT 3 & 6 ALLEY WAY ELEVATION



LOT 3 & 6 RIGHT ELEVATION





LOT 3 & 6 REAR ELEVATION



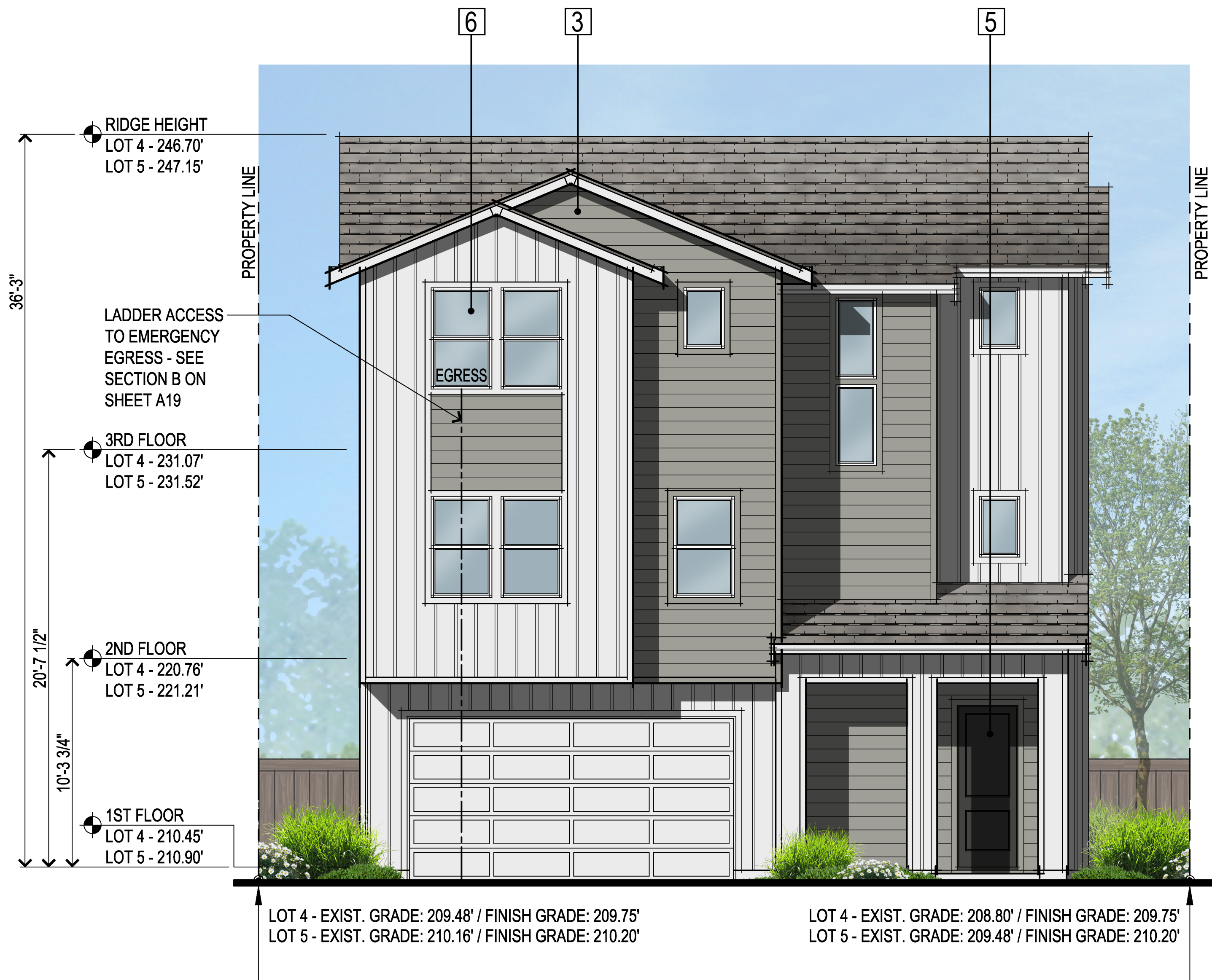
LOT 3 & 6 LEFT ELEVATION

399,235 44 & 56 Sunnyside Avenue
Campbell, CA
August 09, 2023

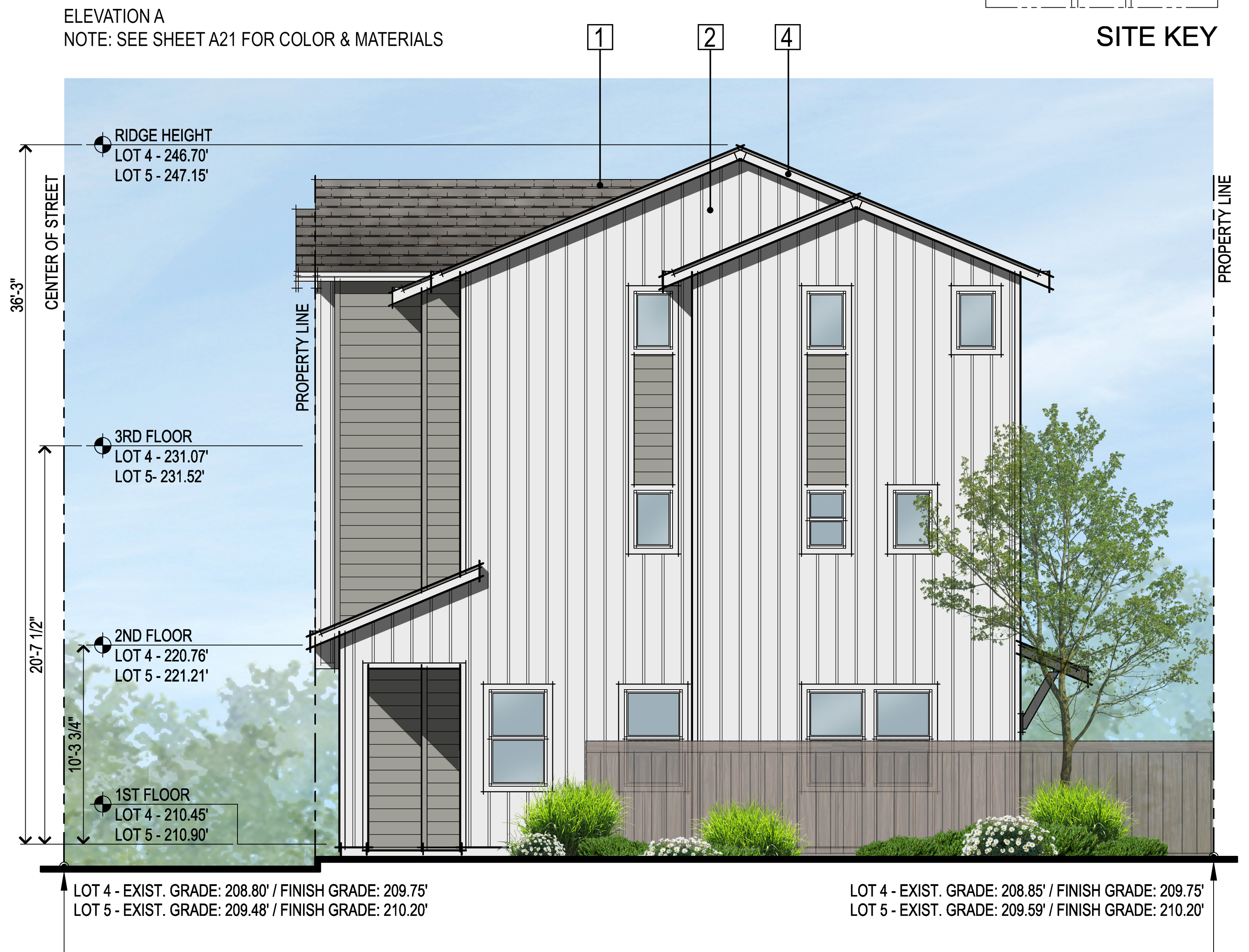
LOT 3 & 6 EXTERIOR ELEVATIONS
A16

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SDG
architects



LOT 4 & 5 ALLEY WAY ELEVATION



LOT 4 & 5 RIGHT ELEVATION

399,235 44 & 56 Sunnyside Avenue
Campbell, CA
August 09, 2023

LOT 4 & 5 EXTERIOR ELEVATIONS
A17





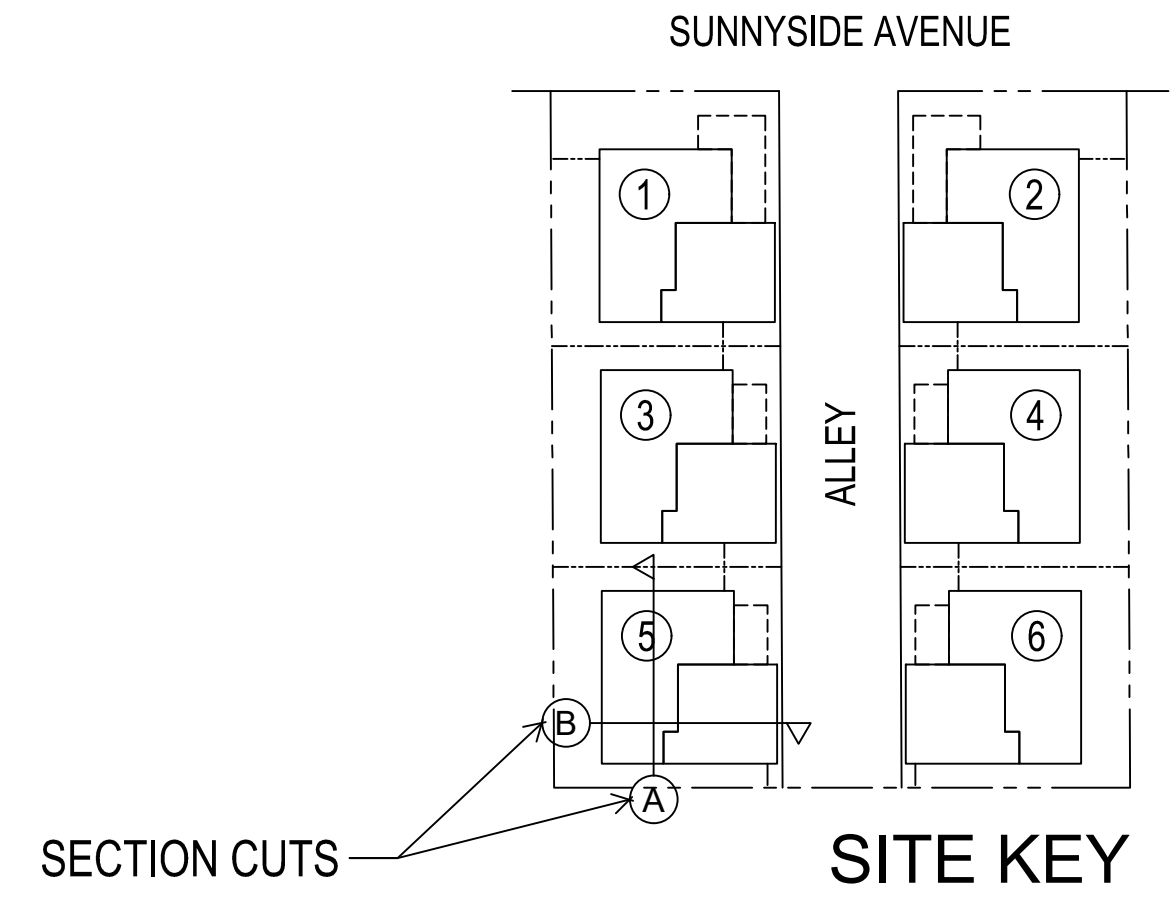
LOT 4 & 5 REAR ELEVATION



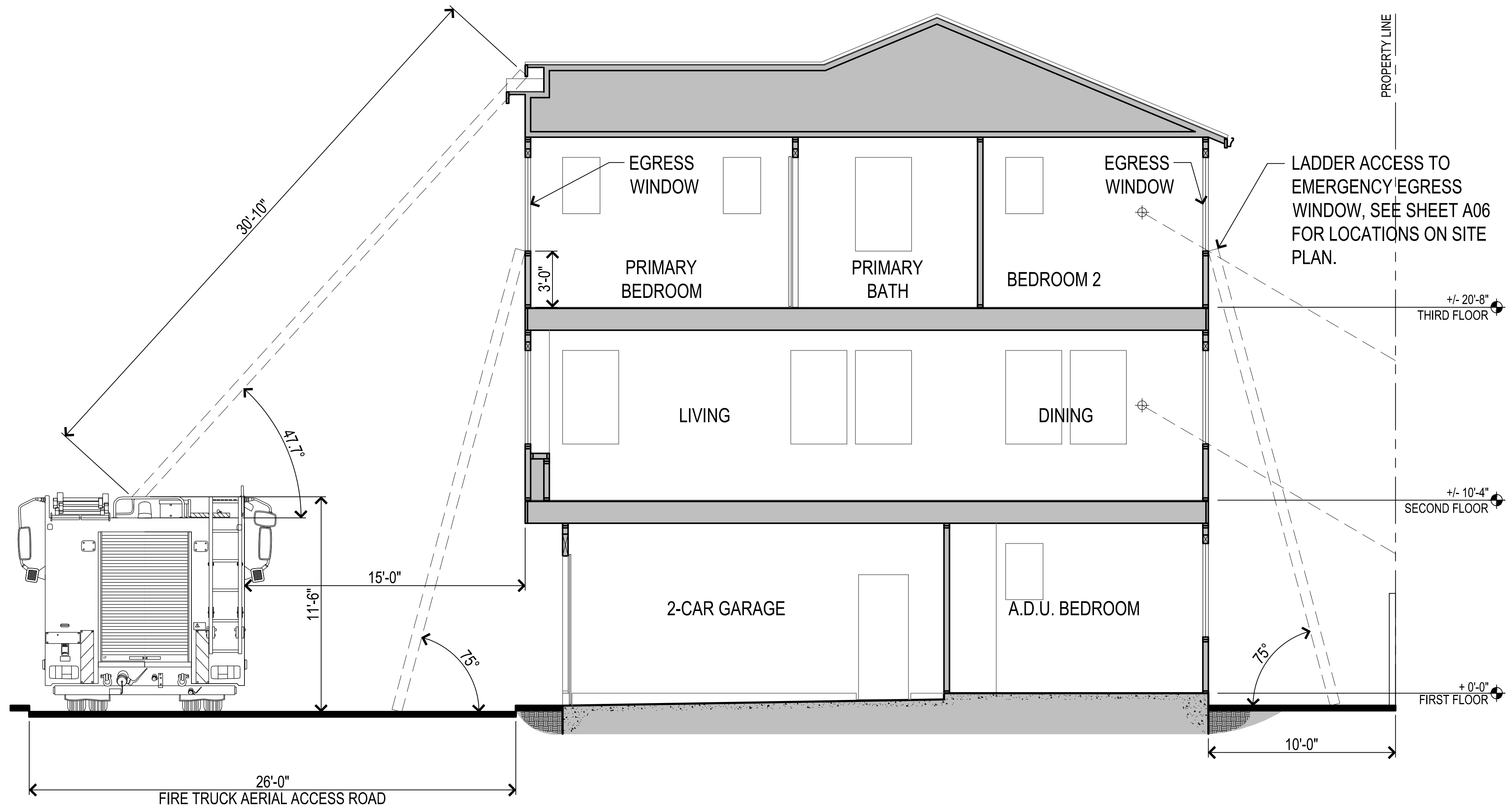
LOT 4 & 5 LEFT ELEVATION

399,235 44 & 56 Sunnyside Avenue
Campbell, CA
August 09, 2023

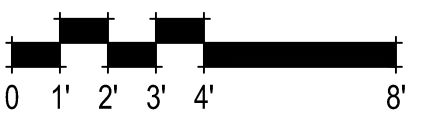
LOT 4 & 5 EXTERIOR ELEVATIONS
A18

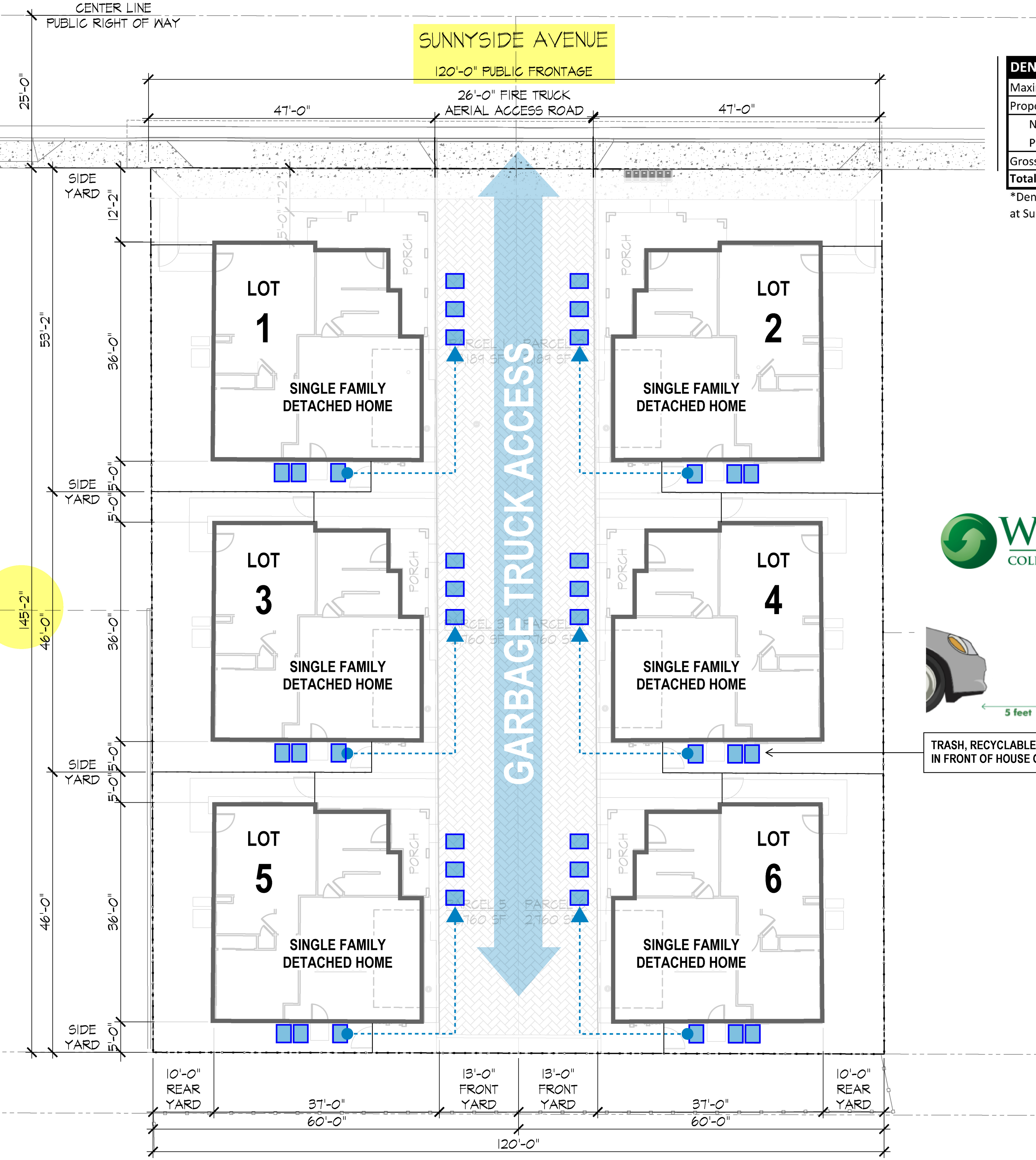


SECTION A
TYPICAL ALL LOTS



SECTION B
TYPICAL ALL LOTS



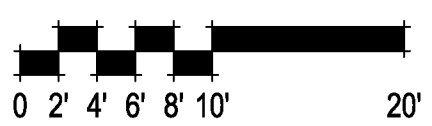


DENSITY			
Maximum Density		13 DU/AC	
Proposed Density*		12.8 DU/AC	
Net Lot Area		17,418 S.F.	
Public Right of Way		3,000 S.F.	
Gross Site Area		0.47 ACRES	20,418 S.F.
Total Dwelling Units		6 Dwelling Units	

*Density based on net lot area plus the combined areas of the right-of-way dedication and half of public right-of-way at Sunnyside Ave.



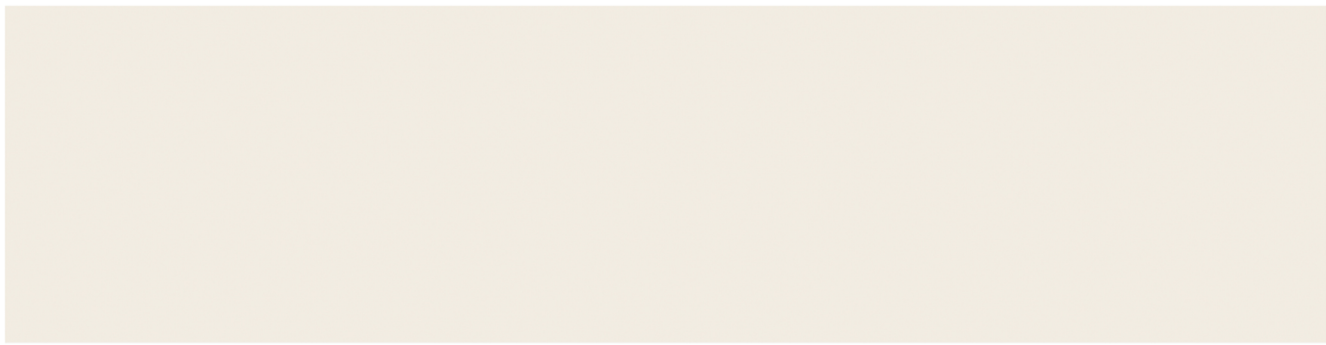
TRASH, RECYCLABLES, AND ORGANIC BINS ARE STORED BEHIND FENCE, AND STAGED IN FRONT OF HOUSE ON WEEKLY COLLECTION DAY, TYPICAL OF 6 HOUSES



ELEVATION A
COLOR SCHEME



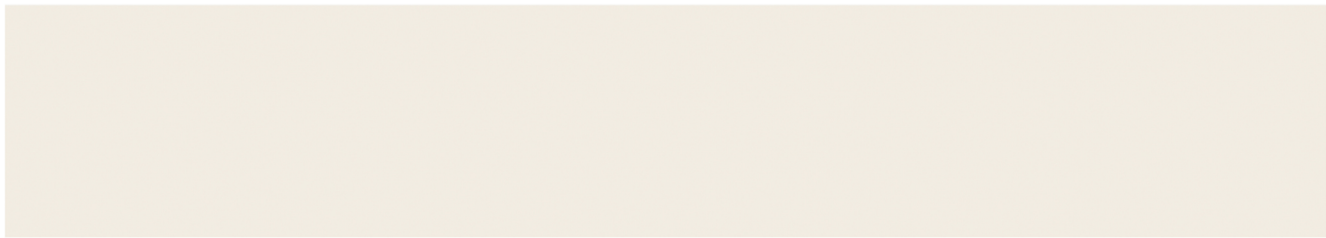
1. CERTAINEED ROOFING
GEORGETOWN GRAY



2. BODY 1
SW 7551 GREEK VILLA
CEMENT FIBER VERTICAL BOARD AND BATTEN
WITH JAMES HARDIE 5/4 TRIM (1"X3.5") AROUND OPENINGS



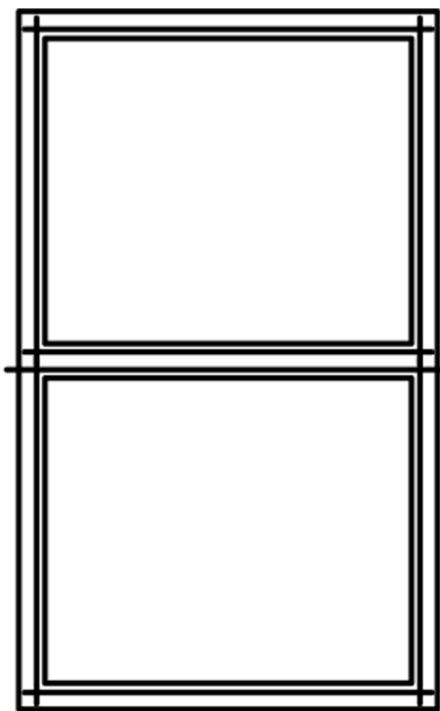
3. BODY 2
SW 7644 GATEWAY GRAY
CEMENT FIBER HORIZONTAL LAP SIDING
WITH JAMES HARDIE 5/4 TRIM (1"X3.5") AROUND OPENINGS



4. FASCIA
SW 7551 GREEK VILLA
2X8 RAKE BOARD



5. ENTRY DOOR / ACCENT
SW 7069 IRON ORE
SOLID-CORE PANELED WOOD DOOR



6. WINDOWS
NAIL-ON VINYL DUAL-PANE WINDOWS WITH WHITE FINISH

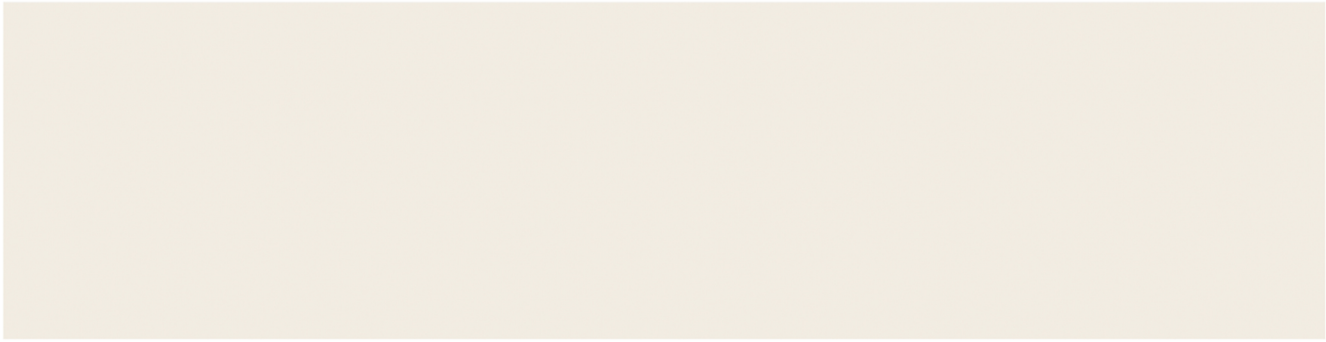
ELEVATION B
COLOR SCHEME



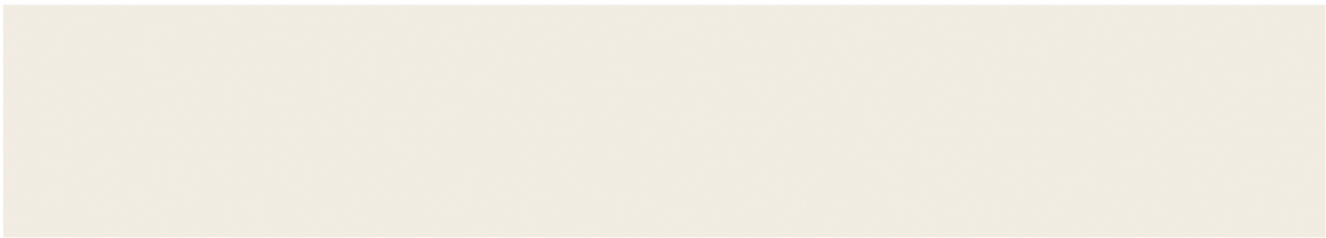
1. CERTAINEED ROOFING
GEORGETOWN GRAY



2. BODY 1
SW 7644 GATEWAY GRAY
CEMENT FIBER VERTICAL BOARD AND BATTEN
WITH JAMES HARDIE 5/4 TRIM (1"X3.5") AROUND OPENINGS



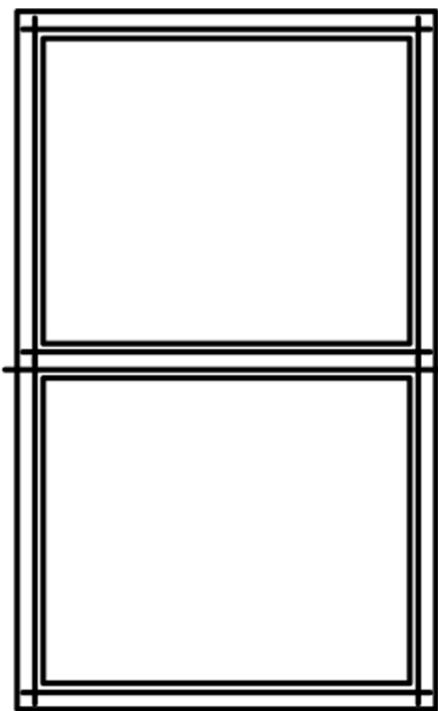
3. BODY 2
SW 7551 GREEK VILLA
CEMENT FIBER HORIZONTAL LAP SIDING
WITH JAMES HARDIE 5/4 TRIM (1"X3.5") AROUND OPENINGS



4. FASCIA
SW 7551 GREEK VILLA
2X8 RAKE BOARD



5. ENTRY DOOR / ACCENT
SW 7069 IRON ORE
SOLID-CORE PANELED WOOD DOOR



6. WINDOWS
NAIL-ON VINYL DUAL-PANE WINDOWS WITH WHITE FINISH

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES ON GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES



LEGEND

SYMBOL	DESCRIPTION
EXISTING	PROPOSED
	HINGE LINE/TOP/TOE
	CONCRETE V-DITCH
	GRADED SWALE
	CONTOUR LINES
	DAYLIGHT LINE/LIMIT OF GRADING
	PROPERTY LINE/ BOUNDARY / RIGHT-OF-WAY
	EASEMENT LINE
	CENTERLINE (CL)
	FENCE (CHAIN LINK)
	DRIVEWAY
	CURB, GUTTER & SIDEWALK
	RETAINING WALL (AS DESCRIBED) w/ SUB-DRAIN
	CITY STANDARD BARRICADE
	WATER LINE AND VALVE
	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
	STORM DRAIN LINE AND MANHOLE
	SOLID SUBDRAIN WITH CLEANOUTS
	WATER LATERAL / METER
	SANITARY SEWER CLEANOUT (SSCO)
	AREA DRAIN WITH SUMP BOTTOM (NDS 1212 OR APPROVED EQUAL)
	FLAT DRAIN INLET AS SPECIFIED
	FIRE HYDRANT
	STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLUX)
	PULL BOX (AS NOTED)
	ELECTRICAL CONDUIT
	GAS MAIN
	TELEPHONE CONDUIT
	STREET MONUMENT
	BOLLARD
	JOINT POLE w/ GUY ANCHOR
	PERCENT GRADE
	VERTICAL GRADE BREAK (PROFILE)
	BIO-RETENTION AREA NUMBER
	TREE

ABBREVIATIONS

AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVATURE
BMP	BEST MANAGEMENT PRACTICE	PERF.	PERFORATED
BOT.	BOTTOM	PIE	PRIVATE INGRESS & EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVATURE
BVC	BEGIN VERTICAL CURVE	PROJ.	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CO	CLEAN OUT	PVI	POINT OF VERTICAL INTERSECTION
CR	CURB RETURN	R=	RADIUS OF CURVE
DI	DRAIN INLET	Δ=	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L=	ARC LENGTH OF CURVE
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
FC, F/C	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SF	SQUARE FEET
FL	FLOW LINE	S.O.	SIDE OPENING
FOGLN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
GI	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
LIP	LIP OF GUTTER	TB	TOP OF BERM
LP	LOW POINT	TC	TOP OF CURB
IRR	IRRIGATION	TCM	TREATMENT CONTROL MEASURE
JT	JOINT TRENCH	TW	TOP OF WALL
LF	LINEAL FEET	TYP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MAX	MAXIMUM	W	WATER LINE
MH	MANHOLE	WM	WATER METER

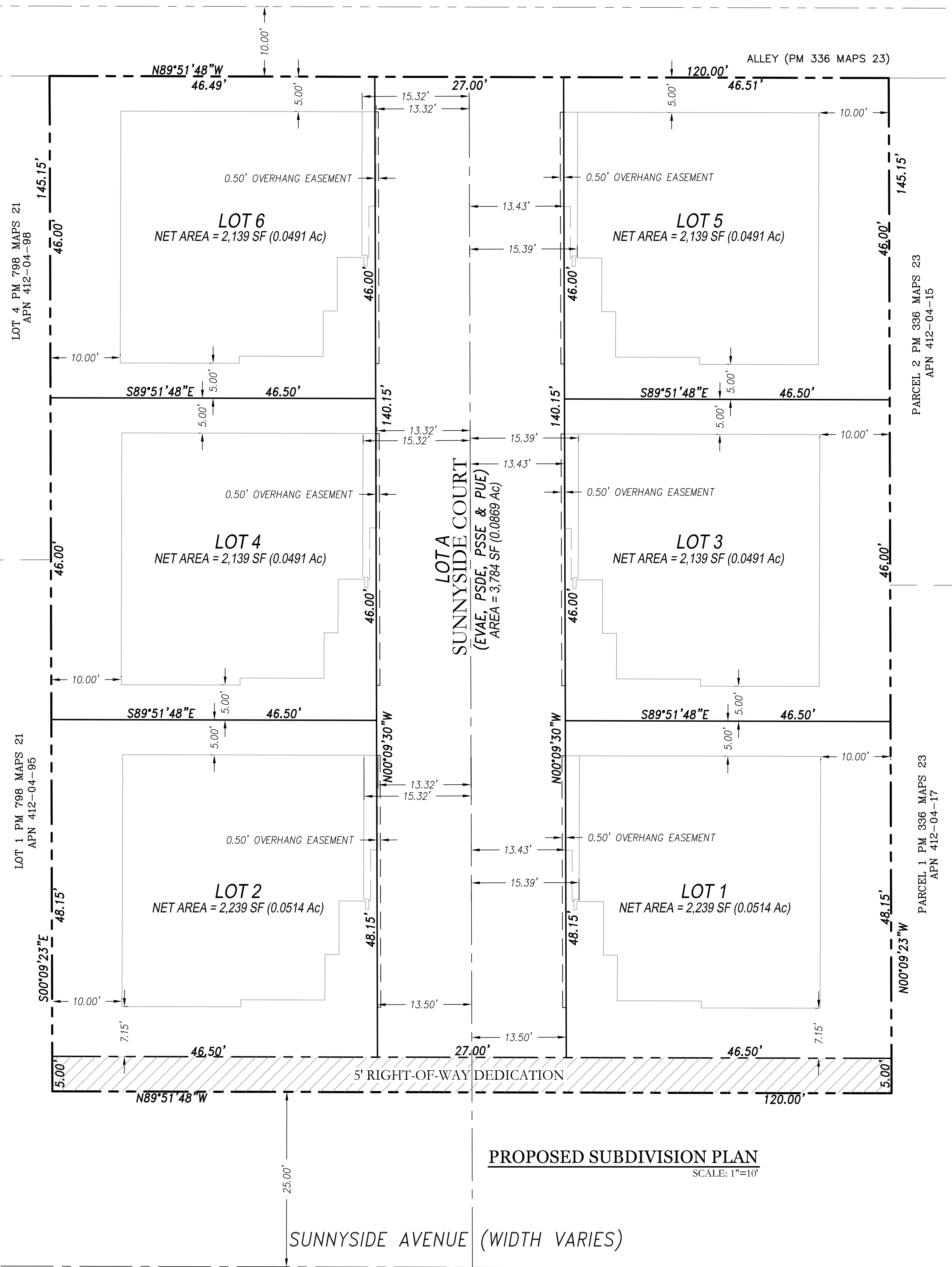
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TENTATIVE TRACT MAP 44 & 56 SUNNYSIDE AVENUE

CITY OF CAMPBELL

SANTA CLARA COUNTY

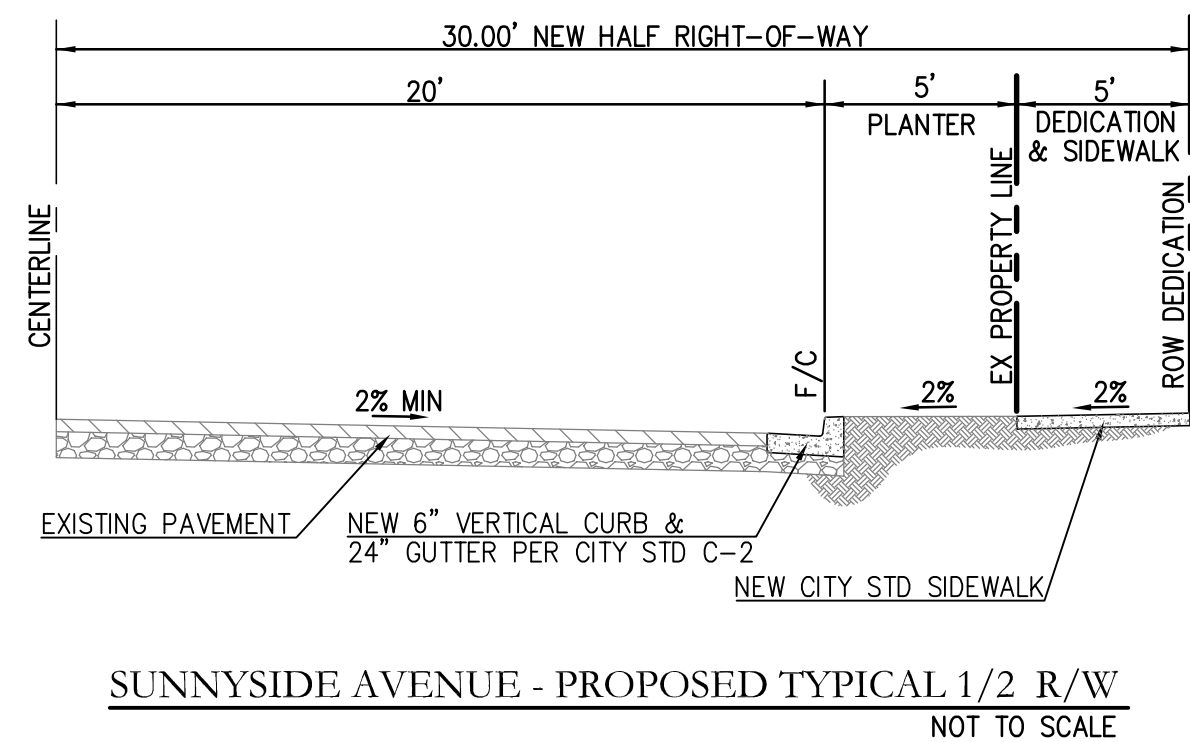
CALIFORNIA



LOT AREA TABLE			
LOT	NET LOT AREA	LOT WIDTH	PUBLIC FRONTAGE
LOT 1	2,239 SF	48.15'	46.50'
LOT 2	2,239 SF	48.15'	46.50'
LOT 3	2,139 SF	46.00'	N/A
LOT 4	2,139 SF	46.00'	N/A
LOT 5	2,139 SF	46.00'	N/A
LOT 6	2,139 SF	46.00'	N/A
LOT A	3,784 SF	N/A	27.00'
TOTAL	16,818 SF		

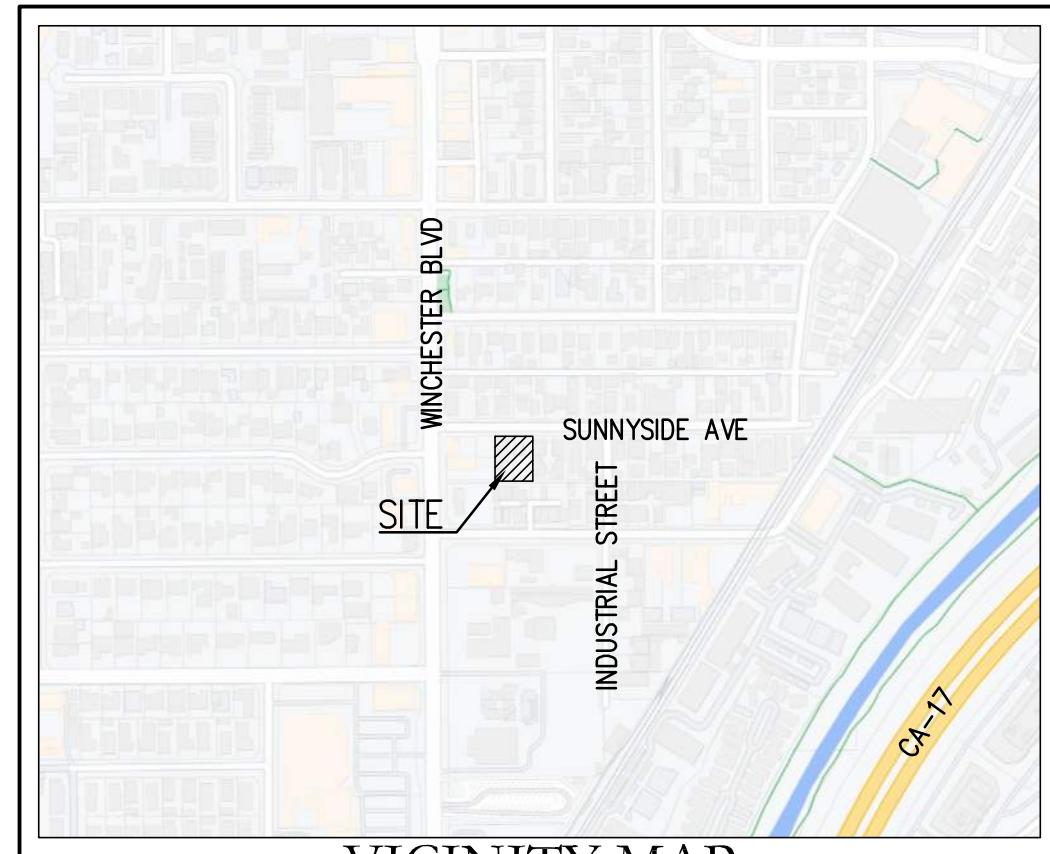
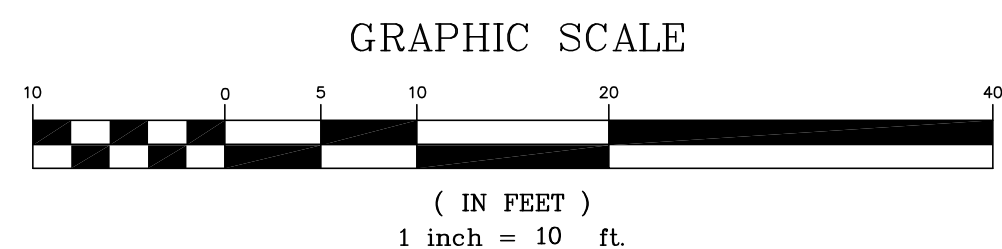
DEVELOPMENT STANDARDS FOR ZONE P-D	
DENSITY	6 TO 13 UNITS/GROSS ACRE
PARKING PER UNIT	2 SPACES
GUEST PARKING PER UNIT	0.5 SPACES
TOTAL PARKING REQUIRED	15 SPACES
REQUIRED COVERED SPACES	10 SPACES

CONCEPTUAL R-M ZONING REQUIRMENTS	
MINIMUM PARCEL SIZE	3,000 SF
FLOOR AREA RATIO	50% MAXIMUM
BUILDING COVERAGE	40% MAXIMUM
FRONT YARD SETBACK	20 FEET
SIDE YARD SETBACK	5 FEET
REAR YARD SETBACK	5 FEET



SHEET INDEX

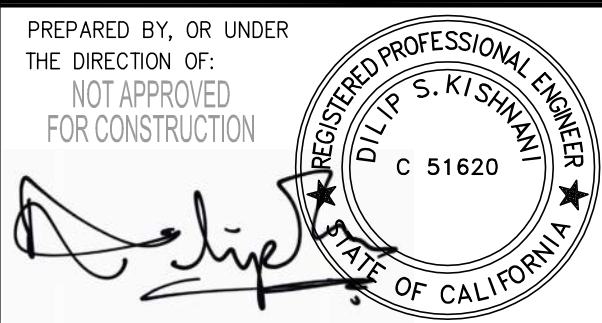
SHEET NO.	DESCRIPTION
TM1	PROPOSED SUBDIVISION PLAN & NOTES
TM2	SITE PHOTOGRAPHY
TM3	EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
TM4	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
TM5	PRELIMINARY STORMWATER PLAN
TM6	PRELIMINARY CONSTRUCTION/STAGING PLAN



PROJECT GENERAL NOTES:

- OWNER: CHAD HESTER
16111 ESCOBAR AVE
LOS GATOS, CA 95032
- APPLICANT/DEVELOPER: GRANITE RIDGE PROPERTIES
225 DEMETER STREET
EAST PALO ALTO, CA 94303
- CIVIL ENGINEER: STERLING CONSULTANTS
46560 FREMONT BLVD, SUITE 205
FREMONT, CA 94538
CONTACT: DILIP S. KISHNANI, P.E., QSD
TEL: 925-705-3633
- LANDSCAPE ARCHITECT: TBD
- SOILS ENGINEER: TBD
- APNs: 412-04-018 & 412-04-019
- EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- SITE AREA: 17,418 SF (0.3937 ACRES)
- NUMBER OF LOTS : 6 FOR SALE LOTS
- GENERAL PLAN: LOW-MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONING: P-D (PLANNED DEVELOPMENT)
- PROPOSED ZONING: P-D
- WATER SYSTEM: SAN JOSE WATER COMPANY
- SEWER SYSTEM: WEST VALLEY SANITATION DISTRICT
- STORM DRAIN SYSTEM: CITY OF CAMPBELL
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
- CABLE: COMCAST CABLE
- TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN OCTOBER 2022.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN OCTOBER 2022.
- STREETS: ACCESS TO THE PROPOSED LOTS IS THROUGH A PRIVATE DRIVEWAY LEADING TO SUNNYSIDE AVE.
- FLOOD ZONE: ZONE X; PANEL NO. 06085C0237H
- GRADING: PRELIMINARY GRADES FOR THE PROPOSED SUBDIVISION ARE SHOWN ON SHEET TM-3 & TM-4.
- DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- CONTOURS: EXISTING CONTOURS ARE SHOWN.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
- STORMWATER: THIS WILL NOT BE A REGULATED C.3 PROJECT (MRP 2.0).
- MONUMENTS: DEVELOPER SHALL INSTALL IRON PIPES AT PROPERTY CORNERS PER APPROVED FINAL MAP TO THE SATISFACTION OF THE CITY ENGINEER.
- FIRE SPRINKLERS: FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD.

DATE: OCTOBER 06, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR



PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
GRANITE RIDGE PROPERTIES
44 SUNNYSIDE, LLC

APN: 412-04-018 & 412-04-019

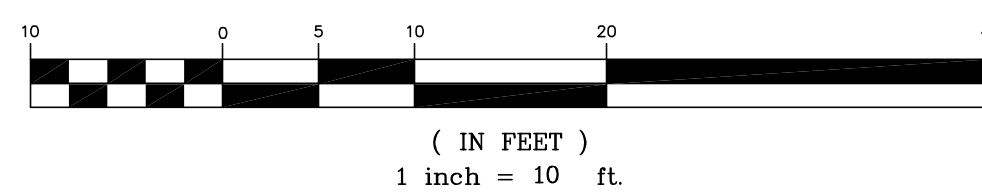
44 & 56 SUNNYSIDE AVENUE HOMES PROPOSED SUBDIVISION PLAN & NOTES

CITY OF CAMPBELL

COUNTY OF SANTA CLARA

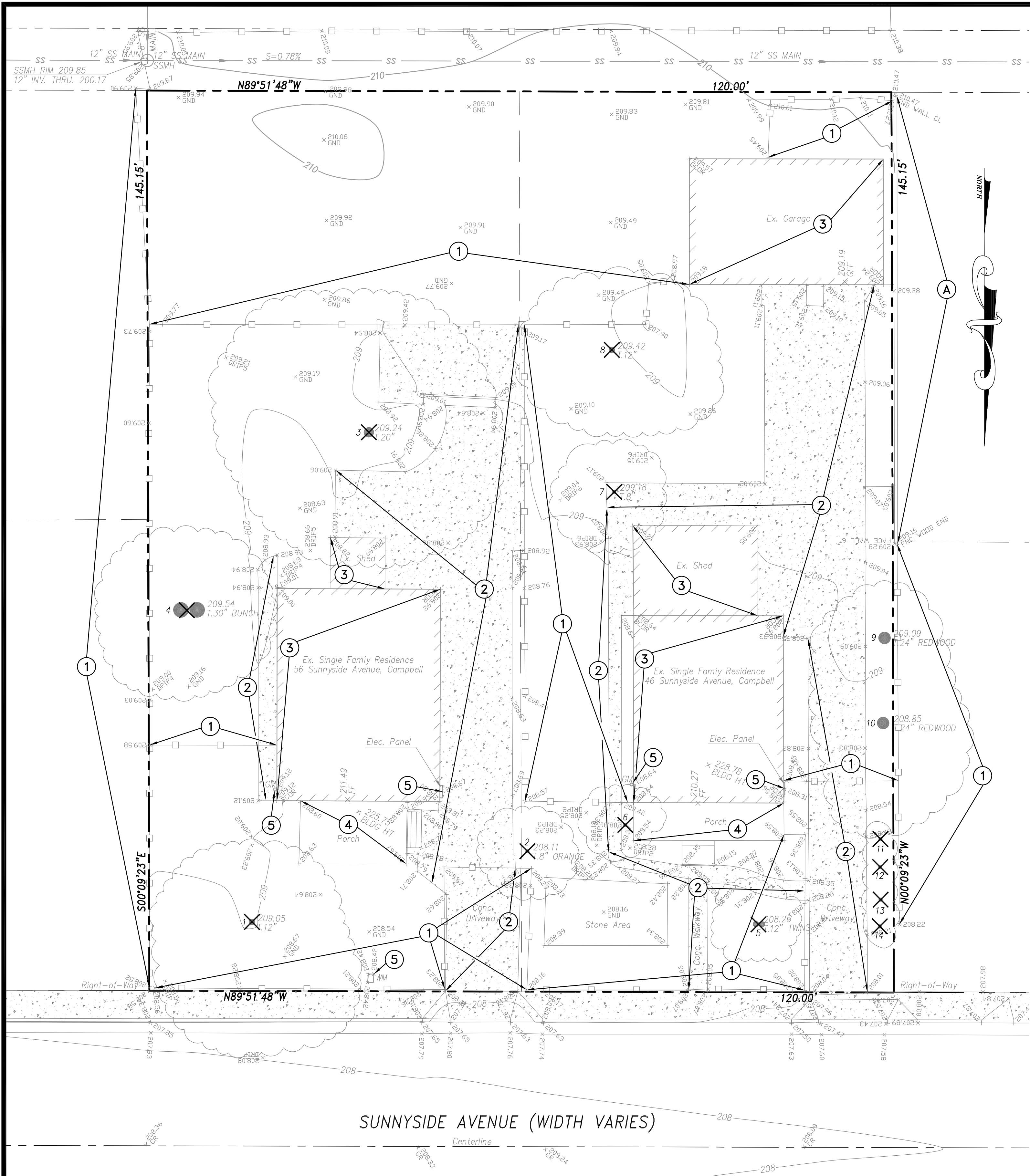
CALIFORNIA

SHEET NO.	TM1
1	OF 6 SHEETS
JOB NO.	2022-210



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[illegible]



DEMOLITION LEGEND

- PROPERTY LINE
- SAWCUT LINE
- 183.45
27" DAK + TAG 3 EX. TREE WITH GROUND ELEV., DBH,
- ✕ REMOVE EXISTING TREE
- REMOVE EXISTING AC/CONC./BUILDING

REMOVAL NOTES

- 1 REMOVE EXISTING FENCE
- 2 REMOVE EXISTING CONCRETE
- 3 REMOVE EXISTING BUILDING
- 4 REMOVE EXISTING PORCH
- 5 REMOVE EXISTING UTILITY
- 6 REMOVE EXISTING OVERHEAD WIRE

PROTECTION NOTES

- A PROTECT EXISTING WALL

DEMOLITION NOTES

1. DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF CAMPBELL'S BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

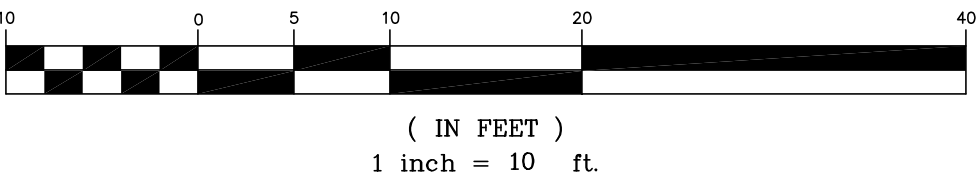
TREE SURVEY INFORMATION TABLE

TAG #	TREE SPECIES	DBH (AT 48" ABOVE GRADE)	CONDITION (0-100%)	PROTECTED	PRESERVE OR REMOVE
1	WHITE MULBERRY	15.7"	45	NO	REMOVE
2	CITRUS	5.3"	45	NO	REMOVE
3	WHITE MULBERRY	21.5"	45	NO	REMOVE
4	OLIVE TREE	6.6"	45	NO	REMOVE
5	SPANISH DAGGER YUCCA	11.4"	20	NO	REMOVE
6	COMMON CAMELLIA	6.4"	50	NO	REMOVE
7	CITRUS	7.4"	65	NO	REMOVE
8	JAPANESE LOQUAT	10.9"	10	NO	REMOVE
9	REDWOOD	19"	70	YES	PRESERVE
10	REDWOOD	22"	70	YES	PRESERVE
11	ITALIAN CYPRESS	9.3"	65	NO	REMOVE
12	ITALIAN CYPRESS	8.1"	65	NO	REMOVE
13	ITALIAN CYPRESS	9"	65	NO	REMOVE
14	ITALIAN CYPRESS	11"	65	NO	REMOVE

TREE TABLE INFORMATION TAKEN FROM "44 & 56 SUNNYSIDE AVE ARBOREST REPORT 2023" REPORT PREPARED BY DAVID BECKHAM DATED JUNE 28, 2023

SUNNYSIDE AVENUE (WIDTH VARIES)

GRAPHIC SCALE



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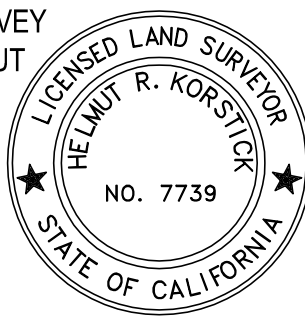
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EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN

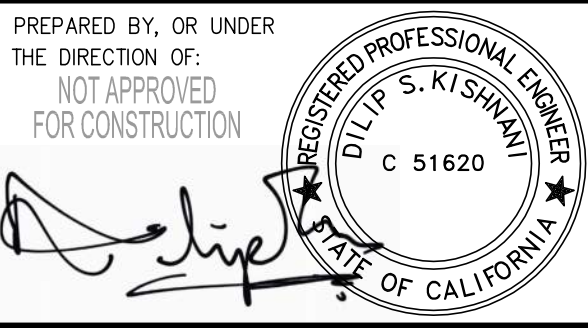
SCALE: 1"=10'

GROSS LOT AREA = 17,417.77 SF (0.3998 ACRES)

BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.



DATE: OCTOBER 06, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR



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PREPARED FOR:
GRANITE RIDGE PROPERTIES
44 SUNNYSIDE, LLC

APN: 412-04-018 & 412-04-019

44 & 56 SUNNYSIDE AVENUE HOMES
EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN

CITY OF CAMPBELL

COUNTY OF SANTA CLARA

CALIFORNIA

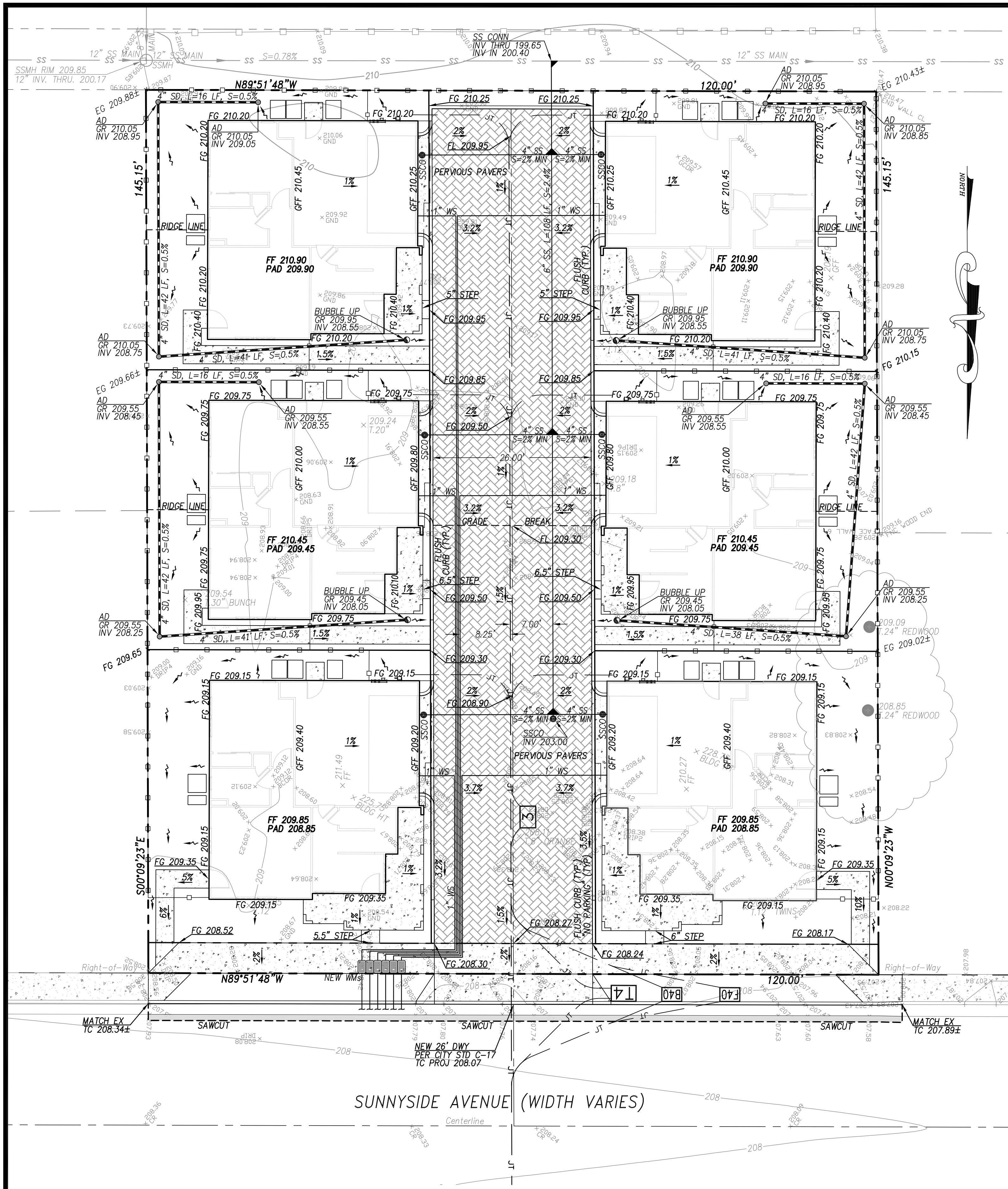
44 & 56 SUNNYSIDE AVENUE

SHEET NO.

TM3

3 OF 6 SHEETS

JOB NO.
2022-210



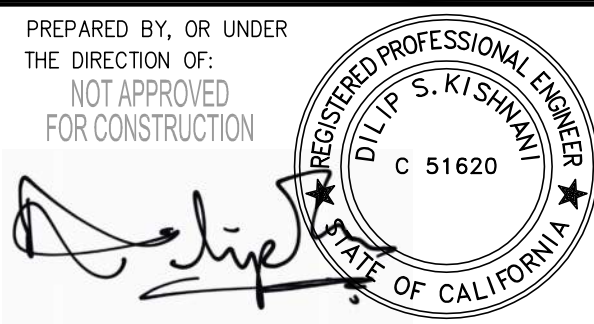
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

SCALE: 1"=10'

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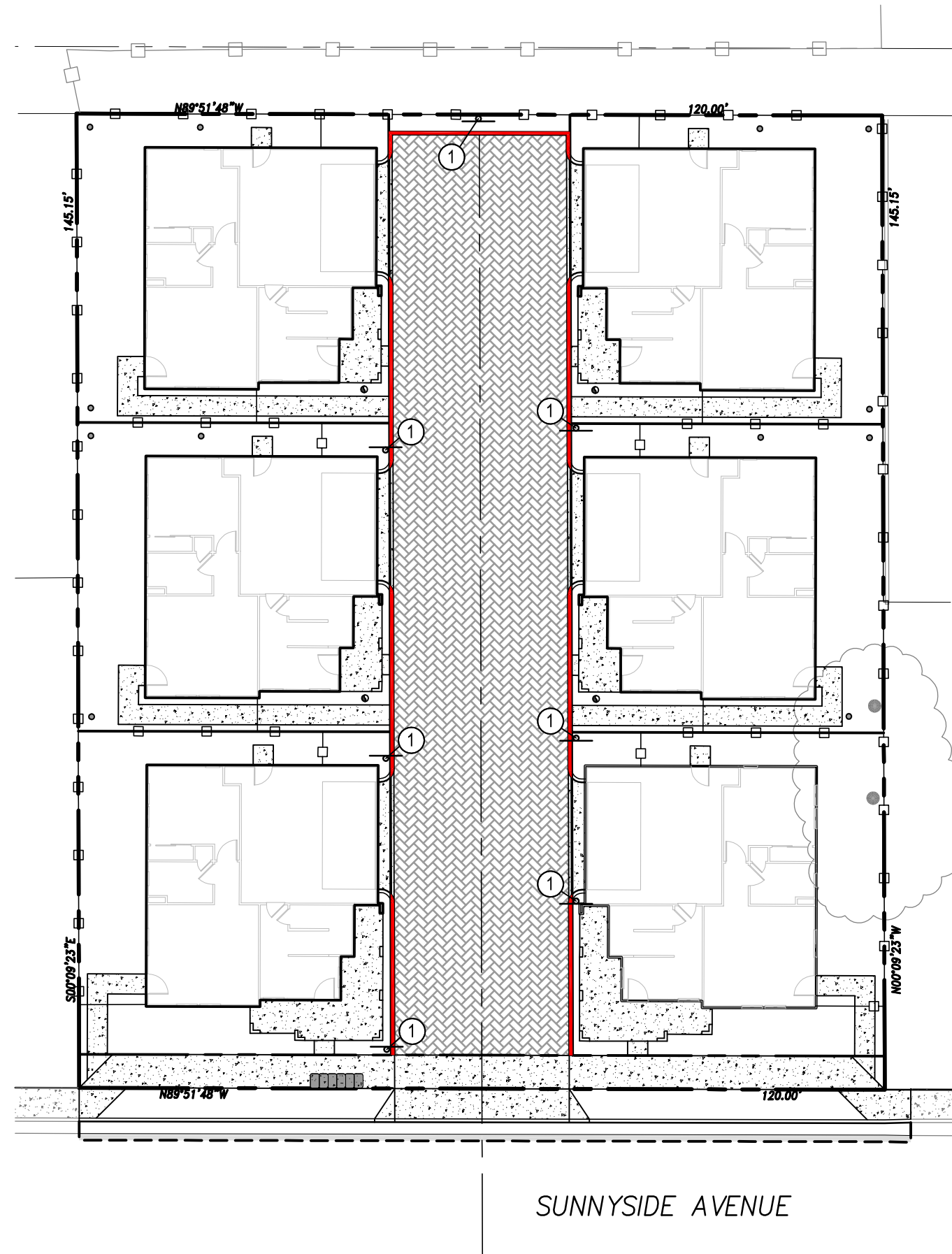
PREPARED FOR:
44 SUNNYSIDE, LLC

APN: 412-04-018 & 412-04-019

44 & 56 SUNNYSIDE AVENUE

44 & 56 SUNNYSIDE AVENUE HOMES
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
& PRELIMINARY FIRE LANE SIGNING & STRIPING PLAN
CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO.
TM4
4 OF 6 SHEETS
JOB NO.
2022-210

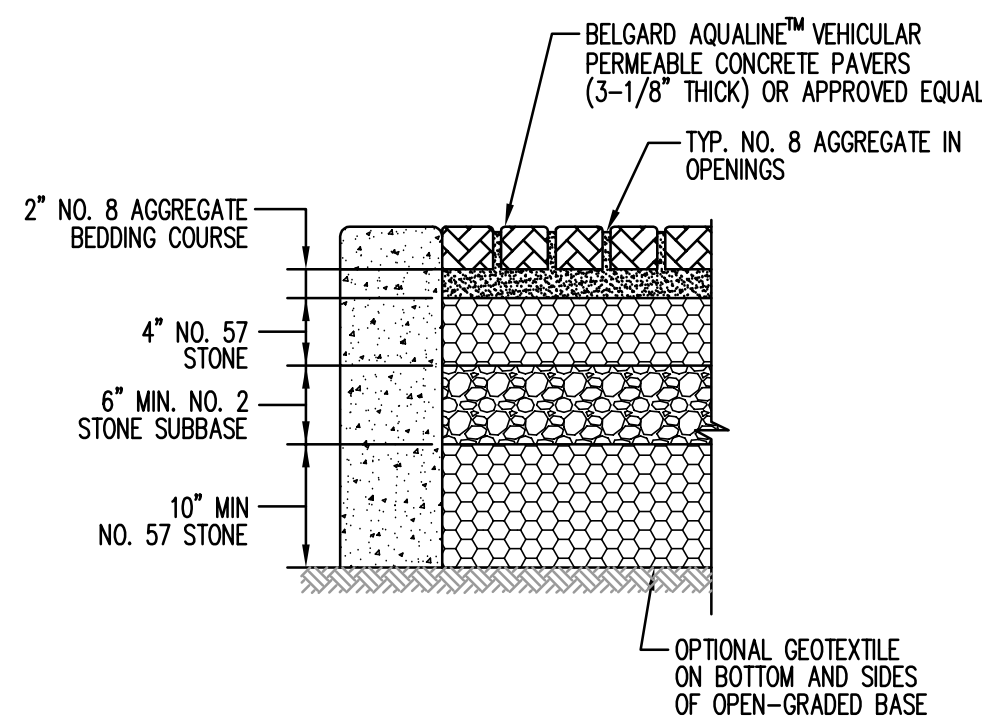


PRELIMINARY FIRE LANE SIGNING & STRIPING PLAN

SCALE: 1"=20'

FIRE LANE LEGEND

- R26F (CA)
- RED CURB FIRE LANE MARKING PER SCCFD STD. A-6
- R26F (CA) CA MUTCD

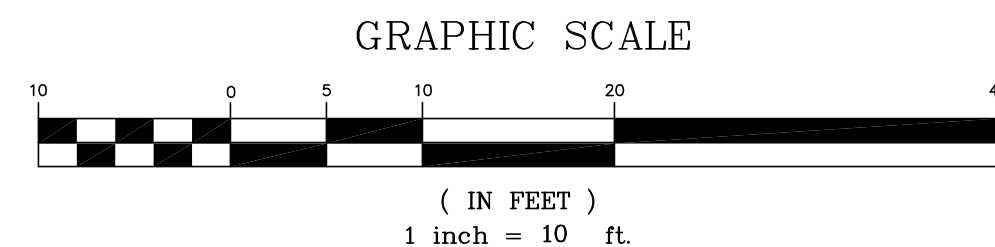


PERVIOUS PAVEMENT (SELF-TREATING)

NOT TO SCALE

FIRE ACCESS PAVEMENT REQUIREMENT

THE PROJECT ENGINEER CERTIFIES THAT THE ABOVE SECTION (TO BE VERIFIED BY A GEOTECHNICAL ENGINEER DURING CONSTRUCTION) WILL BE CAPABLE OF SUPPORTING A MINIMUM 75,000 POUND LOADING CAPACITY FOR FIRE APPARATUS VEHICLES. DEVELOPER SHALL OBTAIN APPROVAL FROM CITY OF CAMPBELL PUBLIC WORKS/BUILDING DEPARTMENT AND SANTA CLARA COUNTY FIRE DEPARTMENT DURING CONSTRUCTION DESIGN DOCUMENTATION.



GRADING NOTES:

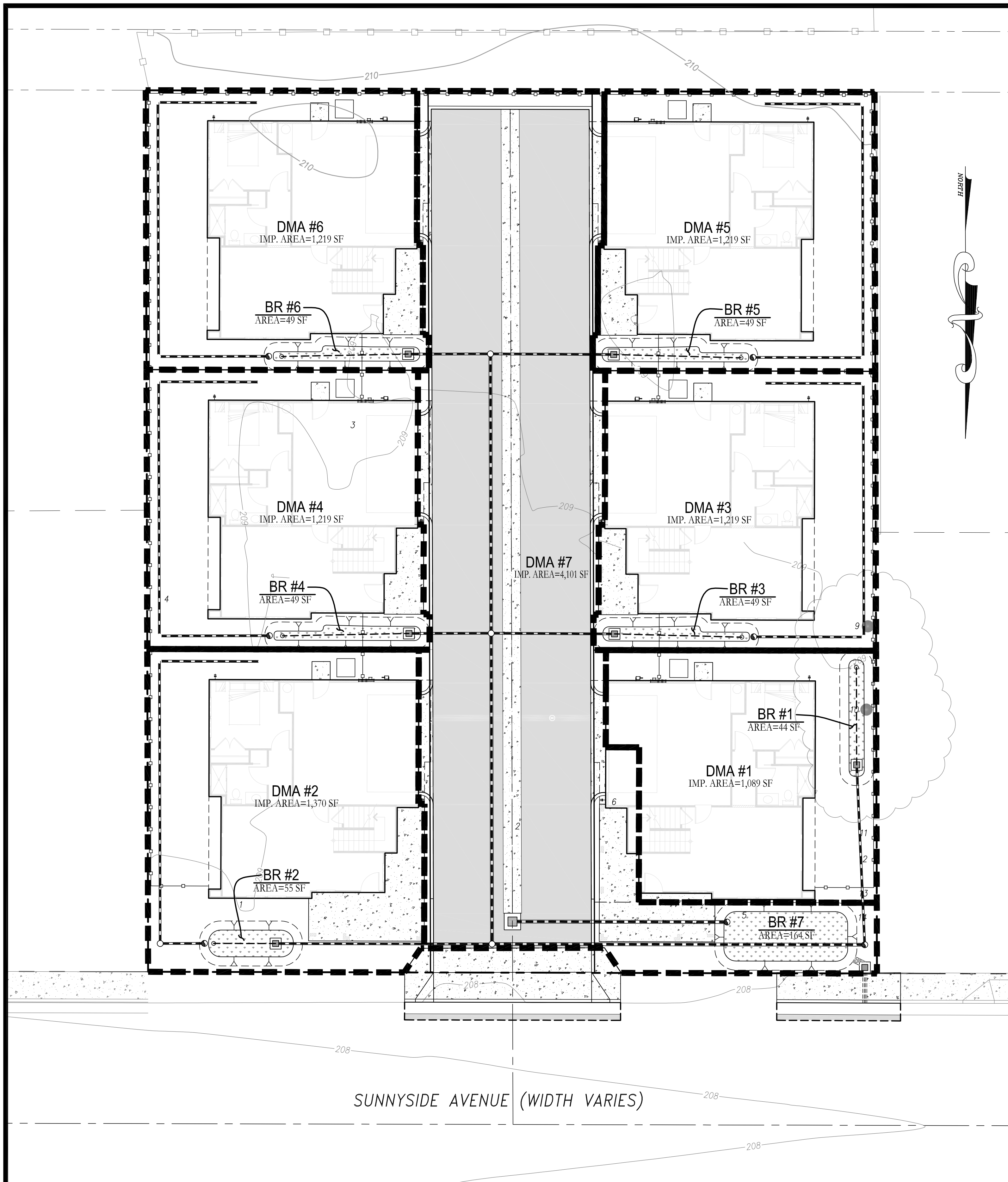
- SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
- ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
- ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
- ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
- DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
- WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
- FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
- WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
- WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
- EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF CAMPBELL'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
- ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.

EARTHWORK SUMMARY

MEASURED RAW OUT: 60 CY
(UNDER FOOTPRINT & DRIVEWAY)
MEASURED RAW FILL: 50 CY
(UNDER FOOTPRINT & DRIVEWAY)
ESTIMATED EXPORT: 10 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.



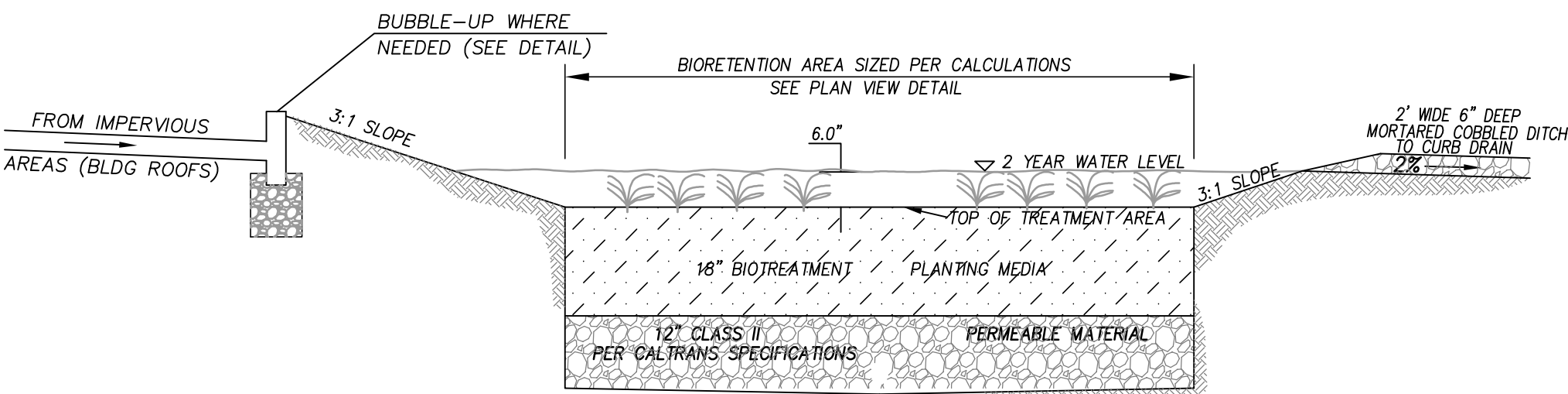
SURFACE LEGEND

- DRAINAGE MANAGEMENT AREA (DMA)
- PAVEMENT AREAS
- BR #1
- BIORETENTION PLANTERS (BR #1 - BR #7) SEE TYPICAL DETAILS
- SELF-TREATING AREA (LANDSCAPING)

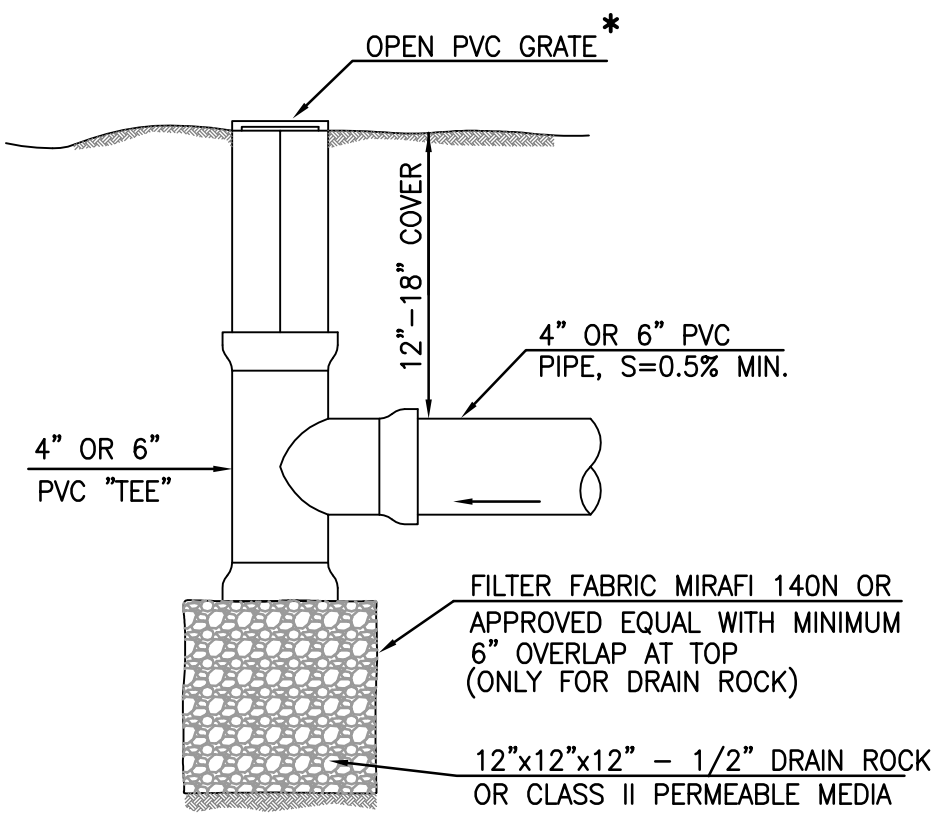
BIORETENTION TREATMENT AREAS AND SIZING CHART

DMA#	TRIBUTARY SURFACE (IMPERVIOUS AREAS)	TRIB. AREA (Sq.Ft.)	IMP. AREA (Sq.Ft.)	BR #	*TREATMENT AREA REQUIRED (Sq.Ft.)	TREATMENT AREA PROVIDED (Sq.Ft.)
1	LOT 1 - ROOF	1,710	1,089	BR #1	44	44
2	LOT 2 - ROOF	2,389	1,370	BR #2	55	55
3	LOT 3 - ROOF	2,077	1,219	BR #3	49	49
4	LOT 4 - ROOF	2,078	1,219	BR #4	49	49
5	LOT 5 - ROOF	2,077	1,219	BR #5	49	49
6	LOT 6 - ROOF	2,078	1,219	BR #6	49	49
7	COMMON DRIVEWAY	4,876	4,101	BR #7	164	164
TOTAL IMPERVIOUS AREA			11,436			

NOTE:
* 4% OF IMPERVIOUS AREA

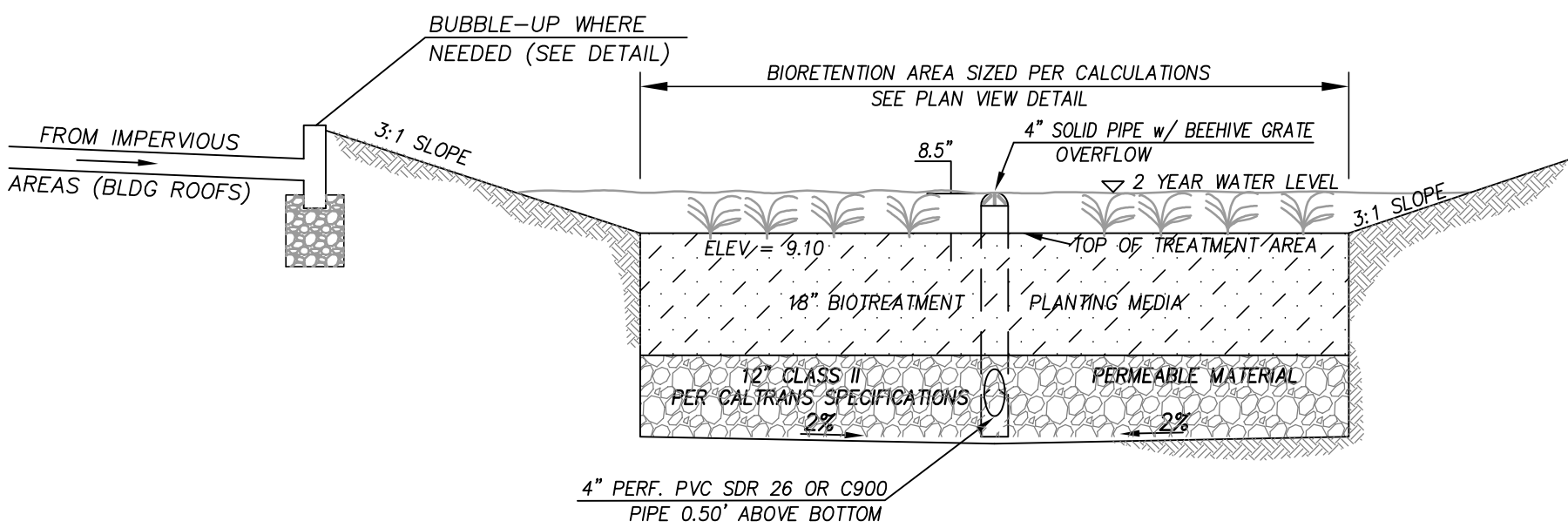


BIO-RETENTION PLANTER (BR #7)
NOT TO SCALE

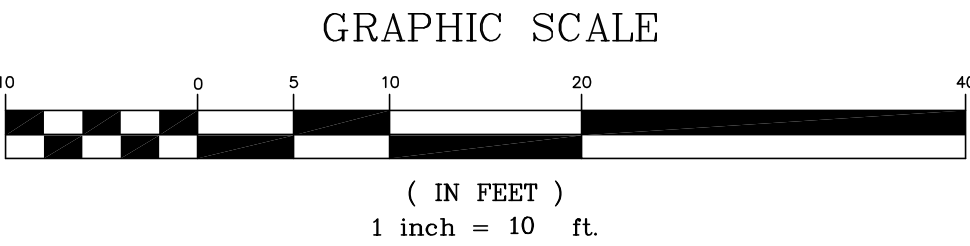


* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

BUBBLE UP DETAIL
NOT TO SCALE



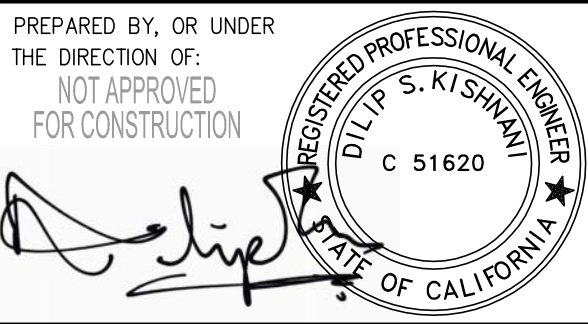
BIO-RETENTION PLANTER (BR #1-6)
NOT TO SCALE



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PRELIMINARY STORMWATER CONTROL PLAN
SCALE: 1"=10'

DATE: OCTOBER 06, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
NO.	BY	DATE	REVISIONS	CITY APPR	



PREPARED BY:
STERLING CONSULTANTS
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PREPARED FOR:
44 SUNNYSIDE, LLC

APN: 412-04-018 & 412-04-019

44 & 56 SUNNYSIDE AVENUE HOMES
PRELIMINARY STORMWATER CONTROL PLAN

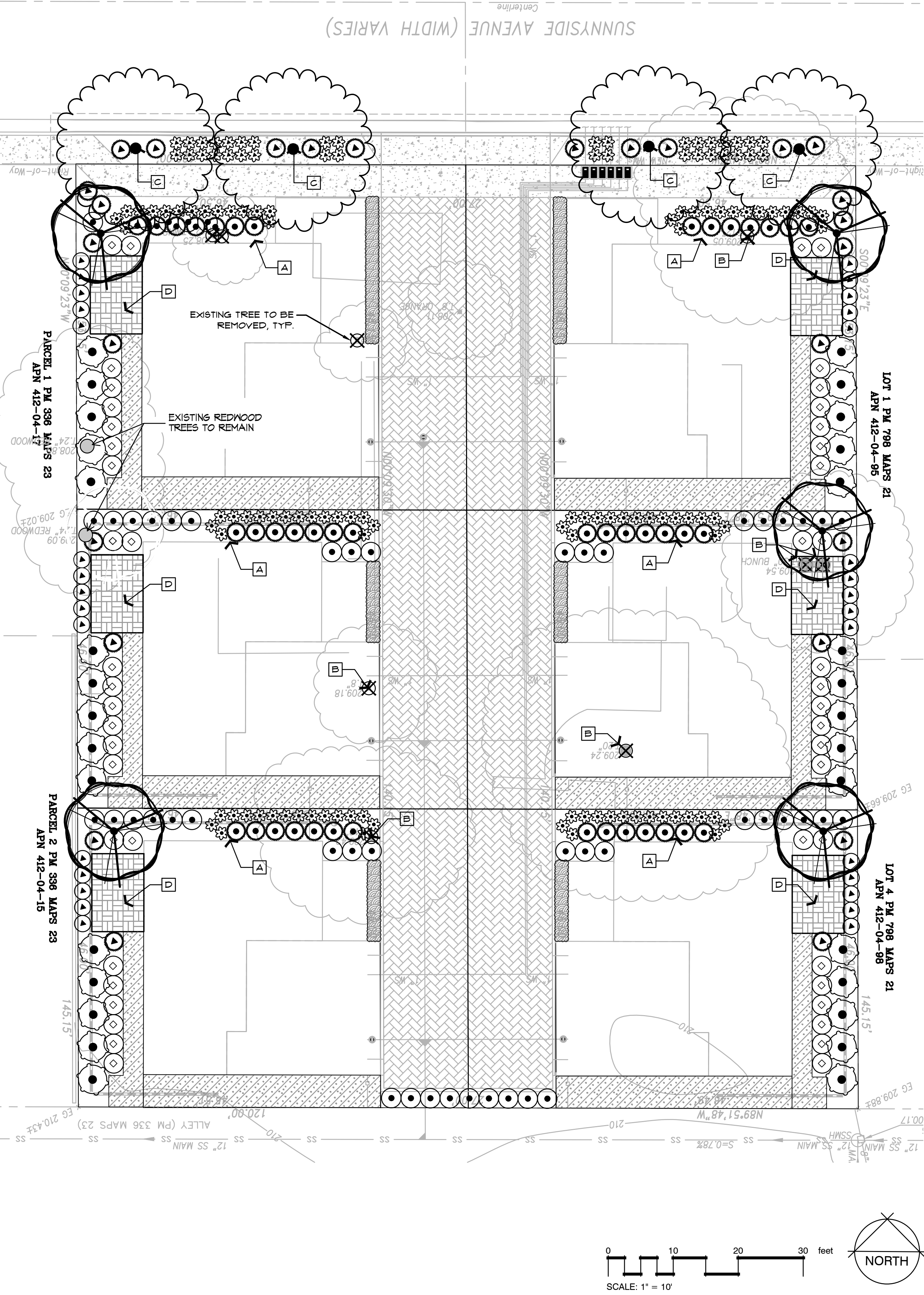
CITY OF CAMPBELL

COUNTY OF SANTA CLARA

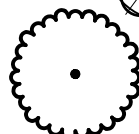
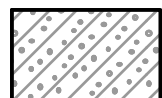
CALIFORNIA

44 & 56 SUNNYSIDE AVENUE

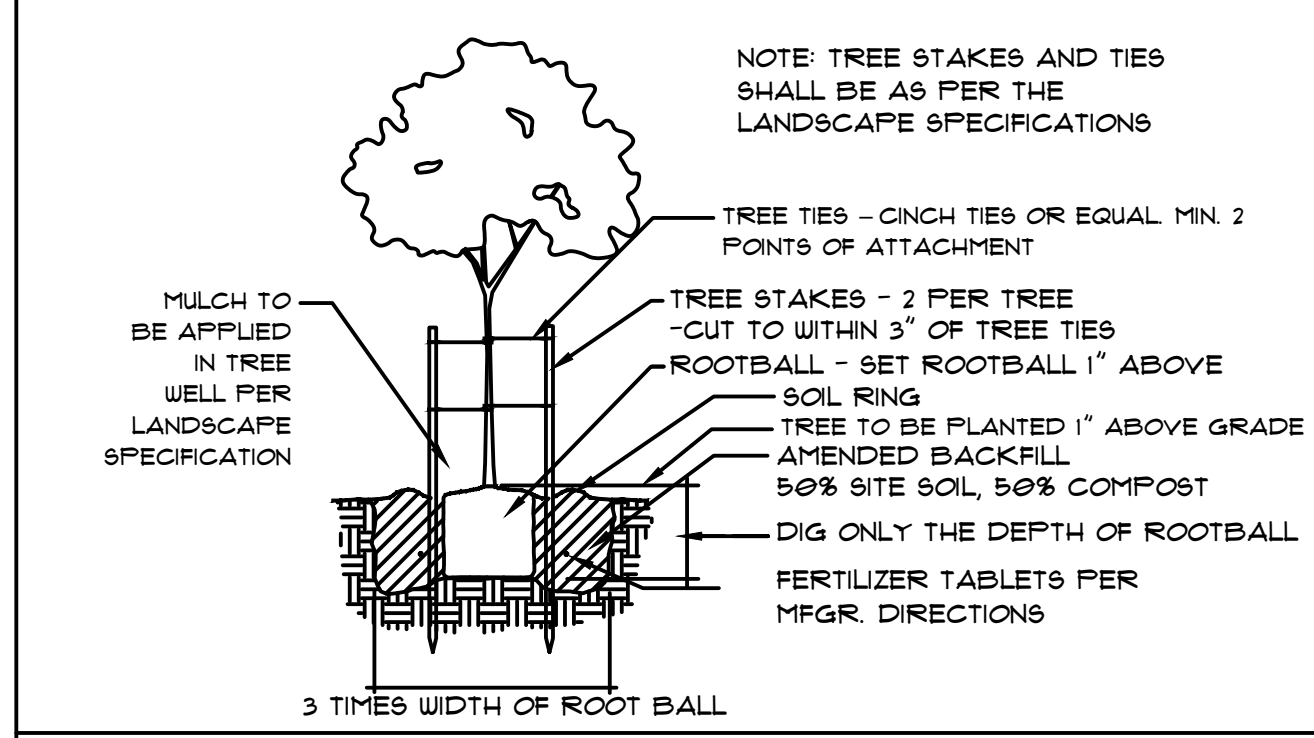
SHEET NO.
TM5
5 OF 6 SHEETS
JOB NO.
2022-210



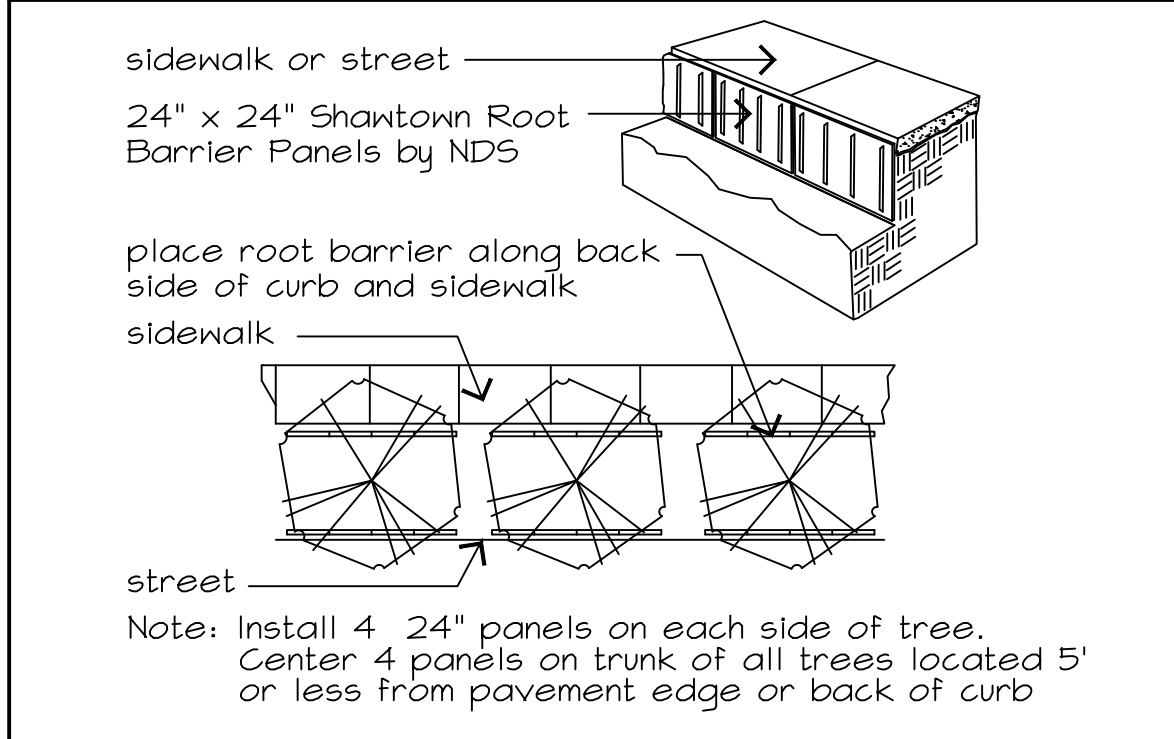
PLANT SCHEDULE

TREES					2023-07-06 10:05
	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ACER PALMATUM 'SANGO-KAKU'	CORAL BARK JAPANESE MAPLE	15 GAL	5	
	LOPHOSTEMON CONFERTUS 'VARIEGATA' OR CITY APPROVED STREET TREE	VARIEGATED BRISBANE BOX	24" BOX	4	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	MAHONIA REPENS	CREEPING MAHONIA	1 GAL	48	
	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL	49	
	PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CAROLINA CHERRY LAUREL	15 GAL	30	
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	DIETES VEGETA	AFRICAN IRIS	1 GAL	26	
	TEUCRIUM X LUCIDRYS PROSTRATUM	GERMANDER	1 GAL	30	
	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL	36	
STORM WATER MANAGEMENT PLANTINGS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	CAREX BARBARAE	SANTA BARBARA SEDGE	1 GAL	94	
	JUNCUS PATENS 'CARMAN'S GREY'	SPREADING RUSH	1 GAL	42	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	MIXED SUCCULENTS	SUCCULENTS	4"	12" O.C.	195 SF
MATERIALS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	2" DEPTH 1-1/2" DRAIN ROCK PLACE OVER LANDSCAPE FABRIC	DG	---		1,660 SF

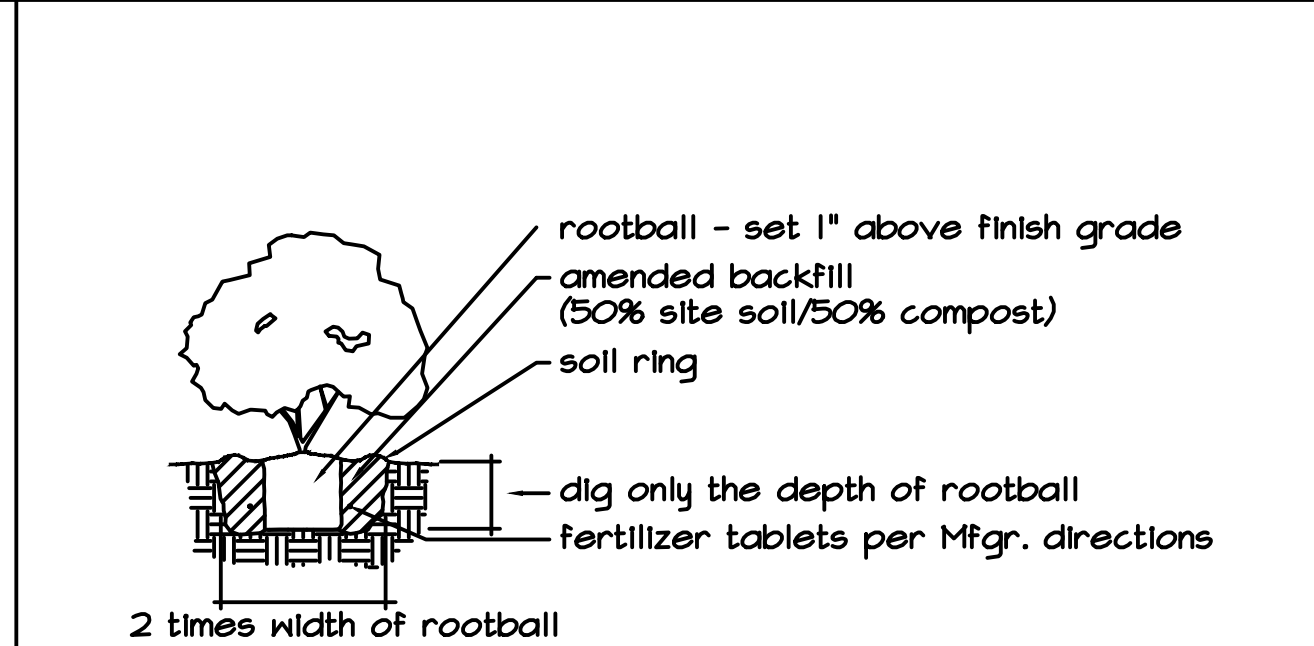
1. GENERAL NOTES:
2. STREET TREES SHOWN IN THE PUBLIC RIGHT-OF-WAY ARE FOR INFORMATION ONLY. THE PLANNING PERMIT DOES NOT AUTHORIZE THE INSTALLATION OR REMOVAL OF TREES IN THE PUBLIC RIGHT OF WAY. ACTUAL STREET TREE LOCATION WILL BE DETERMINED BY PUBLIC WORKS AT THE IMPLEMENTATION STAGE ON THE PUBLIC IMPROVEMENT PLAN. THE INSTALLATION OR REMOVAL OF THE STREET TREES REQUIRES A PERMIT FROM THE DEPARTMENT OF TRANSPORTATION. THE CITY ARBORIST WILL SPECIFY THE SPECIES.
3. STORM WATER TREATMENT PLANTERS ARE TO INCLUDE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORM WATER TREATMENT PLANTINGS AND SIDE SLOPES.
4. THE PROJECT PROPOSES TO PLANT (3) NEW 24-INCH BOX TREES AND (2) 15-GALLON SIZE TREES FOR A TOTAL OF 11 TREES, TO MEET THE MITIGATION REQUIREMENT.
- PLAN NOTES:
- A. STORM WATER TREATMENT PLANTER LOCATION. REFER TO THE CIVIL ENG DWGS. SEE NOTE 'B' THIS SHEET.
- B. EXISTING TREE TO BE REMOVED, TYP.
- C. NEW STREET TREE. REFER TO NOTE 'A' THIS SHEET.
- D. 8' x 12' PERVIOUS PAVEMENT PATIO



TREE PLANTING



TREE ROOT BARRIER



SHRUB PLANTING

THOMAS H. PHELPS
LANDSCAPE ARCHITECTURE
IDLA, INC.
California Landscape Architect #4122
ID #LA-16771 * HI #LA-16112
AZ #76633

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44 SUNNYSIDE AVENUE
3 STORY SINGLE FAMILY HOMES
44 SUNNYSIDE AVENUE
CAMPBELL, CALIFORNIA

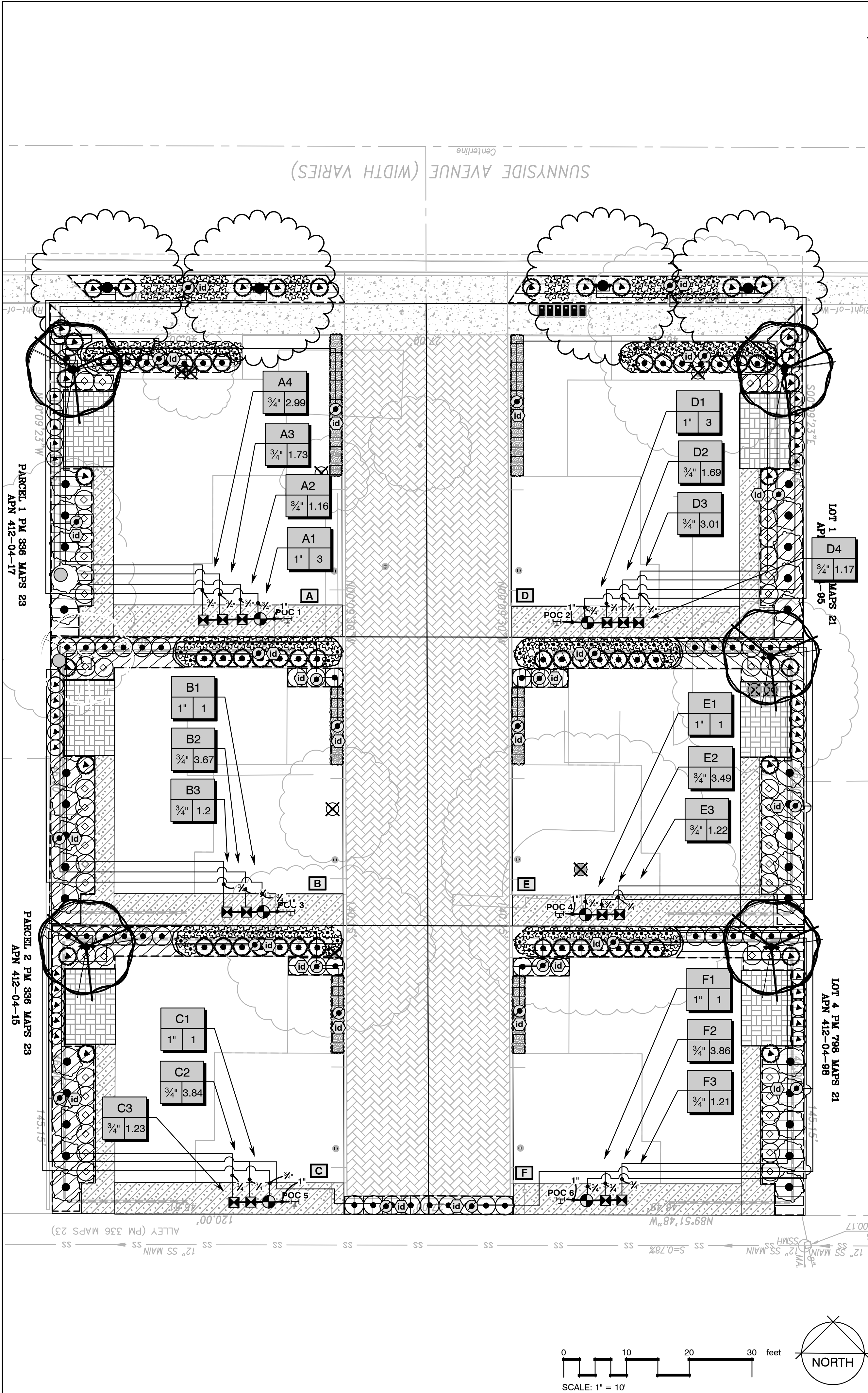
Sheet Title
PLANTING PLAN

Seal
LICENSED LANDSCAPE ARCHITECT
THOMAS H. PHELPS #123
08/31/24
State of California

No.	Date	Revision
1		
2		
3		
4		
5		

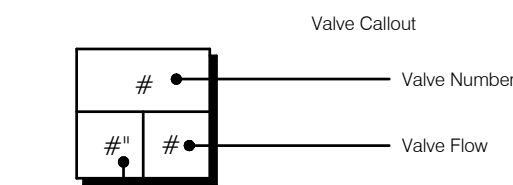
Project Mgr.: THP
Drawn By: L
Scale:
Date: 08.11.23
File Name: 23-023 of sheets

SHEET ISSUANCE



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER RZW5-18-CV 18IN. LONG RZW5 WITH INSTALLED .25 GPM OR .50 GPM BUBBLER OPTIONS, CHECK VALVE, 1/2IN. SWING JOINT FOR CONNECTION TO 1/2IN. PIPE	30
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	HUNTER ACZ-015-25 DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY015 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.	
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	
	HUNTER ECO-ID-12 ECO-ID: 1/2IN. FPT CONNECTION WITH 15 PSI - 100 PSI OPERATING PRESSURE. SPECIFY WITH HUNTER SJ SWING JOINT.	
	AREA TO RECEIVE DRIPLINE HUNTER ECO-WRAP-11 0.6GPH FLEECE WRAPPED INLINE EMITTER TUBING, WITHOUT THE BLANKET ECO-MAT. EVENLY DISPERSES WATER FROM UNDER THE SURFACE. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. SPECIFY PLD-LOC FITTING.	
	AREA TO RECEIVE DRIPLINE HUNTER HDL-06-12-CV HDL-06-12-CV: HUNTER DRIPLINE W/ 0.6 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH GRAY STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	
	HUNTER PGV-ASV TREE VALVE 3/4IN. AND IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: FEMALE NPT THREADS.	
	HUNTER HC-6 6 STATION CONTROLLER WITH WI-FI CONNECTION	
	HUNTER HC-6 6 STATION CONTROLLER WITH WI-FI CONNECTION	
	HUNTER HC-6 6 STATION CONTROLLER WITH WI-FI CONNECTION	
	HUNTER HC-6 6 STATION CONTROLLER WITH WI-FI CONNECTION	
	HUNTER HC-6 6 STATION CONTROLLER WITH WI-FI CONNECTION	
	HUNTER HC-6 6 STATION CONTROLLER WITH WI-FI CONNECTION	
	3/4" TEE OFF DOMESTIC SUPPLY	
	3/4" TEE OFF DOMESTIC SUPPLY	
	3/4" TEE OFF DOMESTIC SUPPLY	
	3/4" TEE OFF DOMESTIC SUPPLY	
	3/4" TEE OFF DOMESTIC SUPPLY	
	3/4" TEE OFF DOMESTIC SUPPLY	
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	
	IRRIGATION MAINLINE: PVC SCHEDULE 40	



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
A1	HUNTER PGV-ASV TREE VALVE	1"	BUBBLER	3	32.4	32.6	2.42 IN/H
A2	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	1.16	27.3	27.5	0.96 IN/H
A3	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	1.73	28.0	28.2	0.96 IN/H
A4	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	2.99	29.1	29.4	0.91 IN/H
B1	HUNTER PGV-ASV TREE VALVE	1"	BUBBLER	1	31.1	31.3	2.59 IN/H
B2	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	3.67	30.0	30.2	0.96 IN/H
B3	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	1.2	27.4	27.6	0.96 IN/H
C1	HUNTER PGV-ASV TREE VALVE	1"	BUBBLER	1	31.1	31.3	2.49 IN/H
C2	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	3.84	30.2	30.4	0.96 IN/H
C3	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	1.23	27.4	27.6	0.96 IN/H
D1	HUNTER PGV-ASV TREE VALVE	1"	BUBBLER	3	32.4	32.6	2.48 IN/H
D2	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	1.69	28.0	28.2	0.96 IN/H
D3	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	3.01	29.2	29.5	0.96 IN/H
D4	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	1.17	27.3	27.5	0.91 IN/H
E1	HUNTER PGV-ASV TREE VALVE	1"	BUBBLER	1	31.1	31.3	2.59 IN/H
E2	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	3.49	29.9	30.1	0.96 IN/H
E3	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	1.22	27.4	27.6	0.96 IN/H
F1	HUNTER PGV-ASV TREE VALVE	1"	BUBBLER	1	31.1	31.3	2.51 IN/H
F2	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	3.86	30.2	30.4	0.96 IN/H
F3	HUNTER ACZ-015-25	3/4"	AREA FOR DRIPLINE	1.21	27.4	27.6	0.96 IN/H

MWELO WATER USE CALCULATIONS

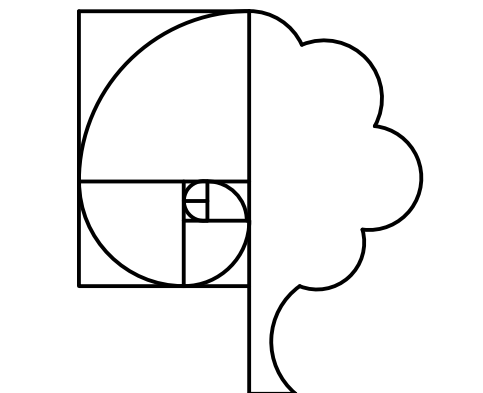
Job Name: Sunnyside, Campbell, CA

Date: 07/16/2023

California Water Efficient Landscape Worksheet										
Reference Evapotranspiration (ET ₀)			44.2		Project Type		Residential		0.55	
Rain Fall (Inches)					Usable Rain Fall (Inches)		0			
Hydrozone # / Planting Description ^a			Plant Factor (PF)		Irrigation Method ^b		ETAF (PF/IE)			
					Irrigation Efficiency (IE) ^c		Landscape Area (Sq. Ft.)			
							ETAF x Area			
							Estimated Total Water Use (ETWU) ^d			
									% Landscape Area	
Zone#	Regular Landscape Areas									
A1	TREE - M		0.5	Bubblers	0.81	0.62	100	62	1692	2.52%
A2	STRM WTR - L		0.2	Drip	0.81	0.25	117	29	792	2.95%
A3	GRD COVER- LOW		0.2	Drip	0.81	0.25	173	43	1171	4.36%
A4	GRD COVER- LOW		0.2	Drip	0.81	0.25	299	74	2023	7.54%
B1	TREE - M		0.5	Bubblers	0.81	0.62	300	185	5075	7.56%
B2	GRD COVER- LOW		0.2	Drip	0.81	0.25	169	42	1144	4.26%
B3	STRM WTR - L		0.2	Drip	0.81	0.25	120	30	812	3.03%
C1	TREE - M		0.2	Drip	0.81	0.25	100	25	677	2.52%
C2	STRM WTR - L		0.2	Drip	0.81	0.25	123	30	832	3.10%
C3	GRD COVER- LOW		0.2	Drip	0.81	0.25	366	90	2477	9.23%
D1	TREE - M		0.5	Bubblers	0.81	0.62	300	185	5075	7.56%
D2	GRD COVER- LOW		0.2	Drip	0.81	0.25	348	86	2355	8.77%
D3	GRD COVER- LOW		0.2	Drip	0.81	0.25	122	30	826	3.08%
D4	STRM WTR - L		0.2	Drip	0.81	0.25	117	29	792	2.95%
E1	TREE - M		0.5	Bubblers	0.81	0.62	100	62	1692	2.52%
E2	GRD COVER- LOW		0.2	Drip	0.81	0.25	384	95	2598	9.68%
E3	STRM WTR - L		0.2	Drip	0.81	0.25	122	30	826	3.08%
F1	TREE - M		0.5	Bubblers	0.81	0.62	100	62	1692	2.52%
F2	GRD COVER- LOW		0.2	Drip	0.81	0.25	385	95	2605	9.71%
F3	STRM WTR - L		0.2	Drip	0.81	0.25	121	30	819	3.05%
Totals							3966	1313	35970	100.00%
Special Landscape Areas										
Totals							0	0	0	
ETWU Total									35970	
Maximum Allowed Water Allowance (MAWA) ^e									59776	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ETWU ACRE FEET 0.110389
MAWA ACRE FEET 0.183447
% ETWU OF MAWA 0.60
PASS: YES



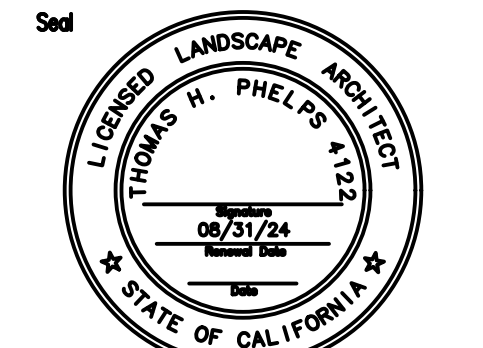
THOMAS H. PHELPS
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44 SUNNYSIDE AVENUE
3 STORY SINGLE FAMILY HOMES
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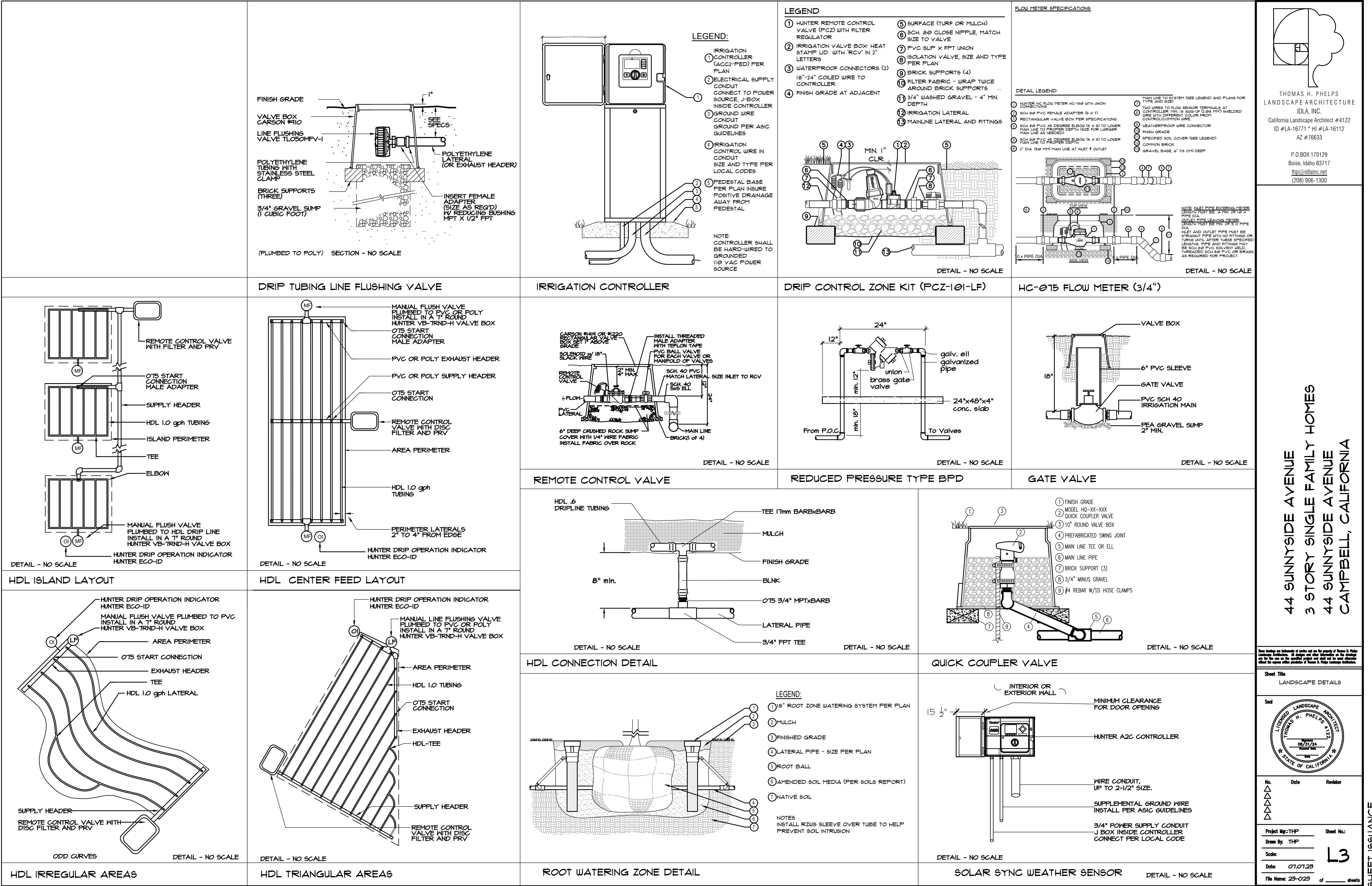
These drawings are instruments of service and are the property of Thomas H. Phelps Landscape Architecture. All designs and other information on these drawings are for the use of the specific project and shall not be used for any other project without the written consent of Thomas H. Phelps Landscape Architecture.

Sheet Title
IRRIGATION PLAN



No. 1
Date 08.11.23
Revision
Project Mgr: THP
Drawn By: L2
Scale:
Date: 08.11.23
File Name: 23-023 of 1 sheets

SHEET ISSUANCE



SECTION 02810
IRRIGATION SYSTEM

PART 1 - GENERAL

For the purpose of these specifications, the Owner's Representative shall be defined as the Landscape Architect, The Project Superintendant, and or the Architect.

1.01 SECTION INCLUDES

A. The work included under this Section consists of furnishing all fees and permits, all labor, tools, materials, equipment, transportation, and services required to complete the installation of the Underground Sprinkler Irrigation system, including revisions to existing systems, as shown on the Drawings and as specified in this section.

B. Related Sections:

1. Section 2900 - Planting: Provision of requirements for fine grading of planting areas.

1.02 REFERENCES

A. National Electric Code (NEC).

B. Uniform Plumbing Code (UPC).

C. Underwriters Laboratories Inc. (UL):

1. BMD - Building Materials Directory.

1.03 QUALITY ASSURANCE

A. All work and materials shall be in full accordance with the latest rules and regulations of the National Electric Code, the Uniform Plumbing Code, and other applicable State or local laws or regulations. Nothing in these Drawings or Specifications is to be construed to permit work not conforming to these Codes.

B. When the Specifications call for materials or construction of a better quality or larger size than required by the above mentioned rules and regulations, the provision of the Specifications shall take precedence over the requirements of the said rules and regulations.

C. The Contractor shall furnish, without any extra charge, any additional material and labor when required by the compliance mentioned on these particular Specifications or shown on the Drawings.

D. The Contractor shall erect and maintain barricades, guards, warning signs, and lights as necessary or required by OSHA regulations and as required by these contract documents for the protection of the public or workmen.

E. Any existing buildings, equipment, piping, sewers, sidewalks, landscaping or other Site improvements damaged by the Contractor during the course of his work shall be replaced or repaired by the Contractor in a manner satisfactory to the Owner's representative and at the Contractor's own expense, and before the final payment is made. The Contractor shall be responsible for damage caused by leaks in the piping systems being installed or having been installed by him. He shall repair, at his own expense, all damage so caused, in a manner satisfactory to the Owner's representative.

F. Installing company and its job site superintendent shall have at least 3 years immediate and continuous experience installing systems of similar design and type of equipment.

G. The Contractor shall obtain and pay all fees, licenses, and permits required for the Project.

H. Before making bid, examine the Site carefully, verifying dimensions and other Site conditions in relation to the Plans. The Contractor is responsible for informing himself of all conditions under which work is to be done before submitting his bid.

I. In case of an apparent discrepancy among Drawings, Specifications, and actual Site conditions, bring the discrepancy to the attention of the Owner's Representative or Architect, in writing.

J. Attend pre-construction conferences, if requested to do so.

1.04 PERFORMANCE REQUIREMENTS

A. Sprinkler System:

1. Construct sprinkler system to sizes, grades, and locations indicated on the Drawings.

2. Sprinkler lines indicated on the Drawings are essentially diagrammatic.

3. Establish exact locations of sprinkler heads, shrub heads, and similar type items, at time of construction.

4. Do not exceed typical spacings of sprinkler heads indicated on the Drawings.

1.05 SUBMITTALS

A. Submit and cut sheets provide for all irrigation system components.

B. Record Drawings

1. The Contractor shall maintain, in good order, in the field office, one complete Set of Sprinkler Drawings showing all water lines, sprinklers, valves, controllers, stub-outs, and sleeves. In the event any work is not installed as indicated on the Drawings, such work shall be immediately corrected and dimensioned accurately from the building walls on these Record Drawings.

2. All underground stub-outs and sleeves for future connections shall be located and dimensioned accurately from the building walls on these Record Drawings.

3. Upon completion of the work, and prior to final acceptance, the Contractor shall obtain a duplicate vellum from the Owner's representative and neatly correct the vellum to show the 'As Built' conditions. Furnish these corrected vellums to the Owner's Representative.

C. Contract Closeout Submittals:

1. Submit to Owner's Representative

2. Project Record Documents:

a. After final acceptance of project, turn over record documents to the Owner's Representative.

3. Operation and Maintenance: Provide operation and maintenance manuals covering the system and its components.

4. Provide Owner's Representative with detailed typewritten instructions for Winter and Summer controller programming, including demonstration for Owner's maintenance personnel. Give controller instruction booklet to the Owner's Representative.

1.06 DELIVERY, STORAGE AND HANDLING

A. Packing and Shipping:

1. Deliver plastic pipe, fittings, and connectors to project site in unbroken bundles or rolls, packaged in such manner as to provide adequate protection for pipe ends, threaded or plain.

B. Storage and Protection

1. During construction and storage protect materials from damage and prolonged exposure to sunlight, excessive heat, and/or deleterious materials.

1.07 JOB CONDITIONS

A. Proceed with and complete irrigation work as rapidly as portions of Site become available, working within seasonal limitations.

B. Determine location of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate as required.

C. Maintain grade stakes set by others until removal is mutually agreed on by parties concerned.

D. Make field measurements necessary to lay out work.

1.08 SUBSTITUTION AND VERIFICATION

A. Certain numbers on the Drawings and the Specifications are taken from the catalogues of the manufacturers named. The Contractor shall be responsible for verifying that listed numbers correspond to appropriate equipment currently available from the manufacturers.

B. Numbers on the Drawings refer to the basic equipment required and the Contractor shall be responsible for determining additional incidental parts necessary for the attachment or assembly of equipment within the system.

C. Requests for substitutes must be in writing and approved of by the Owner's Representative.

1.09 SEQUENCING AND SCHEDULING

A. Closing in Uninspected Work:

1. Do not allow nor cause any work to be covered or enclosed until it has been inspected, tested, and accepted by the Owner's Representative.

2. Should any work be enclosed or covered before such inspection and test, uncover such work at no additional cost to the Contract.

PART 2 - PRODUCTS

2.01 PVC PLASTIC PIPING AND FITTINGS

A. Exterior main lines (pressure lines): All main line piping is to be PVC SCH40 (ASTM 01784) plastic pipe. Use Type 1 Schedule 40 High Impact PVC solvent weld fittings.

B. Exterior lateral lines (non-pressure) shall be PVC Schedule 40 (ATM D 1785) plastic pipe with Type 1 Schedule 40 High Impact PVC solvent weld fittings.

C. Connections between mainlines and RCV's shall be of Schedule 80 PVC nipples and fittings as per Detail on Plan.

D. Plastic to metal connections shall be made with Schedule 80 male adapter or threaded nipple.

E. Plastic saddles and flange type fittings are not to be used.

2.02 GALVANIZED STEEL PIPE AND FITTINGS

A. Steel pipe shall be standard weight Schedule 40 as specified in Section 15252, mild steel pipe of domestic origin, galvanized, and shall be new and scale free. All nipples shall be of the same material.

B. Steel pipe fittings shall be heavy pattern, banded, galvanized malleable iron, threaded pipe fittings.

C. Nipples are to be of same material as pipe.

D. Crosses, bushings, and close nipples are not to be used.

E. All galvanized steel pipe and fittings occurring below grade, including to 6 inches above finish grade, are to be field wrapped with a PVC tape. The wrapping tape and technique are to be subject to Owner's Representative approval.

F. All dissimilar metal piping are to be joined with a dielectric fitting.

2.03 SLEEVES AND CHASES

A. All irrigation pipe sleeves and/or electrical chases shall be PVC Schedule 40 (ASTM D 1785). Size as required.

B. Class 1 and Class 2 electrical conductors are not to be placed in the same conduit.

2.04 SPRINKLER SYSTEM EQUIPMENT

A. The backflow prevention assembly, automatic sprinkler controller, control valves, and other miscellaneous equipment shall be as specified on the Plans and/or in the Sprinkler System Legend.

A. Sprinkler Heads:

1. Type and Sizes: Provide types and sizes with diameter (or radius) of throw, pressure, discharge, and any other designations as indicated on the Drawings.

2. For Each Particular Type: Provide from same manufacturer and mark with manufacturer's name and identification in such position that they can be identified without removing the sprinkler from the system.

B. Sprinkler Risers:

1. Rotor Pop-up Sprinklers: Are to have adjustable assembly (double swing joint) risers as indicated on the Drawings.

2. Stationary Pop-up Sprinklers: Are to have swing joint risers or as indicated on the Drawings.

2.05 CONTROL WIRE

A. Control wire shall be type UF, 600 volt, single conductor wire with PVC insulation 4/64 inches thick (minimum). Control wire shall be #14 single conductor solid copper wire. All control or 'hot' wires shall be of one color (RED) and all common or 'ground' wires shall be (WHITE). Common ground wires size shall be #12 single conductor.

B. Electrical wire connections shall be made with 3M Brand DBY Direct Bury Splice Kit. The electrical connector shall be a 'Scotchlok' DBY. The device shall be installed per manufacture's instructions and all applicable codes. The device shall be UL Listed as a Wire Connector System For Use With Underground Conductors.

2.06 AUTOMATIC CONTROLLER

A. Provide and install automatic irrigation controller in approximate location shown on the Drawings. The exact location will be determined on the Site by the Owner's Representative.

2.07 BACKFLOW PREVENTERS

A. Backflow prevention devices are to be installed as per plan details and specifications. Verify point of connection size and location in field. Contact Owner's Representative if contrary to plan.

2.08 VALVE BOXES

B. Valve boxes shall be Carson #1419-13 and Drip Zone valve boxes shall be Carson #1220 Jumbo Valve Box & Lid as manufactured by Carson Industries, Inc. and are to have bolt down lids, with bolts, with "RCV" cast on lid.

C. Install only one RCV or gate valve per valve box.

D. Install all valve boxes on a 6" pea gravel base.

2.09 MISCELLANEOUS EQUIPMENT AND MATERIALS

A. PVC pipe connections: Solvent cement and primer for solvent weld joints shall be of make and type approved by manufacturer of pipe and fittings. Cement shall be maintained at proper consistency throughout use.

B. Galvanized pipe connections: Pipe joint compound shall be 'Rectorseal' or equivalent, non-hardening, non-toxic material designed specifically for use on threaded connections in water-carrying pipe.

C. PVC threaded connections: Use Teflon tape or approved equal.

D. Provide the Owner, at completion of the maintenance period, three each of all operating and servicing keys, wrenches, and adjustment screwdrivers required for complete maintenance and operation of all heads and valves. Include all wrenches necessary for complete disassembly of all heads and valves.

PART 3 - EXECUTION

3.01 SUPERVISION AND WORKMANSHIP

A. The Contractor, personally or through an authorized and competent representative, shall supervise the work constantly and shall, as far as possible, keep the same foreman and workmen on the job from commencement to completion. The workmanship of the entire job shall in every way be first class, and only experienced and competent workmen shall be allowed on the job.

3.02 LAYOUT OF THE WORK

A. Stake out the irrigation system as shown on the Drawings. Any necessary changes from the original system shall be determined at this time. Verify location of existing underground utilities and make any necessary adjustments to avoid damage.

3.03 INSTALLATION PREPARATION

A. Schedule and coordinate placement of materials and equipment in a manner to complete the work as quickly as possible in conformance with construction and progress schedules.

B. Handling and Storage

1. Protect work and materials from damage during construction and storage.

2. Plastic pipe shall be handled carefully and protected from prolonged exposure to sunlight.

3. Grade areas to be irrigated to final contours before installation of irrigation system.

3.04 COORDINATION OF WORK

A. Coordinate work with other trades. In particular, schedule placement of irrigation and wiring (Schedule 40) sleeves prior to paving work.

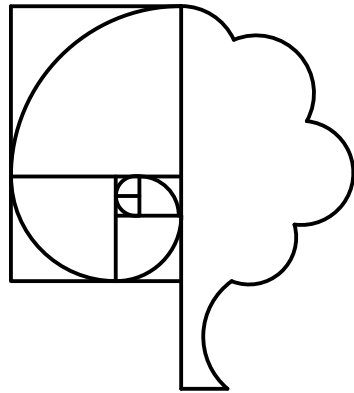
3.05 EXCAVATING, TRENCHING AND BACKFILL

A. Excavation and Backfill for Sprinkler Lines:

1. Excavation:
a. General: Place when pipe and soil temperatures are approximately the same.

2. Backfill:

3. Compaction:
a. Top 6 inches in landscaped areas may be 85 percent.



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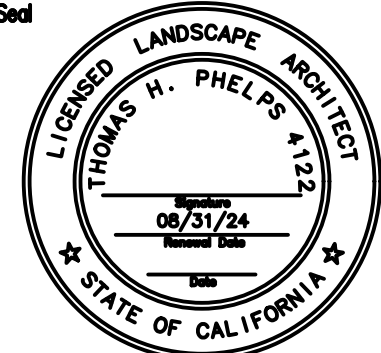
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Sheet Title
LANDSCAPE
SPECIFICATIONS

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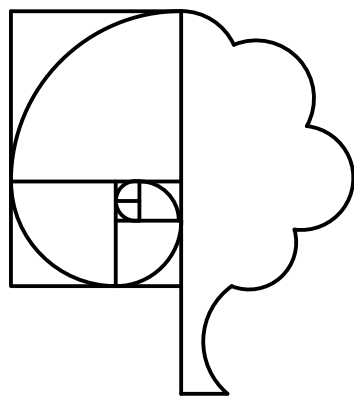


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SHEET 15661

B. Excavation shall be in all cases ample space for joining. Provide warning signs and barricades as needed for open trenches. Bottom of trenches shall provide continuous support for pipe. C. Make trenches for pipe lines deep enough to provide minimum cover from finish grade as follows: 1. 18 inches minimum cover over main lines to control valves and quick coupler valves, 24 inches under paving. 2. 18 inches minimum cover over control wires from controller to valves. 24 inches under paving. 3. 16 inches minimum cover over valve-controlled rotary sprinkler lateral lines. 24 inches under paving. 4. 12 inches minimum cover over valve controlled spray sprinkler lateral lines. 24 inches under paving. 5. When rocky conditions exist, as determined by the Owner's Representative, the bottom of all trenches shall have 3 inches of sand placed in them. Trenching depth shall be sufficient to allow for the 3 inches of bedding sand. D. Restore surfaces, existing underground installations, or other Site improvements damaged or cut as a result of excavations, to original condition in a manner approved by the Owner's Representative. E. Where other utilities interfere with irrigation trenching and pipe work, adjust the trench depth as instructed by the Owner's Representative. F. No work on excavating, trenching, or backfilling shall be done when soil is muddy, as determined by the Owner's Representative.	1. Provide adequate electrical surge protection for the new automatic controller and as approved by the Owner's Representative. 3.11 SPRINKLER HEADS A. General: 1. Set heads perpendicular to finished grades, unless otherwise indicated on the Drawings. 2. Sprinkler heads adjacent to Existing Walks, Curbs, or Other Paved Areas are to be set to grade, and as shown on the drawings. 3. Sprinkler heads in lawn areas where turf has not be established are to be set 2 inches above finished grade. a. Lower heads installed in this manner to grade when turf is sufficiently established to allow walking on it without appreciable damage. b. Complete lowering of heads within 30 calendar days after written notification by the Owner's Representative. B. Flush lines thoroughly before installing heads, with the most distant circuit flushed last. Once the flushing water is clean, put on sprinkler heads, starting with the closest circuit to the vacuum breaker. C. The Contractor shall be responsible for providing full and even coverage. Make all necessary adjustments for proper distribution and coverage. D. Avoid overthrow onto windows and keep overthrow onto buildings and pavement to an absolute minimum. E. Bring any potential problems to the attention of the Owner's Representative prior to completion of the work. 3.12 BACKFILLING A. Use earth excavated from trenches, free from rocks or other deleterious material. Avoid any sharp objects adjacent to pipe which could cause damage. At the Contractor's option, rock-free imported topsoil may be used to backfill around piping. B. All PVC piping is to be covered with a 3 inch layer of sand wherever the backfill is rocky in nature as determined by Owner's Representative. C. The sprinkler system trenches are to be backfilled in 6 inch lifts and adequately compacted to prevent subsequent settling. D. Finish grade areas of backfill to match adjacent grade, removing any rocks or debris from the Site. Obtain approval from the Owner's Representative for relocating any excess earth on Site. E. If settlement occurs along trenches, make all necessary adjustments to bring irrigation system, soil and turf or paving to proper grade at no additional cost to the Contract. 3.13 FIELD QUALITY CONTROL A. All testing to be in full compliance with the requirements of the specifications. B. Trench Inspection and Main Line Pressure Test 1. The Contractor shall not backfill pressure main line trench until an open trench inspection has been conducted and approved. 2. Test all pressure lines and connections to quick coupler valves, remote control valves and gate valves under hydrostatic pressure of 120 pounds per square inch prior to installation of remote control valves. 3.Trench Inspection and Main Line Pressure Test A. The Contractor shall not backfill pressure main line trench until an open trench inspection has been conducted and approved. B. Test all pressure lines and connections to quick coupler valves, remote control valves and gate valves under hydrostatic pressure of 120 pounds per square inch prior to installation of remote control valves. C. All piping under paved areas shall be tested under hydrostatic pressure of 120 pounds per square inch prior to paving. D. Sustain pressure in pressure lines for not less than twenty-four (24) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight. E. All hydrostatic tests shall be made only in the presence of the Owner. No pipe shall be backfilled, except for center loading, until it has been observed, tested and approved in writing by the Owner. Should any work be covered up before such observation and tests are completed, the Contractor shall, at his own expense, uncover the work; and after it has been observed, tested and approved, he then shall make all repairs with such materials as required to restore all work disturbed to original and proper condition. F. Furnish necessary force pump and all other test equipment. 4. All piping under paved areas shall be tested under hydrostatic pressure of 120 pounds per square inch prior to paving. 5. Sustain pressure in pressure lines for not less than twenty-four (24) hours. If leaks develop, replace joints and repeat test until entire system is proven watertight. 6. All hydrostatic tests shall be made only in the presence of the Owner. No pipe shall be backfilled, except for center loading, until it has been observed, tested and approved in writing by the Owner. Should any work be covered up before such observation and tests are completed, the Contractor shall, at his own expense, uncover the work; and after it has been observed, tested and approved, he then shall make all repairs with such materials as required to restore all work disturbed to original and proper condition. C. Furnish necessary force pump and all other test equipment D. PIPE TESTING: Notify Owner's Representative at least three (3) working days in advance of testing. All tests shall be at Contractor's expense. Use small amounts f backfill to stabilize pipe before testing, but keep all joints exposed. Test lines as follows: 1. Flushing and Testing: a. After new sprinkler piping and risers are in place and connected and necessary work has been completed, and prior to installation of sprinkler heads, open control valves and apply full head of water to flush out system. b. After the system is thoroughly flushed, and prior to backfilling, cap off and pressure test system. C. Final System Test: 1. When irrigation system is complete and all adjustments have been made, notify the Owner's Representative to arrange final testing of system. A complete test of the system shall be made with all equipment connected and operating. Make any necessary adjustments as required by the Owner's Representative and retest as needed for final approval of system.	D. Manufacturer's Field Service: 1. Equipment manufacturer for controllers and automatic control valves shall provide one half day of field training in the operation and maintenance of the equipment to the Owner. 2. Equipment manufacturer for controllers, automatic control valves, and sprinklers shall inspect the installed system and its operation and certify in writing its proper installation and operation. 3.14 GUARANTEE B. Submit in writing to the Owner's Representative. C. It shall be the responsibility of the Contractor to fill and repair all depressions and replace all necessary paving or plating due to the settlement of irrigation trenches for one year following completion and acceptance of the job. D. The Contractor shall guarantee all materials, equipment, and workmanship furnished by him to be free of all defects of workmanship and materials, and shall agree to replace at his expense at any time within one year after installation is accepted, any and all defective parts that may be found. In cases where emergency repairs are needed, or if the Contractor is not immediately available for repair work, the Owner shall have the option of making repairs at the Contractor's expense. 3.15 CLEAN-UP A. The Contractor shall keep his work areas in a workmanlike and safe condition and so his rubbish, waste, and debris does not interfere with the work. B. Upon completion of work in this Section, remove all rubbish, waste and debris from Site. C. Remove all equipment and implements of service, leave entire area in a neat and clean condition to meet acceptance by the Owner's Representative. END OF SECTION SECTION 02900 PLANTING PART 1 - GENERAL 1.01 SECTION INCLUDES A. The work included under this Section consists of providing all necessary soil preparation and amending, finish and fine grading, furnishing and planting of all trees, shrubs, and ground cover, application of pre-emergent herbicide, mulching, maintenance, and all other materials, labor, and equipment required to complete the work indicated on the Planting Plans. 1.02 RELATED SECTIONS: A. Section 02810 - Irrigation System: Provision of automatic irrigation system. 1.03 QUALITY ASSURANCE A. Alternates: Verify whether Alternates as specified affect the work of this Section. B. Contractor is to provide the Owner's Representative with copies of all Project material invoices and retain all empty material containers for count. C. The Contractor shall furnish, without any extra charge, any additional material and labor when required by the compliance on these Specifications and Drawings. D. The Contractor shall erect and maintain barricades, guards, warning signs, and lights as necessary or required for the protection of the work, the workmen, and public. E. Any existing buildings, equipment, piping, sewers, sidewalks, landscaping or other Site improvements damaged by the Contractor during the course of his work shall be replaced or repaired by the Contractor in a manner satisfactory to the Engineer and at the Contractor's own expense, and before the final payment is made. F. Contractor shall obtain and pay all fees, licenses, and permits required for this portion of the Project work. G. Before making bid, examine the Site carefully, verifying dimensions and other Site conditions in relation to the Plans. The Contractor is responsible for informing himself of all conditions under which work is to be done before submitting his Bid. H. When conditions detrimental to planting of trees, shrubs, and ground cover are encountered notify Owner's Representative before proceeding with work. I. Contractor to verify quantities shown in the Consolidated Plant List to assure conformance with Landscape Drawings. Bring any discrepancies to the attention of the Owner's Representative. J. For standard products, the manufacturer's analysis guarantee will be accepted. For all other materials, analysis will be a recognized laboratory as required by the Owner's Representative. K. All plants shall be true to type and name in accordance with the current edition of Standardized Plant Names', Second Edition, and of size and caliper as shown in the Plant List. L. Provide trees, shrubs, and other plants of size, genus, species and variety shown on Project Plant List and complying with recommendations and requirements of ANSI-Z60.1-90 American Standard for Nursery Stock. M. Plantings shall be performed by personnel familiar with planting procedures and under the supervision of a qualified planting foreman. The planting foreman shall be on the job Site whenever planting is in progress. N. No extra work shall be done without prior written approval of the Owner's Representative. O. Contractor shall coordinate his work with that of any other Contractors working in, and adjacent to, the areas included in the Project work, and coordinate with these Contractors in performance of this work. P. All work shall be in strict accordance with sound horticultural practice and shall include maintenance and watering of all materials installed in this Contract until final acceptance by the Owner's Representative. Q. Keep the job Site free from accumulations of waste material or rubbish resulting from this work. At the completion of the work, the Contractor shall remove all rubbish tools, and surplus materials, and shall leave the completed project neat and orderly. 1.04 JOB CONDITIONS A. Proceed with and complete planting work as rapidly as portions of Site become available, working with seasonal limitations. B. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. C. Maintain grade stakes set by others until removal is mutually agreed on by parties concerned. D. Contractor shall verify the extent that the Project engineered fill extends into the planting areas. Where the engineered fill material is in conflict with sound horticultural practice, the contractor is to confer with the Owner's Representative to ascertain to what extent the engineered fill, in the planting areas, can be removed. The Landscape Contractor will be responsible for the removal of whatever engineered fill that is a problem and is agreed to by the Owner's Representative. E. Before making bid, examine the Site carefully, verifying dimensions and other Site conditions in relation to the Plans. The Contractor is responsible for informing himself of all conditions under which work is to be done before submitting his bid.
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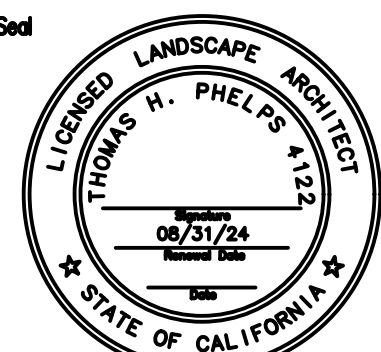
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Sheet Title

LANDSCAPE
SPECIFICATIONS



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Project Mgr.: THP
 Drawn By: THP
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 Date: 07.07.23
 File Name: 23-023

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SECTION 02900

PLANTING, contd

PART 2 - PRODUCTS

2.01 TREES, SHRUBS, AND GROUND COVER

A. Plant materials shall be supplied in sizes as indicated in the Plant List. Container stock shall be well established in the container and the roots shall not have grown beyond the limits of the container, nor shall they be root bound. All plants shall have normal or average branching systems and shall be first class representatives of their species in appearance of healthy, vigorous growth. Plants shall be free of pests and disease and disfiguring injury. Trees shall be select and choice material, with symmetrical and full rounded heads appropriate for the species.

B. All plant materials delivered to the Site must conform to the Specifications of Federal, State and County laws, requiring inspection for plant diseases and insect infestations. Any inspection certificates required by law must accompany each shipment when plant materials arrive at the Site.

C. Plants delivered to the Site shall be adequately protected from the sun and wind during delivery and then stockpiled on the Site prior to planting. They shall be watered adequately. Containers shall be free of weeds or grasses.

D. Substitutions are not permitted except on proof that plant specified is not available. Request for substitution must be made in writing to the Landscape Architect. No additional charge shall be made for substitutions except by the written authorization of the Landscape Architect.

E. The Landscape Architect shall be notified in writing, one week prior to planting, to inspect all or major portions of the plant materials to be used in the Project, if requested by owner or Architect.

F. The Landscape Architect shall be the final arbitrator in decisions regarding identification and nomenclature.

G. The Landscape Architect shall have the right to reject plants prior to and during the progress of work for size, conditions of top structure, conditions of root structure, defects or injuries or nonconformity to Specifications.

2.02 SOIL AMENDMENTS

A. After rough grading operations, the contractor is responsible for obtaining a soils report that provides an analysis of the existing soil that states what soil amendments are required for optimum planting growth. The contractor shall incorporate the recommended quantities by thoroughly cultivating all planting areas to a depth of eight (8) inches. Rough finish grade all areas.

B. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement

C. Broadcast the following soil amendments. Quantities given are per 1,000 square feet of area.

C.A. Nitrogen stabilized and iron fortified compost:per soil analysis recommendations, or 4 cy MINIMUM for bid purposes

C.B. Pelletized fertilizer (21-0-0): 10lbs., or as per soil analysis recommendations

C.C. Soil Sulfur: per soil analysis recommendations

C.D. Gypsum: 100 lbs

D. Cultivate and thoroughly incorporate the amendments into the top eight (8) inches of soil.

E. De-rock area to be planted by using a mechanical rock picker. All rocks larger than 1 inch in diameter are to be removed.

2.03 FERTILIZERS

A. Agriform planting tables, as manufactured by Sierra Chemical. 21 gram size with 20-10-5 analysis.

B. Commercial fertilizer, as manufactured by Best Fertilizer Co. with a 16-6-8 + iron analysis.

2.04 EXISTING TOPSOIL

A. It will be the Landscape Contractor's responsibility to provide all labor and equipment to remove all site topsoil spoils and dig-out as may be required to complete the finish the fine grading work.

2.05 TREE STAKES AND TIES

A. Tree stakes shall be 2 inches diameter x 8 feet long, treated lodge pole stakes, free from knots and splits.

B. Tree ties shall be "Cinch-Ties", length as required, as manufactured by V.I.T. Products, Inc.

2.06 PREEMERGENT HERBICIDE(S)

A. The preemergent herbicide is to be one that has proven successful in the local area, is recommended by a license Pest Control Advisor and has the approval of the Owner's Representative.

2.07 FIR BARK MULCH

A. Install A minimum three inch (3") depth fir bark mulch over the filter fabric.

B. A (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting ground covers, or direct seeding applications where mulch is contraindicated on all shrub and ground cover planting areas. Bark mulch shall be wood residual derived and manufactured from Pine, White and/or Red Fir Tree bark. The material shall be equal to that referred to as 'Walk on Bark' in the trade.

C. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local Fuel Modification Plan Guidelines or other applicable local ordinances

2.08 GRAVEL MULCH

A. Gravel mulch is to be one ¾" inch size crushed rock.

B. Place 4-6" size 'river washed' cobble over landscape fabric.

C. place moss rock fieldstone boulders, size and location as per plan. Bury the boulder ½ or to the existing soil line on the rock

D. Provide gravel sample for approval of the Owner's Representative.

E. Gravel is to be placed to a minimum two (2) inch thickness over a weed barrier filter fabric.

2.09 WEED BARRIER FILTER FABRIC

A. Manufactured of polypropylene, 28 mil thickness, and 2.6 ounces per square yard. DeWitt Pro-5, or equal.

B. Secure fabric segments, to soil, with 6"x1"x6" steel 'U' shape pins.

C. Overlap adjacent fabric segments a minimum of six (6) inches and secure with pins at twenty four (24) inches on center.

PART 3 - EXECUTION

3.01 SOIL PREPARATION AND AMENDING

A. Thoroughly cultivate all planting areas to a depth of eight (8) inches.

B. Rough finish grade all areas.

C. Broadcast the following soil amendments. Quantities given are per 1,000 square feet of area.

Nitrogen stabilized and iron fortified compost:4 CY per 1000 sf, or as per soil analysis recommendations

Pelletized fertilizer (21-0-0): per soil analysis recommendations

Soil Sulfur: per soil analysis recommendations

D. Cultivate and thoroughly incorporate the amendments into the top eight (8) inches of soil.

E. De-rock area to be planted by using a mechanical rock picker. All rocks larger than 1 inch in diameter are to be removed.

3.02 FINISH GRADING

A. Fine grade areas to smooth, even surface with loose, uniform texture. Rake and drag areas to remove ridges and fill depressions as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

B. The finish grade of all shrubs and/or ground cover planting areas is to be 2 1/2 inches below the top of all adjacent concrete walks, curbs, and asphalt paving.

C. Remove all debris, exposed rocks, and compacted soil clods 1 inch in diameter or larger, from all planting areas. Use a mechanical rock picker for this. All finish grades shall be subject to the approval of the Engineer.

3.03 PLANTING OF TREES, SHRUBS AND VINES

A. The planting work shall be deferred until earthwork, construction, irrigation, soil preparation and finish grading work has been completed.

B. No planting shall occur during unfavorable weather conditions or when the soil is excessively wet, as determined by the Owner's Representative.

C. Stake or spot all plant locations, as shown on the Planting Plans. Obtain approval of plant locations, by the Owner's Representative or landscape Architect, prior to commencement of planting.

D. Planting Procedure:

D.A. Excavate plant holes to the dimensions indicated on Planting Plans. Refer to Planting Details. Roughen excavation sides and loosen bottom.

D.B. Fill plant excavation with water and allow to percolate completely.

D.C. Add and firm backfill soil to bring the plant soil / root ball to the proper planting elevation. The backfill soil is to consist of the excavated site topsoil with all rocks larger than 1 inch diameter removed from backfill soil. Use unconditioned site topsoil for backfill below the 8 inch depth which has been limed by premixing one (1) cubic yard of site topsoil with organic compost.

D.D. All plant material is to be removed from containers by approved methods. Loosen the bottom and sides of the exposed root ball and unwind or cut any circling roots. Protect root ball from the drying effects of sun and wind.

D.E. Place plant in the center of the excavation and adjust root ball elevation so that top of root ball is one (1) inch above the level of the surrounding soil grade.

D.F. Complete the backfilling of the root ball with light tamping as the backfill soil is placed.

D.G. Add 21 gram size Agriform (20-10-5) planting tablets to the backfill of all plant material. Reference planting details on plan and quantity schedule below.

Plant Container Size	Tablets Required
#1	1
#2	2
#5	3
#15	5
24" box	5

D.H. Construct a water retention basin around each plan, 4" high for trees and 3" high for shrubs. Water thoroughly to settle the backfill soil. Add backfill as required by settling.

3.08 TREE STAKING AND GRASS-FREE AREA

A. All trees are to be staked as per the Tree Staking Details occurring on the Planting Plans.

B. Care is to be exercised to maintain tree stakes in the proper horizontal alignment, and vertically to be set plumb.

3.09 PLANT MATERIAL GUARANTEE

A. The Contractor shall guarantee all plant material from latent defects, disease or death, and injury for a period of twelve (12) months after final acceptance of the total Project by the Owner's Representative.

B. The Contractor shall promptly replace, at no additional cost, plants that are not in a vigorous, healthy, growing condition. Replacement shall be of the same kind and size as originally specified and shall be planted as described on the Planting Plans and in these Specifications.

C. This guarantee does not include plant loss, due to physical damage or neglect during normal maintenance, by others, subsequent to the end of the project contract maintenance period.

3.10 OBSERVATION AND ACCEPTANCE

A. After all plants have been installed, the Owner's Representative will make a preliminary observation.

1.Upon preliminary observation and approval of the work, a ninety (90) day calendar day maintenance period will begin.

2. If any plants or work are not approved, immediate replacement and/or repair will be made and regular maintenance then continued for ninety (90) days after replacement.

B. Final observation will be made at the end of the ninety (90) day maintenance period. Submit written notice requesting this observation at least one week in advance.

1.Plant basins shall be repaired, all plantings given a final watering, and the job cleared of all weeds and debris and presented in a neat and orderly fashion.

2.The work, exclusive of the replacement of plant materials, shall be accepted by the Owner's Representative upon completion of the ninety (90) day maintenance period and upon written approval of the work by the Owner's Representative.

3.Clean paved area by sweeping and/or washing. Remove any defacement or stains caused by work of this Section.

4.Remove construction equipment, excess materials, tools, debris, and rubbish.

5.Repair any existing property damaged or altered due to work of the landscape planting.

3.11 INSTRUCTIONS TO THE OWNER

A. Full and complete typewritten instructions for long term maintenance of the landscaping are to be furnished to the Owner's Representative at least 10 days prior to the end of the Contractor's maintenance period. The Owner may retain final payment if this item is not completed.

3.12 GENERAL CLEAN-UP

A. During the process of the work, the Site shall be kept in a reasonably neat and clean condition, free from the accumulation of cans, surplus materials, and waste materials.

B. Upon completion of the work, remove all equipment, dispose of all waste, refuse, or debris resulting from this work, and leave the premises in a neat and clean condition.

C. All planting areas shall be neatly dressed and finished and all walks, paved areas, curbs, and gutters flushed clean to the satisfaction of the Owner's Representative.

3.13 PLANTING MAINTENANCE

- A. Provide all necessary maintenance during specified maintenance period, including but not limited to, watering, weeding, replanting, fertilizing, treatment of diseases and pests, and protection from rodents, and people encroachment.
- 1.Check all tree ties and adjust if too tight or too loose. Remove all nursery stakes and ties.
- 2.Provide supplementary deep watering for trees at one month intervals during maintenance period, using a slowly trickling water hose. Fill planting basins, let water soak in, and refill.
- 3.Replace any plants not in a healthy and thriving condition
- 4.Arrange watering schedule to avoid wetting of foliage when exposed to hot sunlight.
- 5.Keep planting basins in good repair and free of weeds.
- 6.Plants blown over shall be replanted and restaked or replaced if damaged.
- 7.Protect all plants against damage from any source. Treat or replace all damaged trees during the maintenance period.
- 8.Re-set any plants where root crowns have settled below adjacent finish grade or where tree trunks are leaning from vertical position.
- 9.Prune only to remove broken twigs, unbalanced branching conditions or suckers.
10. At conclusion of maintenance period, re-surface planting beds as needed with a fresh layer of mulch to maintain the required depth.

END OF SECTION

CLOSEOUT PROCEDURES

1.1 DESCRIPTION

- A. Section Includes: The work includes, but is not necessarily limited to, performing all operations necessary for and properly incidental to closing out the project and assisting in Owner's final inspection as hereinafter specified.

1.2 FINAL COMPLETION

- A. When the Contractor considers the work, or a designated portion of the work complete, submit written request to Owner's Representative for inspection. By submittal of request, Contractor certifies that:
- 1.Contract Documents have been reviewed.
- 2.Work has been completed in accordance with the Contract Documents and is ready for inspection.
- 3.Equipment systems have been tested, adjusted, balanced and is fully operational.
- B. Submit request a minimum of five (5) working days in advance of requested inspection date. Contractor shall be responsible for allowing sufficient time during contract period to complete inspection and any correction.
- C. Should Owner's Representative inspection find work incomplete, Owner's Representative will notify Contractor in writing, listing observed deficiencies.
- D. Contractor shall remedy listed deficiencies and sent a request for final inspection. At the Owner's option, a re-inspection(s) of the work to identify additional deficiencies, if any, may be required. Owner's costs associated with reinspection(s) are subject to provisions of Article 1.04 of this Section.
- E. When Owners confirm work is complete, and close-out submittals as referred to in Article 1.04 of this Section are provided, Owner's Representative will notify Contractor of date of completion in writing.

1.3 REINSPECTIONS

- A. Should status of completion of work require reinspection(s) by Owner due to failure of work to comply with Contractor's claim on initial inspection, Owner may deduct the amount of compensation for reinspection services from final payment to Contractor. Observed deficiencies in excess of ten (10) will be reason for reinspection.
- B. Inspection initiated at the request of the Owner will not be subjected to the provisions of this Article.

1.4 CLOSE-OUT SUBMITTALS

- A. Project Record Documents
- B. Operation and Maintenance Data
- C. Warranties and Guarantees
- D. Spare Parts and Maintenance Materials
- E. Evidence of Payment and Lien Releases along with a list of all subcontractors which contributed labor or materials to the project.
- F. Other data and material as may be required in individual Sections of the Specifications.

1.5 APPLICATION FOR FINAL PAYMENT

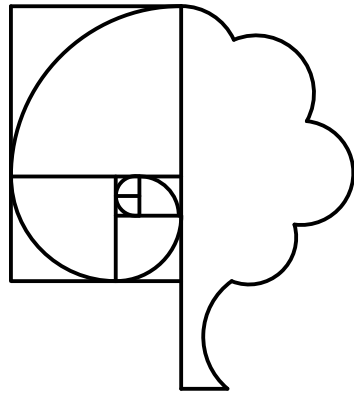
- A. Submit application for final payment in accordance with provisions of the contract for Construction.

INSPECTION SCHEDULE:

The Landscape Architect shall accomplish the following inspections in concert with the Project Coordinator, and the Landscape Contractor. Call at least 48 hours in advance of the requested inspection:

1. Pre-Landscape Construction Meeting with Landscape Architect, Landscape Contractor and Construction Site Supervisor
2. Landscape Architect inspection:
- A. Irrigation System Layout and Coverage Inspection, including:
- B. Irrigation Mainline and Lateral Pressure Check Layout inspection or deviation from
- C. Irrigation system as per plans
- D. Installation inspection of main lines
- E. Installation inspection of laterals and non-pressure system trenches
3. Landscape Architect inspection:
- A. Plant Inspection and Soil Preparation Inspection, including:
- Review/approve amendments
- Ensure correct soil preparation
- Verify finish grade
- Plant material quality
- Layout in conformance with Project plans/specification
4. Landscape Architect inspection:
- A. Final Landscape Improvements Inspection and approval
- B. Commencement of Maintenance Period with letter of approval from the landscape architect. All punch list items from previous inspection must be complete

Requests for progress payments must include approved inspection reports authorized by the Landscape Architect and or the owner's agent



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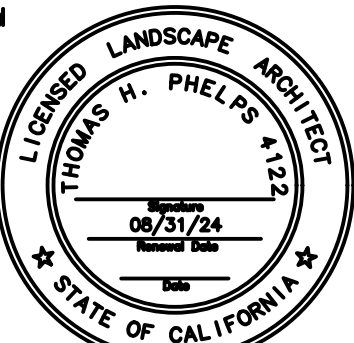
44 SUNNYSIDE AVENUE
3 STORY SINGLE FAMILY HOMES
44 SUNNYSIDE AVENUE
CAMPBELL, CALIFORNIA

Not binding on behalfs of either set on the project of Thomas H. Phelps Landscape Architecture. All changes and other actions in the drawing shall be made on the original project in the presence of the other party.

Sheet Title

LANDSCAPE
SPECIFICATIONS

Seal



No.



Date

Revision

Project Mgr.:THP

Sheet No.:

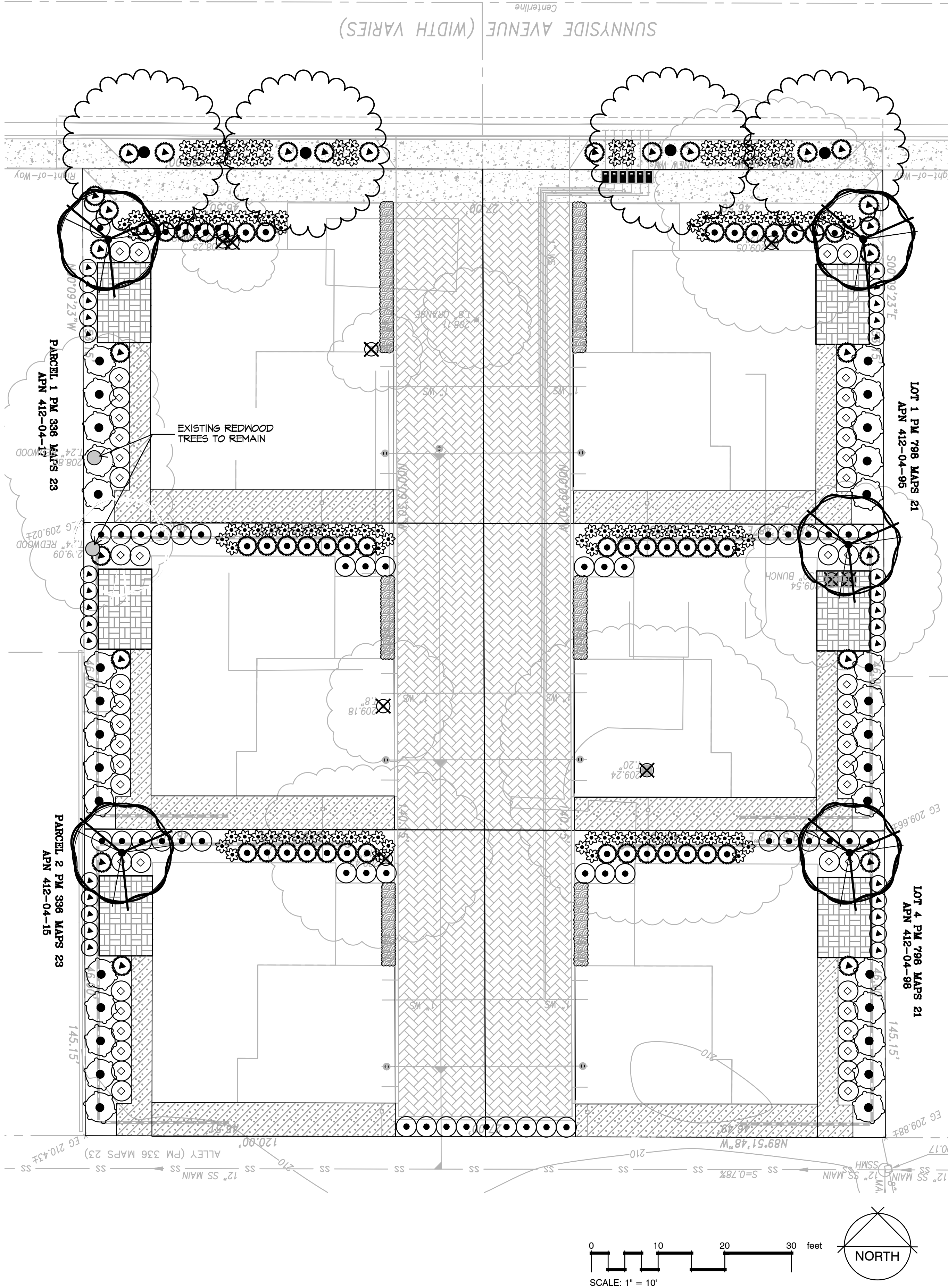
Drawn By: THP

Scale:

Date: 07.01.23

File Name: 23-023 of _____ sheets

SHEET 155616



Lophostemon confertus 'Variegata'



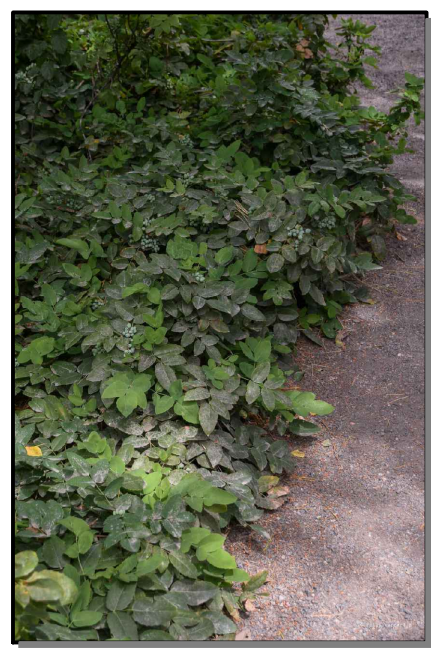
Acer palmatum 'Sango-kaku'



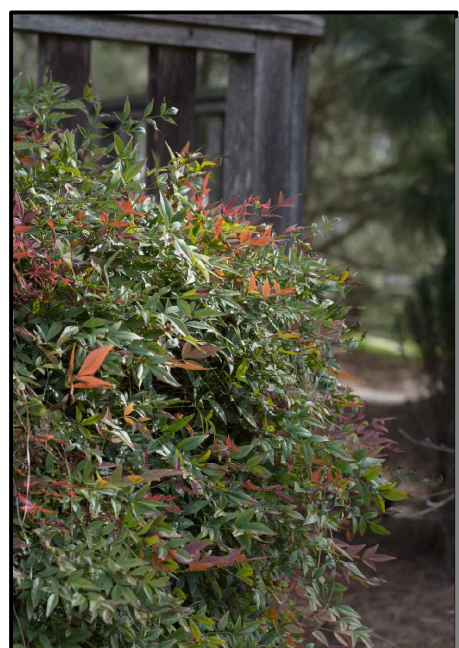
Juncus patens 'Carman's Grey'



Carex barbarae



Mahonia repens



Nandina domestica 'Gulf Stream'



Prunus caroliniana 'Compacta'



Dietes vegeta



Tulbaghia violacea



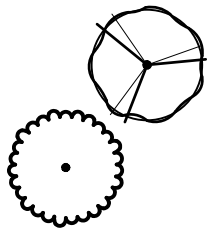
Teucrium x lucidrys prostratum



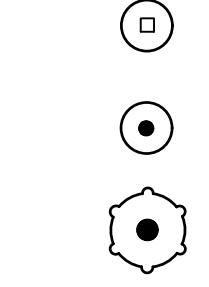
mixed succulents

PLANT SCHEDULE

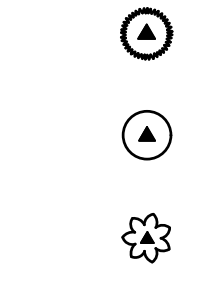
TREES



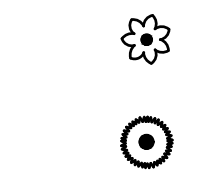
SHRUBS



PERENNIALS



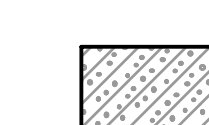
STORM WATER MANAGEMENT PLANTINGS



GROUND COVERS



MATERIALS



BOTANICAL NAME

ACER PALMATUM 'SANGO-KAKU'

LOPHOSTEMON CONFERTUS 'VARIEGATA'

BOTANICAL NAME

MAHONIA REPENS

NANDINA DOMESTICA 'GULF STREAM'

PRUNUS CAROLINIANA 'COMPACTA'

BOTANICAL NAME

DIETES VEGETA

TEUCRIUM X LUCIDRYS PROSTRATUM

TULBAGHIA VIOLACEA

BOTANICAL NAME

CAREX BARBARAE

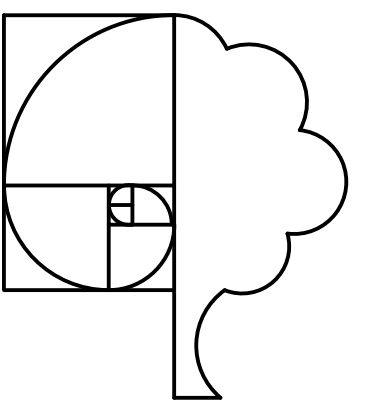
JUNCUS PATENS 'CARMAN'S GREY'

BOTANICAL NAME

MIXED SUCCULENTS

BOTANICAL NAME

2" DEPTH 1-1/2" DRAIN ROCK



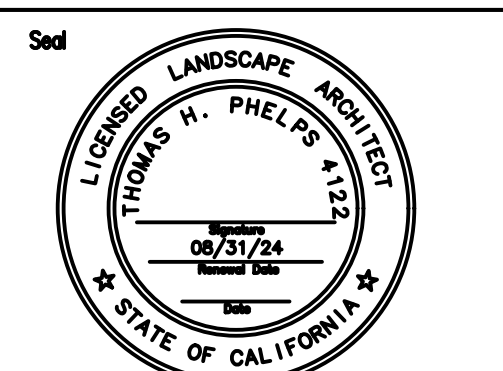
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These drawings are instruments of service and are the property of Thomas H. Phelps Landscape Architecture. All changes and alterations to the drawings shall be made on the original drawings and shall not be made on copies. These drawings are not to be used for any other project without the written consent of Thomas H. Phelps Landscape Architecture.

Sheet Title
PLANT PALETTE

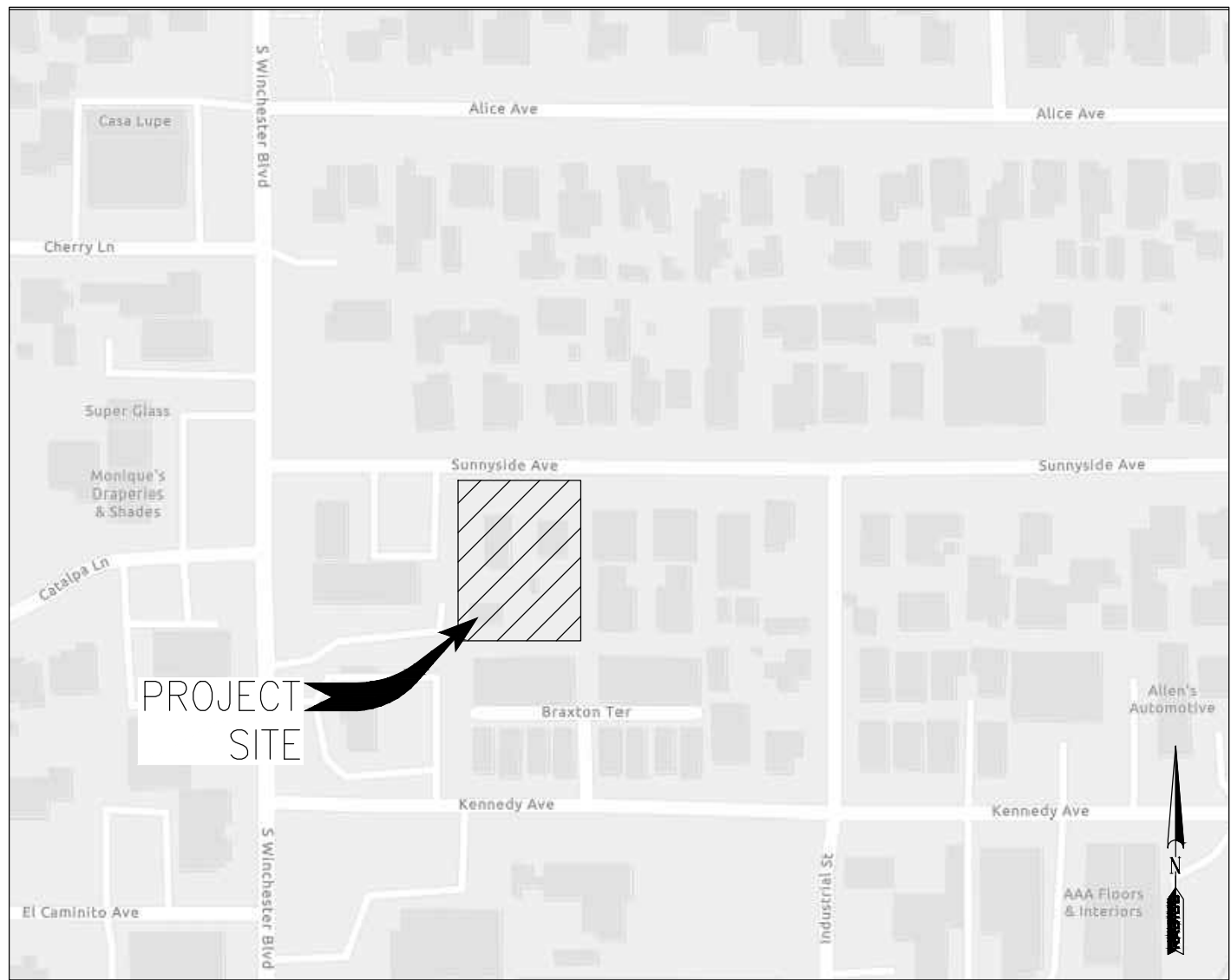


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Project Mgr.: THP
Drawn By: **LT**
Date: 08.11.23
File Name: 23-023 of 1 sheets

SHEET ISSUANCE

DRAWING NAME: J:\projects\2023\23-1251 44 sunnyside ave, campbell\radius work\ms 23-1251_jt.dwg
PLOT DATE: Tuesday, August 1, 2023 10:17:09 AM
PLOTTED BY: JIE ROU



VICINITY MAP
N. T. S.

WORK RESPONSIBILITY
JOINT TRENCH

TRENCHING EXCAVATE & BACKFILL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
GAS MATERIAL SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
*PG&E ELECTRIC CABLE SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
ELECTRIC CONDUIT SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
ELECTRIC BOXES SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
ELECTRIC PADS SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
ELECTRIC TRANSFORMERS SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
ELECTRIC INTERRUPTERS SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
PG&E ELECTRIC SWITCHES SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
TELEPHONE CONDUIT SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
TELEPHONE CABLE SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
TELEPHONE SPICE BOXES SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
TELEPHONE S.A.I. PADS SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
C.A.T.V. CONDUIT SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
C.A.T.V. SPICE BOXES SUPPLY & INSTALL.....	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
C.L.E.C. FIBER CONDUIT ____ACCEPTED ____DECLINED	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR
C.L.E.C. FIBER SPICE BOXES ____ACCEPTED ____DECLINED	PG&E ELECTRIC PG&E GAS TELEPHONE CATV CONTRACTOR

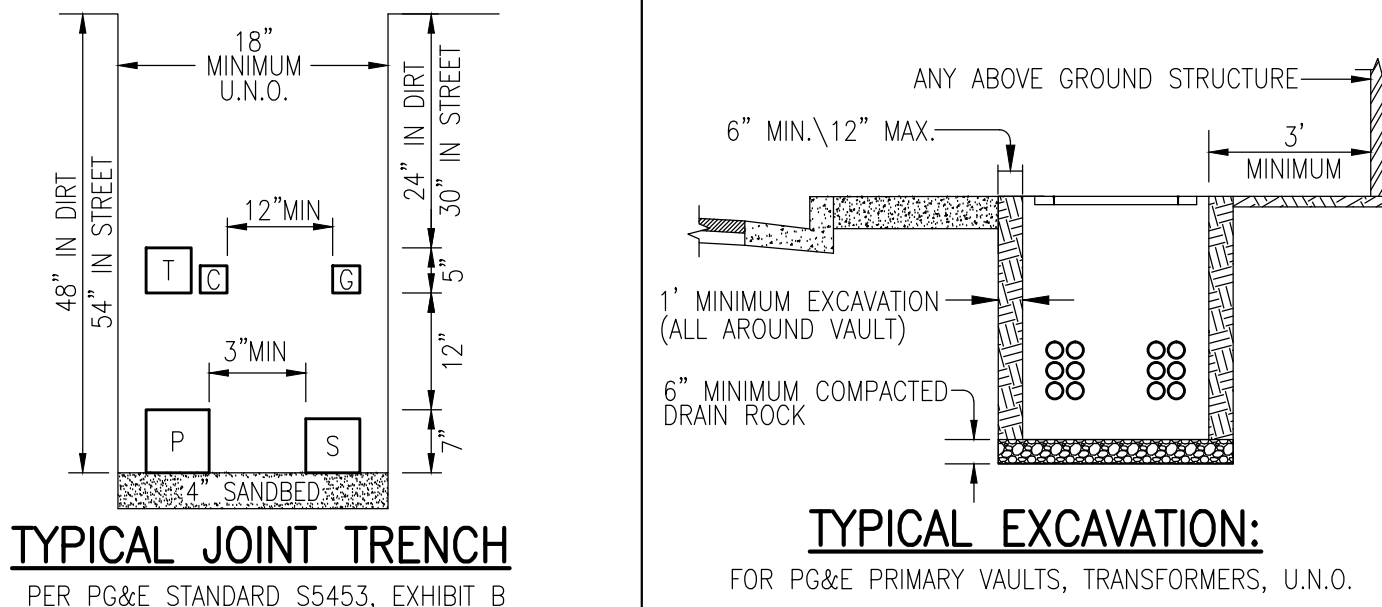
- WORK TO BE PERFORMED BY THE RESPECTIVE CONTRACTOR & UTILITY COMPANIES
- ASSUME CONTRACTOR RESPONSIBILITY UNLESS OTHERWISE SPECIFIED
- NOT APPLICABLE UNLESS OTHERWISE SPECIFIED
- * PG&E TO PULL CABLE INTO ENERGIZED ENCLOSURES
- NOTE: FOR A MORE DETAILED WORK RESPONSIBILITY BREAKDOWN, SEE CORRESPONDING MATERIAL LIST.

THESE PLANS WERE PREPARED IN CONJUNCTION WITH THE FOLLOWING PLANS:

	RECEIVED	APPROVED
CIVIL IMPROVEMENT PLANS/GRADING PLANS	07-05-2023	PRELIMINARY
ARCHITECTURAL ELECTRONIC FILE	07-05-2023	PRELIMINARY
APPLICANT DESIGN (GAS)	N/A	N/A
APPLICANT DESIGN (ELECTRIC)		
TELEPHONE		
C.A.T.V.		
LANDSCAPE		
LIGHT LOCATIONS		
TRAFFIC SIGNAL LOCATIONS		

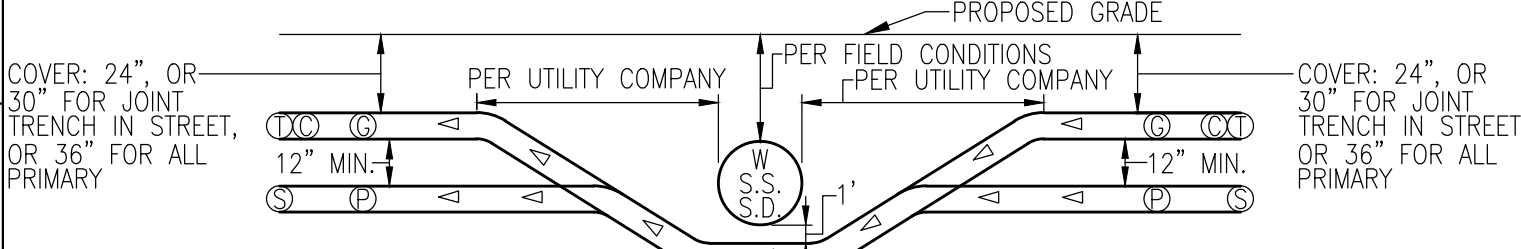
RADIUS DESIGN is not responsible for any subsequent changes or revisions.

OTHER UTILITIES SHOWN ARE APPROXIMATE AND BASED ON FIELD SURVEY AND AVAILABLE UTILITY INFORMATION. IT IS THE CONTRACTORS' RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND EXTENT OF UTILITIES PRIOR TO THE COMMENCEMENT OF WORK. PHYSICAL VERIFICATION OF UTILITY LOCATIONS SHALL BE PERFORMED BY CAREFUL PROBING OR HAND DIGGING IN ACCORDANCE WITH ARTICLE 6 OF THE CAL/OSHA CONSTRUCTION SAFETY ORDERS.



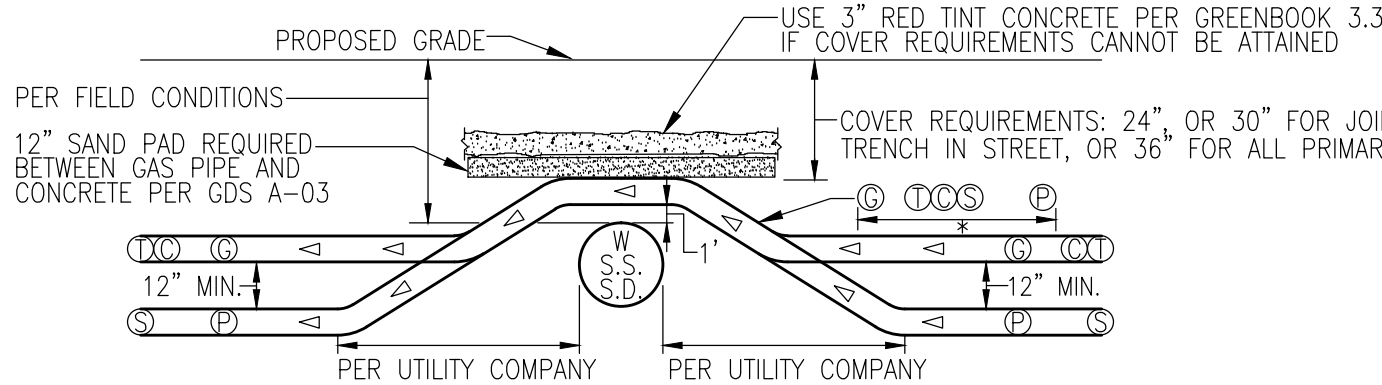
MINIMUM BACKFILL REQUIREMENTS

*CHECK WITH LOCAL GOVERNING AGENCIES FOR POSSIBLE VARIATIONS



JOINT TRENCH OVER WATER & S.S. & S.D.

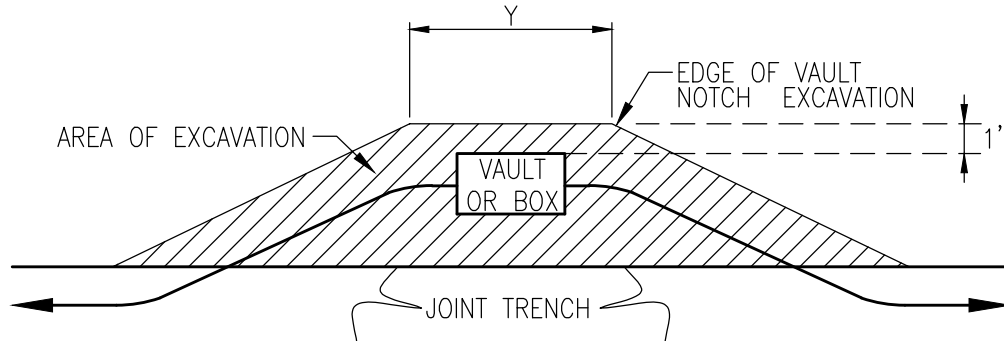
*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E/SVP AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.



*WIDTH PER SIZE & NUMBER OF EACH UTILITY. PG&E/SVP AND CITY INSPECTOR TO DETERMINE METHOD OF CROSSING.

NOTE: TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT A DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

TRENCHING CONTRACTOR SHALL NOT ASSUME THAT EITHER OF THE ABOVE DETAILS WILL BE ACCEPTABLE TO PG&E AND SVP. YOU ARE REQUIRED TO CONTACT THE LOCAL PG&E AND SVP ENGINEERING OFFICE WITH ANY ISSUE RELATING TO COVERS LESS THAN MINIMUM OR COVERS REQUIRING SHORING. CONCRETE CAPPING IS ONLY ACCEPTABLE WHERE NO OTHER SOLUTION IS POSSIBLE AND ONLY WHEN CERTAIN CRITERIA ARE MET AND ONLY WITH PG&E AND SVP APPROVAL.



PRIMARY BOX SIZE	BOX EXCAVATION	NOTE:
3' x 5'	7'	DISTANCE VARIES PER FIELD CONDITIONS
4'-6" x 8'-6"	11'	

TYPICAL PG&E PRIMARY BOX

EXCAVATION DETAIL

ELECTRIC CONDUIT MINIMUM BEND RADIUS

CONDUIT DIAMETER	VERTICAL RADIUS	HORIZONTAL RADIUS
2"	24"	36"
3"	24"	36"
4"	36"	36"
5"	36"	60"

NOTE: 315' MAX BENDS IN ANY SECONDARY CONDUIT RUN 200' OR LESS. 300' MAX BENDS IN ANY PRIMARY CONDUIT RUN.

TYPICAL GAS METER REQUIREMENTS*

METER TYPE	LOAD (SCFH)	DELIVERY PRESSURE** (PSIG)	PAD SIZE (INCHES)	MIN. WIDTH REQUIRED FOR METER "X" (INCHES)	DISTANCE FROM RISER TO FINISHED WALL (INCHES)	MIN. HOUSELINE STUB OUT (INCHES)
TYPICAL RESIDENTIAL	0-350	0.25	N/A UNLESS USING FLEX-HOSE METER	24	6 TO 9	4
400 TO 1000 CLASS	351-1,400	0.25	N/A UNLESS USING FLEX-HOSE METER	30	6 TO 9	6
1.5M OR 3M ROTARY	1,401-3,000	APPROVED BY PG&E	40 X 36 X 4	52	20	VARIES
5M OR 7M ROTARY	3,001-7,000	APPROVED BY PG&E	78 X 36 X 4	90	20	VARIES
11M OR 16M ROTARY	7,001-16,000	APPROVED BY PG&E	94 X 36 X 4	106	20	VARIES

*ACTUAL METER-SET CONFIGURATIONS MAY DIFFER DEPENDING ON FIELD CONDITIONS AND RESTRICTIONS. FOR GAS METER DETAILS, SEE SECTION 2 OF CURRENT ELECTRIC & GAS SERVICE REQUIREMENTS GREENBOOK BY PG&E. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT. SEE NOTE 17 UNDER GENERAL NOTES ON SHEET JT-1.

**DELIVERY PRESSURE TO BE CONFIRMED VIA BUILDING PLUMBING AND MECHANICAL PLANS. PG&E MAINTAINS SOLE AUTHORITY TO DETERMINE IF THE ELEVATED DELIVERY-PRESSURE SERVICE IS AVAILABLE AT A SPECIFIC LOCATION.

GENERAL NOTES:

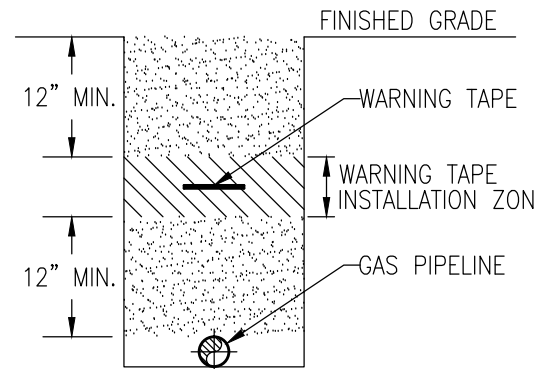
- JOINT TRENCH MUST BE INSTALLED ENTIRELY WITHIN AN EASEMENT. EASEMENTS FOR JOINT TRENCH SERVICE LATERALS WITHIN PROJECT ON PRIVATE PROPERTY ARE AT THE DISCRETION OF THE UTILITY COMPANIES.
- ALL DEPTHS AND RESULTING COVER REQUIREMENTS ARE MEASURED FROM FINAL GRADE.
- COVER, CLEARANCES, AND SEPARATION SHALL BE AS GREAT AS PRACTICABLE UNDER THE CIRCUMSTANCES, BUT UNDER NO CIRCUMSTANCES SHALL BE LESS THAN THE MINIMUM COVER, CLEARANCE, AND SEPARATION REQUIREMENTS SET FORTH IN GENERAL ORDERS 128 AND 490 FOR 192-321, 490 FOR 192-325, AND 490 FOR 192-327. ALL FACILITIES SHALL BE ANCHORED IN PLACE PRIOR TO COMPACTION, OR OTHER MEANS SHALL BE TAKEN TO ENSURE NO MOTION OF THE FACILITIES. DIMENSIONAL REQUIREMENTS FOR SHADING, LEVELING, AND BACKFILLING SHALL BE DETERMINED SUBSEQUENT TO COMPACTION.
- TRENCH DIMENSIONS SHOWN ARE TYPICAL. TRENCH SIZES AND CONFIGURATIONS MAY VARY DEPENDING UPON OCCUPANCY AND/OR FIELD CONDITIONS. TRENCH SIZE AND CONFIGURATION MUST AT ALL TIMES BE CONSTRUCTED IN A MANNER THAT ENSURES PROPER CLEARANCES AND COVER REQUIREMENTS ARE MET. ANY "CHANGE" TO THE TRENCH WIDTH AND CONFIGURATIONS AS SHOWN IN THIS EXHIBIT MUST BE DESIGNED TO ENSURE THIS REQUIREMENT.
- IT IS PREFERRED TO HAVE NON-PG&E OWNED STREETLIGHTS AT A LEVEL OTHER THAN THE GAS OR ELECTRIC LEVEL. NON-PG&E OWNED STREETLIGHTS MAY BE AT THE ELECTRIC LEVEL OF THE TRENCH AS LONG AS MINIMUM CLEARANCES ARE PROVIDED AND COMPLY WITH ALL SPECIAL NOTES FOR A JOINT TRENCH WITH A SECOND ELECTRIC UTILITY.
- NON-UTILITY FACILITIES ARE NOT ALLOWED IN ANY JOINT UTILITY TRENCH, E.G. IRRIGATION CONTROL LINES, BUILDING FIRE ALARM SYSTEMS, PRIVATE TELEPHONE SYSTEMS, OUTDOOR ELECTRICAL CABLE, ETC.
- WHEN COMMUNICATION DUCTS ARE INSTALLED, A MINIMUM OF 12" RADIAL SEPARATION SHALL BE MAINTAINED FROM GAS FACILITIES. EXCEPTION WITH MUTUAL AGREEMENT, WHEN 4-INCH DIAMETER OR SMALLER GAS PIPE IS INSTALLED, THE SEPARATION MAY BE REDUCED TO NOT LESS THAN 6 INCHES.
- PROVIDE SEPARATION FROM TRENCH WALL AND OTHER FACILITIES SUFFICIENT TO ENSURE PROPER COMPACTION.
- MAINTAIN PROPER SEPARATION BETWEEN PG&E FACILITIES AND "WET" UTILITY LINES AS DESCRIBED IN UO STANDARD S5453. THE MINIMUM ALLOWABLE HORIZONTAL SEPARATION BETWEEN COMPANY FACILITIES AND "WET" FACILITIES IS 3" WITH A MINIMUM 1' OF UNDISTURBED EARTH OR THE INSTALLATION OF A SUITABLE BARRIER BETWEEN THE FACILITIES. IF A 3" HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY BE APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO THE SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL. SEPARATIONS OF 1' OR LESS ARE NOT PERMISSIBLE AND WILL NOT BE ALLOWED. THE COMPANY MAY AGREE TO WAIVE THE MINIMUM 3" SEPARATION REQUIREMENT AT THE REQUEST OF AN APPLICANT IF WARRANTED AND THE NEED IS JUSTIFIED. THE REQUEST FOR A WAIVER MUST:
 - BE MADE IN WRITING AND SUBMITTED TO THE COMPANY ADE DURING THE PLANNING AND DESIGN PHASE OF THE PROJECT
 - CLEARLY DESCRIBE THE CONDITIONS NECESSITATING THE WAIVER,
 - INCLUDE A PROPOSED DESIGN, AND INCLUDE A DESIGN FOR A BARRIER BETWEEN THE "WET" UTILITIES AND COMPANY DRY FACILITIES IN THE EVENT 1' OF UNDISTURBED EARTH CANNOT BE MAINTAINED. NOTE: DRAIN LINES CONNECTED TO DOWNSPOUTS ON BUILDINGS ARE CONSIDERED A "WET" UTILITY FOR THE PURPOSES OF THIS STANDARD.
- SEPARATIONS SHALL BE MAINTAINED AT ABOVE GROUND TERMINATION POINTS.
- PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING OF PG&E GAS FACILITIES:
 - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
 - THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE.
 - THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING, OR LEVELING MATERIALS.
 - COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE PG&E, FEDERAL, STATE, COUNTY, OR LOCAL REQUIREMENTS.
 - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
 - THE SIEVES AND SCREENS SHALL BE:
 - 1/2" SIEVE: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
 - #4 SCREEN: 8" DIAMETER BY 2" DEEP, STAINLESS STEEL MESH SCREEN.
- PROCEDURES FOR APPROVING NATIVE BACKFILL FOR SHADING AT PG&E ELECTRIC FACILITIES:
 - RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF 3 LOCATIONS PER 1,000' OF TRENCH. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND ARE TO BE TAKEN AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE.
 - SHADING MATERIAL CONTAINING LARGE ROCK, PAVING MATERIAL, CINDERS, SHARPLY ANGULAR SUBSTANCES, OR CORROSIVE MATERIAL SHALL NOT BE PLACED IN THE TRENCH WHERE SUCH MATERIAL MAY DAMAGE THE CONDUITS AND/OR PREVENT PROPER COMPACTION OVER OR AROUND THE CONDUITS.
 - NATIVE SOILS CONTAINING CLODS NOT TO EXCEED 6" IN DIAMETER MAY BE INCLUDED IN THE SHADING MATERIAL PROVIDED THE CLODS ARE EASILY BREAKABLE BY HAND. NOTE: SOILS CONSISTING PRIMARILY OF ADOBE, HARD COMPACT (DENSE) CLAY, AND BAY MUDS SHALL NOT BE USED AS SHADING MATERIAL.
 - AT NO TIME SHALL THE OVER SATURATION OF NATIVE SOILS BE USED TO ACHIEVE THESE REQUIREMENTS.
 - REFER TO ENGINEERING DOCUMENT 062288 FOR MORE INFORMATION.
- COMPETENT NATIVE SOILS ARE PREFERRED TO BE USED FOR SHADING, BEDDING, AND BACKFILLING THROUGHOUT THE TRENCH.
- WHERE NATIVE SOILS EXCEED 1/2" MINUS AND/OR WHERE GAS IS TO BE PLACED AT THE BOTTOM OF A TRENCH IN AREAS THAT EXCEED 1/2" MINUS SOIL CONDITIONS, OR WHERE THE BOTTOM OF A TRENCH IS CONSIDERED TO CONSIST OF HARD PAN, PG&E APPROVED 1/2" MINUS IMPORT MATERIAL SHALL BE USED FOR SHADING AND/OR BEDDING OF GAS FACILITIES.
- PG&E APPROVED IMPORT MATERIAL IS PER CGT ENGINEERING GUIDELINE 4123.
- IF A LEVELING COURSE IS REQUIRED FOR GAS FACILITIES, THE USE OF NATIVE SOILS IS PREFERRED, BUT IF 1/2" MINUS CONDITIONS ARE NOT ATTAINABLE WITH THE NATIVE SOILS, THEN THE USE OF PG&E APPROVED IMPORT MATERIALS IS REQUIRED. BEDDING UNDER GAS FACILITIES WILL BE A MINIMUM OF 2" OF COMPACTED 1/2" MINUS NATIVE SOILS OR PG&E APPROVED IMPORT MATERIAL.
- FOR ELECTRIC FACILITIES, REFER TO NOTE 12. THIS APPLIES TO LEVELING COURSES AS WELL AS SHADING.
- THE MINIMUM PG&E APPROVED BEDDING MATERIAL MAY BE INCREASED AT THE DISCRETION OF PG&E WHEN WARRANTED BY EXISTING FIELD CONDITIONS (E.G., ROCKY SOILS, HARD PAN, ETC.).
- THE USE OF ANY IMPORTED MATERIAL FOR BACKFILLING PURPOSES SHALL BE LIMITED TO THOSE SITUATIONS WHEN NATIVE SOILS DO NOT ALLOW FOR REQUIRED COMPACTION.
- THE APPLICANT IS RESPONSIBLE FOR THE REMOVAL OF EXCESS SPOIL AND ASSOCIATED COSTS.
- SEPARATION BETWEEN GAS FACILITIES AND ELECTRIC FACILITIES MAY BE REDUCED TO 6" WHEN CROSSING.
- SERVICE SADDLES ARE THE PREFERRED SERVICE FITTINGS FOR USE THROUGHOUT THE JOINT TRENCH PROJECT. ALL PROJECTS WILL BE DESIGNED AND ESTIMATED USING SERVICE SADDLES. HOWEVER, SERVICE TEES MAY BE USED IF ALL CLEARANCES, SEPARATION, AND COVERAGE REQUIREMENTS ARE MAINTAINED.
- CONTRACTOR TO INCREASE METER SPACING AS NECESSARY WHEN EARTHQUAKE VALVES OR OTHER ADDITIONAL SAFETY EQUIPMENT ARE REQUIRED. EARTHQUAKE VALVES ARE REQUIRED IN SOME AREAS AND ARE NOT PART OF PG&E/RADIUS SCOPE. THIS INFORMATION CAN BE FOUND ON BUILDING MECHANICAL ENGINEER'S PLANS. PG&E STANDARD METER SPACING REQUIREMENTS DO NOT INCLUDE CLEARANCE FOR EARTHQUAKE VALVES.
- ELECTRIC GENERATION EQUIPMENT IS NOT PART OF RADIUS SCOPE. ALL RELATED DESIGNS, APPLICATIONS, AND COORDINATION WITH PG&E'S INTERCONNECTION/NET METERING DEPARTMENT SHALL BE HANDLED BY THE EQUIPMENT VENDOR OR OTHERS.

ELECTRIC VERTICAL CLEARANCE REQUIREMENTS:

- ABOVE ANY THREE-PHASE PAD-MOUNTED TRANSFORMER/EQUIPMENT LOCATION (EXCEPT MINI THREE PHASE), MAINTAIN 30' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER PAD.
- ABOVE ANY OTHER TRANSFORMER/EQUIPMENT LOCATION, MAINTAIN 20' MINIMUM UNOBSTRUCTED OVERHEAD CLEARANCE OVER VAULT/PAD.

GAS PIPELINE UNDERGROUND WARNING TAPE NOTES:

- A WARNING TAPE IS TO BE INSTALLED IN OPEN TRENCH INSTALLATION OVER GAS PIPELINES IN BOTH TRANSMISSION AND DISTRIBUTION FACILITIES. THIS INCLUDES TRENCHES, BELL HOLES, EXCAVATIONS FOR REPAIR PURPOSES AND RISER REPLACEMENTS. THE WARNING TAPE IS INTENDED FOR EXCAVATOR DIGGING IN THE "TOLERANCE ZONE" TO STRIKE THE WARNING TAPE PRIOR THAN THE PIPELINE. WHEN THE WARNING TAPE IS EXPOSED AND GRABBED WITH EXCAVATING EQUIPMENT, IT STRETCHES WITHOUT BREAKING, THIS ALERTING THE EXCAVATOR OF THE GAS FACILITY BELOW.
- INSTALL 6" WIDE WARNING TAPE ABOVE THE GAS PIPELINE AT LEAST 12" BELOW GRADE, AND NO CLOSER THAN 12" FROM THE PIPE. INSTALLATION SHOULD PROVIDE THE GREATEST DISTANCE BETWEEN THE PIPELINE AND THE TAPE AS POSSIBLE. INSTALL THE TAPE ALONG THE LENGTH OF THE EXCAVATION. ENSURE THAT THE TAPE OVERLAPS WHEN TWO OR MORE PIECES OF TAPE ARE USED. EXCEPTION: WHEN A JOINT TRENCH DESIGN DOES NOT ALLOW FOR INSTALLMENT OF WARNING TAPE WITHIN THE "WARNING TAPE INSTALLATION ZONE", INSTALL THE WARNING TAPE A MINIMUM OF 6" ABOVE THE GAS PIPELINE, AND BELOW THE FACILITY ABOVE THE PIPE.
- WARNING TAPE SHALL BE BRIGHTLY COLORED YELLOW AND MARKED "CAUTION: GAS LINE BURIED BELOW" OR MARKED WITH A SIMILAR NOTIFICATION.
- WARNING TAPE SHALL BE STORED IN SUCH A MANNER THAT LIMITS ULTRAVIOLET (UV) EXPOSURE.



TYPICAL DETAIL
GAS PIPELINE UNDERGROUND
WARNING TAPE INSTALLATION
(N.T.S.)

PG&E PM#S:

ELECTRIC:
GAS: N/A

DESIGN CHANGE COMPONENT

ANY CHANGES TO THIS DESIGN
MUST BE APPROVED BY

PG&E GAS ADE

CONSTRUCTION NOTES:

- ALL TRENCHING, BACKFILLING AND INSTALLATION BY CONTRACTOR MUST COMPLY WITH PG&E UO STANDARD S5453 (EFFECTIVE DATE 7-5-2006).
- ALL WORK MUST COMPLY WITH PG&E, TELEPHONE, CATV, STANDARDS AND PRACTICES. ALL WORK MUST BE INSPECTED AND APPROVED BY RESPECTIVE INSPECTORS. FIELD CONDITIONS MAY REQUIRE CHANGES TO APPROVED PLANS. AT THE DISCRETION OF PG&E INSPECTOR OR OTHERS, RANDOM SOIL SAMPLES SHALL BE TAKEN FROM A MINIMUM OF THREE LOCATIONS PER 1,000' OF TRENCH. 100% OF THE SAMPLE MUST PASS THROUGH A 1/2" SIEVE AND 75% MUST PASS THROUGH A #4 SCREEN. ADDITIONAL SAMPLES MUST BE TAKEN IF EXISTING SOIL CONDITIONS CHANGE AND IS TO BE AT THE DISCRETION OF THE PG&E REPRESENTATIVE ON SITE. THE SOILS MUST NOT CONTAIN ANY ROCKS THAT HAVE SHARP EDGES OR THAT MAY OTHERWISE BE ABRASIVE. THE SOILS MUST NOT CONTAIN CLODS LARGER THAN 1/2" IF TO BE USED AS SHADING, BEDDING OR LEVELING MATERIALS. COMPACTION REQUIREMENTS MUST MEET ANY APPLICABLE P.G.& E. FEDERAL, STATE, COUNTY OR LOCAL REQUIREMENTS. ANY NATIVE SOILS OR IMPORT MATERIALS USED MUST NOT HINDER THOSE EFFORTS.
- BACKFILL SHALL BE APPROVED BY THE UTILITY COMPANIES AND THE CITY. COMPACTION WILL BE TESTED AND PASSED BY THE SOILS ENGINEER.
- IF SOIL IS NOT ROCK FREE, ADD 4" DEPTH OF TRENCH FOR SAND BEDDING.
- VERIFY SPICE BOX EXCAVATION SIZES WITH SUPPLIER(S).
- THE TRENCHING CONTRACTOR SHALL COORDINATE THE UTILITY COMPANIES' INSTALLATION. THE TRENCHING CONTRACTOR TO PLACE CONNECTING CONDUIT WITHIN 5' OF BUILDING EXTERIOR WALL.
- CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
- IT IS THE TRENCHING CONTRACTOR'S RESPONSIBILITY TO PROTECT IN PLACE ALL EXISTING FACILITIES. NO EXTRA PAYMENT WILL BE CONSIDERED FOR CROSSING OTHER SYSTEMS.
- RADIUS DESIGN ASSUMES NO RESPONSIBILITY FOR THE PROJECT CONDITIONS. THESE DRAWINGS WERE PREPARED USING DATA SUPPLIED BY PG&E, TELEPHONE, CATV, IMPROVEMENT PLANS AND THE CITY'S VARIOUS "AS BUILT" INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PHYSICALLY REVIEW THE PROJECT PRIOR TO SUBMITTING HIS BID.
- CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A., INDUSTRIAL SAFETY ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING NEAR ENERGIZED OR "HOT" EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER. PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES ARE THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL PROTECT CONSTRUCTION STAKING. HE SHALL COORDINATE STAKING WITH THE PROJECT'S CIVIL ENGINEER.
- CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) TWO WORKING DAYS PRIOR TO START OF WORK.
- CONTRACTOR SHALL NOTIFY INSPECTORS OF ANY POTENTIAL CONFLICTS PRIOR TO START OF WORK.
- THIS PLAN IS TO BE USED FOR SOLE PURPOSE OF DIGGING THE JOINT TRENCH. SEE PG&E, AT&T, AND COMCAST PLANS FOR EXACT SIZE AND NUMBER OF CONDUITS INSTALLED IN THE JOINT TRENCH. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THE CORRECT NUMBER, SIZE AND TYPES OF CONDUITS ARE INSTALLED PER THE ENGINEERED PLANS BY EACH UTILITY COMPANY.
- NOTE PLANS ISSUED AT THE PRE-CONSTRUCTION MEETING MAY BE SUBJECT TO REVISIONS, IF FINAL PLANS FROM EACH UTILITY COMPANY WERE NOT AVAILABLE AT THE START OF CONSTRUCTION.
- WATER, SEWER, DRAINS, SANITARY WASTE, FUELS (INCLUDING DIESEL AND GASOLINE), OIL, PROPANE AND OTHER VOLATILE HEAVIER THAN AIR GASES, SPRINKLER, IRRIGATION, STEAM AND OTHER "WET" FACILITIES SHALL MAINTAIN A MINIMUM OF THREE FEET FROM THE NEAREST OUTER SURFACE OF PG&E FACILITIES WITH NO LESS THAN ONE FOOT OF EARTH (SOIL BARRIER) BETWEEN THE ADJACENT SIDES OF THE INDIVIDUAL TRENCHES.
- IN THE EXTRAORDINARY CASE THAT THE MINIMUM THREE FOOT HORIZONTAL SEPARATION CANNOT BE ATTAINED BETWEEN "WET" UTILITIES AND COMPANY DRY FACILITIES, A VARIANCE MAY APPROVED BY THE LOCAL INSPECTION SUPERVISOR AND SUBMITTED TO SERVICE PLANNING SUPPORT PROGRAM MANAGER FOR APPROVAL.
- ALL METER PANELS: INDIVIDUAL, RESIDENTIAL, OR NONRESIDENTIAL APPLICANTS WITH A METER PANEL RATING OF ANY SIZE, INSTALLED INSIDE A METER ROOM OR OTHER STRUCTURE, MUST FOLLOW ALL OF THE REQUIREMENTS DESCRIBED BELOW.
 - INSTALL, OWN, AND MAINTAIN A SEPARATE, NOMINAL 2-INCH DIAMETER CONDUIT WITH PULL TAPE INSIDE THE CONDUIT AND PULL TAPE MUST EXTEND FROM THE OUTSIDE SURFACE OF THE BUILDING AND TERMINATE OUTSIDE THE METER PANEL OR SWITCHBOARD AT THE TOP OF THE METER SECTION.
 - ENSURE THE 2-INCH DIAMETER CONDUIT AND PULL TAPE EXIT THE OUTSIDE OF THE BUILDING A MINIMUM OF 8 FEET AND A MAXIMUM OF 10 FEET ABOVE GROUND. THE OPEN END OF THE CONDUIT THAT IS EXPOSED TO THE OUTSIDE MUST HAVE A REMOVABLE, TEMPORARY CAP OR PLUG.
 - DO NOT USE THE CONDUIT. THE CONDUIT IS FOR PG&E'S METERING EQUIPMENT ONLY.
- THIS JOINT TRENCH PLAN WAS PREPARED BASED ON TOPOGRAPHICAL SURVEY AS PROVIDED BY A CIVIL ENGINEER. THE CONTRACTOR IS CAUTIONED THAT EXPLORATORY WORK IS NECESSARY TO DETERMINE THE ACTUAL LOCATION OF ANY EXISTING UTILITY. RADIUS STRONGLY RECOMMENDS THAT ALL UTILITIES BE PHYSICALLY LOCATED ON THE SITE BEFORE THE ONSET OF SITE WORK. SUBSTRUCTURE LOCATIONS MAY REQUIRE FIELD ADJUSTMENT TO COMPENSATE FOR ACTUAL EXISTING UTILITY LOCATIONS.
- EXCAVATION DIMENSIONS FOR TIE-IN TO EXISTING ELECTRIC CONDUITS ARE AT THE DISCRETION OF THE PG&E FIELD INSPECTOR. CONTRACTOR TO COORDINATE WITH INSPECTOR AND EXPOSE UP TO 20' OR MORE OF EXISTING CONDUITS WHEN NEEDED.

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER PLEASE NOTE AND SIGN	
ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR RE-ADJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR SPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES OR BOXES, AND SIGN AND DATE DRAWING.	
SIGNED _____	THANK YOU
DATE _____	

UTILITY APPROVALS

UTILITY	APPROVED BY	DATE
AT&T (PHONE)		
COMCAST (CATV)		

FOR RADIUS USE ONLY
QA REVIEW

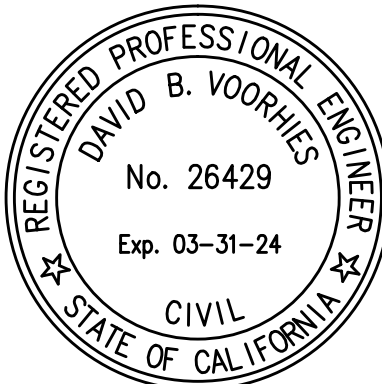
INTENT	INITIALS	REVIEW DATE
COMPOSITE		
PRE-CON		
PRE-CON		

DEVELOPER:

GRANITE RIDGE PROPERTIES
1018 LINCOLN AVE
SAN JOSE, CA 95125
SACHNEEL PATEL
(408) 799-7395
SPATEL@GRANITERIDGELL.P.COM

SHEET INDEX

JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT



JOINT TRENCH TITLE SHEET
44 SUNNYSIDE AVE
NEW BUSINESS

CAMPBELL

RADIUS DESIGN
UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel: (925) 269-4575

PROJECT NUMBER:
23-1251
SCALE:
N.T.S.
PROJECT MANAGER:
MICHAEL COLE
DRAWN BY:
JIE ROU FANG
CHECKED BY:
MICHAEL COLE
LAST UPDATED:
08-01-2023
DRAWING NUMBER:
JT-1
SHEET: 1 OF 2

UTILITIES
PLEASE CONFIRM
TIE IN LOCATIONS

—PRELIMINARY—
NOT FOR CONSTRUCTION

THIS IS NOT A BID DOCUMENT
THIS DRAWING HAS NOT YET BEEN REVIEWED BY
UTILITY COMPANIES AND IS SUBJECT TO CHANGE.

NOTE TO CONTRACTOR:
FOR CONTRACTOR'S WORK RESPONSIBILITY,
REFER TO JOINT TRENCH TITLE SHEET (JT-1)

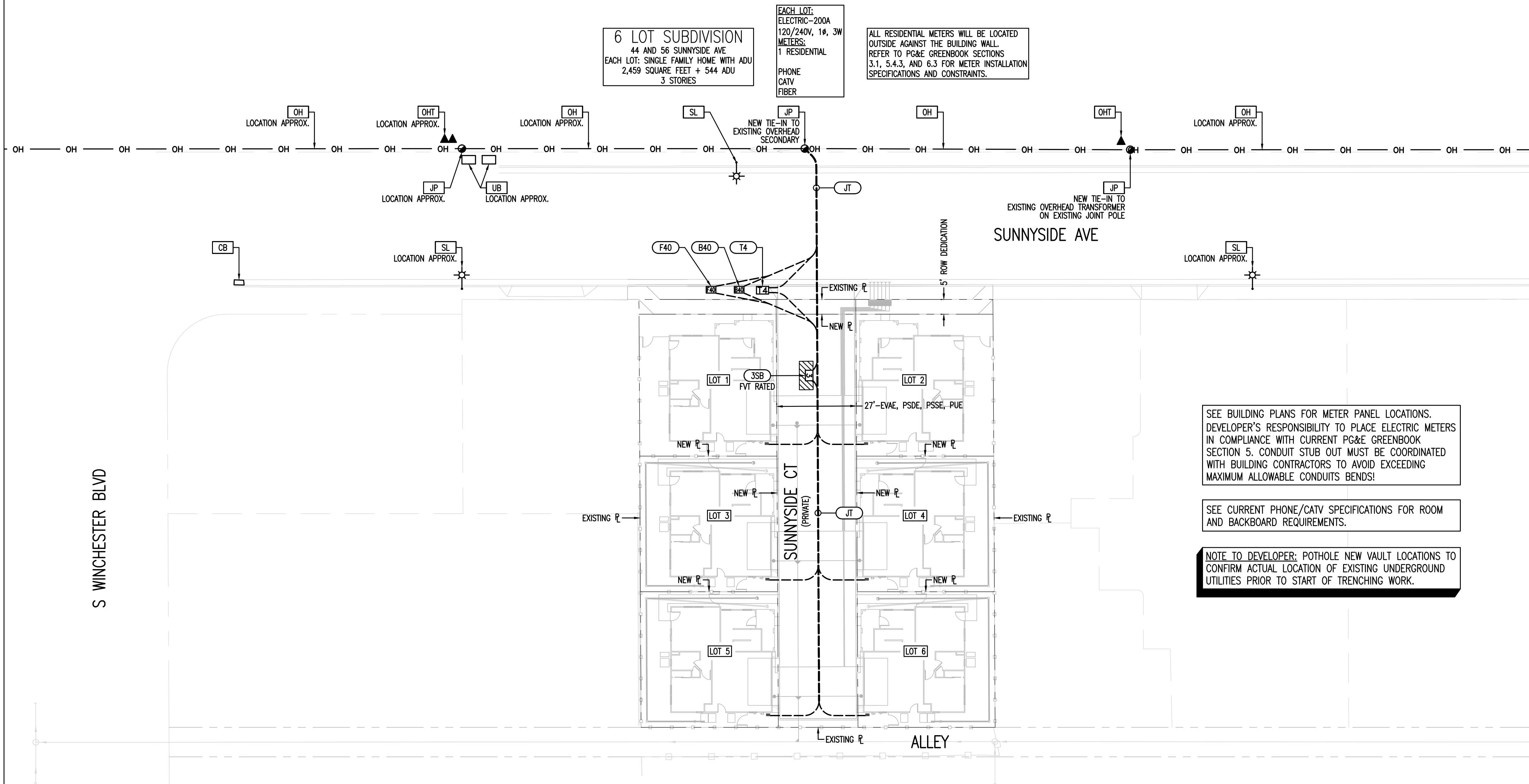
LEGEND:

NEW

- JT ——— JOINT TRENCH
3SB 24" x 36" x 18" SPLICE BOX (PG&E)
WORKING SPACE SHOWN
T4 30" x 48" x 36" SPLICE BOX (AT&T)
B40 24" x 36" x 18" B-40 (CATV)
F40 24" x 36" x 18" SPLICE BOX (C.L.E.C.)

EXISTING — TO REMAIN

- JP JOINT POLE
OHT POLE-MOUNTED TRANSFORMER
OH OVERHEAD LINE
SL STREET LIGHT
CB CATV BOX
UB UTILITY BOX



SEE BUILDING PLANS FOR METER PANEL LOCATIONS.
DEVELOPER'S RESPONSIBILITY TO PLACE ELECTRIC METERS
IN COMPLIANCE WITH CURRENT PG&E GREENBOOK
SECTION 5. CONDUIT STUB OUT MUST BE COORDINATED
WITH BUILDING CONTRACTORS TO AVOID EXCEEDING
MAXIMUM ALLOWABLE CONDUITS BENDS!

SEE CURRENT PHONE/CATV SPECIFICATIONS FOR ROOM
AND BACKBOARD REQUIREMENTS.

NOTE TO DEVELOPER: POTHOLE NEW VAULT LOCATIONS TO
CONFIRM ACTUAL LOCATION OF EXISTING UNDERGROUND
UTILITIES PRIOR TO START OF TRENCHING WORK.

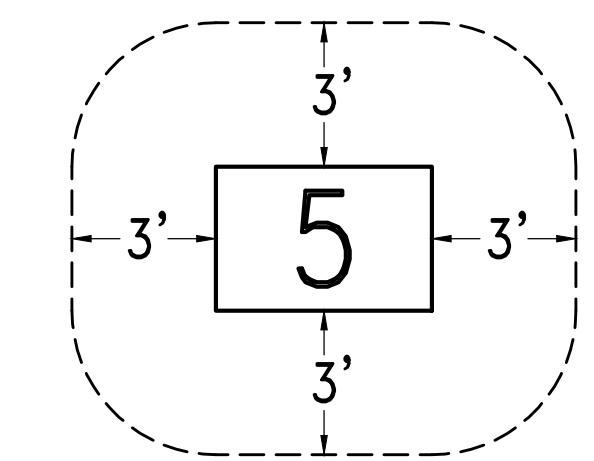
NOTE TO COMCAST:
PLEASE CONFIRM WHO WILL PROVIDE CONDUIT AND
VAULTS. DEVELOPER TO PROVIDE TRENCH.

NOTE TO DEVELOPER: POTHOLE TO DETERMINE
THE ACTUAL LOCATION OF ALL EXISTING
UNDERGROUND UTILITIES DURING DESIGN PHASE.
POTHOLE SUBSTRUCTURE LOCATIONS TO
CONFIRM THE ACTUAL LOCATION OF EXISTING
UNDERGROUND UTILITIES PRIOR TO THE START
OF TRENCHING WORK.

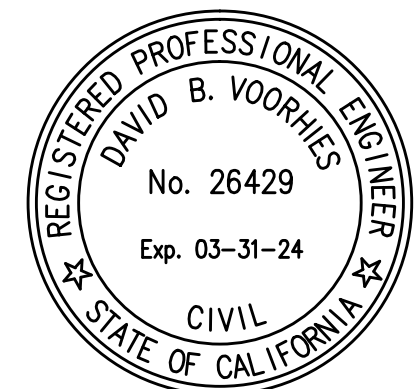
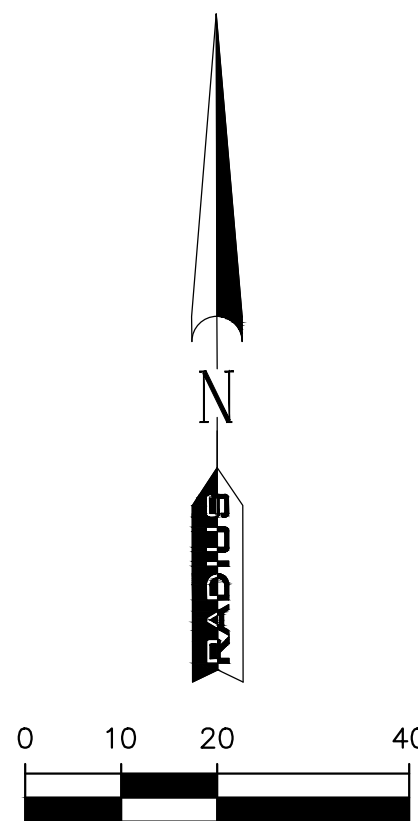
SUBSTRUCTURE LOCATIONS MUST BE STAKED BY A
LICENSED SURVEYOR PRIOR TO CONSTRUCTION.
SEE CONSTRUCTION NOTES ON JOINT TRENCH TITLE
SHEET (JT-1) REGARDING EXISTING CONDITIONS.

REFER TO PG&E DOCUMENT 094683 FOR SMART
METER ANTENNA CONSTRUCTION REQUIREMENTS.

NOTE FOR UNDERGROUND ELECTRIC INSTALLATION:
USE OF PVC DB-120 IS NO LONGER APPROVED BY
PG&E FOR ANY CONDUIT SIZES, BENDS, AND
FITTINGS. RIGID PVC SCHEDULE 40 MUST BE USED
IN PLACE OF PVC DB-120 CONDUIT. FOR ALL
APPROVED CONDUITS, BENDS, AND FITTINGS, SEE
PG&E DOCUMENT 062288.



WORK SPACE & EASEMENT REQUIREMENTS
FOR #5 VAULTS
MAINTAIN A CLEAR AND LEVEL WORK SPACE AS
SHOWN (N.T.S.), PER PG&E DOCUMENT 051122.



SHEET INDEX

JT-1 JOINT TRENCH TITLE SHEET
JT-2 JOINT TRENCH INTENT

DATE:	
REVISION:	
DELTA NO:	

CALIFORNIA

JOINT TRENCH INTENT
44 SUNNYSIDE AVE
NEW BUSINESS

CAMPBELL

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DESIGN
UTILITY DESIGN CONSULTANTS & ENGINEERS
1460 MARIA LANE, SUITE 420, WALNUT CREEK, CA 94596
Tel: (925) 269-4575

PROJECT NUMBER:
23-1251

SCALE:
1" = 20'

PROJECT MANAGER:
MICHAEL COLE

DRAWN BY:
JIE ROU FANG

CHECKED BY:
MICHAEL COLE

LAST UPDATED:
08-01-2023

DRAWING NUMBER:
JT-2

SHEET: 2 OF 2