CITY OF CAMPBELL
Community Development Department

October 16, 2020 **NOTICE OF PUBLIC HEARING**

THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **October 27, 2020**, for a Public Hearing to consider the application of Luka Dvornik for a Site and Architectural Review Permit and Tree Removal Permit (PLN-2020-33) to allow for the construction of a new 3,630 s.f. two-story single-family residence with a 420 s.f. attached garage and the removal of two pine trees on property located at **1327 Burrows Road**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.. This Planning Commission meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (https://www.youtube.com/user/CityofCampbell).

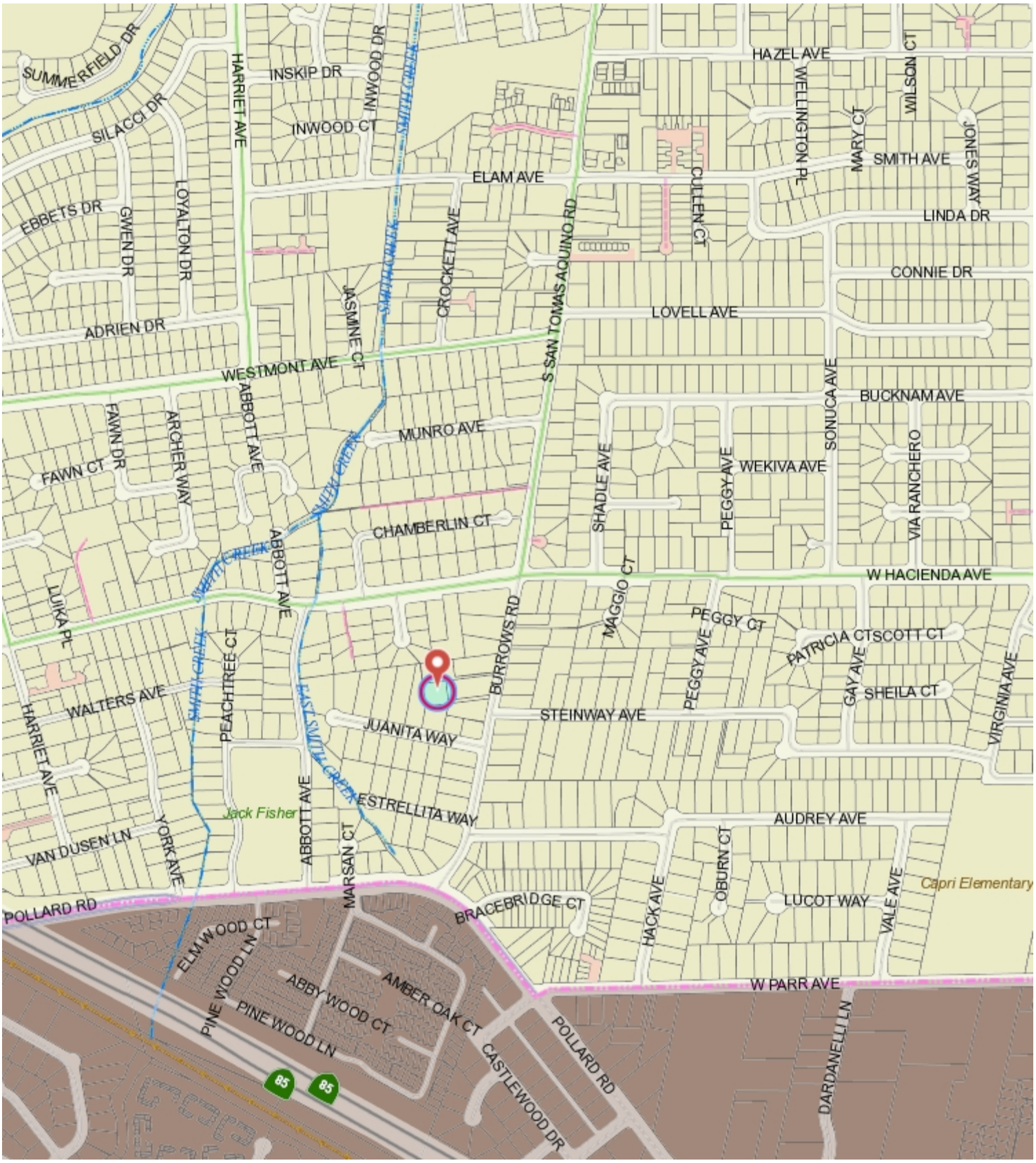
Interested persons may register to electronically participate in this Zoom PC meeting at https://us02web.zoom.us/webinar/register/WN_pQ4qoDVdTIy-k5p0RhN-Gw. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, October 23rd, on the website at https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6, and will include all materials for this meeting. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing by email to planning@campbellca.gov . Questions may be addressed to the Community Development Department at (408) 866-2140. *Plans and architectural drawings may be viewed by Friday, October 16th,* on the City's 'Public Notices' web page (http://www.cityofcampbell.com/501/Public-Notices) under 'Planning Commission'.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or ClerksOffice@campbellca.gov at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE:
When calling on this Notice, refer to **1327 Burrows Road**

Location Map - 1327 Burrows Rd



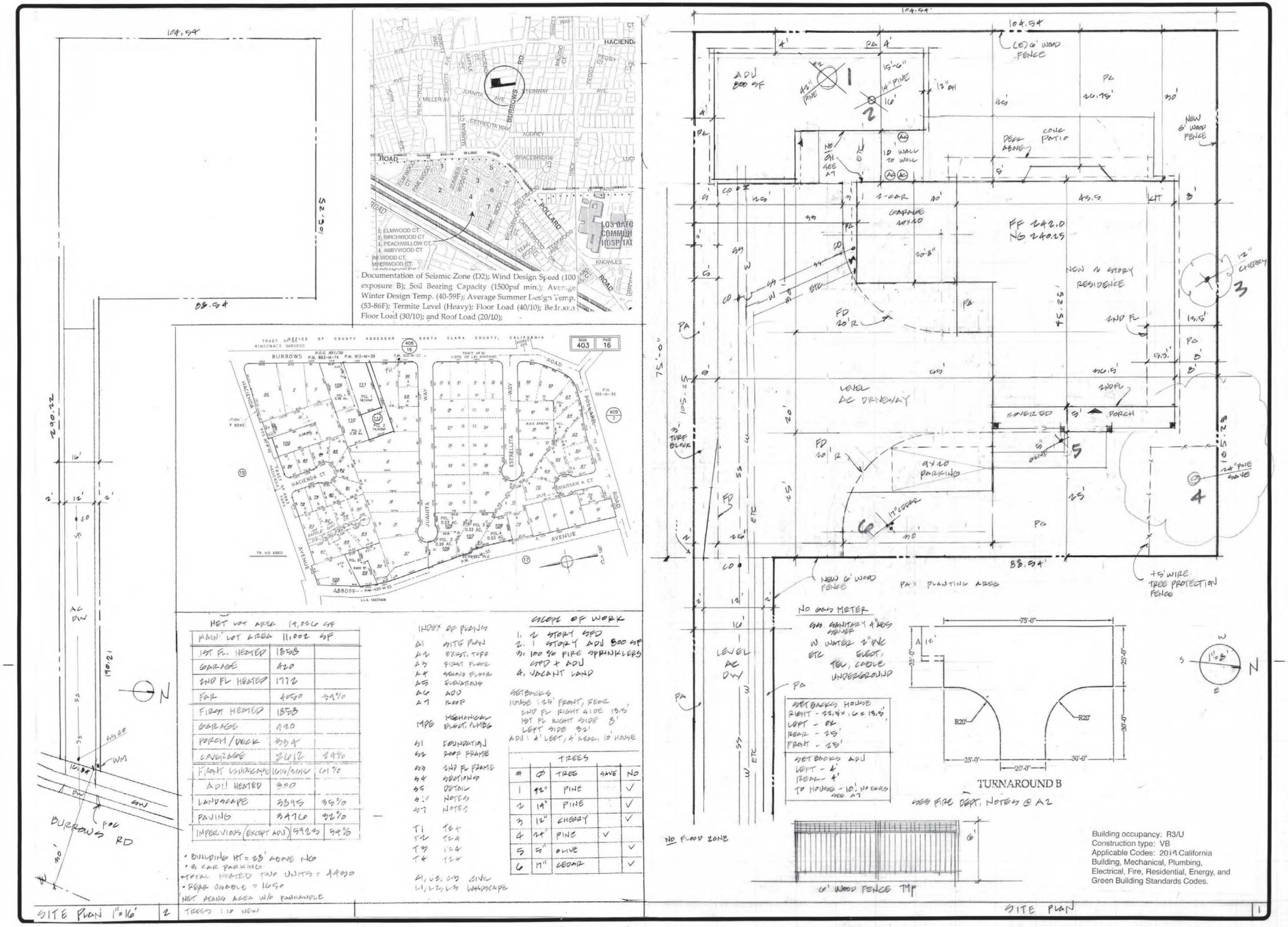
1,505 0 752 1,505 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1: 9,028

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.

Attachment 3



REVISIONS	BY
6.1.20	
7.16.20	

Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.co
408 395 9400

APN 403-16-112
R-1-10

DVORNIK
1327 BURROWS RD
CAMPBELL

LICENSED ARCHITECT DARYL FAZEKAS C14506 5-31-2021 STATE OF CALIFORNIA

SITE PLAN

DRAWN
CHECKED
DATE 6.1.20
SCALE 1/8"=1'-0"
JOB NO. BURROWS
SHEET A1
OF SHEETS

7.16.20

20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

LEGEND

Existing	Description
	Property Line
	Adjacent Lot Line
	Easement/Ties
	Curb and Gutter
SSMH	Sanitary Sewer Manhole
OH	Overhead utility line
SS	Sanitary Sewer
W	Water
G	Gas
	Existing Fence
WV	WATER VALVE

BASIS OF BEARINGS:

THE MONUMENT LINE OF BURROWS ROAD BETWEEN STEINWAY AVENUE AND EXTRLLITA WAY TAKEN AS N 11°08'00" E.

BENCHMARK:

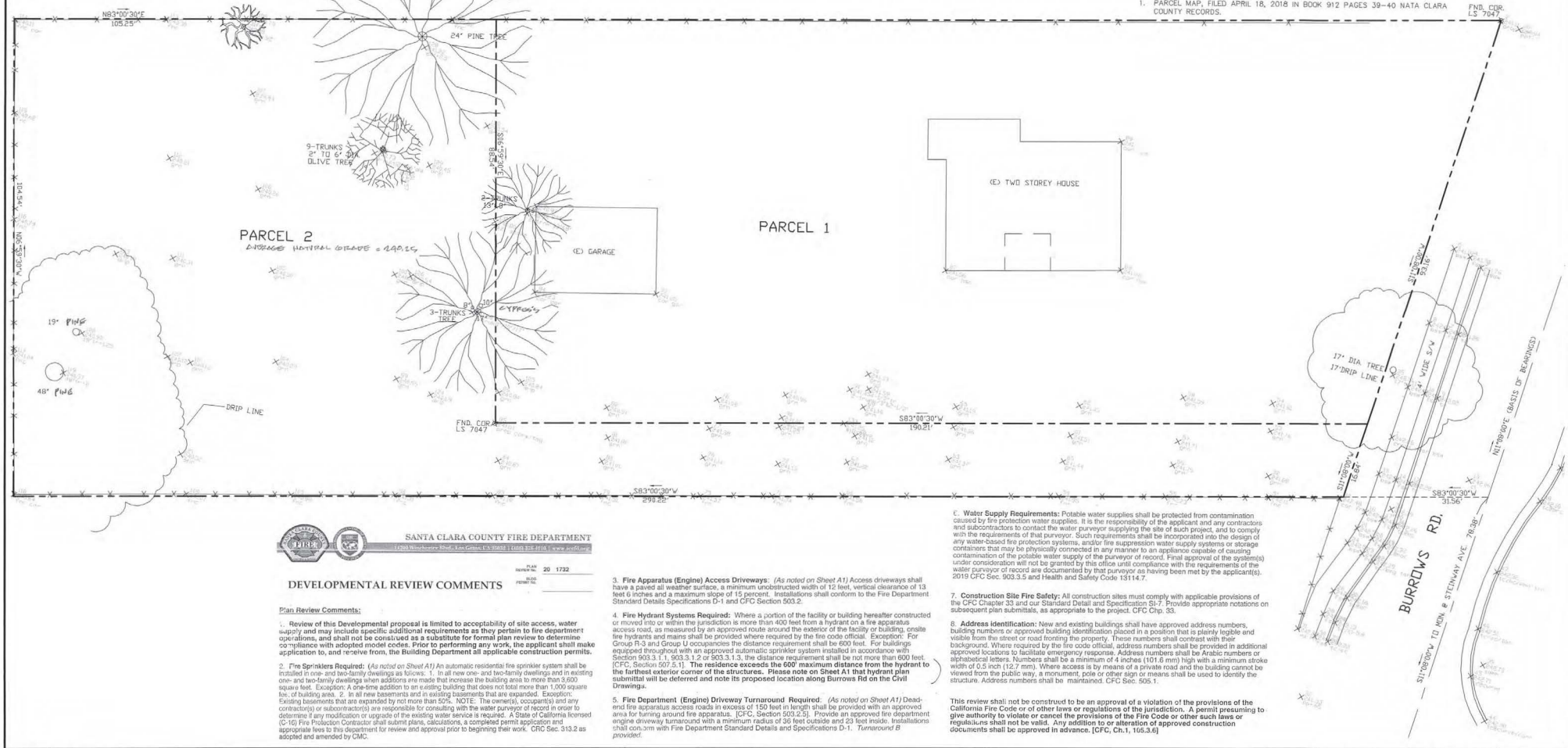
THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF CAMPBELL BENCHMARK NO. 3, WHICH IS SANTA CLARA VALLEY WATER DISTRICT BM 616 THE MARK IS A 2-1/4" BRASS DISK IN THE TOP OF CURB, AT POLLARD ROAD AND MORE AVENUE SOUNTHWEST CORNER AT THE EAST END OF CURB RETURN, ELEVATION 280.78. ELEVATION TRANFER TO SITE@ MONUMENT AT THE INTERSECTION OF BURROWS ROAD AND STEINWAY AVENUE, ELEVATION=242.31

PROPERTY DESCRIPTION:

ALL OF PARCEL "B", AS SHOWN ON THE PARCEL MAP FILED ON APRIL 18, 2018 IN BOOK 912 OF MAPS, PAGES 39 AND 40, SANTA CLARA COUNTY RECORDS.

REFERENCE:

1. PARCEL MAP, FILED APRIL 18, 2018 IN BOOK 912 PAGES 39-40 NATA CLARA COUNTY RECORDS.



SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 20 1732
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plan Review Comments:

1. **Review of this Developmental proposal is limited to acceptability of site access, water supply and may include specific additional requirements as they pertain to fire department operations, and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.**

2. **Fire Sprinklers Required:** *(As noted on Sheet A1)* An automatic residential fire sprinkler system shall be installed in one- and two-family dwellings as follows: 1. In all new one- and two-family dwellings and in existing one- and two-family dwellings when additions are made that increase the building area to more than 3,600 square feet. Exception: A one-time addition to an existing building that does not total more than 1,000 square fee. of building area. 2. In all new basements and in existing basements that are expanded. Exception: Existing basements that are expanded by not more than 50%. NOTE: The owner(s), occupant(s) and any contractor(s) or subcontractor(s) are responsible for consulting with the water purveyor of record in order to determine if any modification or upgrade of the existing water service is required. A State of California licensed (C-16) Fire Protection Contractor shall submit plans, calculations, a completed permit application and appropriate fees to this department for review and approval prior to beginning their work. CRC Sec. 313.2 as adopted and amended by CMC.

3. **Fire Apparatus (Engine) Access Driveways**: *(As noted on Sheet A1)* Access driveways shall have a paved all weather surface, a minimum unobstructed width of 12 feet, vertical clearance of 13 feet 6 inches and a maximum slope of 15 percent. Installations shall conform to the Fire Department Standard Details Specifications D-1 and CFC Section 503.2.

4. **Fire Hydrant Systems Required:** Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, onsite fire hydrants and mains shall be provided where required by the fire code official. Exception: For Group R-3 and Group U occupancies the distance requirement shall be 600 feet. For buildings equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, the distance requirement shall be not more than 600 feet. [CFC, Section 507.5.1]. **The residence exceeds the 600' maximum distance from the hydrant to the farthest exterior corner of the structures. Please note on Sheet A1 that hydrant plan submittal will be deferred and note its proposed location along Burrows Rd on the Civil Drawings.**

5. **Fire Department (Engine) Driveway Turnaround Required**: *(As noted on Sheet A1)* Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. [CFC, Section 503.2.5]. Provide an approved fire department engine driveway turnaround with a minimum radius of 36 feet outside and 23 feet inside. Installations shall conform with Fire Department Standard Details and Specifications D-1. *Turnaround B provided.*

6. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2019 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

7. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

8. **Address identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the Fire Code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance. [CFC, Ch.1, 105.3.6]

NO.	BY	DATE	REVISIONS	APVD.

ENGINEER CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

ALEJO M. PASCUAL, JR. RCE 27629 EXPIRES 3-31-20

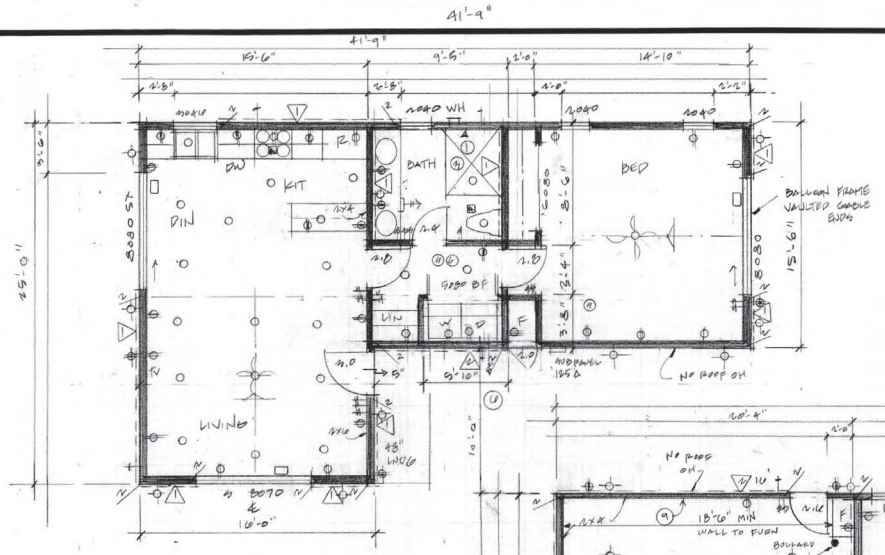
AL PASCUAL & ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS

841 Montevino Drive, Pleasanton, Ca. 94566 (925) 487-4163

TOPOGRAPHIC AND BOUNDARY SURVEY
1327 BURROWS ROAD

CITY OF CAMPBELL, SANTA CLARA COUNTY, CALIFORNIA

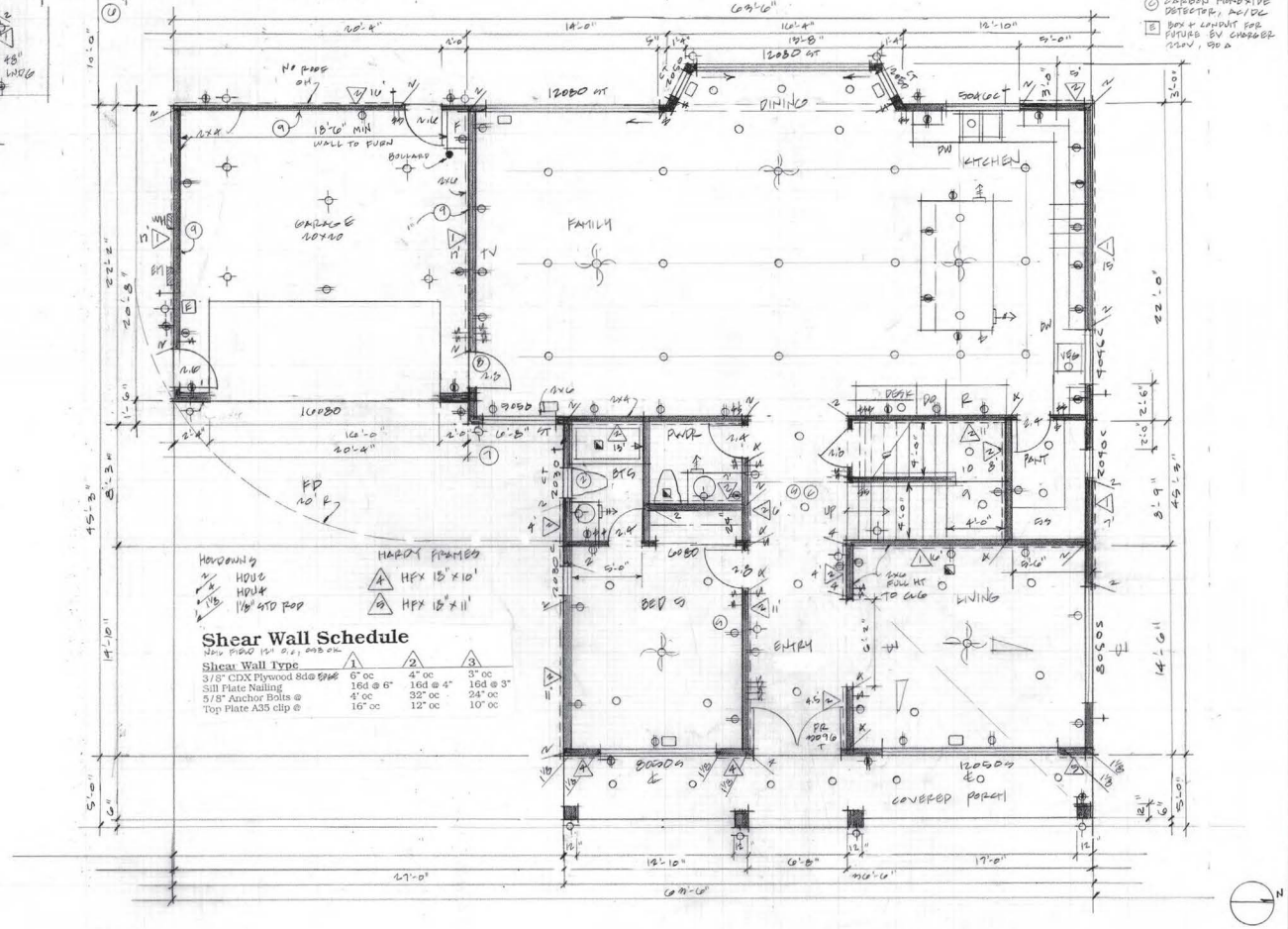
DRAWN BY: AL P.	DATE: DEC. 16, 2019	SHEET NO. A2
DESIGNED BY: AL P.	SCALE: 1"=10'	
CHECKED BY:	JOB NO. 3906	
PRINTED: 12/21/19	DISK NO. 3906TOPO	1 OF 1 SHEETS



1. SHOWER AND TUB/ SHOWERS TO HAVE PRESSURE BALANCE SINGLE HANDLE VALVES, 120 F MAX.
2. WATER CLOSET TO BE 1.28 GAL PER FLUSH.
3. CERAMIC TILE IN SHOWER TO BE +60" MIN.
4. ALL RECEPTACLE OUTLETS IN KITCHEN, BATHS AND GARAGE TO BE GFI.
5. WATER HEATERS TO HAVE TWO SEISMIC STRAPS, PRESSURE RELIEF VALVE TO OUTSIDE, LEAK PAN AND DRAIN, PILOT 18" ABOVE GARAGE SLAB.
6. DRYERS EXHAUST TO OUTSIDE THROUGH SOLID SMOOTH ALUMINUM DUCT WITH BACKDRAFT DAMPER.
7. ALL EXTERIOR LIGHTS AND LIGHTS ABOVE SHOWER TO BE LABLED "SUITABLE FOR DAMP LOCATION."
8. SOLID, SELF CLOSING, 1 3/8" THICK, WEATHERSTRIPPED DOOR.
9. GARAGE AND UNDERSTAIRS TO HAVE 5/8" GWB 'X' WALLS, CEILING AND BEAMS.

LEGEND

- DUPLEX OUTLET
- DUPLEX GFIC
- DUPLEX GFIC WP
- 220V
- RECESSED LITE LED
- SURFACE MT. LITE LED
- SWITCH
- SWITCH W/ VACANCY SENSOR
- DIMMER SWITCH
- GAS OUTLET
- HOSE BIBB
- EXHAUST FAN
- WH - WHOLE HOUSE FAN CONT.
- WHF - WHOLE HOUSE FAN SWITCHED
- HEAT REGISTER
- WALL HEAT REGISTER
- DRYER VENT
- SMOKE DETECTOR AC/DC, INTERCONNECT
- CARBON MONOXIDE DETECTOR, AC/DC
- BOX + CONDUIT FOR FUTURE EV CHARGER 220V, 50A



HOLDOWNS
- HDU2
- HDU4
- 1/8" STD FOO

HARDY FRAMES
- HFX 15" x 10'
- HFX 15" x 11'

Shear Wall Schedule

NOW FOOD 15" O.C. ONBOX

Shear Wall Type	1	2	3
3/8" CDX Plywood Sds ~~Sds~~	6" oc	4" oc	3" oc
Sill Plate Nailing	16d @ 6"	16d @ 4"	16d @ 3"
5/8" Anchor Bolts @	4' oc	32" oc	24" oc
Top Plate A35 clip @	16" oc	12" oc	10" oc

REVISIONS	BY
7.10.20	

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408 395 9400

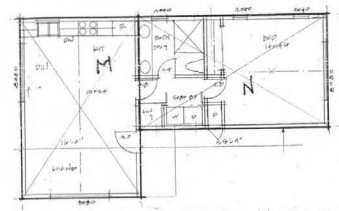
DVORNIK
1327 BURROWS

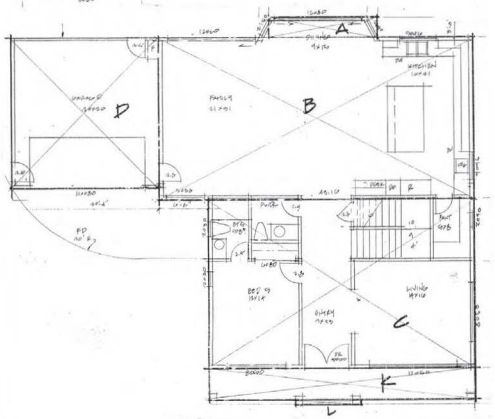
LICENSED ARCHITECT DARYL FAZEKAS C14506 STATE OF CALIFORNIA

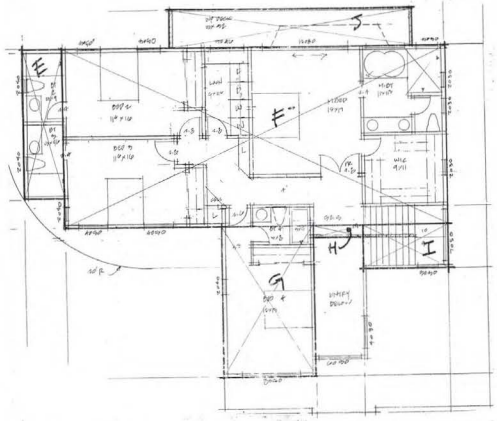
FIRST FLOOR PLAN

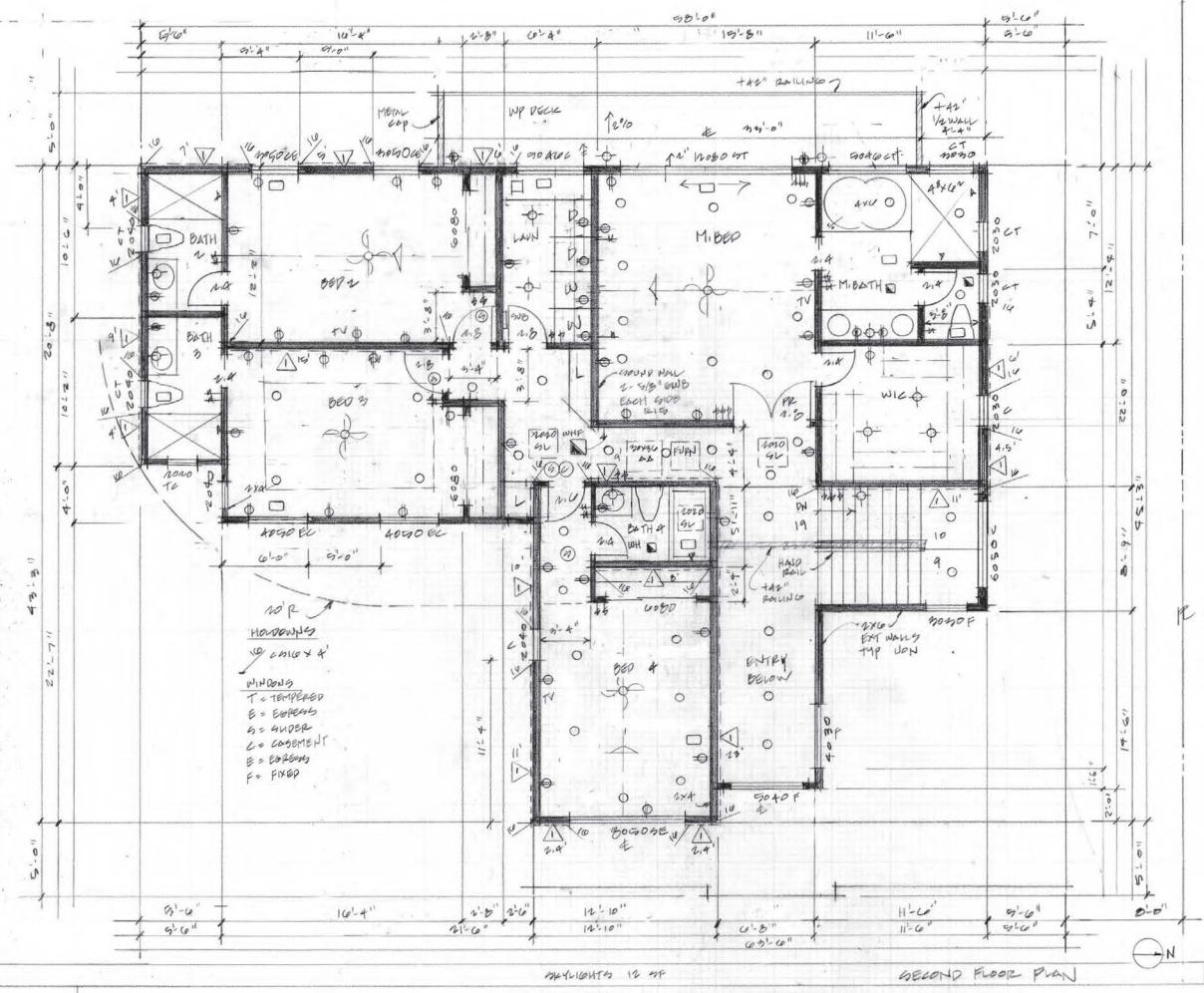
DRAWN	
CHECKED	
DATE	6.1.20
SCALE	1/4"
JOB NO.	DVORNIK
SHEET	A3
OF	SHEETS

C:\S_VALUELINE (800) 243-7360









1ST	A	15.5×13	45			ADD	M.	16×15.	400
	B	27.33×43.16	964				N	25.75×15.5	420 820
	C	36.5×23.25	849	1858					
GAR	D	20.33×20.66	420			HEATED	1ST	1858	
						OVER		420	
2ND	E	9.5×22.66	114			HEATED	2ND	1772	
	F	22.66×54.5	1235			TOTAL		3.05 / 1.002 = 99%	
	G	13.5×22.98	232						
	H	7×1.66	12			HEATED	1ST	1858	
	I	11.5×6	69	1772		GARAGE		420	
						PORCH		169	
DECK	J	5×33	165			COVERAGE		2447 / 1002 = 22%	
PORCH	K	4.5×36.5	164						
	L	4×5	5	169		ADD		800	

2

C:\1_VOLUME 0002 242-1300

REVISIONS	BY
7.16.20	

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DarylFazekas@gmail.com
408 395 9400

DVORNIK
1327 BURROWS

LICENSED ARCHITECT
DARYL FAZEKAS
C14505
5.29.2021
STATE OF CALIFORNIA

SECOND FLOOR PLAN
FLOOR AREA CALCS

DRAWN	
CHECKED	
DATE	6.1.20
SCALE	1/4"
JOB NO.	BURROWS
SHEET	A4
OF	SHEETS

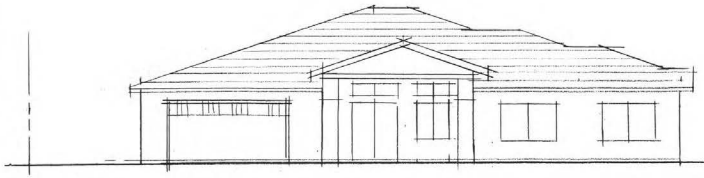
7.16.20

SOUTH LEFT ELEVATION 2

EAST FRONT ELEVATION 1

NORTH RIGHT ELEVATION 4

WEST REAR ELEVATION 3



2

1. BOARD + BATT, 1x12 @ 16"
2. HORIZ WOOD SIDING, 6"
3. 1x6 WOOD TRIM
4. BRONZE ALUM WINDOWS
5. 40 YEAR COMP ROOF
6. 4.4.1 CABLE RAILING
7. METAL ROOF, 12" SEAMS

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408 395 9400

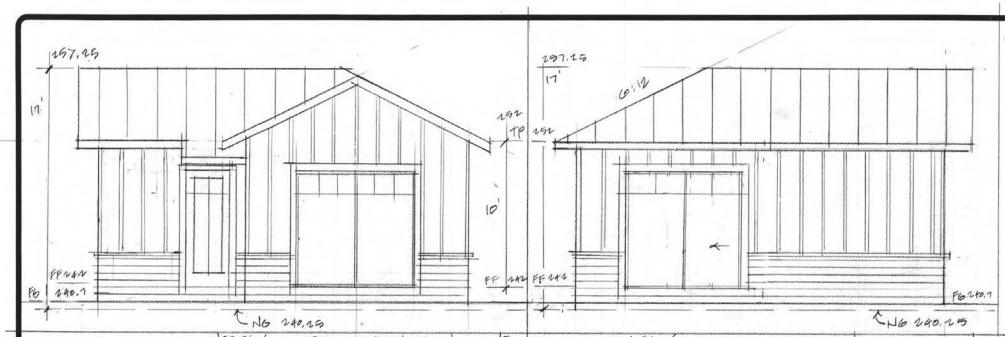
DVORNIK

SCALE: 1/4"	APPROVED BY:	DRAWN BY:
DATE: 6.1.20		REVISED

ELEVATIONS

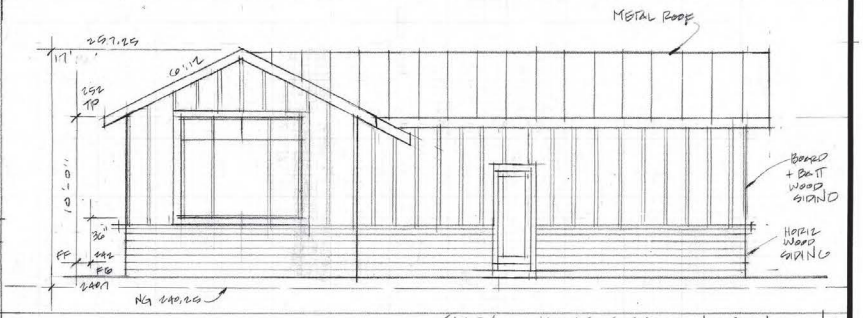
1327 BURROWS RD

DRAWING NUMBER A5

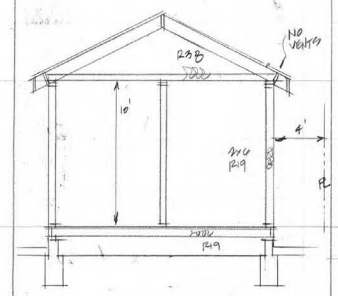


NORTH / RIGHT ELEVATION 5

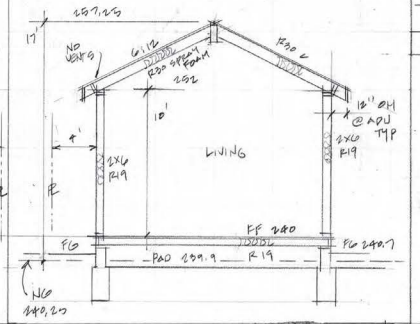
SOUTH / LEFT ELEVATION 4



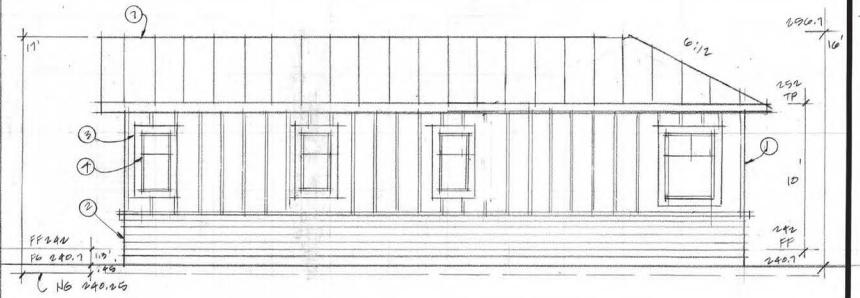
EAST / FRONT ELEVATION ADU 2



ADU SECTION H



ADU SECTION G



WEST / REAR ELEVATION ADU 3

REVISIONS	BY
9.11.20	
6.1.20	
7.16.20	

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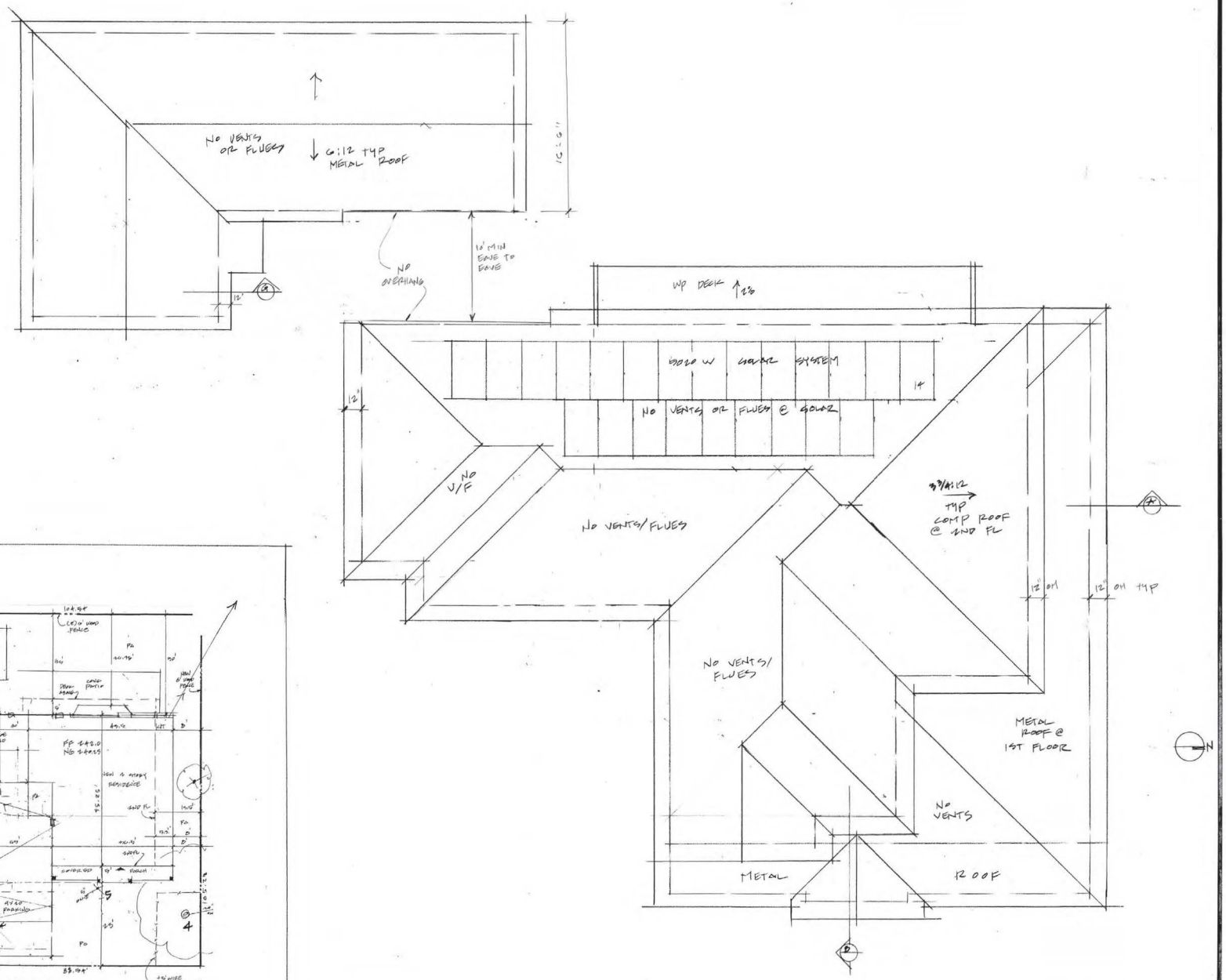
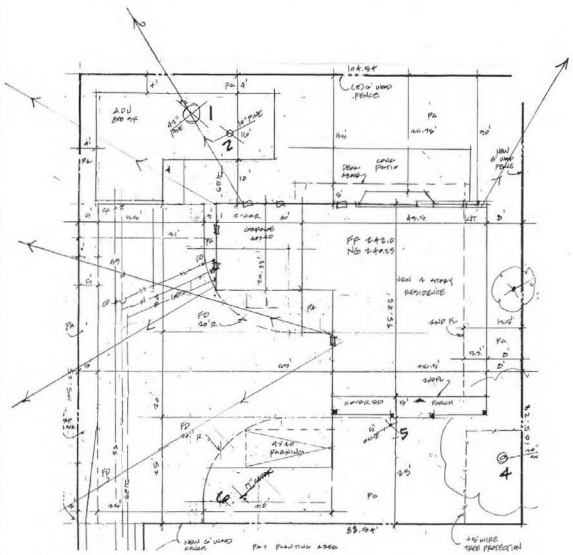
DVORNIK
1327 BURROWS RD

LICENSED ARCHITECT DARYL FAZEKAS C14506 5-31-2021 RENEWAL DATE STATE OF CALIFORNIA

ADU ELEVATIONS SECTIONS

DRAWN	
CHECKED	
DATE	4.20.20
SCALE	1/4"
JOB NO.	BURROWS
SHEET	A6
OF	SHEETS





PRIVACY PLAN, SILLS UNDER +5' | 2

ROOF PLANS | 1

REVISIONS	BY
7.16.20	

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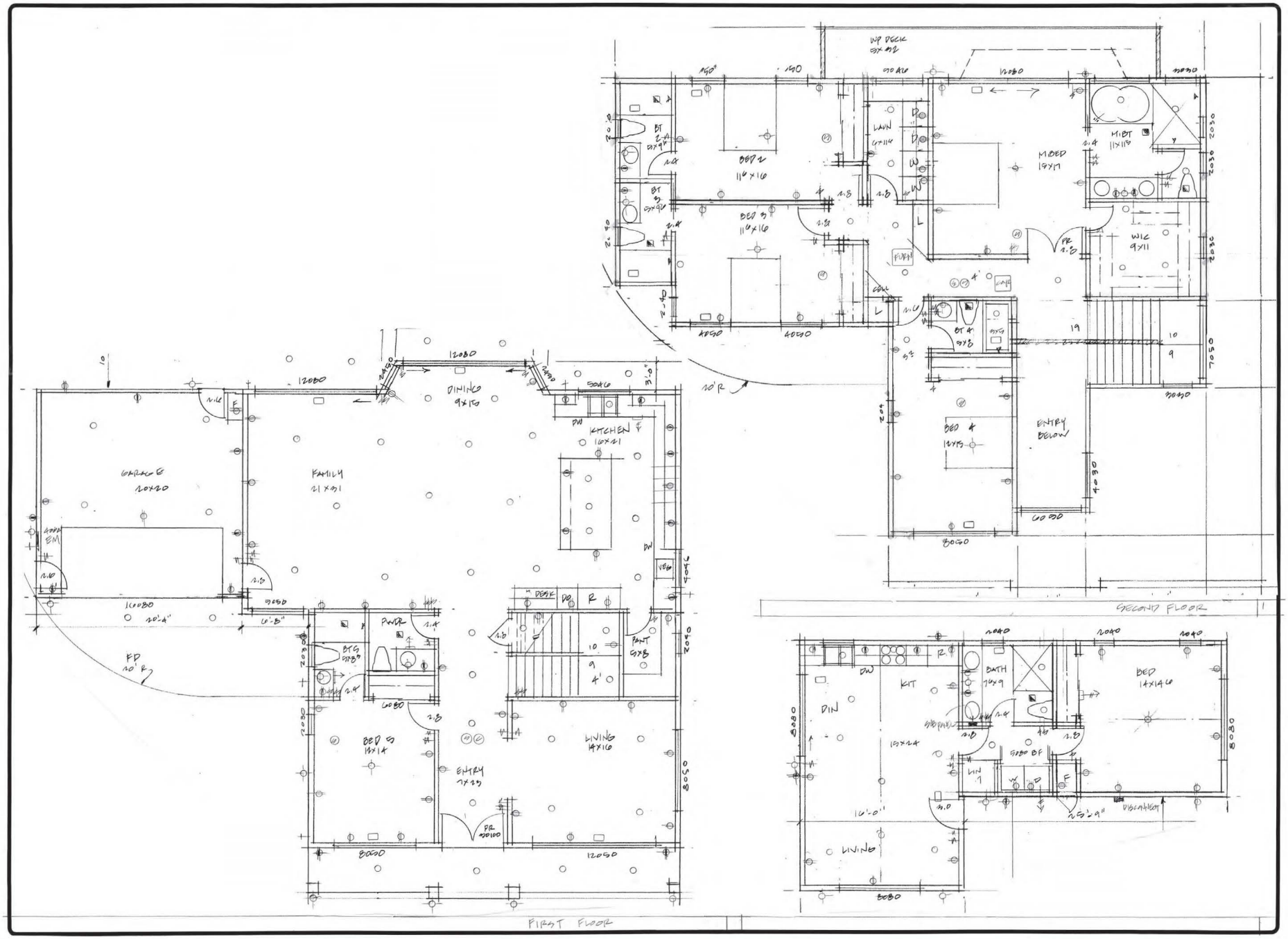
DVORNIK
1327 BURROWS

ROOF PLANS

DRAWN	
CHECKED	
DATE	6.1.20
SCALE	1/4"
JOB NO.	BURROWS
SHEET	A7
OF	SHEETS

C.T.L.VALLELINE (800) 263-1300



REVISIONS	BY

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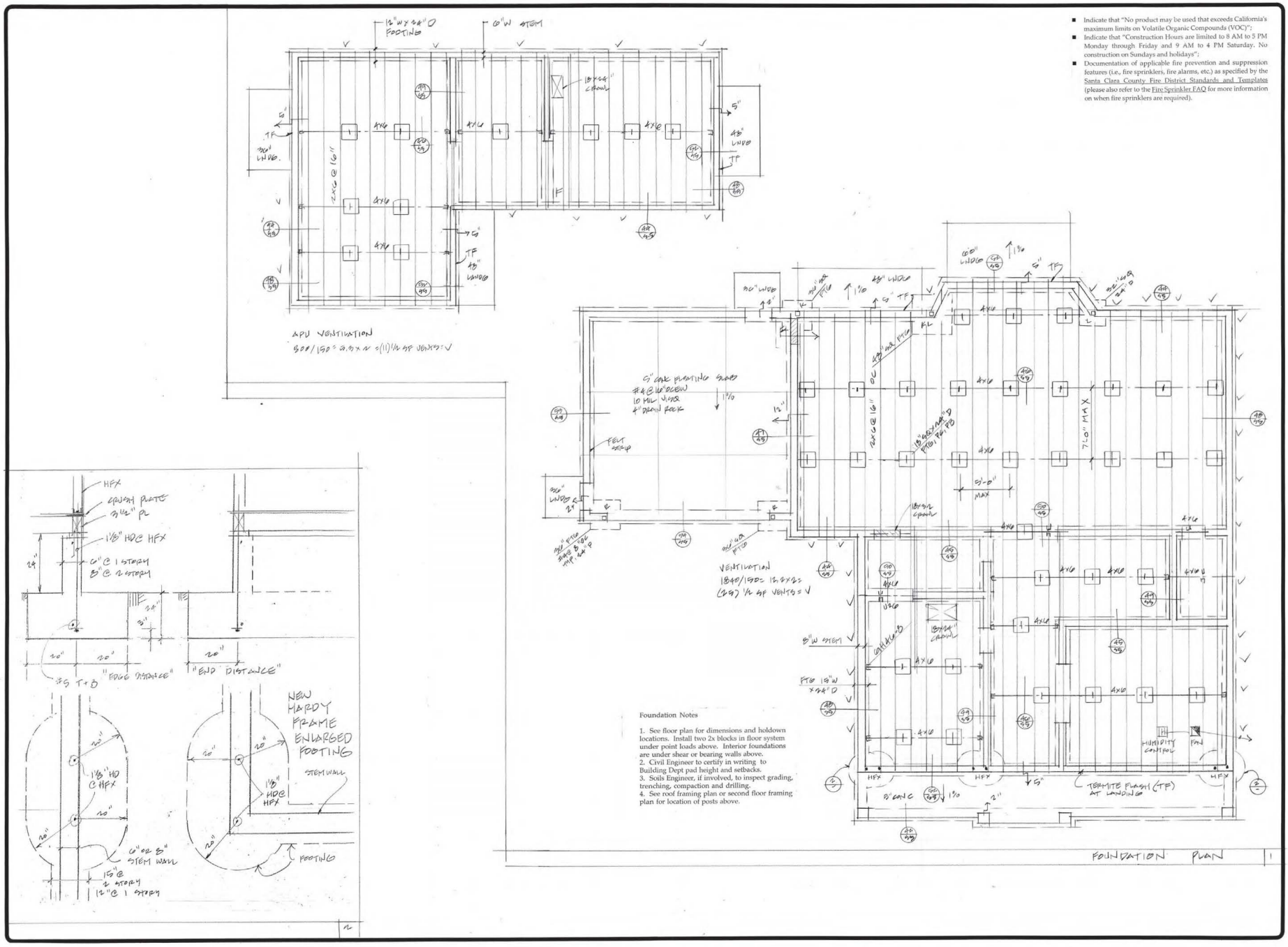
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

DVORNIK
1214 BURROWS

MECHANICAL
PLUMBING
ELECTRICAL
PLAN

DRAWN	
CHECKED	
DATE	7.20.20
SCALE	1/4"
JOB NO.	BURROWS
SHEET	MPE
OF	SHEETS

- Indicate that "No product may be used that exceeds California's maximum limits on Volatile Organic Compounds (VOC)";
- Indicate that "Construction Hours are limited to 8 AM to 5 PM Monday through Friday and 9 AM to 4 PM Saturday. No construction on Sundays and holidays";
- Documentation of applicable fire prevention and suppression features (i.e., fire sprinklers, fire alarms, etc.) as specified by the Santa Clara County Fire District Standards and Templates (please also refer to the Fire Sprinkler FAQ for more information on when fire sprinklers are required).



Foundation Notes

1. See floor plan for dimensions and holdown locations. Install two 2x blocks in floor system under point loads above. Interior foundations are under shear or bearing walls above.
2. Civil Engineer to certify in writing to Building Dept pad height and setbacks.
3. Soils Engineer, if involved, to inspect grading, trenching, compaction and drilling.
4. See roof framing plan or second floor framing plan for location of posts above.

REVISIONS	BY

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DarylFazekas@gmail.com
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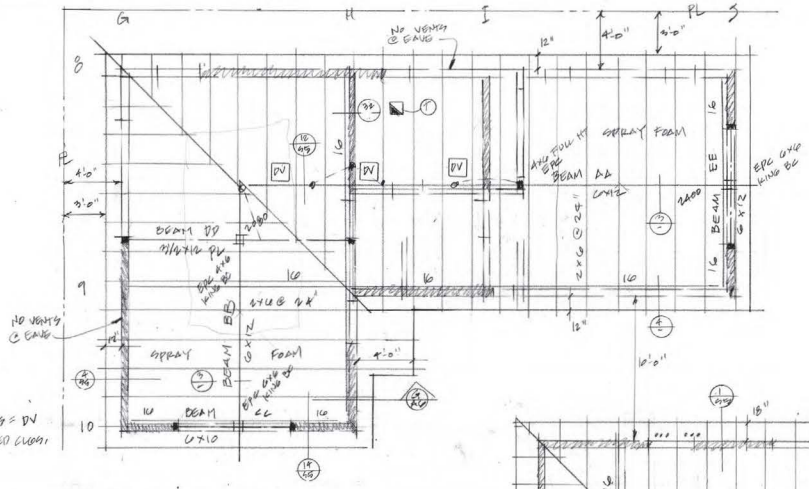
DVORNIK
1327
BURRONS R

LICENSED ARCHITECT DARYL FAZEKAS C14506 STATE OF CALIFORNIA

FOUNDATION PLAN

DRAWN	
CHECKED	
DATE	7.11.20
SCALE	1/4"
JOB NO.	BURROWS
SHEET	S1
OF	SHEETS



VENTILATION @ ADU
800/150 = 5.3/4 =
USE (5) 4" OPENER VENTS = DV
USE SPRAY FOAM @ VAULTED CLGS.

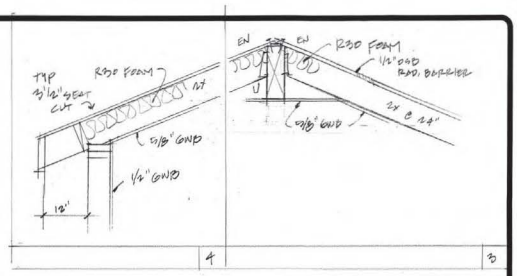


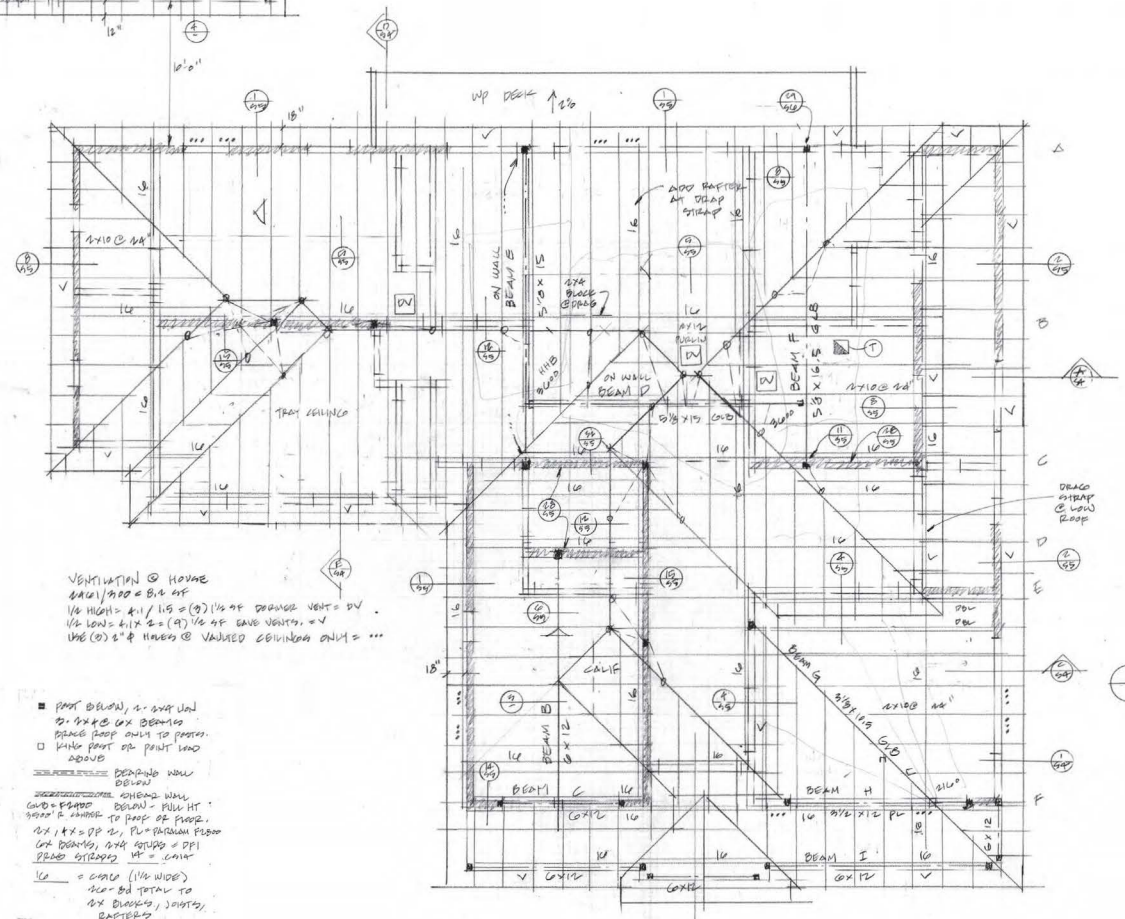
TABLE R302.1(2)

EXTERIOR WALLS—DWELLINGS AND ACCESSORY BUILDINGS WITH AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION

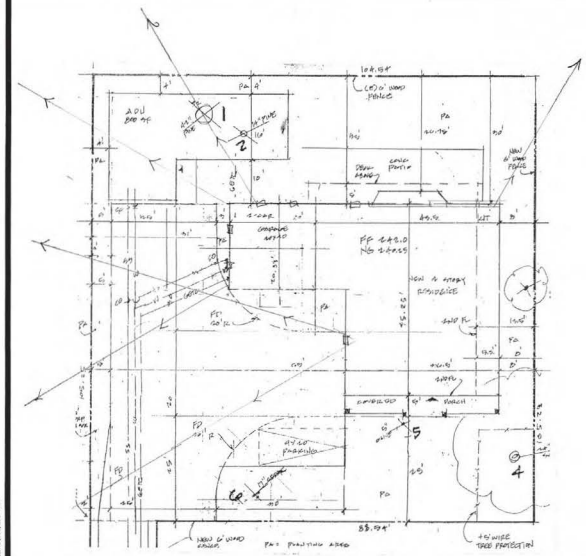
EXTERIOR WALL ELEMENT		MINIMUM FIRE-RESISTANCE RATING	MINIMUM FIRE SEPARATION DISTANCE
Walls	Fire-resistance rated	1 hour—tested in accordance with ASTM E119 or UL 263 with exposure from the outside	0 feet
	Not fire-resistance rated	0 hours	3 feet[a]
Projections	Not allowed	N/A	< 2 feet
	Fire-resistance rated	1 hour on the underside[b,c]	2 feet[a]
	Not fire-resistance rated	0 hours	3 feet[a]
Openings in walls	Not allowed	N/A	< 3 feet
	Unlimited	0 hours	3 feet[a]
Penetrations	All	Comply with Section R302.4	< 3 feet
		None required	3 feet[a]

For SI: 1 foot = 304.8 mm.
N/A = Not Applicable

a. For residential subdivisions where all dwellings are equipped throughout with an automatic sprinkler system installed in accordance with Section R313, the fire separation distance for nonrated exterior walls and rated projections shall be permitted to be reduced to 0 feet, and unlimited unprotected openings and penetrations shall be permitted, where the adjoining lot provides an open setback yard that is 6 feet or more in width on the opposite side of the property line.
b. The roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave if firetblocking is provided from the wall top plate to the underside of the roof sheathing.
c. The roof eave fire-resistance rating shall be permitted to be reduced to 0 hours on the underside of the eave provided that gable vent openings are not installed.



VENTILATION @ HOUSE
AREA/300 = 8.1 SF
1/4 HIGH = 4.1/1.5 = (3) 1 1/2 SF DORMER VENT = DV
1/2 LOW = 4.1 X 2 = (9) 1/2 SF EAVE VENTS, = V
USE (3) 2" Ø HOLES @ VAULTED CEILINGS ONLY = ...



■ PORT BELOW, 2 - 4x4 UNL
3 - 4x4 & 6x BEAMS
BRACE ROOF ONLY TO POSTS.
□ KING POST OR POST LOAD ABOVE
BEARING WALL BELOW
SHEAR WALL
GWB = 5/8 BELOW - FULL HT
3/8" & LONGER TO ROOF OR FLOOR.
2x, 4x = DF #2, PL = PLYWOOD FLOOR
6x BEAMS, 4x4 STUDS = DFI
DRAG STRAPS 4" = CMTA
16 = CMTA (1 1/2 WIDE)
2x = 3d TOTAL TO 2x BLOCKS, JOISTS, RAFTERS
BRACE PURLIN ONLY TO POST IN WALL WHERE SHOWN.

USE GLB'S AS SHOWN
DO NOT USE PL'S INSTEAD
ORDER GLB'S EARLY

* PROVIDE 100% FIRE SPRINKLERS @ HOUSE AND ADU

PRIVACY PLAN, SILLS UNDER +5' | 2

ROOF FRAMING PLANS | 1

REVISIONS	BY

Daryl Fazekas
Architecture, Structural, Energy
15621 Loma Vista Ave.
Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

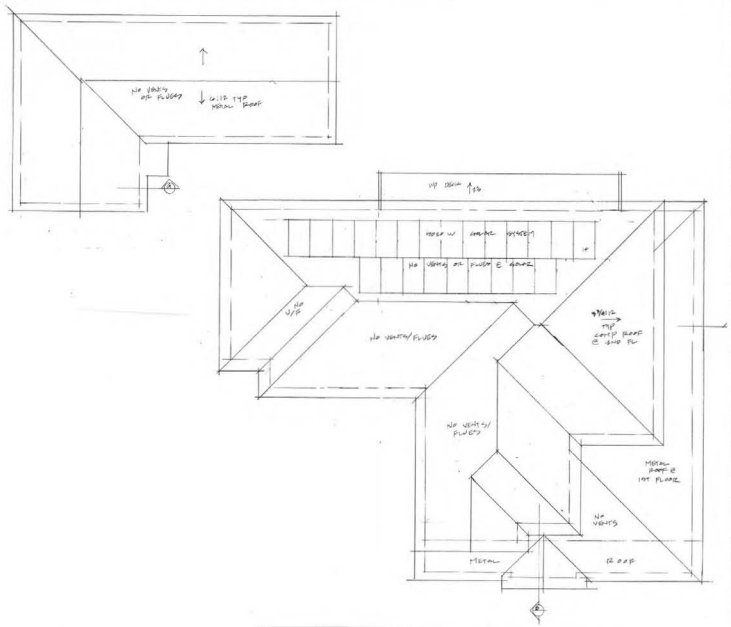
DVORNIK
1327 BURROWS

LICENSED ARCHITECT DARYL FAZEKAS C14509 $31-2021 STATE OF CALIFORNIA

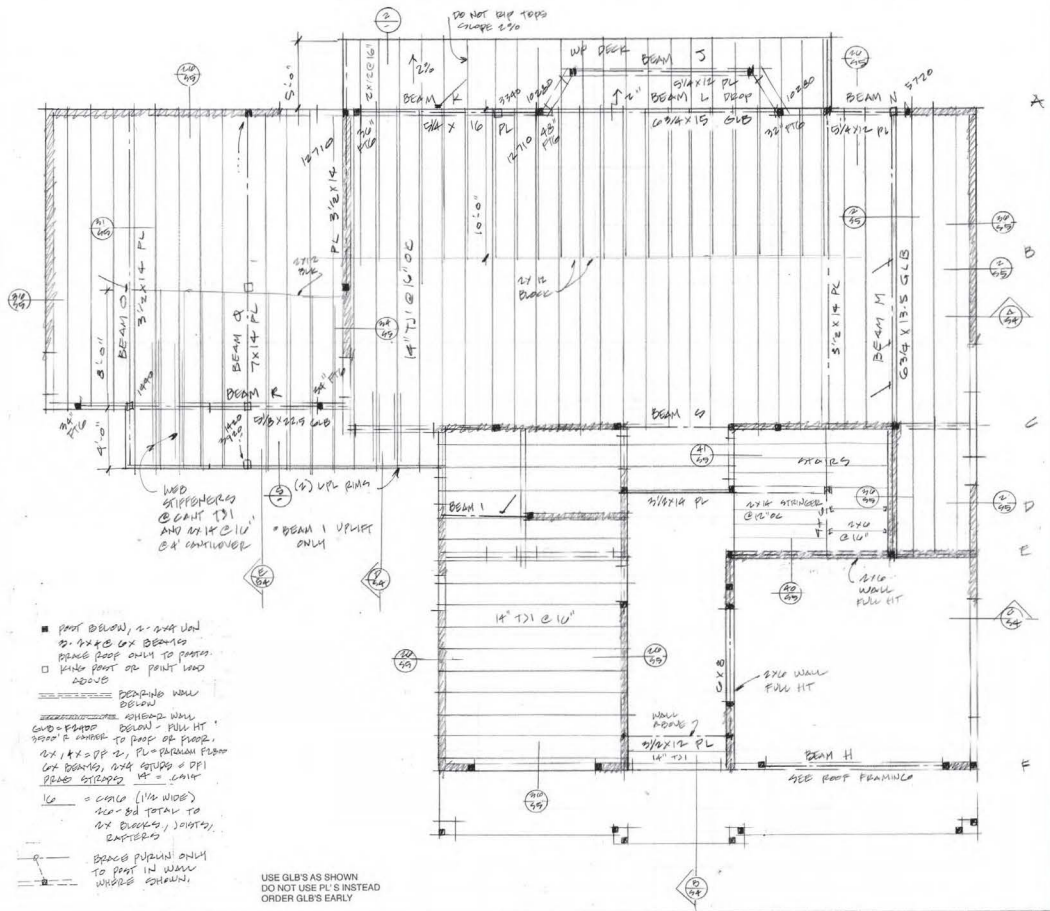
ROOF FRAMING PLANS

DRAWN	
CHECKED	
DATE	6.1.22
SCALE	1/4"
JOB NO.	BURROWS
SHEET	S2
OF	SHEETS

C:\21-VALUELINE (805) 242-7300



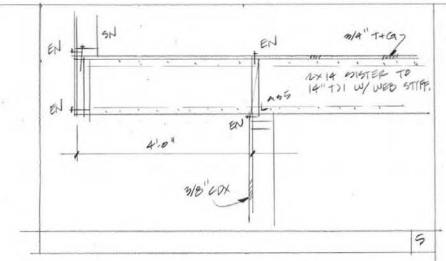
ROOF PLANS 1/8" = 1'-0"

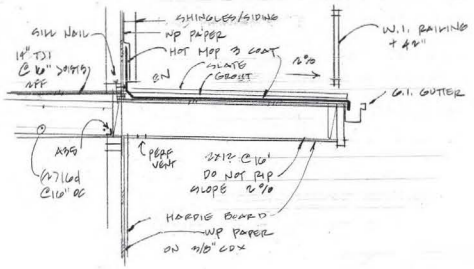


■ POST BELOW, 2-2x4 UON
2-2x4 & 6x BEAMS
BRACE ROOF ONLY TO POSTS.
□ KING POST OR POINT LOAD ABOVE
BEARING WALL BELOW
SHEAR WALL BELOW - FULL HT
GWB = FRAMED WALL TO ROOF OR FLOOR.
2x, 1x = DF #2, PL = PLYWOOD FLOOR
6x BEAMS, 2x4 STUDS = DF1
PLUS STIRRUPS 14" = CANT
16 = CAN (1¼ WIDE) 120-8d TOTAL TO 2x BLOCKS, JOISTS, RAFTERS
BRACE PURLIN ONLY TO POST IN WALL WHERE SHOWN.

USE GLB'S AS SHOWN
DO NOT USE PL'S INSTEAD
ORDER GLB'S EARLY

SECOND FLOOR FRAMING





REVISIONS	BY

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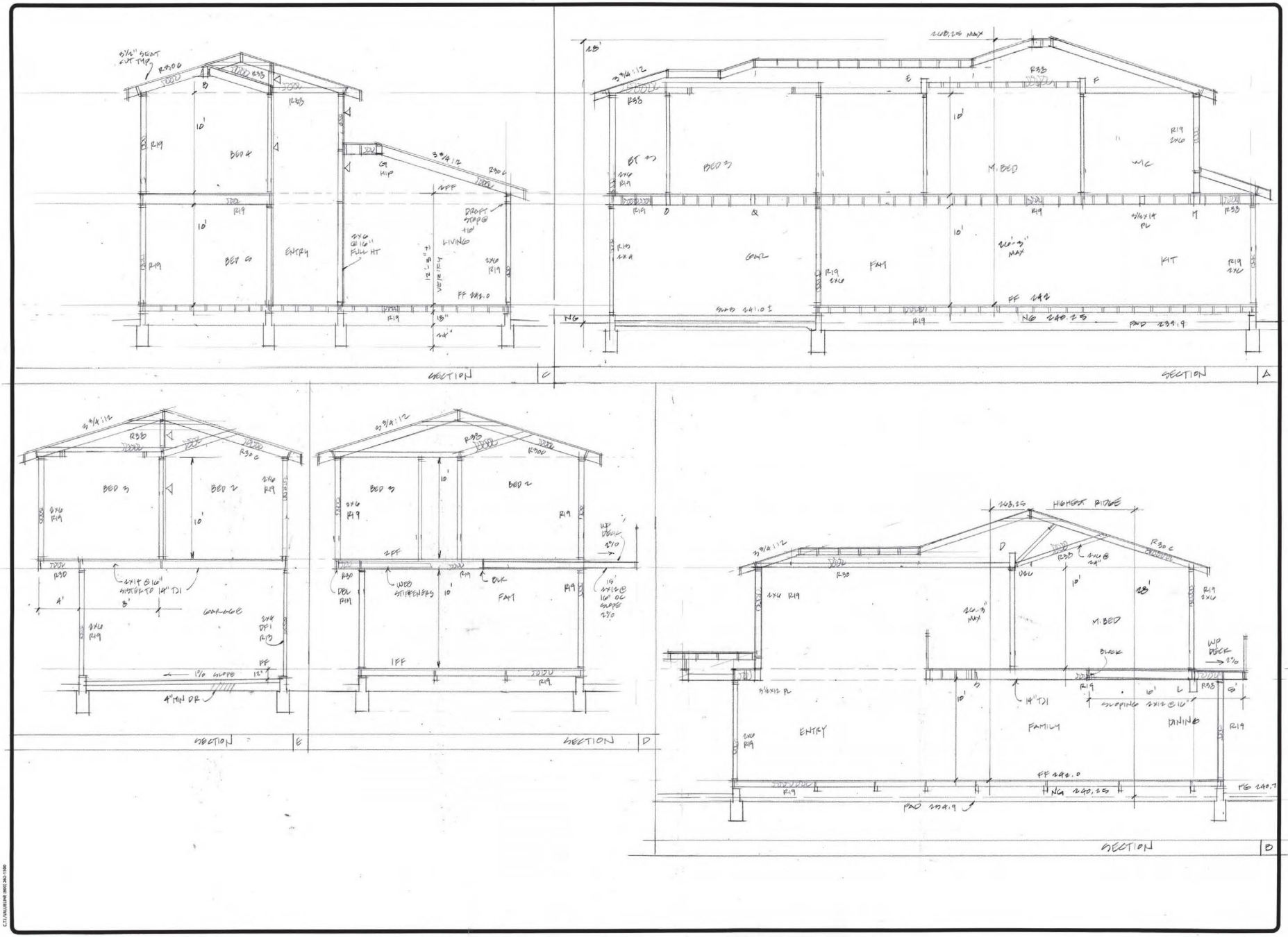
DarylFazekas@gmail.com
408 395 9400

DVORNIK
1517
BURROWS RD

LICENSED ARCHITECT
DARYL FAZEKAS
C14506
5-31-2021
REGISTERED PROFESSIONAL ARCHITECT
STATE OF CALIFORNIA

SECOND FLOOR FRAMING
ROOF PLAN

DRAWN	
CHECKED	
DATE	7.1.20
SCALE	1/4"
JOB NO.	BURROWS
SHEET	S3
OF	SHEETS



REVISIONS	BY

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Los Gatos, CA 95032
DarylFazekas@gmail.com
408 395 9400

DVORNIK
1327 BURROWS RD

LICENSED ARCHITECT DARYL FAZEKAS C14506 STATE OF CALIFORNIA

SECTIONS

DRAWN	
CHECKED	
DATE	6.1.20
SCALE	1/4"
JOB NO.	BURROWS
SHEET	S4
OF	SHEETS

C.T./VALUELINE (800) 262-1590

LEGEND

Existing	Description
	Property Line
	Adjacent Lot Line
	Easement/Ties
	Curb and Gutter
SSMH	Sanitary Sewer Manhole
OH	Overhead utility line
SS	Sanitary Sewer
W	Water
G	Gas
	Existing Fence
WV	WATER VALVE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

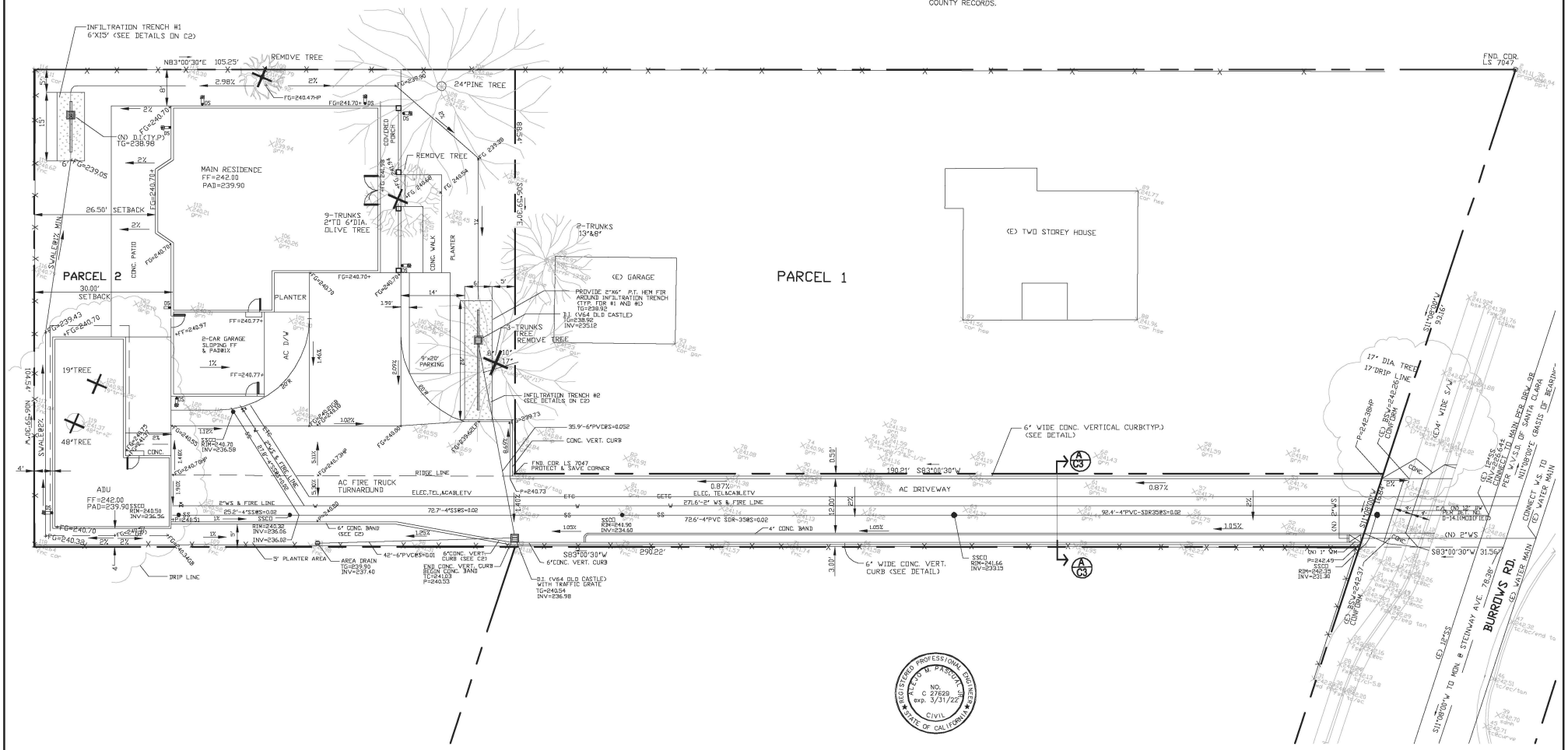
BASIS OF BEARINGS:
THE MONUMENT LINE OF BURROWS ROAD BETWEEN STEINWAY AVENUE AND EXTRLLITA WAY TAKEN AS N 11°08'00" E.

BENCHMARK:
THE ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON CITY OF CAMPBELL BENCHMARK NO. 3, WHICH IS SANTA CLARA VALLEY WATER DISTRICT BM 616 THE MARK IS A 2-1/4" BRASS DISK IN THE TOP OF CURB, AT POLLARD ROAD AND MORE AVENUE SOUNTHWEST CORNER AT THE EAST END OF CURB RETURN, ELEVATION 280.79. ELEVATION TRANFER TO SITE@ MONUMENT AT THE INTERSECTION OF BURROWS ROAD AND STEINWAY AVENUE, ELEVATION=242.31

PROPERTY DESCRIPTION:
ALL OF PARCEL "B", AS SHOWN ON THE PARCEL MAP FILED ON APRIL 18, 2018 IN BOOK 912 OF MAPS, PAGES 39 AND 40, SANTA CLARA COUNTY RECORDS.

REFERENCE:
1. PARCEL MAP, FILED APRIL 18, 2018 IN BOOK 912 PAGES 39-40 NATA CLARA COUNTY RECORDS.

SHEET INDEX	
C1	GRADING AND UTILITY PLAN
C2	DETAILS
C3	EXIST. FIRE HYDRANT LOCATION PLAN
C4	CLEAN BAY BLUE PRINT



REGISTERED PROFESSIONAL ENGINEER
ALEJO M. PASCUAL JR.
NO. C 27629
exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

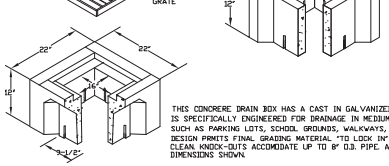
NO.	BY	DATE	REVISIONS	APVD.

ENGINEER CERTIFICATE
PREPARED UNDER THE SUPERVISION OF:
ALEJO M. PASCUAL, JR. RCE 27629 EXPIRES 3-31-22

AL PASCUAL & ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
841 Montevino Drive, Pleasanton, Ca. 94566 (925) 487-4163

PRELIMINARY GRADING AND UTILITY PLAN
1327 BURROWS ROAD
CITY OF CAMPBELL, SANTA CLARA COUNTY, CALIFORNIA

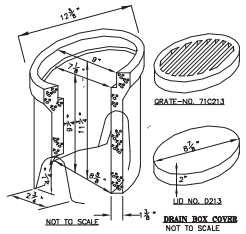
DRAWN BY: AL P.	DATE: DEC. 16, 2019	SHEET NO. C1
DESIGNED BY: AL P.	SCALE: 1"=10'	
REVISED: 7/27/20	JOB NO. 3906	
PRINTED: 7/27/20	DISK NO. 3906GP	1 OF 4 SHEETS



THIS CONCRERE DRAIN BOX HAS A CAST IN GALVANIZED FRAME AND IS SPECIFICALLY ENGINEERED FOR DRAINAGE IN MEDIUM AREAS SUCH AS PARKING LOTS, SCHOOL GROUNDS, WALKWAYS, ETC. ITS DESIGN PRMITS FINAL GRADING MATERIAL "TO LOCK IN" AND FINISH CLEAN. KNOCK-OUTS ACCOMODATE UP TO 8" O.D. PIPE. APPREOX. DIMENSIONS SHOWN.

OLD CASTLE V64 DRAIN BOX

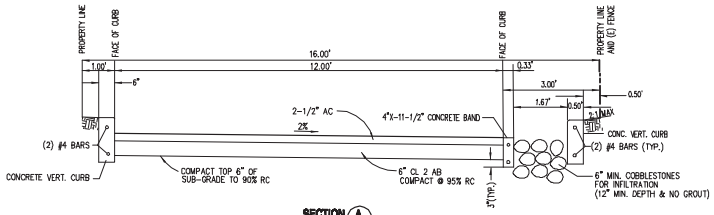
V64 DRAIN BOX
NTS



NOT TO SCALE

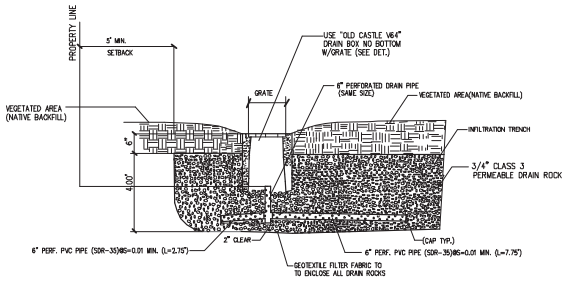
DRAIN BOX COVER
NOT TO SCALE

V1 AREA DRAIN- 8 5/8" I.D. X 12" (D I)
MANUFACTURED BY OLD CASTLE CONCRETE PRODUCTS, INC.



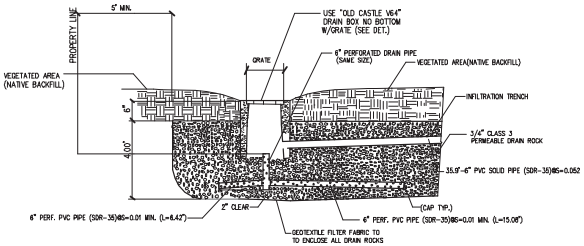
SECTION A/C2

TYPICAL DRIVEWAY SECTION
NTS



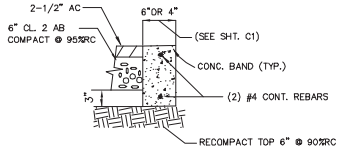
SECTION OF INFILTRATION TRENCH #1
NOT TO SCALE

NOTE:
1. SEE GRADING PLAN SHEET C1 FOR THE DIMENSIONS OF THE INFILTRATION TRENCH.
2. WATER RETENTION CAPACITY OF THE GRAVEL BED IS LIMITED TO 40% OF TOTAL GRAVEL BED VOLUME.



SECTION OF INFILTRATION TRENCH #2
NOT TO SCALE

NOTE:
1. SEE GRADING PLAN SHEET C1 FOR THE DIMENSIONS OF THE INFILTRATION TRENCH.
2. WATER RETENTION CAPACITY OF THE GRAVEL BED IS LIMITED TO 40% OF TOTAL GRAVEL BED VOLUME.



DETAIL OF CONCRETE BAND
NTS

REGISTERED PROFESSIONAL ENGINEER
ALEJO M. PASCUAL, JR.
NO. C 27629
exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NO.	BY	DATE	REVISIONS	APVD.

ENGINEER CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

Alejo M. Pascual, Jr.

ALEJO M. PASCUAL, JR. RCE 27629 EXPIRES 3-31-22

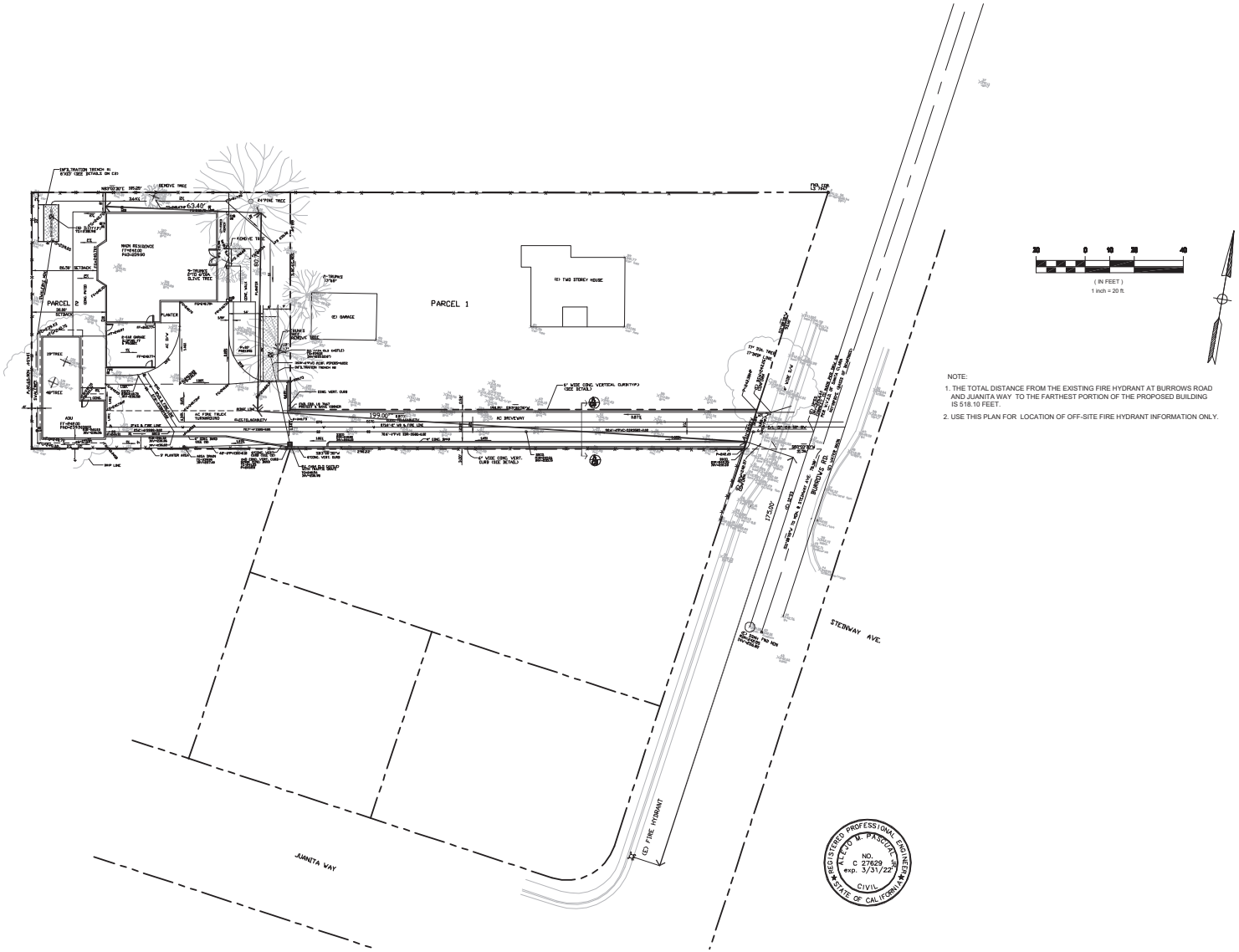
AL PASCUAL & ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS

841 Montevino Drive, Pleasanton, Ca. 94566 (925) 487-4163

DETAILS
1327 BURROWS ROAD

CITY OF CAMPBELL, SANTA CLARA COUNTY, CALIFORNIA

DRAWN BY: AL P.	DATE: DEC. 16, 2019	SHEET NO. C2
DESIGNED BY: AL P.	SCALE: 1"=10'	
REVISED: 7/27/20	JOB NO. 3906	
PRINTED: 7/27/20	DISK NO. 3906GP	2 OF 4 SHEETS



NOTE:

1. THE TOTAL DISTANCE FROM THE EXISTING FIRE HYDRANT AT BURROWS ROAD AND JUANITA WAY TO THE FARTHEST PORTION OF THE PROPOSED BUILDING IS 518.10 FEET.
2. USE THIS PLAN FOR LOCATION OF OFF-SITE FIRE HYDRANT INFORMATION ONLY.

REGISTERED PROFESSIONAL ENGINEER
ALEJO M. PASCUAL, JR.
NO. C 27629
exp. 3/31/22
CIVIL
STATE OF CALIFORNIA

NO.	BY	DATE	REVISIONS	APVD.

ENGINEER CERTIFICATE

PREPARED UNDER THE SUPERVISION OF:

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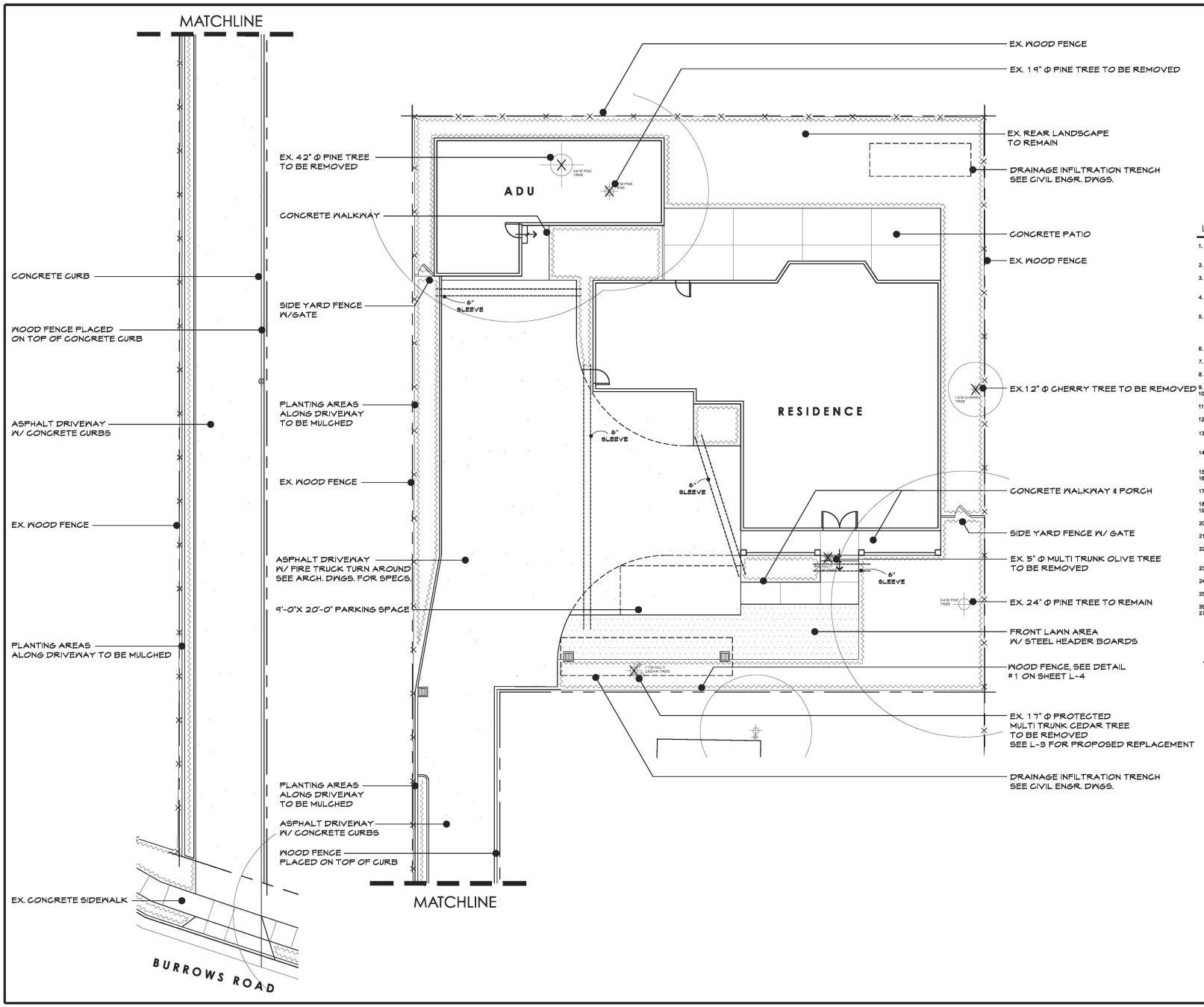
AL PASCUAL & ASSOCIATES, INC. ENGINEERS SURVEYORS PLANNERS

841 Montevino Drive, Pleasanton, Ca. 94566 (925) 487-4163

OFF-SITE FIRE HYDRANT LOCATION PLAN
1327 BURROWS ROAD

CITY OF CAMPBELL, SANTA CLARA COUNTY, CALIFORNIA

DRAWN BY: AL P.	DATE: DEC. 16, 2019	SHEET NO.
DESIGNED BY: AL P.	SCALE: 1"=20'	C3
REVISED:	JOB NO. 3906	
PRINTED: 7/27/20	DISK NO. 3906GP	3 OF 4 SHEETS



LAYOUT LEGEND

- DIMENSIONAL STARTING POINT
- TYP. — TYPICAL
- EQ. — EQUAL
- ALIGN
- ANGLE MEASUREMENT
- PROPERTY LINE
- CENTER LINE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING WATER METER
- INDICATES PLANTING AREA
- INDICATES DETAIL NUMBER
- INDICATES PAGE NUMBER

LAYOUT NOTES

1. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES BY EXPERIENCED WORKMEN AND A LICENSED LANDSCAPE CONTRACTOR.
2. CONTRACTOR TO FAMILIARIZE HIM / HERSELF WITH ALL ON SITE CONDITIONS PRIOR TO BIDDING PROJECT.
3. THE CONTRACTOR SHALL VERIFY ALL DISTANCES AND DIMENSIONS IN THE FIELD; ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH ANY WORK.
4. CONTRACTOR SHALL NOT MAKE ANY FIELD CHANGES UNLESS AUTHORIZED BY THE OWNER AND LANDSCAPE ARCHITECT. ANY UNAUTHORIZED CHANGES SHALL BE CORRECTED TO CONFORM WITH THE PLANS AT NO COST TO THE OWNER.
5. VERIFY THE LOCATION OF ALL UTILITIES AND PROTECT AT ALL TIMES. CONTRACTOR TO PAY FOR ANY DAMAGES TO UTILITIES. TELEPHONE U.S. ALERT TO LOCATE ANY UTILITY LOCATIONS IN DOUBT. ALLOW TWO DAY'S LEAD TIME. (800) 227-2600. THE LOCATION AND PROTECTION OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH ELECTRICAL AND PLUMBING WORK.
7. THE CONTRACTOR SHALL SECURE PERMITS FOR ALL WORK FROM THE APPROPRIATE GOVERNMENTAL AGENCY.
8. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY AND ALL DAMAGE DUE TO OPERATIONS, OR NEGLECT OF SUB-CONTRACTORS.
9. ALL PROPERTY AND LOT LINES SHALL BE VERIFIED PROR TO COMMENCING WORK.
10. WRITTEN DIMENSIONS SHOWN ON DRAWINGS SHALL IN ALL CASES TAKE PRECEDENCE OVER SCALED DIMENSIONS.
11. ALL DIMENSIONS ARE FROM OUTSIDE THE FACE OF PAVING, WALLS, ETC., UNLESS OTHERWISE NOTED ON PLANS.
12. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
13. CONTRATOR TO PROTECT EXISTING TREES FROM DAMAGE DURING CONSTRUCTION AND SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ANY PLANTS DAMAGED OR DESTROYED DURING CONSTRUCTION AT CONTRACTOR'S OWN EXPENSE.
14. ALL GRADING SHALL BE IN ACCORDANCE WITH LOCAL GRADING CODES AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN, COORDINATE AND PAY FOR ANY AND ALL ADDITIONAL PERMITS AND ALL INSPECTIONS REQUIRED.
15. CONTRACTOR SHALL GRADE SITE SO THAT THE SITE HAS POSITIVE DRAINAGE.
16. LANDSCAPE AREAS SHALL DRAIN AWAY FROM ALL BUILDINGS AND FACILITIES AT 2% MIN. OR AS SHOWN ON PLANS.
17. LANDSCAPE MOUNDS AND FILL AREAS SHALL BE SPREAD IN LOOSE LIFTS OF 8" OR LESS AND COMPACTED BY WATER SATURATION TO A DEGREE OF 95% OR GREATER.
18. EXPORTED SOIL AND DEBRIS SHALL GO TO A LEGAL DUMP SITE.
19. ALL LANDSCAPE AREAS SHALL BE SMOOTH IN CHARACTER AND SHALL HAVE NATURAL TRANSITIONS BETWEEN CONTOURS AS DIRECTED BY THE LANDSCAPE ARCHITECT.
20. ALL MATTER OF DEBRIS SHALL BE REMOVED BY THE CONTRACTOR FROM THE SURFACE UPON WHICH FILL IS TO BE PLACED.
21. THE CONTRACTOR SHALL STAKE THE LAYOUT FOR THE WALKWAYS, WALLS, FENCES, PRIOR TO CONSTRUCTION FOR LANDSCAPE ARCHITECT AND OWNER'S REVIEW.
22. THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES, COLORS AND PAVING MATERIALS TO THE LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL BEFORE PROCEEDING WITH THE WORK.
23. ALL CONCRETE FLATWORK LAYOUT SHALL BE APPROVED BY OWNER PRIOR TO INSTALLATION.
24. ALL WALLS AND WALKS SHALL HAVE A SMOOTH, CONTINUOUS CURVES AS INDICATED ON PLANS. JOIN ALL EXISTING PAVING FLUSH.
25. THE CONTRACTOR SHALL PROVIDE SLEEVES UNDER WALKWAYS, WALLS, FENCES PRIOR TO CONSTRUCTION FOR LANDSCAPE ARCHITECT AND OWNERS REVIEW.
26. ALL PLANTING AREAS SHALL RECEIVE A 3" MINIMUM LAYER OF MULCH.
27. SITE INFORMATION WAS TAKEN FROM DRAWING PREPARED BY DARYL FAZEKAS, LOS GATOS, CA (408) 395-9400, JANUARY 2020, AND AL PASCUAL & ASSOCIATES, INC, PLEASANTON, CA (925) 487-4163, JANUARY 2020, AND FIELD MEASUREMENTS PREPARED BY JOHN DALRYMPLE LANDSCAPE ARCHITECTURE, REDWOOD CITY, CA (650) 743-1748, BRING ANY DISCREPANCIES TO CONTRACTOR FOR A DECISION.

LANDSCAPE DOCUMENTATION INFORMATION

1. PROJECT INFORMATION

A. DATE: 6-5-20
B. PROJECT APPLICANT: LUKA DVORNIK, (408) 250-3243
1327 BURROWS ROAD, CAMPBELL, CA 95008
C. PROJECT ADDRESS: 1327 BURROWS ROAD, CAMPBELL, CA 95008
APN: 403-16-112
D. TOTAL IRRIGATED LANDSCAPE AREA 2,475 SQ. FT.
E. PROJECT TYPE: NEW RESIDENCE
F. WATER SUPPLY: POTABLE, SAN JOSE WATER COMPANY
PROJECT CHECKLIST: SEE BELOW
G. PROJECT CONTACTS: JOHN DALRYMPLE - LANDSCAPE ARCHITECT, (650) 549-8707
LUKA DVORNIK - OWNER, (408) 250-3243
H. LANDSCAPE DOCUMENTATION PACKAGE CERTIFICATION:
"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO"

JOHN DALRYMPLE LANDSCAPE ARCHITECTURE — 6-5-20 DATE

NOTES

-EXTENT OF PROPOSED IRRIGATED LANDSCAPE IS 2,475 SQ. FT.
-SEE SHEET L-2 FOR SPECIFIC HYDROZONES
-COORDINATE W/ JOB SUPERINTENDENT LOCATION AND CONNECTION OF IRRIGATION CONTROLLER TO 110 VOLT POWER SUPPLY. INSTALL PER LOCAL CODES AND ORDINANCES.
-INCORPORATE COMPOST AT RATE OF AT LEAST OF 4 CUBIC YARDS PER 1,000 SQ. FT. TO A DEPTH OF 6 INCHES INTO LANDSCAPE AREA. (UNLESS CONTRA-INDICATED BY A SOIL TEST)
-A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEATING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
-AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
-78% OF THE PLANTING AREA TO BE LOW WATER PLANTS
100% OF PROPOSED PLANTS ARE LOW WATER PLANTS
-UNDERGROUND SERVICE ALERT: BEFORE EXCAVATING CALL U.S.A. UNDERGROUND SERVICE ALERT. CALL TOLL FREE: 800-227-2600, 48 HOURS BEFORE ALL PLANNED WORK OPERATIONS.

JOHN DALRYMPLE
LANDSCAPE ARCHITECTURE
650 743-1748
info@johndalrymple.com
501 Seaport Court, Suite 103
Redwood City, CA 94063
www.johndalrymple.com

DVORNIK RESIDENCE

1327 BURROWS ROAD
CAMPBELL, CA 95008
APN: 403-16-112

LANDSCAPE DESIGN PLAN

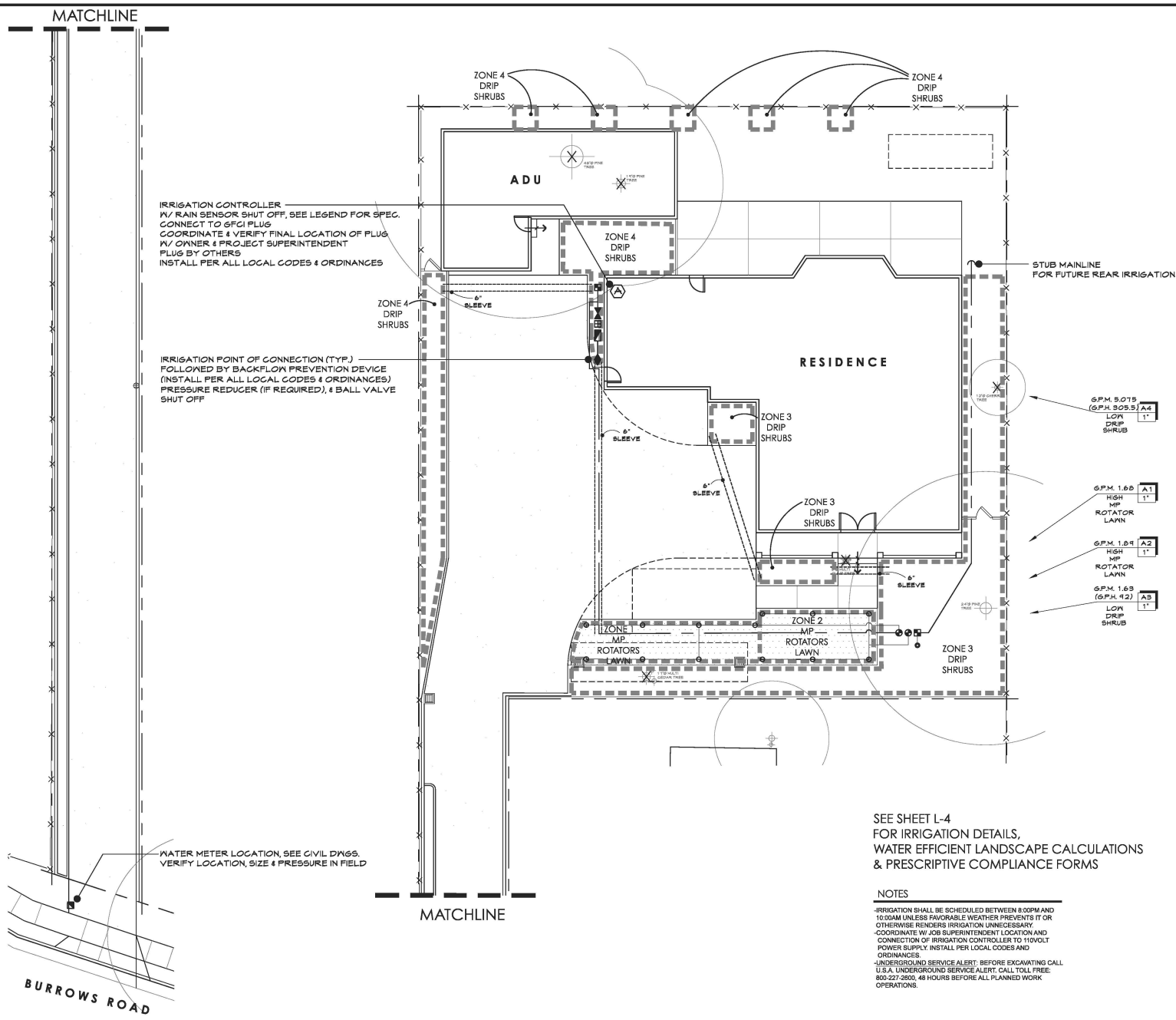
LICENSED LANDSCAPE ARCHITECT
JOHN M. DALRYMPLE
No.5632
Signature
10-31-20
Renewal Date
1-24-20
Date
STATE OF CALIFORNIA

DATE
1-24-20
REVISIONS
1 6-5-20
2 7-17-20

SCALE
1/8" = 1'-0"

NORTH

SHEET
L - 1



IRRIGATION LEGEND

- EX. WATER METER, VERIFY LOCATION, GPM & PRESSURE IN FIELD W/ JOB SUPERINTENDENT
- IRRIGATION POINT OF CONNECTION
- 12 STATION 'HUNTER' PRO-C CONTROLLER W/ PLASTIC CABINET, REMOTE CONTROL, & SOLAR SYNC WITH RAIN SENSOR TO BE INCLUDED OR EQ.
- REDUCED PRESSURE BACKFLOW PREVENTER, FEBCO 825Y 1"
- WILKENS PRESSURE REDUCER ASSEMBLY; IF REQUIRED IF PRESSURE EXCEEDS 70 P.S.I., SET TO 70 P.S.I.; LINE SIZE, LOCATED IN LABLED PLASTIC BOX
- NIBCO BALL VALVE; LINE SIZE, LOCATED IN LABLED PLASTIC BOX
- 1" HUNTER PGV-100G SERIES REMOTE CONTROL VALVE OR EQ.
- 1" HUNTER PCZ-101 SERIES DRIVE REMOTE CONTROL VALVE ASSEMBLY W/ HFR FILTER SYSTEM & PRESET 40 PSI PRESSURE REGULATOR
- PVC PIPE TO 1/2" DRIP TUBING POINT OF CONNECTION
- HUNTER MP ROTATOR - MP1000-360 (8'-15' RAD.) - 6" POP W/ CV - .84 GPM AT 40 PSI
- HUNTER MP ROTATOR - MP1000-270 (8'-15' RAD.) - 6" POP W/ CV - .63 GPM AT 40 PSI
- HUNTER MP ROTATOR - MP1000-180 (8'-15' RAD.) - 6" POP W/ CV - .42 GPM AT 40 PSI
- HUNTER MP ROTATOR - MP1000-90 (8'-15' RAD.) - 6" POP W/ CV - .21 GPM AT 40 PSI
- SCH. 40 PVC IRRIGATION MAINLINE LINE, SIZE PER PLAN
- SCH. 40 PVC IRRIGATION LATERAL LINE, SIZE PER PLAN
- SCH. 40 PVC SLEEVE, SIZE PER PLAN
- IRRIGATION ZONES

LAWN AREAS TO BE HUNTER MP ROTATORS
MP1000-360 & 90-210 NOZZLES ON 6" POP-UPS ON PRS40 BODY W/ CHECK VALVE
HEADS TO BE PLACED TO ACHIEVE HEAD TO HEAD COVERAGE
PLANTING AREAS TO BE DRIP IRRIGATION W/ NETAFIM INLINE DRIP LINES
OR SALCO 1/2" AR DRIP TUBING MAINLINES & 1/2" TUBING TO PLANTS
1.0 GPH DRIP EMMITERS FOR O.C. / SHRUB AREAS AS FOLLOWS
1 GAL. - 1 EA. AT 6" FROM TRUNK / STEM
5 GAL. - 3 EA. AT 8" FROM TRUNK / STEM
15 GAL. - 4 EA. AT 12" FROM TRUNK
24" BOX - 6 EA. AT 18" FROM TRUNK

10.00 — GALLONS PER MINUTE
A1 — VALVE / STATION NUMBER
1" — VALVE SIZE
SPRAY — IRRIGATION TYPE

IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES ETC. SHOWN WITHIN THE PAVED AREAS OR BUILDINGS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID CONFLICTS WITH PLANTING, PIPINGS, UTILITIES AND ARCHITECTURE WHERE POSSIBLE.
2. DO NOT WILLFULLY INSTALL THE SYSTEMS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, GPM AVAILABILITY, OR PRESSURES EXISIT THAT MAY NOT HAVE BEEN INCLUDED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND LANDSCAPE ARCHITECT FOR A DECISION. IN THE EVENT THAT NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITES FOR ANY REVISIONS NECESSARY.
3. 120 VOLT ELECTRICAL POWER OUTLET AT THE IRRIGATION CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL HOOK-UP FROM REMOTE CONTROL VALVES TO CONTROLLER.
4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, UTILITIES, PIPING, BUILDINGS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE WITH THEIR WORK WITH THE GENERAL CONTRACTOR FOR THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, STRUCTURES, ETC.
5. THE IRRIGATION SYSTEM SHALL BE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED LANDSCAPE CONTRACTOR AND EXPERENCES WORKMEN. CONTRACTOR TO OBTAIN AND PAY FOR ALL IRRIGATION PERMITS AND REQUIREMENTS
6. CONTRACTOR TO CONFIRM THE LOCATION OF EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGE CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
7. SYSTEM IS BASED UPON A STATIC MAINLINE PRESSURE OF 70 PSI. A PRESSURE REDUCER MAY (MAY NOT) BE REQUIRED SO THAT THE STATIC MAINLINE PRESSURE AS MEASURED AT THE POINT OF CONNECTION (AFTER THE BACK FLOW DEVICE) IS 70 PSI. AFTER CALCULATING PRESSURE LOSSES, THE SYSTEM IS DESIGNED TO OPPERATE AT APPROXIMATELY 35-40 PSI WORKING PRESSURE AT THE HEADS. THROUGH ANY ONE VALVE, THE SYSTEM IS DESIGNED TO OPERATE AT A MAXIMUM OF 13 GPMS.
8. CONTRACTOR SHALL BE RESPONSIBILE FOR ALL SLEEVING REQUIRED FOR ELECTRICAL AND IRRIGATION. CONTRACTOR TO COORDINATE AND LOCATE ANY ELECTRICAL AND IRRIGATION SLEEVESPRIOR TO CONCRETE POUR. LANDSCAPE ARCHITECT TO REVIEW LAYOUT PRIOR TO CONCRETE POUR. SLEEVES TO BE SCH. 40 PVC PVC PIPE, SET 2" SAND BED CONTINUOUS AROUND ENTIRE SLEEVE, WITH MARKING TAPE AT EACH END. EXTEND PAST PAVING 6"
9. TRENCHES ARE TO BE OF SUFFICIENT DEPTH TO PROVIDE 18" OF COVER OVER MAINLINE AND LATERAL LINES PRIOR TO THE INSTALLATION OF OF IRRIGATION HEADS. MAINLINE TO BE VISUALLY INSPECTED FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING. MAINLINES UNDER STREETS AND DRIVE WAY TO BE 24" MINIMUM DEPTH.
10. FLUSH MAINLINES PRIOR TO THE INSTALLATION OF REMOTE CONTROL VALVES. FLUSH LATERAL LINES PRIOR TO THE INSTALLATION OF IRRIGATION HEADS. MAINLINE TO BE VISUALLY INSPECTED FOR LEAKS UNDER FULL OPERATING PRESSURE PRIOR TO BACKFILLING.
11. IRRIGATION CONTROL WIRE SHALL BE #14 UL APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE #14 UL APPROVED FOR DIRECT BURIAL WHITE ON COLOR. WIRES TO BE MULTI-STRAND #18-6 REMOTE CONTROL VALVES SHALL BE A COLOR OTHER THAN WHITE. ALL SPLICES SHALL BE MADE WITHIN REMOTE CONTROL VALVE BOXES. LEAVE 24" EXCESS WIRE COIL AT REMOTE CONTROL LOCATIONS.
12. REMOTE CONTROL VALVE BOXES SHALL BE INSTALLED FLUSH WITH FINISH GRADE (NOT NECESSARILY PLUMB). ALIGN VALVE BOXES WITH ADJACENT PAVEMENT EDGES OR STRUCTURES. VALVE BOXES SHALL BE PLASTIC WITH BOLT DOWN LIDS AND WHITE NUMBERED VALVE STATIONS IN STENCILS.
13. ALL EXCAVATIONS SHALL BE BACKFILLED TO 90% COMPACTION MIN. CONTRACTOR TO REPAIR SETTLED TRENCHES ONE YEAR AFTER COMPLETION OF WORK.
14. CONTRACTOR TO MAKE MINOR ADJUSTMENTS IN HEAD LOCATIONS AND ADJUST HEADS FOR RADIUS (ARC IF APPLICABLE) TO OPTIMUM COVERAGE AND ELIMINATE SPRAYING INTO PAVEMENT, BUILDINGS AND WALLS. ADD HEADS AS NECESSARY FOR HEAD TO HEAD COVERAGE. INSTALL FLAT HEADS NEAR BUILDINGS.
15. CONTRACTOR TO MAINTAIN A SET OF 'AS-BUILT' DRAWINGS THROUGHOUT THE COURSE OF CONSTRUCTION AND DELIVER THESE DRAWINGS TO THE OWNER UPON THE COMPLETION OF WORK. THE DRAWINGS SHALL BE IN REPRODUCIBLE FORM.
16. CONTRACTOR SHALL GUARANTEE THE SYSTEM AND MATERIALS TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR STARTING WITH THE ACCEPTANCE AT THE FINAL SITE REVIEW.
17. ALL HEADS WHICH MAY EXPERIENCE LOW HEAD DRAINAGE SHOULD HAVE IN-LINE OR IN-HEAD CHECK VALVES INSTALLED.
18. THE IRRIGATION CONTRACTOR SHOULD ARRANGE WITH THE LANDSCAPE ARCHITECT AND OWNERFOR A SITE REVIEW OF THE SYSTEM. CALL WITHIN TWO DAYS PRIOR TO NOTICE TO ARRANGE REVIEW DATES. REVIEWS WILL BE SCHEDULED TO REVIEW:
    1. PRESSURE TEST TO MAINLINE PRIOR TO BACKFILLING TRENCHES.
    2. COVERAGE TEST OF SPRINKLER SYSTEM PRIOR TO PLANTING.
    3. FINAL WALK THROUGH OF ALL ASPECTS OF IRRIGATION SYSTEM.
19. WATER JET ALL TRENCHES, TYPICAL.

SEE SHEET L-4
FOR IRRIGATION DETAILS,
WATER EFFICIENT LANDSCAPE CALCULATIONS
& PRESCRIPTIVE COMPLIANCE FORMS

NOTES

-IRRIGATION SHALL BE SCHEDULED BETWEEN 8:00PM AND 10:00AM UNLESS FAVORABLE WEATHER PREVENTS IT OR OTHERWISE RENDERS IRRIGATION UNNECESSARY
-COORDINATE W/ JOB SUPERINTENDENT LOCATION AND CONNECTION OF IRRIGATION CONTROLLER TO 110VOLT POWER SUPPLY. INSTALL PER LOCAL CODES AND ORDINANCES.
-UNDERGROUND SERVICE ALERT: BEFORE EXCAVATING CALL U.S.A. UNDERGROUND SERVICE ALERT, CALL TOLL FREE: 800-227-2600, 48 HOURS BEFORE ALL PLANNED WORK OPERATIONS.

JOHN DALRYMPLE
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P.O. Box 2223
Inlico@jondalrymplela.com
501 Seaport Court, Suite 103
Redwood City, CA 94063
www.jondalrymplela.com

DVORNIK RESIDENCE

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CAMPBELL, CA 95008
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DIAGRAMMATIC IRRIGATION PLAN

LICENSED LANDSCAPE ARCHITECT
JOHN M. DALRYMPLE
No.5632
Signature
03-31-20
Renewal Date
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STATE OF CALIFORNIA

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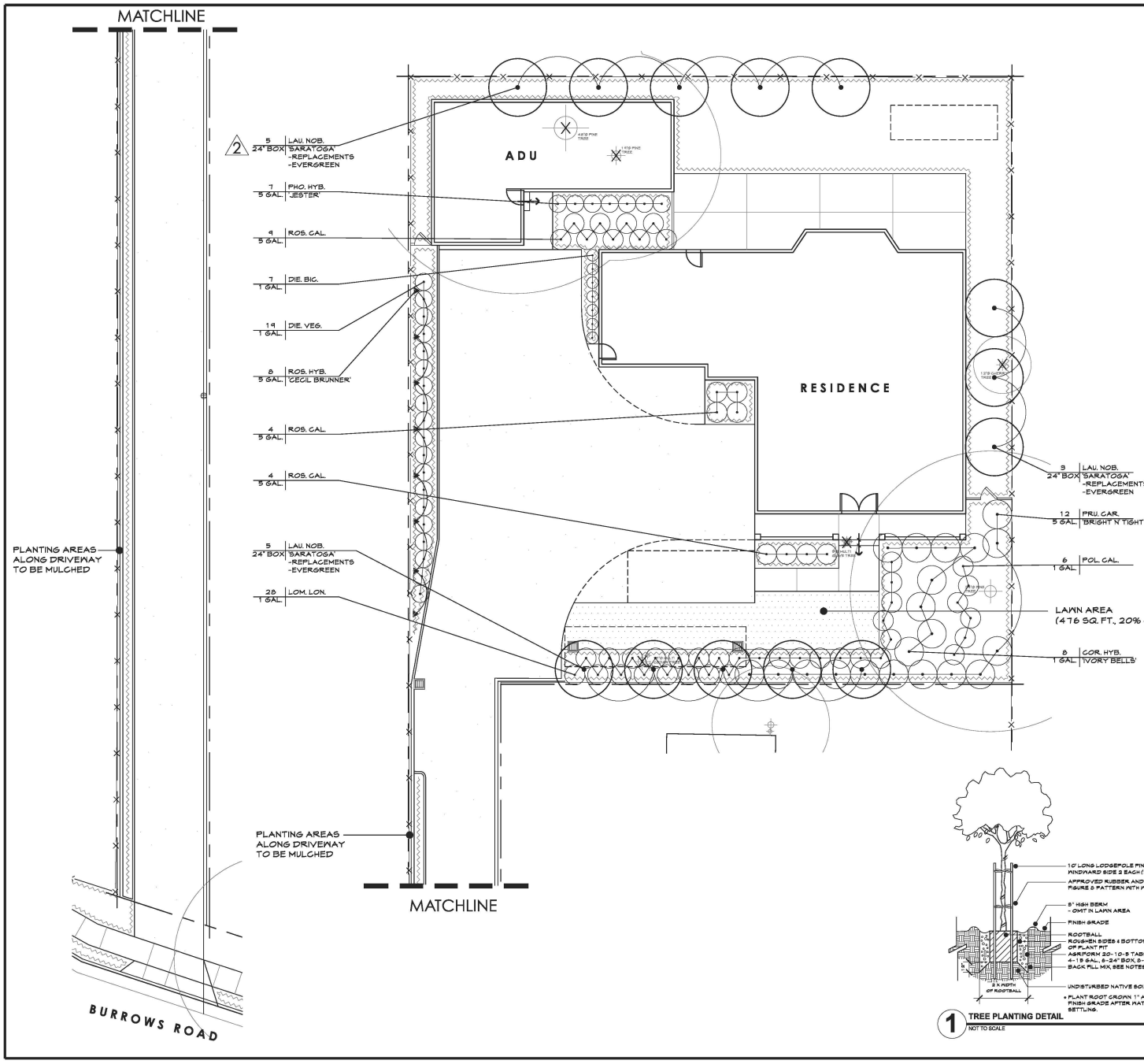


PLANT LEGEND

TREE SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
LAU. NOB.	24" BOX	LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	LOW

SHRUBS SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
COR. HYB.	1 GAL	CORREA HYBRID 'IVORY BELLS'	WHITE AUSTRALIAN FUCHSIA	LOW
DIE. BIC.	1 GAL	DIETES BICOLOR	FORTNIGHT LILY	LOW
DIE. VEG.	1 GAL	DIETES VEGETA	FORTNIGHT LILY	LOW
LOM. LON.	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	LOW
PHO. HYB.	5 GAL	PHORMIUM HYBRID 'JESTER'	NEW ZEALAND FLAX	LOW
POL. CAL.	1 GAL	POLYSTICHUM CALIFONICUM	CALIFORNIA SWORD FERN	LOW
PRU. CAR.	5 GAL	PRUNUS CAROLINIANA 'BRIGHT N' TIGHT'	BRIGHT N' TIGHT CAROLINA LAUREL	LOW
ROS. CAL.	5 GAL	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	LOW

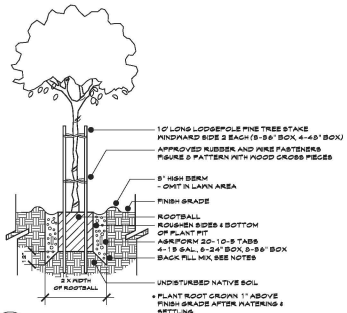
VINE SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
ROS. HYB.	5 GAL	ROSE HYBRID 'CECILE BRUNNER'	CECILE BRUNNER CLIMBING ROSE	LOW

GROUND COVER SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
	SOD	LAWN - 'DELTA BLUE GRASS' - BOLERO PLUS OR EQUAL		HIGH

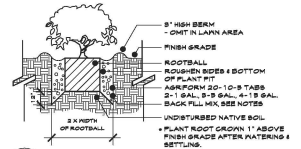
NOTE: PLANTS TO BE GROUPED IN HYDROZONES ACORDING TO WATER USES, ALL WATER USE INFORMATION WAS TAKEN FROM THE 2000 EDITION OF WUCOLS III
- 100% OF PROPOSED PLANTS ARE LOW WATER USE (75% REQUIRED)

PLANTING NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITES, PIPES & STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SAID UTILITES.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, ARE DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE PLANTING OPERATION.
4. SEE DETAILS FOR STAKING METHOD, PLANT PIT DIMENSIONS AND BACKFILL REQUIREMENTS.
5. ALL PLANT PITS SHALL BE FREE FROM ROCKS AND DEBRIS GREATER THAN 2" IN DIAMETER.
6. PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE ARCHITECT. LOCATE PLANT MATERIALS TO SCREEN UTILITIES, IRRIGATION DEVICES, ETC. AS MUCH AS POSSIBLE YET ALLOW ACCESS TO THEM.
7. THE OWNER RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS AND DELETIONS IN THE PLANTING SCHEME AS NECESSARY WHILE WORK ISIN PROGRESS. SUCH CASES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF WHEN NECESSARY.
8. ALL PLANT MATERIAL SHALL BE APPROVED FOR QUALITY BY THE OWNER AND LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION.
9. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LANDSCAPE CONTRACTOR. LOCATION SHALL BE APPROVED PRIOR TO EXCAVATION.
10. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED WITHIN .10 FOOR OF FINISHED GRADE. CONTRACTOR SHALL ACCEPT GRADE PRIOR TO COMMENCINING WORK. STARTING WORK IMPLIES AN ACCEPTANCE OF GRADE. FINAL GRADES SHALL BE ADJUSTED AS DIRECTED BY OWNER. ALL GRADING SHALL BE COMPLETE PRIOR TO COMMENCEMENT OF PLANTING OPERATIONS.
11. CONTRACTOR SHALL NOTIFY OWNER SEVEN (7) DAYS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT SCHEDULES AS REQUIRED.
12. AMEND THE TOP 6"-8" OF TOPSOIL WITH A 3" LAYER NITROGEN AND IRON STABILIZED REDWOOD SOIL CONDITIONER SUCH AS GROWER'S WONDER GROW OR EQUAL IN ALL AREAS. THE PLANT BACK FILL MIX FOR ALL TREES, SHRUBS AND 1 GALLON GROUND COVER PLANTS SHALL CONSIST OF 1 PART REDWOOD SOIL CONDITIONER AND 1 PART NATIVE SOIL. PLANT BACKFILL MIX AND THE TOPSOIL AMENDMENT SHALL CONTAIN PER CUBIC YARD:
    2.5 LBS. MIXTURE OF COMMERCIAL FERTILIZER (20-10-10 OR EQUAL)
    1.0 LBS. UREA FORMALDEHYDE (30-0-0)
    1.0 LBS. IRON SULFATE
13. ALL WORK SHALL BE INSTALLED IN CONFORMANCE WITH LOCAL CODES AND ORDINANCES. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS. PROTECTING EXISTING TREES AS NECESSARY. FENCE AS NECESSARY. LOCATE ALL UTILITIES BEFORE PROCEEDING WITH THE WORK. COORDINATE ALL DIGGING AND TRENCHING PRIOR TO BEGINNING WORK WITH PROJECT SUPERVISOR FIRST.
14. APPLY 'RONSTAR' OR 'ELANCO XL' PRE-EMERGENT HERBICIDE TO ALL PLANTED AREAS. APPLY HERBICIDE IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECS. THE LANDSCAPE SHALL BE WEED FREE AT THE TIME OF THE FINAL WALK-THROUGH.
15. INSTALL 3" LAYER OF MINI FIR BARK MULCH IN ALL NEWLY PLANTED AREAS. SUBMIT SAMPLES FOR APPROVAL.



1 TREE PLANTING DETAIL
NOT TO SCALE



2 SHRUB PLANTING DETAIL
NOT TO SCALE

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PLANTING PLAN

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SCALE
1/8" = 1'-0"

NORTH

SHEET
L - 3

WATER EFFICIENT LANDSCAPE CALCULATIONS

HYDROZONE / PLANT USE WATER TYPE / IRRIGATION METHOD	ZONES / VALVES	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	HYDROZONE AREA % OF IRRIGATED LANDSCAPE AREA		ETAF X AREA	ESTIMATED TOTAL WATER USE (ETWU)
R-1									
LOW WATER USE PLANTS DRIP R-2	1, 2, 3, 4	0.3	DRIP	0.81	0.37	1,999 SF	80%	739	20,755
HIGH WATER USE LAWN MP ROTATORS	5	0.7	MP ROTATORS	0.75	0.93	476 SF	20%	442	12,414
TOTAL:						2,475 SF		1,181	33,169
ESTIMATED ANNUAL GALLONS REQUIRED: 45.3 X 0.62 (ETAF X AREA) =								ETWU TOTAL	33,169 GAL / YEAR (DESIGN CASE)
ESTIMATED ANNUAL GALLONS ALLOWED: 45.3 X 0.62 X [(0.55 X LA) + (1- ETAF X SLA)] =								MAWA TOTAL	38,232 GAL / YEAR (BASELINE CASE)

CALCULATION REFERENCE

ETWU (ANNUAL GALLONS REQUIRED): ETo X 0.62 (ETAF x AREA)
(GALLONS PER YEAR)
ETo: REFERENCE EVAPOTRANSPIRATION (CAMPBELL NOT GIVEN, 45.3 INCHES PER YEAR IN SAN JOSE)
0.62: CONVERSION FACTOR (INCHES PER SQUARE FOOT TO GALLONS PER SQUARE FOOT)
ETAF: PLANT FACTOR / IRRIGATION WFFICIENCY
AREA: TOTAL LANDSCAPE AREA

MAWA (ANNUAL GALLONS ALLOWED): ETo X 0.62 (ETAF x LA) + [(1-ETAF) x SLA]
(GALLONS PER YEAR)
ETo: REFERENCE EVAPOTRANSPIRATION (CAMPBELL NOT GIVEN, 45.3 INCHES PER YEAR IN SAN JOSE)
0.62: CONVERSION FACTOR (INCHES PER SQUARE FOOT TO GALLONS PER SQUARE FOOT)
0.55: ESTIMATED AVERAGE IRRIGATION EFFICIENCY, .55 FOR RESIDENTIAL AREAS
LA: TOTAL LANDSCAPE AREA
SLA: SPECIAL LANDSCAPE AREA (SQUARE FEET)

ETAF CALCULATIONS

- ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS

REGULAR LANDSCAPE AREAS	
TOTAL ETAF X AREA	2,475
TOTAL AREA	1,181
AVERAGE ETAF	.47

ALL LANDSCAPE AREAS	
TOTAL ETAF X AREA	2,475
TOTAL AREA	1,181
ESTIMOE ETAF	.47

IRRIGATION EFFICIENCY STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

6-5-20

JOHN DALRYMPLE LANDSCAPE ARCHITECTURE - RLA 5632

CITY OF CAMPBELL
Community Development Department

PROJECT INTAKE
(City Use Only)
BLD File No: _____
PLN File No: _____
Planner: _____

SINGLE FAMILY RESIDENTIAL
Landscape Information Form

The City of Campbell has adopted the updated California Model Water Efficient Landscape Ordinance (MWELO) as part of the City's Water Efficient Landscape Guidelines. This document is available at: http://www.ci.ci.campbell.com/DocumentCenter/View/178 or on the Planning Division's Zoning and Land Use webpage through http://www.ci.ci.campbell.com/166/Zoning-and-Land-Use.

STEP 1. Determine Required Landscape Areas

Building permit plans shall demonstrate compliance with Campbell Municipal Code (CMC) including but not limited to the following requirements:

- Front yards must be landscaped, except for driveway and walkway areas. CMC Section 21.26.030(B)
- Required landscaping shall consist of turf, ground cover, shrubs, trees, and boulders in a variety of species and sizes. CMC Section 21.26.080(G)
- Paving shall not exceed 50% of the front yard setback area (20 or 25 feet from the front property line). CMC Section 21.38.070

Additional requirements may apply if your project required a separate development application through the Planning Division prior to a building permit application. See the Planning Division for Conditions of Approval that may apply.

STEP 2. Determine Submittal Requirements based on Project Type*

*As determined by the Building Official. A major remodel/addition project may be designated as a new home.

For a new home:

a. If the project landscape area is less than 500 square feet, compliance with CMC Chapter 21.26 is required but not the MWELO.
b. If the project landscape area is between 500 square feet and 2,500 square feet, compliance with the prescriptive option (Appendix D) per Section 490.1(c) of the MWELO is required.

For a remodel/addition project:

c. If the project landscape area is 2,500 square feet or less, compliance with CMC Chapter 21.26 is required but not the MWELO.

STEP 3. Prepare your Building Permit Plans

Prepare Planting and Irrigation Plans demonstrating compliance with the applicable requirements. Submit Planting and Irrigation Plans and this completed form with your Building Permit Application.

PROPERTY INFORMATION
Project Site Address: 1327 BURROWS RD, CAMPBELL, CA 95008
Square Footage of Project Landscape Area: 2,475 SQ FT

PROJECT TYPE
☑ New Construction ☐ Addition/Remodel

LANDSCAPE REQUIREMENT
☑ MWELO Prescriptive Option (Appendix D) ☐ CMC Chapter 21.26 (No MWELO)

70 North First Street • Campbell, CA 95008-1423 • tel (408) 866-2140 • fax (408) 866-5383 • e-mail: planning@ci.ci.campbell.com

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MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
SHORT FORM PRESCRIPTIVE COMPLIANCE

Applicant Information:

Name: LUKA DVORNIK
Phone: 408-250-3243
Address: 1327 BURROWS ROAD, CAMPBELL, CA 95008
Email: ldvornik@yahoo.com

Project

Site Address: 1327 BURROWS ROAD, CAMPBELL, CA 95008
Project Type (new dwelling, commercial, or rehab): NEW RESIDENCE

☑ This project does incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. *(Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST on page two).*

Total Landscape Area (sq. ft.): 2,475 Turf Area (sq. ft.): 476
Non-Turf Plan Area (sq. ft.): 1,999 Special Landscape Area (sq. ft.): 0
Water Type (potable, recycled, well) POTABLE
Name of water purveyor (if not served by private well) SAN JOSE WATER COMPANY

Signature

I certify the above information is correct and agree to comply with the requirements of the MWELO.

Signature of property owner or authorized representative — Date: 6-5-20

LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST
(Can only be used when aggregate landscape areas are 2,500 square feet or less)

Landscape Parameter	Design Measures	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	NOTES L-1
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water	ALL PLANTS LOW WATER L-3
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	NOTES L1 & L3
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects. Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width.	TURF IS 20% L3
	Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff	NA
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor. Irrigation controller programming data will not be lost due to an interruption in the primary power source. Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff. A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	L-2

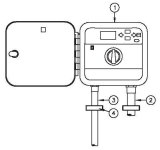
Signature

I agree to comply with the requirements of the prescriptive compliance option of the MWELO per Appendix D.

Signature of property owner or authorized representative — Date: 6-5-20

Note

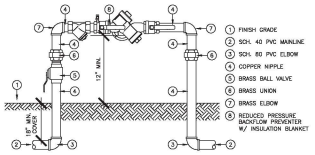
For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).



1. CONTROLLER, VERIFY MOUNTING & LOCATION IN FIELD WITH OWNER OR JOB SUPERINTENDENT
2. CONTROL WIRE IN PVC CONDUIT FOR VALVE WIRES
3. ELECTRICAL SUPPLY CONDUIT, CONNECT TO POWER SOURCE, EXTERIOR PLUGS TO BE G.F.I.C. OUTLET
4. GALVANIZED STRAPS, WATERPROOF AS REQUIRED

NOTE: INSTALL CONTROLLER PER MANUFACTURER'S RECOMENDATIONS AND PER ALL LOCAL CODES AND ORDINANCES

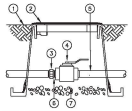
CONTROLLER
NOT TO SCALE



1. FINISH GRADE
2. SCH. 40 PVC MAINLINE
3. SCH. 80 PVC ELBOW
4. COPPER NIPPLE
5. BRASS BALL VALVE
6. BRASS UNION
7. BRASS ELBOW
8. REDUCED PRESSURE BACKFLOW PREVENTER W/ INSULATION BLANKET

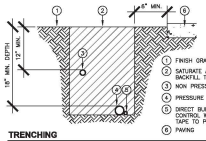
BACKFLOW PREVENTER
NOT TO SCALE

INSTALL PER ALL LOCAL CODES & ORDINANCES



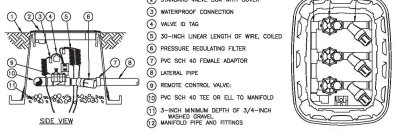
1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER
3. PVC UNION
4. BROVE BALL VALVE
5. MAINLINE
6. SCH 80 PVC NIPPLE
7. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL

BALL VALVE
NOT TO SCALE



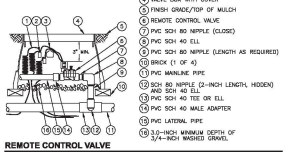
1. FINISH GRADE
2. SATURATE AND COMPACTED BACKFILL TO 90%
3. NON PRESSURE LATERAL LINE
4. PRESSURE MAINLINE
5. DIRECT BURIAL LOW VOLTAGE CONTROL WIRES BUNDLE AND TAPE TO PIPE AT 10 FT O.C.
6. PAVING

TRENCHING
NOT TO SCALE



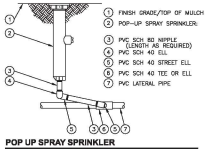
1. FINISH GRADE
2. STANDARD VALVE BOX WITH COVER
3. WATERPROOF CONNECTION
4. VALVE ID TAG
5. 30–INCH LINEAR LENGTH OF WIRE, COILED
6. PRESSURE REDULATING FILTER
7. PVC SCH 40 FEMALE ADAPTOR
8. LATERAL PIPE
9. REMOTE CONTROL VALVE:
10. PVC SCH 40 TEE OR ELL TO MANIFOLD
11. 3–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL
12. MANIFOLD PIPE AND FITTINGS

REMOTE CONTROL DRIP VALVE
NOT TO SCALE



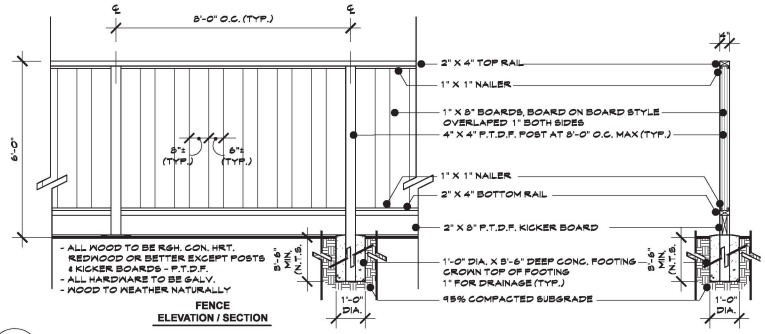
1. 30–INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION
3. ID TAG
4. VALVE BOX WITH COVER
5. FINISH GRADE/TOP OF MULCH
6. REMOTE CONTROL VALVE
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. BRICK (1 OF 4)
11. PVC MAINLINE PIPE
12. SCH 80 NIPPLE (2–INCH LENGTH, HIDDEN) AND SCH 40 ELL
13. PVC SCH 40 TEE OR ELL
14. PVC SCH 40 MALE ADAPTER
15. PVC LATERAL PIPE
16. 3.0–INCH MINIMUM DEPTH OF 3/4–INCH WASHED GRAVEL

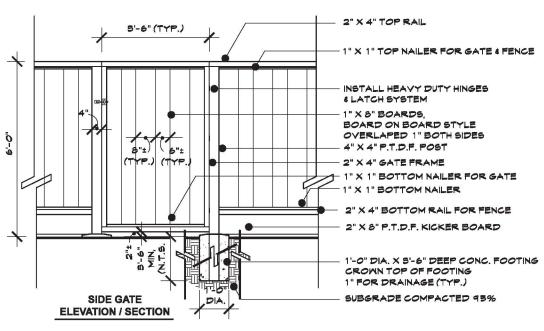
REMOTE CONTROL VALVE
NOT TO SCALE



1. FINISH GRADE/TOP OF MULCH
2. POP–UP SPRAY SPRINKLER:
3. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
4. PVC SCH 40 ELL
5. PVC SCH 40 STREET ELL
6. PVC SCH 40 TEE OR ELL
7. PVC LATERAL PIPE

POP UP SPRAY SPRINKLER
NOT TO SCALE





1 SIDE YARD FENCE W/ GATE

SCALE: 1/2" = 1'-0"

JOHN DALRYMPLE
LANDSCAPE ARCHITECTURE
LANDSCAPE DESIGN
info@johndalrymplela.com
201 Seaport Court, Suite 103
Redwood City, CA 94063
www.johndalrymplela.com

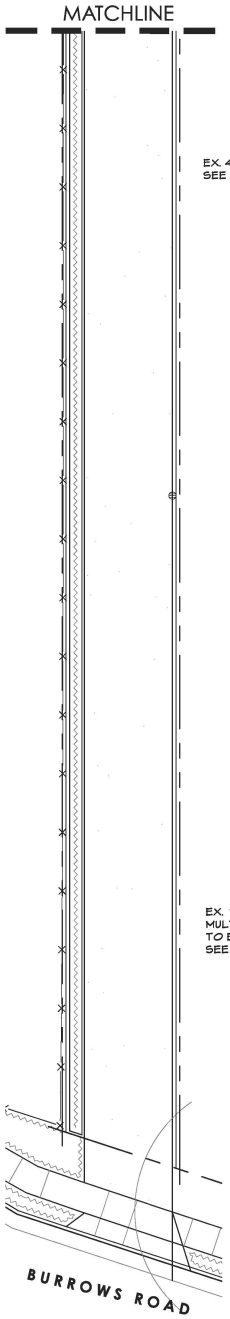
DVORNIK RESIDENCE
1327 BURROWS ROAD
CAMPBELL, CA 95008
APN: 403-16-112

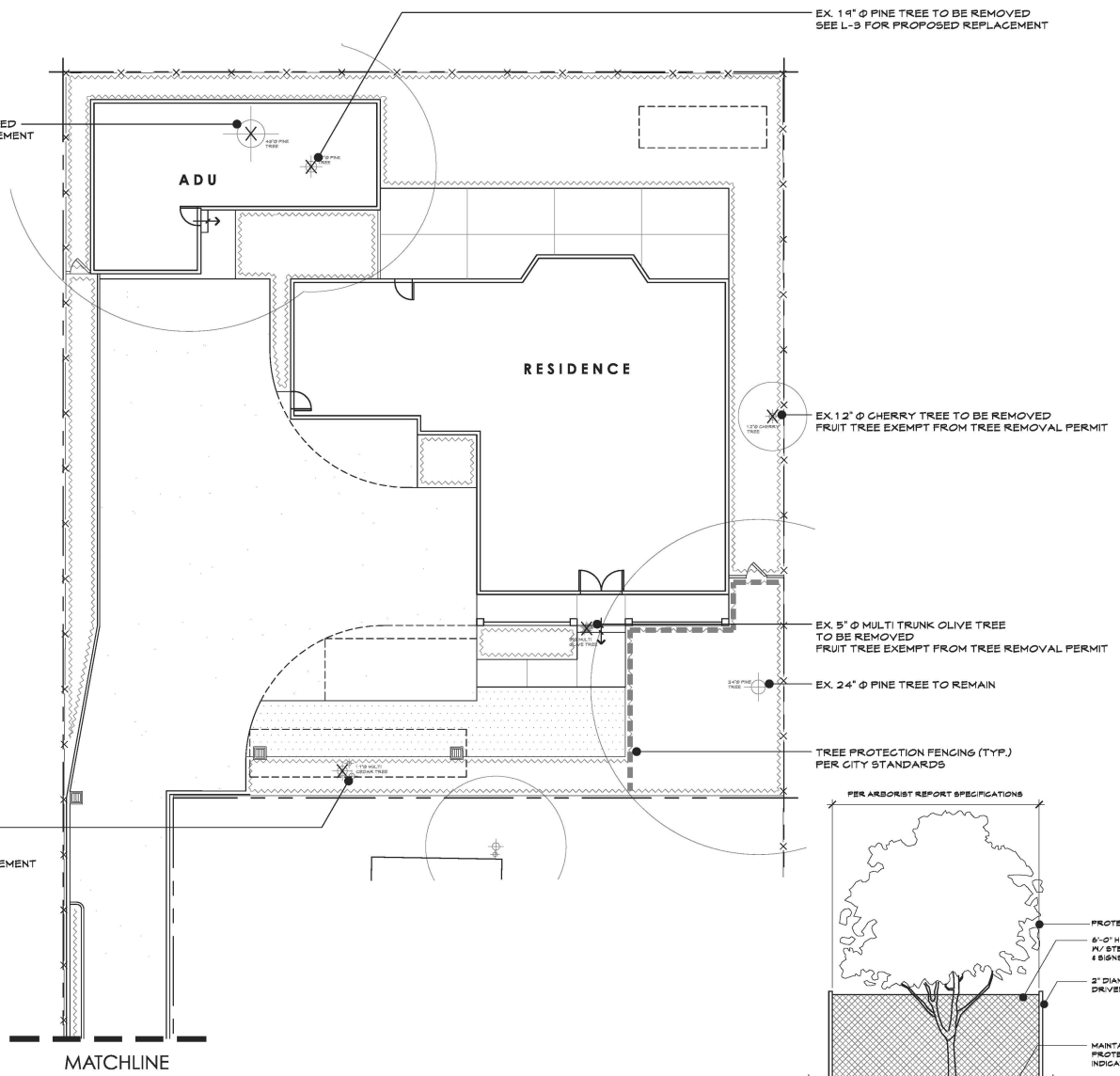
IRRIGATION DETAILS

LICENSED LANDSCAPE ARCHITECT
JOHN DALRYMPLE
No.5632
Signature
1-24-20
Renewal Date
1-24-20
Date
STATE OF CALIFORNIA

DATE
1-24-20
REVISIONS
1 6-5-20
2 7-17-20

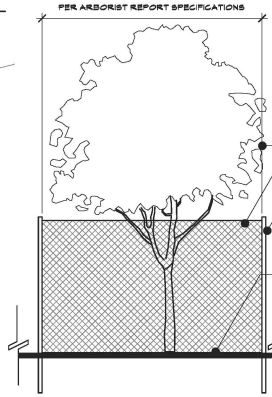
SHEET
L - 4





DIG ALERT

-UNDERGROUND SERVICE ALERT: BEFORE EXCAVATING CALL U.S.A. UNDERGROUND SERVICE ALERT. CALL TOLL FREE: 800-227-2600, 48 HOURS BEFORE ALL PLANNED WORK OPERATIONS.



NOTE:
-REFER TO CITY STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION
-LOCAL JURISDICTION MIGHT HAVE MORE STRINGENT REQUIREMENTS.
CONTRACTOR IS RESPONSIBLE FOR COORDINATING W/ INSPECTOR TO ENSURE PROPER PROCEDURES ARE BEING FOLLOWED

TREE PROTECTION DETAIL

SCALE: NOT TO SCALE

JOHN DALRYMPLE
LANDSCAPE ARCHITECTURE
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info@johndalrymplela.com
www.johndalrymplela.com
201 Seaport Court, Suite 103
Redwood City, CA 94063

DVORNIK RESIDENCE
1327 BURROWS ROAD
CAMPBELL, CA 95008
APN: 403-16-112

TREE REMOVAL & PROTECTION PLAN

LICENSED LANDSCAPE ARCHITECT
JOHN W. DALRYMPLE
No.5632
Signature
12-31-20
Renewal Date
1-24-20
Date
STATE OF CALIFORNIA

DATE
1-24-20
REVISIONS
1 6-5-20
2 7-17-20

SCALE
1/8" = 1'-0"

NORTH

SHEET
T - 1

Burrows - South Corner

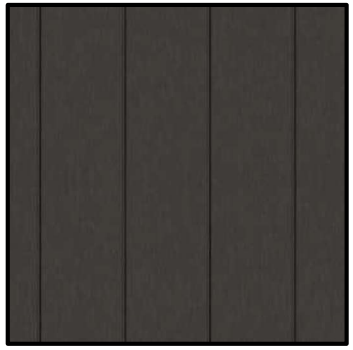
Burrows - Northwestern Corner

Burrows - Driveway (facing West)

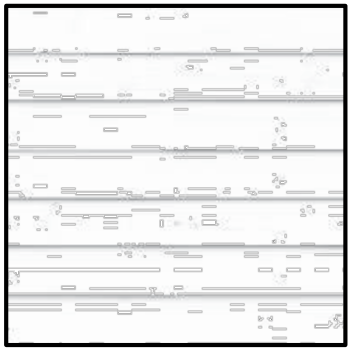
Street View (facing West)

Southwestern Corner of the Property

COMP ROOF
"CAMBRIDGE DRIFTWOOD"

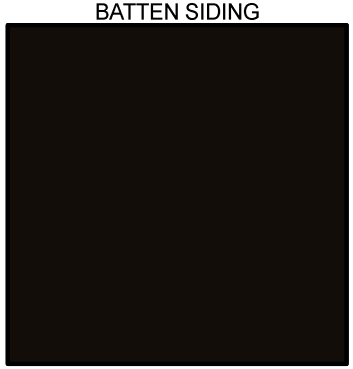


METAL ROOF
"DARK BRONZE"



WOOD SIDING
WHITE PAINTED HORIZONTAL
WOOD SIDING

WALL FINISH
WHITE PAINTED BOARD &
BATTEN SIDING



CLAD WINDOW
"DARK BRONZE"

NEW SINGLE - FAMILY RESIDENCE & DETACHED ADU:

DVORNIK RESIDENCE

1327 BURROWS ROAD
CAMPBELL , CALIFORNIA

CONTENTS:

COLOR / MATERIAL SHEET

ANNEX A