



**CITY OF CAMPBELL**  
**Community Development Department**

November 2, 2018

**NOTICE OF PUBLIC HEARING**

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, **November 13, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Daniel Warren for a Site and Architectural Review Permit (PLN2018-198) to allow the construction of a new two-story single-family residence with attached garage on property located at **1384 Munro Avenue**. Staff is recommending that this item be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. 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. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

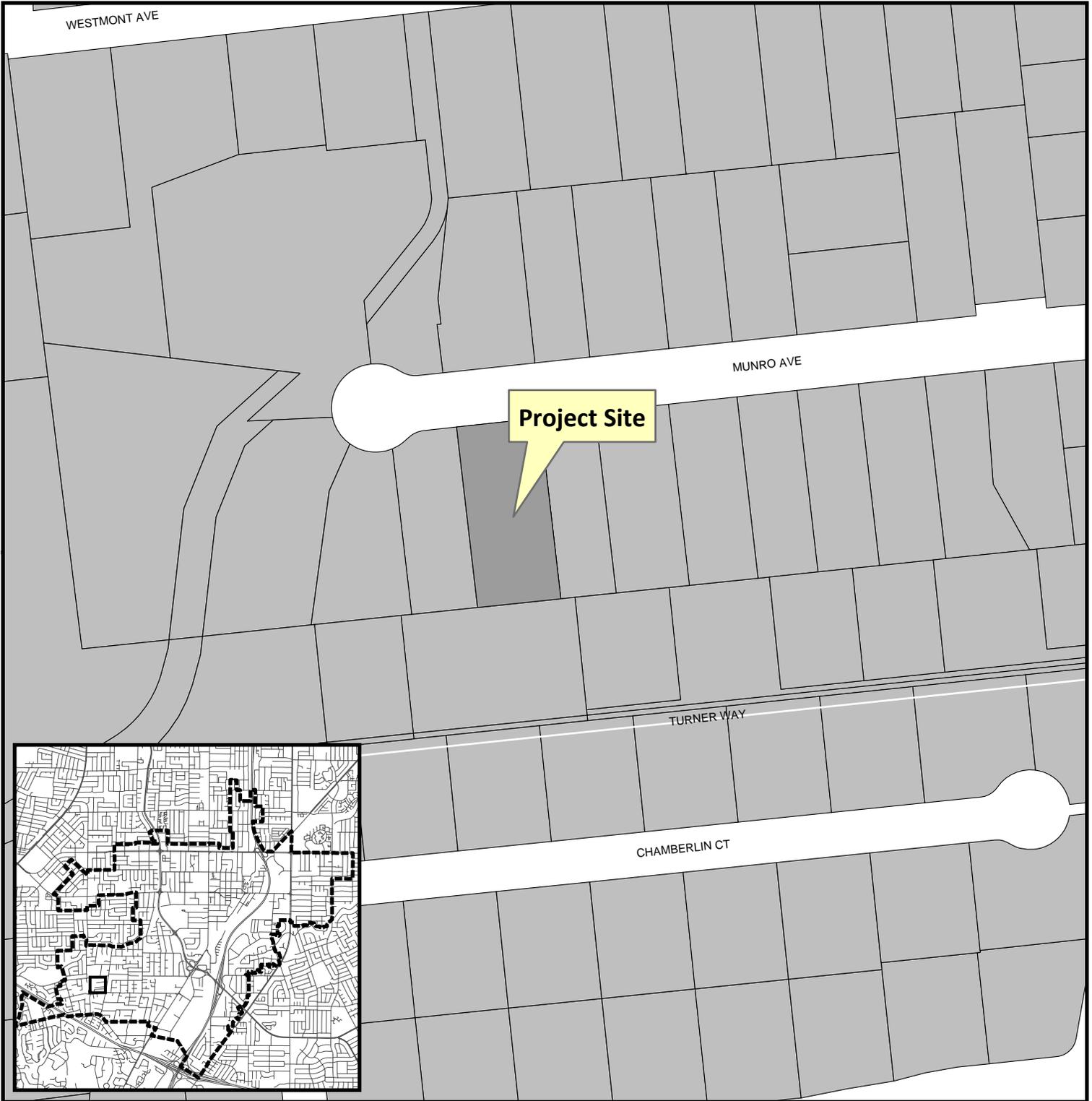
Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

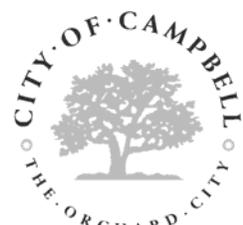
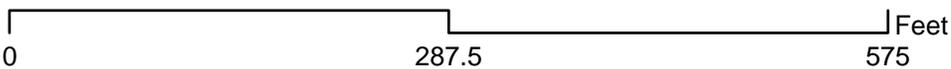
PLANNING COMMISSION  
CITY OF CAMPBELL  
PAUL KERMOYAN  
SECRETARY

PLEASE NOTE: When calling about this Notice,  
please refer to: **1384 Munro Avenue**

# Project Location Map



**Project Location:** 1384 Munro Avenue  
**Application Type:** Site and Arch Review  
**Planning File No.:** PLN2018-198



Community Development Department  
Planning Division

**SPECIAL INSPECTIONS**

ALL WORK REQUIRING INSPECTIONS MUST BE DONE BY CERTIFIED INSPECTION AGENCY.

- RETROFIT HOLD-DOWN ANCHORS MAY BE INSPECTED BY THE ENGINEER OF RECORD. THE EOR SHALL PROVIDE A LETTER TO THE CITY FIELD INSPECTOR AT THE TIME OF HOLD-DOWN INSPECTION DESCRIBING THE RESULTS OF THE INSPECTIONS.

**REQUIRED SPECIAL FEATURES**

- THIS PROJECT WAS MODELLED FOR COMPLIANCE WITH "NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER, REEM, PROFESSIONAL, PRESTIGE OR EQUAL MUST BE INSTALLED AND IS REQUIRED FOR THIS PROJECT AS A REQUIRED FEATURE OF THE ENERGY CALCULATIONS.

**DEFERRED APPROVALS**

DEFERRED APPROVALS ARE SUBJECT TO CITY'S APPROVAL.

- FIRE SPRINKLER SYSTEM TO BE SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT.
- HERS VERIFICATION REQUIRED FOR BUILDING ENVELOPE, HVAC COOLING, HVAC DISTRIBUTION, HVAC FAN SYSTEMS AND IAQ (INDOOR AIR QUALITY). PROVIDE EVIDENCE OF THIRD PARTY VERIFICATION (HERS) TO PROJECT BUILDING INSPECTOR, PRIOR TO FINAL INSPECTION.
- PRE-FAB TRUSSES SHALL BE SUBMITTED AND APPROVED PRIOR TO FABRICATION/INSTALLATION.

**GENERAL NOTES**

- CONTRACTOR SHALL COMPLY WITH ALL CONTRACTOR SHALL COMPLY WITH ALL CALIFORNIA RESIDENTIAL CODE (CRC) 2016, CALIFORNIA BUILDING CODE (CBC) 2016, CALIFORNIA MECHANICAL CODE (CMC) 2016, CALIFORNIA PLUMBING CODE (CPC) 2016, CALIFORNIA FIRE CODE (CFC) 2016, CALIFORNIA ELECTRICAL CODE (CEC) 2016, CALIFORNIA GREEN BUILDING CODE (CGBC) 2016, ENERGY EFFICIENCY STANDARDS TITLE 24.
- INSULATION AT ALL EXTERIOR WALLS, WALLS BETWEEN HOUSE AND GARAGE, WOOD FLOOR, FLOOR ABOVE GARAGE, AND CEILING SHALL BE PER T-24 CALC'S. WALLS: R-21 INSULATION. CRAWL SPACE: R-19 INSULATION. ROOF ATTC SPACE: R-38 INSULATION. STAPLE CERTIFICATE ADJACENT TO OVERHEAD DOOR ON INTERIOR OF GARAGE. VENTILATION REQUIRED: ATTC MINIMUM OF 1300 OF ATTC SPACE. PROVIDE A MINIMUM OF 50% AT ROOF WITH DORMER VENTS WITH THE BALANCE OF THE REQUIRED VENTING AT EAVES.
- SITE DRAINAGE: NO DRAINAGE ACROSS OR ONTO ADJACENT PROPERTIES OR ON SITE WATER RETENTION. PROVIDE A MINIMUM 1% SLOPE ON PREVIOUS SURFACES AND 2% SLOPE ON IMPERVIOUS SURFACES WITHIN 10' OF STRUCTURE.
- FOUNDATION: SOIL UNDER SLAB AND FOOTINGS TO BE 95% COMPACTED. ALL BEARING FOOTINGS SHALL EXTEND A MINIMUM OF 12" INTO UNDISTURBED SOIL, UNLESS OTHERWISE NOTED. FOUNDATIONS AND HOUSE SLAB SHALL BE 2500 PSI AT 28 DAYS. FLAT WORK SHALL BE 2500 PSI AT 28 DAYS. FINISH FLOOR SLAB SHALL BE A MINIMUM OF 6" ABOVE GRADE. PROVIDE COPIES OF ANY COMPACTION OR SOILS ANALYSIS REPORTS TO THE BUILDING DEPARTMENT PRIOR TO THE FOUNDATION INSPECTION.
- SILL PLATES WILL BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
- ALL EXTERIOR AND INTERIOR BEARING WALLS SHALL BE 24" O.C. WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED ON PLANS.
- PROVIDE SOLID BLOCKING AT ALL FURRED CEILINGS AND SOFFITS AT WALLS.
- AT ALL NON-BEARING WALLS PARALLEL TO ROOF TRUSS THAT ARE UNBRACED FOR MORE THAN 6' PROVIDE 2x4 DIAGONAL BRACE FROM THE TOP PLATE TO THE TOP CHORD WITH A MINIMUM OF 2-1/2" EACH END.
- BOTTOM CHORD OF TRUSS TO BE BRACED AT 12" O.C. (MINIMUM).
- ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE 6x12 WITH DOUBLE TOP PLATE OVER, UNLESS OTHERWISE NOTED.
- POWER DRIVEN FASTENERS: 1200 #129, PIN HEN72 AS MANUFACTURED BY "HLT". SPACING: 16" O.C. AT ALL BEARING WALLS, 36" O.C. AT ALL NON-BEARING WALLS.
- EXTERIOR STUCCO - LA HABRA, THREE-COAT STUCCO SYSTEM. FINAL COAT TO HAVE INTERNAL COLOR.
- STUCCO FINISHES AT EDGES SHALL INCLUDE THE FOLLOWING: DRIP SCREED, SUPERIOR R/CASING HEAD, MILCOR #6 EXTERIOR CORNER, MILCOR #1 EXP. JOINT, INTERIOR CORNER, MILCOR #20 EXP. JOINT.
- ALL WINDOWS SHALL BE DUAL GLAZED WITH VINYL FRAME. SEE ELEVATIONS FOR GRIDS.
- ALL EXTERIOR SLIDING GLASS DOORS AND WINDOWS WITH SILLS WITHIN 18" OF THE FLOOR AND WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF AN EXTERIOR DOOR IN A CLOSED POSITION SHALL BE TEMPERED, H-S=HORIZONTAL SLIDER, S-H= SINGLE HING, OBS=OBSCURE, FXD=FIXED, TEMP=TEMPERED, HLF RND=HALF ROUND.
- SILL PLATES FOR NON-BEARING WALLS MUST BE ANCHORED TO SLAB WITH HARDENED CEMENT NAILS.
- EXTERIOR SILL PLATES SHALL BE CALICULATED AT JOINTS WITH CONCRETE SLAB. CALCULATIONS AT OPENINGS IN EXTERIOR ENVELOPE. ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AND AT JUNCTIONS OF MAJOR COMPONENTS.
- PROVIDE ONE COAT HEAVY-BODIED ACRYLIC STAIN ON BARGE RAFTERS, FASCIA BOARDS, EXPOSED EAVES, AND WOOD TRIM.
- CONTRACTOR TO VERIFY ALL CONDITIONS AND DIMENSIONS IN FIELD. ANY CONFLICTS OR DISCREPANCIES ARE TO BE BROUGHT TO THE DESIGNER'S ATTENTION PRIOR TO CONSTRUCTION.
- BACKFLOW PREVENTER REQUIRED ON ALL HOSE BIBBS.
- BUILDER MUST PROVIDE HOMEOWNER WITH A LUMINAIRE SCHEDULE (AS REQUIRED IN TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 1, 10-103(b)) THAT INCLUDES A LIST OF LAMPS INSTALLED IN THE LUMINAIRES.

**VICINITY MAP**

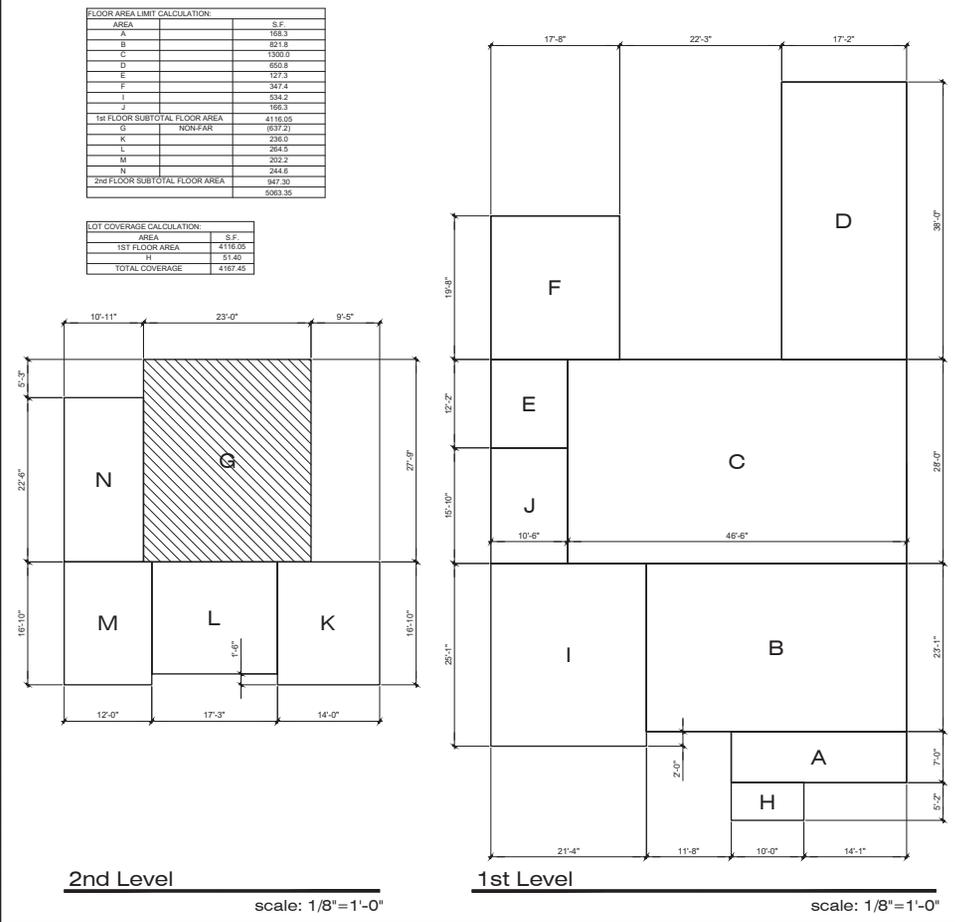


**MUNRO RESIDENCE**

1384 MUNRO AVENUE  
CAMPBELL, CALIFORNIA

WARREN DESIGN |  
5716 CAMPBELL AVE., CAMPBELL, CA 95008 P. 650.469.3700 C. 209.534.7371

**FLOOR AREA DIAGRAM**



**SHEET INDEX**

- T-1 PROJECT DATA/GENERAL NOTES/SHEET INDEX/FLOOR AREA CALCULATION
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- A-1 SITE PLAN
- A-1.1 EXISTING/PROPOSED STREETS/SCAPE
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- E-2 ELECTRICAL PLAN
- T-24A TITLE-24 MANDATORY MEASURES
- T-24B TITLE-24 MANDATORY MEASURES

**PROJECT DATA**

PROJECT ADDRESS: 1384 MUNRO AVE.  
ZONING: R-1-9  
ASSESSOR PARCEL NUMBER: 403-14-029  
CONSTRUCTION TYPE: V-B  
OCCUPANCY TYPE: R-3U  
NET LOT SIZE: 12,997.5 S.F. (13,972.5 S.F. GROSS LOT SIZE)  
DEMO EXISTING RESIDENCE: 775 S.F.  
PROPOSED ENTRY LEVEL: 3,489.6 S.F.  
PROPOSED UPPER LEVEL: 947.3 S.F.  
GARAGE: 620.5 S.F.  
TOTAL FAR: 5063.35 S.F.  
COVERED PORCH: 51.4 S.F.  
TOTAL LOT COVERAGE: 4,167.54  
FRONT SETBACK AREA: 1,500 S.F.  
FRONT YARD PAVING: 426 S.F. / 28.4%  
REAR YARD: 3,888 S.F.  
REAR YARD PAVING: 0 S.F. / 0%

SCOPE OF WORK: DEMO EXISTING RESIDENCE AND ATTACHED GARAGE. CONSTRUCT NEW 1-STORY RESIDENCE WITH ATTACHED 3 CAR GARAGE. PROVIDE NEW STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL, AS NECESSARY AND SHOWN ON PLANS.

**FIRE DEPARTMENT NOTES**

- THE ADDRESS OF THE RESIDENCE SHALL BE PROVIDED AND PLACED IN A POSITION THAT IS READILY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE WIDTH OF 0.5".
- SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AND ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS. SMOKE ALARMS SHALL BE INTERCONNECTED, RECEIVED THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACKUP.
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLINGS OR SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN SLEEPING UNITS THAT HAVE AN ATTACHED GARAGE. CARBON MONOXIDE ALARMS SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

Date: 6/17/18  
Drawn By: DCW  
Revisions:

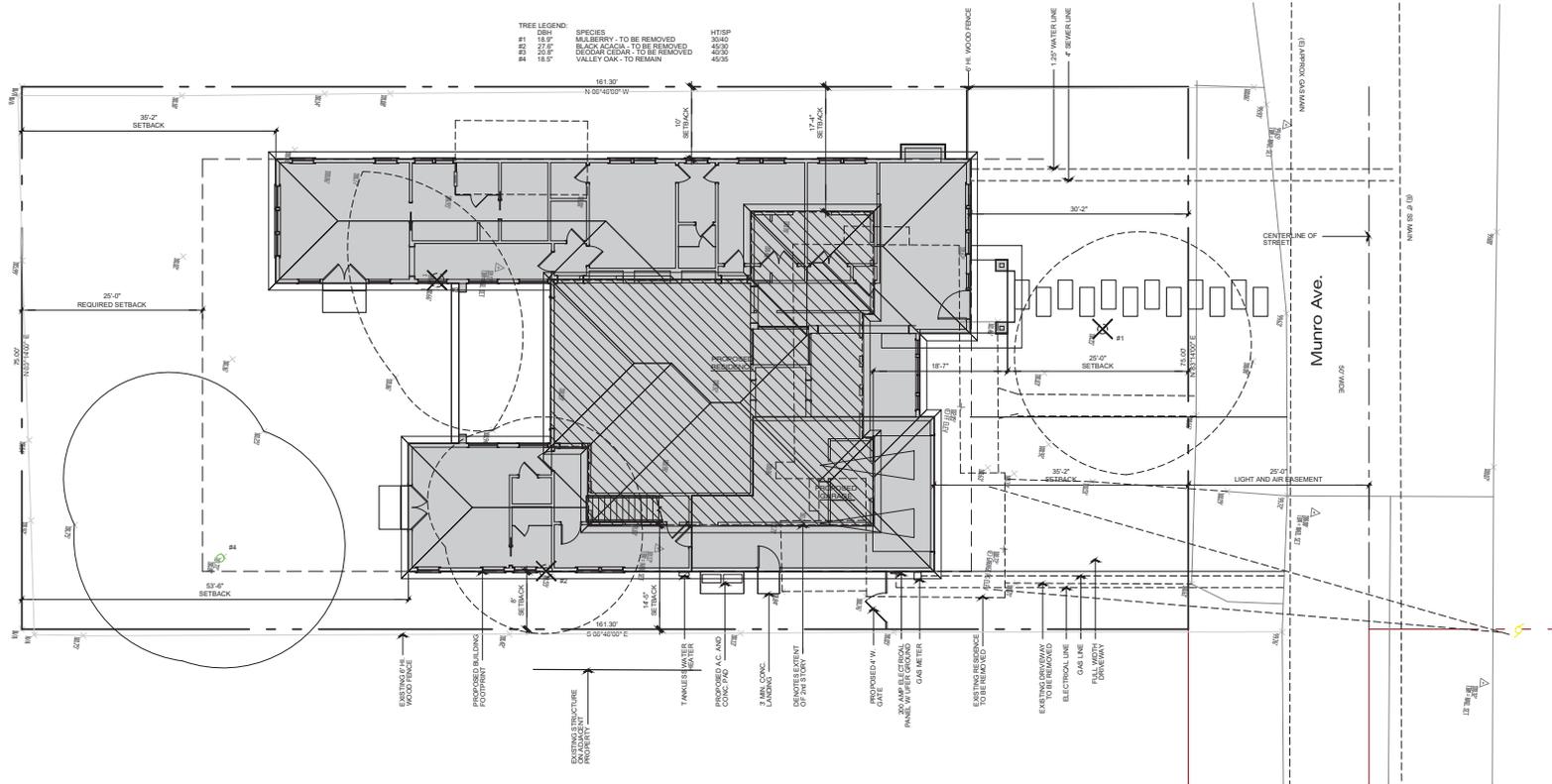
Title Sheet

Project No: 1812

Sheet No: T-1

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MUNRO RESIDENCE  
1384 MUNRO AVENUE  
CAMPBELL  
CALIFORNIA



**Site Plan**

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

- GENERAL NOTES:**
- VERIFY LOCATION OF ALL UTILITIES AT JOB SITE.
  - SLOPE ALL FINISH GRADES A MIN. OF 5% FOR 5'-0" AWAY FROM STRUCTURE FOR DRAINAGE.
  - ALL DWELLINGS SHALL HAVE A CONTROLLED METHOD OF WATER DISPOSAL FROM ROOFS THAT WILL COLLECT AND DISCHARGE ROOF DRAINAGE TO THE GROUND SURFACE AT LEAST 5 FEET FROM FOUNDATION WALLS OR TIE INTO AN APPROVED DRAINAGE SYSTEM.
  - THE FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10'-0" (CBC 1894.3).
  - ON GRADED SITES, THE TOP OF ANY EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER AT POINT OF DISCHARGE OR THE INLET OF AN APPROVED DRAINAGE DEVICE A MINIMUM OF 12" PLUS 2" (CRC 1898.7.4).
  - EAVE PROJECTIONS SHALL HAVE 1 HOUR FIRE-RESISTANCE RATINGS ON ALL EAVE PROJECTIONS THAT ARE LESS THAN 3'-0" FROM THE PROPERTY LINE. THIS IS NOT REQUIRED FOR EAVE PROJECTIONS GREATER THAN 3'-0" AS PRESCRIBED UNDER CRC SECTION R302 & TABLES R302.1(2).

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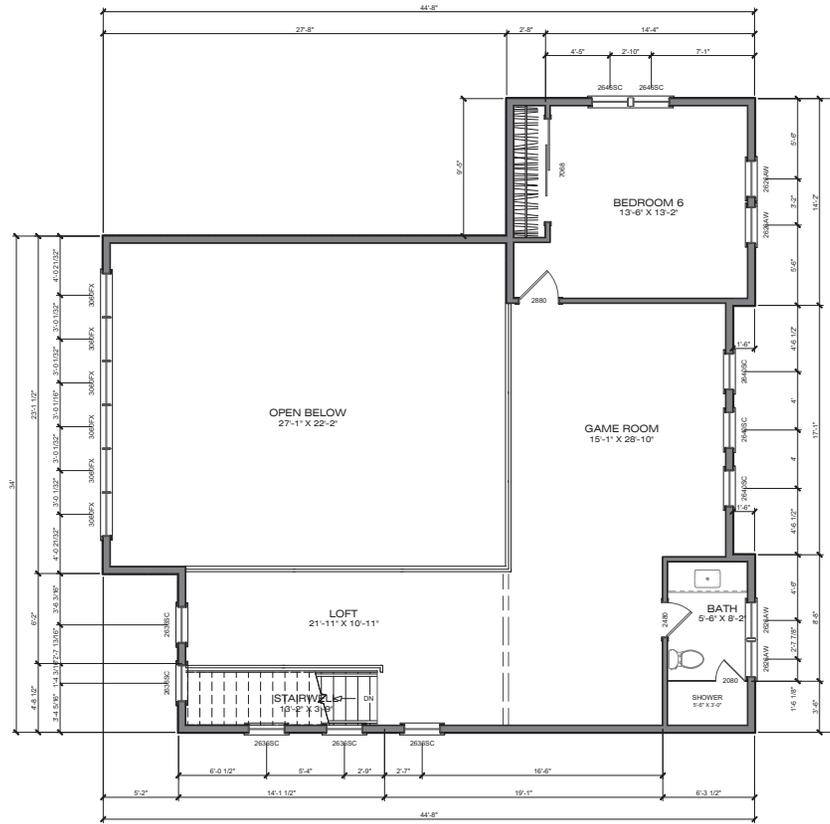
Site Plan

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2nd Floor

Date: 6/1/18

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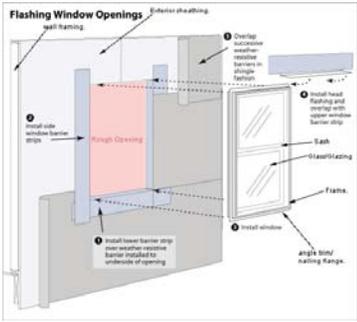


UPPER LEVEL  
 FLOOR PLAN

Project No:  
 1812

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ALL EXTERIOR FLASHING AND INSTALLATION OF APPROVED CORROSION RESISTANT FLASHING ALLIED SHINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER INTO THE BUILDING STRUCTURAL FRAMING COMPONENTS AT THE FOLLOWING LOCATIONS, BUT NOT LIMITED TO: EXTERIOR WINDOWS AND DOORS, AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTION LIPS ON BOTH SIDES UNDER STUCCO COPINGS, UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS, CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM, WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OR WOOD-FRAME CONSTRUCTION AT WALL AND ROOF INTERSECTIONS, AT BUILT-IN GUTTERS.



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**MUNRO RESIDENCE**  
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EXTERIOR ELEVATIONS

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Rear Elevation



Left Elevation

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CAMPBELL CALIFORNIA

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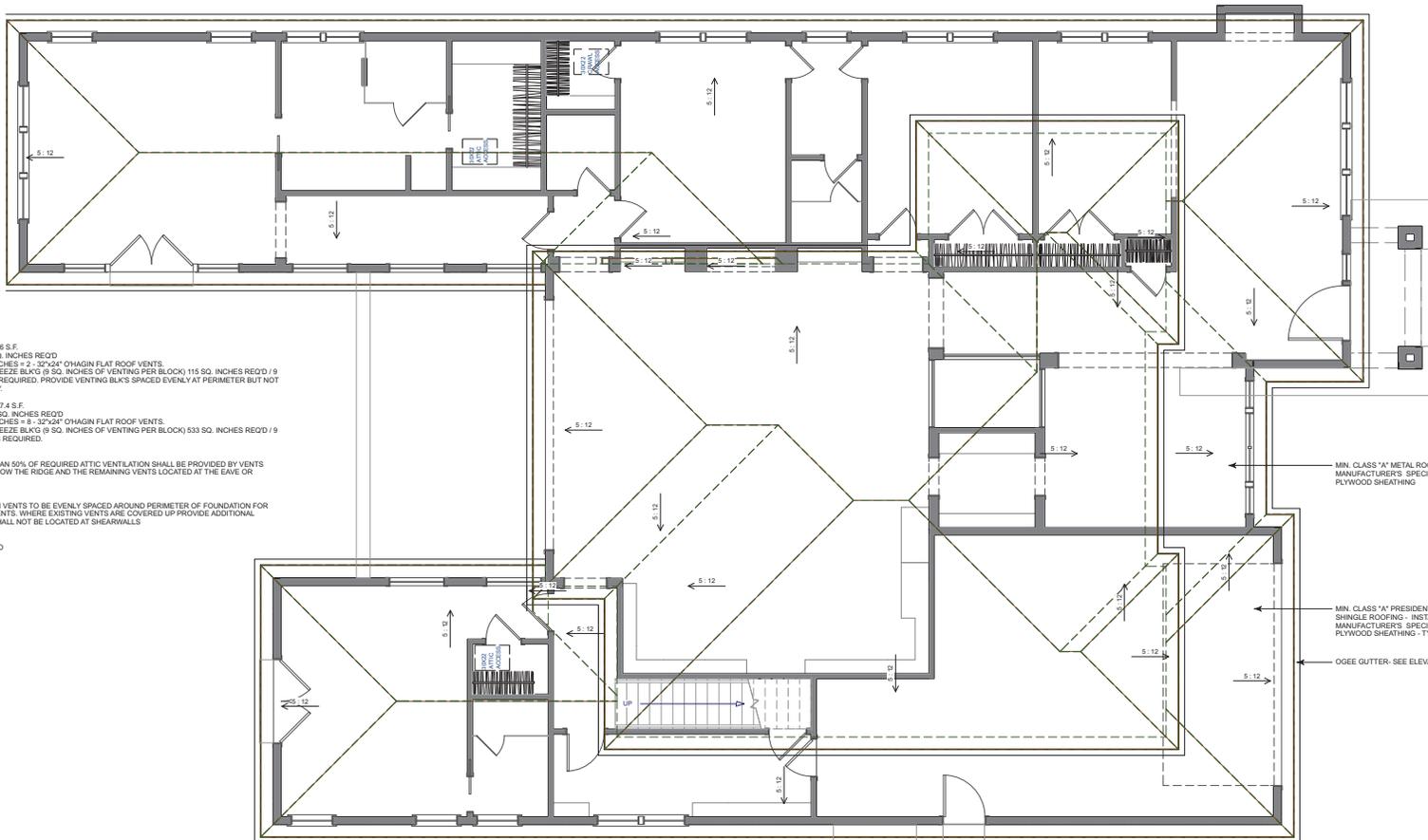
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EXTERIOR ELEVATIONS

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1st Floor

**ATTIC VENTILATION:**  
**ENTRY LEVEL ROOF:**  
 482 S.F. OF ATTIC SPACE / 300 = 1.6 S.F.  
 1.6 S.F. x 144 SQ. INCHES = 230 SQ. INCHES REQ'D  
 115 SQ. INCHES REQ'D / 72 SQ. INCHES = 2 - 32"x24" O'HAGIN FLAT ROOF VENTS  
 PROVIDE (3) 2" DIA. HOLES AT FREEZE B/LK (9 SQ. INCHES OF VENTING PER BLOCK) 115 SQ. INCHES REQ'D / 9 SQ. INCHES = 13 FREEZE BLOCKS REQUIRED. PROVIDE VENTING B/LK'S SPACED EVENLY AT PERIMETER BUT NOT CLOSER THAN EVERY OTHER BAY.  
**UPPER LEVEL ROOF:**  
 2,228 S.F. OF ATTIC SPACE / 300 = 7.4 S.F.  
 7.4 S.F. x 144 SQ. INCHES = 1,068 SQ. INCHES REQ'D  
 533 SQ. INCHES REQ'D / 72 SQ. INCHES = 8 - 32"x24" O'HAGIN FLAT ROOF VENTS  
 PROVIDE (3) 2" DIA. HOLES AT FREEZE B/LK (9 SQ. INCHES OF VENTING PER BLOCK) 533 SQ. INCHES REQ'D / 9 SQ. INCHES = 60 FREEZE BLOCKS REQUIRED.

**NOTE:**  
 AT LEAST 40% BUT NOT MORE THAN 50% OF REQUIRED ATTIC VENTILATION SHALL BE PROVIDED BY VENTS LOCATED NOT MORE THAN 3' BELOW THE RIDGE AND THE REMAINING VENTS LOCATED AT THE EAVE OR CORNICE PER C.R.C.

**FOUNDATION VENTILATION:**  
 8"x16" SIMPSON Q.I. FOUNDATION VENTS TO BE EVENLY SPACED AROUND PERIMETER OF FOUNDATION FOR CROSS VENTILATION REQUIREMENTS. WHERE EXISTING VENTS ARE COVERED UP PROVIDE ADDITIONAL VENTS AS NECESSARY. VENTS SHALL NOT BE LOCATED AT SHEARWALLS  
 2,088 S.F. / 150 S.F. = 14 S.F.  
 8"x16" = 72 S.F.  
 14 S.F. / .72 = 20 VENTS MIN. REQ'D

**ROOF PLAN NOTES:**  
 ROOF SLOPE IS TO BE 5:12  
 OVERLAP ENDGARD'S OVERLAP OF ROOF SLOPE  
 OVERLAP ENDGARD'S OVERLAP AT GAVES & UP-N-T RAKES (U.N.O.)  
 PROVIDE EAVE VENTS FOR ATTIC VENTILATION PER C.R.C. TYPICAL  
 INSTALL G.I. METAL ROOFING AND GUTTERS AS REQUIRED  
 RE: FALL NUMBER - GO TIE IN DOWNSPOUTS AS REQUIRED TO MATCH ROOFING  
 PROVIDE CONCRETE SPLASH BLOCKS AT DOWNSPOUT LOCATIONS FOR DRAINAGE AWAY FROM STRUCTURE - TYPICAL  
 ALL MATERIALS BELOW R/FE SHALL BE RESISTANT TO FLOOD DAMAGE.

MIN. CLASS 'A' METAL ROOFING - INSTALL PER MANUFACTURER'S SPECIFICATIONS @30# FELT OF PLYWOOD SHEATHING

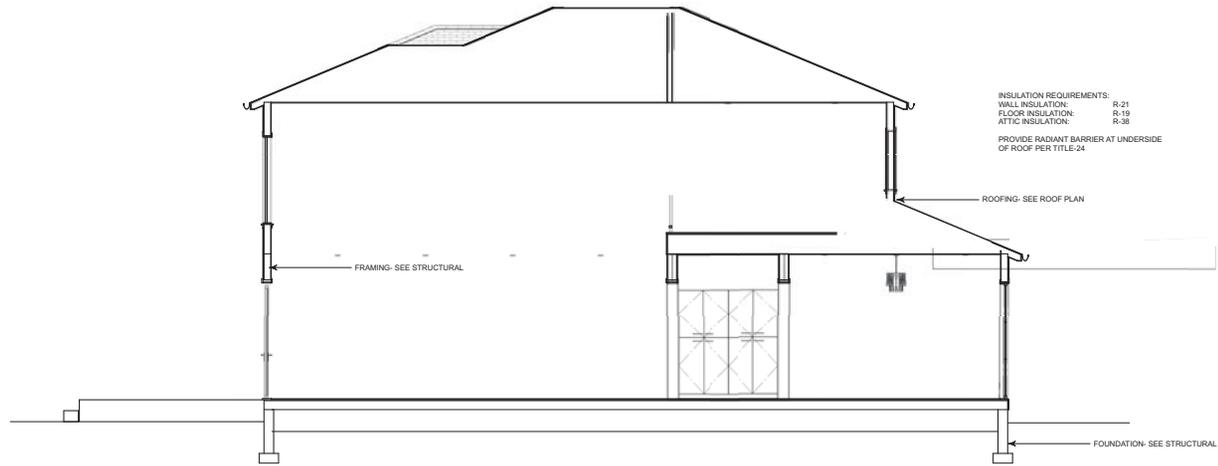
MIN. CLASS 'A' PRESIDENTIAL COMPOSITION SINGLE ROOFING - INSTALL PER MANUFACTURER'S SPECIFICATIONS @30# FELT OF PLYWOOD SHEATHING - TYPICAL

OGEE GUTTER - SEE ELEVATIONS

Date: 01/18  
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EXTERIOR ELEVATIONS



INSULATION REQUIREMENTS:  
 WALL INSULATION: R-21  
 FLOOR INSULATION: R-19  
 ATTIC INSULATION: R-38  
 PROVIDE RADON BARRIER AT UNDERSIDE  
 OF ROOF PER TITLE-24

### Cross Section 1

- GENERAL NOTES:
1. ALL SHEARWALLS TO BE FRAMED TO BOTTOM OF ROOF SHEATHING - TYP.
  2. FIRE STOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER CBC:
    - 2.a. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
    - 2.b. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
    - 2.c. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
    - 2.d. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
    - 2.e. AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

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ROOF PLAN

Project No: 1812

Sheet No: A-7

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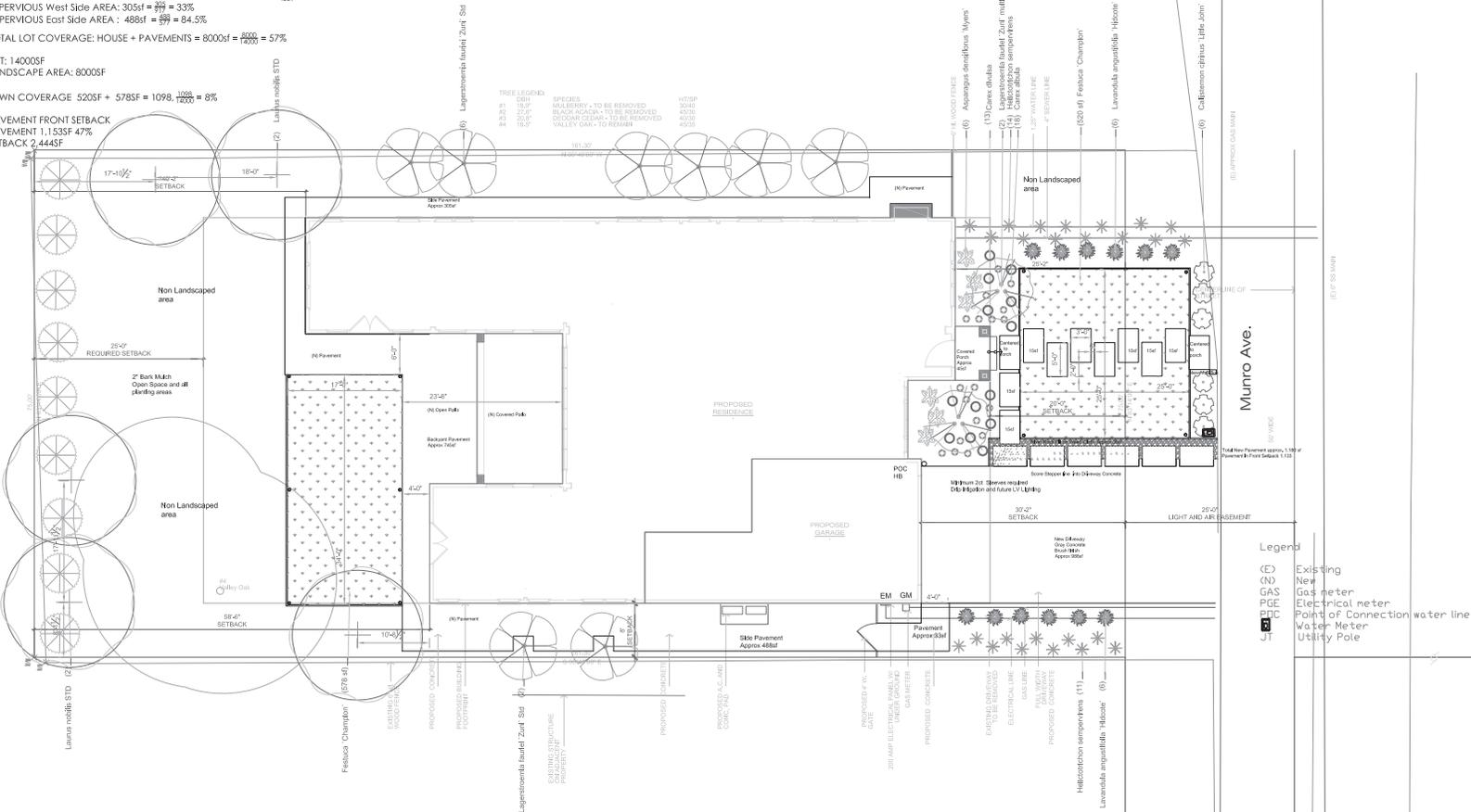
**Impervious Surface Area:**

IMPERVIOUS front AREA: Covered Porch + Walk Way+ Drive way + Side Path= 1180sf =  $\frac{1180}{3033}$  = 38.8%  
 IMPERVIOUS Back AREA: Covered Porch+ Patio + Paths= 745sf =  $\frac{745}{4296}$  = 17%  
 IMPERVIOUS West Side AREA: 305sf =  $\frac{305}{919}$  = 33%  
 IMPERVIOUS East Side AREA : 498sf =  $\frac{498}{586}$  = 84.5%  
 TOTAL LOT COVERAGE: HOUSE + PAVEMENTS = 8000sf =  $\frac{8000}{14000}$  = 57%

LOT: 14000SF  
 LANDSCAPE AREA: 8000SF

LAWN COVERAGE 520SF + 578SF = 1098,  $\frac{1098}{14000}$  = 8%

PAVEMENT FRONT SETBACK  
 PAVEMENT 1,153SF 47%  
 SETBACK 2,444SF



**Plant Material shall comply with the following:**

For residential areas, install ultimate 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.

**Mulch & Soil Preparation**

- Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of 6" into landscape area (unless contra-indicated by a soil test.)
- A minimum of 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, direct seeding applications where mulch is contra-indicated.
- No turf present on this installation.
- Prior to planting, compacted materials shall be transformed to a friable condition.
- For soils less than 6% organic matter in the top 6" of soil, add organic compost to planting areas equal to a rate of minimum 4 cubic yards per 1,000sf of permeable area to a minimum depth of 6" into the soil.
- A soils report is required.

**Landscape & Irrigation Maintenance**

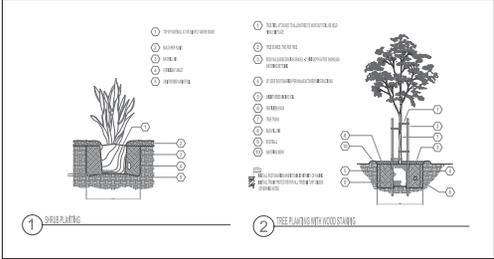
- Maintenance may include but not limited to the following: routine inspection, auditing, pressure testing, adjustment, and repair of the irrigation system; top dressing with compost, replenishing mulch, fertilizing, pruning, replanting of failed plants, weeding, pest control.
- Failed plants shall be replaced with the same functionally equivalent plants that may be site-adjusted as appropriate for the stage of growth of the overall installation. Failing plants shall either be replaced or be revived through appropriate adjustments to water, nutrients, pest control or other factors recommended by landscape professional.

I AGREE TO COMPLY WITH REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE APPENDIX D PRESCRIPTIVE REQUIREMENTS AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

I AGREE TO COMPLY WITH THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELO.

AULSON LOVE, HOMEOWNER



THESE PLANS ARE A SCHEMATIC ONLY AND ARE NOT CONSTRUCTION DOCUMENTS

Revisions	Date	By



KL Designs LLC  
 San Jose, CA 95118  
 Phone: (408) 910-3198

Landscape Plan

Munro Residence  
 1384 Munro Ave.  
 Campbell CA 95008



Date: 072318  
 Drawn By: KAL  
 Job No 1190

L- 01



KL Designs LLC  
 San Jose, CA 95118  
 Phone: (408) 910-3198

Irrigation Plan

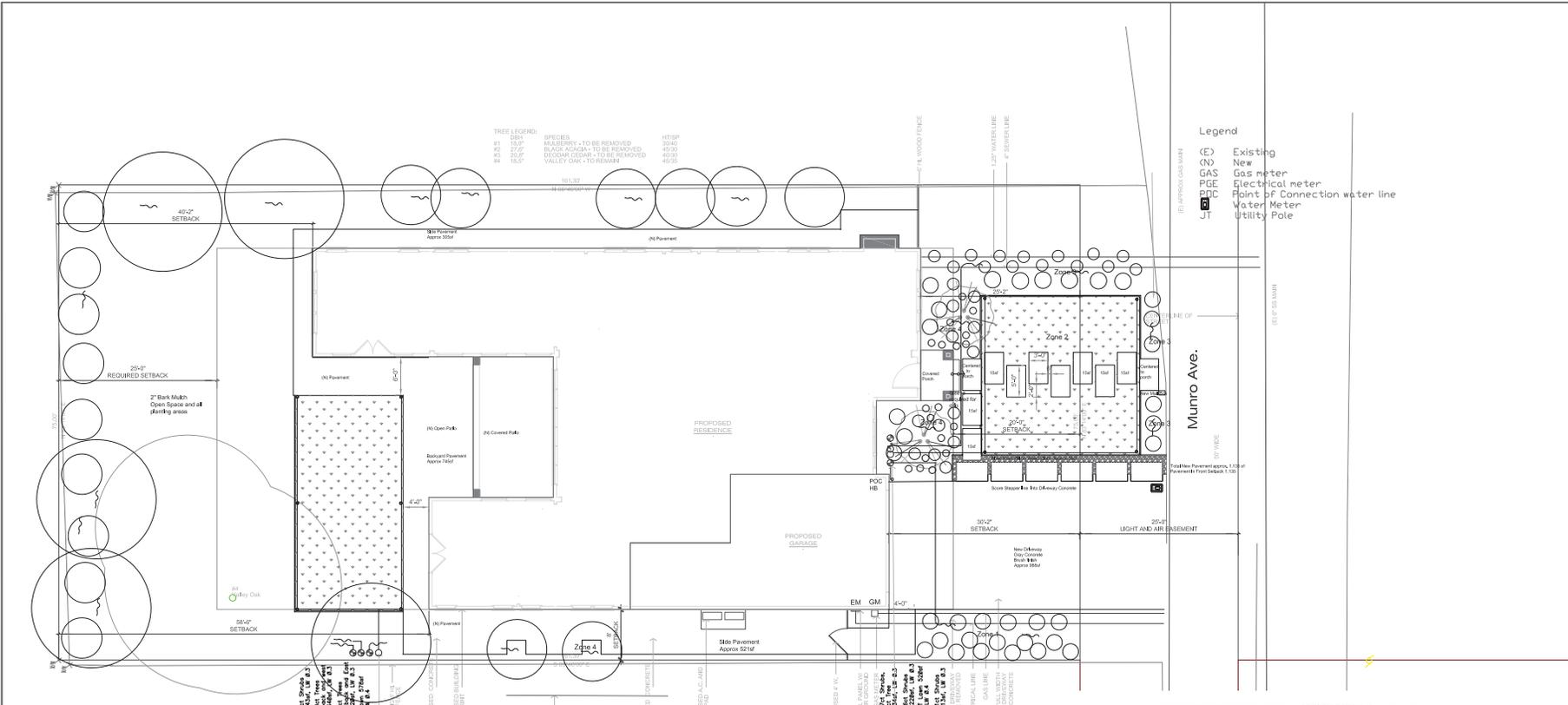
Munro Residence  
 1384 Munro Ave.  
 Campbell CA 95008



0 4' 8' 16'  
 SCALE: 1/8" = 1'-0"

Date: 072318  
 Drawn By: KAL  
 Job No 1190

L- 02

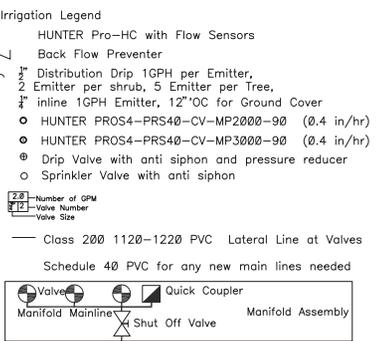


**TREE LEGEND**

DBH	SPECIES	MTSP
15.0"	WALNUT - TO BE REMOVED	3040
15.0"	BLACK ACACIA - TO BE REMOVED	4330
15.0"	BROOK CREEK - TO BE REMOVED	4630
15.0"	VALLEY OAK - TO REMAIN	4630

**Legend**

(E)	Existing
(N)	New
GAS	Gas Meter
PCE	Electrical meter
PCC	Point of Connection water line
WT	Water Meter
JT	Utility Pole



- IRRIGATION**
- 1. Irrigation Controller:** Hunter Pro-HC with flow sensors with rain sensing shut off integral device required. Controller to be outside of building. Exact location of the controller and weather sensor to be determined by the contractor.
  - 2. Valve Boxes:** Exact location of valves to be determined by the contractor based on site conditions and underground utilities. Valves shall have Pressure Reducer and FIBer appropriate for Drip. A manual Shut Off Valve shall be installed with Valve Nest.
  - 3. Irrigation for each hydro-zone shall have a separate valve as indicated. Root Weel Bubbler** recommended for each new tree.
  - 4. Manual Shut Off valves** (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
  - 5. All Irrigation emission devices** must meet the requirements set in the ANSI standard, ASABE/ICC 602-2014, "Landscape Irrigation Sprinkler and Emitters Standard."
  - 6. For areas less than ten (10) feet in width in any direction** shall be irrigated with subsurface irrigation or other means that produces no runoff.
  - 7. Irrigation shall be designed, maintained and managed** to meet or exceed an average landscape efficiency of 70%.
  - 8. Irrigation run times shall be scheduled** between 8pm and 10am. Operation outside time window is allowed for auditing and system maintenance.
  - 9. A diagram or list of the hydro-zones shall be kept with the irrigation controller** for subsequent management purposes.
  - 10. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, irrigation schedule and a schedule of landscape and irrigation maintenance.**
  - 11. An Irrigation audit report shall be completed at the time of final inspection.**



**Appendix B WATER EFFICIENT LANDSCAPE WORKSHEET for 1384 Munro Ave, Campbell**  
 This worksheet is filed out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (E<sub>o</sub>) **45**

Hydrozone # Planning Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (%)	ETAF (PF/E)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)†	
<b>Regular Landscape Areas</b>								
1	0.3	Drip	0.81	.37	205	75.85	2116	
2	0.4	Sprinkler	0.75	.49	520	254.8	7188.9	
3	0.3	Drip	0.81	.37	220	81.5	2322.5	
4	0.3	Drip	0.81	.37	254	91.58	2615.58	
5	0.4	Sprinkler	0.75	.49	578	263.22	7491.84	
6	0.3	Drip	0.81	.37	220	81.4	2271	
7	0.3	Drip	0.81	.37	340	125.6	3509.82	
8	0.3	Drip	0.81	.37	243	89.9	2508	
					Totals	(A) 2560	(B) 1201	33,508
<b>Special Landscape Areas</b>								
n/a					1			
					Totals	(C)	(D)	
							<b>ETWU Total</b>	
							<b>Maximum Allowed Water Allowance (MAWA)†</b>	<b>76,111</b>

**ETAF Calculations**

Regular Landscape Areas		
Total ETAF x Area	(B)1201	
Total Area	(A)2560	
Average ETAF	.468	

**†ETWU (Annual Gallons Required) = E<sub>o</sub> x 0.62 x ETAF x Area**  
 = 45 x 0.62 x 1201 = 33,508

**†MAWA (Annual Gallons Allowed) = E<sub>o</sub> x 0.62 x ETAF x LA + (1-ETAF) x SCA†**  
 = 45 x 0.62 x 2560 + (1-0.468) x 90 = 17,290.44002 = 17,290

**All Landscape Areas**

Total ETAF x Area	(B+D)1201
Total Area	(A+C)2560
Sitewide ETAF	<b>(B+D) / (A+C) .468</b>

Static Water Pressure = 85psi  
 Provider: San Jose Water  
 Meter size 3/4"

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**Statement**  
 I have consulted with the criteria of the ordinance and applied them for the efficient use of water in the landscape plans.  
 Alison Love, Homeowner