



**CITY OF CAMPBELL**  
Community Development Department

November 5, 2018

**NOTICE OF ADMINISTRATIVE SITE & ARCHITECTURAL REVIEW PERMIT**

Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Site & Architectural Review Permit for the following project proposal:

<b>File No.:</b>	<b>PLN2018-286</b>
<b>Applicant:</b>	<b>Golden Gate Group, Inc.</b>
<b>Project Address:</b>	<b>503 Kenneth Street</b>
<b>Property Owner:</b>	<b>Mariusz and Anna Malinowski</b>
<b>Zoning District:</b>	<b>R-1-6 (Single-Family Residential)</b>
<b>General Plan:</b>	<b>Low Density Residential</b>
<b>Project Description:</b>	<b>New approx. 3,606 square-foot two-story single-family residence.</b>

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on November 5, 2018 and ends on November 15, 2018. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **November 15, 2018**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required **\$750** appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Naz Pouya, Assistant Planner, in the Community Development Department, at (408) 866-2144 or by email [nazp@cityofcampbell.com](mailto:nazp@cityofcampbell.com).

# Project Location Map

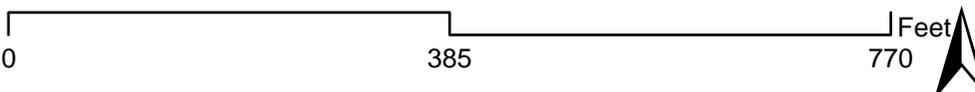


**Project Location:** 503 Kenneth St

**Application Type:** Admin. Site and Arc. Permit

**Planning File No.:** PLN2018-286

**Description:** New approx. 3,606 square-foot two-story single family residence



Community Development Department  
Planning Division

503 KENNETH AVE, CAMPELL, CA. 95008



COMMENT #1: REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY 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.

COMMENT #2: FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: 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 FEET OF BUILDING AREA. 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 C.B.L.

COMMENT #3: 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). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

COMMENT #4: 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

COMMENT #5: 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 TO PREVENT PLAN REVIEW AND INSPECTION DELAYS, THE ABOVE NOTED DEVELOPMENTAL REVIEW CONDITIONS SHALL BE ADDRESSED AS "NOTES" ON ALL PENDING AND FUTURE PLAN SUBMITTALS AND ANY REFERENCED DIAGRAMS TO BE REPRODUCED ONTO THE FUTURE PLAN SUBMITTAL. 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). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

VICINITY MAP:



PROJECT DATA

A.P.N 404-25-063  
 PROJECT LOCATION: 503 KENNETH AVE, CAMPELL, CA. 95008  
 ZONING: R-1-6  
 OCCUPANCY GROUP: R - 3 / U  
 CONSTRUCTION TYPE: V - B  
 NUMBER OF FLOORS: TWO (2) STORY  
 FIRE PROTECTION: SPRINKLERED

SCOPE OF WORK:

NEW 2 STORY COSTUME HOME  
 3600 SQF BUILDING AREA INCLUDING 5 BEDROOMS  
 5 1/2 BATHS, 2 LAUNDRIES, 2 CAR GARAGE

SHEET INDEX

- T0.01 COVER SHEET
- T0.02 BOUNDARY AND TOPOGRAPHIC MAP
- T0.03 BOUNDARY AND TOPOGRAPHIC MAP
- C1: GRADING AND DRAINAGE PLAN
- C2: GRADING AND DRAINAGE PLAN/ CONSTRUCTION DETAILS
- C3: GRADING AND DRAINAGE PLAN/EROSION CONTROL PLAN
- L0.1 FRONT YARD LANDSCAPE PLAN
- L0.2 HYDROZONE PLAN
- L0.3 IRRIGATION PLAN
- A0.1 SITE PLAN
- A1.1 EXISTING FLOOR PLAN
- AD1.1 DEMOLITION PLAN
- A1.2 PROPOSED 1ST FLOOR PLAN
- A1.3 PROPOSED 2 ST FLOOR PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A3.1 SECTIONS& STREETScape ELEVATION
- A4.1 SAMPLED BOARD
- A5.1 ARCHITECTURAL DETAIL
- A6.1 CITY STANDARD DETAILS OFF-SITE STREET IMPROVEMENT PLANS

AREA CALCULATION:

SITE AREA APPROX. 8,116 S.F.  
 N 1ST FLOOR LIVING AREA: 1742 S.F.  
 N 2ST FLOOR LIVING AREA: 1427 S.F.  
 N TOTAL LIVING AREA: 3169 S.F.  
 N GARAGE: 437 S.F.  
 N TOTAL BUILDING: 3606 S.F.

FLOOR AREA RATIO (FAR) = (3606/8,116)X100=44.4%

LOT COVERAGE: 1st FLOOR BLDG AREA (1742+437) S.F  
 FRONT COVERED PORCH 85 S.F  
 REAR COVER PORCH 339 S.F  
 TOTAL: 2,603/8,116= %32



21060 HOMESTEAD Rd  
 CUPERTINO, CA. 95014  
 TEL: (408) 442-8081  
 WWW.GGACGROUP.COM

KENNETH'S RESIDENCE :  
 503 KENNETH AVE,  
 CAMPELL, CA. 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR ACCURACY, SMALL LETTER AND COMPLIANCE TO THE EXISTING SITE. ANY DISCREPANCIES AND DEVIATED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE BEGINNING OF WORK. ALL SUCH DISCREPANCIES ARE RESOLVED IF THE CONTRACTOR AGREES TO DO SO BE BEFORE ANY PROCEEDING AT HIS OWN RISK.

EXEMPTION FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS WAIVED BY NECESSITY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO THE BEGINNING OF WORK. ALL SUCH DISCREPANCIES ARE RESOLVED IF THE CONTRACTOR AGREES TO DO SO BE BEFORE ANY PROCEEDING AT HIS OWN RISK.

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1	NO	NO	NO
NO	DESCRIPTION	DATE	BY

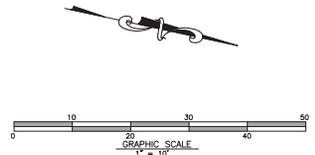
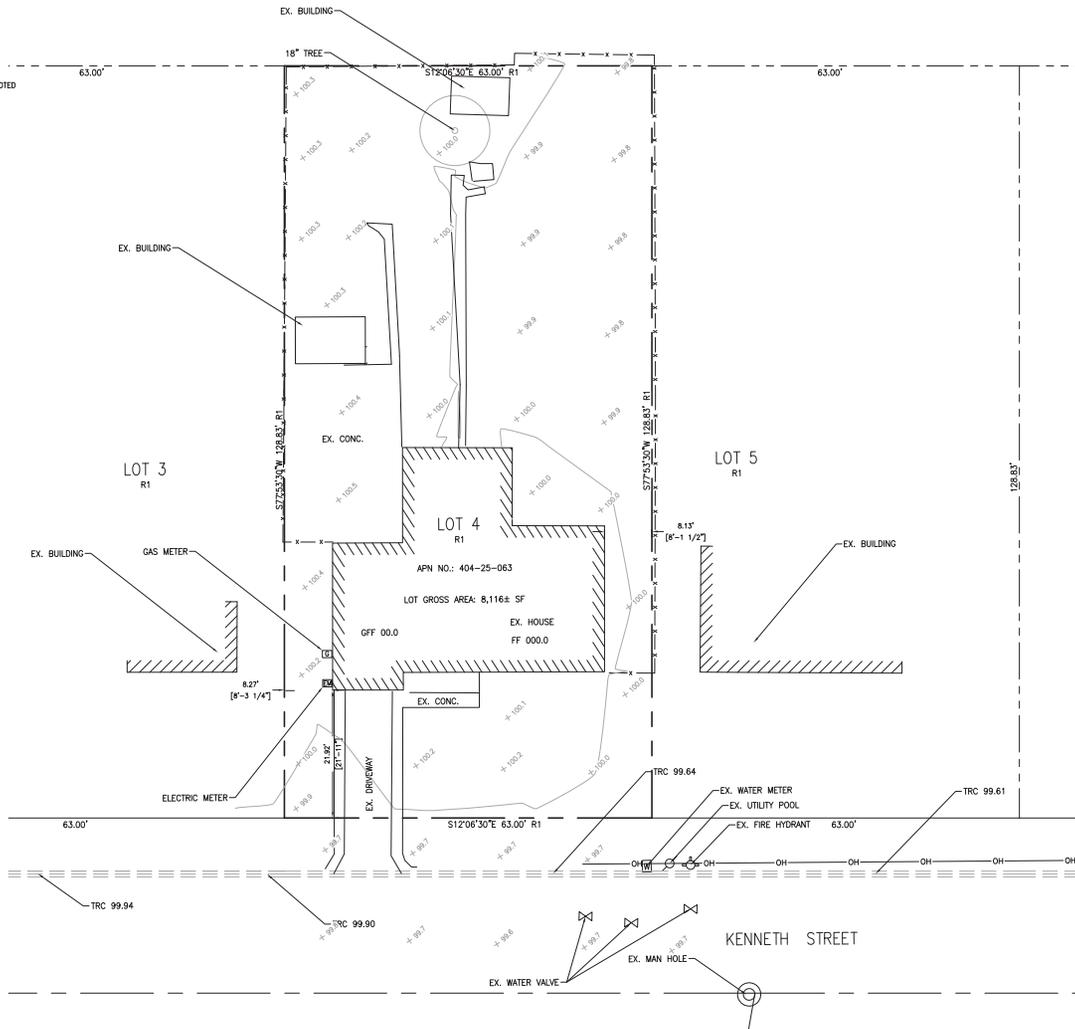
PROGRESS			
BUILDING OWNER APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:		

KENNETH'S RESIDENCE			
COVER SHEET			
NORTH	DATE	PROJECT/SCALE	DRAWING
DRAWN	CHK'D BY	FLOOR	T.1.1



**LEGEND**

---	EXISTING CONTOUR LINE
- - -	NATURAL GRADE CONTOUR LINE
⊙	FOUND CITY MONUMENT BOX, OR AS NOTED
- - -	BOUNDARY OF PROPERTY SURVEYED
( )	RECORD INFORMATION
- - -	CENTERLINE
△	CURB INLET
- - -	CURB LINE
▭	DRIVEWAY APRON
⊙	ELECTRODER
- - -	FENCE
⊕	FIRE HYDRANT
▭	FLAT GRATE INLET
- - -	OVERHEAD POWER LINE
- - -	OVERHEAD TELEPHONE LINE
- - -	SANITARY SEWER LINE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
- - -	SIGN
- - -	STORM DRAIN LINE
⊙	STORM DRAIN MANHOLE
⊙	UTILITY BOX
⊙	UTILITY POLE
- - -	WATER LINE
⊕	WATER METER
⊕	WATER VALVE
⊕	ELECTRIC METER
⊕	WATER HEATER
⊕	GAS



**BASIS OF BEARINGS**  
 THE BEARING SOUTH 24°33'21" EAST OF THE CENTER LINE OF KENNETH STREET AS SHOWN ON THAT MAP OF TRACT NO. 1212 FILED FOR RECORD IN BOOK 44 OF MAPS PAGES 46, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

**REFERENCES:**  
 R1 TRACT NO. 1212 44-M-46  
 R2 TRACT NO. 2351 104-M-10

**BENCH MARK**  
 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE EASTERLY CORNER OF LOT AS SHOWN. ELEV.: 100.0'

**ABBREVIATIONS**

APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CA TV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FL	FLOW LINE ELEVATION
IP	IRON PIPE
L	CURVE LENGTH
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

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



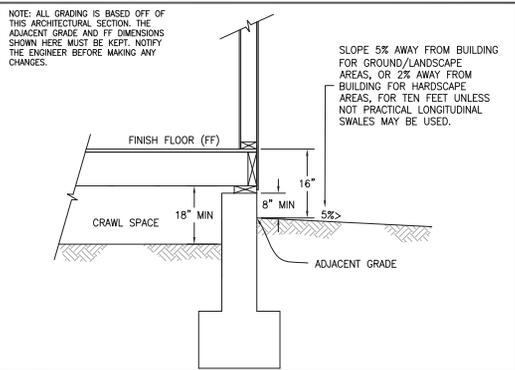
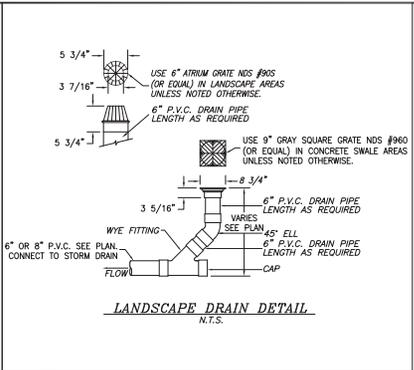
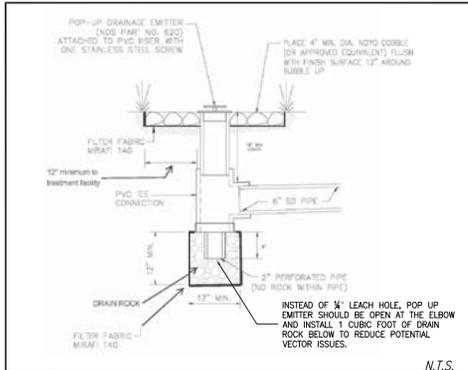
BOUNDARY AND TOPOGRAPHIC MAP  
 LANDS OF MALINOWSKI  
 503 KENNETH ST  
 CAMPBELL, CALIFORNIA

DATE	9-13-18
SCALE	AS SHOWN
DRAWN BY	O. OSUNA
CHECKED BY	J. CO.

JOB NO. 1712  
 SHEET 1 OF 2



CONTRACTOR AGREES THAT IT SHALL BE RESPONSIBLE FOR THE USE OF THE INFORMATION SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND THINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND THINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND THINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND THINGS.



NOTE: ALL GRADING IS BASED OFF OF THIS ARCHITECTURAL SECTION. THE ADJACENT GRADE AND FF DIMENSIONS SHOWN HERE MUST BE KEPT. NOTIFY THE ENGINEER BEFORE MAKING ANY CHANGES.

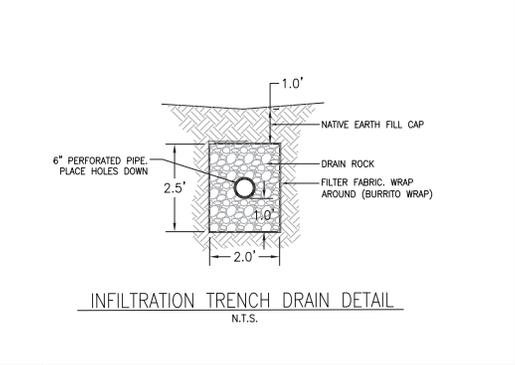
SLOPE 5% AWAY FROM BUILDING FOR GROUND/LANDSCAPE AREAS, OR 2% AWAY FROM BUILDING FOR HARDSCAPE AREAS, FOR TEN FEET UNLESS NOT PRACTICAL. LONGITUDINAL SWALES MAY BE USED.

A BUBBLE-UP EMITTER DETAIL N.T.S.

B AREA DRAIN DETAIL N.T.S.

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

D NOT USED



G EARTHEN SWALE DETAIL N.T.S.

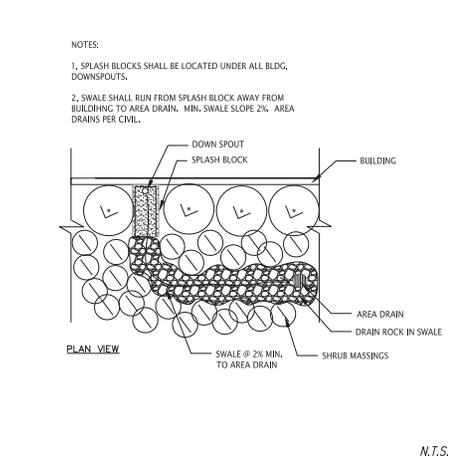
F INFILTRATION TRENCH DRAIN DETAIL N.T.S.

F INFILTRATION TRENCH DRAIN DETAIL N.T.S.

G EARTHEN SWALE DETAIL N.T.S.

E NOT USED

**SPLASH BLOCK IMAGE**



- NOTES:
- SPLASH BLOCKS SHALL BE LOCATED UNDER ALL BLDG. DOWNSPOUTS.
  - SWALE SHALL RUN FROM SPLASH BLOCK AWAY FROM BUILDING TO AREA DRAIN. MIN. SWALE SLOPE 2%. AREA DRAINS PER CIVIL.

H SPLASH BLOCK DETAIL N.T.S.

H SPLASH BLOCK DETAIL N.T.S.

REVISIONS	DATE	BY

REGISTERED PROFESSIONAL ENGINEER  
 No. 70829  
 Exp. 6-30-19  
 OSCAR OSUNA  
 STATE OF CALIFORNIA

*Oscar Osuna*  
 OSCAR OSUNA  
 RCE 70829 EXP. 6-30-19

**OSUNA ENGINEERING INC.**  
 CONSULTING CIVIL ENGINEERS & LAND SURVEYORS  
 11700 Rockledge Drive, Suite 100  
 San Jose, CA 95138  
 408.261.1170  
 info@osunaeng.com

GRADING & DRAINAGE PLAN  
 CONSTRUCTION DETAILS  
 503 KENNETH AVENUE  
 CAMPBELL, CALIFORNIA  
 Project No.: 1712 | Design: 10/2018 | 09-27-18





21061 HOMESTEAD Rd  
CUPERTINO, CA. 95014  
TEL: (408) 442-8081  
WWW.GGAGOLDENGATEGROUP.COM

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CAMPBELL, CA. 95008

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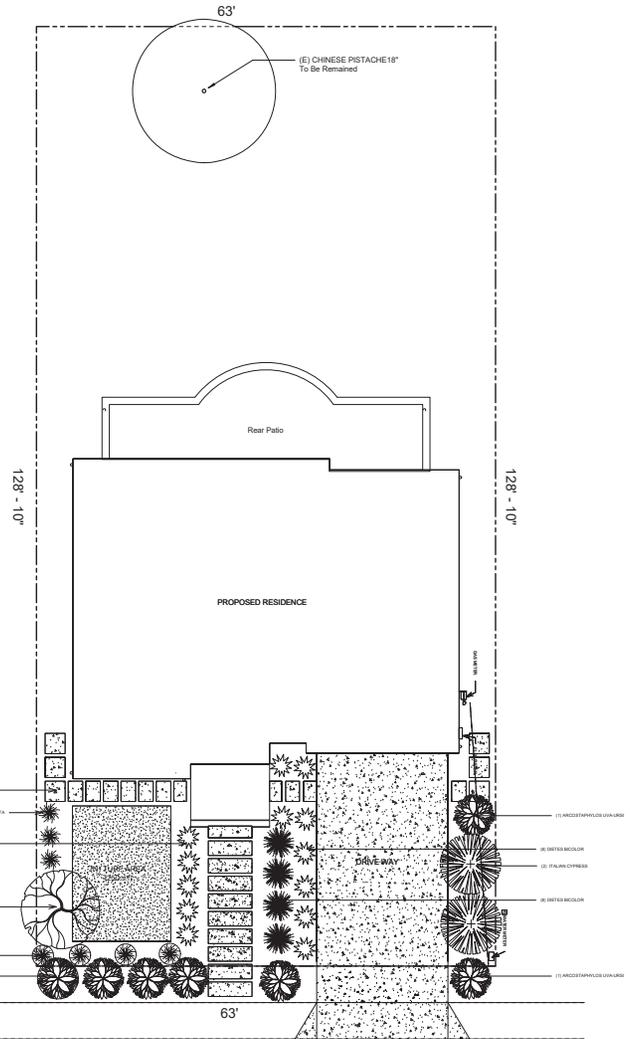
NO.	DESCRIPTION	DATE
1	PROGRESS	01/11/2024

NO.	DESCRIPTION	DATE
1	PROGRESS	01/11/2024

KENNETH'S RESIDENCE

NORTH	DATE	PROJECT	SCALE	DRAWING
				L0.1

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWELD.



**PLANT MATERIAL**

- A. QUALITY AND SIZE OF PLANT MATERIALS SHOULD CONFORM TO THE CALIFORNIA GRADING CODE OF NURSERY STOCK, NO. 1 GRADE. THIS REQUIRES THAT STOCK, WHEN SOLD, SHOULD NOT BE DEAD OR IN A DYING CONDITION, FROZEN, OR DAMAGED, AND SHOULD NOT SHOW EVIDENCE OF HAVING HAD ROOT RESTRICTION IN PREVIOUS CONTAINERS OR BE ABNORMALLY POT-BOUND. ALL PLANTS SHOULD BE OF A REASONABLY UNIFORM AND STANDARDIZED SIZE FOR EACH SPECIES, WELL FORMED, AND IN A HEALTHY, FULLY ROOTED, THRIVING CONDITION.
- B. ALL PLANTS SHOULD BE TRUE TO TYPE OR NAME, BY SPECIES AND VARIETY, AS REQUIRED BY THE CALIFORNIA FOOD AND AGRICULTURE CODE.
- C. ALL PLANTS SHOULD BE TYPICAL OF THEIR SPECIES AND VARIETY AND SHOULD HAVE NORMAL HABIT OF GROWTH. THE TOP GROWTH SHOULD BE STRUCTURED PROPORTIONATELY SO THAT IT IS REPRESENTATIVE OF THE SPECIES.
- D. ALL PLANTS SHOULD COMPLY WITH FEDERAL AND STATE LAWS REQUIRING INSPECTION FOR PLANT DISEASES AND INFEST ATIONS. INSPECTION CERTIFICATE REQUIRED BY LAW SHOULD ACCOMPANY EACH SHIPMENT OF PLANTS. UNLESS PLANTS ARE AUTHORIZED TO BE COLLECTED, CONTAINER-GROWN PLANTS SHOULD BE SUFFICIENTLY ESTABLISHED SO THAT A MINIMUM OF 75% OF EACH ROOT BALL STAYS INTACT DURING PLANTING. WHEN LIFTED BY THE TRUNK, THE TRUNK SHOULD RISE NO MORE THAN ONE INCH BEFORE THE SOIL SURFACE OF THE ROOT BALL BEGINS TO RISE. WHEN UNSUPPORTED, THE TRUNK OF TREES SHOULD LEAN NO MORE THAN 30 DEGREES FROM THE VERTICAL WHEN MEASURED WITHIN FOUR INCHES OF THE ROOT BALL.

PLANTING DIG PLANTING HOLE TO A DEPTH 1-1/2 TIMES THE DEPTH OF THE ROOT BALL AND TWICE AS WIDE. BACKFILL WITH 10 ORGANIC AMENDMENT AND 2/3 NATIVE SOIL. FERTILIZE WITH AGRIFORM FERTILIZER TABLETS ACCORDING TO PLANT SIZE.

This project is required to demonstrate compliance with the Model Water Efficient Landscape Ordinance

LOT AREA: 8116/2500' - 4  
4 trees are required on the property  
one existing trees to be retained and 3 new trees:  
- 1 ITALIAN CYPRESS - 1 ARCTOSTAPHYLOS 'DR. HURD'

1 GAL PLANT = 1 TABLET  
5 GAL PLANT = 3 TABLETS  
15 GAL PLANT = 5 TABLETS

Box TREES= 1 TABLET (3) INCHES OF BOX WIDTH

**BARK MULCH**  
INSTALL A 3 INCH LAYER OF SHREDDED GORILLA HAIR MULCH IN ALL SHRUB AND GROUND COVER AREAS.

**GUARANTEE**  
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL 1 GALLON, 5 GALLON, AND 15 GALLON PLANTS FOR A PERIOD OF 3 MONTHS.

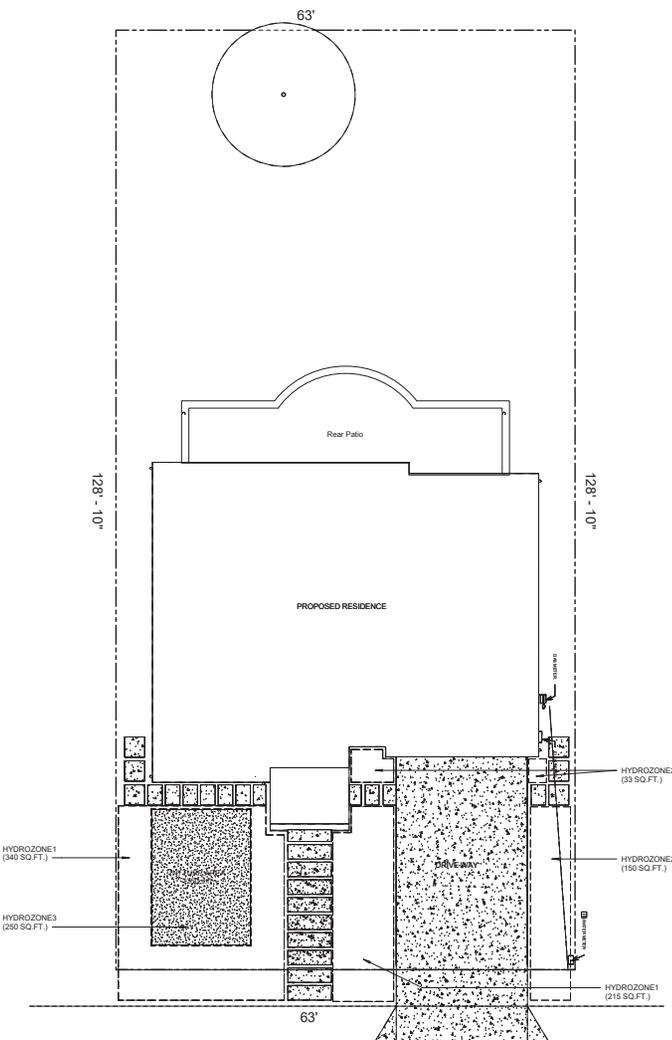
FRONT YARD SETBACK AREA: 1,643 SF  
IMPERVIOUS AREA: 607 SF (31.2%)  
LANDSCAPING AREA: 1036  
TURF AREA: 250 SF (24.1%)

**Impervious Surface Area:**  
FRONT YARD: 63'X-26'=1643 SQF  
IMPERVIOUS AREA: Walk Way(94)+ Drive way(513)=607/1643 = 31.2% < 50%

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	WUCOLS
3		PROSTANTHERA OVALIFOLIA VARIEGATA	AUSTRALIAN MINT BUSH	5 GALLON	Low (3)
1		ARCTOSTAPHYLOS 'DR. HURD'	DR. HURD MANZANITA	15 GALLON NLB	Low (3)
7		ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GALLON	Low (3)
13		DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	Low (3)
4		NOLINA INTERRATA	DEHESA NOLINA	1 GALLON	Low (3)
2		ITALIAN CYPRESS	ITALIAN CYPRESS	15 GALLON	Low (3)

1 FRONT YARD LANDSCAP PLAN  
1/8" = 1'-0"

KENNETH AVE 60'



KENNETH AVE 60'

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWLO.

① HYDROZONE PLAN  
1/8" = 1'-0"



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CAMPBELL, CA. 95008

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DEVIATIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS NECESSARY FOR THE WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK AS DESCRIBED IN FULL OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS, ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK AS INTENTIONAL DISCREPANCY OR OMISSION. BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND, THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY GOLDEN GATE GROUP INC. DESIGN IN WRITING AND RETAIN WRITTEN RESOLUTION FROM GOLDEN GATE GROUP INC. DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

NO.	DESCRIPTION	DATE	BY
1	ADD		

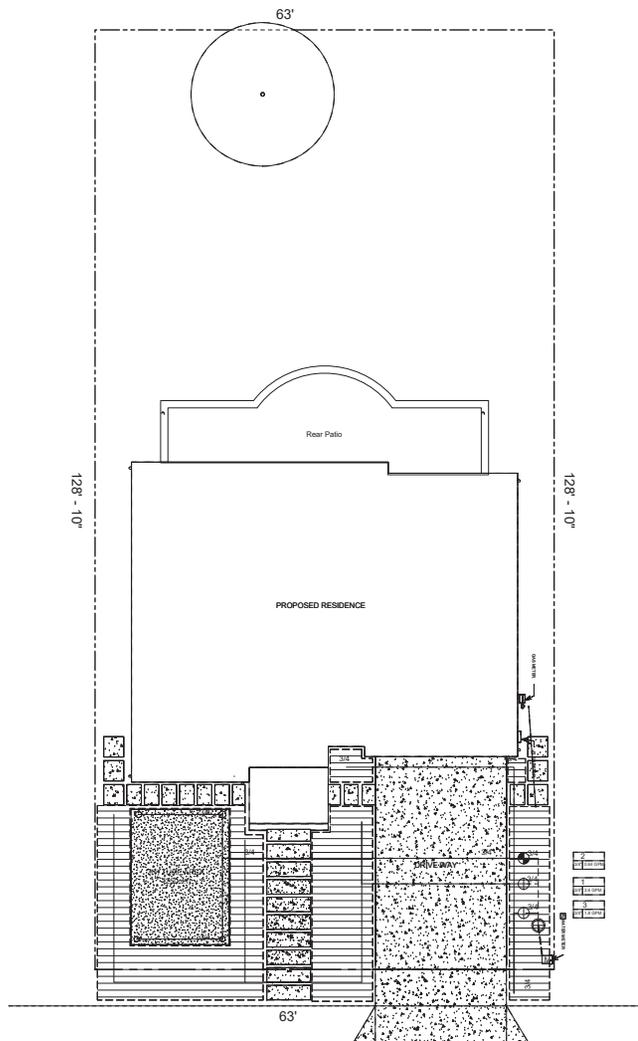
PROGRESS

BUILDING OWNER APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:
CLIENT/TERMINAL APPROVAL DATE:	

KENNETH'S RESIDENCE

HYDROZONE PLAN

NORTH	DATE	PROJECT	SCALE	DRAWING
				L0.2



KENNETH AVE 60'

1 IRRIGATION PLAN  
1/8" = 1'-0"

FRONT IRRIGATION LEGEND

WATER METERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		WATER METER	3/4"
POINT OF CONNECTION			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		AT FRONT	12.00 GPM @ 50.00 PSI
CONTROLLERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		IRRIROL RAIN DIAL-R RD900-EXT-R IRRIROL CLIMATE LOGIC WEATHER SENSOR	9 ZONES
PIPE (MAINLINE)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
20'		SCHEDULE 40 PVC PIPE	3/4"
31'-0 5/8"		TYPE K COPPER WATER TUBE	3/4"
VALVES			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		IRRIROL Z71/APR	3/4"
2		IRRIROL Z71/APROK-LF	3/4"
PIPE (LATERAL)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
200 FT.		SCHEDULE 40 PVC PIPE	3/4"
IRRIGATION HEADS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
4		HUNTER MP ROTATOR MPI000 90°	12.00 FT
DIP			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
		NET/AM TECHLINE CV	17MM, .4 GPH, 12" SPACING

IRRIGATION NOTES

**SCOPE**  
FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO INSTALL THE IRRIGATION SYSTEM SPECIFIED ON THE PLANS.

**PROTECTION**  
CALL DIG ALERT 811 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.

**DRAWINGS**  
THESE PLANS ARE SCHEMATIC. ACTUAL MAINLINE AND LATERAL LINES SHALL BE LOCATED IN LANDSCAPE BEDS IF POSSIBLE. ALL OTHER MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED PIPE.)

**GENERAL**  
ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED.

**PLASTIC PIPE AND FITTINGS**  
SHALL BE TYPE I POLY VINYL CHLORIDE. IT SHALL BE FREE FROM CRACKS OR DEFECTS.  
MAINLINE SHALL BE SCH 40 PVC.  
LATERAL LINES SHALL BE CLASS 200 PVC.

**WATER METER**  
NEW 3/4" WATER METER

**SLEEVES**  
ALL MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED LINE)

ALL CONTROL WIRES SHALL BE SLEEVED SEPARATELY FROM THE MAIN OR LATERAL LINES UNDER CONCRETE WALKS AND/OR DRIVEWAYS.

**AUTOMATIC CONTROLLER**  
SEE IRRIGATION LEGEND FOR TYPE

**PIPE AND CONTROL WIRE INSTALLATION**  
MAINLINES SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. LATERALS SHALL HAVE 12 INCHES OF COVER. LOCATE CONTROL WIRES UNDERNEATH MAINLINES.

**DRIP TUBING**  
NET/AM TECHLINE MAY BE PLACED IN TREE OR SHRUB RING FORMATION OR MAY BE LAID IN A GRID PATTERN AT 12 TO 18" O.C., WHICHEVER WILL PROVIDE AN EVEN AND ADEQUATE AMOUNT OF WATER TO THE PLANTS.

**PRESSURE TESTING**  
AFTER ALL LINES ARE CONNECTED AND FLUSHED OUT, CAP ALL OUTLETS AND TEST MAINLINES AT A STATIC PRESSURE OF 50PSI FOR A CONTINUOUS 24 HOUR PERIOD. CHECK ALL JOINTS FOR LEAKS AND MAKE NECESSARY REPAIRS.

**COVERAGE TEST**  
PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE ADJUSTED FOR COVERAGE AND PROPER FUNCTIONING.

**GUARANTEE**  
IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWLSD.



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CAMPBELL, CA. 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSIONS, SYMBOL LETTERS AND COMPLIANCE TO THE EXISTING SITE. ANY DISCREPANCIES AND CORRECTED CONDITIONS MUST BE NOTED FOR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION PRIOR TO THE START OF THE WORK. ALL DISCREPANCIES ARE RESOLVED IF THE CONTRACTOR AGREES TO DISMISS THEM BE PROCEEDING AT HIS OWN RISK.

ENGINEER FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR SUCH OMISSIONS OR MISDESCRIPTIONS OF THE WORK AS FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

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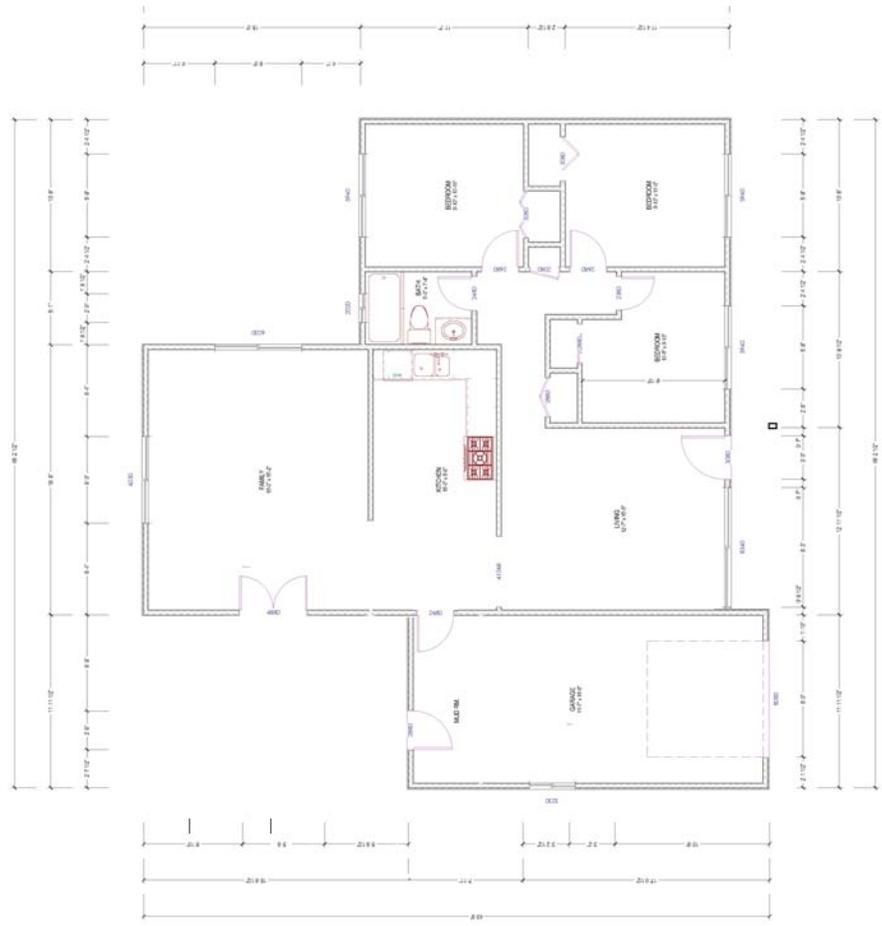
NO.	DESCRIPTION	DATE	BY
1	ADD		
2			
3			
4			

PROGRESS	
BUILDING OWNER APPROVAL DATE:	RESUBMIT/ARCH. SIGNATURE DATE:
CLIENT/TERMINAL APPROVAL DATE:	

KENNETH'S RESIDENCE

IRRIGATION PLAN			
NORTH	DATE	SCALE	DRAWING
			L0.3
DRAWN	CHK BY	FLOOR	





1 EXISTING FLOOR PLAN - 1/4" = 1'-0"

**WALL**

- EXISTING WALL TO REMAIN
- XXXXXXXXXX WALL TO BE REMOVED/WDW. OR DR. TO INFILL

**INTERIOR ENVIRONMENT**  
 1. UNDER-FLOOR VENTILATION SHALL BE NOT LESS THAN 1/150 OF UNDER FLOOR AREA. (R408.1)

**BUILDING ENVELOPE**  
 1. DAMPPROOFING, WHERE REQUIRED, SHALL BE INSTALLED WITH MATERIALS AND AS REQUIRED IN SECTION R406.1.

2. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE LOCATIONS SPECIFIED PER SECTION R011.1 BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE. PRESERVATIVES SHALL BE LISTED IN SECTION 4 OF AWPA U1.



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 CAMPBELL, CA. 95008

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CONTRACTOR SHALL VERIFY DIMENSIONS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR SUCH OMISSIONS OR MISDESCRIPTIONS UNLESS HE FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS OR MISDESCRIPTIONS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE CONDITIONS AND ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY GOLDEN GATE GROUP ARCHITECTS IN WRITING AND RETAIN WRITTEN RESOLUTION FROM GOLDEN GATE GROUP ARCHITECTS PRIOR TO PROCEEDING WITH ANY RELATED WORK.

NO.	DESCRIPTION	DATE	BY
1	PROGRESS		

**PROGRESS:**

BUILDING OWNER APPROVAL DATE:	ARCHITECT APPROVAL DATE:

KENNETH'S RESIDENCE

EXISTING FLOOR PLAN			
NORTH	DATE	SCALE	DRAWING
			A1.1





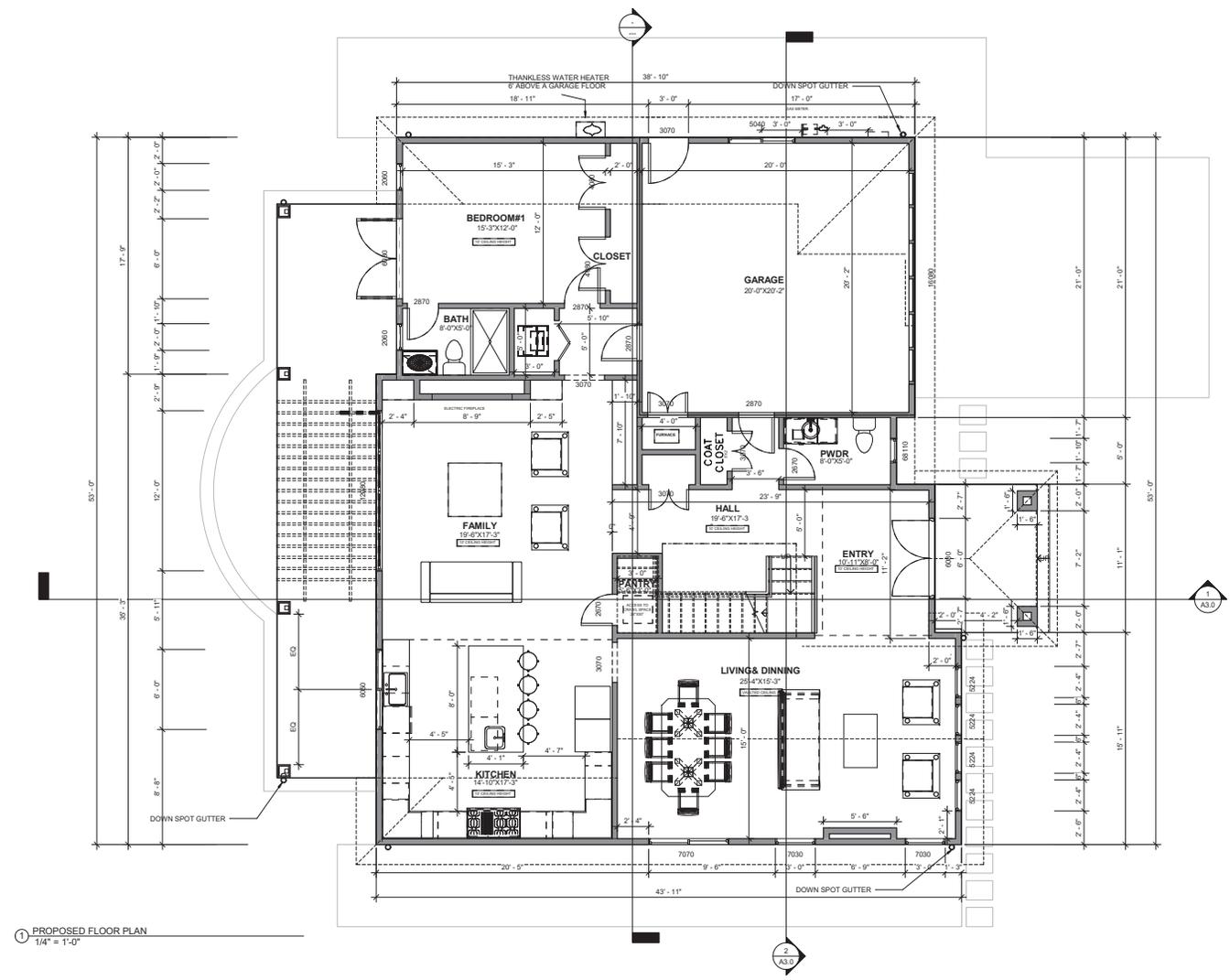
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503 KENNETH AVE,  
CAMPBELL, CA. 95008

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CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CUPERTINO. THE CONTRACTOR SHALL NOT RELY ON THE ARCHITECT FOR OBTAINING SUCH PERMITS OR APPROVALS. THE CONTRACTOR SHALL FULLY AND COMPLETELY SET FORTH AND DESCRIBE IN THE DRAWINGS AND SPECIFICATIONS.

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1 PROPOSED FLOOR PLAN  
1/4" = 1'-0"

**LEGEND:**



NO.	DESCRIPTION	DATE	BY
1	ADD		

PROGRESS	
BUILDING OWNER APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:
CLIENT/OWNER APPROVAL DATE:	DESIGNER/ARCH. SIGNATURE DATE:

KENNETH'S RESIDENCE

PROPOSED FLOOR PLAN			
NORTH	DATE	PROJECT NO.	SCALE
DRAWN	CHECKED	FLOOR	A1.2



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CAMPBELL, CA. 95008

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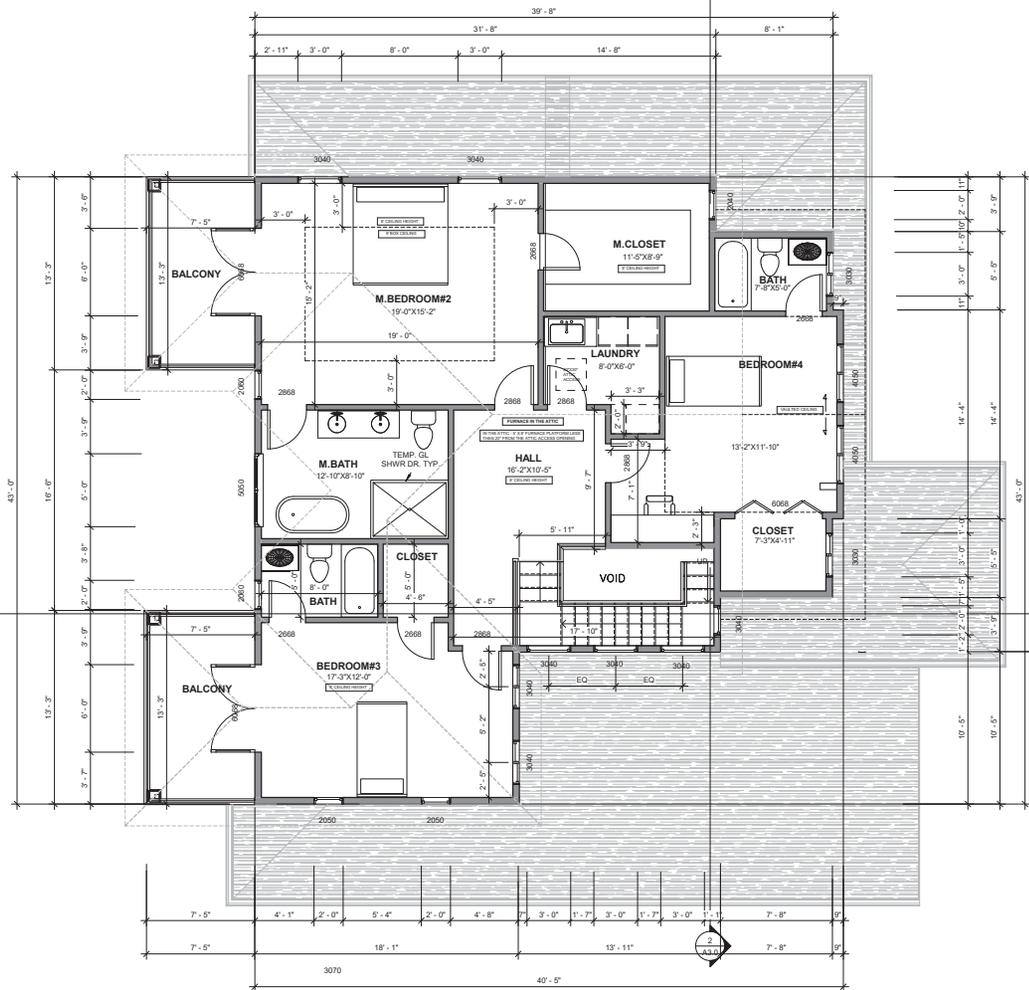
CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CUPERTINO AND THE CITY OF CAMPBELL. THE CONTRACTOR SHALL NOT RELY ON THE CONTRACT DOCUMENTS OR THE DRAWINGS FOR SUCH PERMITS OR APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CUPERTINO AND THE CITY OF CAMPBELL. THE CONTRACTOR SHALL NOT RELY ON THE CONTRACT DOCUMENTS OR THE DRAWINGS FOR SUCH PERMITS OR APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CUPERTINO AND THE CITY OF CAMPBELL. THE CONTRACTOR SHALL NOT RELY ON THE CONTRACT DOCUMENTS OR THE DRAWINGS FOR SUCH PERMITS OR APPROVALS.

NO.	DESCRIPTION	DATE	BY
1	ADD		

PROGRESS	
BUILDING OWNER APPROVAL DATE:	DESIGNER/ARCHITECT SIGNATURE DATE:
CLIENT/TERMINAL APPROVAL DATE:	DESIGNER/ARCHITECT SIGNATURE DATE:

KENNETH'S RESIDENCE

PROPOSED SECOND FLOOR			
NORTH	DATE	PROJECT NO.	DRAWING NO.
			A1.3



1 2ND LEVEL  
1/4" = 1'-0"

**LEGEND:**

NEW CONSTRUCTION WALL





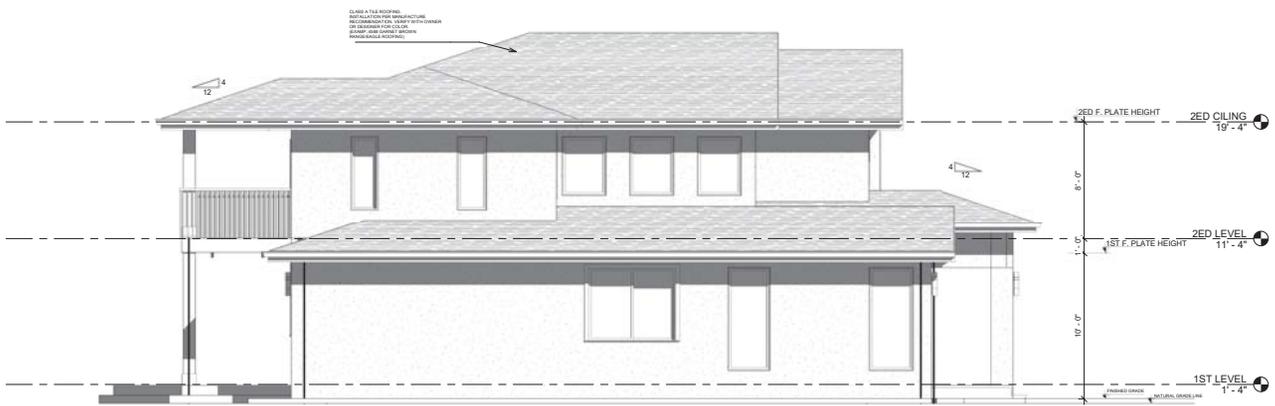


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EMAIL: OFFICE@GOLDENGATEGROUP.COM

**RESIDENTIAL : IDENCE :**  
**503 KENNETH AVE,**  
**(CAMPELL, CA. 95008**



① NORTH ELEVATION  
1/4" = 1'-0"



② SOUTH ELEVATION  
1/4" = 1'-0"

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, SPACING, LETTER AND COMPLETION TO THE EXISTING SITE. ANY DISCREPANCIES AND DEVIATED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE GOLDEN GATE GROUP ARCHITECTS AT THE TIME OF THE VISUAL CONFERENCE. UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED, IF THE CONTRACTOR CHOOSES TO PROCEED, HE SHALL BE PROCEEDING AT HIS OWN RISK.

DISCREPANCIES FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CONTRADICTORY THEREOF, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMISSIONS OR DISCREPANCIES OF FULL OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

THE CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK IN VISUAL CONFERENCE OR DESIGN.

BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE CONTRACTOR'S CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR DESIGN IN WRITING AND DESIGN INTENTION FROM GOLDEN GATE GROUP ARCHITECTS PRIOR TO PROCEEDING WITH ANY RELATED WORK.

NO.	DESCRIPTION	DATE	BY
1	ADD		

**PROGRESS**

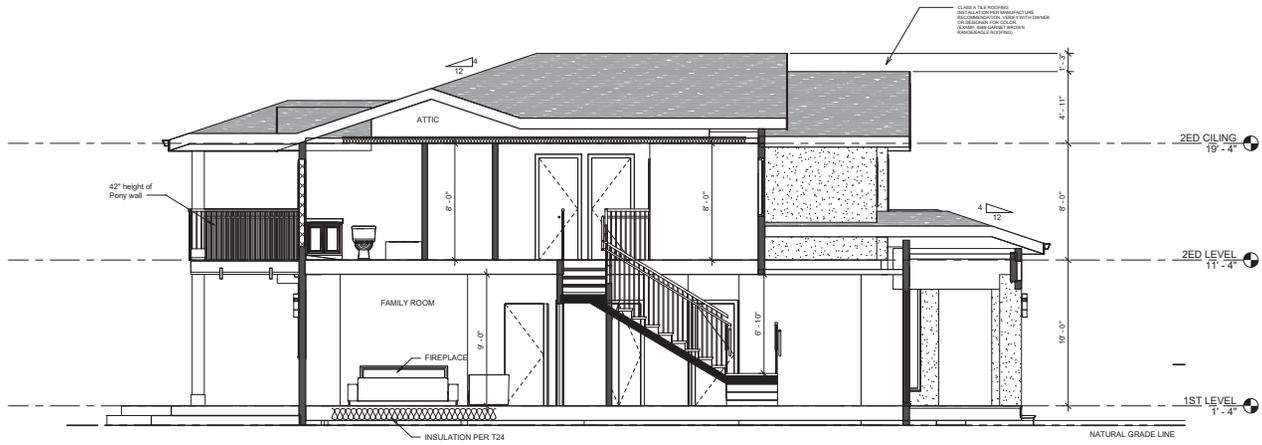
BUILDING OWNER APPROVAL  
DATE: \_\_\_\_\_

CLIENT/ARCHITECT APPROVAL  
DATE: \_\_\_\_\_

KENNETH'S RESIDENCE

EXTERIOR/01 ELEVATIONS

NORTH	DATE	PROJ./SCALE	SCALE	DRAWING



① Section 12  
1/4" = 1'-0"



② Section 14  
1/4" = 1'-0"



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CHANGES FROM THE DRAWINGS AND SPECIFICATIONS OR THE MODIFICATION OF THE WORK WHICH IS NECESSARY TO CORRECT OR IMPROVE THE WORK OR TO ACCOMMODATE THE OWNER'S REQUIREMENTS SHALL NOT BE RELEASED FROM THE CONTRACTOR'S RESPONSIBILITY FOR ESTABLISHING THE WORK'S CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTABLISHING THE WORK'S CONFORMANCE WITH THE DRAWINGS AND SPECIFICATIONS.

IT IS THE INTENT OF THESE CONTRACT DOCUMENTS AND THE CONTRACTOR'S OBLIGATION TO FOLLOW THE CONTRACTOR'S DESIGN AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCEMENT OF WORK. ALL SUCH DISCREPANCIES ARE RESOLVED IF THE CONTRACTOR AGREES TO DO SO BEFORE BEING AT HIS OWN RISK.

NO.	DESCRIPTION	DATE	BY
1	ISSUE		

PROGRESS	
BUILDING OWNER APPROVAL DATE:	
CLIENT/ARCHITECT APPROVAL DATE:	

KENNETH'S RESIDENCE

SECTIONS & STREET VIEW			
NORTH	DATE	PROJECT NO.	SCALE

DRAWN	CHECKED	FLOOR	SCALE
			A3.0



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OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK HEREIN IS SOLELY THE RESPONSIBILITY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARY PRACTICE, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH WORK TO OR AS DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.  
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## EXTERIOR MATERIAL SCHEDULE

TITLE	TYPE	INFO
ROOF	TILE ROOFING	US TILE/ CARMEL BLEND
SIDING	STUCCO	SMOOTH/BEIGE
EXTERIOR TRIM	SQR. EDGE - 4" HT. X 2" DPT.	DECORAMOULD/WHITE
GARAGE DOOR	CLOPAY	BROWN COLOR
DOOR	Feather River Doors	BROWN COLOR
WINDOWS	MILGARD	TUSCANY /BROWN

STUCCO



TILE ROOFING



GARAGE DOOR



1 10/20/20 - 10-11-2020

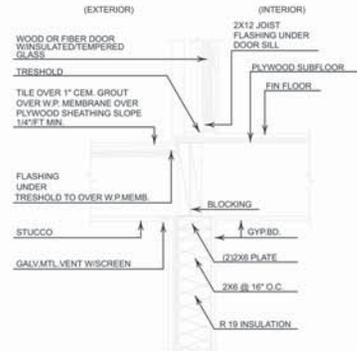
NO.	DESCRIPTION	DATE	BY
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PROGRESS	
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CLIENT/TEAM APPROVAL DATE:	

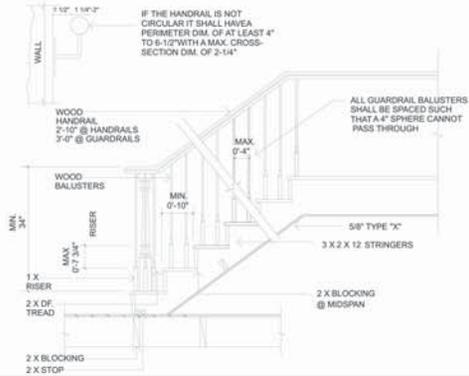
KENNETH'S RESIDENCE

SAMPLED BOARD			
NORTH	DATE	PROJ. NO.	SCALE
DRAWN	CHK BY	FLOOR	A4.1

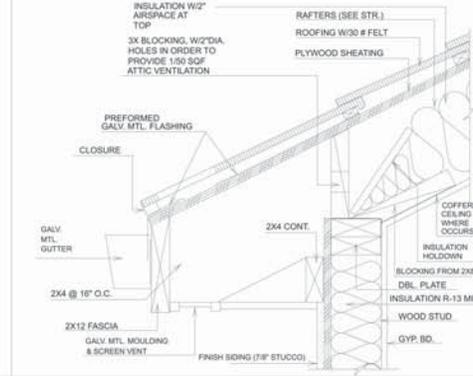
MAX. 1 1/2" HEIGHT OF THRESHOLD ABOVE FLOOR AT EXTERIOR DOORS



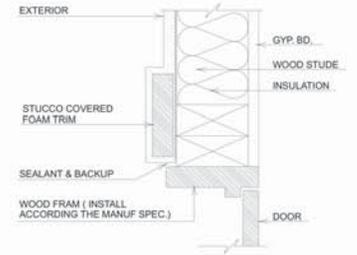
D1 - ROOF DECK ASSEMBLY



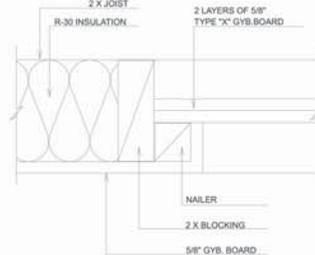
D4 - HANDRAIL DETAIL



D7 - EAVE DETAIL

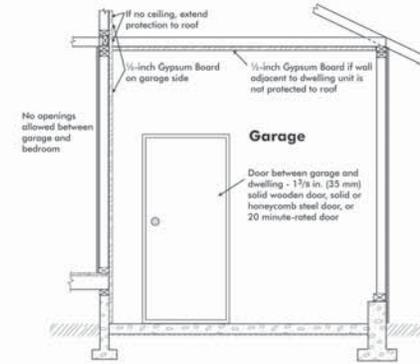


D2 - EXTERIOR DOOR DETAIL

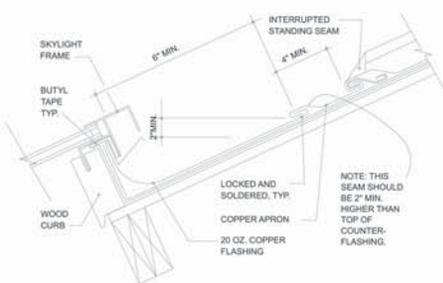


3- ROOF / WALL FLASHG.,SS DETAIL

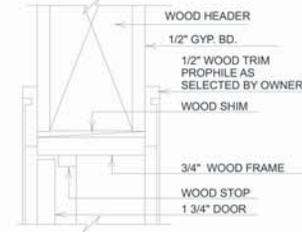
Figure A



SKYLIGHT SHALL BE INSTALLED ON A CURB.

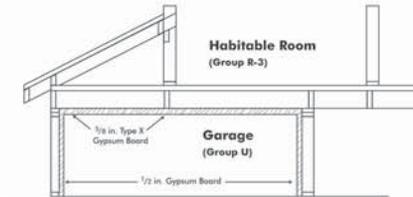


D3 - SKYLIGHT DETAIL



D6 - INTERIOR DOOR DETAIL

Figure B



1- TYP. EAVE

D8 - GARAGE SEPARATION DETAIL



2100 HOMESTEAD RD  
CUPERTINO, CA 95014  
TEL: (408) 442-8081  
WWW.GOLDENGATEGROUP.COM

RESIDENTIAL ADDITION:  
15750 Oakridge Court, E.  
Morgan Hill, CA 95036  
UNIVERSITY CELL, CA 95008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSIONS, QUALITY, MATERIALS AND COMPLIANCE TO THE EXISTING SITE AND OCCURRENCES AND DEVIATED CONDITIONS THAT ARE NOT SHOWN ON THE DRAWINGS DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE OWNER'S ATTENTION BY THE CONTRACTOR PRIOR TO PROCEEDING WITH THE WORK. UNLESS ALL SUCH OCCURRENCES ARE RESOLVED, IF THE CONTRACTOR CHOOSES TO PROCEED, HE SHALL BE PROCEEDING AT HIS OWN RISK.

CONDITIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO COMPLY WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING SUCH CONDITIONS OR MISDESCRIPTIONS OF THE WORK AS FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

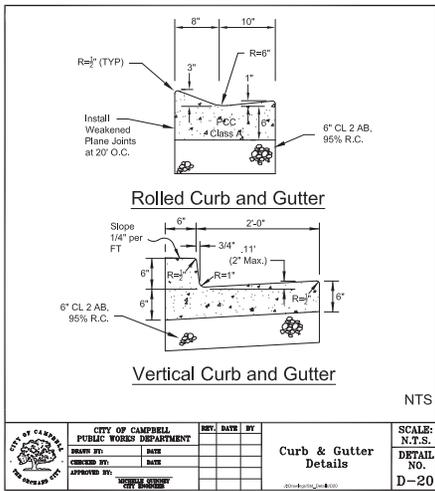
SITE CONDITIONS AND CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY CONDITIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELIEVE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK FROM VISUAL OBSERVATION OR OTHERWISE.

BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE CONDITIONS AND CONDITIONS ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL VERIFY CONDITIONS AND CONDITIONS IN WRITING AND RETAIN WRITTEN EVIDENCE FROM GOLDEN GATE GROUP FOR RECORD PRIOR TO PROCEEDING WITH ANY RELATED WORK.

1	CONTR.	11-11-20
NO	DESCRIPTION	DATE BY

PROGRESS	
BUILDING OWNER APPROVAL DATE:	
CLIENT/ARCHITECT APPROVAL DATE:	RESIDENT/ARCHITECT SIGNATURE DATE:

KENNETH'S RESIDENCE	
ARCHITECTURAL DETAILS	
NORTH	DATE: PROJECT/SCALE: DRAWING
DRAWN	CHECKED BY FLOOR A5.1

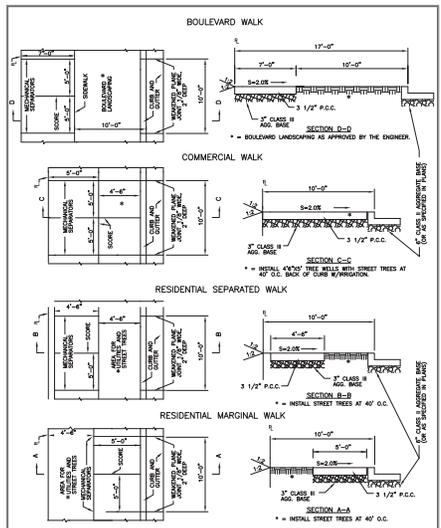


N.T.S.

Curb & Gutter Details

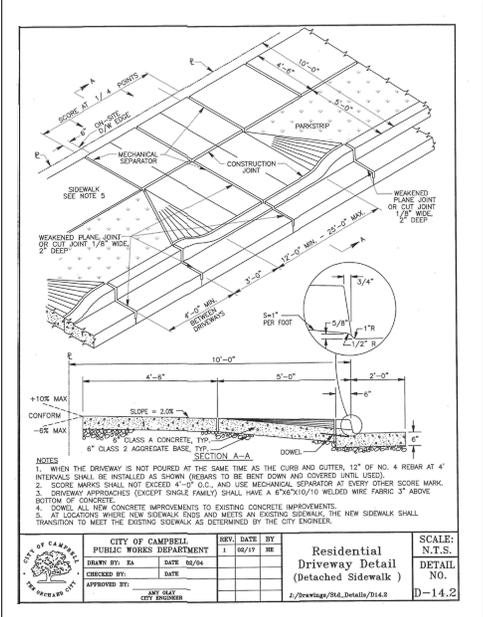
SCALE: N.T.S. DETAIL NO. D-20

CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT	REV.	DATE	BY



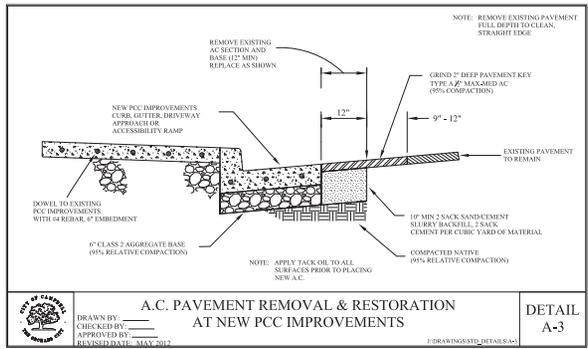
CURB, GUTTER, AND SIDEWALK CONFIGURATIONS DETAIL 1

REVISED DATE: Feb. 2017  
 DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_



Residential Driveway Detail DETAIL NO. D-14.2

SCALE: N.T.S.  
 CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT  
 REV. DATE BY  
 1 06/17 RE  
 DRAWN BY: SA DATE: 06/14  
 CHECKED BY: DATE:  
 APPROVED BY: ARI SEAT CITY ENGINEER



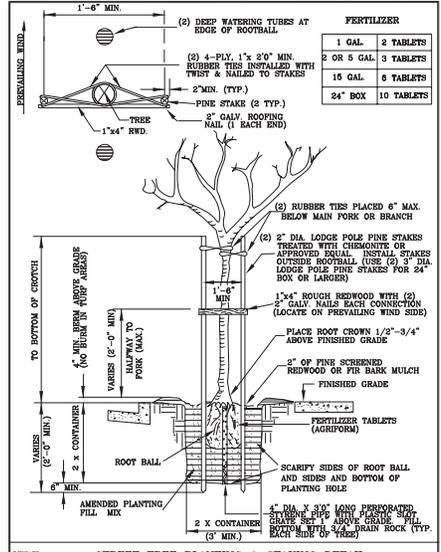
A.C. PAVEMENT REMOVAL & RESTORATION AT NEW PCC IMPROVEMENTS DETAIL A-3

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

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 REVISION DATE: MAY 2012

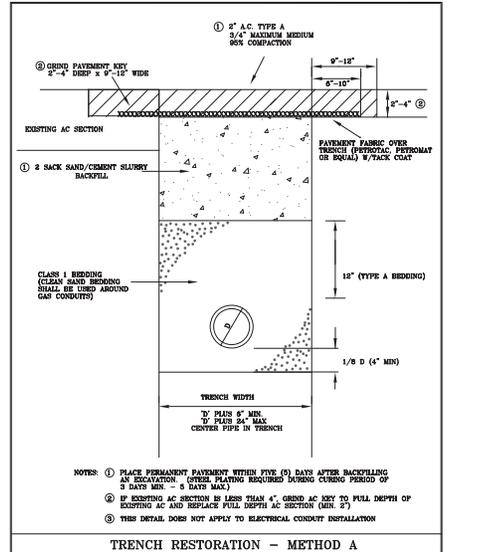
- NOTES: (unless otherwise specified in the plans or special provisions)
- All trees shall be a minimum of 15-gallon size and of the variety indicated on the plans or specified by the City Engineer.
  - Each tree shall be approved by the Engineer prior to planting. Contractor may request Engineer to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

REVISED DATE: JANUARY 2008  
 DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 CITY OF CAMPBELL DETAIL 13



STREET TREE PLANTING & STAKING DETAIL DETAIL 12

REVISED DATE: JANUARY 2008  
 DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 CITY OF CAMPBELL DETAIL 12



TRENCH RESTORATION - METHOD A Backfill and Surface Restoration DETAIL 7

REVISED DATE: JULY 1994  
 DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 CITY OF CAMPBELL DETAIL 7