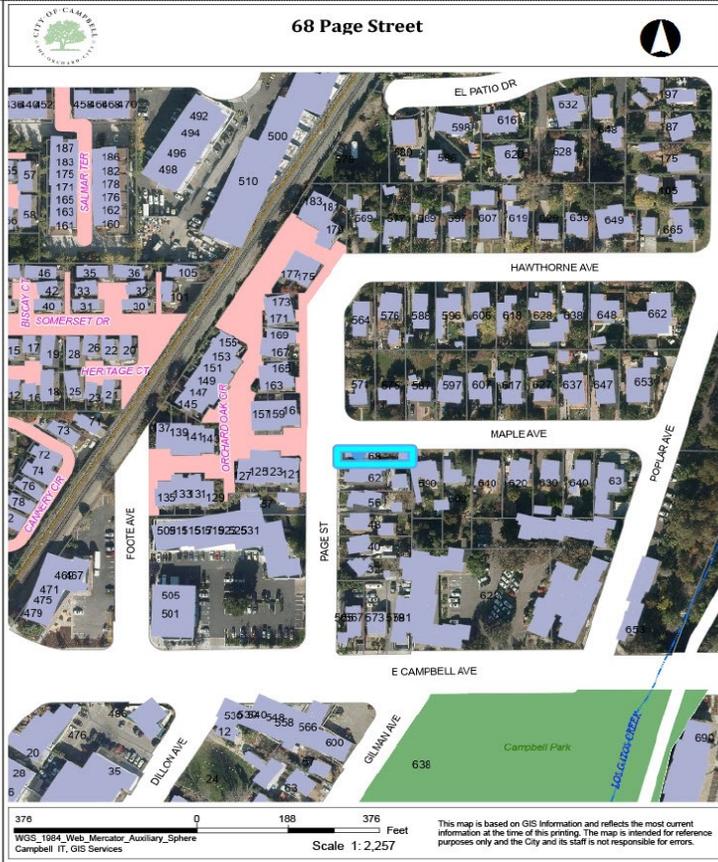


Location of Proposed Project



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

Project Image



Courtesy Notice

Dear Campbell Resident,

January 12, 2024

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 68 Page St.

Zoning | Area Plan: R-1-6 | N/A

Neighborhood Association(s): Downtown Campbell
Neighborhood Association

Council District: 2

File No.: PLN-2024-3

APN: 279-46-021

Applicant: SVEP Consultants LLC (Xavier Campos)

Property Owner: Wenge Zhang

Application Type: Variance

Project Planner: Daniel Fama, Senior Planner

Email Contact: danielf@campbellca.gov

Project Description:

Construction of a two-story single-family residence, with requested deviations to the street-side and interior-side setbacks, and to the maximum floor area ratio (FAR).

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traducción en Español





ABBREVIATIONS:

SYMBOL LEGEND

#	POUND OR NUMBER	GALV	GALVANIZED		NORTH ARROW
&	AND	G.B.	GRAB BAR		GRID LINE
@	AT	GND	GROUND		DATUM POINT
ABV	ABOVE	GRP	GROUP		PROPERTY LINE
ACT	ACOUSTIC CEILING TILE	GWB	GYPNUM WALL BOARD		ELEVATION #
AD	AREA DRAIN	GYP	GYPNUM		SHEET #
AFF	ABOVE FINISHED FLOOR	H.C.	HANDICAPPED		SECTION #
ALUM	ALUMINUM	HI	HIGH		REVISION
APPROX	APPROXIMATE	HM	HOLLOW METAL		DOOR, SEE DOOR SCHEDULE
ANOD	ANODIZED	HP	HIGH POINT		WINDOW, SEE WINDOW SCHEDULE
ASPH	ASPHALT	HR	HOUR		PROV. STAND PIPE, SEE SPRINKLER PLAN FOR DETAIL & EXACT LOCATION
BD	BOARD	HRVAC	HEATING, VENTILATING, & AIR CONDITIONING		
BLDG	BUILDING	IRGWB	IMPACT RESISTANT GYPNUM WALLBOARD		
BLKG	BLOCKING	ILO	IN LIEU OF		
BOT	BOTTOM	INSUL	INSULATED		
BSMT	BASEMENT	INT	INTERIOR		
BST	BOTTOM OF STAIRS	LO	LOW		
BYND	BEYOND	MAX	MAXIMUM		
CIP	CAST IN PLACE	MECH	MECHANICAL		
CHNL	CHANNEL	MEMBR	MEMBRANE		
CJ	CONTROL JOINT	MIN	MINIMUM		
CLG	CEILING	MO	MASONRY OPENING		
CLO	CLOSET	MTL	METAL		
CLR	CLEAR	(N)	NEW		
CNT	COUNTER	NIC	NOT IN CONTRACT		
CMU	CONCRETE MASONRY UNIT	NO	NUMBER		
COL	COLUMN	NOM	NOMINAL		
COMPR	COMPRESSIBLE	N.T.S.	NOT TO SCALE		
CONC	CONCRETE	O.C.	ON CENTER		
CONT	CONTINUOUS	OFF	OFFICE		
CORR	CORRIDOR	OH	OPPOSITE HAND		
CPT	CARPET	OZ	OUNCE		
CT	CERAMIC TILE	PCC	PRE-CAST CONCRETE		
CTR	CENTER	P.L.	PROPERTY LINE		
CTYD	COURTYARD	PLUMB	PLUMBING		
DBL	DOUBLE	PLYD	PLYWOOD		
DEMO	DEMOLISH	PT	PRESSURE TREATED		
DET	DETAIL	PNT	PAINT/PAINTED		
D.F.	DRINKING FOUNTAIN	PVC	POLYVINYL CHLORIDE		
DIA	DIAMETER	RBR	RUBBER		
DIMS	DIMENSIONS	RCP	REFLECTED CEILING PLAN		
DN	DOWN	RD	ROOF DRAIN		
DR	DOOR	RDWD	REDWOOD		
DWG	DRAWING	REQD	REQUIRED		
(E)	EXISTING	RM	ROOM		
EA	EACH	S.F.	SQUARE FOOT		
EL	ELEVATION	SIM	SIMILAR		
ELEC	ELECTRICAL	SPEC	SPECIFIED OR SPECIFICATION		
ELEV	ELEVATOR/ELEVATION	SPK	SPRINKLER		
EQ	EQUAL	SSTL	STAINLESS STEEL		
EXCL	EXCLUDE	STC	SOUND TRANSMISSION COEFFICIENT		
EXP JT	EXPANSION JOINT	STD	STANDARD		
EXT	EXTERIOR	STL	STEEL		
F.D.	FLOOR DRAIN	STRUCT	STRUCTURAL		
FEC	FIRE EXTINGUISHER CABINET	SQ.	SQUARE		
FIXT	FIXTURE	T&G	TONGUE AND GROOVE		
FLR	FLOOR	TC	TOP OF CURB		
FLUOR	FLUORESCENT	TO	TOP OF		
FM	FILLED METAL	TOC	TOP OF CONCRETE		
FND	FOUNDATION	TOS	TOP OF STEEL		
FO	FACE OF	TP	TOILET PAPER DISPENSER		
F.O.F.	FACE OF FINISH	TST	TOP OF STAIRS		
FURR	FURRING	TYP	TYPICAL		
GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE		
		UIS	UNDERSIDE		
		W/	WITH		
		WD	WOOD		
		W.H.	WATER HEATER		

SCOPE OF WORK

- THE NEW CONSTRUCTION OF SINGLE-FAMILY RESIDENTIAL TWO-STORY.
- DEMOLITION OF ONE EXISTING SINGLE-FAMILY HOUSE.
- 1 CAR GARAGE TO BE REPAIR.

DRAWING INDEX

ARCHITECTURAL:

- A-0.1 COVER SHEET
- C-1.0 SURVEY
- A-1.0 ISOMETRIC VIEW
- A-1.1 SITE PLAN
- A-2.1 1ST & 2ND FLOOR PLANS
- A-2.2 ROOF PLAN
- A-3.1 ELEVATIONS
- A-3.2 ELEVATIONS & SECTION
- A-4.1 COLOR / MATERIAL SHEET
- A-4.2 PRIVACY PLAN
- A-4.3 STREETScape PLAN

PROJECT DATA

BLOCK / LOT (APN): 279-46-021
 LOT AREA: 3,415 ± S.F.
 ZONING: R-1-6
 # OF STORIES: 2
 # OF UNITS: 1
BUILDING HEIGHT:
 ALLOWED: 35 ft. / 2.5 STORIES
 PROPOSED: 22'-3"
USABLE OPEN SPACE:
 REQUIREMENT: 750 S.F. (PER DWELLING UNIT)
 PROVIDED: 850 S.F.

PARKING SUMMARY:
 REQUIREMENT: 2
 PROVIDED: 1 (EXISTING GARAGE)

MAXIMUM LOT COVERAGE:
 REQUIREMENT: 40% = 1,366 S.F.
 PROVIDED: 999 + 330 = 1,329 < 1,366

MAXIMUM FLOOR AREA RATION:
 REQUIREMENT: 0.45 = 1,536.75
 PROVIDED: 999 + 472 = 1,471 < 1,536.75

CONSTRUCTION TYPE: V-B
 OCCUPANCY GROUP: R3 / U

APPLICABLE CODES: 2019 CALIFORNIA BUILDING CODE & CAMPBELL AMENDMENTS

PROJECT NAME

68 PAGE ST.
 CAMPBELL, CA 95008



SHEET TITLE

Cover Sheet

TOTAL GROSS AREA

FIRST FLOOR:
 GARAGE: 330 ± S.F.
 LIVIG AREA: 999 ± S.F.
 TOTAL: 1,329 ± S.F.

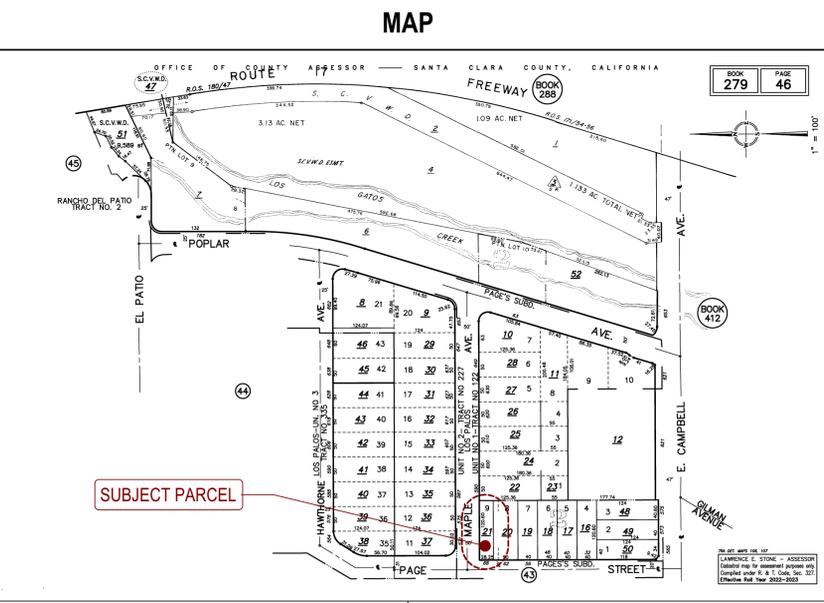
SECOND FLOOR:
 TOTAL: 472 ± S.F.

TOTAL GROSS AREA: 1,801 ± S.F.

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	12/14/2023	PLANNING, BUILDING & FIRE COMMENTS



DATA

MANAGEMENT

OWNER:
 YANJUN WANG
 68 PAGE ST, CAMPBELL, CA 95008

ARCHITECT:
 SHAHAB ROSTAMI / SHABI CONSULTING
 1889 LESLIE DRIVE, PLEASANT HILL, CA 94523

DRAWN	SH.R.
CHECKED	SHABI
DATE	09/22/2023
REVISED DATE	12/14/2023
FILE NO.	23-012
SHEET NO.	A-0.1

BASIS OF BEARINGS:

THE BEARING S 00°00'00" E FOR THE MONUMENT LINE OF PAGE STREET WAS ESTABLISHED BETWEEN TWO FOUND STREET MONUMENTS IN PAGE STREET, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 8357", FILED IN BOOK 643 OF MAPS, AT PAGE 30, SANTA CLARA COUNTY RECORDS, WAS USED AS THE BASIS FOR THIS MAP.

BENCHMARK:

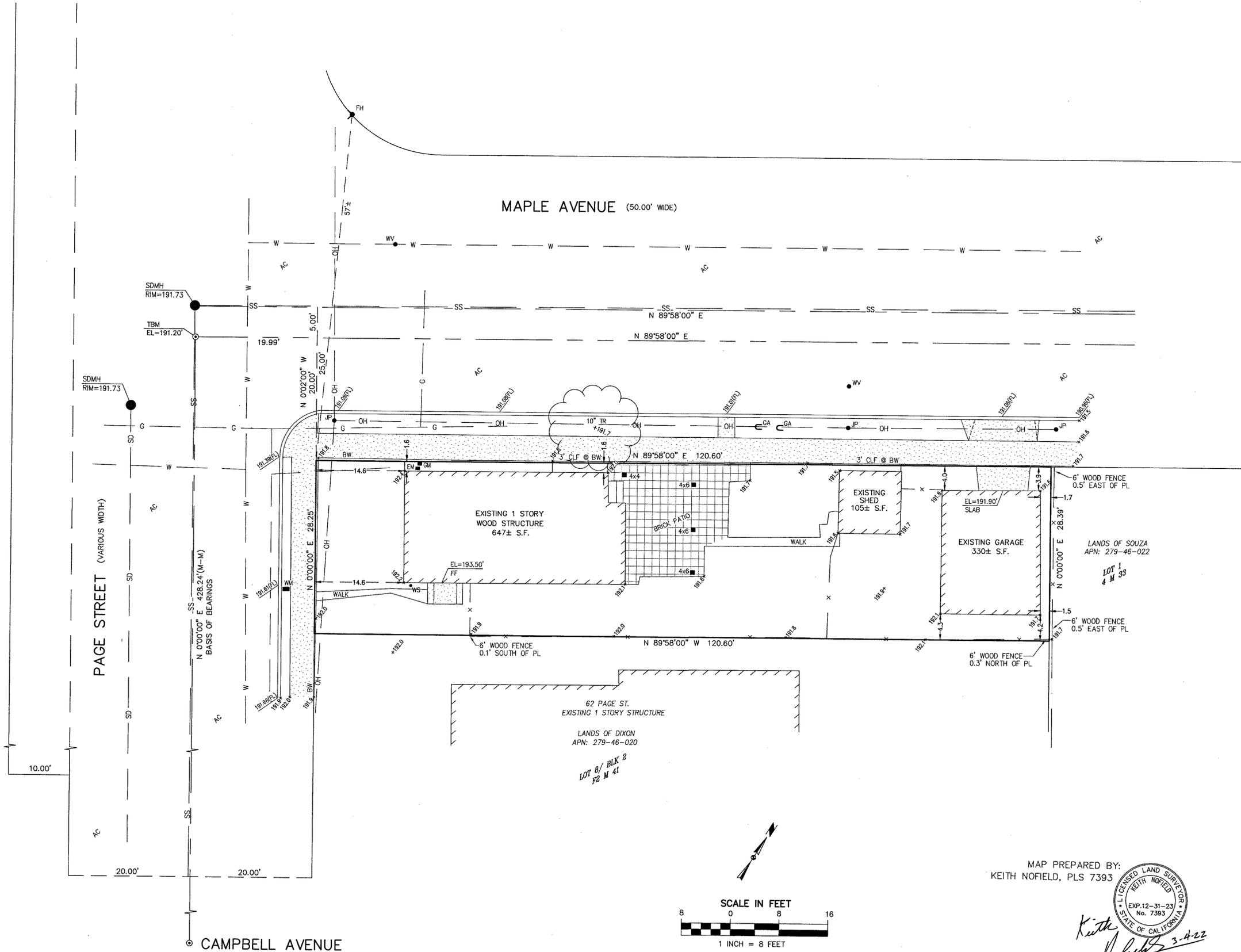
TEMPORARY BENCHMARK "TBM" ELEVATION = 191.20' (NAVD 1988); ESTABLISHED ON TOP OF A 2 5/8" DIAMETER BRASS DISK IN WELL AT THE INTERSECTION OF PAGE STREET AND MAPLE AVENUE, AS SHOWN HEREON. ESTABLISHED BY GPS METHODS FOR THIS PROJECT.

NOTES:

- UTILITY LOCATIONS ARE ONLY APPROXIMATE AND NOT INTENDED FOR USE WITH CONSTRUCTION. INFORMATION WAS ACQUIRED FROM A FIELD SURVEY. CONTACT "USA" AT 1-800-642-2440, LOCAL UTILITY COMPANIES, AND THE CITY OF CAMPBELL FOR ASSISTANCE WITH LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- DIMENSIONS ARE 90° MEASUREMENTS.
- BUILDING LOCATIONS ARE MEASURED AT GROUND LEVEL, AT THE EXISTING STUCCO/PANELING OF THE STRUCTURE.
- PROPERTY ADDRESS: 68 PAGE STREET, CAMPBELL
- THE TOTAL AREA OF THE SUBJECT PROPERTY IS = 3,415 S.F.
- FEMA FLOOD ZONE: (ZONE X - UNSHADED): "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY WAS PROVIDED BY ORANGE COAST TITLE COMPANY OF NORTHERN CALIFORNIA, DATED NOVEMBER 30, 2021, UNDER ORDER NO. 520-2298038-60. IT WAS EXAMINED BY KEITH NOFIELD PROFESSIONAL LAND SURVEYING. ALL EASEMENTS IDENTIFIED IN THE REPORT HAVE BEEN SHOWN. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.
- ANY REPRODUCTION OF THIS MAP WITHOUT MY PROFESSIONAL LAND SURVEYOR'S SEAL AND SIGNATURE, IS NOT CONSIDERED AN ORIGINAL MAP.

LEGEND:

---	SUBJECT PROPERTY LINE
---	PROPERTY LINES / RIGHT OF WAY
---	CENTERLINE
---	MONUMENT LINE
---	DIMENSION LINE
x	FENCE (AS NOTED)
G	GAS LINE (PAINT MARKS)
W	WATER LINE (PAINT MARKS)
OH	OVERHEAD LINES
SD	STORM DRAINAGE LINE
SS	SANITARY SEWER LINE
⊙	FOUND STREET MONUMENT (643 M 31)
AC	ASHPALT CONCRETE
BW	BACK WALK
CLF	CHAIN LINK FENCE
EL	ELEVATION
EM	ELECTIC METER
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GA	GUY ANCHOR
GM	GAS METER
JP	JOINT POLE
(M-M)	MONUMENT TO MONUMENT
O.R.	OFFICIAL RECORDS
PL	PROPERTY LINE
S.F.	SQUARE FEET
SDMH	STORM DRAINAGE MANHOLE
SSMH	SANITARY SEWER MANHOLE
TBM	TEMPORARY BENCHMARK
TR	TREE (SPECIE UNKNOWN)
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE
12"	TREE DIAMETER
+	TREE DRIPLINE, SIZE & TYPE NOTED (IF KNOWN)
+191.0	GROUND ELEVATION
▨	CONCRETE



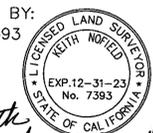
KEITH NOFIELD, PROFESSIONAL LAND SURVEYING
 5178 MOWRY AVENUE, STE. 2151, FREMONT, CA 94538
 (510) 488-2703 EMAIL: KN0F7393@GMAIL.COM

LANDS OF WANG
 68 PAGE STREET
 CAMPBELL, CA 95008
 (DOC. NO. 25233112 O.R.)
 APN: 279-46-021

TOPOGRAPHIC SURVEY
 PORTION LOT 9/ BLOCK 2
 CR & CW PAGE'S SUBDIVISION
 VOLUME F-2 MAPS, PAGE 41

FILENAME:	22.008 TS
CHECKED BY:	
DRAWN BY:	KLN
SCALE:	1" = 8'
DATE:	3/04/2022
PROJECT NO.:	22-008
SHEET NO.:	C-1

MAP PREPARED BY:
 KEITH NOFIELD, PLS 7393



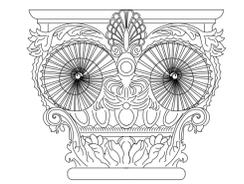
Keith Nofield 3-4-22

1 2 3 4 5 6 7



1 2 3 4 5 6 7

PROJECT NAME
68 PAGE ST.
 CAMPBELL, CA 95008



SHABI CONSULTING
 1889 LESLIE DRIVE
 PLEASANT HILL, CA
 TEL: (408) 489.4601
 WWW.SHABICONSULT.COM

SHEET TITLE

Isometric View

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ISSUES / REVISIONS

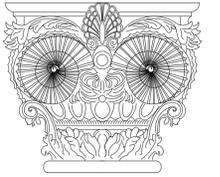
NO.	DATE	DESCRIPTION
1	12/14/2023	PLANNING, BUILDING & FIRE COMMENTS

DRAWN	SH.R.
CHECKED	SHABI
DATE	09/22/2023
REVISED DATE	12/14/2023
FILE NO.	23-012
SHEET NO.	A-1.0



PROJECT NAME

68 PAGE ST.
CAMPBELL, CA 95008



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SHEET TITLE

Site plan

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1	12/14/2023	PLANNING, BUILDING & FIRE COMMENTS

DRAWN SH.R.

CHECKED SHABI

DATE 09/22/2023

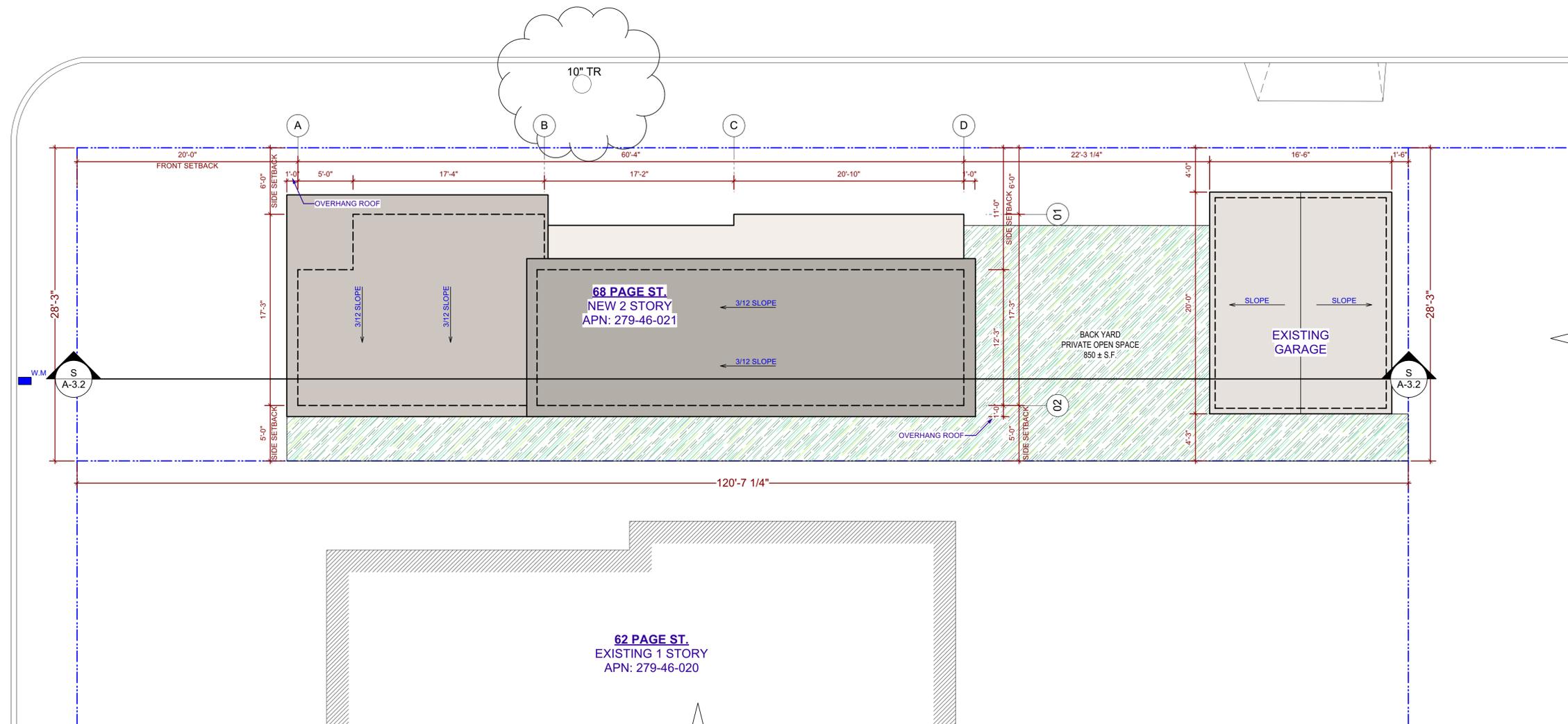
REVISED DATE 12/14/2023

FILE NO. 23-012

SHEET NO. **A-1.1**

MAPLE AVE.

PAGE ST.



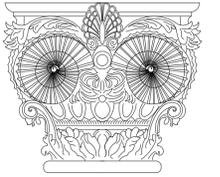
S Site Plan
Scale: 3/16" = 1'-0"

	PROPERTY LINE
	NEW WALL TO BE CONSTRUCTED
	OUTLINE OF NEIGHBOR BUILDING:

MAPLE AVE.



PROJECT NAME
68 PAGE ST.
CAMPBELL, CA 95008



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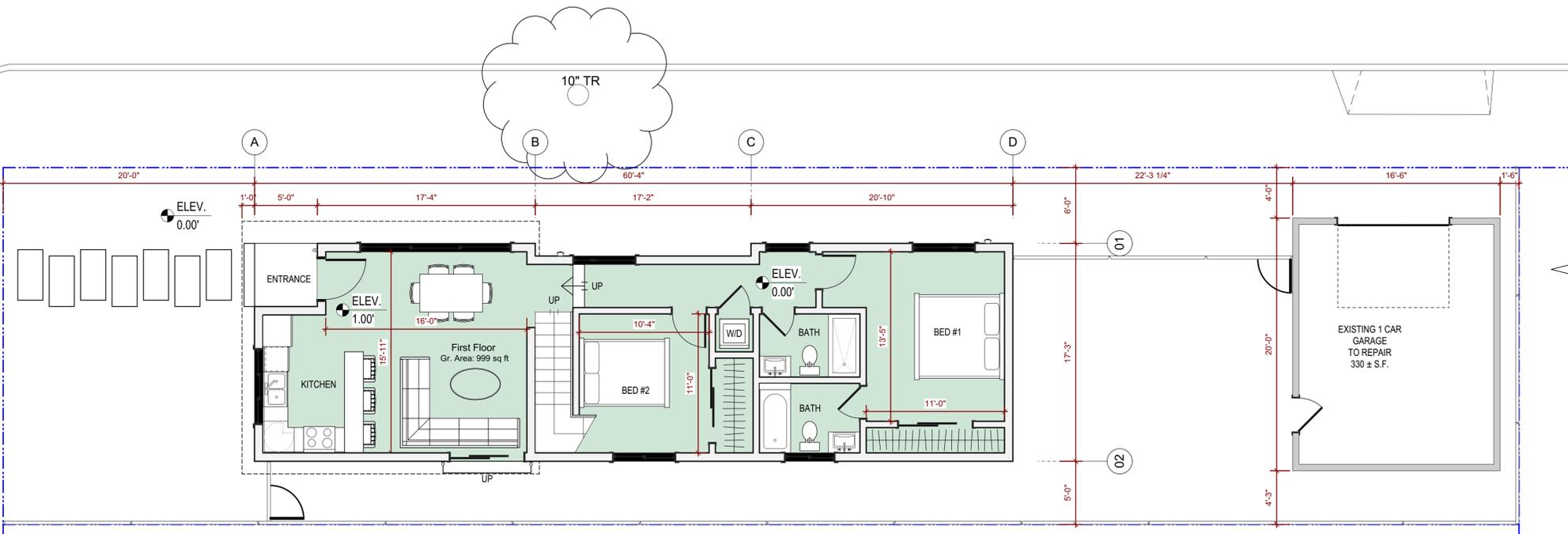
SHEET TITLE
1st & 2nd Floor Plans

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ISSUES / REVISIONS		
NO.	DATE	DESCRIPTION
1	12/14/2023	PLANNING, BUILDING & FIRE COMMENTS

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CHECKED	SHABI
DATE	09/22/2023
REVISED DATE	12/14/2023
FILE NO.	23-012
SHEET NO.	A-2.1

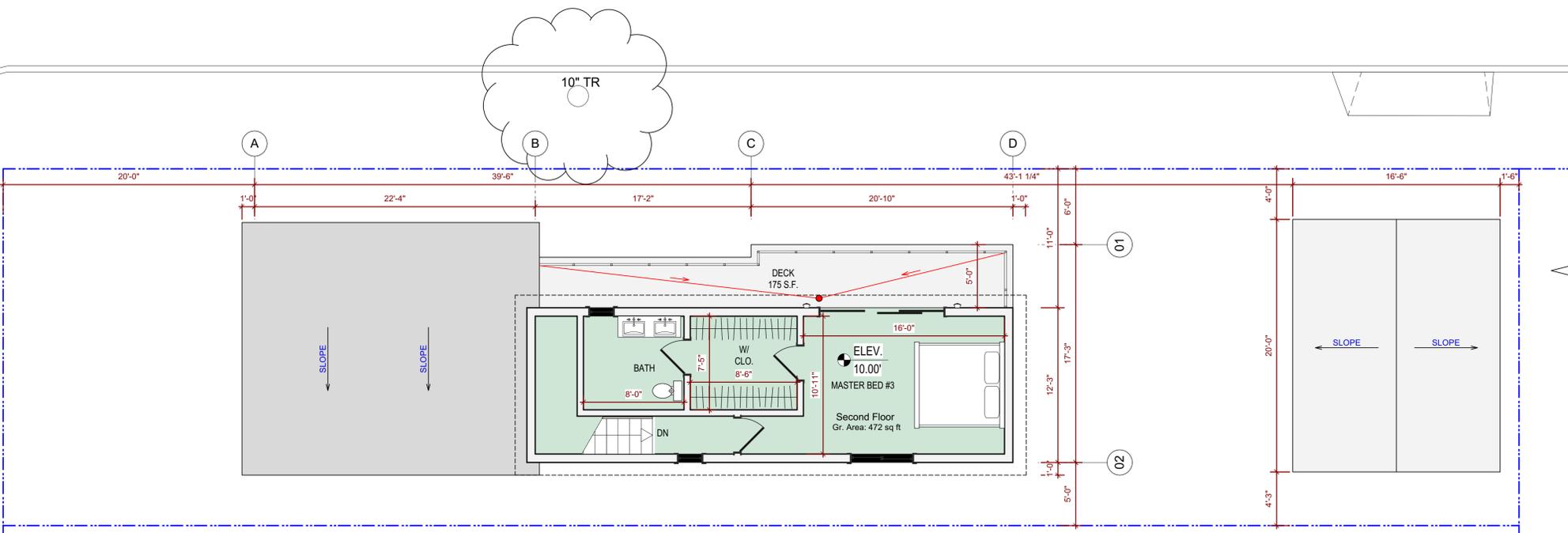
PAGE ST.



1 First Floor Plan
Scale: 3/16" = 1'-0"

MAPLE AVE.

PAGE ST.



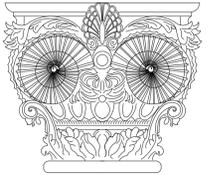
2 Second Floor Plan
Scale: 3/16" = 1'-0"

	PROPERTY LINE
	NEW WALL TO BE CONSTRUCTED



PROJECT NAME

68 PAGE ST.
CAMPBELL, CA 95008



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SHEET TITLE

Roof plan

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	12/14/2023	PLANNING, BUILDING & FIRE COMMENTS

DRAWN SH.R.

CHECKED SHABI

DATE 09/22/2023

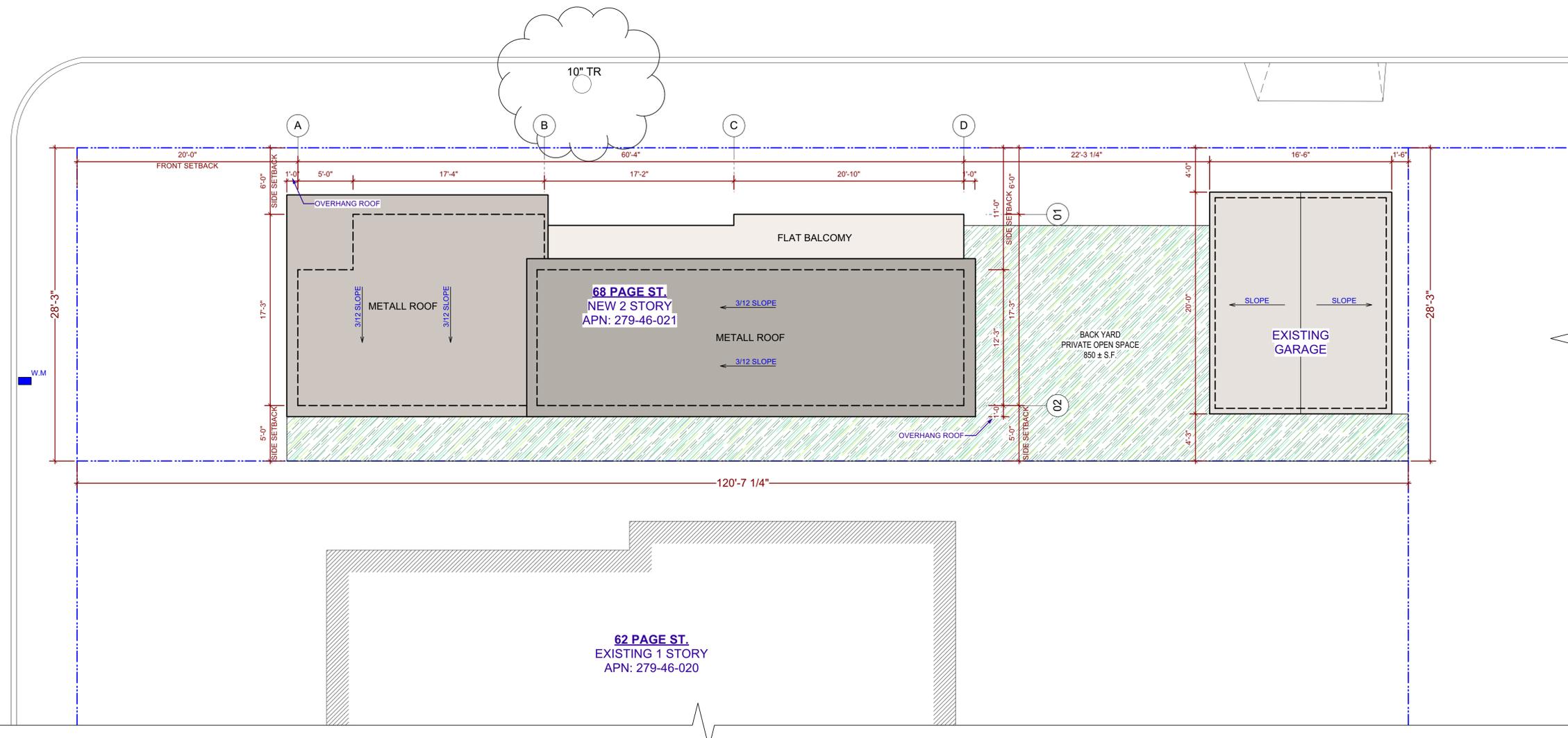
REVISED DATE 12/14/2023

FILE NO. 23-012

SHEET NO. **A-2.2**

MAPLE AVE.

PAGE ST.



10' TR

68 PAGE ST.
NEW 2 STORY
APN: 279-46-021

3/12 SLOPE

METALL ROOF

3/12 SLOPE

FLAT BALCOMY

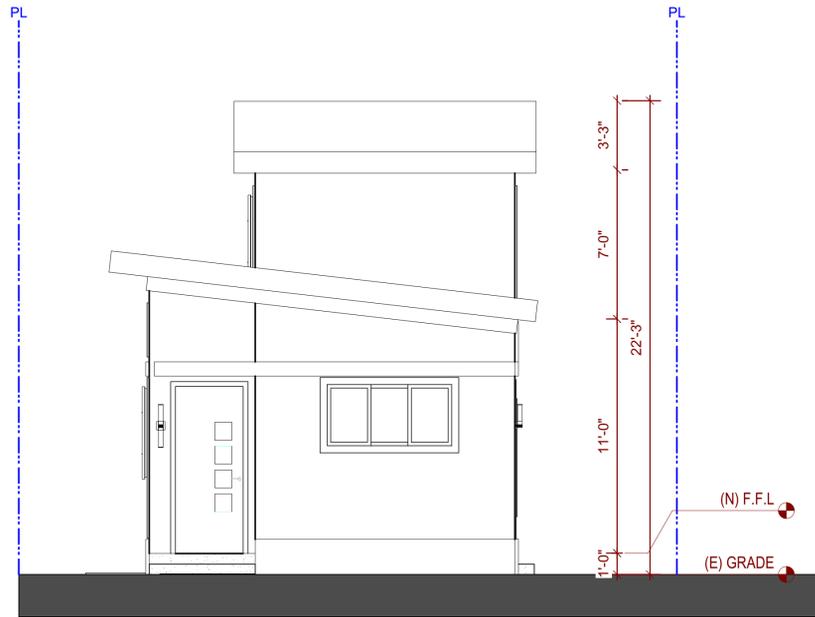
BACK YARD
PRIVATE OPEN SPACE
850 ± S.F.

EXISTING GARAGE

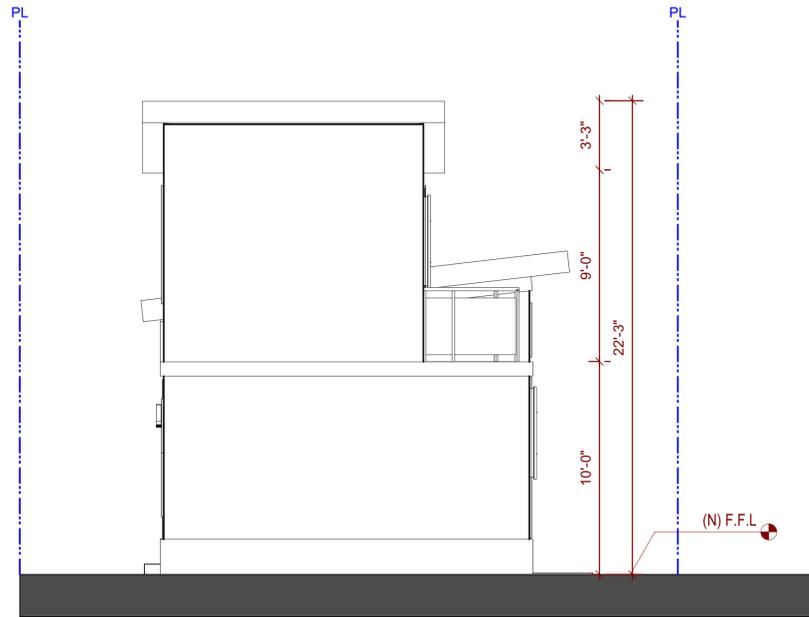
62 PAGE ST.
EXISTING 1 STORY
APN: 279-46-020

3 Site Plan
Scale: 3/16" = 1'-0"

	PROPERTY LINE
	NEW WALL TO BE CONSTRUCTED
	OUTLINE OF NEIGHBOR BUILDING:



F Front Elevation (West)
Scale: 1/4" = 1'-0"



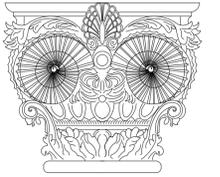
B Back Elevation (East)
Scale: 1/4" = 1'-0"



S Building Section
Scale: 1/4" = 1'-0"

PROJECT NAME

68 PAGE ST.
CAMPBELL, CA 95008



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SHEET TITLE

**Elevations &
Section**

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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	12/14/2023	PLANNING, BUILDING & FIRE COMMENTS

DRAWN SH.R.

CHECKED SHABI

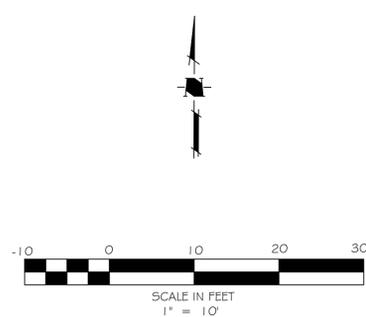
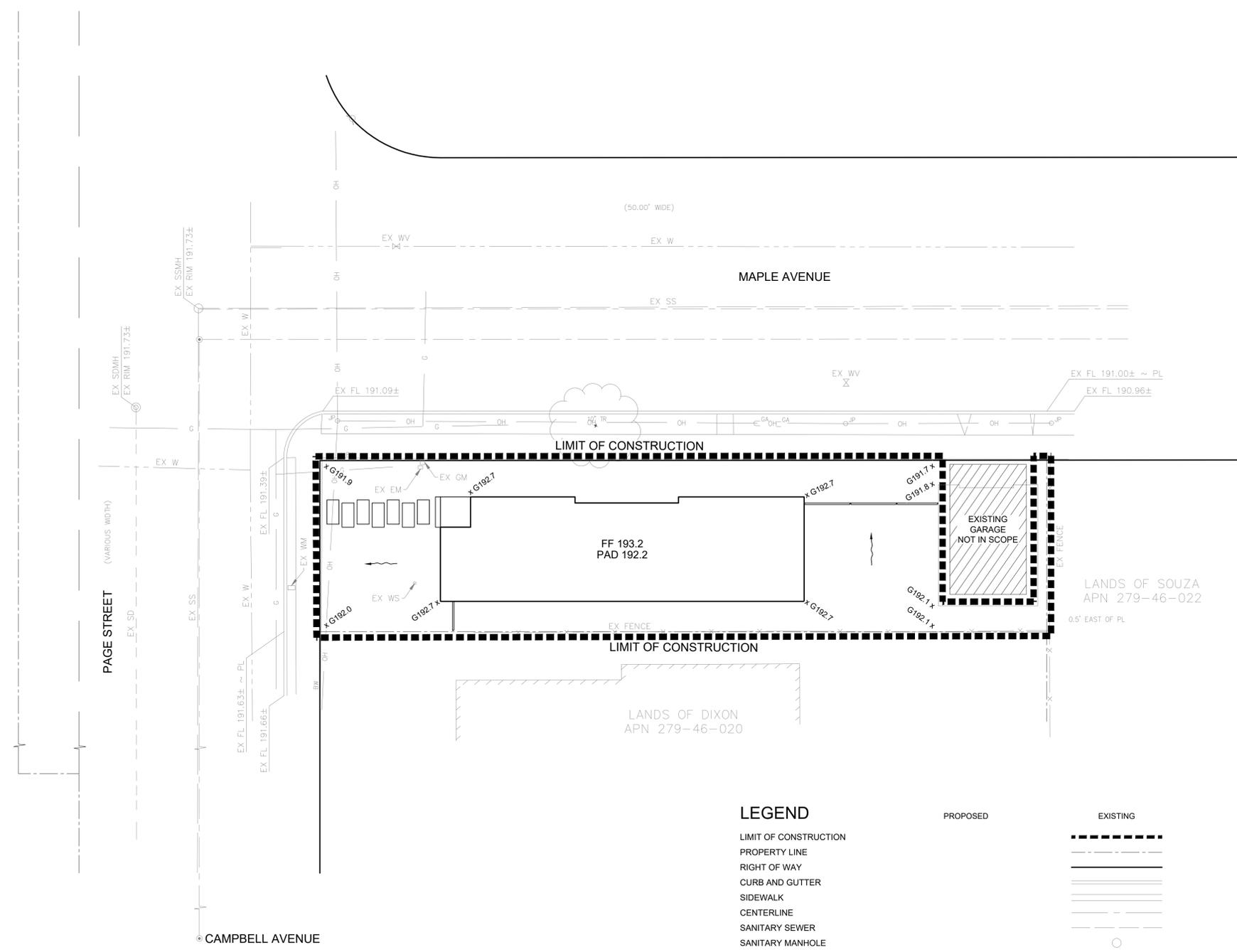
DATE 09/22/2023

REVISED DATE 12/14/2023

FILE NO. 23-012

SHEET NO. **A-3.2**

**SITE DEVELOPMENT PERMIT
68 PAGE ST
GRADING & DRAINAGE PLAN**



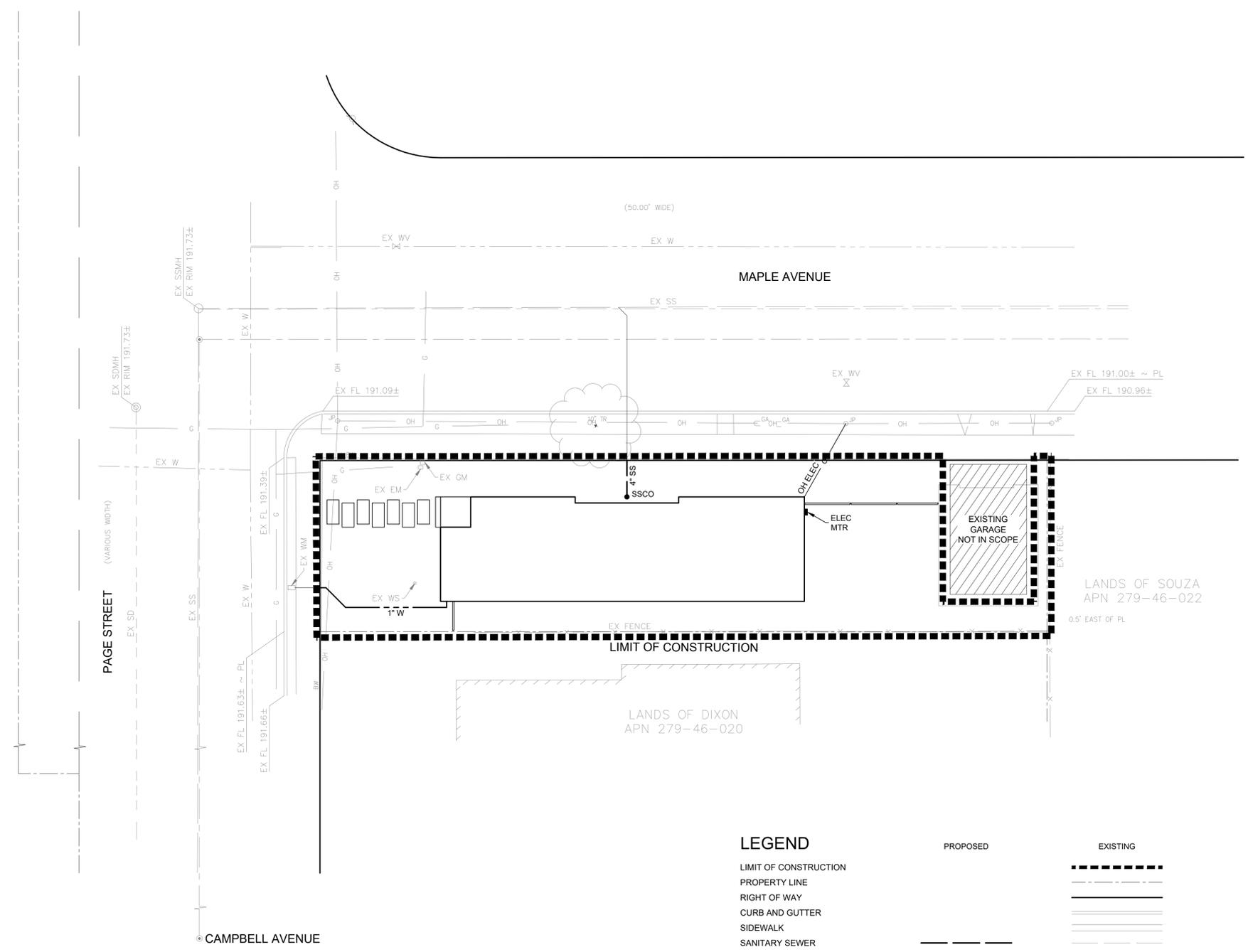
LEGEND

	PROPOSED	EXISTING
LIMIT OF CONSTRUCTION	—	—
PROPERTY LINE	—	—
RIGHT OF WAY	—	—
CURB AND GUTTER	—	—
SIDEWALK	—	—
CENTERLINE	—	—
SANITARY SEWER	—	—
SANITARY MANHOLE	—	—
STORM DRAIN LINE	—	—
STORM DRAIN MANHOLE	—	—
DRIVEWAY	—	—
DIRECTION OF SURFACE DRAINAGE	—	—
SPOT GRADE ELEVATION LABEL	—	—
PAD ELEVATION	PAD	—
FINISH FLOOR ELEVATION	FF	—
FENCE	—	—
TREE	—	—
<u>SHOWN FOR INFORMATION ONLY, LOCATION DESIGNED BY OTHERS</u>		
WATER MAIN	—	—
WATER VALVE	—	—
WATER METER	—	—
WATER SERVICE	—	—
FIRE HYDRANT	—	—
GAS METER	—	—
GAS LINE	—	—
ELECTRIC METER	—	—
JOINT POLE	—	—
OVERHEAD ELECTRICAL	—	—

NO	DATE	DESCRIPTION
△		
△		
△		
△		
△		
△		

REVISIONS	
PROJECT:	2023.768
FILE:	2023.768 GP.DWG
DATE:	DECEMBER 6, 2023
SCALE:	
DESIGNED BY:	GH
DRAWN BY:	GH
REVIEWED BY:	VER
© VER CONSULTANTS, INC	

**SITE DEVELOPMENT PERMIT
68 PAGE ST
UTILITY PLAN**



LEGEND

	PROPOSED	EXISTING
LIMIT OF CONSTRUCTION	— — — — —	— — — — —
PROPERTY LINE	— — — — —	— — — — —
RIGHT OF WAY	— — — — —	— — — — —
CURB AND GUTTER	— — — — —	— — — — —
SIDEWALK	— — — — —	— — — — —
SANITARY SEWER	— — — — —	— — — — —
SANITARY SEWER MANHOLE	●	○
SANITARY SEWER CLEAN OUT	●	○
STORM DRAIN LINE	— — — — —	— — — — —
STORM DRAIN MANHOLE	●	○
DRIVEWAY	— — — — —	— — — — —
FENCE	— — — — —	— — — — —
TREE		⊗
SHOWN FOR INFORMATION ONLY, LOCATION DESIGNED BY OTHERS		
WATER MAIN	— — — — —	— — — — —
WATER VALVE	— — — — —	⊗
WATER METER	— — — — —	□
WATER SERVICE	— — — — —	○
FIRE HYDRANT	— — — — —	⊗
GAS METER	— — — — —	□
GAS LINE	— — — — —	— — — — —
ELECTRIC METER	— — — — —	□
JOINT POLE	— — — — —	⊗
OVERHEAD ELECTRICAL	— — — — —	— — — — —

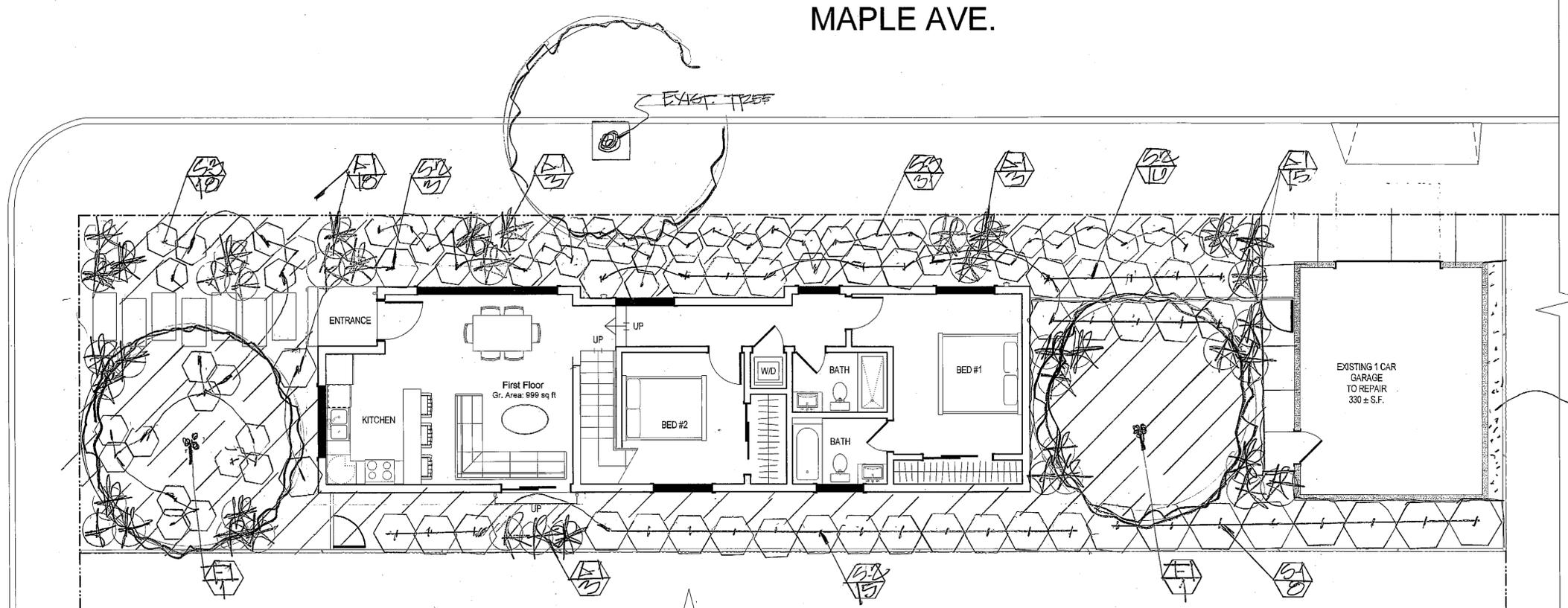
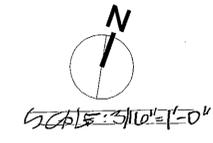
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REVISIONS

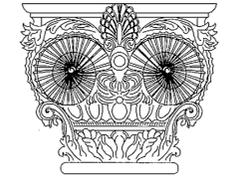
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FILE:	2023.768 UP.DWG
DATE:	DECEMBER 6, 2023
SCALE:	
DESIGNED BY:	GH
DRAWN BY:	GH
REVIEWED BY:	VER
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MAPLE AVE.

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CAMPBELL, CA 95008



SHABI CONSULTING
1889 LESLIE DRIVE
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ISSUES / REVISIONS

NO.	DATE	DESCRIPTION

- LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE**
- 1. MAINTENANCE PERIOD:** THE MAINTENANCE PERIOD SHALL BE FOR 90 CALENDAR DAYS BEGINNING ON THE DAY OF THE CHECK INSPECTION AFTER ALL WORK HAS BEEN INSTALLED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE MAINTENANCE PERIOD MAY BE EXTENDED TO INCLUDE ANY ADDITIONAL TIME THAT MAY BE REQUIRED TO MEET THE REQUIREMENTS OF THE WORK SPECIFIED.
 - 2. GENERAL:** THE GENERAL CARE AND MAINTENANCE OF ALL AREAS SHALL CONSIST OF PROPER WATERING, FERTILIZATION, WEEDING, RODENT CONTROL, CLEANUP, ETC.
 - 3. SAFETY:** ALL PLANT MATERIALS SHALL BE CHECKED AND MAINTAINED AS REQUIRED IN AN ONGOING PROGRAM TO ASSURE A SAFE ENVIRONMENT.
 - 4. WATERING:** WATER ALL PLANTINGS TO ASSURE COMPLETE GERMINATION OF ALL SEEDING AREAS AND CONTINUED GROWTH OF THE PLANTS. AREAS THAT DO NOT HAVE ADEQUATE IRRIGATION COVERAGE OR WHICH MAY REQUIRE ADDITIONAL DEEP WATERINGS SHALL BE WATERED BY HAND AS REQUIRED.
 - 5. IRRIGATION COVERAGE:** ADJUST ALL IRRIGATION HEADS IN EACH AREA AND ZONE OF EXPOSURE SO THAT THE OPTIMUM AMOUNT OF WATER IS APPLIED AT THE PROPER TIMES WITHOUT OVERTHROW ONTO WALLS, WALKS, ETC.
 - 6. CULTIVATING AND WEEDING:** CULTIVATE AND WEED ALL PLANTED AREAS AT REGULAR INTERVALS NOT TO EXCEED 15 DAYS; EXERCISE CARE WHEN CULTIVATING TO AVOID DAMAGE TO ROOTS OF THE GROWING PLANTS.
 - 7. CHEMICAL HERBICIDES:** A CERTIFIED TECHNICIAN SHALL APPLY CHEMICAL HERBICIDES TO CONTROL WEEDS AT THE OPTION OF THE CONTRACTOR AND UPON PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.
 - 8. PEST AND DISEASE CONTROL:** A CERTIFIED TECHNICIAN SHALL SPRAY AS NECESSARY TO CONTROL ALL INFESTATIONS.
 - 9. RODENT CONTROL:** THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO ELIMINATE ANY RODENTS ENCOUNTERED ON SITE.
 - 10. PRUNING:** ALL PRUNING SHALL BE IN ACCORDANCE WITH ISA STANDARDS. DAMAGED, DEAD OR DRYING BRANCHES SHALL BE REMOVED BACK TO THE POINT OF GROWTH.
 - 11. PLANT REPLACEMENTS:** DURING THE MAINTENANCE PERIOD, SHOULD ANY PLANT SHOW WEAKNESS AND PROBABILITY OF DYING, IT SHALL BE REPLACED BY THE CONTRACTOR WITHIN 5 DAYS OF NOTIFICATION TO DO SO.
 - 12. OPERATING INSTRUCTIONS:** AFTER THE SYSTEM HAS BEEN COMPLETED, THE CONTRACTOR SHALL INSTRUCT THE OWNER'S AUTHORIZED REPRESENTATIVE IN THE OPERATION AND MAINTENANCE OF THE SYSTEM AND SHALL FURNISH A COMPLETE SET OF OPERATING INSTRUCTIONS.
 - 13. SITE MAINTENANCE:** CONTRACTOR SHALL KEEP THE PROJECT SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. ALL DEBRIS SHALL BE REMOVED FROM SITE PER LOCAL CODE AND ORDINANCES.
 - 14. GUARANTEE:** THE ENTIRE IRRIGATION SYSTEM, INCLUDING ALL WORK DONE UNDER THIS CONTRACT, SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULTS OF MATERIAL AND WORKMANSHIP, AND SHALL BE MAINTAINED IN PERFECT WORKING ORDER FOR ONE YEAR FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. ALL MATERIALS USE SHALL CARRY A MANUFACTURER'S GUARANTEED OF MINIMUM ONE YEAR. ANY SETTLING OF BACKFILLED TRANCES WHICH MAY OCCUR DURING THE ONE YEAR PERIOD SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER- INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTINGS, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

WATER USAGE (WUCOLS) PLANT LIST

WUCOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
LW T-1	PERKINSOLIA 'DESERT MUSEUM'	PALO VERDE / NECT.	30"BX	2	-
LW S-1	NOYANES VISCOSA	HORSEFEET BUSH	50GL	8	5'OC
LW S-2	ALYONE HIBISCUS	BLUE HIBISCUS	50GL	31	4'OC
LW S-3	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	50GL	49	3'OC
LW A-1	VIETES BICOLOR	FOURNIGHT WILY	50GL	42	PLANTING
LW GYCOMNOCYTES (ALL P.A.S)	SENECIO SERPENTIS	BLUE SENECEID	FLATS	AS NEEDED	12"OC

LW = LOW WATER USAGE / P.F. = .3
LANDSCAPE AREA = 1,879 SQ.FT.

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCENT
- PROPOSED GROUNDCOVER
- PLANT SYMBOL QUANTITY

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS; EXCEPT FOR TURF AREAS, CREEPING OR ROOTING GROUNDCOVER, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRADICTED.
FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT RATE OF A MINIMUM OF 4 CUBIC YARDS SOIL PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.

MELBO COMPLIANCE

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



PLANTING PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

DRAWN *LET*

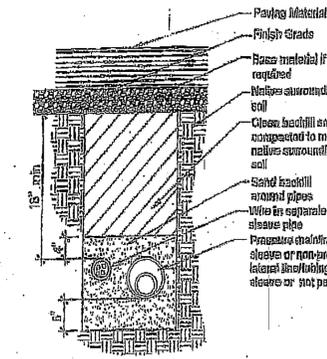
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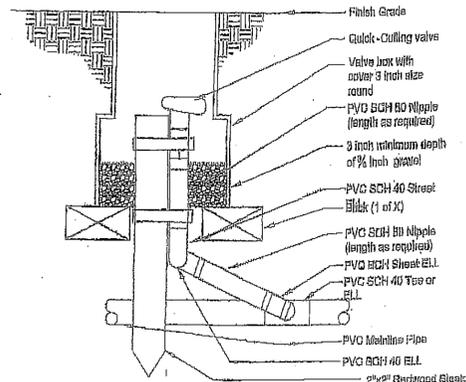
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SHEET NO. **L-1**



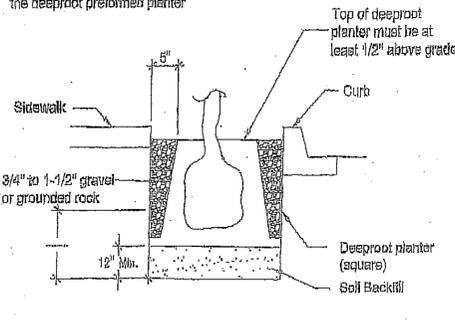
Pipe & wire trenching



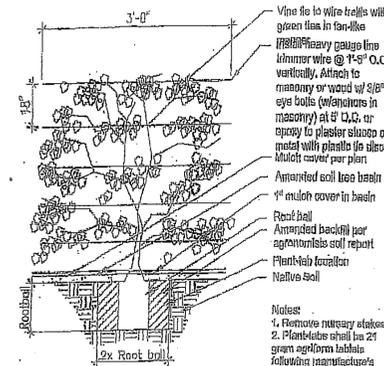
Quick coupling valve

Note:

A typical surround planting using the deeproot preformed planter



Tree Root barriers



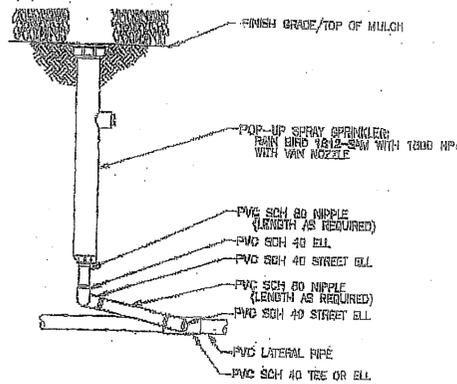
Vine Planting detail

- Contractor shall verify plant count for bidding purposes.
 - Ground cover indicated by shall be continuous under shrub.
 - Planting areas which have no cover indicated shall receive 3" min. fine redwood bark as a ground cover.
 - Contractor shall guarantee plant material for 90 days after installation and replace any diseased or damaged materials during that one year period.
 - The following amendments shall be uniformly broadcast and thoroughly incorporate to a depth of 12" min. by rototiller equal amount per 1,000 sq. ft.
 - Cu. yd. (2") nitrogen stabilized organic amendment from redwood sawdust, fir dust, or finely ground bark 5 lbs. ammonium sulfate.
- Note: This formula is a Std. mix and will change if there are any unusual soil conditions at the site. Compacted backfill shall be 100% on site soil.

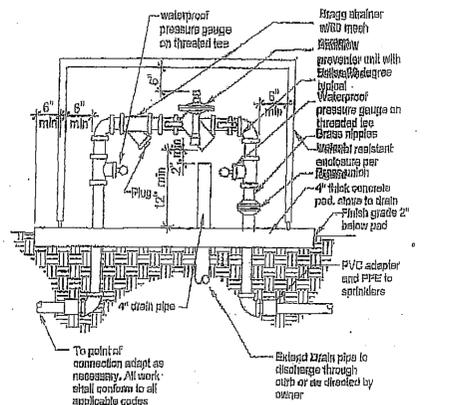
Landscape Notes

Soil Texture	Inchstone rule (in) per hour							
	Over	1.50	2.00	2.50	3.00	3.50	4.00	4.50
Course Sandy Soil	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
Course sandy soil over compacted soil	1.75	1.50	1.25	1.50	1.00	0.75	0.75	0.40
Light Sandy	1.75	1.00	1.25	0.80	1.00	0.80	0.75	0.40
Light Sandy (compacted subsoil)	1.25	0.75	1.00	0.50	0.75	0.40	0.50	0.30
Uniform Soil	1.00	0.50	0.80	0.40	0.50	0.30	0.40	0.20
Light over compact soil	0.50	0.50	0.50	0.25	0.40	0.15	0.30	0.10
Light clay over	0.20	0.15	0.15	0.10	0.12	0.05	0.10	0.05

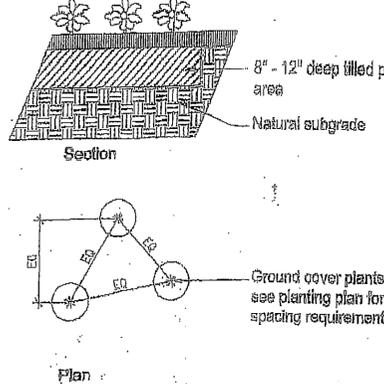
Soil characteristics



POP-UP SPRAY SPRINKLER



Backflow preventer

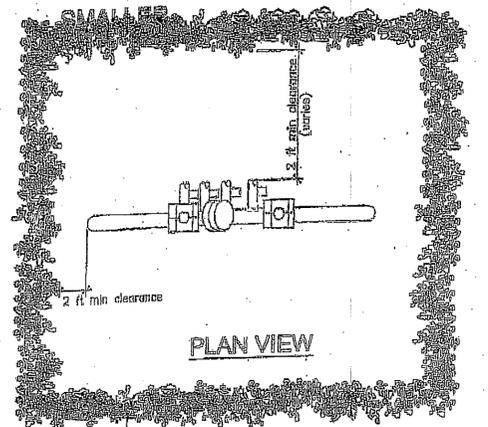


Ground Cover planting detail

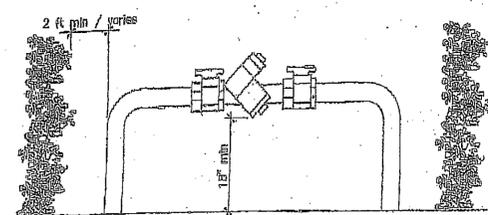
- All irrigation lines under drives to be installed in pvc sleeve @ 18" depth min.
 - Locate all RCV's and MB's in planting areas. (typ.)
 - Jet all lines and trenches under paving 90% min.
 - Install remote control valve in ametek 12" box or equal (one valve per box) & marked "irrigation", located boxes in ground cover areas whenever possible and a min. 12" from paving or curbs.
 - The contractor shall provide owner with a completely operation system and clean set of marked prints as "as-built" drawing. Reference all trenches with dimensions to nearest building or paving.
 - The contractor shall warrant that the system will be free from defects of workmanship and materials for a period of one year. All repairs necessary shall be made at no cost to the owner.
- Note: All other requirements to be per city standards and specifications.

Irrigation notes

BACKFLOW PREVENTION DEVICES SCREENING REQUIREMENTS 2-1/2" AND SMALLER

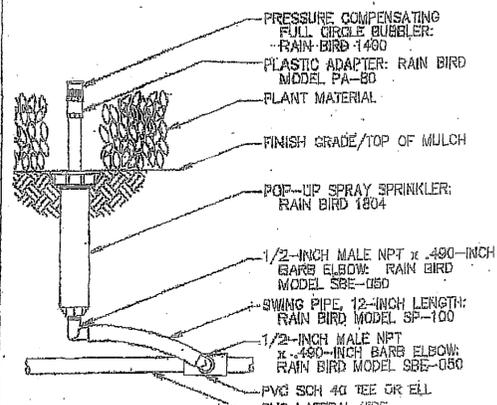


PLAN VIEW

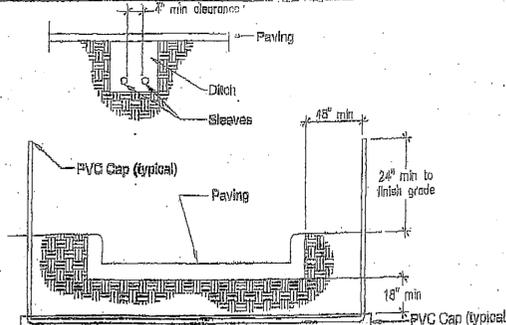


ELEVATION

BACKFLOW DEVICE SCREENING DETAIL



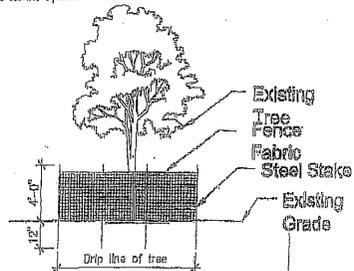
PRESSURE COMPENSATING FULL-CIRCLE BUBBLER



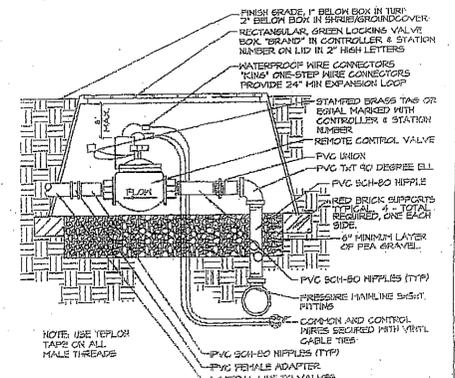
- Notes:
- All PVC irrigation sleeves to be class 200 pipe
 - All joints to be solvent welded and watertight
 - Where there is more than one sleeve, extend the smaller sleeve to 24-inch minimum above finish grade
 - Mechanically temp to 95% compaction.

Sleeving

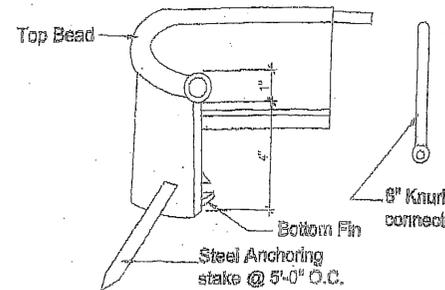
- Note:
- Drip line of tree shall be enclosed w/ a 4'-0" high fence, fence fabric to be durable and bright color, stake to be steel, size and installed to be depth of 12" min.
 - Any trenching required within the drip line of the tree shall be hand dug. Any roots cut over 2" shall be sealed w/ black enamel paint.



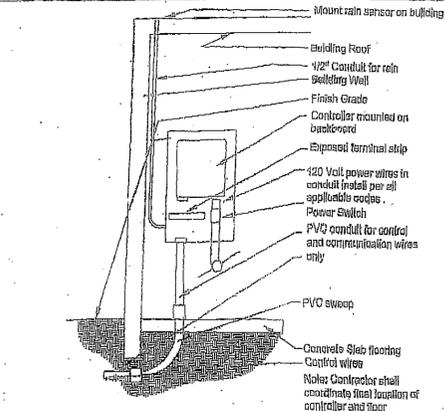
Projection of Existing Tree



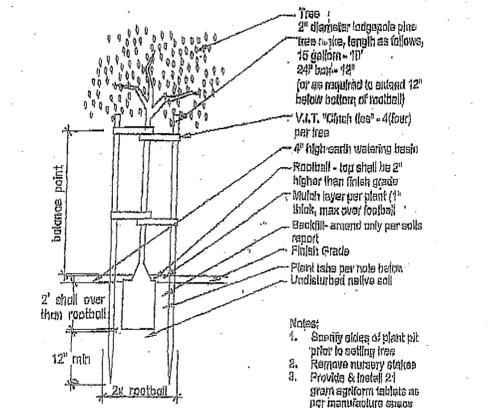
REMOTE CONTROL VALVE



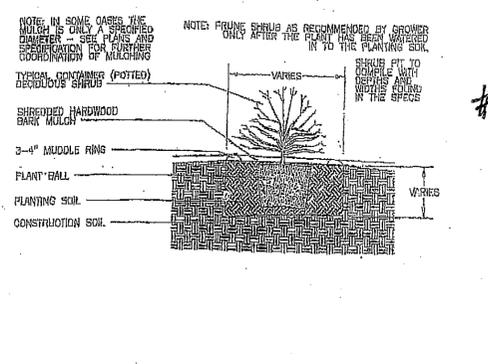
Polyethylene edging



Solid-state Controller



Tree staking detail



CONTAINER SHRUB PLANTING DETAIL

Revisions

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LANDSCAPE ARCHITECTURE
514 E. Broadway Suite 6 Glendale, California 91205
818-241-9189
Landy@lca.com

Note: Use details as applicable to this project only.

LANDSCAPE DETAIL & SPECIFICATION PLAN

DATE: 10/1/23
CHECKED: [Signature]
DRAWN: [Signature]
DATE: [Signature]
JOB NO.: [Signature]
SHEET: 4-3



BM WHITE DOVE
OC-17



2 GREEN WOOD SIDING
N.T.S.



3 BROWN WOOD SIDING
N.T.S.

1 WHITE STUCCO WALL
N.T.S.



4 MODERN WOOD FRONT DOOR
N.T.S.



5 BLACK WINDOW / TRIM
N.T.S.



6 BLACK METAL ROOF
N.T.S.



7 MODERN BLACK LIGHT
N.T.S.



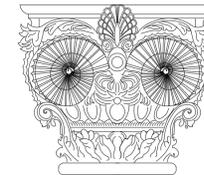
8 BLACK STEEL GLASS RAIL
N.T.S.



9 HORIZONTAL WOOD FENCE
N.T.S.

PROJECT NAME

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Color / Material Sheet

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1	12/14/2023	PLANNING, BUILDING & FIRE COMMENTS

DRAWN SH.R.

CHECKED SHABI

DATE 09/22/2023

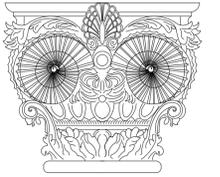
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FILE NO. 23-012

SHEET NO. **A-4.1**

PROJECT NAME

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DRAWN SH.R.

CHECKED SHABI

DATE 09/22/2023

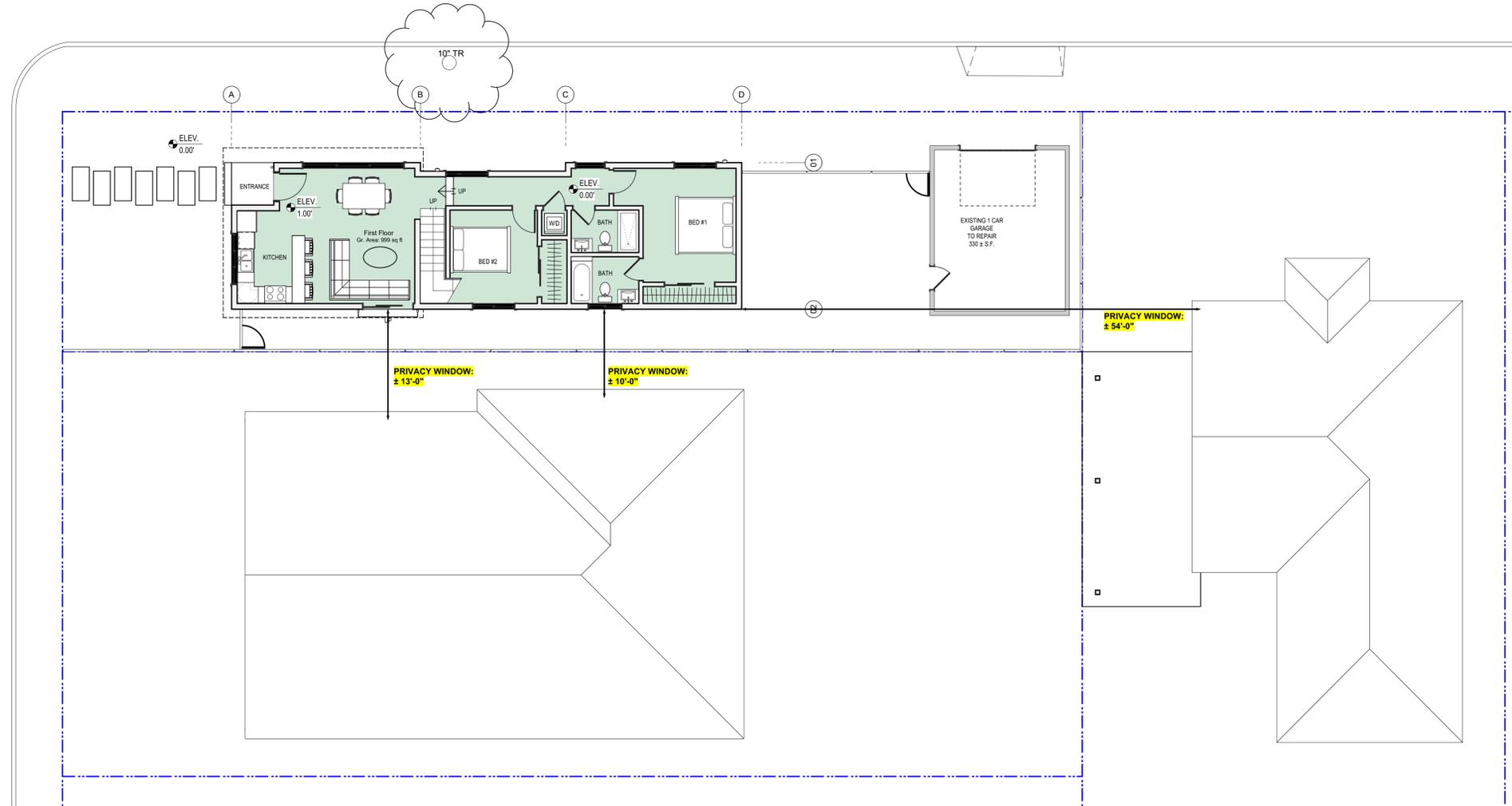
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FILE NO. 23-012

SHEET NO. **A-4.2**

MAPLE AVE.

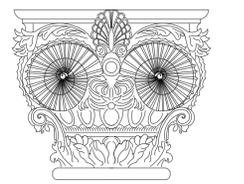
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1 Privacy Plan
Scale: 1/8" = 1'-0"



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SHEET TITLE

**Streetscape
 Plan**

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MAPLE AVE

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CHECKED	SHABI
DATE	09/22/2023
REVISED DATE	12/14/2023
FILE NO.	23-012
SHEET NO.	A-4.3



North Side of Site



South Side of Site



East Side of Site



East Side Garage View East Site of Site



West Side of Site



West Side of Site