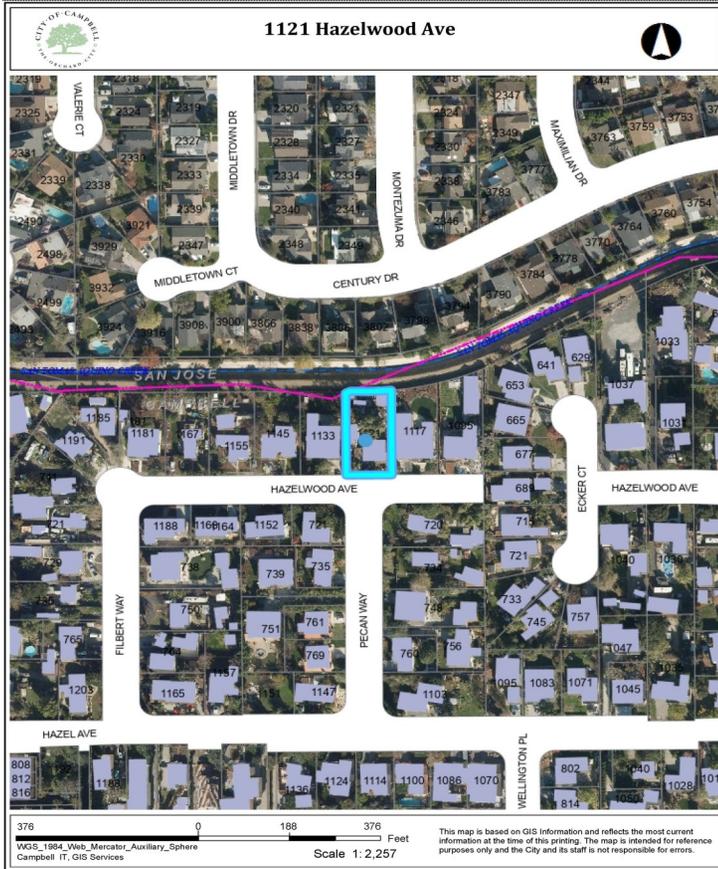


Location of Proposed Project



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

Project Image



Notice of Decision on Proposed Project

Dear Campbell Resident,

May 8, 2024

The Community Development Director will be rendering a decision on the following project.

Project Address: 1121 Hazelwood Avenue

Zoning | Area Plan: R-1-6 | STANP

Neighborhood Association(s): N/A

File No: PLN-2023-192

APN: 403-02-034

Applicant: Studio 61 Architects

Property Owner: Tracy Hsu Trustee & Et Al

Application Type: Administrative Site and Architectural Review Permit

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow the demolition of an existing single-family residence and the construction of a new approximately 2,964 square foot two-story single-family residence.

Comment Period:

You have the opportunity to provide comment prior to the Director's decision.

The ten-day comment period for this application begins on **May 7, 2024**. If you have comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **May 17, 2024**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided.

Decision by the Community Development Director is final unless an appeal is received in writing within 10 days of the decision or submitted in writing to the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. If you have questions or comments regarding this application you may contact the Project Planner.

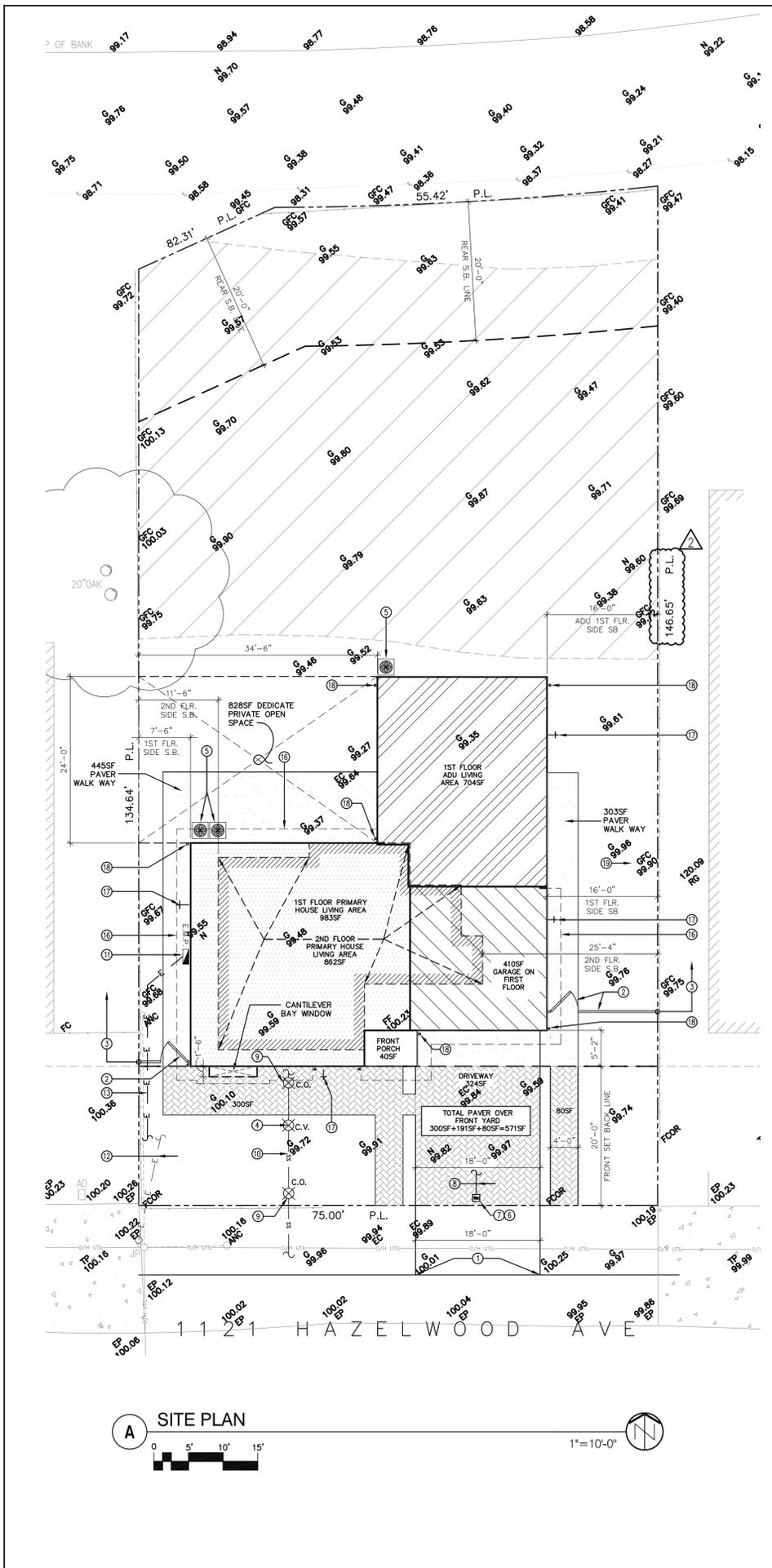


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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





SITE GENERAL NOTES

- FOR GRADING AND DRAINAGE PLAN SEE CIVIL DRAWING
- AT FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE, OR OTHER ACCEPTABLE MEDIA INCLUDING ITEMS 1 THROUGH 10 IN ACCORDANCE WITH CGSBC SECTION 4.410.1 SHALL BE PLACED IN THE BUILDING.
- ALL ADHESIVES, SEALANT, CAULKS, PAINTS, COATINGS, AND AEROSOL PAINT CONTAINERS MUST REMAIN ON THE SITE FOR FIELD VERIFICATION BY THE BUILDING INSPECTOR. CGSBC SECTION 4.504.2.4

SITE KEY NOTES

- DRIVEWAY APPROACH - SEE GRADING PLAN
- (N) 6'-0" HIGH REDWOOD FENCE AND GATE
- (E) 6'-0" HIGH REDWOOD FENCE ALONG PROPERTY LINE TO REMAIN
- CHECK VALVE PER REQ. FROM WEST VALLEY SANITARY DISTRICT. DWELLING WASTE LINES SHALL COMPLY W/ SECTION 710.1 CPC 2013. WASTE LINE ON SECOND FLOOR ARE PROHIBITED FROM RUNNING THROUGH CHECK VALVE.
- CONDENSER UNIT PROVIDE ON CONC. PAD MIN. 3" ABOVE FINISH GRADE. ANCHOR CONDENSER UNIT TO CONC. PAD PER MANUFACTURER. PROVIDE ELECTRICAL DISCONNECT W/ MIN. 36"x20" CLEAR IN FRONT OF ELECTRICAL DISCONNECT. ALL CONDENSER WATER SHALL ROUTE TO REAR YARD LANDSCAPE. CONDENSER UNITS MUST BE SCREENED FROM STREET VIEW.
- REMOVE (E) WATER METER.
- (N) 1" WATER METER PER CITY STANDARD
- (N) 1/2" WATER LINE
- PROVIDE (N) CLEAN OUT PER REQUIREMENT FROM CITY OF CAMPBELL
- (N) 4" SEWER LATERAL
- (N) 320A ELECTRICAL PANEL
- REMOVE OVER HEAD UTILITY
- (N) UNDER GROUND UTILITY PER CITY OF CAMPBELL STANDARD
- (N) CONC. OR STONE PAVER DRIVEWAY
- PROVIDE 24" LANDSCAPE STRIP IN THE MIDDLE OF THE DRIVE WAY
- 24" ROOF OVER HANG ABOVE
- (N) HOSE BIBBS W/ NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE
- (N) DOWN SPOUT WITH PROVIDE DIRECT ROOF RUNOFF AND ON-SITE SURFACE DRAINAGE TO LANDSCAPED AREAS OR GRASS SWALES FOR INFILTRATION TO THE GREATEST DEGREE POSSIBLE
- GRADE TO SLOPE AWAY FROM STRUCTURE MIN. OF 5% WITHIN THE 1ST 10- FEET OF STRUCTURE. IF IMPERVIOUS SURFACES ARE WITHIN THE FIRST 10- FEET OF THE BUILDING, A MIN. OF 2% AWAY FROM STRUCTURE IS ALLOWED.
- 6'-0" MAX. HIGH FENCE.

PUBLICWORKS NOTES

- WATER METER(S) AND SEWER CLEANOUT(S); ANY NEW OR UPGRADED WATER METER(S) AND SEWER CLEANOUT(S) SHALL BE RELOCATED OR INSTALLED ON PRIVATE PROPERTY BEHIND THE PUBLIC RIGHT-OF-WAY LINE.
- UTILITY COORDINATION PLAN: PRIOR TO ISSUANCE OF BUILDING PERMITS FOR THE SITE, THE APPLICANT SHALL SUBMIT A UTILITY COORDINATION PLAN AND SCHEDULE FOR APPROVAL BY THE CITY ENGINEER FOR INSTALLATION AND/OR ABANDONMENT OF ALL UTILITIES. THE PLAN SHALL CLEARLY SHOW THE LOCATION AND SIZE OF ALL EXISTING UTILITIES AND THE ASSOCIATED MAIN LINES; INDICATE WHICH UTILITIES AND SERVICES ARE TO REMAIN; WHICH UTILITIES AND SERVICES ARE TO BE ABANDONED; AND WHERE NEW UTILITIES AND SERVICES WILL BE INSTALLED. JOINT TRENCHES FOR NEW UTILITIES SHALL BE USED WHENEVER POSSIBLE. SEE PAGE C2
- PAVEMENT RESTORATION: BASED ON THE UTILITY COORDINATION PLAN, THE APPLICANT SHALL PREPARE A PAVEMENT RESTORATION PLAN FOR APPROVAL BY THE CITY ENGINEER PRIOR TO ANY UTILITY INSTALLATION OR ABANDONMENT. STREETS THAT HAVE BEEN RECONSTRUCTED OR OVERLAID WITHIN THE PREVIOUS FIVE YEARS WILL REQUIRE BORING AND JACKING FOR ALL NEW UTILITY INSTALLATIONS. VIRGINIA AVENUE HAS NOT BEEN RECONSTRUCTED OR OVERLAID IN THE LAST 5 YEARS. THE PAVEMENT RESTORATION PLAN SHALL INDICATE HOW THE STREET PAVEMENT SHALL BE RESTORED FOLLOWING THE INSTALLATION OR ABANDONMENT OF ALL UTILITIES NECESSARY FOR THE PROJECT. SEE PAGE C2
- UTILITY ENCROACHMENT PERMIT: SEPARATE PERMITS FOR THE INSTALLATION OF UTILITIES TO SERVE THE DEVELOPMENT WILL BE REQUIRED (INCLUDING WATER, SEWER, GAS, ELECTRIC, ETC.). APPLICANT SHALL APPLY FOR AND PAY ALL NECESSARY FEES FOR UTILITY PERMITS FOR SANITARY SEWER, GAS, WATER, ELECTRIC AND ALL OTHER UTILITY WORK.
- ENCROACHMENT PERMIT/FEE/DEPOSITS: THE APPLICANT SHALL OBTAIN AN ENCROACHMENT PERMIT (INCLUDING FEES, SURETY AND INSURANCE) FOR CONSTRUCTION OF THE FOLLOWING STANDARD PUBLIC STREET IMPROVEMENTS: REMOVAL OF EXISTING CONCRETE PLACED IN THE PARK STRIP.
- STREET IMPROVEMENTS COMPLETED FOR OCCUPANCY AND BUILDING PERMIT FINAL: PRIOR TO ALLOWING OCCUPANCY AND/OR FINAL BUILDING PERMIT SIGNOFF FOR ANY AND/OR ALL BUILDINGS, THE APPLICANT SHALL HAVE THE REQUIRED STREET IMPROVEMENTS AND ANY PAVEMENTS AND ANY PAVEMENT RESTORATION INSTALLED AND ACCEPTED BY THE CITY.
- MAINTENANCE OF LANDSCAPING: OWNER(S), CURRENT AND FUTURE, ARE REQUIRED TO MAINTAIN THE LANDSCAPED PARK STRIP AND TREE WELLS IN THE PUBLIC RIGHT OF WAY. THIS INCLUDES, BUT IS NOT LIMITED TO: TREES, LAWN, PLANTING, IRRIGATION, ETC. TREES SHALL NOT BE PRUNED IN A MANNER THAT WOULD NOT ALLOW THE TREE TO GROW TO A MATURE HEIGHT.
- STORMWATER POLLUTION PREVENTION MEASURES: PRIOR TO ISSUANCE OF ANY GRADING OR BUILDING PERMITS, THE APPLICANT SHALL COMPLY WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS, SANTA CLARA VALLEY WATER DISTRICT REQUIREMENTS, AND THE CAMPBELL MUNICIPAL CODE REGARDING STORMWATER POLLUTION PREVENTION. THE PRIMARY OBJECTIVES ARE TO IMPROVE THE QUALITY AND REDUCE THE QUANTITY OF STORMWATER RUNOFF TO THE BAY.

PROJECT DATA

MAIN ADDRESS 1121 HAZELWOOD AVE
 JURISDICTION: CAMPBELL
 APN: 406-02-034
 CONSTRUCTION TYPE V-B
 OCC GROUP R-3/U
 LOT SIZE: 10,737SF
 STORIES 2
 SPRINKLER YES
 ZONING R1-6

PROPOSE NEW HOUSE:

GARAGE	4105F
PRIMARY 1ST FLR. LIV. AREA	9835F
PRIMARY 2ND FLR. LIV. AREA	8625F
TOTAL LIVING AREA	1,8455F
TOTAL BUILDING AREA	2,2555F
FRONT PORCH	405F
ADU	7045F
F.A.R.:	$\frac{2,2555F}{10,737SF} = 21\%$
LOT COVERAGE	$\frac{(983+410+40)}{10,737SF} = \frac{1,433}{10,737SF} = 13.35\% < 40\%$
DEDICATE PRIVATE OPEN SPACE	8285F > 7505F
FRONT YARD PAVING	571/1,500 = 38.07%
LANDSCAPE PROVIDE	= 8,0635F

EXISTING HOUSE:

REMOVE (E) LIV. AREA	6165F
REMOVE (E) GARAGE	2005F
TOTAL (E) BUILDING	8165F

PROJECT INDEX

ARCHITECTURAL

- A0.1 SITE PLAN & TITLE SHEET
- A0.2 AREA DIAGRAM & ROOF PLAN
- A0.3 SITE PHOTOGRAPHY SHEET
- A2.0 DEMOLITION/TREE PROTECTION PLAN
- PRIVACY PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A3.1 STREETScape & EXTERIOR ELEVATIONS
- A3.2 SECTIONS
- A3.3 SECTION
- CM COLOR AND MATERIAL SHEET

LANDSCAPE

- L0 LANDSCAPE DOCUMENTATION
- L1 PLANTING PLAN
- L2 IRRIGATION PLAN
- L3 HYDROZONE PLAN
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE SPECIFICATIONS

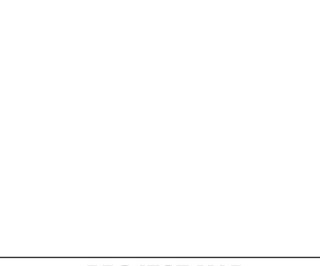
CIVIL

- C.0 TOPOGRAPHIC SURVEY
- C.1 GRADING & DRAINAGE PLAN
- C.2 EROSION CONTROL PLAN
- C.3 UTILITY COORDINATION PLAN
- C.4 DETAILS

FIRE NOTE

- AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLING AND IN EXISTING ONE- AND TWO-FAMILY DWELLING WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600SF. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000SF 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 BEGIN THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY CLM.C.
- 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). 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 14 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33
- 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 6 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.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

PROJECT MAP



Project:
 HSU Residence
 New Home
 1121 HAZELWOOD AVE
 Campbell, CA 95008

Applicant/Owner:
 Ms. Tracy Hsu
 2310 Homestead Road
 Suite C1 #128
 Los Altos, CA 94024

Architect:
 STUDIO 61 ARCHITECTS, Inc.
 12480 Saratoga Ave.
 Saratoga, CA 95070
 T: (408) 892.5020
 Franklho@studio61architects.com



Plan Check Comment 4.24.24
 Plan Check Comment 2.29.24

NO.	Revision	Date

Drawn By: _____ Date: _____

File: _____

Issue: _____

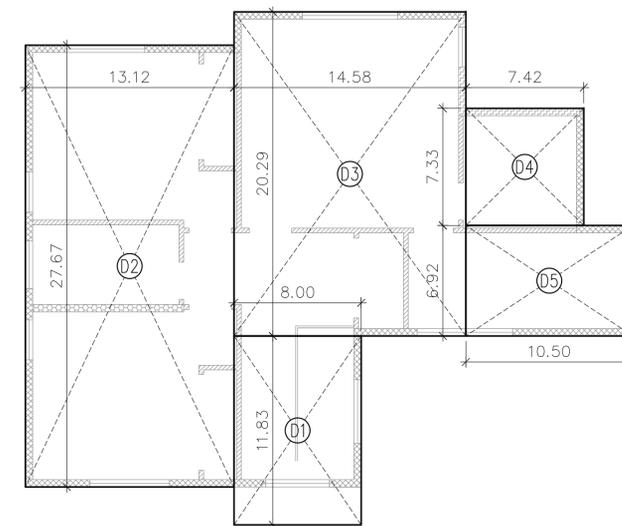
Date: 4.24.2024

Sheet Title: SITE PLAN & TITLE SHEET

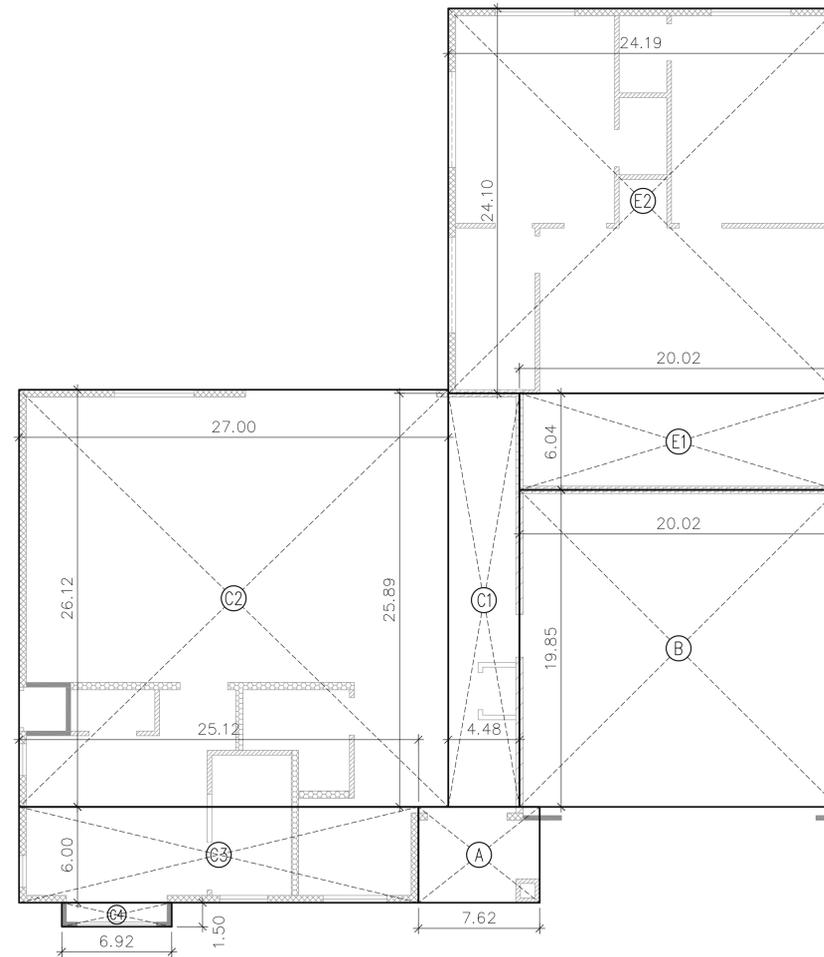
Sheet No.: A0.1



AREA CALCULATION			
PORCH	FEET	FEET	SF
A	7.62	X 6.00	= 45.72
GARAGE			
B	20.02	X 19.85	= 397.40
PRIMARY 1ST FLR.			
C1	4.48	X 25.89	= 115.99
C2	27.00	X 26.12	= 705.24
C3	25.12	X 6.00	= 150.72
C4	6.92	X 1.50	= 10.38
TOTAL			982.33
PRIMARY 2ND FLR.			
D1	8.00	X 11.83	= 94.64
D2	13.12	X 27.67	= 363.03
D3	14.58	X 20.29	= 295.83
D4	7.42	X 7.33	= 54.39
D5	10.50	X 6.92	= 72.66
TOTAL			880.55
ADU			
E1	20.02	X 6.04	= 120.92
E2	24.19	X 24.10	= 582.98
TOTAL			703.90

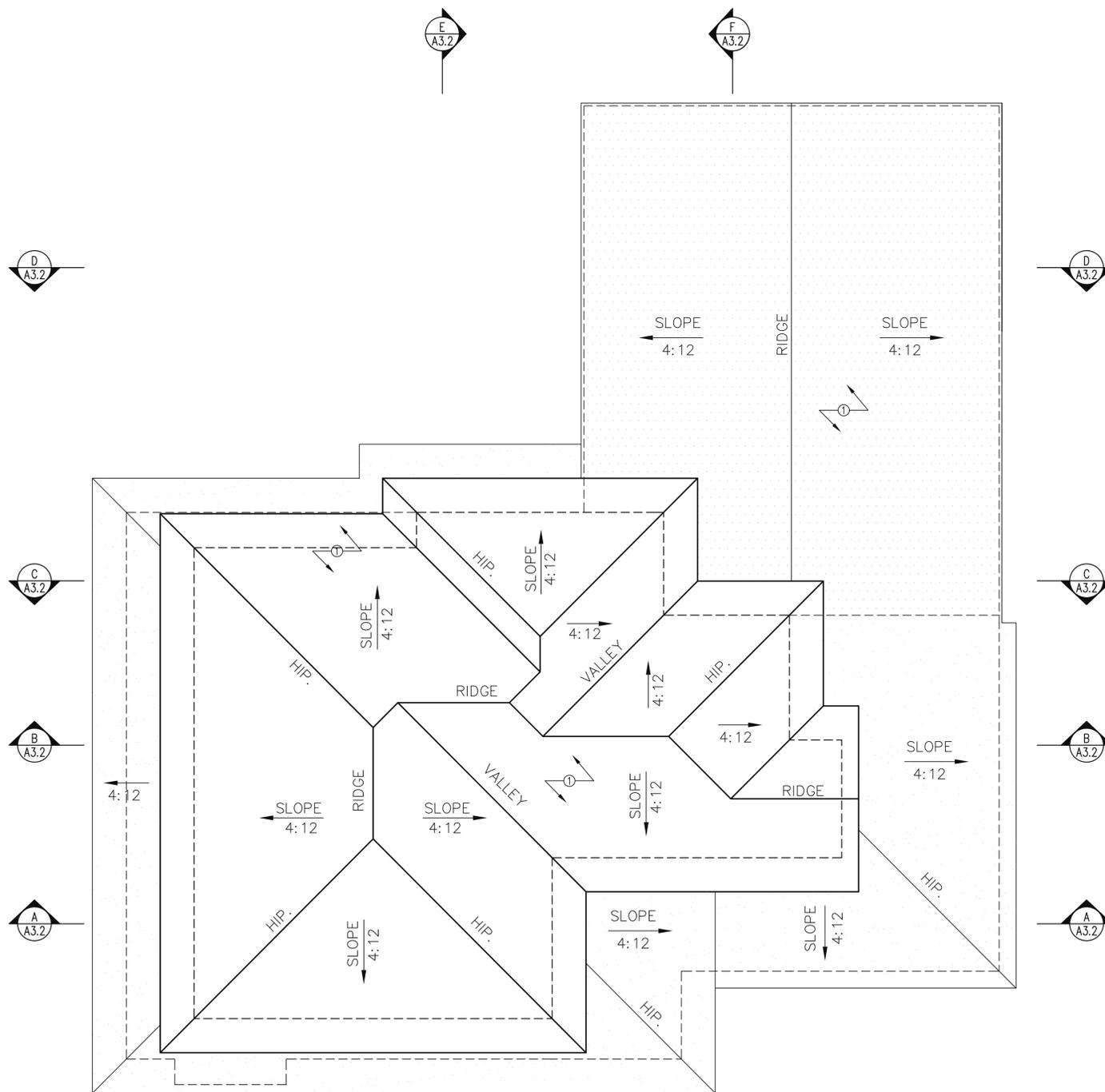


SECOND FLOOR



FIRST FLOOR

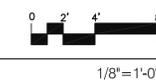
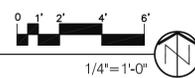
B AREA DIAGRAM

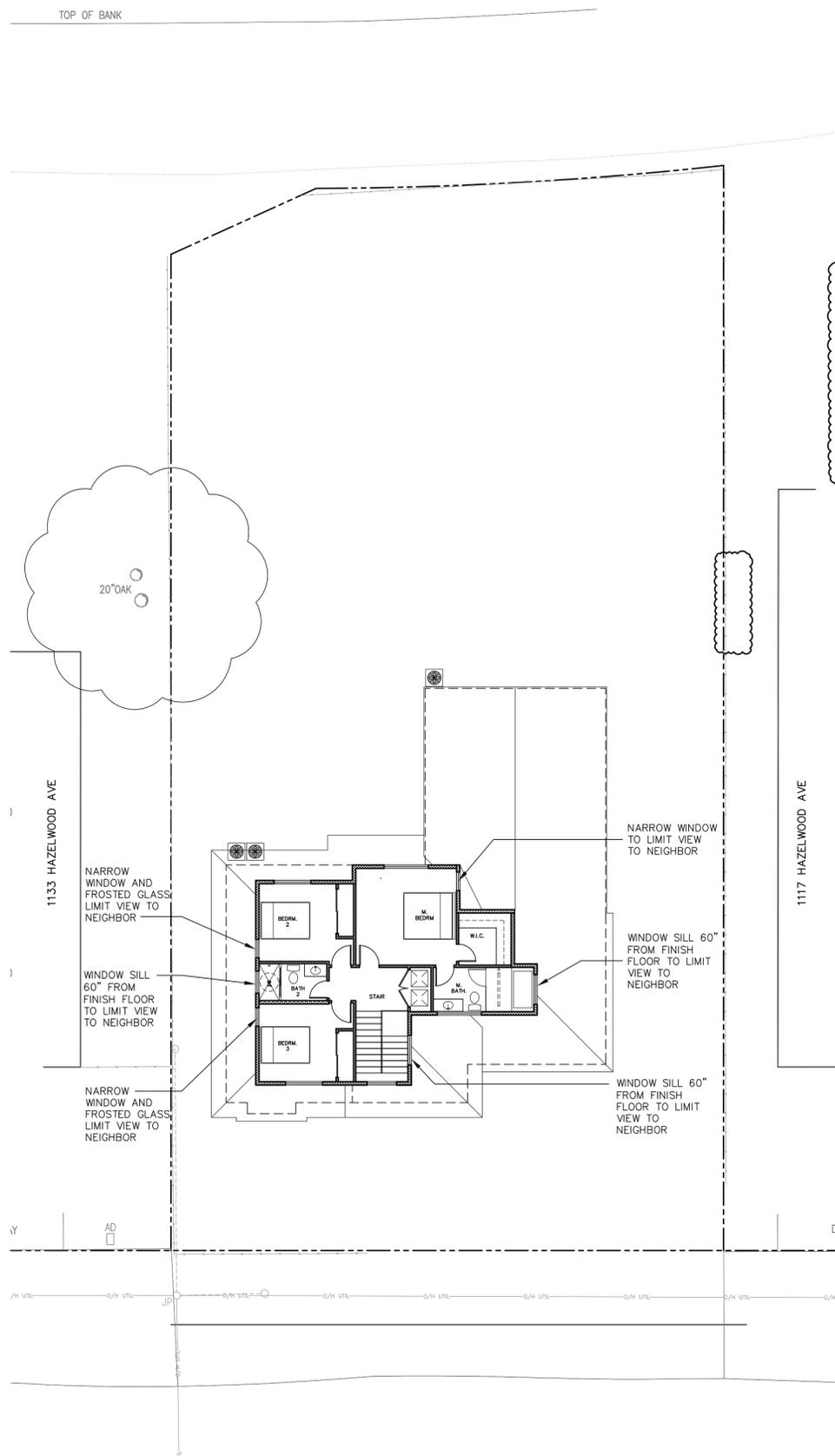


A ROOF PLAN

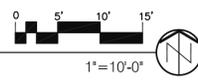
KEY NOTES:

① ROOF TILE SEE PAGE A3.1

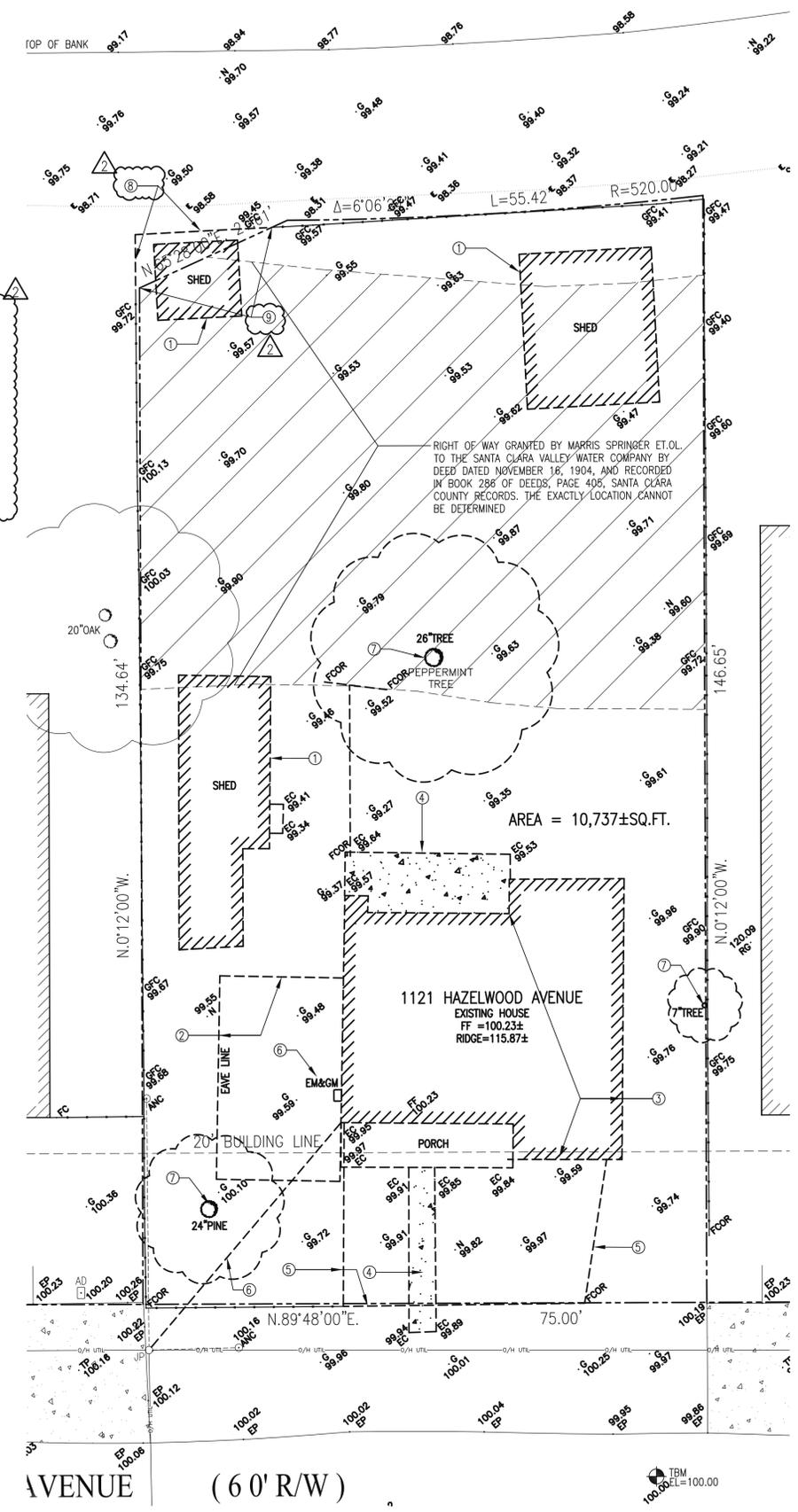




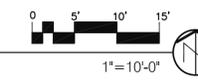
B PRIVACY PLAN



- KEY NOTES:**
- ① REMOVE (E) SHED
 - ② REMOVE (E) STORAGE STRUCTURE ATTACHED TO EXISTING HOUSE STRUCTURE
 - ③ REMOVE ENTIRE EXISTING HOUSE STRUCTURE FROM FOUNDATION TO ROOF
 - ④ REMOVE CONC. PAVEN ON SITE
 - ⑤ REMOVE ALL (E) WOOD FENCE IN THE FRONT YARD
 - ⑥ REMOVE (E) GAS METER AND ELECTRICAL METER. ALL UTILITIES LINE AND PIPE TO BE REMOVED AND SHUT OFF BY PG&E
 - ⑦ REMOVE (E) TREE.
 - ⑧ REMOVE (E) PARTIAL EXISTING FENCE THAT ENCROACH INTO "VALLEY WATER EASEMENT". PROPERTY OWNER TO APPLY FOR A VALLEY WATER ENCROACHMENT PERMIT TO REMOVE FENCE ENCROACHING INTO VALLEY WATER EASEMENT.
 - ⑨ REBUILD FENCE ALONG REAR PROPERTY LINE.



A DEMOLITION PLAN



△	Plan Check Comment	4.24.24
▲	Plan Check Comment	2.29.24
NO.	Revision	Date
Drawn By:		Date:

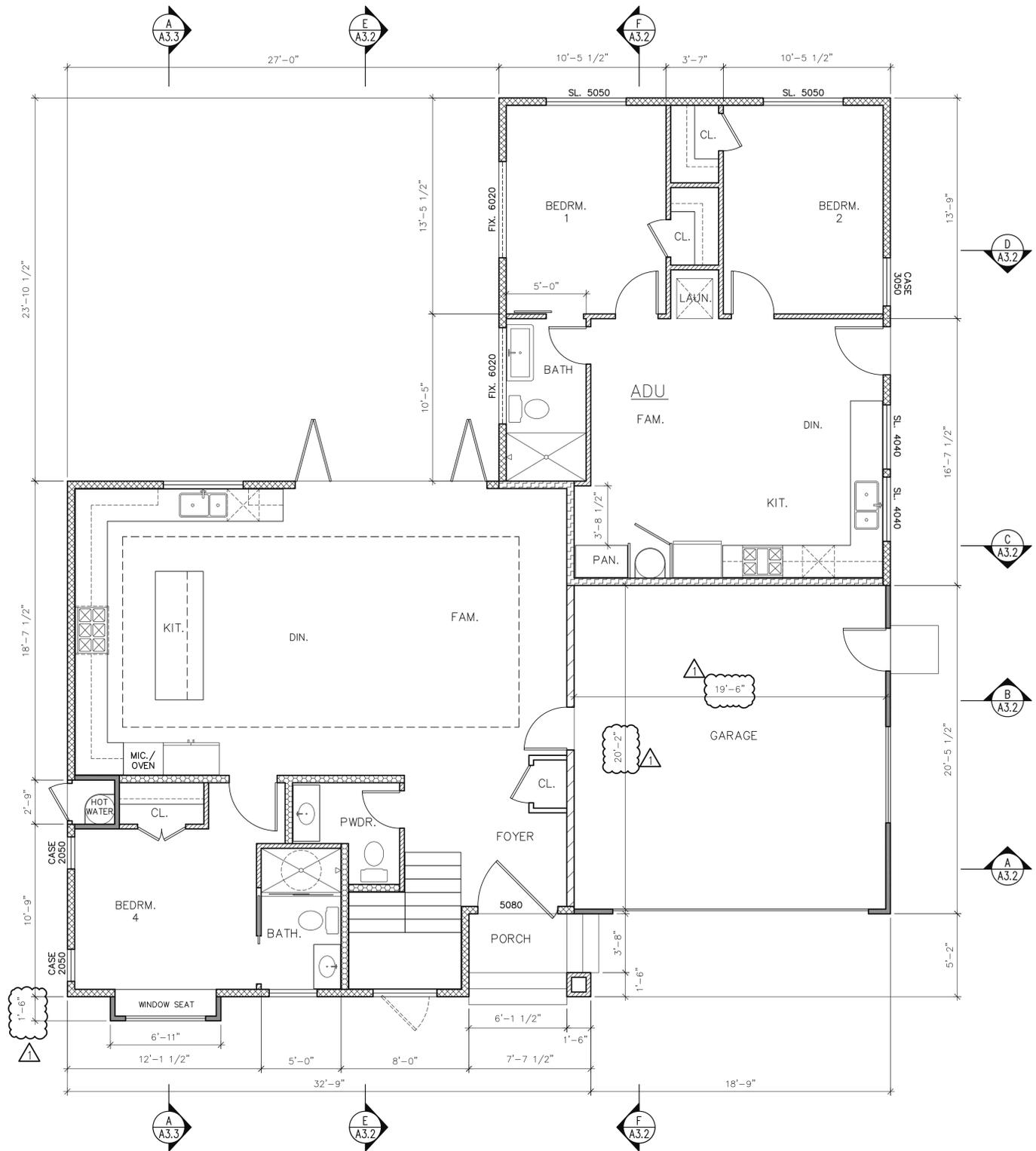
File:	
Issue:	
Date:	4.24.2024
Sheet Title:	DEMOLITION/ TREE PROTECTION PLAN PRIVACY PLAN
Sheet No.:	

A2.0

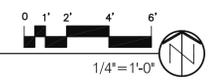
Project:
 HSU Residence
 New Home
 1121 HAZELWOOD AVE
 Campbell, CA 95008

Applicant/Owner:
 Ms. Tracy Hsu
 2310 Homestead Road
 Suite C1 #128
 Los Altos, CA 94024

Architect:
 STUDIO 61 ARCHITECTS, Inc.
 12480 Saratoga Ave.
 Saratoga, CA 95070
 T: (408) 892.5020
 Franklho@studio61architects.com



A FIRST FLOOR PLAN



FLOOR PLAN LEGEND

	2x6 @ 16" O.C. EXTERIOR WALL W/ R-21 INSULATION.	XXXX	NUMERIC NEXT TO DOOR ON WINDOW OR DOOR STAND FOR FEET INCH WIDE x FEET INCH HIGH		TEMPERED GLASS
	2x4 @ 16" O.C. STUD WALL R-15 BAT INSULATION	CASE 2650	CASEMENT WINDOW W/ 2 FEET 6" WIDE BY 5 FEET 0 INCH HIGH		EGRESS DOOR OR WINDOW, OPENING HEIGHT NOT OVER 44" ABOVE FLOOR, 5.0SF OF OPEN AREA ON GROUND LEVEL, 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH. ALL EGRESS WINDOWS W/ TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH. EGRESS WINDOWS ON SECOND FLOOR SHALL HAVE MIN. NET CLR. OPENING OF 5.75F
	2x6 @ 16" O.C. COMMON STUD WALL, W/ 1-HR FIRE RATED AND STC 45	SH 3050	SINGLE HUNG WINDOW W/ 3 FEET 0 INCH WIDE x 5 FEET 0 INCH HIGH		5 1/2"x14" FLOOR JOIST VENT, TYPICAL OF 28 VENTS AREA UNDER MDU AND 7 VENTS ARE UNDER ADU CRAWL SPACE. ALL VENTS ARE UNDER WINDOW OR NON-SHEAR WALL.
	INTERIOR 2x6 @ 16" O.C. W/ R-21 INSULATION	SL 10080	SLIDING DOOR W/ 10 FEET 0" WIDE x 8 FEET 0" HIGH		
	INTERIOR 2x6 @ 16" O.C. PLUMBING WALL	2880	DOOR W/ 2 FEET 8 INCH WIDE x 8 FEET 0 INCH HIGH		
	INTERIOR 2x4 @ 16" O.C. STUD WALL, SEE STRUCTURE DRAWING FOR WALL SCHEDULE.				

Plan Check Comment 2.29.24

NO. Revision Date

Drawn By: Date:

File:

Issue:

Date: 6.14.2023

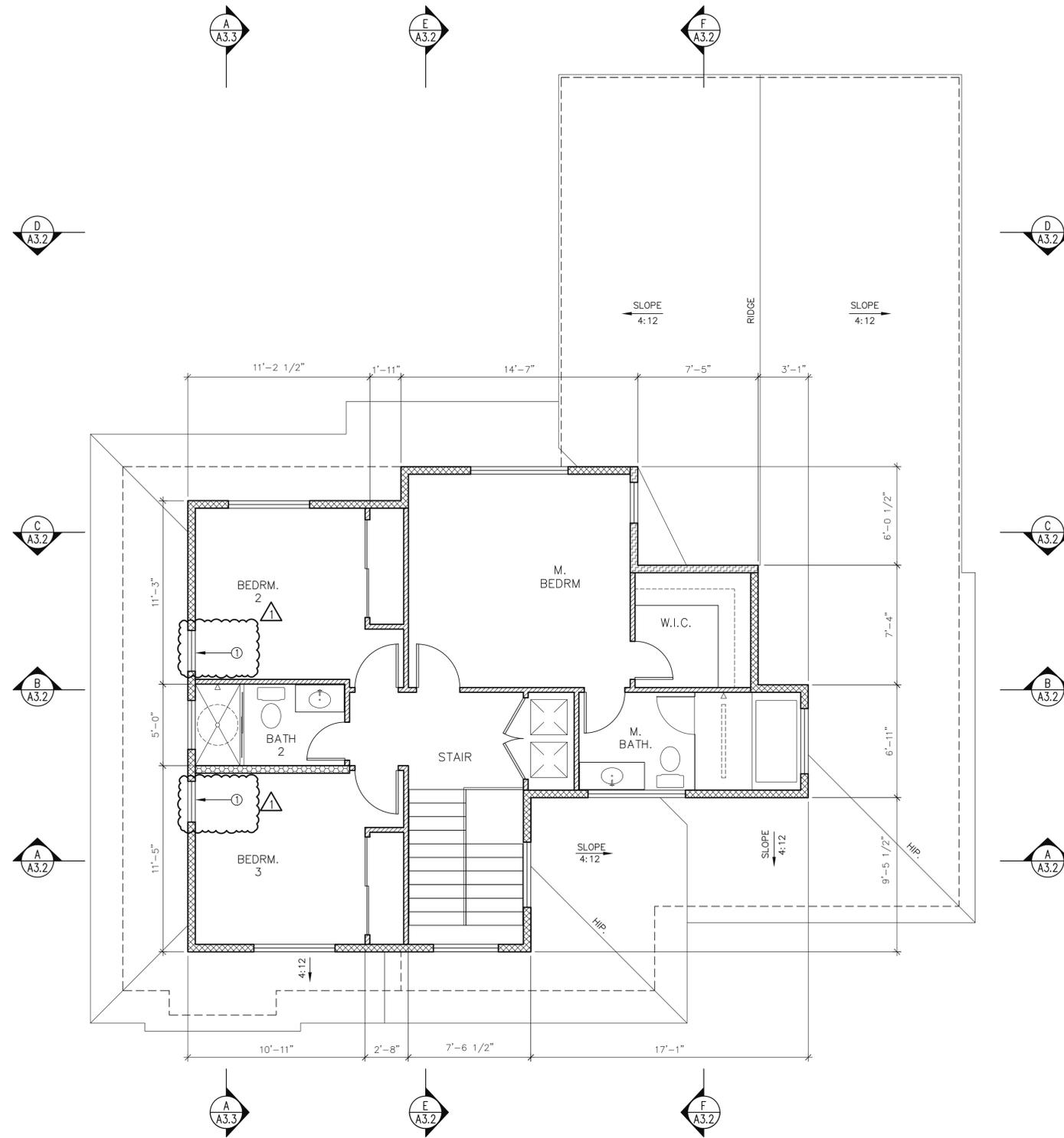
Sheet Title:

FIRST FLOOR PLAN

Sheet No.:

FLOOR PLAN KEY NOTE:

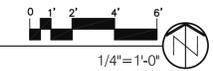
① FROSTED WINDOW



A SECOND FLOOR PLAN

FLOOR PLAN LEGEND

	2x6 @ 16" O.C. EXTERIOR WALL W/ R-21 INSULATION.	XXXX	NUMERIC NEXT TO DOOR ON WINDOW OR DOOR STAND FOR FEET INCH WIDE x FEET INCH HIGH		TEMPERED GLASS
	2x4 @ 16" O.C. STUD WALL R-15 BAT INSULATION	CASE 2650	CASEMENT WINDOW W/ 2 FEET 6" WIDE BY 5 FEET 0 INCH HIGH		EGRESS DOOR OR WINDOW, OPENING HEIGHT NOT OVER 44" ABOVE FLOOR, 5.0SF OF OPEN AREA ON GROUND LEVEL, 24" NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH. ALL EGRESS WINDOWS W/ TWO OR MORE LATCHES SHALL HAVE THE LATCHES INTERCONNECTED AND OPERABLE FROM THE LOWEST LATCH. EGRESS WINDOWS ON SECOND FLOOR SHALL HAVE MIN. NET CLR. OPENING OF 5.7SF
	2x6 @ 16" O.C. COMMON STUD WALL, W/ 1-HR FIRE RATED AND STC 45	SH 3050	SINGLE HUNG WINDOW W/ 3 FEET 0 INCH WIDE x 5 FEET 0 INCH HIGH		5 1/2"x14" FLOOR JOIST VENT, TYPICAL OF 28 VENTS AREA UNDER MDU AND 7 VENTS ARE UNDER ADU CRAWL SPACE. ALL VENTS ARE UNDER WINDOW OR NON-SHEAR WALL.
	INTERIOR 2x6 @ 16" O.C. W/ R-21 INSULATION	SL 10080	SLIDING DOOR W/ 10 FEET 0" WIDE x 8 FEET 0" HIGH		
	INTERIOR 2x6 @ 16" O.C. PLUMBING WALL	2880	DOOR W/ 2 FEET 8 INCH WIDE x 8 FEET 0 INCH HIGH		
	INTERIOR 2x4 @ 16" O.C. STUD WALL, SEE STRUCTURE DRAWING FOR WALL SCHEDULE.				



P. 408.892.5020, F. 408.871.6923

Project:
HSU Residence
New Home
1121 HAZELWOOD AVE
Campbell, CA 95008

Applicant/Owner:
Ms. Tracy Hsu
2310 Homestead Road
Suite C1 #128
Los Altos, CA 94024

Architect:
STUDIO 61 ARCHITECTS, Inc.
12480 Saratoga Ave.
Saratoga, CA 95070
T: (408) 892.5020
Franklho@studio61architects.com



Plan Check Comment 2.29.24

NO. Revision Date

Drawn By: Date:

File:

Issue:

Date: 6.14.2023

Sheet Title:
SECOND FLOOR PLAN

Sheet No.:

A2.2



1133 HAZELWOOD AVENUE

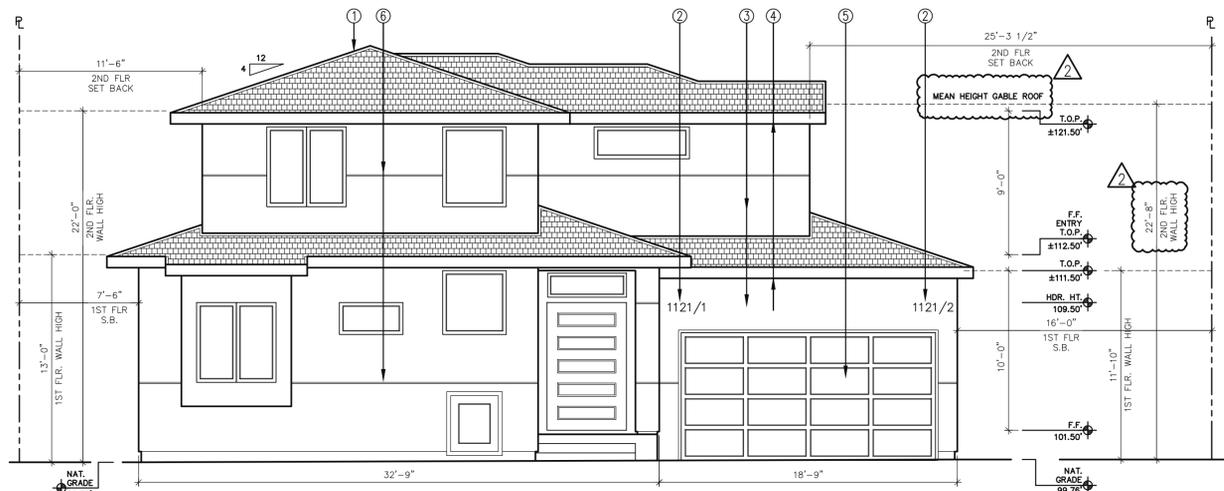


1121 HAZELWOOD AVENUE

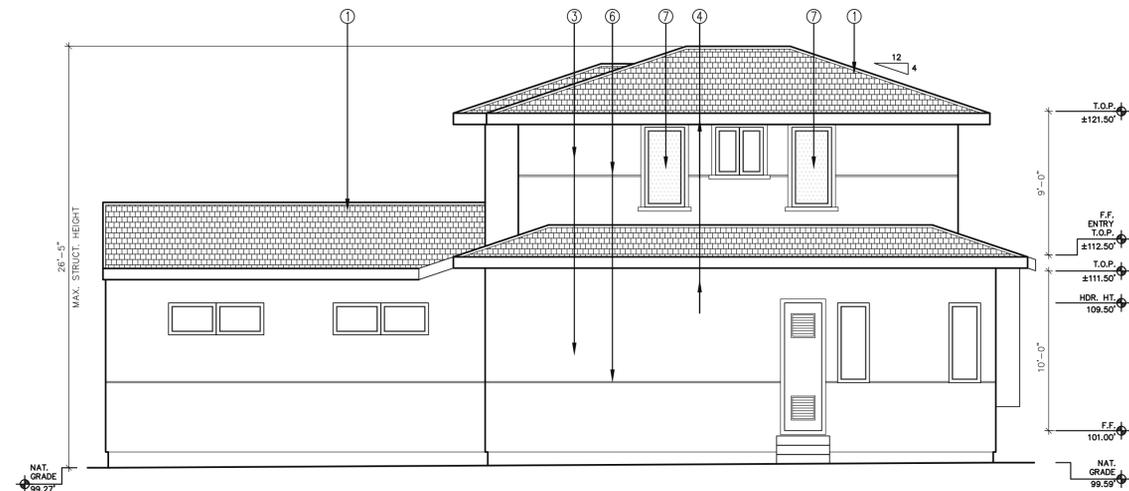


1117 HAZELWOOD AVENUE

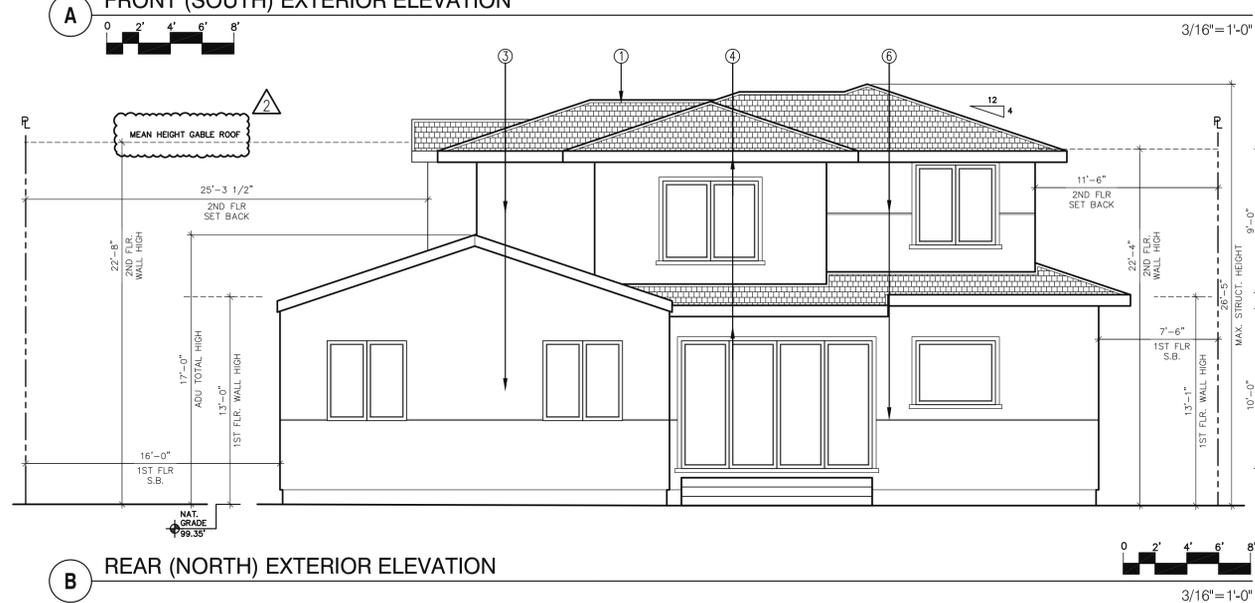
STREETSCAPE DRAWING



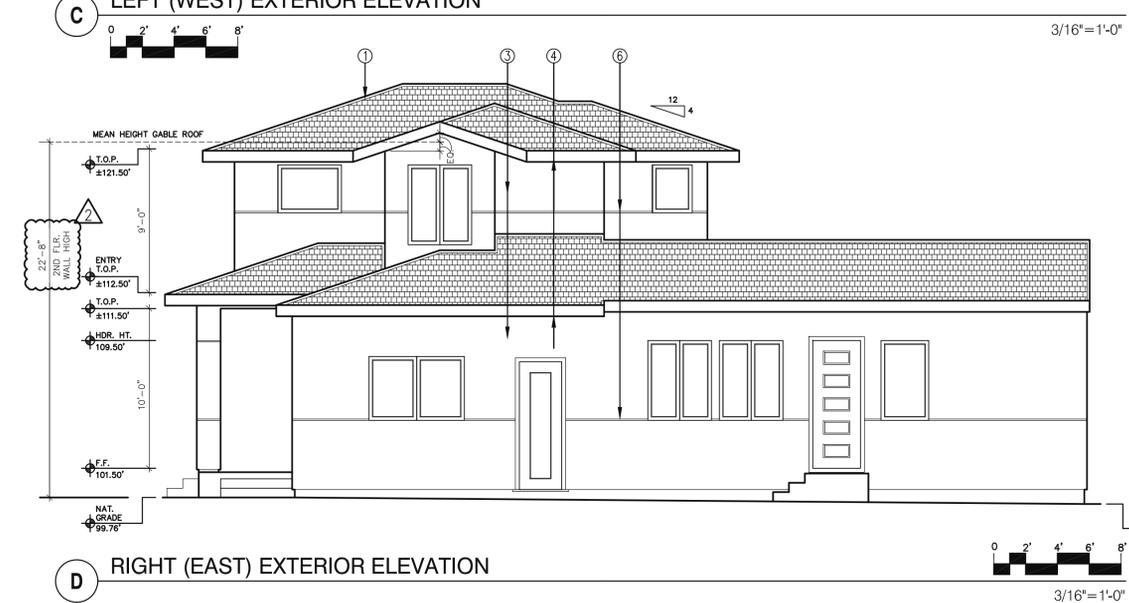
FRONT (SOUTH) EXTERIOR ELEVATION



LEFT (WEST) EXTERIOR ELEVATION



REAR (NORTH) EXTERIOR ELEVATION



RIGHT (EAST) EXTERIOR ELEVATION

ELEVATIONS KEY NOTE:

- ① EAGLE, BEL AIR, PRODUCT # 4591, CHARCOAL STANDARD WEIGHT. CLASS "A" MIN.
- ② APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. CFC SEC. 505
- ③ STUCCO PAINTED WITH ACCRYLIC STUCCO COLOR SHASTA WHITE -SEE DETAIL
- ④ FACIA PAINTED TO MATCH ROOF TILE
- ⑤ ROLL UP GARAGE DOOR.
- ⑥ 1" ALUMINUM CHANNEL SREED
- ⑦ FROSTED WINDOW TO SCREEN VIEW FROM BEDROOMS TO NEIGHBOR.



P. 408.892.5020, F. 408.871.6923

Project:
HSU Residence
New Home
1121 HAZELWOOD AVE
Campbell, CA 95008

Applicant/Owner:
Ms. Tracy Hsu
2310 Homestead Road
Suite C1 #128
Los Altos, CA 94024

Architect:
STUDIO 61 ARCHITECTS, Inc.
12480 Saratoga Ave.
Saratoga, CA 95070
T: (408) 892.5020
Franklho@studio61architects.com



△ Plan Check Comment 4.24.24

△ Plan Check Comment 2.29.24

NO. Revision Date

Drawn By: Date:

File:

Issue:

Date:

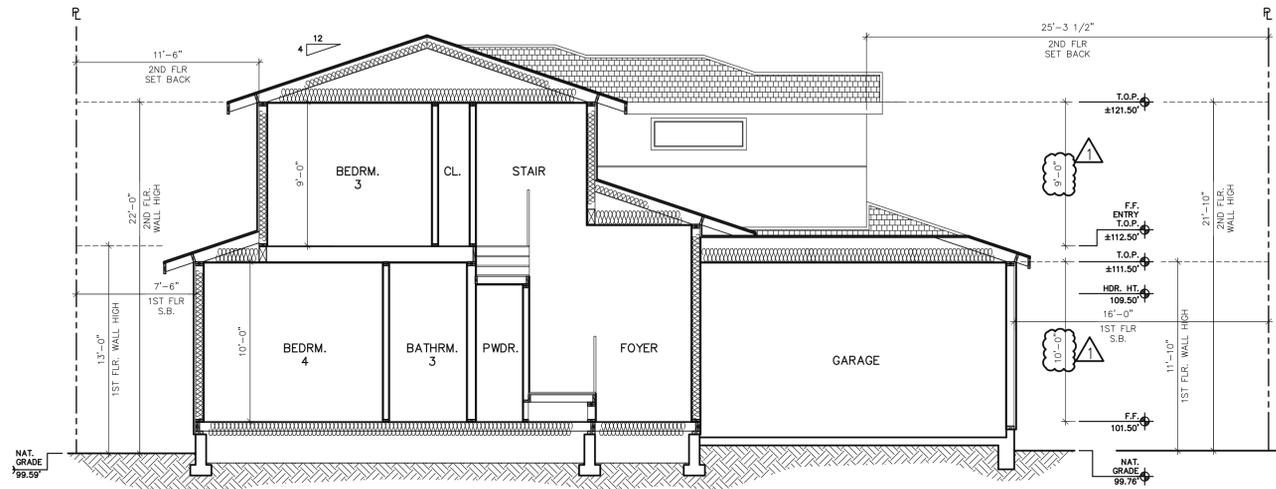
4.24.2024

Sheet Title:

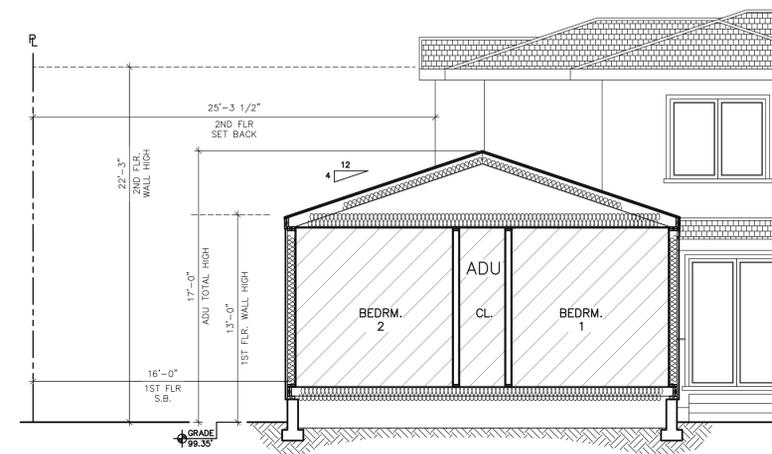
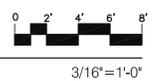
EXTERIOR ELEVATIONS

Sheet No.:

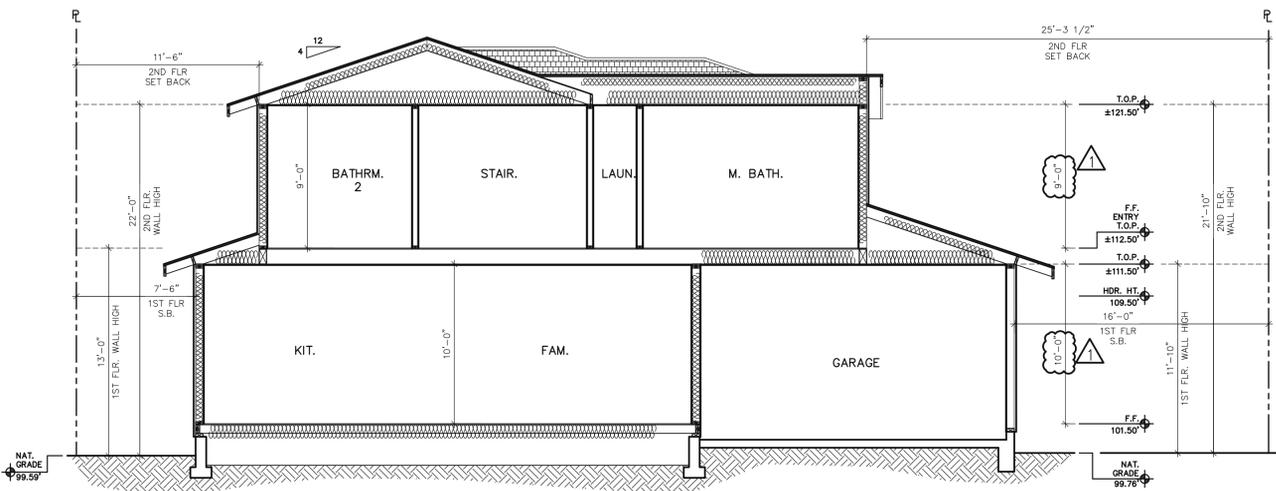
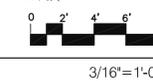
A3.1



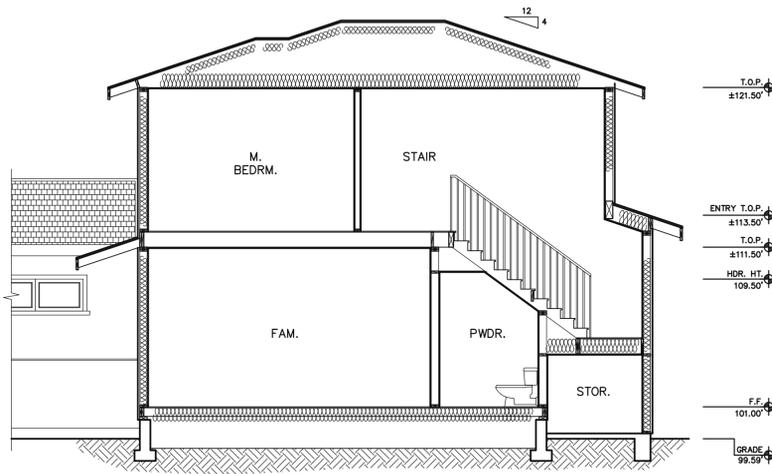
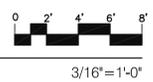
A SECTION



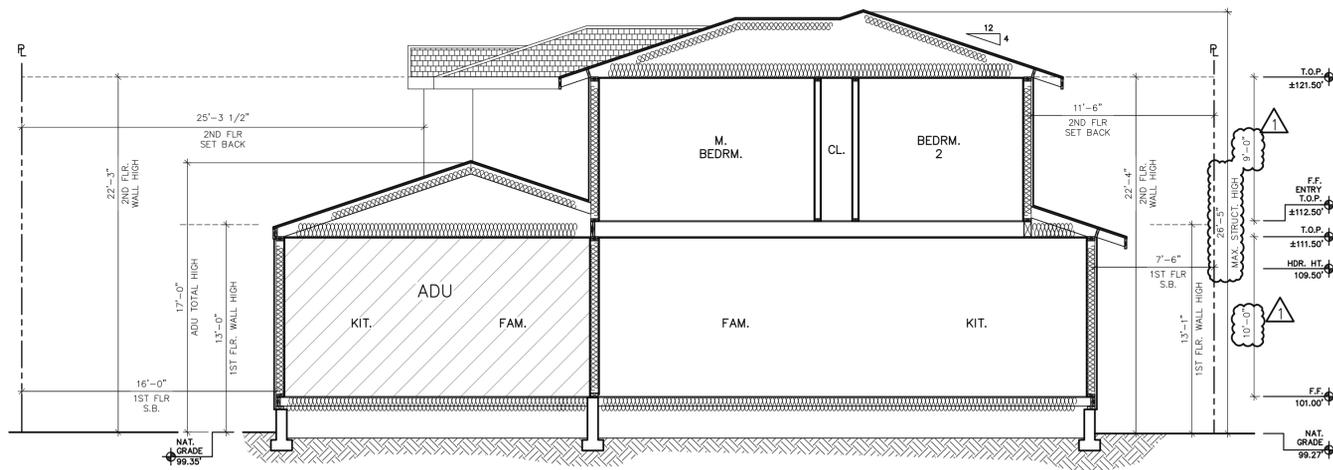
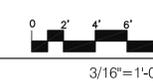
D SECTIONS



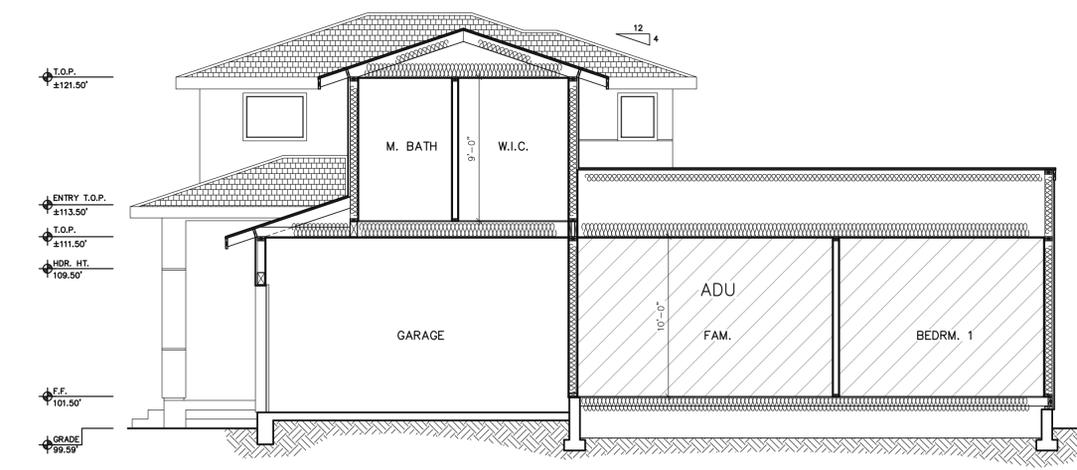
B SECTION



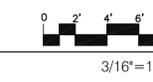
E SECTIONS



C SECTION



F SECTIONS



Plan Check Comment 2.29.24

NO. Revision Date

Drawn By: Date:

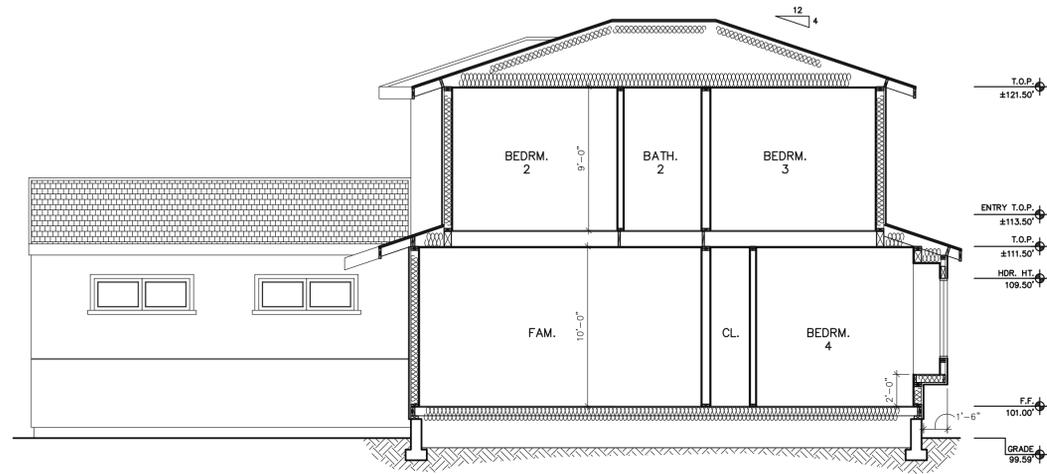
File:

Issue:

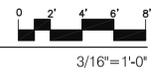
Date: 6.14.2023

Sheet Title: SECTIONS

Sheet No.:



A SECTION



P. 408.892.5020, F. 408.871.6923

Project:
 HSU Residence
 New Home
 1121 HAZELWOOD AVE
 Campbell, CA 95008

Applicant/Owner:
 Ms. Tracy Hsu
 2310 Homestead Road
 Suite C1 #128
 Los Altos, CA 94024

Architect:
 STUDIO 61 ARCHITECTS, Inc.
 12480 Saratoga Ave.
 Saratoga, CA 95070
 T: (408) 892.5020
 Franklho@studio61architects.com



△ Plan Check Comment 2.29.24

NO. Revision Date

Drawn By: Date:

File:

Issue:

Date:
 6.14.2023

Sheet Title:
 SECTIONS

Sheet No.:

A3.3

PLANNING FINAL REQUIRED. THE NEW LANDSCAPING INDICATED ON THE LANDSCAPE PLANS, SHEETS L0 THRU L5 MUST BE INSTALLED PRIOR TO FINAL INSPECTION. CHANGES TO THE LANDSCAPING PLAN REQUIRE PLANNING APPROVAL

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE LANDSCAPE ARCHITECT, DESIGNER OF THE PLANTING/IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

WATER EFFICIENT LANDSCAPE WORKSHEET										
Date:		2/21/2024		Project:		New Residence		Total Planted Area (sq.ft.)		994
Address:		1121 Hazelwood Ave., Campbell								
Reference Evapotranspiration (Eto):				San Jose/Campbell						
HYDRO ZONE NO.	VALVES	HYDRO ZONE DESC.	Plant Factor	Irrig. Method	Irrig. Efficiency IE	ETAF PFI/E	LDSCP AREA Square Feet	ETAF x Area	Estimated Total Water Use (Gal.)	
Regular Landscape Areas										
1	2	Drip, low water shrub	0.25	Drip	0.81	0.3086	844	260.49	7.316	
2	1	Drip, low water tree	0.25	Drip	0.81	0.3086	150	46.30	1.300	
3										
4										
5										
6										
7										
8										
							Totals	994	307	8.616
Special Landscape Areas										
							1	0		
							1			
							1			
							Totals	0		0
								ETWU Total	8.616	
								Maximum Allowed Water Allowance (MAWA)	15.355	
Residential ETAF for MAWA calc.:		0.55		MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]						
ETAF Calculations										
Regular Landscape Areas										
Total ETAF x Area		307								
Total Area		994								
Average ETAF		0.31								
All Landscape Areas										
Total ETAF x Area		307								
Total Area		994								
Sitewide ETAF		0.31								
Average total ETAF must be .55 or less for residential										

Appendix C – Sample Certificate of Completion.

CERTIFICATE OF COMPLETION
This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address	Parcel, tract or lot number, if available.
City	Latitude/Longitude (optional)
State	Zip Code

Property Owner or his/her designee:

Name	Telephone No.
	Fax No.
Title	Email Address
Company	Street Address
City	State
	Zip Code

Property Owner
"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature _____ Date _____

Please answer the questions below:
1. Date the Landscape Documentation Package was submitted to the local agency _____
2. Date the Landscape Documentation Package was approved by the local agency _____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor _____

32

Landscape Documentation Package Checklist

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

1 - PROJECT INFORMATION

- a Date -4/24/24
- b Applicant - Greg Lewis - Landscape Architect
- c Project Address - 1121 Hazelwood Ave., Campbell
- d Total Landscape Area 994 sf (front yard and left side yard)
- e Type of project -single family residential
- g Checklist of all documents in package - see this page
- h Contacts of Applicant - Greg Lewis lewislandscape@sbcglobal.net
Owner - Tracy Hsu 2310 Homestead Rd Suite Ca #128 Los Altos, CA
tracy_hsu@yahoo.com (408)464-5030
- i "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package"

Greg Lewis

4/24/24

Applicant's Signature

Date

A.APPENDIX B - WATER EFFICIENT LANDSCAPE WORKSHEET - SEE SHEET L0

B.APPENDIX C - LANDSCAPE (PLANTING) PLAN - SEE SHEET L1, IRRIGATION PLAN L2, HYDROZONE PLAN L3, DETAILS L4, AND SPECS. L5

GRADING PLAN - see Civil Grading and Drainage Plans by civil engineer.

LANDSCAPE SHEET INDEX

- L0 - Landscape Documentation Water Use Calcs.
- L1 - Planting Plan
- L2 - Irrigation Plan
- L3 - Hydrozone Plan
- L4 - Landscape Details
- L5 - Landscape Specifications

Revision
4/24/24
City comments

#2176
GREGORY LEWIS LANDSCAPE ARCHITECT
736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net



Hsu Residence
New Two Story Residence and ADU
1121 Hazelwood Ave., Campbell, CA

LANDSCAPE DOCUMENTATION WATER USE CALCULATIONS

Date 2/21/24

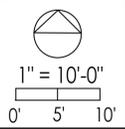
Scale As Noted

Drawn Greg

Job Sheet

L0

of 7

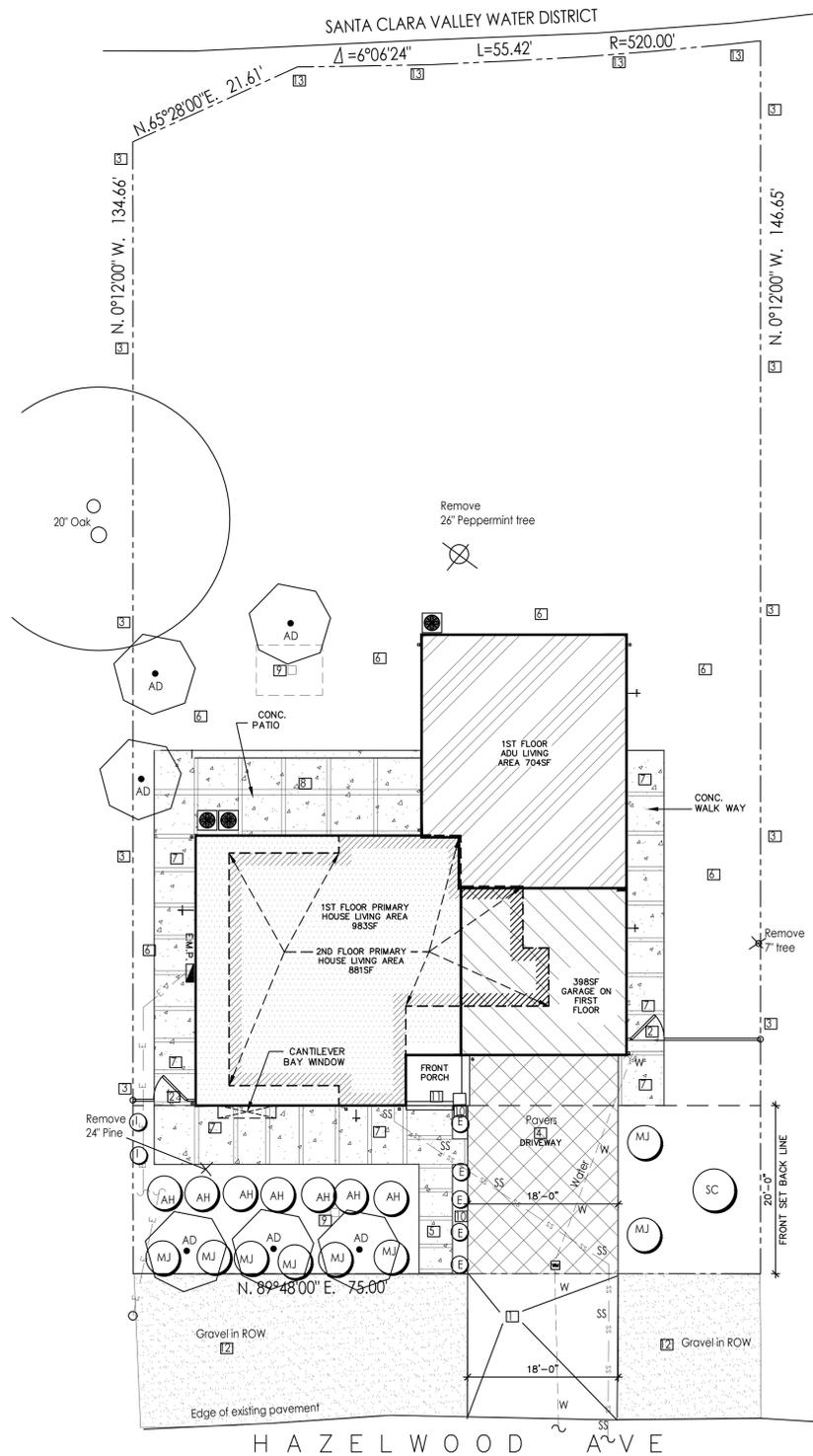


Landscape Site Legend

- 1 Driveway Approach - AC Paving - see Grading Plan
- 2 3 foot wide gate 6 foot high and 6 foot high fence to meet side yard fence
- 3 Existing 6 foot high solid wood fence to remain
- 4 Driveway - Concrete or Pavers - style, pattern, and color to be selected by owner
- 5 Entry Walkway - Conc. pads with 5.5" spaces between filled with mulch, river gravel, or artificial grass
- 6 Top dress mulch 3" deep in side and rear yards
- 7 Side path - Conc. pads with 5.5" spaces between filled with mulch, river gravel, or artificial grass
- 8 Rear patio and paths - Conc. pads with 5.5" spaces between filled with mulch, river gravel, or artificial grass
- 9 Grading and Drainage feature shown for coordination with civil plans - see Civil Plans
- 10 Min. 1.5' wide planter area
- 11 Front porch - Pavers or Non-slip tile over concrete
- 12 3/4" granite gravel or approved equal - see civil plans for specification and depth
- 13 Move existing fence to property line

Landscape Notes

- 1 See sheet L4 and L5 for Planting and Irrigation Details and Specs.
- 2 Exact location of plants on site to be adjusted so as to best coordinate with irrigation component locations, lights, drainage features, and swales
- 3 Use 3 inch deep mulch in all planting areas. Provide owner with different mulch samples and prices including Mahogany colored Wonder Mulch from Vision Recycling in Fremont.
- 4 Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8" wide is 5 gal. size and any circle scaled larger is 15 gal. size
- 5 The plan is schematic. Don't install plants too close to edges of paving or buildings. Keep valves and quick couplers away from trees.
- 6 The plants will do much better if efforts to uncompact soil that has is compacted during building construction. Do not do excessive digging under existing tree canopies.
- 7 Verify with landscape architect you have the most recent, approved plans prior to finalizing bid and doing installation



Plant Legend

KEY	QTY	SIZE gal.	BOTANICAL NAME	COMMON NAME	WOCULS WATER USE RATING
TREES					
Trees required 10,737 sf / 2000sf = 5.3 trees = 6 trees					
AD	6	15	Arctostaphylos Dr. Hurd	Dr. Hurd Manzanita	LOW
MEDIUM SHRUBS					
AH	7	5	Arctostaphylos Howard McMinn	Howard McMinn Manzanita	LOW
SC	1	5	Salvia clevelandii	Cleveland Sage	LOW
GROUNDCOVERS					
E	5	1	Erigeron glaucus	Seaside Daisy	LOW
I	4	1	Iris douglasiana - Canyon Snow	Native Iris	LOW
MJ	8	1	Mimulus Jelly Bean series	Monkey Flower	LOW

Ask owner if he wants to upsize any of the plants at the installation time
Plant qty is for planning purposes only. Contractor to do own plant count and install all plants shown on plan.

"I have complied with the criteria of the MWEL Ordinance and applied them accordingly for the efficient use of water in the landscape design plan"
Greg Lewis - Landscape Architect 2/21/24



Arctostaphylos Howard McMinn
Howard McMinn Manzanita



Arctostaphylos Dr. Hurd
Dr. Hurd Manzanita



Iris douglasiana
Native Iris



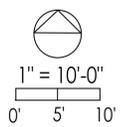
Mimulus
Monkey Flower



Erigeron glaucus
Seaside Daisy

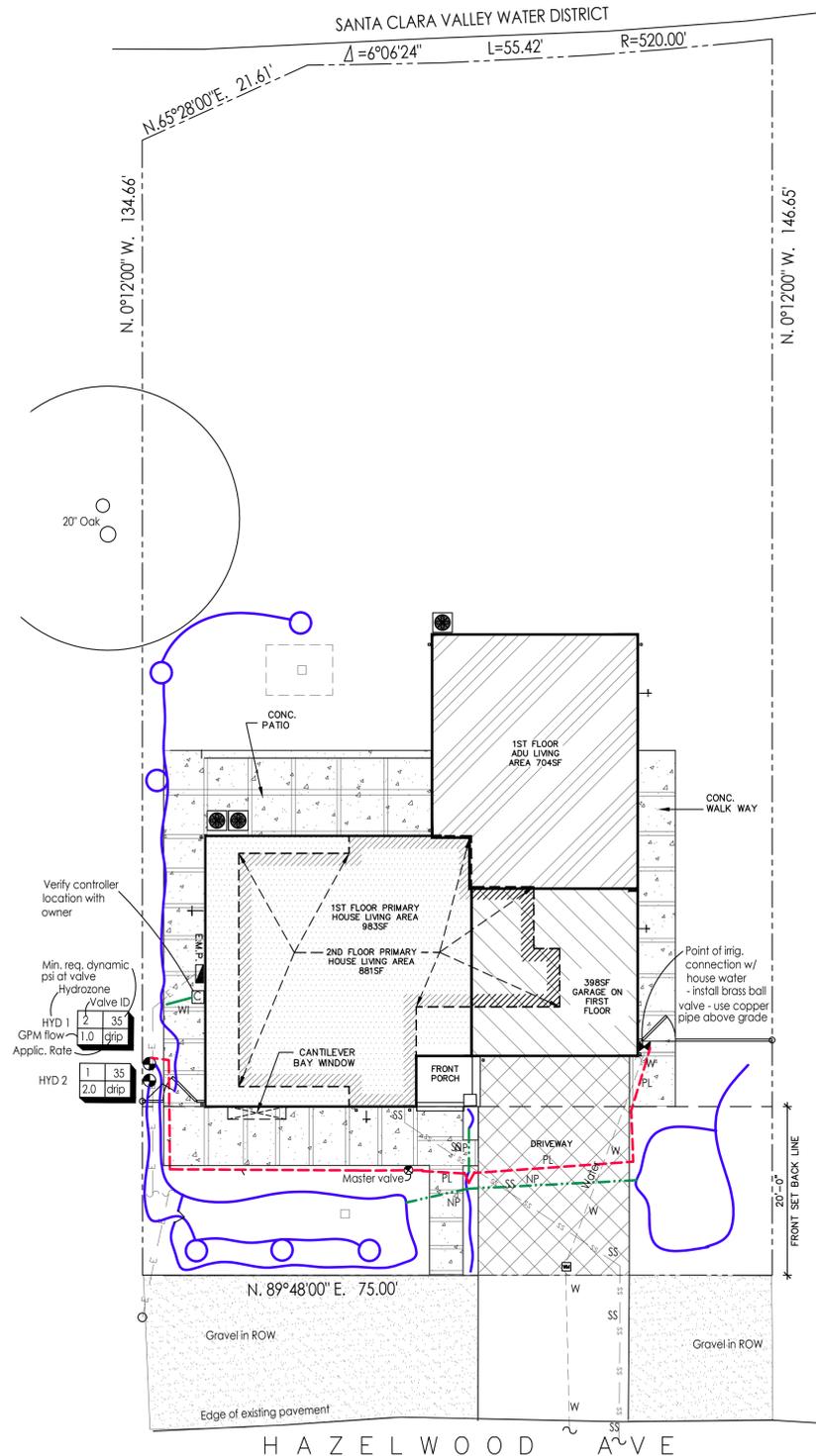


Salvia



Irrigation Notes

- See sheet L4 and L5 for details and specifications
- This system is designed to operate with minimum 6 GPM at minimum 60 p.s.i. at the point of connection. If this condition is not met contact the Landscape Architect for possible redesign. If pressure exceeds 75 psi at point of connection install a Wilkins 600 1" pressure regulator. There is approx. static psi at this site.
- Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
- At valve groupings provide a treaded capped pressure line stubout so it is easy to add additional valves later.
- Electric controllers should be set to water between 8:00 PM and 10:00 a.m. to avoid watering during times of higher wind or temperature and programmed with repeat cycles to avoid runoff. This is not as important for drip that is not affected by the wind. Set irrigation schedule according to plants' water needs.
- Run 2 extra control wires from the controller to the far end of each leg and to the furthest hose bib, coming up at each valve with some extra wire along the way so valves could be added if necessary in the future.
- The routing of sprinkler lines is schematic on the plan. Do not put valves too close to trees. Stay 8' to 10' away if possible. Do not put pressure lines under trees. Install line in planting areas instead of under paving whenever possible.
- Check with the owner for final location of controller so it can be coordinated with the electrical supply. Run sleeves under driveways and other paving for wires and irrigation lines. Add 2 additional 1" sleeves for future use by owners for lighting wires or other needs. Cap them for future use.
- After landscaping and irrigation is installed and prior to final inspection for a building permit check to see if an irrigation audit will be required by an independent third party professional. The irrigation auditor is to provide an irrigation schedule for plants during the establishment period when they need more water and a base schedule for when the plants need less water after establishment. He/she should also provide irrigation parameters used to set the controller. A landscape maintenance schedule and Certificate of Completion must be submitted.
- Pressure regulators must be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range
- Soil moisture levels need to be brought up by hand watering or a temporary spray system before the drip system can take over.
- The contractor is to provide a neat, legible diagram of the irrigation plan/system showing hydrozones to be kept in the controller
- The contractor is to provide an "as built" drawing that is neat and legible of any significant changes such as pressure line, line paving crossings and valve location changes
- Screen controllers, backflow preventers, and valves with shrubs if in the front yards where the public can see them. Put them in rear yards behind fences when possible.



Irrigation Legend

KEY	MANUF.	MANUF. #	DESCRIPTION
	Hunter	PGV 101G	Automatic master valve 1" - pressurizes pressure line when irrigation runs
	Hunter	PGV 075 ASV	3/4" Manual brass shutoff valve in valve box same size as pressure line
	Hunter	PCC-4 WSS-SEN	3/4" Automatic anti siphon valve, drip filter, and 25 psi pressure regulator with adaptor to drip tubing - below grade in valve boxes
	Hunter	PCC-4 WSS-SEN	4 station controller, expandible - wall mount exterior Install Wireless Solar Sync Sensor, Receiver, and Gutter Mount Install on gutter south or west facing, not in shade Controller will change it's program based on current weather conditions. Will not operate irrigation during rain events
	3/4"		Nonpressure line - Sch 40 PVC 3/4" unless noted for larger size - 12" cover - pipes less than 2' to be Sch 40 PVC
	1"		Pressure line - Sch 40 PVC - 18" of cover (24" of cover under A.C. paving)
	3/4"		Pressure line - Sch 40 PVC
	3/4"		Non Pressure line - Sch 40 PVC
	1"		gray elec. conduit for control wires.
	3/4"		PE drip tubing with compression fittings - see Drip Irrigation Notes
			Drip at trees 3/4" PE drip tubing with compression fittings - see Drip Irrigation Notes

Also install an extra capped 1" water line for future use under paving

Lines under paving Sch 40 PVC - 24" of cover

PL Pressure line - 3/4" Sch 40 PVC

NP Non Pressure line - 3/4" Sch 40 PVC

WI 1" gray elec. conduit for control wires.

All lines under pavement to be sleeved using a Sch 40 PVC sleeve 2 sizes larger than the pipe inside

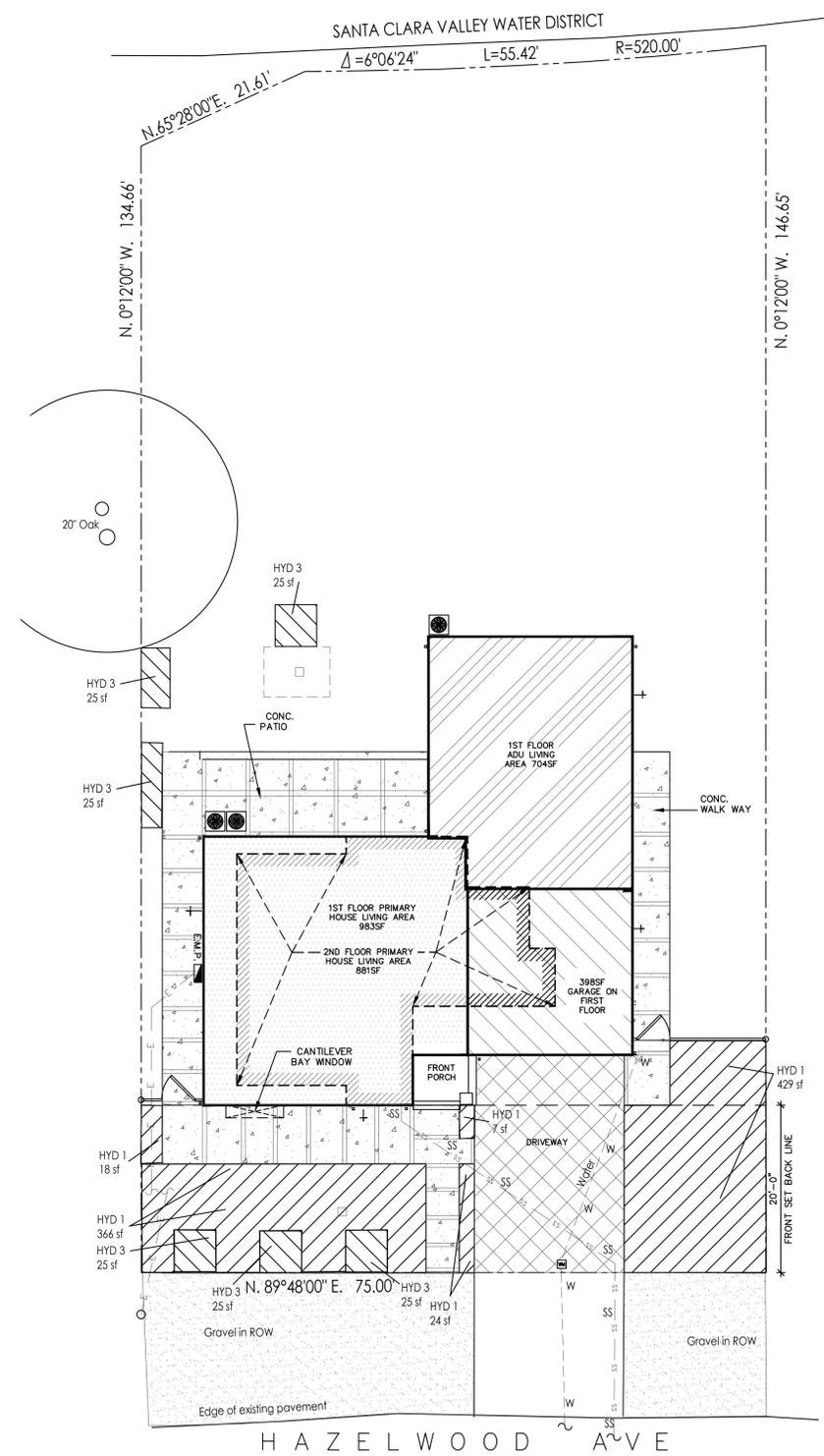
Drip Irrigation Notes

- SECURE LARGER 3/4" DRIP TUBING 1" BELOW GRADE WITH 7" OR 11" U-SHAPED STAKES 3 FEET ON CENTER OR CLOSER SO THAT THE TUBING CAN BE FOUND EASILY BUT DOES NOT SHOW IF THE MULCH GETS BRUSHED AWAY. COVER TUBING WITH SOIL AND MULCH AND INSTALL MANUAL FLUSH VALVES AT ENDS OF TUBING AND MARK THEM WITH 6" VALVE BOXES SO THEY CAN BE FOUND EASILY.
- RUN LARGE TUBING OVER AND NEXT TO ROOTBALL OF PLANTS TO MINIMIZE LENGTH OF SMALLER 1/4" TUBING. SECURE EMITTERS ON 3/4" TUBING AT PLANT ROOT BALLS. WHEN NECESSARY RUN SHORT LENGTHS OF 1/4" TUBING FROM EMITTERS TO OPPOSITE SIDE OF PLANT ROOT BALLS. INSTALL STAKES ON 1/4" TUBING AT 12" ON CENTER AND COVER TUBING WITH 1" OF SOIL PLUS MULCH.
- AS THE PLANT AND PLANT ROOTBALL INCREASE IN SIZE, THE LOCATIONS OF THE EMITTERS MAY NEED TO BE ADJUSTED SO THEY ARE EVENLY SPACED OVER THE ROOTBALL.
- INSTALL PRESSURE COMPENSATING EMITTERS (WITH MINIMAL DIFFERENCE IN FLOW BETWEEN 10 PSI AND 40 PSI) AT EACH PLANT ON ROOT BALL (NOT RIGHT AT STEM). USE AGRIFIM PC PLUS (PRESSURE COMPENSATING EMITTERS). USE THE ONES THAT 1/4" TUBING CAN BE CONNECTED TO. OTHER EMITTERS MAY HAVE A HIGHER DISCHARGE RATE AT STARTUP REQUIRING LARGER PIPE SIZES.

EMITTER SCHEDULE:
TWO 1 GPH EMITTERS AT SMALL SHRUBS (EVENTUAL SIZE) E,I,MJ,SC
THREE 1 GPH EMITTERS AT MEDIUM SHRUBS JP,AH
FOUR 1 GPH EMITTERS AT LARGE SHRUBS/SMALL TREES AD
WITH SHRUBS THAT HAVE MULTIPLE EMITTERS, PUT SOME OVER ROOT BALL (NOT RIGHT ON STEM) AND SOME OUT UNDER FUTURE CANOPY. SPACE EMITTERS EVENLY IN ROOT ZONE AREA.
FOR TREES INSTALL FIVE 1 GPH EMITTERS ON AND AT EDGE OF ROOTBALL AND AN ADDITIONAL FIFTEEN 1 GPH EMITTERS AT 2 FOOT GRID UNDER FUTURE CANOPY

I have complied with the criteria of the Model Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan.

Greg Lewis 4/24/24

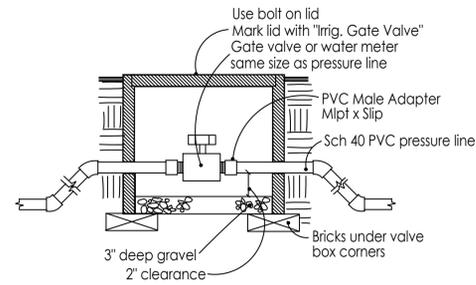


Hydrozone Summary

HYDROZONE	VALVES	IRRIG. METHOD	AREA sq.ft.	% of LANDSCAPE AREA
1 Low water shrub	---	Drip	844	85%
2 Low water tree	-	Drip	150	15%
TOTAL			994	100%

Summary by Hydrozone	Area (Sq.ft.)	% of Landscape Area
High Water Use	0	0%
Moderate Water use	0	0%
Low Water Use	994	100%
TOTAL	994	100%

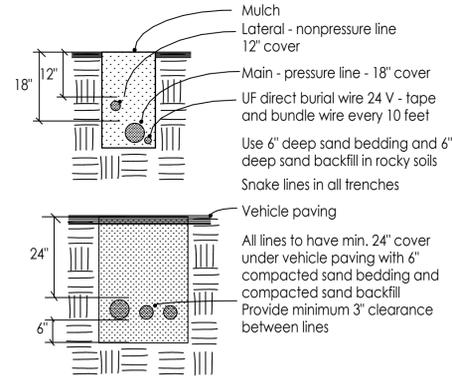
See Architectural Site Plan for area calcs. of impervious paving



Manual Gate Valve

No Scale

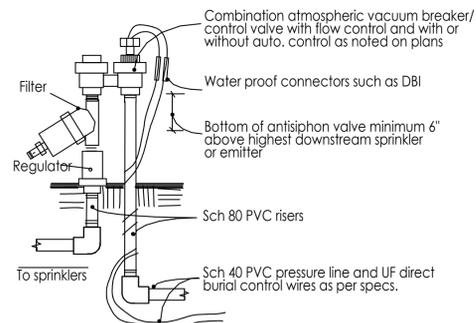
A



Trenches/Lines

No Scale

B

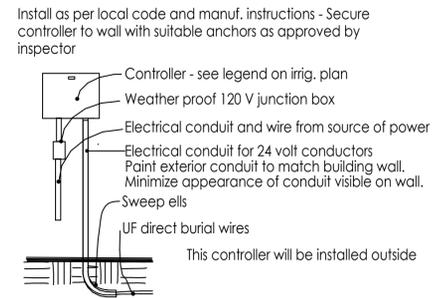


Auto. Antisiphon Valve

with Filter and Regulator for Drip

No Scale

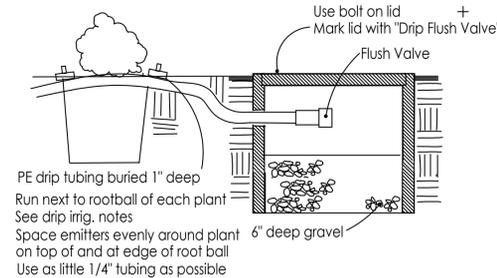
C



Wall Mount Controller

No Scale

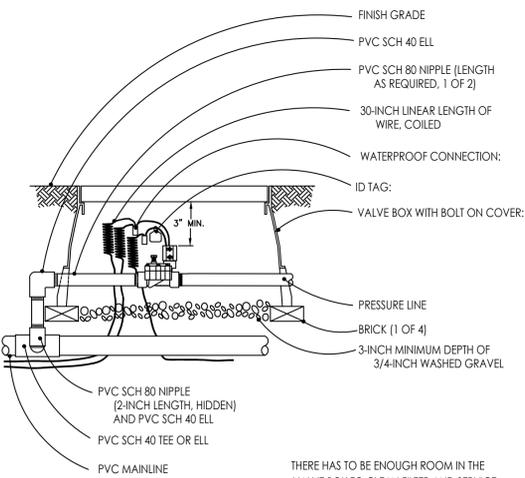
D



Drip Emmitter and Flush Valve

No Scale

E

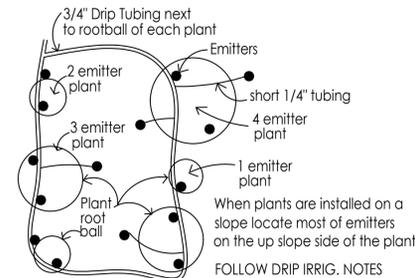


Remote Control Globe Valve

Master Valve

No Scale

F

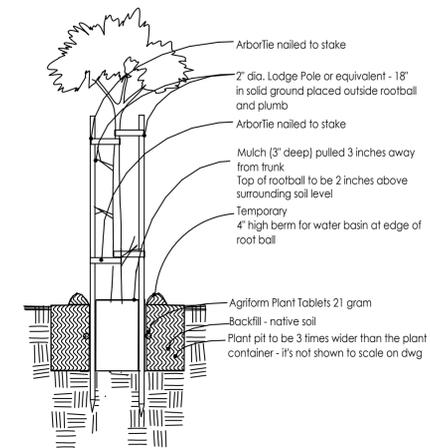


Drip Emmitter Placement at Shrubs/

No Scale

Ground Covers

G

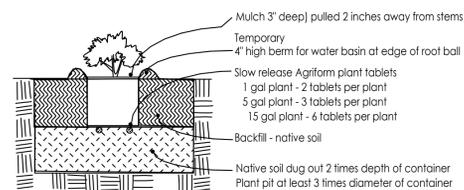


- 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls.
- Dig hole at least 2" less deep than the container and 3 times wider than the diameter of the container the plants were delivered in.
- Gauge holes in the side of the plant pit - 2 holes per sq. ft. of wall surface.
- Remove rootball carefully from container with support from below. Sever any circling roots (3/16" dia. or greater) with sharp knife. Do not pull roots apart. The severing of large roots will encourage new roots at the cuts. Install enough backfill under root ball so top of rootball ends up 2" above grade of surrounding soil when it settles. Install some of fertilizer packets under root ball.
- Fill around rootball with backfill mix to 1/2 its height and pack soil as you fill with shovel handle or feet being careful not to disturb root ball.
- Put Agriform Plant tablet fertilizer at this level adjacent to rootball and at bottom of hole (5 tablets per 15 gal. or 5 tablets per 1 inch of caliper width). Fill the remainder of the hole with backfill and pack it.
- Water tree thoroughly by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
- Install stakes such that the stakes and the tree ties won't damage the tree and the stakes won't lean toward each other. Cut off tops of stakes if necessary to lower below branches that could be rubbed by stakes. Install stakes so they are straight up and don't lean in to each other.

Tree Planting

No Scale

J



- 8 - 12 hours before installation, water all plants while still in containers sufficiently to thoroughly wet root balls.
- Dig the plant hole at least 3 times the dia. and 2 times the depth of the plant container.
- Replace this mixture in bottom half of hole and walk on it. The level of it should be such that when the plant is installed and settled it will be slightly above grade of existing soil. Fill hole with water.
- Remove rootball carefully from container by tapping out, not pulling out by the stem. Scarify rootball walls in 3 vertical cuts and bottom to 1/2" deep, or by cutting roots of 1/2" or larger with shears. Do not pull roots apart.
- Install fertilizer packets under rootball of plant. Set rootball on prepared surface and fill hole to 1/2 the depth, tamping soil around rootball. Fill hole with water.
- Fill the remainder of the hole with backfill and pack it but do not tamp rootball.
- Make the water basin.
- Water shrub thoroughly within 1 hour of planting by filling the basin and allowing the water to percolate in, doing this 3 times or more until root ball and backfill is wet.
- Install mulch.

Shrub Planting

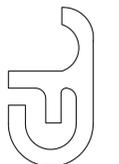
No Scale

K

Revision

4/24/24
City comments

GREGORY LEWIS LANDSCAPE ARCHITECT
#2176
Santa Cruz, CA 95065 (831) 359-0960
736 Park Way
lewishandscap@abqglobal.net



Hsu Residence
New Two Story Residence and ADU
1121 Hazelwood Ave., Campbell, CA

LANDSCAPE
DETAILS

Date 2/21/24
Scale As Noted
Drawn Greg

Job Sheet
L4
of 7

GENERAL CONDITIONS – SOIL PREPARATION, PLANTING, AND IRRIGATION

1.1 QUALITY ASSURANCE:

- A. Use adequate numbers of skilled workmen who are thoroughly trained and experienced in the necessary crafts and who are completely familiar with the specified requirements and the methods needed for proper performance of the work of this section.
B. It is the Contractor's responsibility to verify all information contained in the plans and specifications and to notify the Architect of any discrepancy prior to ordering products or commencing with the work.
C. Check and verify dimensions, reporting any variations to the Architect before proceeding with the work.

1.2 CONTRACTOR COORDINATION

- A. It is the responsibility of the Landscape Contractor to familiarize himself with all grade differences, location of walls, retaining walls, etc., and to coordinate work with the General Contractor.

1.3 DIMENSIONS AND SCALE

- A. Dimensions are to take precedence over scale at all times. Large scale details are to take precedence over those at small scale. Dimensions shown on plans shall be adhered to insofar as it is possible, and no deviation from such dimensions shall be made except with the consent of the Architect. The Contractor shall verify all dimensions at the site and shall be solely responsible for same or deviations from same.

1.4 LAWS AND REGULATIONS

- A. The Contractor shall conform to and abide by all city, county, state and federal building, labor and sanitary laws, ordinances, rules, and regulations.

1.5 LICENSES AND PERMITS

- A. The Contractor shall give all notices and procure and pay for all permits and licenses that may be required to complete the work.

1.6 SUBMITTALS

- A. At the request of the owner or the Landscape Architect, submit manufacturer's and/or supplier's specifications and other data needed to prove compliance with the specified requirements including certificates stating quantity, type, composition, weight, and origin of all amendments, chemicals, import soil, planter mix, plants, and irrigation equipment used on the site.

1.7 PRODUCT SUBSTITUTIONS

- A. Any product substitutions shall be requested in writing. The Landscape Architect must approve or refuse any substitutions in writing. Lack of written approval will mean the substitution is not approved. Any difference in cost to the Contractor of a less expensive substitution shall be credited to the Owner's

1.8 ERRORS AND OMISSIONS

- A. The Contractor shall not take advantage of any unintentional error or omission in the drawings or specifications. He will be expected to furnish all necessary materials and labor that are necessary to make a complete job to the true intent and meaning of these specifications. Should there be discrepancies in the drawings or specifications, the contractor shall immediately call the attention of the Architect to same and shall receive the complete instructions in writing.

1.9 INSPECTIONS/REVIEWS DEFINITION

- A. Inspection or observation as used in these specifications means visual observation of materials, equipment, or construction work on an intermittent basis to determine that the work is in substantial conformance with the contract documents and the design intent. Such inspection or observation does not constitute acceptance of the work nor shall it be construed to relieve the contractor in any way from his responsibility for the means and methods of construction or for safety on the construction site. Inspection or observation will be done by the Landscape Architect only if requested by the owner in writing. This service will require a written contract for additional fees.

LANDSCAPE IRRIGATION

PART 1 – GENERAL

1.1 WORK INCLUDED

- A. The work includes but is not necessarily limited to the furnishing of all materials, equipments, and labor required to install a complete irrigation system.

- 1.2 GUARANTEE. The entire sprinkler system shall be guaranteed by the Contractor in writing to be free from defects in material and workmanship for a period of one year from acceptance of the work. The guarantee shall include repair of any trench settlement occurring within the guarantee period, including related damage to paving, landscaping, or improvements of any kind.

1.3 REVIEWS

- A. Request the following reviews prior to progressing with the work: (1) Layout of system (2) Depth of lines prior to backfilling (3) Coverage adjustment of all heads, valve boxes and operation of system.

1.4 WATER PRESSURE

- A. Verify the existence of the minimum acceptable volume of water at the minimum acceptable dynamic pressure as per plan at the point of connection at the earliest opportunity, reporting insufficient volume and/or pressure to the Landscape Architect. Contractor is responsible for cost of installation of pressure regulator if pressure exceeds 80 psi.

1.5 UTILITIES

- A. Verify the location of all existing utilities and services in the line of work before excavating. Take all precautionary measures necessary to avoid damaging

1.6 ELECTRICAL CONNECTION

- A. Verify existence of 110 Volt 20 Amp. circuit for irrigation controller (by others) at location noted on plan for installation of controller.

PART 2 – PRODUCTS

2.1 PIPE

- A. Plastic pipe is to be polyvinyl chloride, marked 1120–1220, and bearing the seal of the National Sanitation Foundation. Use Schedule 40 polyvinyl chloride, type I-II fittings bearing the seal of the National Sanitation Foundation, and complying with ASTM D2466 for pressure line and also for any water lines under asphalt paving. Use Sch 40 PVC for lateral lines in planting areas unless stronger pipe is specified in the irrigation legend. For joining, use a solvent complying with ASTM D2466 and recommended by the manufacturer of the approved pipe. Pipe is to be continuously and permanently marked with the manufacturer's name, pipe size, schedule number, type of material, and code number.
B. Galvanized steel pipe is to comply with ASTM A120 or ASTM A53, galvanized, Schedule 40, threaded, coupled, and hot-dip galvanized. Use 150 lb. rated galvanized malleable iron, banded pattern fittings. Wrap all galvanized pipe below grade with 2" wide, 10 mil. plastic wrapping tape (#50 Scotch wrap or equal).
C. Drip tubing is to be as noted on plans. Use compression fittings.

2.2 CONTROL WIRE

- A. Use type UF direct burial wire minimum size #14, copper, U.L. approved for irrigation control use for runs of 1000 feet or less. For longer runs consult with Landscape Architect. Use 3M DBY Direct Bury Wire Splice Kits or dry splice type wire connectors at splices. No underground splices will be allowed without a splice box.

2.3 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.

3.2 EXCAVATION

- A. Trenches may be excavated either by hand or machine, but shall not be wider than is necessary to lay the pipes. Care should be taken to avoid damage to existing water lines, utility lines, and roots of plants to be saved.
B. Minimum depth of cover for buried pipelines shall be: 1. Eighteen (18) inches for mainline pressure piping. 2. Eighteen (18) inches for 24 volt wiring from controllers to remote control valves. 3. Twelve (12) inches for lateral distribution lines. 4. Twenty-four (24) inches, minimum cover, with 6" sand bedding and 6" sand cover for any pipe or wire sleeve under A.C. paving.
C. Under existing paving, piping may be installed by jacking, boring, or hydraulic driving except that no hydraulic driving will be permitted under asphalt concrete pavement (most pipes and sleeves under A.C. paving are to be installed prior to installation of the paving). Where cutting or breaking of existing pavement is necessary, secure permission from the Architect before cutting or breaking the pavement, and then make necessary repairs and replacements to the approval of the Architect and at no additional cost to the Owner.

3.3 INSTALLATION OF PIPE

- A. Handling and assembly of pipe, fittings, and accessories shall be by skilled tradesmen using methods and tools approved by the manufacturers of the pipe and equipment and exercising care to prevent damage to the materials or equipment.
B. Metal pipe threads shall be sound, clean cut, and cored to full inside diameter. Threaded joints shall be made up with the best quality pure joint compound carefully and smoothly placed on the male threads only throughout the system.
C. On plastic threaded connections use the sealer recommended by the manufacturer of the plastic valve or fitting. Do not use paste sealer products on plastic valves. Tighten plastic threaded connections with light wrench pressure only.
D. Connections and controls shall be functionally as shown on the drawings, but physically shall be the most direct and convenient method while imposing the least hydraulic friction. Install lines in planting areas whenever possible.
E. Thread male PVC connections into metal female connections rather than the opposite.
F. Interior of pipe fittings, and accessories shall be kept clean at all times, and all openings in piping runs shall be closed at the end of each day's work or otherwise as necessary to prevent the entry of foreign materials. Bending of galvanized steel pipe will not be permitted. Install plastic pipe with the markings turned up to be seen from above until the pipe is buried. "Snake" the pipe in the trenches so that there will be a small amount of excess length in the line to compensate for contraction and expansion of the pipe.
G. Place backfill in 6" layers such that there will be no settling. The top 6" of soil is to be the top soil and soil amendment mixture. All backfill shall be free of rock and debris. Test pipe for leaks prior to backfilling joints. Obtain approval of the owner's representative before backfilling joints.

3.4 INSTALLATION OF EQUIPMENT

- A. Flush lines clean prior to installation of valves, sprinkler heads, or hose bibs. Install valves, sprinkler heads, controllers, backflow preventors, hose bibs, and other equipment as per the Irrigation Plan and details.

3.5 ELECTRICAL WORK

- A. The line voltage work shall consist of connecting the controller to the nearest available 115 volt supply. The line voltage connection shall be in conduit, in accordance with local electrical code. Controllers mounted inside buildings can be plugged into outlets. The low voltage work shall include all necessary wiring from the controller to the automatic sprinkler valves, installed in accordance with the manufacturer's recommendations. A loop of extra wire, a minimum of eighteen (18) inches long shall be provided at each automatic valve. Appropriate expansion loops shall be provided throughout the system to assure that no wiring will be under stress.
B. All splices and connections on the 24 volt system shall be made using 3M DBY Direct Bury Splice Kits, Rain Bird Pentite connector, or equal.
C. Wiring, wherever possible, shall be placed in the same trench with, and alongside of, the irrigation main water line. Tape and bundle wire every ten feet. All wiring placed under paving shall be put in adequately sized Sch 40 PVC pipe sleeves prior to paving operations.
D. Wire for 24 volt control lines shall be size #14 UF direct burial irrigation wire. Unless noted differently on the plan, common grounds shall be white, size #14 UF direct burial wire. For wire runs over 1000 feet consult with Landscape Architect for wire size. Under no circumstances, on multiple controller installations, will a single common ground, shared by each controller, be permitted. Each controller shall have its own separate common ground wire.

3.6 TESTING

- A. All testing shall be done in the presence of the Owner's Representative. Center-load all pipelines with clean soil approximately every four feet to resist hydraulic pressures, but leave fittings exposed for inspection. Piping under paving shall be tested before paving is in place. Install a 0 to 160 P.S.I. gauge on lines to be tested. All valves shown on Plans shall be in place and shall be in the closed position. Mains shall be tested at 100 P.S.I., and laterals at 65 P.S.I. If available static water pressure is under 100 P.S.I., provide suitable pump for tests. Fill pipelines slowly to avoid pipe damage, and bleed all air from lines as they are being filled. After closing valve at water source, mains shall hold 100 P.S.I. gauge pressure for two hours with no leaks. Laterals are expected to have minor seepage at multiple swing joint assemblies. Major leaks are not acceptable. Laterals shall be tested for one hour at 65 P.S.I. solely to reveal any piping or assembly flaws. The laterals are not expected to hold gauge pressure. For testing laterals, cap risers or turn adjusting screws on nozzles to the "off" position, as appropriate. Repair any flaws discovered in mains or laterals, then retest in same fashion as outlined in presence of the Landscape Architect until all lines have been approved. Provide required testing equipment and personnel.

3.7 SYSTEM ADJUSTMENT

- A. The entire sprinkler system shall be properly adjusted before final acceptance. Adjustments shall include but not necessarily be limited to: (1) Adjustment of arc and distance control devices on sprinklers, including changing nozzle sizes if necessary to assure proper coverage of planted areas. (2) Relocation or addition of sprinkler heads if necessary to properly cover planted areas, without causing excessive water to be thrown onto building, walks, paving, etc. (3) Throttling of automatic valves as necessary to operate sprinklers at manufacturer's recommended pressure. (4) Adjustment and testing of all automatic control devices to assure their proper function, both automatically and manually. (5) Installation of pop-up heads anywhere there is a chance of pedestrians or vehicles hitting heads even if pop-ups are not shown on the plan. (6) Installation of check valves to keep sprinkler head drainage from eroding landscape areas, wasting water, or creating soggy spots in the landscaping.

3.8 AS-BUILT DRAWINGS AND INSTRUCTION

- A. Regularly update a print of the system noting any changes which are made by dimensioning features below grade from surface features with at least two dimensions. Prior to final approval, give the Owner 2 copies of clean blueprints marked to show changes during construction. The most important features to mark on the plan are valves, pressure lines, wires, and hose bibs.
B. After the system has been completed, inspected, and approved, instruct the Owner's maintenance personnel in the operation and maintenance of the system. Give the Owner completed warranty cards for the irrigation equipment and keys to controllers and hose bibs.

SOIL PREPARATION AND PLANTING

PART 1 – GENERAL

1.1 DESCRIPTION

- A. The work includes, but is not necessarily limited to, the furnishing of all materials, equipment, and labor required to do the installation and complete placement of topsoil, fine grading, soil conditioning, and planting.

1.2 QUALITY ASSURANCE

- A. Plant Identification and Quality
1. Plants are to be true to name, with one of each bundle or lot tagged with the name of the plants in accordance with standards of practice of the American Association of Nurserymen. In all cases, botanical names take precedence over common names.
2. Plants shall be vigorous, of normal growth habit, free of diseases, insects, eggs, larvae, excessive abrasions, sun scalds, or other objectionable disfigurements, and shall conform to the standards as outlined by the California Association of Nurserymen. Tree trunks shall be sturdy and well "hardened off". All plants shall have normal well developed branch system, and vigorous, fibrous root systems which are not root bound. Ground cover plants (rooted cuttings) shall have well developed root systems and be kept moist prior to and during installation. Plants shall be nursery grown and of size indicated on Drawings. All plants not conforming to those requirements will be considered defective, removed from the site and replaced with acceptable new plants at the Contractor's expense.
3. Sod shall have a well developed root system. Yellowing, brown, diseased, dried, or pest infested sod shall be rejected. Sod is to be cleanly mowed within 72 hours of delivery to the site. Sod is to be delivered to the site within 24 hours after being harvested and installed immediately after being delivered. Sod shall not be stored on the site overnight. Any sod delivered to the site that cannot be installed the same day shall be removed and not used on the site.
4. Ground cover is to have well developed roots and foliage. It is to be grown in and delivered to the site in flats.

1.3 SUBMITTALS

- A. Provide the results of lab tests done on representative samples of existing soils and imported soils to be used for the top 12" or more of landscape area. Tests are to be done by a reputable soils lab (i.e., Perry Lab, Watsonville or Santa Clara Soil and Plant Lab). Samples to be tested are to be collected by lab personnel. Soil samples are to be tested for:
1. Particle size distribution (clay, silt, sand).
2. Agricultural suitability including any excess problems; i.e., salinity (calcium, magnesium), boron, sodium, pH level.
3. Fertility – amounts of available nitrogen, potassium, phosphorous, iron, magnesium, copper, zinc, and boron.
4. Chemicals and/or poisons that would hinder plant growth. The owner is to decide if tests for poisons will be done since there is a small chance that any exist and the cost of testing for them is expensive and difficult.

- An interpretation of the test results and their affect on plant performance done by the lab staff or an approved horticultural consultant should be included in the report. The Owner is responsible for the cost of initial testing and for any additional chemicals and amendments that are required that are not already included in the Specifications or Drawings. Soils tests must be done as soon as possible and prior to ordering or installing soil amendments or plant materials. Plant selections and soil amendment specifications are subject to change depending on the results of the soil tests.
5. If bidding is done prior to soil fertility tests, bid 6 cu. yds. of nitrated RWD sawdust and 16 lbs. of 12–12–12 fertilizer per 1000 sq.ft. tilled or dug into the top 6" to 8" of soil in all planting areas for bidding purposes only. Revise bid when results of soil fertility tests are obtained.

1.4 QUARANTEE

- A. Trees shall be guaranteed 1 year – all other plant material 120 days following final acceptance. Any plant material needing replacement because of weakness or probability of dying will be replaced with material of similar type and size to that of the surrounding area. The replacement plants will have the same guarantee as the original plants or trees, starting the day of their replacement. The Contractor is not responsible for losses due to vandalism if he has taken reasonable measures for protection of the plants.

1.5 PRODUCT HANDLING

- A. Protect plants before and during installation, maintaining them in a healthy condition. Application(s) of anti-desiccant may be required to minimize damage. The Contractor is responsible for vandalism, theft, or damage to plant material until commencement of the maintenance period.

1.6 REVIEWS

- A. Request the following reviews by the Owner's Representative at least three (3) days in advance (in writing): (1) Rough grading (of landscape area) (2) Soil test (3) Verification of incorporation depths (4) Finish grade (5) Plant material quality approval (6) Plant material layout (7) Plant pit sizes (prior to planting plants) (8) Preliminary inspection (9) Final inspection (5 day advance notice required)

PART 2 – PRODUCTS

2.1 TOPSOIL

- A. Native topsoil or import landscape soil

2.2 NATIVE TOPSOIL

- A. Native soil on site without admixture of subsoil, free from rocks over two cubic inches, debris, and other deleterious material. Native topsoil is to be stripped, stockpiled, and reinstalled.

2.3 IMPORT LANDSCAPE SOIL

- A. Import landscape soil must be tested and meet the following specification:
1. TEXTURE: Sandy loam to loam
2. GRADING:
SEIZE SIZE PERCENT PASSING SIEVE
25.4 mm (1") 95 – 100
9.51 mm (3/8") 85 – 100
53 Micron (270 mesh) 10 – 30

3. CHEMISTRY – SUITABILITY CONSIDERATIONS:

- a. Salinity: Saturation Extract Conductivity (E_c x 103 @ 25 degree C.) Less than 4.0
b. Sodium: Sodium Adsorption Ratio (SAR) Less than 9.0
c. Boron: Saturation Extract Concentration Less than 1.0 PPM
d. Reaction: pH of Saturated Paste: 5.5 – 7.5
e. Lime: less than 3% by weight

4. PESTS:

- a. The population of any single species of plant pathogenic nematode: fewer than 500 per pint of soil.

5. ORGANIC MATTER

- a. Soil is to have 5% to 10% organic matter at below 18 inches in depth. Soil is to have less than 30% organic matter at 0 to 18 inches in depth. Organic matter to be less than 1" dia. Do not use mushroom compost. No noxious weeds are allowed.

6. FERTILITY CONSIDERATIONS:

- a. Soil is to contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth. In the event of nutrient inadequacies, provisions shall be made to add required materials to overcome inadequacies prior to planting.

7. COMPACTION

- a. Compact the soil enough so it doesn't settle more when walked on and not significantly over time where the flow of drainage will be affected or soil needs to be added. Don't over compact or work soil when it has too much moisture. Dig bottom layer of import soil into existing soil. Compact in 6 inch lifts.

2.4 ORGANIC SOIL AMENDMENT

- A. Redwood sawdust, 0–1/4" in diameter, that is nitrogen stabilizing by the supplier, and contains a wetting agent. Also see note on planting plan

2.5 ORGANIC MULCH

- A. See Planting Plan

2.6 PLANTER SOIL MIX

- A. See Planting Plan and Details.

2.7 BACKFILL FOR PLANT PITS

- A. For native soils with 50% or more clay content – 75% topsoil and 25% organic amendment thoroughly mixed and incorporated together with no topsoil clods larger than 1/2" diameter. In heavy clay soils or other soils with large clods this will require mixing the backfill in a stockpile at the site or at the supplier. For soils with less clay content amend only the top 8" of the plant pit backfill as per the soils lab recommendations.

2.8 FERTILIZER

- A. Fertilizer needs and amounts will be based on the results of the soil test

- B. Sod lawn areas (there is no lawn on the plan)

2.9 PLANT MATERIAL SUBSTITUTES

- A. Substitutes will not be permitted except when proof is submitted that plants specified are not available and then only upon approval of the Landscape Architect and Owner.

2.10 OTHER MATERIALS

- A. Provide other materials, not specifically described but required for a complete and proper installation, as selected by the Contractor subject to the approval of the Landscape Architect.

PART 3 – EXECUTION

3.1 SURFACE CONDITIONS

- A. Examine the areas and conditions under which the work of this Section will be performed. Correct conditions detrimental to timely and proper completion of the work. Do not proceed until unsatisfactory conditions are corrected.
B. Weed and Debris Removal – All ground areas to be planted shall be cleaned of all weeds and debris prior to any soil preparation or grading work. Weeds and debris shall be disposed of off the site.

- C. Contaminated Soil – Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction debris. Bring such areas to the attention of the Owner's Representative and do not proceed until the contaminated soil is removed and replaced.
D. Moisture Content – Soil shall not be worked when moisture content is so great that excessive compaction will occur, nor when it is so dry that dust will form in the air or that clods will not break readily. Water shall be applied, if necessary, to bring soil to an optimum moisture content for tilling and planting.

3.2 ROUGH GRADING AND TOPSOIL PLACEMENT

- A. Request a review by the Owner's Representative to verify specified limits and grades of work completed to date before starting soil preparation work. Place topsoil as required to obtain an 12" minimum depth of topsoil or as noted otherwise on the Plans. (Topsoil may already exist in the planting areas). Integrate topsoil layer into subsoil or existing compacted topsoil layer by ripping. Complete rough grading as necessary to round top and toe of all slopes, providing naturalized contouring to integrate newly graded area with the existing topography. Verify that rough grading is completed in accordance with civil engineering drawings and/or any landscape grading drawings. Break through any compacted layers of subgrade material (sometimes left from building or paving pad compaction) that will not allow water in planting areas to percolate through, causing a boggy, over saturated soil condition. You may have to use a backhoe or rotamammers to break up and turn soil to a minimum depth of 12". If proposed planters are in areas of existing paving or baserock, remove at least 12" of material and bring in top soil up to grade required by grading plan. Rough grading in planting areas is to be such that when amendment is incorporated and the mulch is installed, the grade will be + 1" to finish grade.
B. Soil Preparation: (1) Distribute soil (organic) amendment and fertilizer in the amounts recommended by the soils lab over all planting areas unless noted otherwise on the Plans. (2) Rip and/or till the amendment and fertilizer into the top 6" to 8" of soil until they are thoroughly mixed in. Hand work areas inaccessible to mechanical equipment. (3) Moisten to uniform depth for settlement and regrade to establish elevations and slopes indicated on Drawings.

3.3 FINISH GRADING

- A. The Contractor shall make himself familiar with the site and grading plans and do finished grading in conformance with said Plans and as herein specified.
B. Grades not otherwise indicated shall be uniform levels or slopes between points where elevations are given or between points established by walks, paving, curbs, or catch basins. Finish grades shall be smooth, even, and on a uniform plane with no abrupt changes of surface. Minor adjustments of finish grades shall be made at the direction of the Landscape Architect, if required.
C. All grades shall provide for natural runoff of water without low spots or pockets. Flowline grades shall be accurately set and shall be not less than 2% gradient wherever possible. Grades shall slope away from building foundations unless otherwise noted on Plans. All finish grades (top of mulch) are 1" below finish grade of walks, pavements, curbs, and valve boxes unless otherwise noted.

3.5 MULCHING

- A. Recultivate soils compacted by planting or other operations and smooth the soil areas prior to applying mulch. Mulch all planting areas to a depth as noted on plans. This depth should be as per the plans even after being settled and stepped on 30 days after installation. Water lightly to settle mulch. Do not bury ground cover with mulch. Place and settle mulch in such a way that it does not get washed onto paving or block drain swales or inlets.

3.6 WEED CONTROL

- A. The Contractor is responsible for pre-emergent weed control. Follow the manufacturer's directions. The Contractor is responsible for the replacement of any plants (other than weeds) that are hurt or killed due to the misuse of weed control products or use of the wrong product. Clay soils can increase the affect of certain pre-emergents. Adjust the application rate accordingly. Some owners may prefer hand weeding to chemical weed control although it is usually more expensive.

3.7 MAINTENANCE

- A. Maintenance shall begin immediately after each plant is installed.
B. Maintenance will include:
1. Continuous operations of watering, weeding, cultivating, fertilizing, spraying, insect, pest, fungus, and rodent control, and any other operations to assure good normal growth.
2. Fertilizing: In addition to fertilizing of trees, shrubs and ground covers, herein specified, furnish and apply any additional fertilizers necessary to maintain plantings in a healthy, green vigorous growing condition during the maintenance period.
3. Weeding, Cultivating and Clean Up: Planting areas shall be kept neat and free from debris at all times and shall be cultivated and weeded at no more than 10–day intervals.
4. Insect, Pest and Disease Control: Insects and diseases shall be controlled by the use of approved insecticides and fungicides. Moles, gophers, and other rodents shall be controlled by traps, approved pellets inserted by probe gun, or other approved means.
5. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any damaged areas shall be repaired at no additional expense to the Owner.
6. Replacements: Immediately replace any plant materials that die or are damaged. Replacements shall be made to the Specifications as required for original plantings.
7. Hand Watering: Even when planting areas are watered with automatic irrigation, the soil surrounding the plant pits can be moist while the sawdust/sand root ball is dry. This can cause the plants to deteriorate or not grow (even during the winter). The plants will do best (especially during the hot season) if they are hand watered deeply until their roots grow out into the surrounding soil.

3.8 PRELIMINARY INSPECTION

- A. As soon as all the planting is installed, the Contractor will request the Owner's Representative (in writing) to make a preliminary inspection. The 30 calendar day maintenance period will start when the work is approved. Replacement and/or repairs may be required for approval. The Contractor is to notify the Owner and the Owner's Representative in writing when the 30 day maintenance period begins.

3.9 FINAL INSPECTION

- A. At least 5 days prior to the anticipated end of the maintenance period, the Contractor shall submit a written request for final inspection. The planting areas shall be weeded, neat and clean. The work shall be accepted by the Owner exclusive of the plant materials upon written approval of the work by the Owner's Representative.

Revision

4/24/24
City comments

#2176

GREGORY LEWIS LANDSCAPE ARCHITECT
Santa Cruz, CA 95065 (831) 356-0960
lew@landscapearchitect.com



Hsu Residence
New Two Story Residence and ADU
1121 Hazelwood Ave., Campbell, CA

LANDSCAPE SPECIFICATIONS

Date 2/21/24

Scale As Noted

Drawn Greg

Job

Sheet

L5

GRADING AND DRAINAGE NOTES:
 1. CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS WITH PERMIT PLANS AND SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION. ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM. CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444 PRIOR TO EXCAVATION.
 2. THE SITE SHALL BE FINE GRADED TO PROVIDE A MINIMUM OF 5% SLOPE AWAY (2% IF THE SURFACE ADJACENT TO HOUSE IS HARDSCAPE) FROM THE BUILDING PERIMETER AND ADJACENT PROPERTY LINES. EXISTING DRAINAGE COMING FROM ADJACENT PROPERTIES SHALL BE MAINTAINED. IN NO CASE SHALL THE CURRENT GRADING INCREASE SHEET FLOW ONTO ADJACENT PROPERTIES.
 3. UNLESS SHOWN OTHERWISE ON THE PLAN, THE HOUSE AND GARAGE MUST HAVE DOWN SPOUTS THAT ARE DIRECTED TO SPLASH BLOCKS (2 FEET LONG) THAT DEFLECT THE WATER AWAY FROM BUILDING FOUNDATION BY SURFACE DRAINAGE. ALL DOWNSPOUT AND GUTTER SHALL BE GALV. SHEET METAL.
 4. CONTRACTOR SHALL OBTAIN A STREET WORK PERMIT FROM PUBLIC WORKS ENGINEERING FOR ANY PROPOSED CONSTRUCTION WHICH WILL IMPACT THE USE OF THE SIDEWALK, STREET AND ALLEY OR ON THE PROPERTY IN WHICH THE CITY/COUNTY HOLDS AN INTEREST.
 5. ANY SIDEWALK AND CURB & GUTTER ARE REMOVED OR DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED PER THE CURRENT PUBLIC WORKS ENGINEERING STANDARDS.
 6. ANY CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY MUST HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.
 7. IF GROUNDWATER OR RUNOFF WATER IS ENCOUNTERED AND REQUIRES REMOVAL FROM THE EXCAVATION AREA ALL EXCAVATION AND/OR BUILDING ACTIVITIES MUST IMMEDIATELY STOP. THE PLAN FOR THE DEWATERING OF THE EXCAVATION MUST BE DESIGNED AND SUBMITTED FOR APPROVAL TO THE PUBLIC WORKS-ENGINEERING DIVISION. ONCE APPROVAL OF THE PLAN DESIGN HAS BEEN RECEIVED, IMPLEMENTATION OF THE PLAN IS REQUIRED PRIOR TO THE COMMENCEMENT OF THE EXCAVATION AND/OR BUILDING ACTIVITIES.

EROSION CONTROL AND BEST MANAGEMENT PRACTICE:
 1. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN CONFORMANCE WITH THE STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE STATE OF CALIFORNIA WATER RESOURCES CONTROL BOARD.
 2. THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
 3. ANY VEHICLE OR EQUIPMENT WASHING/STEAM CLEANING MUST BE DONE AT AN APPROPRIATELY EQUIPPED FACILITY WHICH DRAINS TO THE SANITARY SEWER. OUTDOOR WASHING MUST BE MANAGED IN SUCH A WAY THAT THERE IS NO DISCHARGE OF SOAPS, SOLVENTS, CLEANING AGENTS OR OTHER POLLUTANTS TO THE STORM DRAINS. WASH WATER SHALL DISCHARGE TO THE SANITARY SEWER.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
 5. THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO THE RAINY SEASON OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
 6. ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
 7. IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
 8. DURING THE RAINY SEASON, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
 9. CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3'-4" FRACTURED STONE AGGREGATE UNLAIN WITH GEOTEXTILE LINER FOR A MINIMUM DISTANCE OF 50 FEET, AND IS TO BE PROVIDED AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. THE DEPTH AND LENGTH OF AGGREGATE MAY NEED TO BE ADJUSTED IN THE FIELD TO ENSURE NO TRACKING OF SEDIMENT ONTO EXISTING PAVED STREETS. CONSTRUCTION ENTRANCES SHALL SLOPE AWAY FROM EXISTING PAVED STREETS.
 10. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
 11. BORROWED AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES.

ABBREVIATION 4

AB	AGGREGATE BASE	FS	FINISH SURFACE ELEV
AC	ASPHALT CONCRETE	FW	FIRE WATER LINE
AD	AREA DRAIN	GB	GRADE BREAK
BW	BOTTOM OF WALL	GM	GAS METER
CB	CATCH BASIN	GR	GRATE ELEVATION
CIP	CAST IRON PIPE	HP	HIGH POINT
CL	CENTER LINE	INV	INVERT ELEVATION
CONC	CONCRETE	JT	JOINT TRENCH
CS	CRAWL SPACE ELEV.	LF	LINEAR FEET
DD	DECK DRAIN	(N)	NEW
DIP	DUCT IRON PIPE	PKG	PARKING
DS	DOWNSPOUT	POC	POINT OF CONNECTION
DWY	DRIVEWAY	RET	RETAINING WALL
(E)	EXISTING	RIM	RIM ELEVATION
EM	EXISTING GRADING	S	SLOPE
EG	ELECTRICAL METER	SD	STORM DRAIN LINE
EP	EDGE OF PAVEMENT	SDCO	STORM DRAIN CLEANOUT
FC	FACE OF CURB ELEV.	SDFM	STORM DRAIN FORCED MAIN
FD	FRENCH DRAIN	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSCO	SANITARY SEWER CLEANOUT
FG	FINISHED GROUND ELEV.	TW	TOP OF WALL ELEVATION
FL	FLOW LINE ELEVATION	TYP	TYPICAL
FM	FORCE MAIN LINE	WM	DOMESTIC WATER LINE
FP	FINISHED PAVEMENT	WM	WATER METER

LEGEND 5

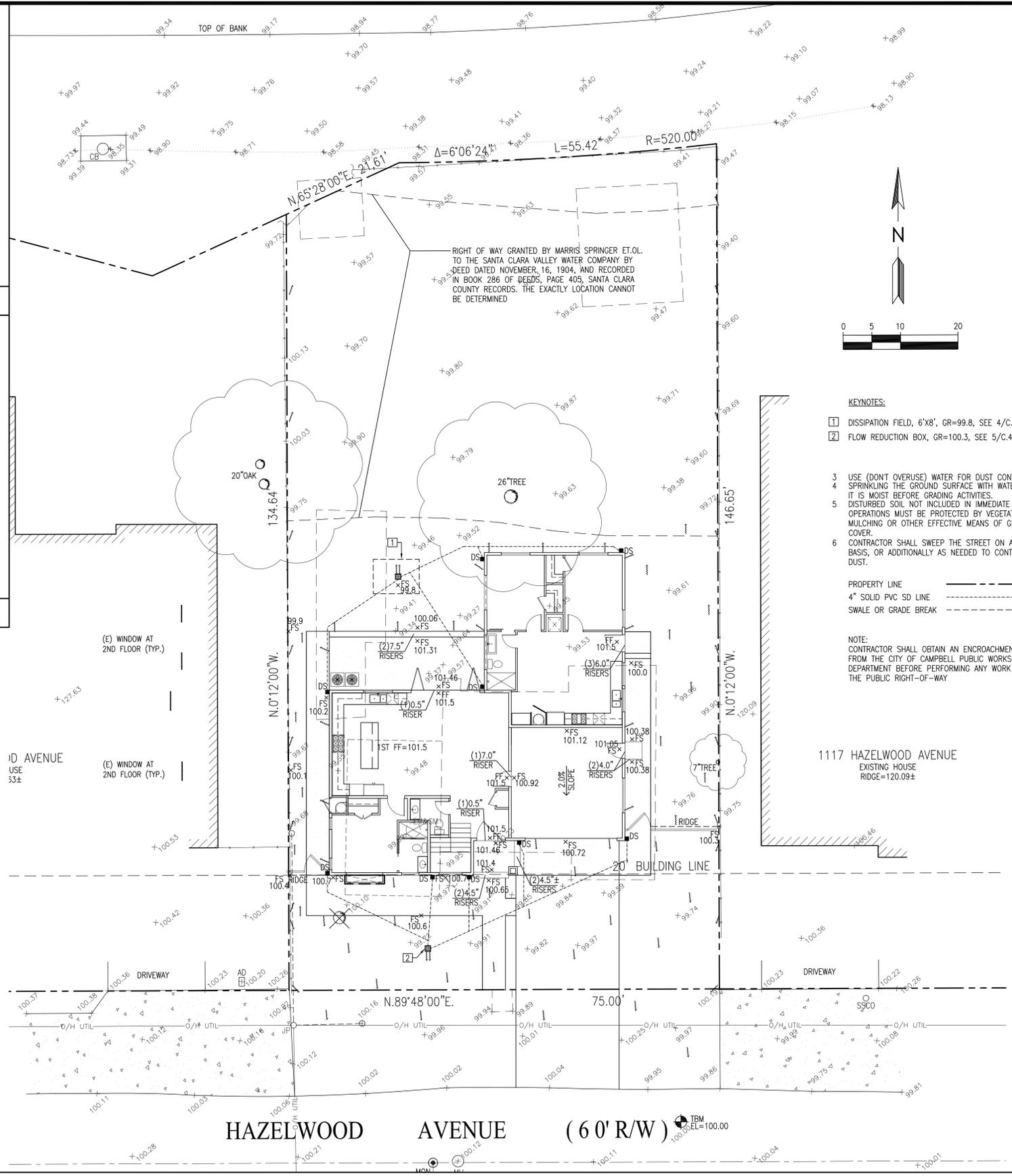
SS	SANITARY SEWER	SL	STREET LIGHT
E	ELECTRIC	IRR	IRRIGATION
TV	TV/CABLE TV	X	FENCE
FS	FIRE SERVICE	JT	JOINT TRENCH
W	DOMESTIC WATER SERVICE	O/H	OVERHEAD WIRES
T	TELEPHONE	x101.52	(E) SPOT ELEVATION
G	NATURAL GAS	x102.1	(N) SPOT ELEVATION
FM	FORCE MAIN		
DS	SPLASH BLOCK, MIN. 2 FEET LONG DEFLECT THE WATER AWAY FROM BOTH BLDG.		
	DOWNSPOUT		

GENERAL NOTES 2

EARTHWORK QUANTITIES:
 CUT(OUTSIDE BLDG FOOTPRINT) 5 C.Y.
 CUT(INSIDE BLDG FOOTPRINT) 80 C.Y.
 FILL 10 C.Y.
 BALANCE 75 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

CUT AND FILL ESTIMATE 3



GRADING AND DRAINAGE PLAN SCALE: 1"=10' 1

NEW RESIDENCE

1121 HAZELWOOD AVENUE
 CAMPBELL, CA
 APN: 406-02-034



2625 MIDDLEFIELD RD #658
 PALO ALTO, CA 94306
 TEL: (650) 823-6466
 FAX: (650) 887-1294

- KEYNOTES:**
- DISSIPATION FIELD, 6'x8', GR=99.8, SEE 4/C.4
 - FLOW REDUCTION BOX, GR=100.3, SEE 5/C.4

- USE (DONT OVERUSE) WATER FOR DUST CONTROL.
- SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST BEFORE GRADING ACTIVITIES.
- DISTURBED SOIL NOT INCLUDED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND COVER.
- CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL DUST.

- PROPERTY LINE - - - - -
 4" SOLID PVC SD LINE - - - - -
 SWALE OR GRADE BREAK - - - - -

NOTE:
 CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT BEFORE PERFORMING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date
1	REVISION	2/16/24

DATE: OCT 26, 2023
 SCALE: AS SHOWN
 DRAWN: J
 JOB: 10078

SHEET TITLE:

GRADING & DRAINAGE PLAN

SHEET NO.

C.1

NEW RESIDENCE

1121 HAZELWOOD AVENUE
CAMPBELL, CA
APN: 406-02-034



2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date
△	REVISION	2/16/24

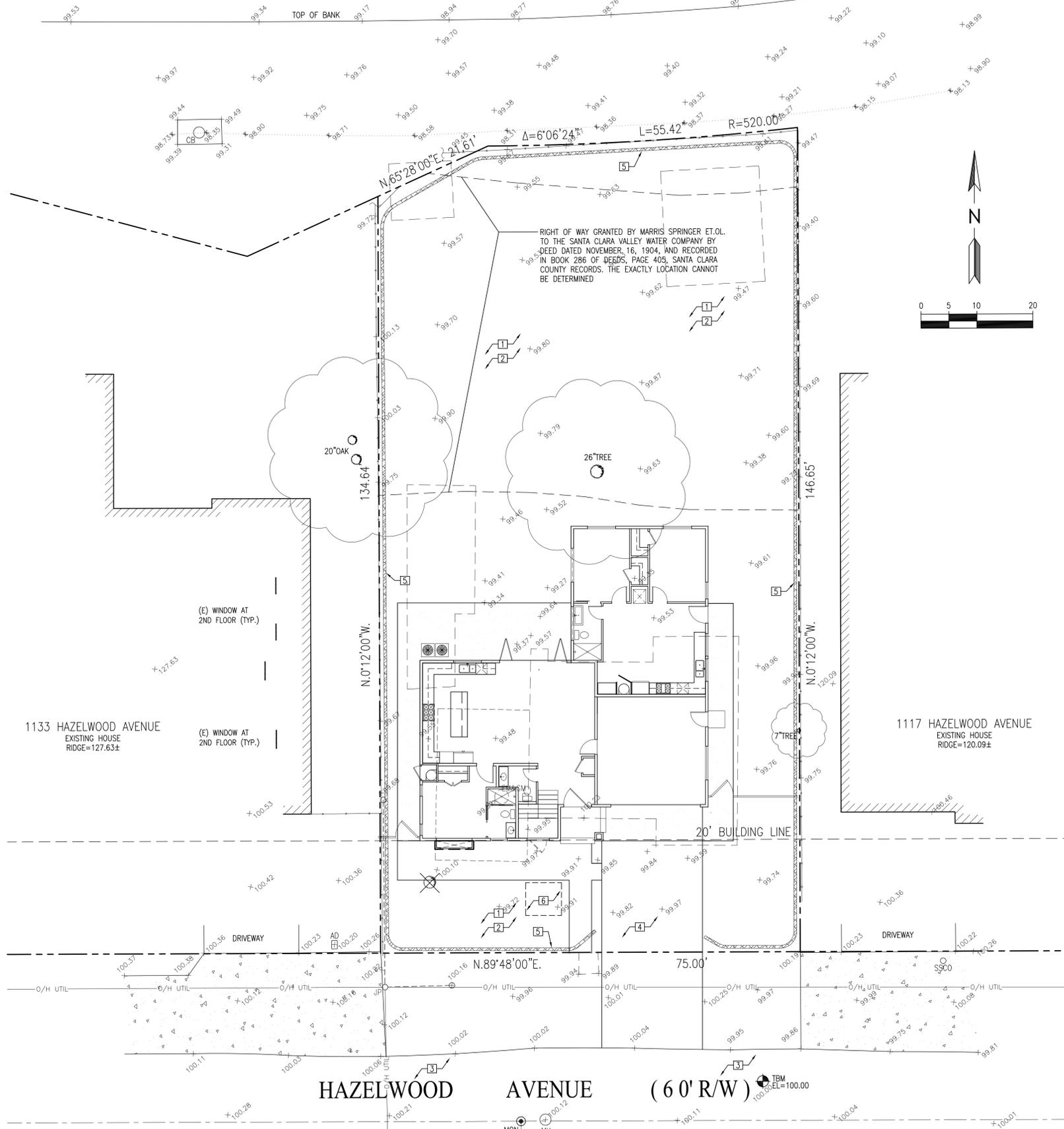
DATE: OCT 26, 2023
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

EROSION CONTROL PLAN

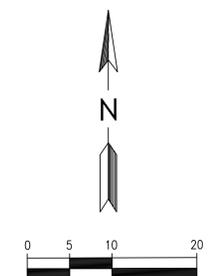
SHEET NO.

C.2



KEY NOTES

- 1 DURING CONSTRUCTION ALLOW SEDIMENT-LADEN RUNOFF TO FORM PONDING AND ALLOW SEDIMENTS TO SETTLE OUT PRIOR TO DISCHARGE
- 2 PROVIDE AND MAINTAIN VEGETATION COVERAGE AROUND THE THE EXTEND OF THE DISTURBED AREA DURING CONSTRUCTION UNTIL PHASED GRADING ACTIVITIES
- 3 CONTRACTOR SHALL NOT STAGE, STORE, OR STOCKPILE ANY MATERIAL OR EQUIPMENT WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. CONSTRUCTION PHASING SHALL BE COORDINATE TO KEEP MATERIALS AND EQUIPMENT ONSITE.
- 4 CONTRACTOR TO MAINTAIN STABILIZED CONSTRUCTION ENTRANCE. SEE 1/C.4
- 5 MAINTAIN FIBER ROLL AT AROUND THE ENTIRE SITE FOR EROSION CONTROL. SEE 3/C.4
- 6 CONCRETE WASHOUT AREA. SEE 2/C.4
- 7 USE (DON'T OVERUSE) WATER FOR DUST CONTROL
- 8 SPRINKLING THE GROUND SURFACE WITH WATER UNTIL IT IS MOIST BEFORE GRADING ACTIVITIES.
- 9 DISTURBED SOIL NOT INCLUDED IN IMMEDIATE OPERATIONS MUST BE PROTECTED BY VEGETATION, MULCHING OR OTHER EFFECTIVE MEANS OF GROUND COVER.
- 10 CONTRACTOR SHALL SWEEP THE STREET ON A WEEKLY BASIS, OR ADDITIONALLY AS NEEDED TO CONTROL DUST.



NEW RESIDENCE

1121 HAZELWOOD AVENUE
CAMPBELL, CA
APN: 406-02-034

W E C
& ASSOCIATES

WEC 2625 MIDDLEFIELD RD #658
PALO ALTO, CA 94306
TEL: (650) 823-6466
FAX: (650) 887-1294

LICENSE STAMPS AND SIGNATURE



ISSUED

No.	Description	Date
△	REVISION	2/16/24

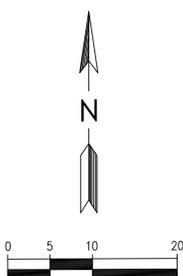
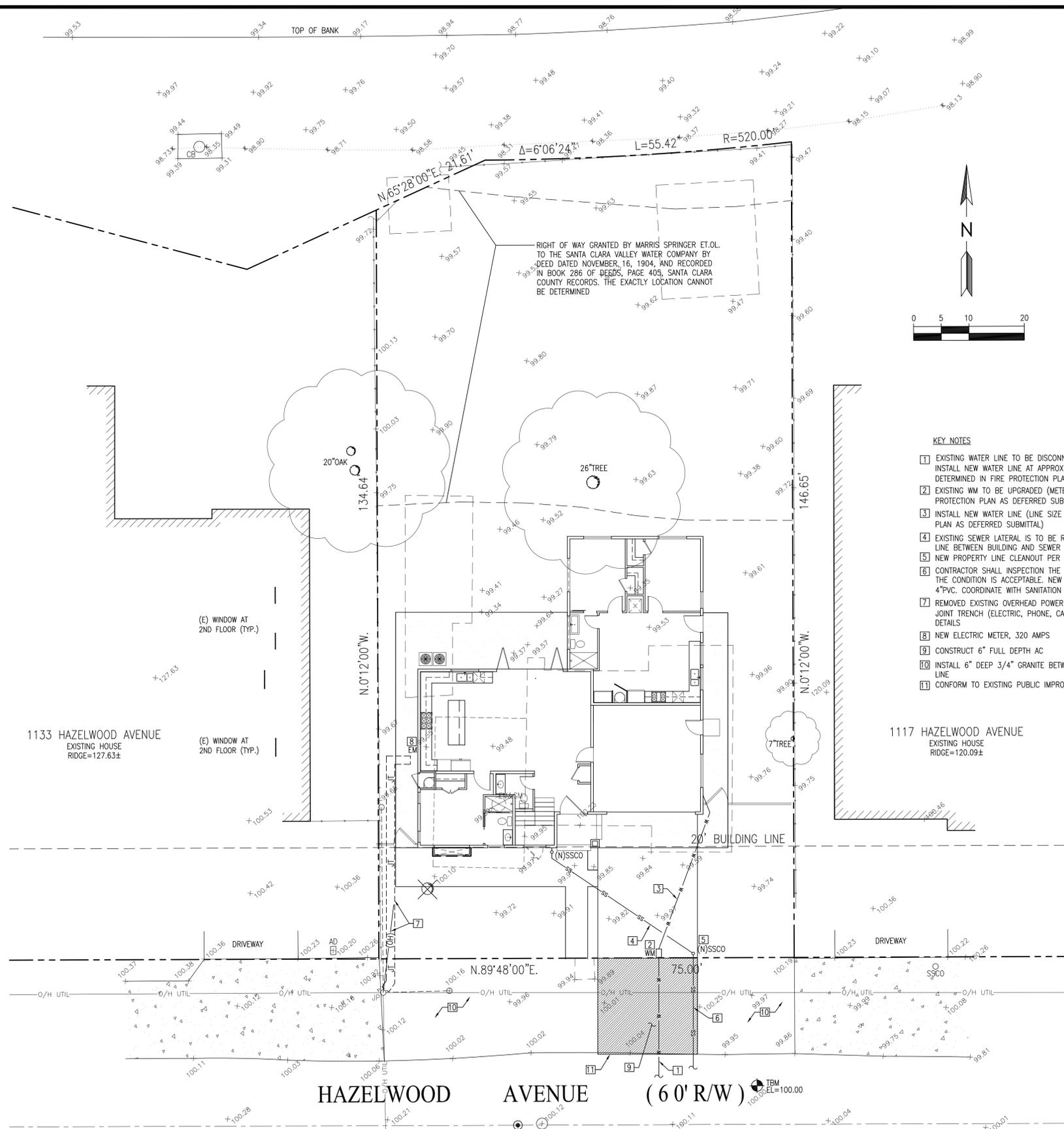
DATE: OCT 26, 2023
SCALE: AS SHOWN
DRAWN: J
JOB: 10078

SHEET TITLE:

UTILITY COORDINATION PLAN

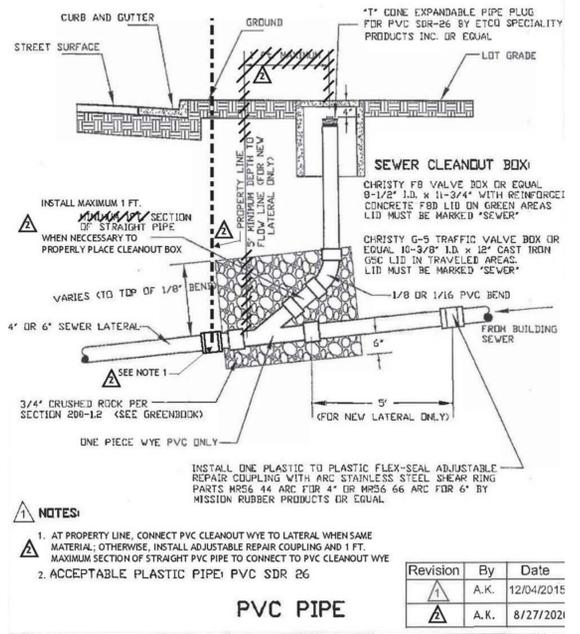
SHEET NO.

C.3



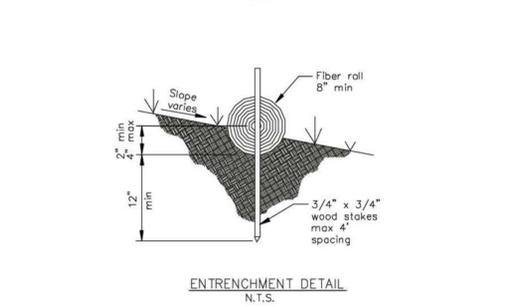
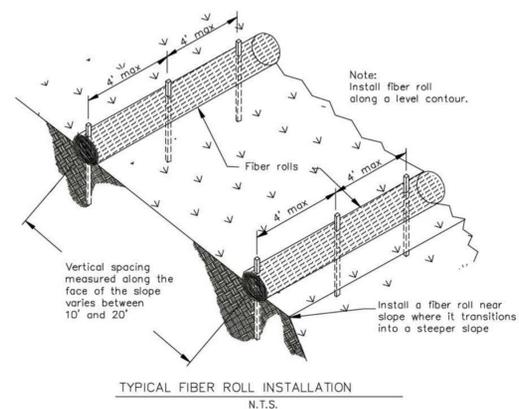
KEY NOTES

- 1 EXISTING WATER LINE TO BE DISCONNECTED AND PLUGGED AT THE MAIN. INSTALL NEW WATER LINE AT APPROX. SAME LOCATION. (LINE SIZE TO BE DETERMINED IN FIRE PROTECTION PLAN AS DEFERRED SUBMITTAL)
- 2 EXISTING WM TO BE UPGRADED (METER SIZE TO BE DETERMINED IN FIRE PROTECTION PLAN AS DEFERRED SUBMITTAL).
- 3 INSTALL NEW WATER LINE (LINE SIZE TO BE DETERMINED IN FIRE PROTECTION PLAN AS DEFERRED SUBMITTAL)
- 4 EXISTING SEWER LATERAL IS TO BE REMOVED. INSTALL MIN 4" PVC SEWER LINE BETWEEN BUILDING AND SEWER CLEANOUT
- 5 NEW PROPERTY LINE CLEANOUT PER DISTRICT STANDARDS. SEE DETAIL 6/C.4
- 6 CONTRACTOR SHALL INSPECTION THE EXISTING SEWER LATERAL AND REUSE IF THE CONDITION IS ACCEPTABLE. NEW SEWER LATERAL, IF INSTALLED, SHALL BE 4" PVC. COORDINATE WITH SANITATION DISTRICT. SEE DETAIL 7/C.4
- 7 REMOVED EXISTING OVERHEAD POWER LINE (N) APPROXIMATE LOCATION OF JOINT TRENCH (ELECTRIC, PHONE, CABLE). COORDINATE WITH PG&E FOR DETAILS
- 8 NEW ELECTRIC METER, 320 AMPS
- 9 CONSTRUCT 6" FULL DEPTH AC
- 10 INSTALL 6" DEEP 3/4" GRANITE BETWEEN EDGE OF ROAD AND FRONT PROPERTY LINE
- 11 CONFORM TO EXISTING PUBLIC IMPROVEMENT

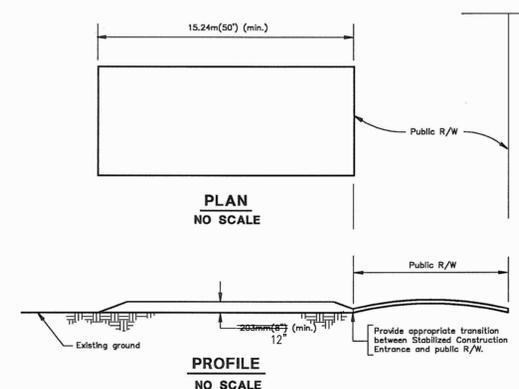


WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY
STANDARD SEWER LATERAL CLEANOUT

SCALE: NONE	DRAWN BY: J. PICADO	CHECKED BY: P. SEVICK	APPROVED BY: [Signature]	DRAWING NO: 3
-------------	---------------------	-----------------------	--------------------------	---------------



FIBER ROLL DETAIL 3

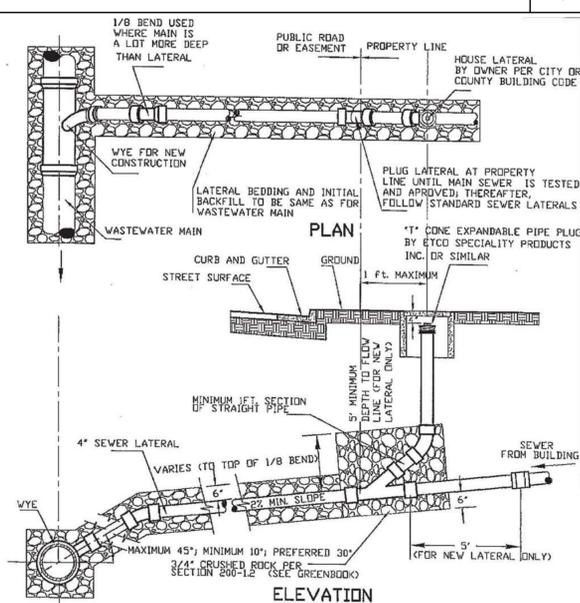


STABILIZED CONSTRUCTION ENTRANCE 1

DESIGN AND CONSTRUCTION SPECIFICATIONS

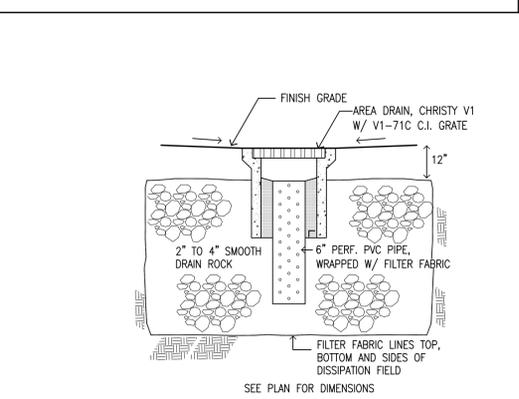
- The material for construction of the pad shall be 51mm to 76mm (2" to 3") stone, 3" to 6" top dressing with additional stone as conditions demand, and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way shall be removed immediately.
- The thickness of the pad shall not be less than 203mm (8")=12"
- The width of the pad shall not be less than the full width of all points of ingress or egress.
- The length of the pad shall be as required, but not less than 15.24m(50')=
- The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public rights-of-way. This may require periodic top dressing with additional stone as conditions demand, and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights-of-way shall be removed immediately.
- When necessary, wheel shall be cleaned to remove sediment prior to entrance onto public rights-of-way. When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin. All sediment shall be prevented from entering any storm drain, ditch or watercourse through use of sand bags, gravel, board or other approved methods.

Units are in metric
 Non-metric units in brackets

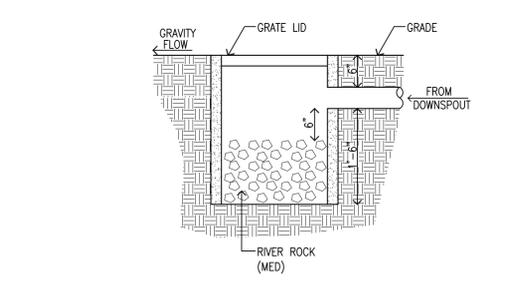


WEST VALLEY SANITATION DISTRICT OF SANTA CLARA COUNTY
SERVICE LATERAL TO MAIN SEWER

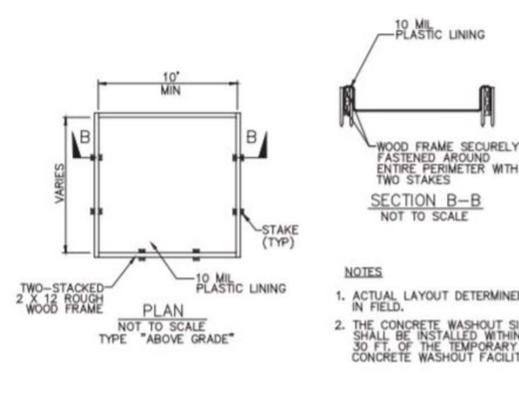
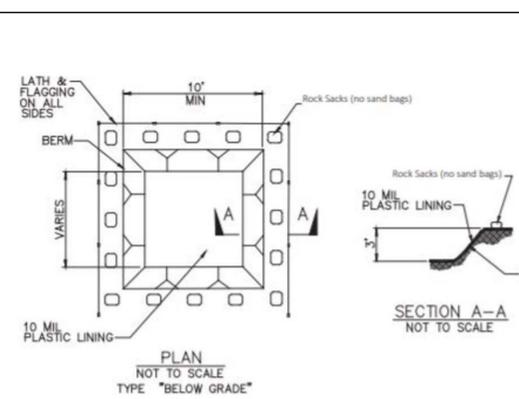
SCALE: NONE	DRAWN BY: J. PICADO	CHECKED BY: P. SEVICK	APPROVED BY: [Signature]	DRAWING NO: 15
-------------	---------------------	-----------------------	--------------------------	----------------



DISSIPATION FIELD SCALE: N.T.S. 4



FLOW REDUCTION BOX SCALE: N.T.S. 5



CONCRETE WASHOUT AREA 2

NOTES

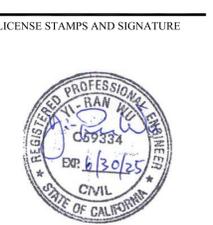
- ACTUAL LAYOUT DETERMINED IN FIELD.
- THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

NEW RESIDENCE

1121 HAZELWOOD AVENUE
 CAMPBELL, CA
 APN: 406-02-034

W E C & ASSOCIATES

2625 MIDDLEFIELD RD #658
 PALO ALTO, CA 94306
 TEL: (650) 823-6466
 FAX: (650) 887-1294



ISSUED

No.	Description	Date
Δ	REVISION	2/16/24

DATE: OCT 26, 2023
 SCALE: AS SHOWN
 DRAWN: J
 JOB: 10078

SHEET TITLE:

DETAILS

SHEET NO.

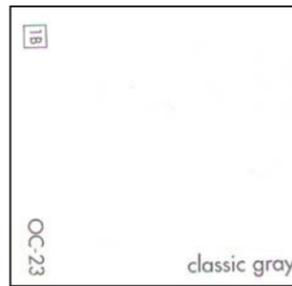
C.4



MATERIAL BOARD - 1121 HAZELWOOD AVE



STUCCO: LAHABRA
EXTERIOR STUCCO
COLOR COAT BASE 100.
COLOR CRYSTAL WHITE



FACIAS PAINT WITH
BENJAMINMOORE PAINT,
COLOR NO. OC-23



EAGLE ROOFING,
PROFILE BEL AIR
4595 DARK CHARCOAL

