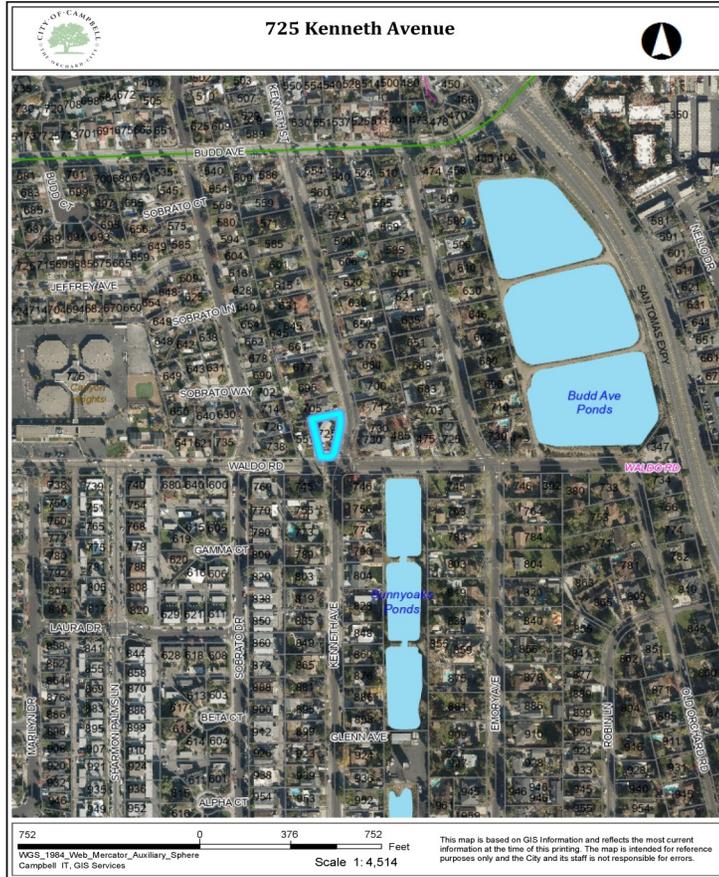


Location of Proposed Project



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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

August 2 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday August 13, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 725 Kenneth Avenue
Zoning | Area Plan: R-1-10 | STANP
Neighborhood Association(s): N/A
Council District: 4
File No.: PLN-2024-12
APN: 404-26-014
Applicant: Meysam Rezvani
Property Owner: Dhulipala Viswanath L and Swarna B Trustee
Application Type: Site and Architectural Review Permit
Project Planner: Nishant Seoni, Contract Associate Planner
Email Contact: nishants@campbellca.gov

Project Description:
Public Hearing to consider the request of Meysam Rezvani to allow the demolition of an existing 1,656 square foot home and construction of a new 4,560 square-foot 2-story home on property located at 725 Kenneth Avenue.

You may participate virtually or watch online:

◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- 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**



725 KENNETH ST. CAMPBELL, CA. 95008

FIRE NOTES:

COMMENT #1: REVIEW OF THIS DEVELOPMENTAL PROPOSAL IS LIMITED TO ACCEPTABILITY OF SITE ACCESS AND WATER SUPPLY AS THEY PERTAIN TO FIRE DEPARTMENT OPERATIONS, AND SHALL NOT BE CONSTRUED AS A SUBSTITUTE FOR FORMAL PLAN REVIEW TO DETERMINE COMPLIANCE WITH ADOPTED MODEL CODES. PRIOR TO PERFORMING ANY WORK THE APPLICANT SHALL MAKE APPLICATION TO, AND RECEIVE FROM, THE BUILDING DEPARTMENT ALL APPLICABLE CONSTRUCTION PERMITS.

COMMENT #2: FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ONE- AND TWO-FAMILY DWELLINGS AS FOLLOWS: IN ALL NEW ONE- AND TWO-FAMILY DWELLINGS AND IN EXISTING ONE- AND TWO-FAMILY DWELLINGS WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN 3,600 SQUARE FEET. EXCEPTION: A ONE-TIME ADDITION TO AN EXISTING BUILDING THAT DOES NOT TOTAL MORE THAN 1,000 SQUARE FEET OF BUILDING AREA. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CRC SEC. 313.2 AS ADOPTED AND AMENDED BY C.B.L

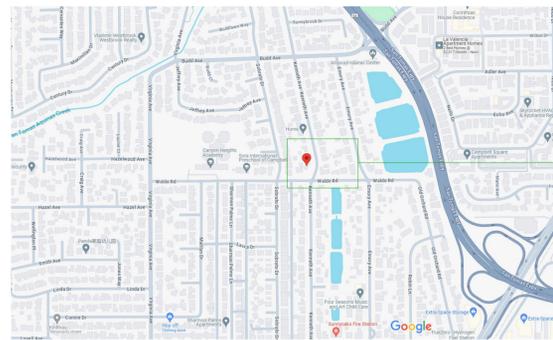
COMMENT #3: WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7

COMMENT #4: CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

COMMENT #5: ADDRESS IDENTIFICATION. NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1 TO PREVENT PLAN REVIEW AND INSPECTION DELAYS, THE ABOVE NOTED DEVELOPMENTAL REVIEW CONDITIONS SHALL BE ADDRESSED AS "NOTES" ON ALL PENDING AND FUTURE PLAN SUBMITTALS AND ANY REFERENCED DIAGRAMS TO BE REPRODUCED ONTO THE FUTURE PLAN SUBMITTAL. PURVEYOR OF RECORD. FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2010 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7



VICINITY MAP:



PROPERTY LOCATION

SETBACKS	Wall Height	Required Setback	Proposed Setback
Front of Structure/Dwelling		25'	60' 9"
Front of Garage/Carport		25'	25' 1"
Left Side First Floor		8'	8'
Left Side Second Floor	20' 4"	12.2'	12' 3"
Right Side First Floor		12'	15' 4"
Right Side Second Floor	20' 4"	12' 2"	27' 0"
Rear First Floor		25'	25' 0"
Rear Second Floor		25'	25' 0"

PROJECT DATA

A.P.N	404-26-014
PROJECT LOCATION:	725 KENNETH AVE, CAMPBELL, CA. 95008
ZONING:	R-1-10
OCCUPANCY GROUP:	R - 3 / U
CONSTRUCTION TYPE:	V - B
NUMBER OF FLOORS:	TWO (2) STORY
FIRE PROTECTION:	SPRINKLERED

SCOPE OF WORK:

NEW 2 STORY COSTUME HOME
TOTAL OF 4,576 S.F. BUILDING AREA, MAIN BULD. AND JADU, INCLUDING 5 BEDROOMS 6 BATHS, 2 LAUNDRY ROOM, 2 CAR GARAGE

AREA CALCULATION:

LOT GROSS AREA	11,600 S.F.
LOT NET AREA	10,689 S.F.
(E) MAIN FLOOR PLAN (TO BE REMOVED)	1,656 S.F.
(E) ADU(UNDER CONSTRUCTION)	770 S.F.
(N) 1ST FLOOR MAIN LIVING AREA:	2,052 S.F.
(N) 1ST FLOOR JADU AREA:	446 S.F.
(N) TOTAL 1ST FLOOR LIVING AREA:	2,498 S.F.
(N) 2ND FLOOR AREA:	1,635 S.F.
(N) TOTAL LIVING AREA:	4,133 S.F.
(N) GARAGE:	427 S.F.
TOTAL (N)BUILDING:	4,560 S.F.
TOTAL BUILDING INCLUDING (E)ADU:	5,330 S.F.

SITE COVERAGE			
IMPERVIOUS SURFACES		(E)TOTAL SF	(N)TOTAL SF
FOOT PRINT OF HOME/GARAGE		2,500	2,925
DRIVEWAY		1,521	500
WALKWAYS/ DECKS/ PATIO		1,034	513
OTHER(E.G. CABANA/ SHED/ POOL/TENNIS COURT)		86	0
(A)SUBTOTAL IMPERVIOUS		= 5,141 SF	= 3,938 SF
PERVIOUS SURFACES	ACTUAL S.F.	50% CREDIT	TOTAL SF
PERMEABLE PAVER DRIVEWAY	0		
PERMEABLE WALKWAYS/ PATIO	0		
OTHER			
(B)SUBTOTAL PERVIOUS	= _____ SF	= _____ SF	= _____ SF PERVIOUS
SITE COVERAGE TOTAL (A)+(B)		= 3,938 SF TOTAL COVERAGE	

IMPERVIOUS SURFACES: 3,938/10,689=37%

STATEWIDE EXEMPTION ADUS:

AN ADU NO LARGER THAN 800 SF IN FLOOR AREA, INCLUSIVE OF GARAGE AREA, WITH REAR AND INTERIOR SIDE SETBACKS OF NO LESS THAN 4 FEET, AND A HEIGHT NOT EXCEEDING 18- FEET, IS EXEMPT FROM THE OTHERWISE REQUIRED (1) FRONT-YARD SETBACK, (2) BUILDING SEPARATION, (3) FLOOR AREA RATIO, (4) LOT COVERAGE, (5) OPEN SPACE, AND (6) DESIGN REQUIREMENTS.

FLOOR AREA RATIO (FAR) = (4,560/10,689)X100=42.62% < 45%

LOT COVERAGE: 1st FLOOR BLDG AREA (2,498+427) S.F
FRONT COVERED PORCH 20 S.F
REAR COVER PORCH 142 S.F
TOTAL: (2,498+427+20+142)= 3,087 S.F

(3,087/10,689)X100 = 29% < 35%

PROJECT CONTACT:

OWNER: VISWANATH DHULIPALA
(408)306-8727
725 KENNETH AVE, CAMPBELL, CA 95008
ARCHIGATE CONSTRUCTION
(310) 359 -5443
1058 FOXCHASE DR #364 SAN JOSE CA 95123
ARCHIGATECONSTRUCTION@GMAIL.COM
STRUCTURAL: DB ENGINEERING

SHEET INDEX

- T1.1 COVER SHEET
- T1.2 BOUNDARY AND TOPOGRAPHIC MAP
- T1.3 BOUNDARY AND ASSESSOR MAP
- C1: GRADING AND DRAINAGE PLAN
- C2: GRADING AND DRAINAGE PLAN/ CONSTRUCTION DETAILS
- C3: GRADING AND DRAINAGE PLAN/EROSION CONTROL PLAN
- L0.1 FRONT YARD LANDSCAPE PLAN
- L0.2 HYDROZONE PLAN
- L0.3 IRRIGATION PLAN
- A0.0 SITE PHOTOGRAPHY
- A0.1 PROPOSED SITE PLAN
- A1.1 EXISTING & DEMOLITION FLOOR PLAN
- A1.2 PROPOSED 1ST FLOOR PLAN
- A1.3 PROPOSED 2 ST FLOOR PLAN
- A1.4 ROOF PLAN
- A1.5 AREA BLOCK
- A1.6 PV PLAN
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS
- A3.1 SECTIONS
- A3.2 SECTION& STREET VIEW
- A3.3 STREET VIEWS
- A4.1 SAMPLED BOARD
- A4.2 PRIVACY PLAN
- A4.3 PRIVACY PLAN



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CAMPBELL CA, 9008

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHIGATE CONSTRUCTION INC DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

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NO	DESCRIPTION	DATE	BY

PROGRESS

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

DHULIPALA'S RESIDENCE

COVER SHEET

NORTH	DATE	PROJ.NO	SCALE	DRAWING

.T1.1



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CLIENT/TITENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

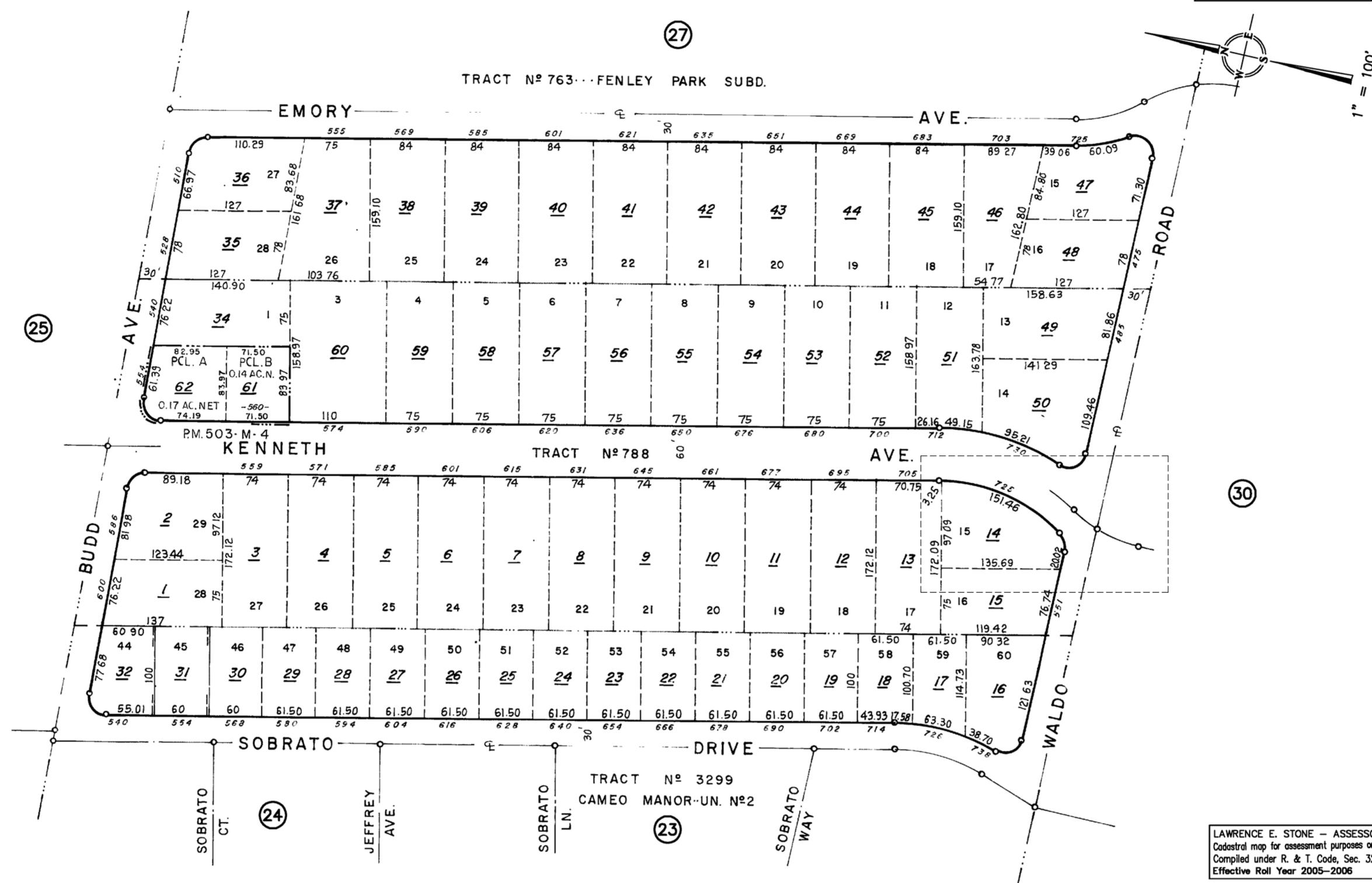
DHULIPALA'S RESIDENCE

BOUNDARY AND ASSESSOR MAP

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

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LAWRENCE E. STONE — ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2005-2006

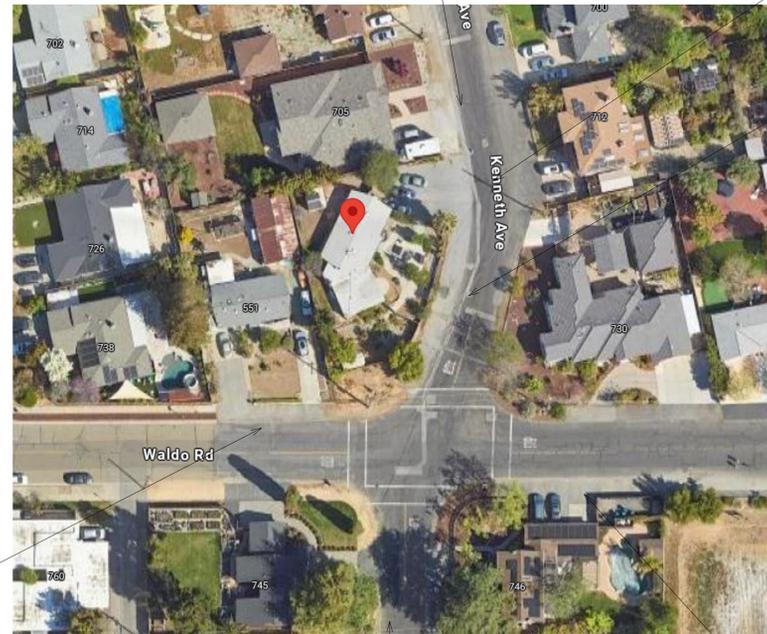




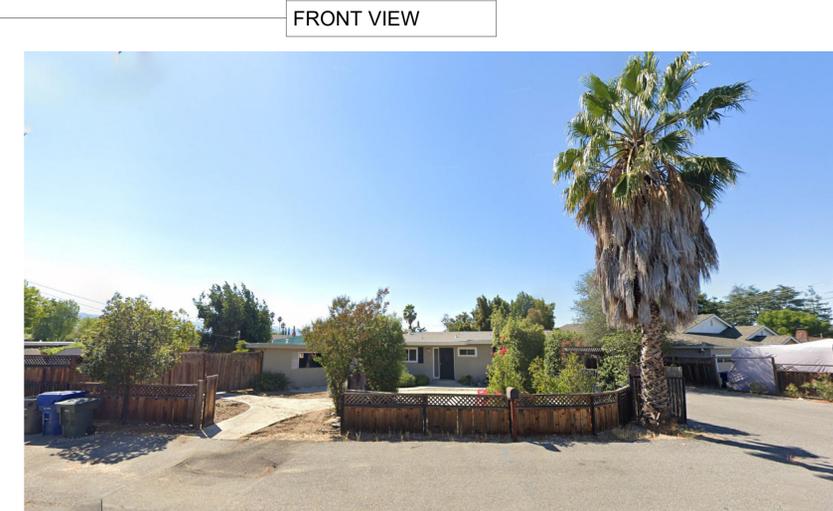
NORTH VIEW



NORTH EAST VIEW



SOUTH VIEW



FRONT VIEW



FRONT VIEW



SOUTH EAST VIEW



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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	<i>San Raju</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

SITE PHOTOGRAPHY

NORTH	DATE	PROJ.NO	SCALE	DRAWING

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ARCHIGATE
CONSTRUCTION

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PROGRESS

BUILDING OWNER APPROVAL
DATE: *S. Raju*

CLIENT/TITENANT APPROVAL
DATE: DESIGNER / ARCH. SIGNATURE
DATE:

DHULIPALA'S RESIDENCE

SITE PLAN

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

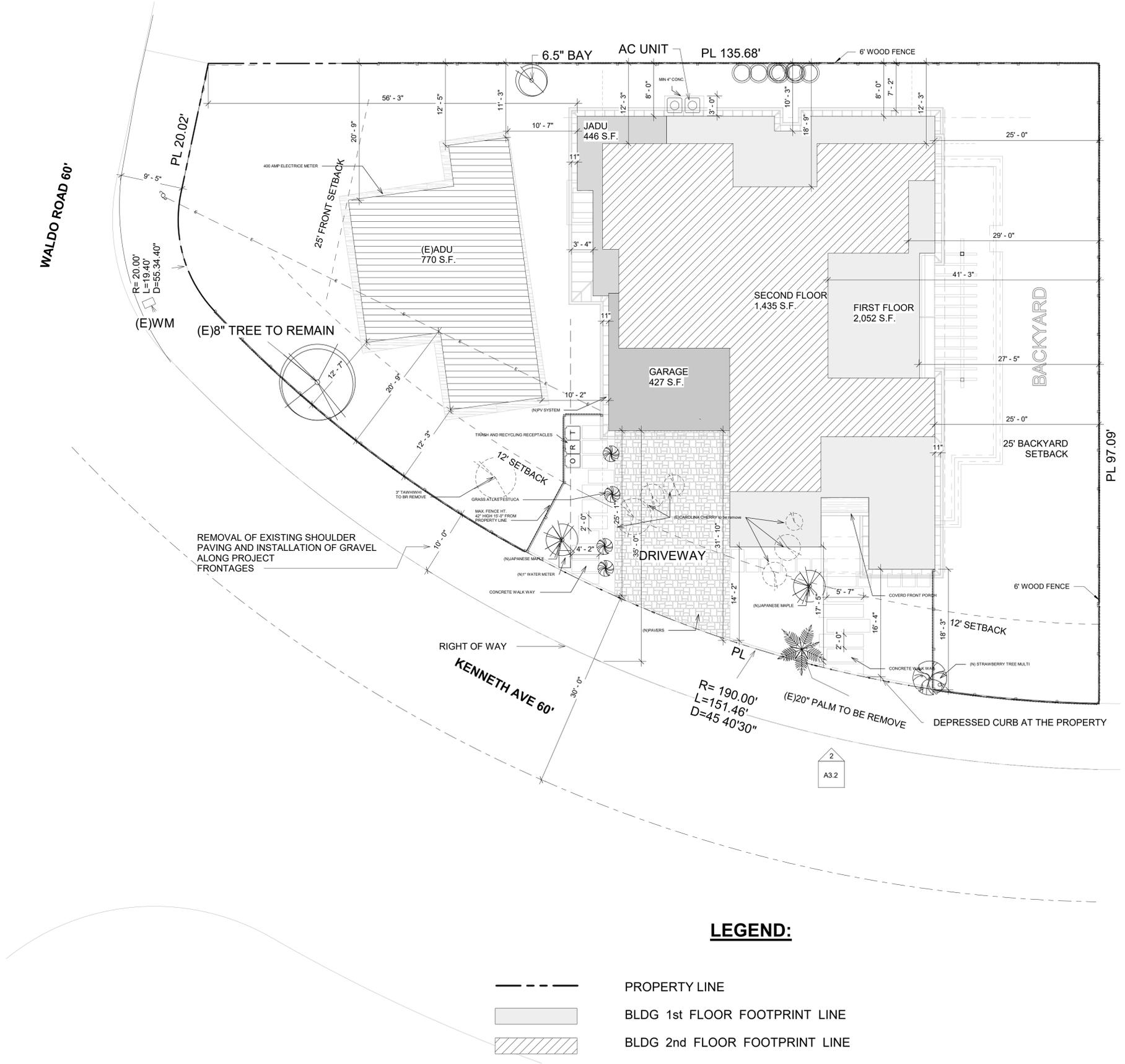
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GRADING and DEMOLITION NOTES:

- CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
- ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
- CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
- THE CONTRACTOR SHALL REVIEW STD. DETAIL 6.4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
- UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
- ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.
- TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
- ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
- PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
- PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL.
WITH EXCEPTION:
a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
- (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.

TREE PROTECTION NOTES:

- A PLOT PLAN SHALL BE PREPARED DESCRIBING THE RELATIONSHIP OF PROPOSED GRADING AND UTILITY TRENCHING TO THE TREES DESIGNATED FOR PRESERVATION. CONSTRUCTION AND GRADING SHOULD NOT SIGNIFICANTLY RAISE OR LOWER THE GROUND LEVEL BENEATH TREE DRIP LINES. IF THE GROUND LEVEL IS PROPOSED FOR MODIFICATION BENEATH THE DRIP LINE, THE ARCHITECT/ARBORIST SHALL ADDRESS AND MITIGATE THE IMPACT TO THE TREE(S).
- ALL TREES TO BE PRESERVED ON THE PROPERTY AND ALL TREES ADJACENT TO THE PROPERTY SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION OPERATIONS BY CONSTRUCTING A FOUR-FOOT-HIGH FENCE AROUND THE DRIP LINE, AND ARMOR AS NEEDED. THE EXTENT OF FENCING AND ARMORING SHALL BE DETERMINED BY THE LANDSCAPE ARCHITECT. THE TREE PROTECTION SHALL BE PLACED BEFORE ANY EXCAVATION OR GRADING IS BEGUN AND SHALL BE MAINTAINED IN REPAIR FOR THE DURATION OF THE CONSTRUCTION WORK.
- NO CONSTRUCTION OPERATIONS SHALL BE CARRIED ON WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED EXCEPT AS IS AUTHORIZED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
- IF THE TRENCHING IS REQUIRED TO PENETRATE THE PROTECTION BARRIER FOR THE TREE, THE SECTION OF TRENCH IN THE DRIP LINE SHALL BE HAND DUG SO AS TO PRECLUDE THE CUTTING OF ROOTS. PRIOR TO INITIATING ANY TRENCHING WITHIN THE BARRIER APPROVAL BY STAFF WITH CONSULTATION OF AN ARBORIST SHALL BE COMPLETED.
- TREES WHICH REQUIRE ANY DEGREE OF FILL AROUND THE NATURAL GRADE SHALL BE GUARDED BY RECOGNIZED STANDARDS OF TREE PROTECTION AND DESIGN OF TREE WELLS.
- THE AREA UNDER THE DRIP LINE OF THE TREE SHALL BE KEPT CLEAN. NO CONSTRUCTION MATERIALS NOR CHEMICAL SOLVENTS SHALL BE STORED OR DUMPED UNDER A TREE.
- FIRES FOR ANY REASON SHALL NOT BE MADE WITHIN FIFTY FEET OF ANY TREE SELECTED TO REMAIN AND SHALL BE LIMITED IN SIZE AND KEPT UNDER CONSTANT SURVEILLANCE.
- THE GENERAL CONTRACTOR SHALL USE A TREE SERVICE LICENSEE, AS DEFINED BY CALIFORNIA BUSINESS AND PROFESSIONAL CODE, TO PRUNE AND CUT OFF THE BRANCHES THAT MUST BE REMOVED DURING THE LANDSCAPE ARCHITECT/ARBORIST WITH APPROVAL OF STAFF.
- ANY DAMAGE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY BY AN APPROVED TREE SURGEON.
- NO STORAGE OF CONSTRUCTION MATERIALS OR PARKING SHALL BE PERMITTED WITHIN THE DRIP LINE AREA OF ANY TREE DESIGNATED TO BE SAVED.
- TREE PROTECTION REGULATIONS SHALL BE POSTED ON PROTECTIVE FENCING AROUND TREES TO BE PROTECTED.



LEGEND:

- PROPERTY LINE
- BLDG 1st FLOOR FOOTPRINT LINE
- BLDG 2nd FLOOR FOOTPRINT LINE

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

GRADING and DEMO NOTES:

1. CONTACT PUBLIC WORKS, FOR DRAINAGE AND FINAL GRADE INSPECTION, WHICH INCLUDES DRAIN LINES AND ROOF DRAINS/DOWN SPOUTS.
2. ALL PUBLIC IMPROVEMENTS MUST BE COMPLETED PRIOR TO OCCUPANCY.
3. CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL AND INSURING THE AREA ADJACENT TO THE WORK IS LEFT IN A CLEAN CONDITION.
4. THE CONTRACTOR SHALL REVIEW STD. DETAIL 6-4 ON TREE PROTECTION PRIOR TO ACCOMPLISHING ANY WORK OR REMOVING ANY TREES.
5. UTILIZE BEST MANAGEMENT PRACTICES (BMP'S), AS REQUIRED BY THE STATE WATER RESOURCES CONTROL BOARD, FOR ANY ACTIVITY, WHICH DISTURBS SOIL.
6. ALL NEW ELECTRICAL SERVICE (POWER, PHONE, AND OR CABLE) SHALL BE UNDER GROUND.
7. TO INITIATE RELEASE OF BONDS, CONTACT THE PUBLIC WORKS INSPECTOR FOR FINAL INSPECTION.
8. ALL DOWNSPOUTS TO BE RELEASED TO THE GROUND SURFACE, DIRECTED AWAY FROM BUILDING FOUNDATIONS AND DIRECTED TO LANDSCAPE AREAS.
9. PRIOR TO BEGINNING ANY WORK WITHIN THE PUBLIC RIGHT OF WAY, THE CONTRACTOR WILL BE RESPONSIBLE FOR PULLING AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT.
10. PROVIDE MIN. 5% GRADE SLOPE AWAY FROM FOUNDATION FOR A MIN. DISTANCE OF 10 FEET MEASURE PERPENDICULAR TO THE FACE OF THE WALL.
- WITH EXCEPTION:
 - a. IF BUILDING SITE DOES NOT ALLOW 10 FEET OF SLOPE, INDICATE THE INSTALLATION OF DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE.
 - b. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN 2% AWAY FROM THE BUILDING.
11. (E) DRAINAGE SHALL REMAIN THROUGHOUT CONSTRUCTION.



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PROGRESS

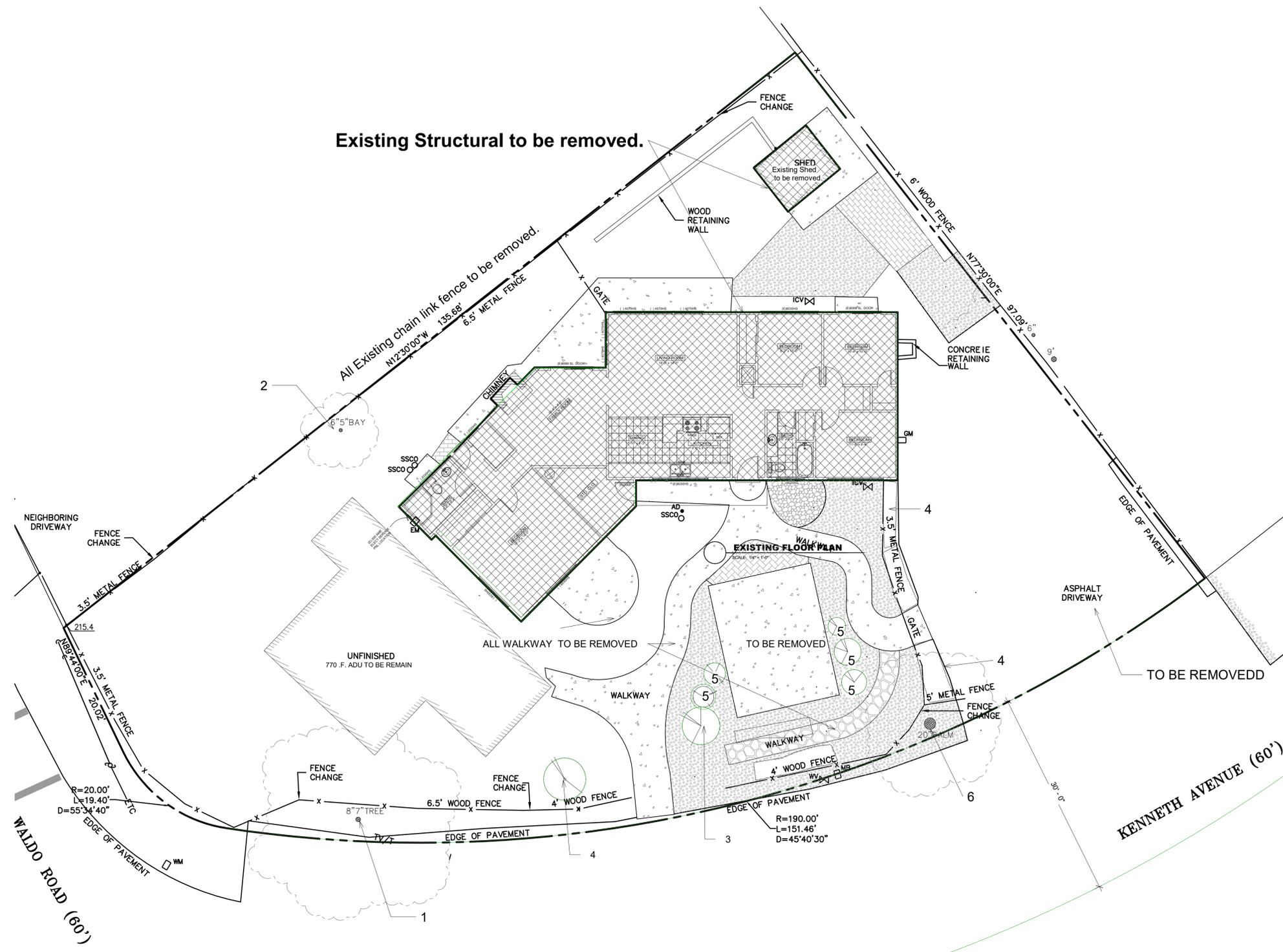
BUILDING OWNER APPROVAL DATE:	<i>San Raju</i>
CLIENT/TITENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

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EXISTING & DEMOLITION FLOOR PLAN

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		

A1.1



LEGEND

BW	BOTTOM RETAINING WALL	WM	WATER METER
EB	ELECTRICAL BOX	WV	WATER VALVE
EM	ELECTRICAL METER	SP	SPOTGRADE
FF	FINISH FLOOR	AS	ASPHALT
FL	FLOW LINE	BR	BRICK
GM	GAS METER	CON	CONCRETE
GA	GUY ANCHOR	GRA	GRAVEL
INV	INVERT	PAV	PAVERS
ICV	IRRIGATION CONTROL VALVE	ROCK	ROCK MOUND
JP	JOINT POLE	STN	STONE
MB	MAIL BOX	EW	EXISTING WALL TO REMOVE
RP	ROOF PEAK		
SSCO	SANITARY SEWER CLEAN-OUT		
SSMH	SANITARY SEWER MAINTENANCE HOLE		
TS	STREET SIGN		
TW	TOP OF RETAINING WALL		

1 EXISTING & DEMOLITION PLAN
 1/8" = 1'-0"

	COMMON NAME	SCIENTIFIC NAME	SIZE (DBH)	SITUATION
1	CAMPOR TREE	CINNAMOMUM CAMPHORA	8.7"	REMAIN
2	BAY LAUREL	LAURUS NOBILIS	6.5"	REMOVE
3	CRAPE MYRTLE	LAGERSTROEMIA INDICA	3"	REMOVE
4	TAWHIWHI	PITTOSPORUM TENUIFOLIUM	3"	REMOVE
5	CAROLINA CHERRY	PRUNUS CAROLINA CHERRY	3"	REMOVE
6	MEXICAN FAN PALM	WASHINGTONIA ROBUSTA	20"	REMOVE



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BUILDING OWNER APPROVAL
DATE: *S. Raju*

CLIENT/TITENANT APPROVAL
DATE: DESIGNER / ARCH. SIGNATURE
DATE:

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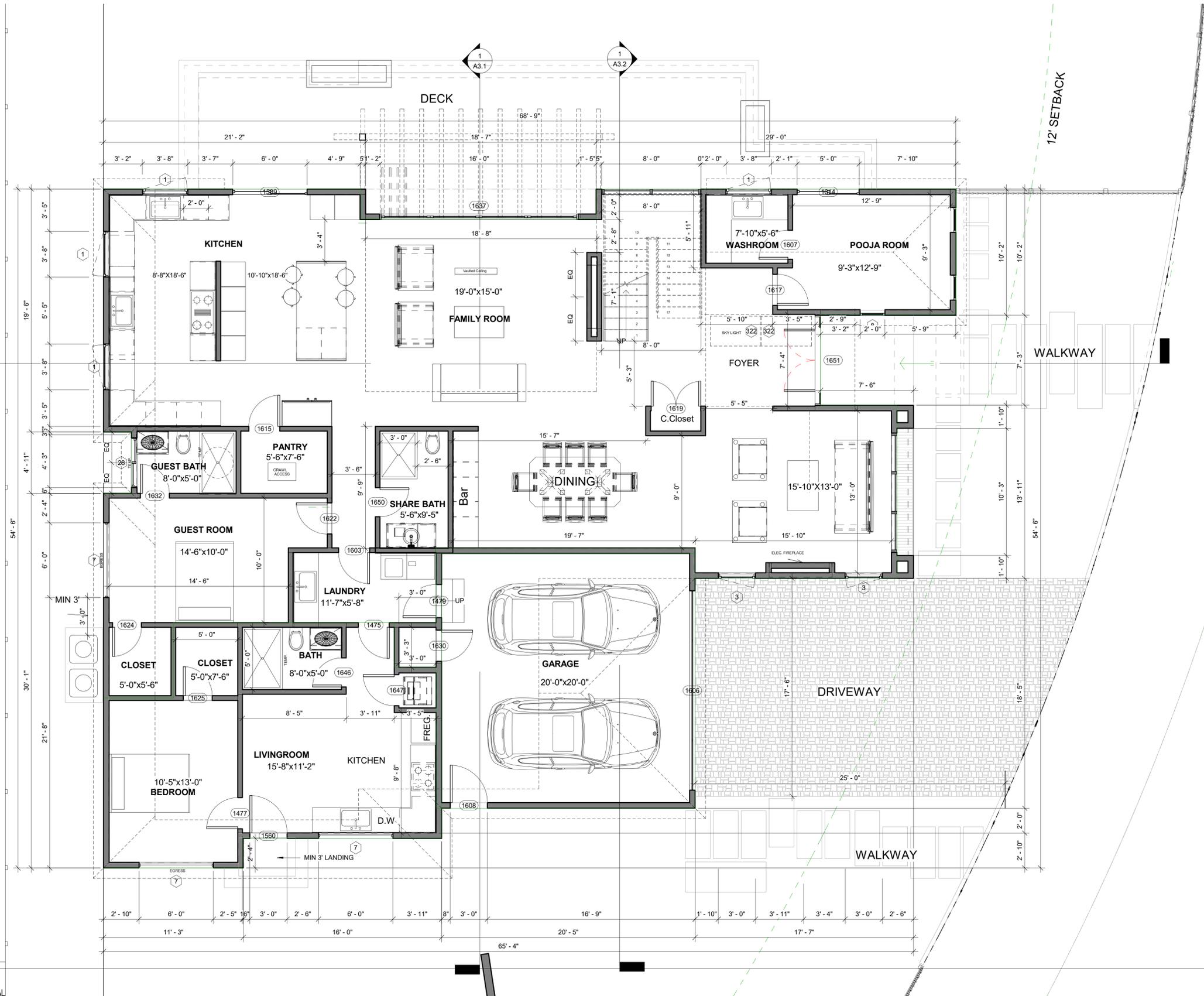
PROPOSED FLOOR PLAN

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

A1.2

LEGEND:

NEW CONSTRUCTION WAL





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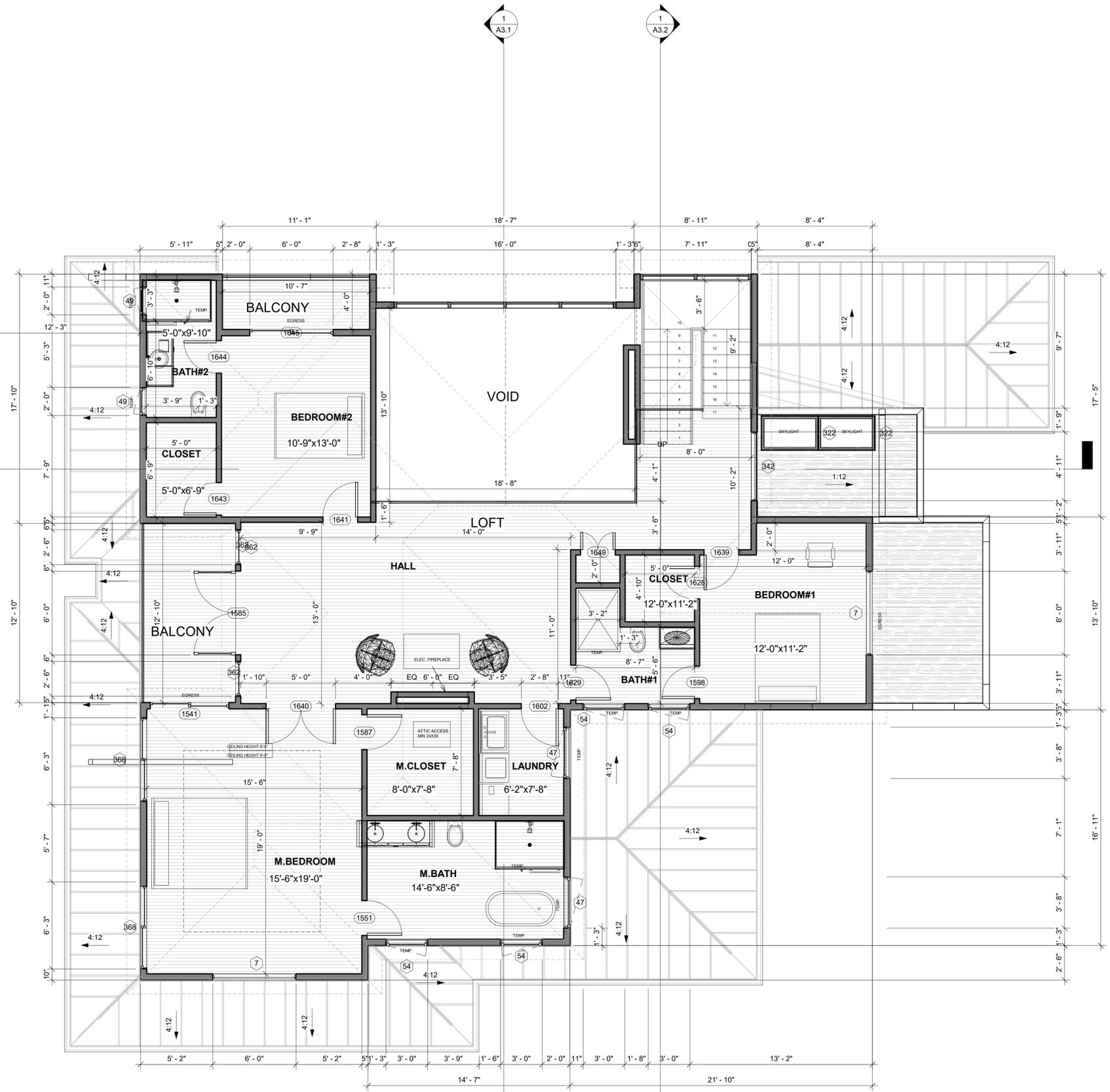
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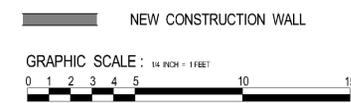
PORPOSED SECOND FLOOR

NORTH	DATE	PROJ.NO	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		

A1.3



LEGEND:



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



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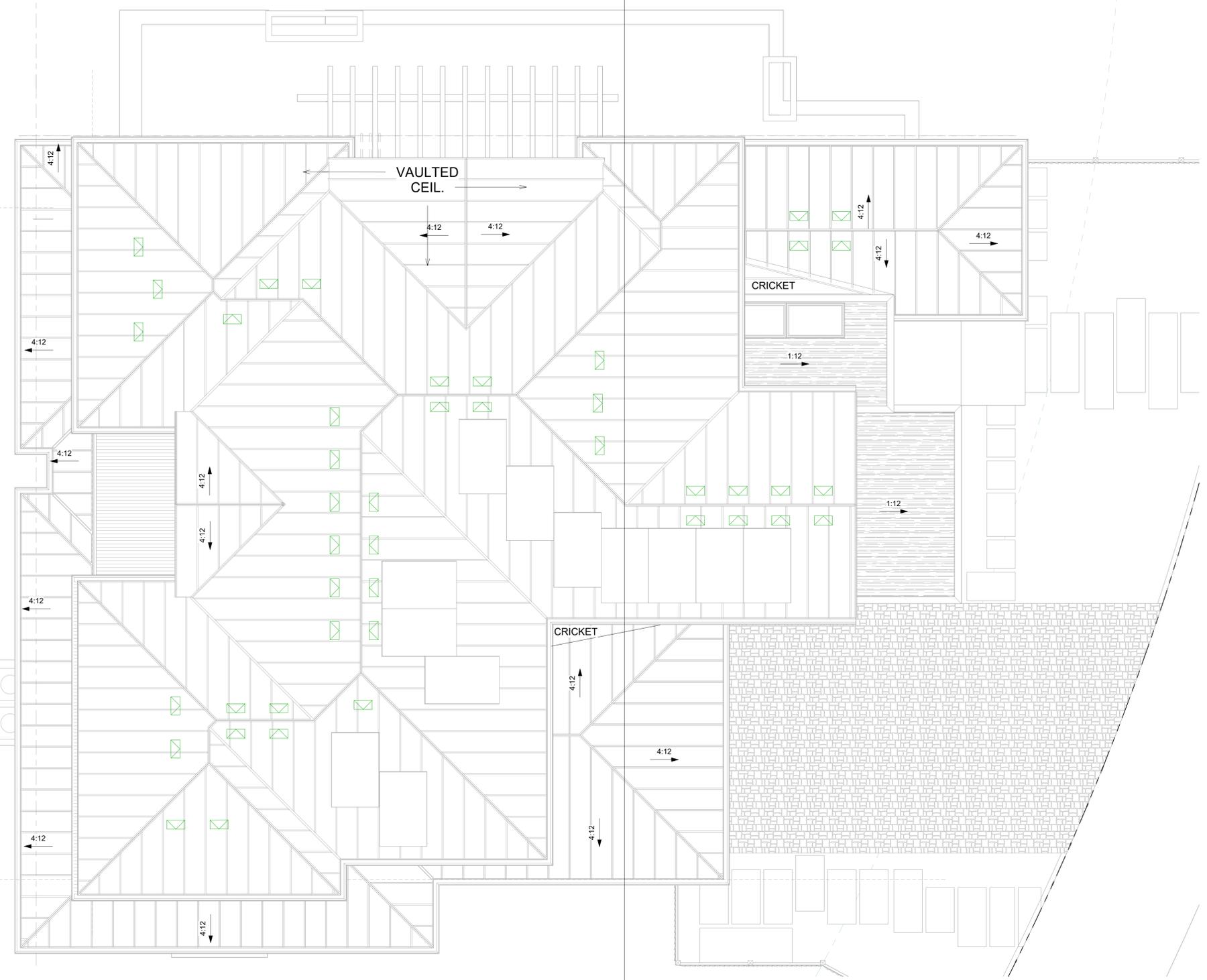
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ROOF PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		

A1.4



ATTIC VENTILATION CALCULATION:	
FIRST ROOF AREA:	1,288 S.F.
VENTILATION REQ: 1,288/300 =	4.29 S.F.
(AT 1/300 W/50% VENTS HIGH & 50% LOW)	
VENTILATION PROVIDED:	
IF JUST LOW VENTS (195)@ .022 S.F.=	4.29 S.F.
LOW VENTS (98)@ .022 S.F.=	2.15 S.F.
HIGH VENTS (7)@ .34 S.F.=	2.15 S.F.
2ND ROOF AREA:	
VENTILATION REQ: 1,651/150 =	11 S.F.
VENTILATION PROVIDED:	
LOW VENTS (250)@ .022 S.F.=	4.9 S.F.
HIGH VENTS (16)@ .34 S.F.=	4.9 S.F.

1 ROOF PLAN
1/4" = 1'-0"

ROOF SLOPE

- ROOF SLOPES ARE SHOWN DIRECTLY ON ROOF PLAN DRAWING.
- ALL FLAT ROOFS AND BALCONIES SHALL SLOPE A MINIMUM OF 1/4" : 12" TOWARD DRAINS.
- IN THE ABSENCE OF SLOPES SHOWN ON STRUCTURAL DRAWINGS OR ARCHITECTURAL DRAWINGS, ROUGH CARPENTER SHALL PROVIDE REQUIRED SHIMMING BELOW ROOF SHEATHING TO ALLOW FOR PROPER SLOPE TO DRAIN.
- NO OBSTACLE SHALL PREVENT WATER FLOW TOWARD DRAINS OF 2% TOWARD DRAINS.

ROOF PENETRATION

- VENTS AT FLAT ROOF AND ROOF STACKS SHALL PROJECT ABOVE ROOF BY THE MINIMUM DISTANCE REQUIRED BY APPLICABLE CODES AND SHALL BE LOCATED IN AREAS NOT VISIBLE FROM STREET. EXACT LOCATION TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION.
- ALL VENTS AND ROOF STACKS TO HAVE RAIN PROTECTION CAPS.
- CONTINUOUS WATERPROOFING AT ALL ROOF PENETRATION SHALL BE PROVIDED WITH W.R. GRACE 4000 BITUMENE WRAPPING AND 24 GA. GALVANIZED METAL FLASHING AND COUNTER FLASHING. ALL JOINTS AT SHEET METAL SHALL BE CAULKED.
- COLOR OF ALL EXPOSED VENTS AND ROOF STACKS TO MATCH ADJACENT ROOF MATERIAL, UNLESS SPECIFIED OTHERWISE BY ARCHITECT.

GUTTERS AND ROOF DRAINS

- GUTTERS SHALL BE CONSTRUCTED OF 24 GA. COPPER METAL WITH 5/8" EXPANSION JOINTS EVERY 30 FEET MAXIMUM.
 - GUTTERS SHALL SLOPE 1/16" PER FOOT TOWARD RAIN WATER LEADERS.
 - UNLESS SPECIFIED OTHERWISE, RAIN WATER LEADERS ARE EXPOSED AND LOCATION IS SHOWN ON ROOF PLAN.
 - PROVIDE DOME WIRE BASKET AT EACH RAIN WATER LEADER.
- NOTE: ALL ROOF DRAINS SHALL CONNECT TO SUBSURFACE DRAINAGE SYSTEM WHICH SHALL DISCHARGE AT STREET.



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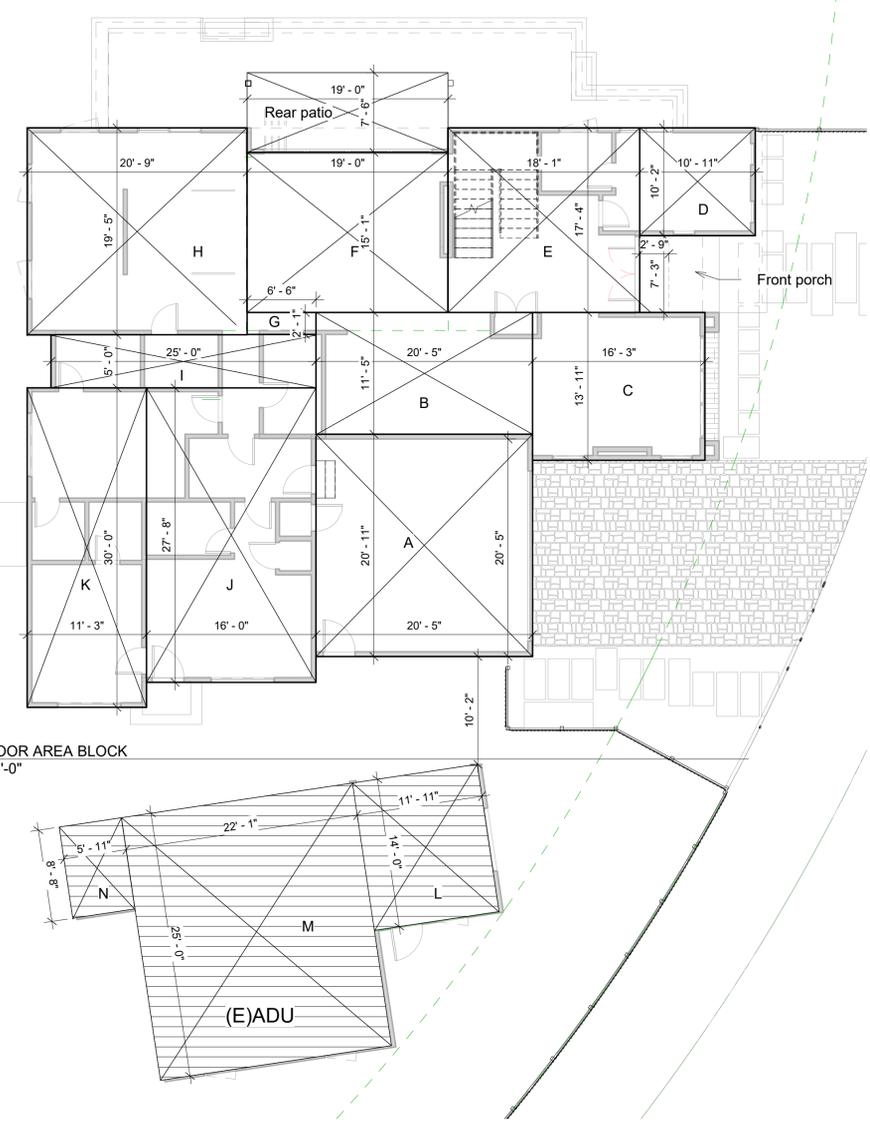
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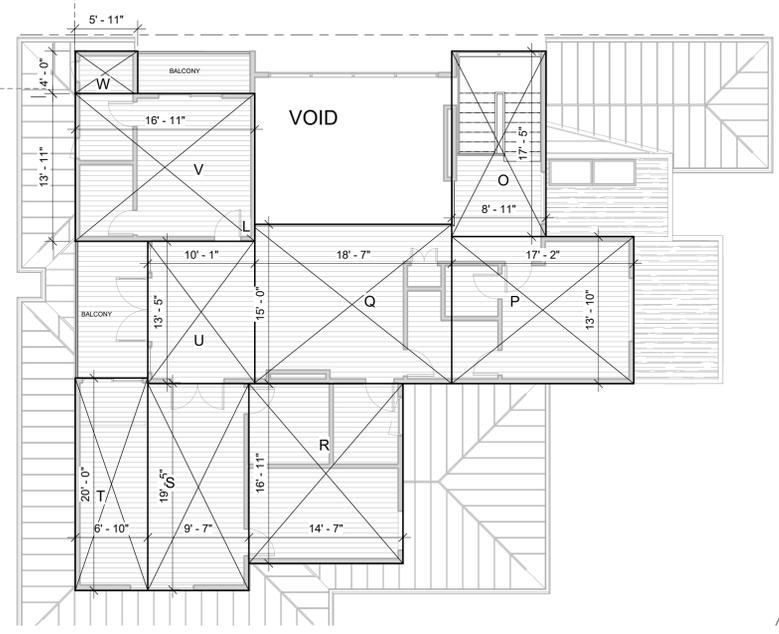
AREA BLOCK

NORTH	DATE	PROJ.NO	SCALE	DRAWING
DRAWN	CKD BY	FLOOR		

A1.5



1 1ST FLOOR AREA BLOCK
1/8" = 1'-0"



2 2ND LEVEL BLOCK AREA
1/8" = 1'-0"

AREA CALCULATION:

LOT GROSS AREA	11,600 S.F.
LOT NET AREA	10,689 S.F.
(E) MAIN FLOOR PLAN (TO BE REMOVED)	1,656 S.F.
(E) ADU(UNDER CONSTRUCTION)	770 S.F.
(N) 1ST FLOOR MAIN LIVING AREA:	2,052 S.F.
(N) 1ST FLOOR JADU AREA:	446 S.F.
(N) TOTAL 1ST FLOOR LIVING AREA:	2,498 S.F.
(N) 2ND FLOOR AREA:	1,635 S.F.
(N) TOTAL LIVING AREA:	4,133 S.F.
(N) GARAGE:	427 S.F.
TOTAL (N)BUILDING:	4,560 S.F.
TOTAL BUILDING INCLUDING (E)ADU:	5,330 S.F.

STATEWIDE EXEMPTION ADUS:

AN ADU NO LARGER THAN 800 SF IN FLOOR AREA, INCLUSIVE OF GARAGE AREA, WITH REAR AND INTERIOR SIDE SETBACKS OF NO LESS THAN 4 FEET, AND A HEIGHT NOT EXCEEDING 18-FEET, IS EXEMPT FROM THE OTHERWISE REQUIRED (1) FRONT-YARD SETBACK, (2) BUILDING SEPARATION, (3) FLOOR AREA RATIO, (4) LOT COVERAGE, (5) OPEN SPACE, AND (6) DESIGN REQUIREMENTS.

FLOOR AREA RATIO (FAR) = (4,560/10,689)X100=42.6% < 45%

LOT COVERAGE: 1st FLOOR BLDG AREA (2,498+427) S.F
FRONT COVERED PORCH 20 S.F
REAR COVER PORCH 142 S.F
TOTAL: (2,498+427+20+142)= 3,087 S.F

(3,087/10,689)X100 = 29% < 35%



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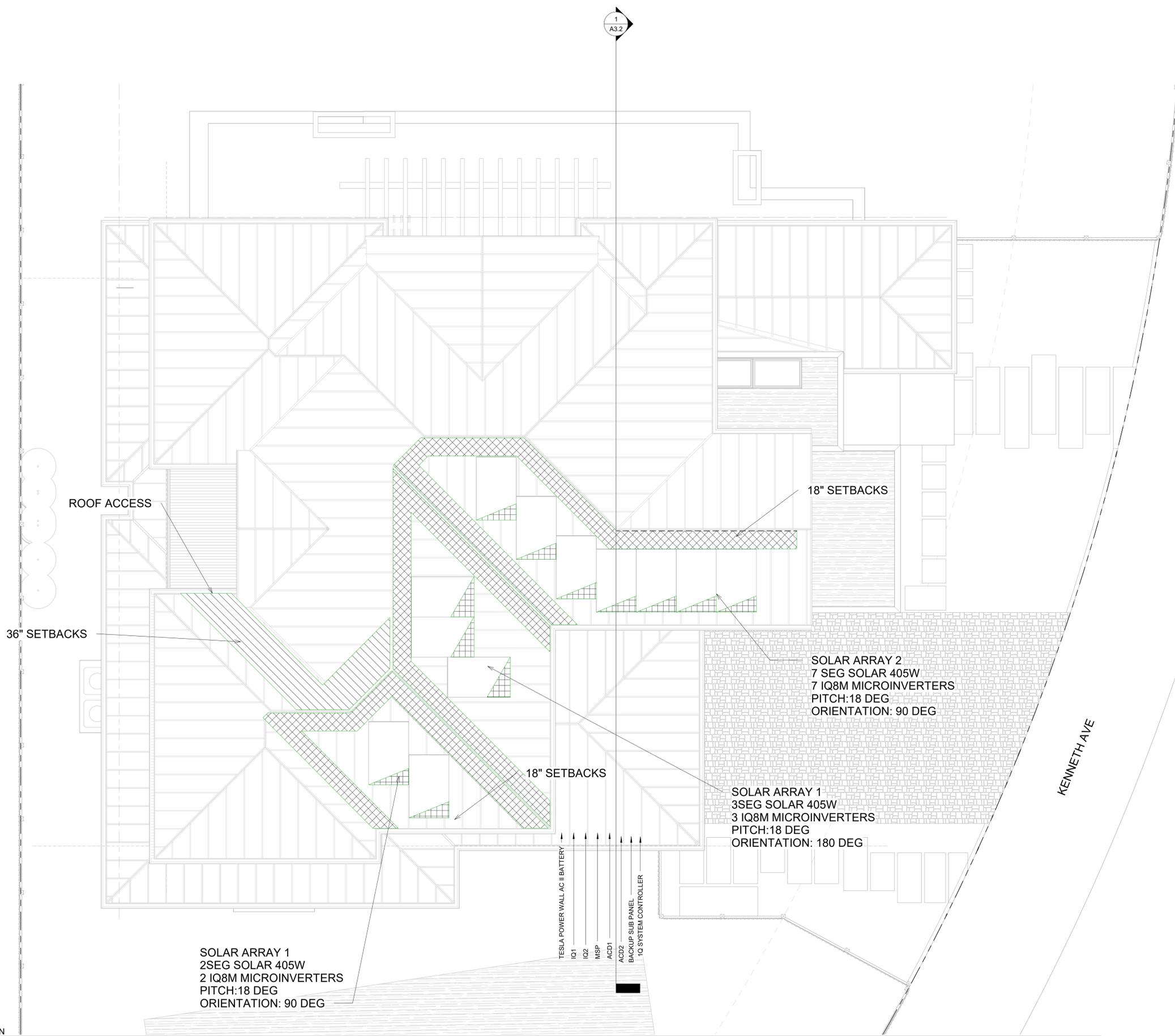
PV PLAN

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

A1.6

① PV PLAN
1/4" = 1'-0"

36" SETBACKS
18" SETBACKS





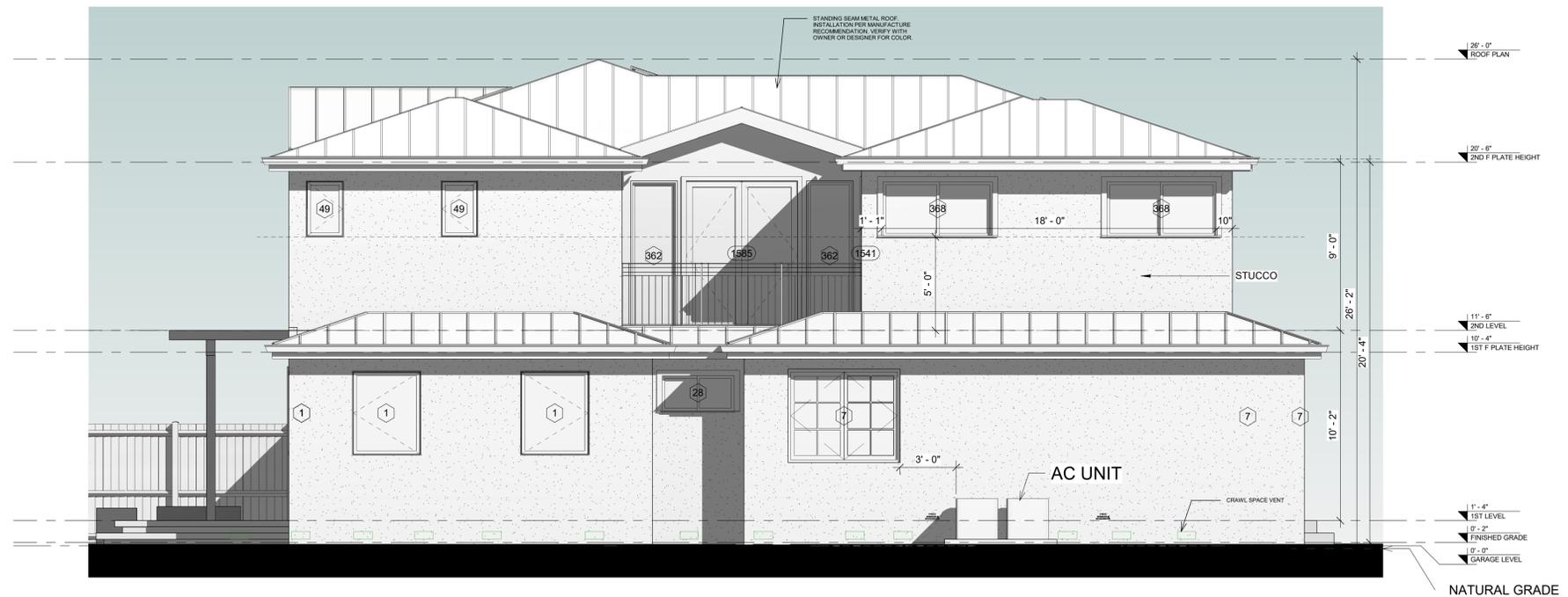
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1 FRONT ELEVATION
1/4" = 1'-0"



2 REAR ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

STUCCO LATH SHALL HAVE TWO LAYERS OF GRADE "D" PAPER WHEN APPLIED OVER WOOD SHEATHING. PROVIDE WEEP SCREED AT THE BOTTOM OF ALL FRAMED EXTERIOR WALLS AND SOFFITS. WEEP SCREED SHALL HAVE A MINIMUM CLEARANCE OF 2" TO A PAVED SURFACE OR 4" TO EARTH.
WEATHER RESISTIVE BARRIERS SHALL BE INSTALLED AS REQUIRED IN SECTION R703.2 AND, WHERE APPLIED OVER WOODBASED SHEATHING, SHALL INCLUDE A WATER-RESISTIVE VAPOR-PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D PAPER (R703.6.3). PLASTERING WITH PORTLAND CEMENT PLASTER SHALL NOT BE LESS THAN THREE COATS WHEN APPLIED OVER METAL LATH OR WIRE LATH AND SHALL BE NOT LESS THAN TWO COATS WHEN APPLIED OVER MASONRY, CONCRETE, PRESSURE-PRESERVATIVE TREATED WOOD OR DECAY-RESISTANT WOOD AS SPECIFIED IN SECTION R317.1 OR GYPSUM BACKING (R703.6.2).

A MINIMUM 26 GA. GALVANIZED CORROSION RESISTANT WEEP SCREED WITH: (R703.6.2.1) 1) A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE AT ALL EXTERIOR WALLS. THE SCREED SHALL BE PLACED A MINIMUM OF 4 INCHES ABOVE EARTH OR 2 INCHES ABOVE PAVED AREA.

AN APPROVED ADDRESS NUMBER ON BUILDING ELEVATION IS PLAINLY LEGIBLE AND VISIBLE FROM THE ADJACENT ACCESS STREET OR ROAD. THE NUMBERS NEED TO CONTRAST WITH THEIR BACKGROUND, AND BE A MINIMUM OF 4" HIGH, WITH A MINIMUM STROKE OF 1/2" (CRC 319.1). 6" K"-STYLE GUTTER WITH 4" ROUND DOWNSPOUT SHALL BE PROVIDED.

CRAWL SPACE VENTILATION CALC.:

NEW LIVING AREA :2,680 SF.
VENT DIMENSION: (6" X 16") = 0.667 SF
FORMULA: AREA (2,680) / 150 = REQUIRED VENTILATION AREA (17.86 SQF)
VENT NUMBERS=VENTILATION AREA(17.86) /VENT AREA(0.667)=26.77(27)

1ST FLOOR ATTIC VENTILATION CALC.:

FLAT CEILING AREA: 1,288 SF
FORMULA: AREA (1,288) / 150 = REQUIRED VENTILATION AREA (8.58SF) 50% OF REQUIRED VENTILATION AREA (8.58 SF) = 4.29 SF.

50% OF THE VENTILATION TO OCCUR AT EAVE/CORNICE LINE, PER SEC. R 806.1 OF 2013 CRC.

METHOD A: ATTIC VENT (CIRCULAR VENT)
VENT DIMENSION: (2") = 0.022 SF.

VENT NUMBERS= VENTILATION AREA (4.29) /VENT AREA (0.022) = 195

50% OF THE VENTILATION TO OCCUR AT A LEVEL 3- FEET ABOVE THE EAVE/ CORNICE LINE, PER SEC. R 806.1 OF 2013 CRC.

METHOD B : RIDGE VENT (EYEBROW VENT)

VENT DIMENSION: 18 SIN. PER LINEAR FOOT= 0.125 SF
VENT LINEAR= VENTILATION AREA (4.29) /VENT AREA (0.125) = 34.32 FT.

2ND FLOOR ATTIC VENTILATION CALC.:

FLAT CEILING AREA: 1,470 SF
FORMULA: AREA (1,470) / 150 = REQUIRED VENTILATION AREA (9.8SF) 50% OF REQUIRED VENTILATION AREA (9.80 SF) = 4.90 SF.

50% OF THE VENTILATION TO OCCUR AT EAVE/CORNICE LINE, PER SEC. R 806.1 OF 2013 CRC.

METHOD A: ATTIC VENT (CIRCULAR VENT)
VENT DIMENSION: (D 2") = 0.022 SF.

VENT NUMBERS = VENTILATION AREA (4.9) / VENT AREA (0.022) = 222.72 (223)
50% OF THE VENTILATION TO OCCUR AT A LEVEL 3- FEET ABOVE THE EAVE/CORNICE LINE, PER SEC. R 806.1 OF 2013 CRC.

METHOD B: RIDGE VENT (EYEBROW VENT)
VENT DIMENSION: 18 SIN. PER LINEAR FOOT= 0.125 SF.

VENT LINEAR = VENTILATION AREA (4.90) / VENT AREA (0.125) = 39 FT.

VENTILATION NOTES :

BOTH METHODS A & B SHOULD BE DONE BY CONTRACTOR.
NEW VENTS IN CRAWL SPACE DOES NOT INTERFERE WITH ANY BRACE WALLS/SHEAR PANELS.

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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	<i>San Raju</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

EXTERIOR ELEVATIONS

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

A2.1



ARCHIGATE
CONSTRUCTION

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CAMPBELL CA, 9008

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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL
DATE: *S. Raju*

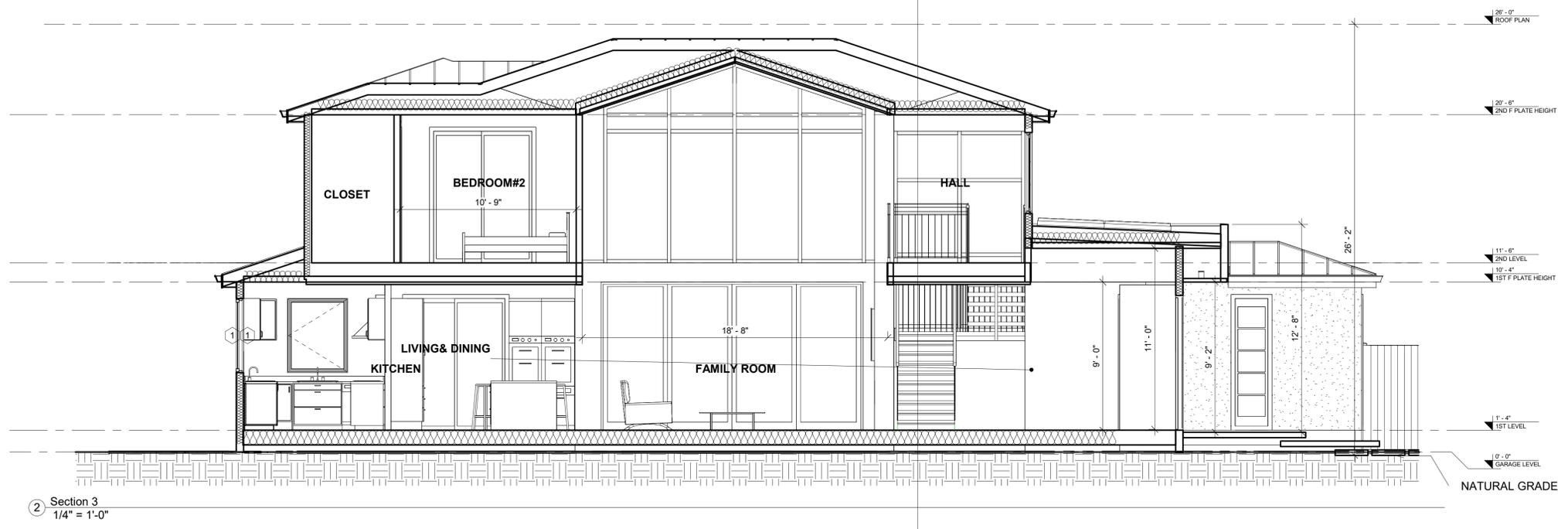
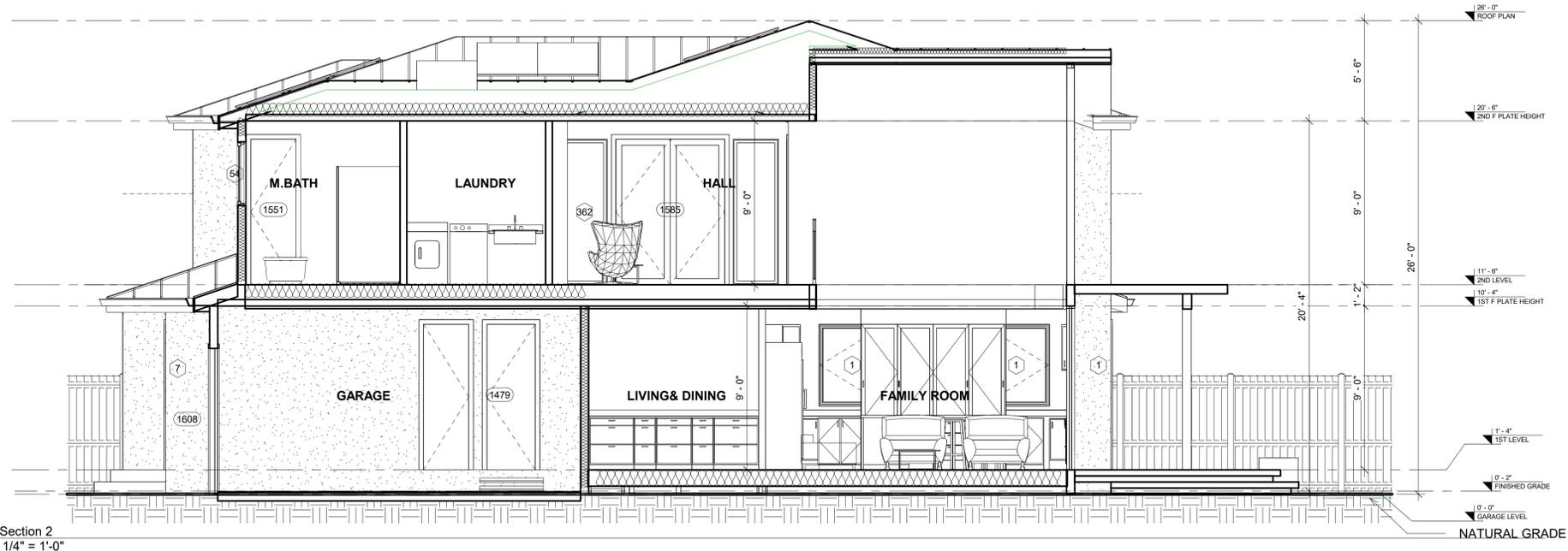
CLIENT/TENANT APPROVAL
DATE: DESIGNER / ARCH. SIGNATURE
DATE:

DHULIPALA'S RESIDENCE

SECTIONS

NORTH	DATE	PROJ.NO	SCALE	DRAWING

A3.1





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NO	DESCRIPTION	DATE	BY

PROGRESS

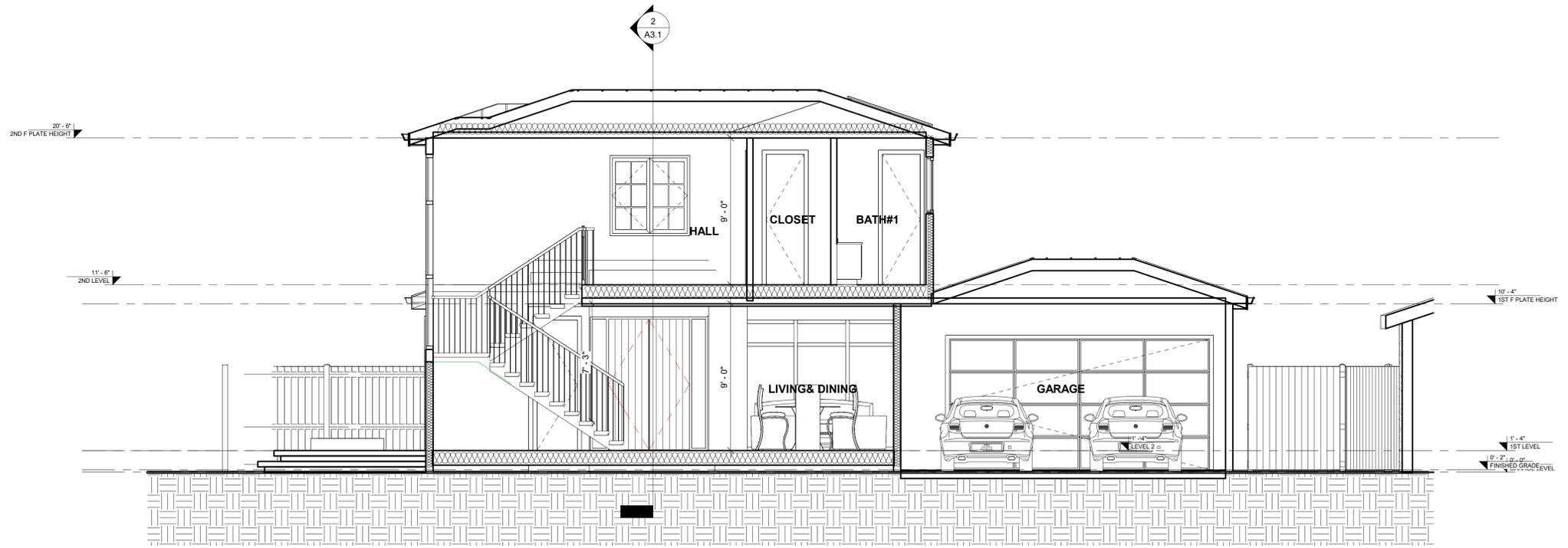
BUILDING OWNER APPROVAL DATE:	<i>San Diego</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

SECTIONS & STREET VIEW

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

A3.2



1 Section 4
1/4" = 1'-0"



ADU UNDER CONSTRUCTION
Permit # BLD2022-1607

HEIGHT OF ADU

2 FRONT ELEVATION WITH THE ADU
1/4" = 1'-0"



SOUTH VIEW



CORNER VIEW



FRONT VIEW



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NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	<i>San Diego</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

STREET VIEW

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

A3.3



**DHULIPALA'S RESIDENCE:
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CAMPBELL CA, 9008**

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NO	DESCRIPTION	DATE	BY

PROGRESS

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

DHULIPALA'S RESIDENCE

SAMPLED BOARD

NORTH	DATE	PROJ.NO	SCALE	DRAWING

A4.1

EXTERIOR MATERIAL SCHEDULE

TITEL	TYPE	INFO
ROOF	STANDING SEAM METAL ROOF	138T AND 238T STANDING SEAM
WALL	STUCCO	SMOOTH/ WHITE
RAILING		STEEL WIRE WPIP
SIDING	SLATEPANEL	OAK COMPOSITE WOOD
GARAGE DOOR	ALUMINUM	
DOOR		OAK COLOR
WINDOW	MILGARD	CHARCOL

STUCCO



ROOF



COMPOSITE WOOD



GARAGE DOOR





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NO	DESCRIPTION	DATE	BY

28'-0" ROOF PLU PROGRESS

BUILDING OWNER APPROVAL
DATE: *San Diego*

CLIENT/TENANT APPROVAL
DATE: DESIGNER / ARCH. SIGNATURE
DATE:

DHULIPALA'S RESIDENCE

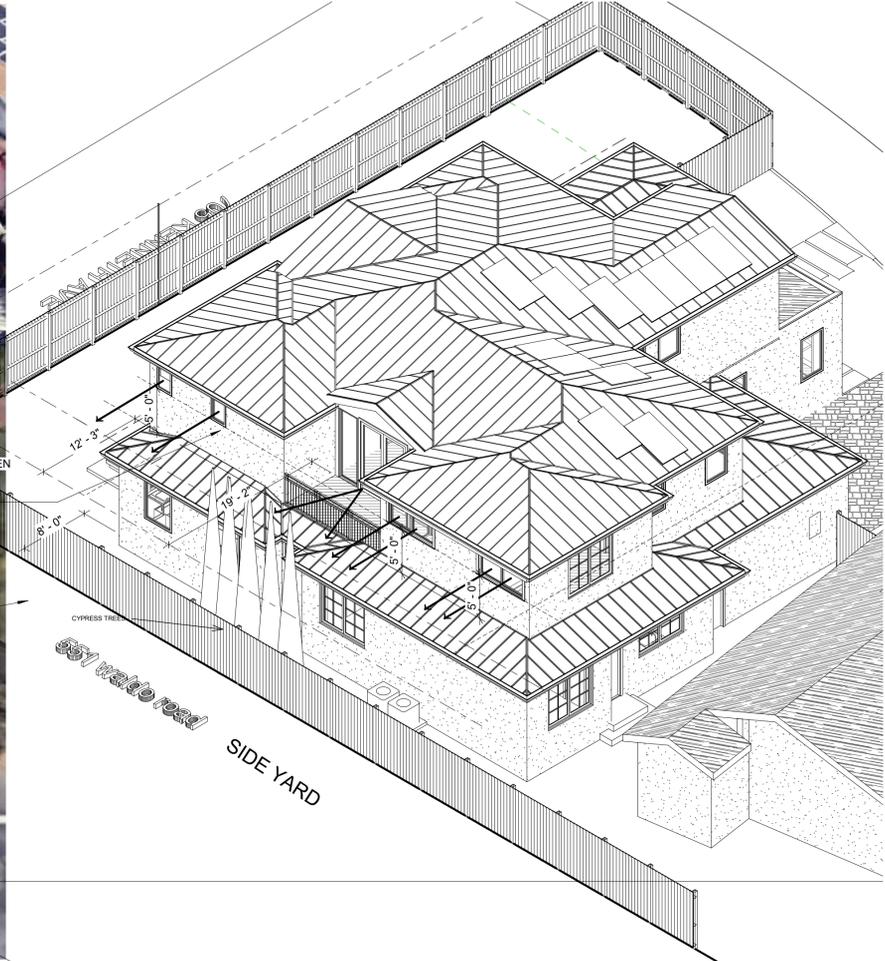
PRIVACY PLAN

11'-4" 2ND FLOOR
10'-4" 1ST FLOOR
DRAWN: [] CKD BY: [] FLOOR

A4.2

1'-4" 1ST LEVEL

0'-0" GARAGE LEVEL



1 REAR ELEVATION FOR PRIVACY
1/4" = 1'-0"



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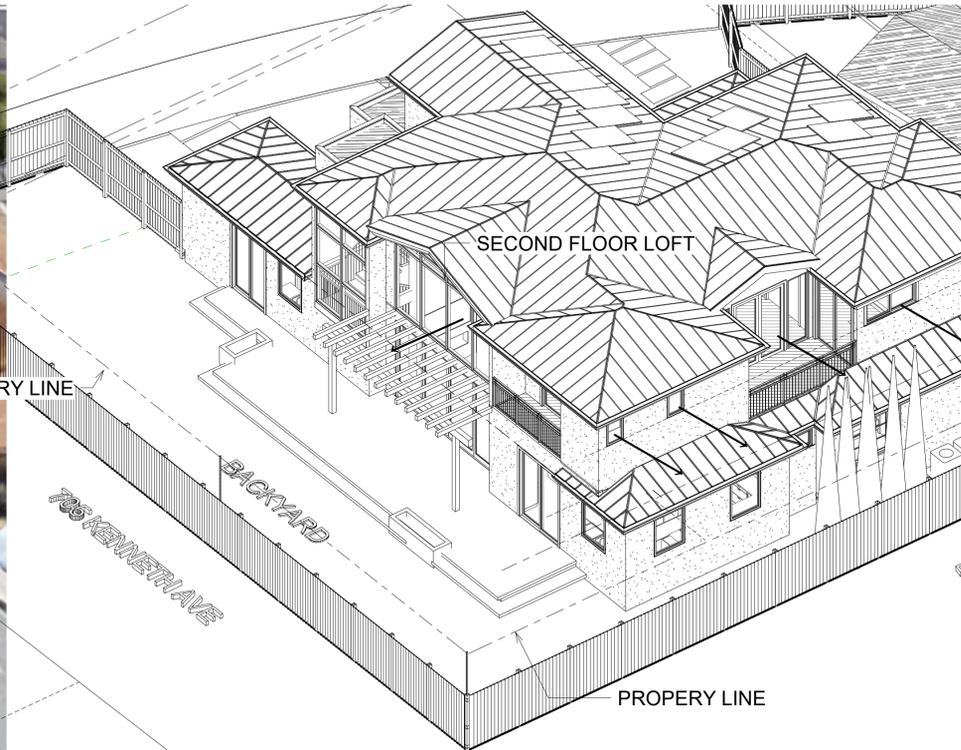
NO	DESCRIPTION	DATE	BY

PROGRESS

BUILDING OWNER APPROVAL DATE:	<i>S. Raju</i>
CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE			
PRIVACY PLAN			
NORTH	DATE	PROJ. NO.	SCALE
DRAWN	CKD. BY	FLOOR	

A4.3



1 PRIVACY PLAN 705 KENNETH



2 NORTH ELEVATION FOR PRIVACY
1/4" = 1'-0"

DHULIPALA'S RESIDENCE:
725 KENETH AVE
CAMPBELL CA, 9008

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CLIENT/TENANT APPROVAL DATE:	DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

GRADING PLAN & DRAINAGE

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

C1

GRADING & DRAINAGE NOTES:

- NOTE: THIS DRAWING IS APPROVED SUBJECT TO:
- ALL GRADING IS SUBJECT TO OBSERVATION BY THE CITY. PERMITTEE OR REPRESENTATIVE SHALL NOTIFY THE CITY OF CAMPBELL DEPARTMENT OF PUBLIC WORKS PROJECT INSPECTOR AT LEAST 48 HOURS BEFORE START OF ANY GRADING.
 - APPROVAL OF THIS PLAN APPLIES ONLY TO (A) THE EXCAVATION, PLACEMENT, AND COMPACTION OF NATURAL EARTH MATERIALS, (B) THE INSTALLATION OF ON-SITE (I.E. PRIVATE PROPERTY) STORM WATER CONVEYANCE AND TREATMENT FACILITIES THAT ARE OUTSIDE OF THE 5-FOOT BUILDING ENVELOPE, AND (C) THE INSTALLATION OF RETAINING STRUCTURES. THIS APPROVAL DOES NOT CONFER ANY RIGHTS OF ENTRY TO EITHER PUBLIC PROPERTY OR THE PRIVATE PROPERTY OF OTHERS. APPROVAL OF THIS PLAN ALSO DOES NOT CONSTITUTE APPROVAL OF ANY IMPROVEMENTS WITH THE EXCEPTION OF THOSE LISTED ABOVE. PROPOSED IMPROVEMENTS, WITH THE EXCEPTION OF THOSE LISTED ABOVE, ARE SUBJECT TO REVIEW AND APPROVAL BY THE RESPONSIBLE AUTHORITIES AND ALL OTHER REQUIRED PERMITS SHALL BE OBTAINED.
 - UNLESS OTHERWISE NOTED ON THE PLAN, ANY DEPICTION OF A RETAINING STRUCTURE ON THIS PLAN SHALL NOT CONSTITUTE APPROVAL FOR CONSTRUCTION OF THE RETAINING STRUCTURE UNLESS A SEPARATE STRUCTURAL REVIEW, BY THE DEPARTMENT OF PUBLIC WORKS IS COMPLETED AND APPROVED.
 - IT SHALL BE THE RESPONSIBILITY OF THE PERMITTEE OR AGENT TO IDENTIFY, LOCATE AND PROTECT ALL UNDERGROUND FACILITIES.
 - THE PERMITTEE OR AGENT SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHTS-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.
 - ALL GRADING SHALL BE PERFORMED IN SUCH A MANNER AS TO COMPLY WITH THE STANDARDS ESTABLISHED BY THE AIR QUALITY MANAGEMENT DISTRICT FOR AIRBORNE PARTICULATES.
 - IN THE EVENT THAT HUMAN REMAINS AND/OR CULTURAL MATERIALS ARE FOUND, ALL PROJECT-RELATED CONSTRUCTION SHOULD CEASE WITHIN A 100-FOOT RADIUS. THE CONTRACTOR SHALL, PURSUANT TO SECTION 7050.5 OF THE HEALTH AND SAFETY CODE, AND SECTION 5097.94 OF THE PUBLIC RESOURCES CODE OF THE STATE OF CALIFORNIA, NOTIFY THE MARIN COUNTY CORONER IMMEDIATELY.
 - THIS PLAN DOES NOT APPROVE THE REMOVAL OF TREES. APPROPRIATE TREE REMOVAL PERMITS AND METHODS OF TREE PRESERVATION SHOULD BE OBTAINED FROM THE CITY'S PLANNING DEPARTMENT AND THE CITY ARBORIST.
 - FOR NON-RESIDENTIAL PROJECTS, ANY NON-HAZARDOUS EXPORT RESULTING FROM PROJECT RELATED EXCAVATION OR LAND CLEARING SHALL BE 100% REUSED AND RECYCLED PER CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 5.405.
 - ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS OF THE PROJECT GEOTECHNICAL REPORT AND/OR THE PROJECT SOIL ENGINEER. ALL GRADING WORK SHALL BE OBSERVED AND APPROVED BY THE SOIL ENGINEER. REPORT DATE: REPORT NUMBER: SOILS ENGINEERING COMPANY: CONTACT INFORMATION:
 - THE SOIL ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS BEFORE BEGINNING ANY GRADING. UNOBSERVED AND/OR UNAPPROVED GRADING WORK SHALL BE REMOVED AND REPLACED UNDER OBSERVATION.
 - PERIMETER BUILDING GRADES SHALL SLOPE AWAY FROM BUILDINGS AT LEAST 5% MINIMUM
 - ALL DOWNSPOUTS SHALL HAVE SPLASH BOXES AS SHOWN ON THE GRADING AND DRAINAGE PLAN. DIRECTION OF THE FLOW SHALL BE AWAY FROM THE BUILDING.
- BENCH MARK
CITY OF CAMPBELL BENCHMARK 620, BRASS DISK (STAMPED SANTA CLARA COUNTY WATER DISTRICT, R2020) ON TOP OF THE SOUTHERLY END OF THE HEADWALL AT THE NORTHEASTERLY CORNER OF VIRGINIA AVE AND BUDD AVE. CITY OF CAMPBELL, ELEVATION = 212.63' (NAVD 88 DATUM)
ALL TOPOGRAPHIC FEATURES AND ELEVATIONS HAD BEEN TAKEN FROM SURVEYS BY OTHERS, PROVIDED BY THE OWNER

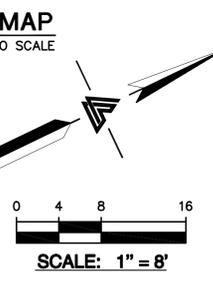
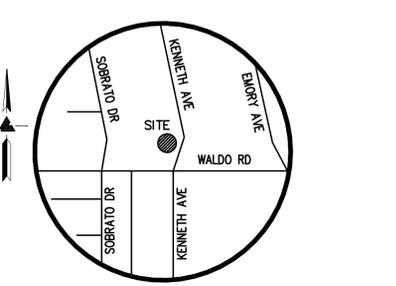
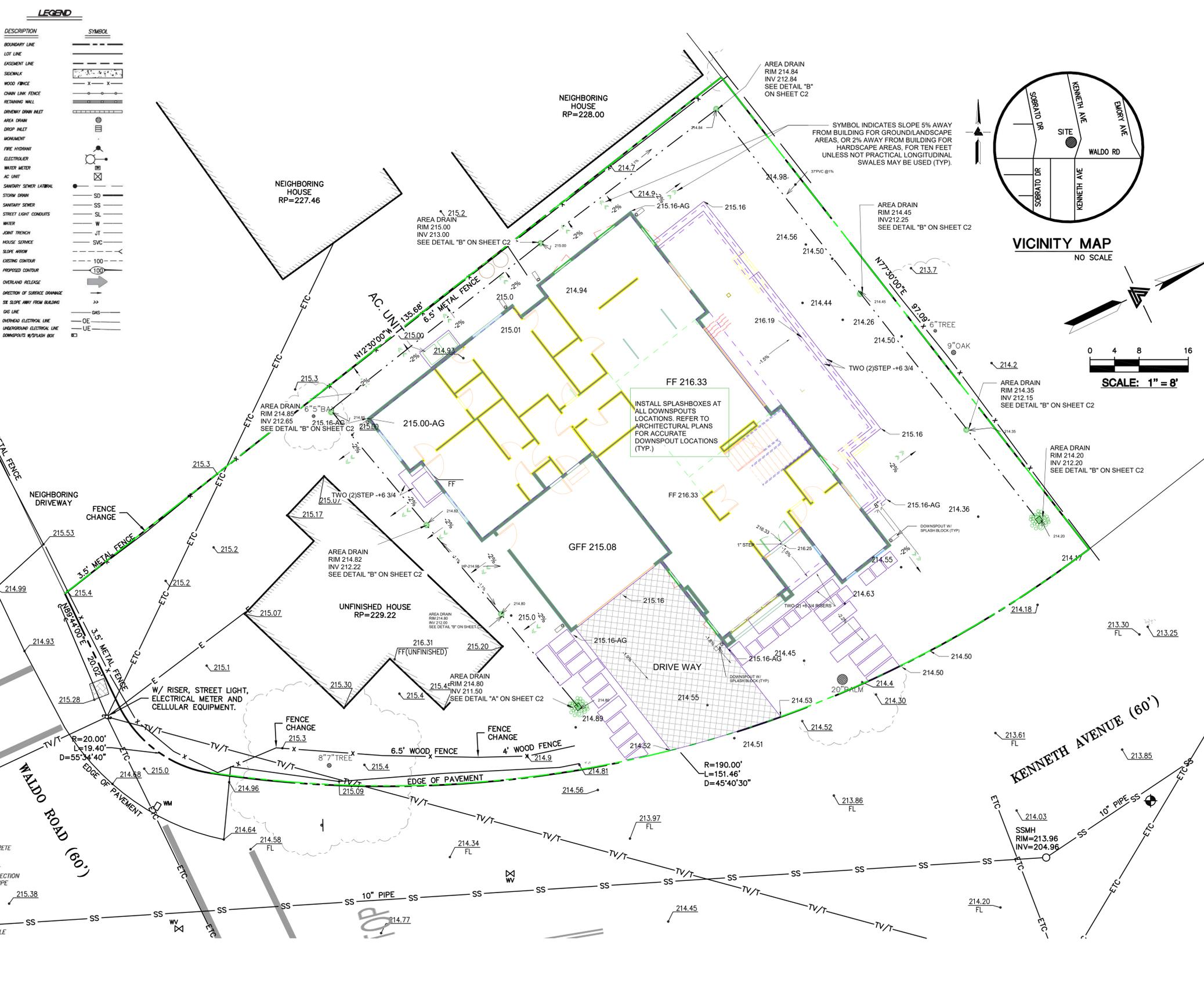
EARTH WORK QUANTITIES

CUT: 100 CY
FILL: 50 CY
EXPORT: 50 CY
IMPORT: 0 CY

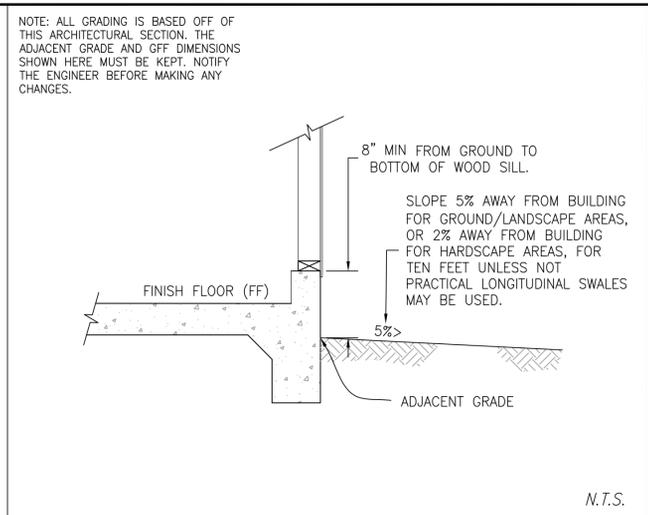
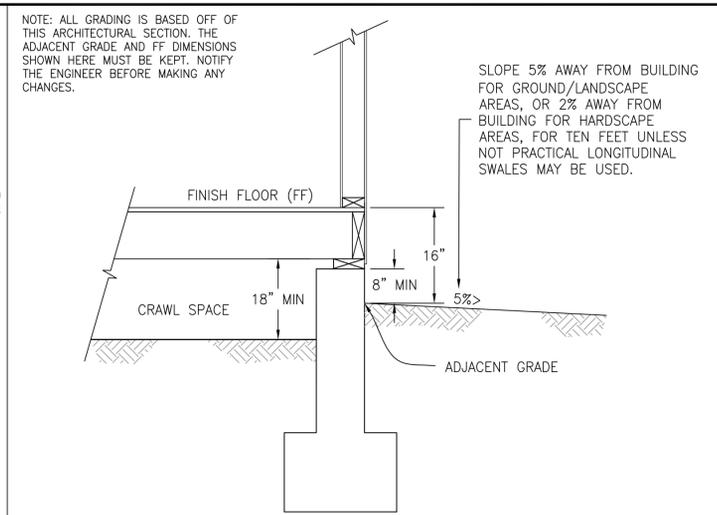
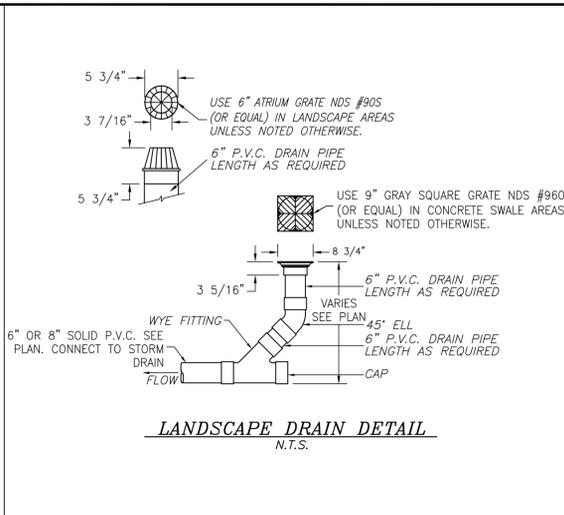
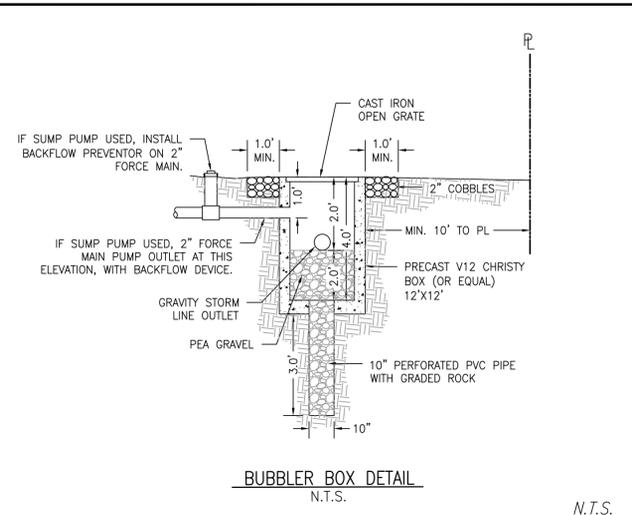
NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.

ABBREVIATIONS

- | | |
|--------------------------------|--------------------------------------|
| AC = ASPHALT CONCRETE | LP = LOW POINT |
| AD = AREA DRAIN | PAE = PAD ELEVATION |
| BC = BEGIN CURVE | PCC = PORTLAND CEMENT CONCRETE |
| BS = BOTTOM OF STAIR | PL = PROPERTY LINE |
| BU = BUBBLE UP | PV = PAVEMENT GRADE |
| BVC = BEGIN VERTICAL CURVE | PVC = POLYVINYL CHLORIDE PIPE |
| BWM = BOTTOM OF RETAINING WALL | PVI = POINT OF VERTICAL INTERSECTION |
| CB = CATCH BASIN | RCP = REINFORCED CONCRETE PIPE |
| CL = CENTERLINE | ROW = RIGHT OF WAY |
| CO = CLEANOUT | S=0.00% SLOPE |
| CS = DOWNSPOUT WITH SPLASH BOX | SD = STORM DRAIN |
| EC = END CURVE | SDMH = STORM DRAIN MANHOLE |
| ELEV. = ELEVATION | SG = SUBGRADE ELEVATION |
| EVC = END VERTICAL CURVE | SS = SANITARY SEWER |
| EX = EXISTING | SSMH = SANITARY SEWER MANHOLE |
| F/C = FACE OF CURB | STA = STATION |
| FF = FINISHED FLOOR ELEVATION | TC = TOP OF CURB |
| FH = FIRE HYDRANT | TF = TOP OF FENCE |
| FL = FLOW LINE | TRW = TOP OF RETAINING WALL |
| GB = GRADE BREAK | TS = TOP OF STAIR |
| GFF = GARAGE FINISH FLOOR | TW = TOP OF WALL |
| HP = HIGH POINT | VCP = VITRIFIED CLAY PIPE |
| HC = HANDICAP UNIT | WM = WATER METER |
| INV = INVERT | WV = WATER VALVE |



① GRADING
1/8" = 1'-0"

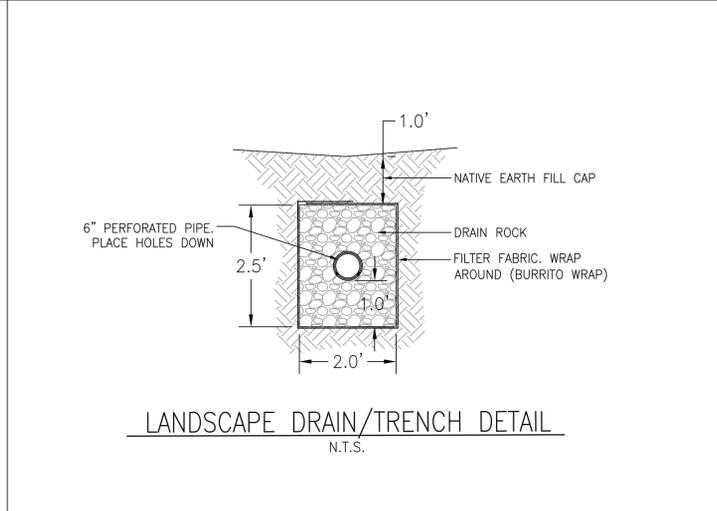


A BUBBLER BOX DETAIL

B AREA DRAIN DETAIL

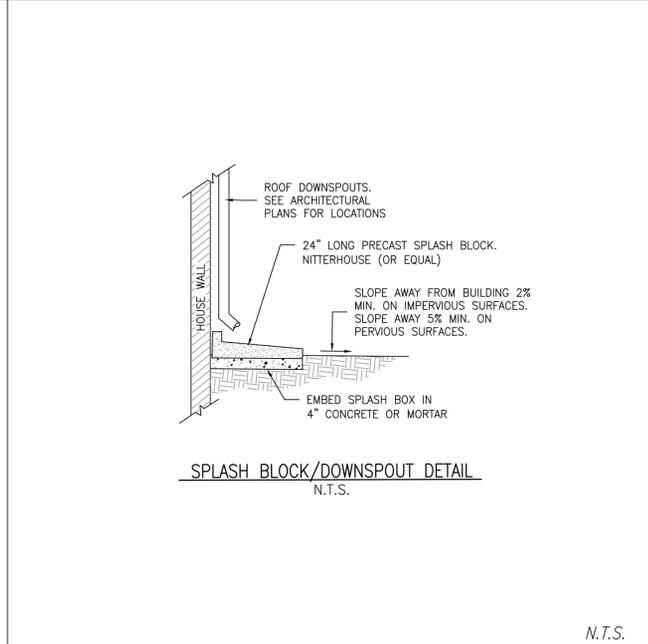
C TYPICAL FOUNDATION/FF/GROUND SECTION

D TYPICAL FOUNDATION/GFF/GROUND SECTION



F LANDSCAPE DRAIN/TRENCH DETAIL

G EARTHEN SWALE DETAIL



E NOT USED

H NOT USED

I SPLASH BLOCK/DOWNSPOUT DETAIL



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NO	DESCRIPTION	DATE	BY

PROGRESS

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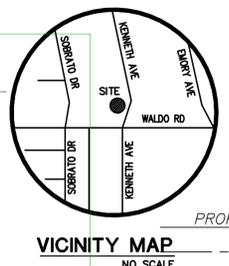
DHULIPALA'S RESIDENCE

GRADING PLAN & DRAINAGE CONSTRUCTION DETAILS

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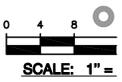
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C2



LEGEND

PROPOSED	DESCRIPTION
	SITE BOUNDARY
	STABILIZED CONSTRUCTION ENTRANCE 2"-3" ROCK (MIN)
	FIBER ROLL
	INLET PROTECTION



MAINTENANCE NOTES

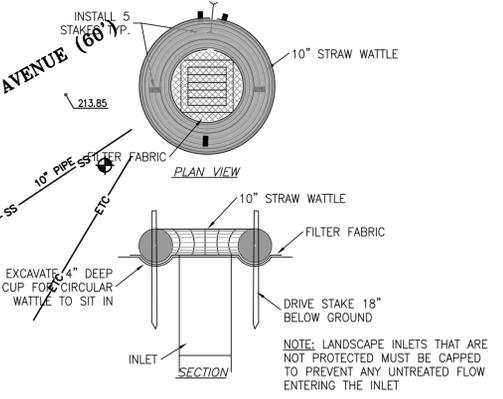
- MAINTENANCE IS TO BE PERFORMED AS FOLLOWS:
- REPAIR DAMAGES CAUSED BY SOIL EROSION OR CONSTRUCTION AT THE END OF EACH WORKING DAY.
 - SWALES SHALL BE INSPECTED PERIODICALLY AND MAINTAINED AS NEEDED.
 - SEDIMENT TRAPS, BERMS, AND SWALES ARE TO BE INSPECTED AFTER EACH STORM AND REPAIRS MADE AS NEEDED.
 - SEDIMENT SHALL BE REMOVED AND SEDIMENT TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN SEDIMENT HAS ACCUMULATED TO A DEPTH OF 1 FOOT.
 - SEDIMENT REMOVED FROM TRAP SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
 - RILLS AND GULLIES MUST BE REPAIRED.

EROSION & SEDIMENT CONTROL NOTES

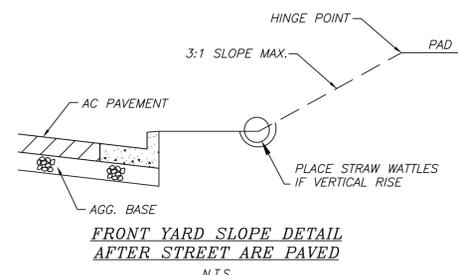
- NOT USED
- THE DEVELOPER IS RESPONSIBLE FOR ENSURING THAT ALL CONTRACTORS AND SUBCONTRACTORS ARE AWARE OF ALL STORM WATER QUALITY MEASURES AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED CONSTRUCTION BEST MANAGEMENT PRACTICES WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, AND/OR STOP ORDERS.
- 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, SUBJECT TO REVIEW AND APPROVAL OF UNION SANITARY DISTRICT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LITTER CONTROL AND SWEEPING OF ALL PAVED SURFACES DURING CONSTRUCTION.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 15. EROSION CONTROL MEASURES ARE TO BE FUNCTIONAL PRIOR TO OCTOBER 1ST OF ANY YEAR GRADING OPERATIONS HAVE LEFT AREAS UNPROTECTED FROM EROSION.
- ALL ON-SITE STORM DRAINS SHALL BE CLEANED IMMEDIATELY BEFORE THE START OF THE RAINY SEASON BEGINNING ON OCTOBER 1ST EACH YEAR, SUBJECT TO THE REVIEW OF THE BUILDING/ENGINEERING INSPECTOR.
- IF RAINY WEATHER BECOMES IMMINENT, GRADING OPERATIONS SHALL BE STOPPED AND EROSION CONTROL MEASURES SHALL BE IMPLEMENTED TO PROTECT DISTURBED AREAS.
- 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.
- CONSTRUCTION ENTRANCES SHALL CONSIST OF A MINIMUM 8" THICK LAYER OF 3"-4" FRACTURED STONE AGGREGATE UNLAD 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.
- INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL MEASURES ARE TO BE BLOCKED UNLESS THE AREA DRAINED IS UNDISTURBED OR STABILIZED.
- BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- NO STRAW BALES OR SILT FENCES SHALL BE USED AS EROSION CONTROL MEASURES. SILT FENCES MAY ONLY BE USED AS A PHYSICAL BARRIER TO PREVENT VEHICULAR AND PEDESTRIAN TRAFFIC FROM USING NON-APPROVED ACCESS POINTS (E.G. - ALONG RIGHT-OF-WAY).
- ALL DISTURBED AREAS INCLUDING FLAT PADS ARE TO BE TREATED WITH STRAW AND TACKIFIER AT A RATE OF 2 TONS PER ACRE APPROXIMATELY 3 INCHES THICK.

SUPPLEMENTAL EROSION & SEDIMENT CONTROL NOTES

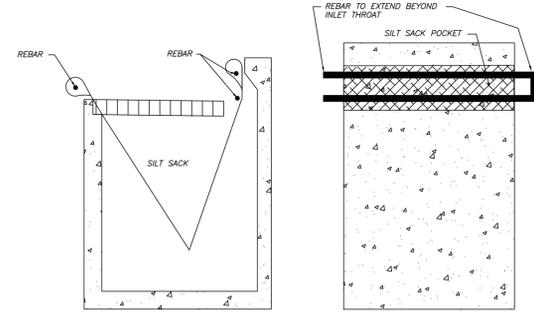
- SEE STANDARD EROSION & SEDIMENT CONTROL NOTES ABOVE.
- THE FACILITIES SHOWN ON THIS PLAN ARE DESIGNED TO CONTROL EROSION AND SEDIMENT DURING THE RAINY SEASON, OCTOBER 1 TO APRIL 30. FACILITIES ARE TO BE OPERABLE PRIOR TO OCTOBER 1 OF ANY YEAR. GRADING OPERATIONS DURING THE RAINY SEASON WHICH LEAVE DENUDED SLOPES SHALL BE PROTECTED WITH EROSION CONTROL MEASURES IMMEDIATELY FOLLOWING GRADING ON THE SLOPES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF GRADING. ALL CONSTRUCTION TRAFFIC ENTERING ONTO THE PAVED ROADS MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE WAYS.
- CONTRACTOR SHALL MAINTAIN STABILIZED ENTRANCE AT EACH VEHICLE ACCESS POINT TO EXISTING PAVED STREETS. ANY MUD OR DEBRIS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED DAILY AND AS REQUIRED BY THE CITY.
- INLET PROTECTION SHALL BE INSTALLED AT OPEN INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. INLETS NOT USED IN CONJUNCTION WITH EROSION CONTROL ARE TO BE BLOCKED TO PREVENT ENTRY OF SEDIMENT.
- THIS EROSION AND SEDIMENT CONTROL PLAN MAY NOT COVER ALL THE SITUATIONS THAT MAY ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS AND ADDITIONS MAY BE MADE TO THIS PLAN IN THE FIELD. NOTIFY THE CITY REPRESENTATIVE OF ANY FIELD CHANGES.



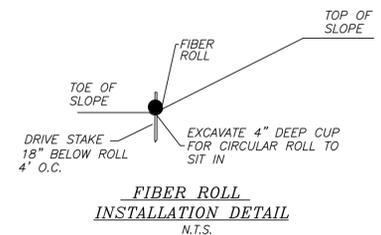
ALTERNATE FIBER ROLL INLET PROTECTION
MAY BE USED IN LANDSCAPE AREA DRAINS
N.T.S.



FRONT YARD SLOPE DETAIL
AFTER STREET ARE PAVED
N.T.S.



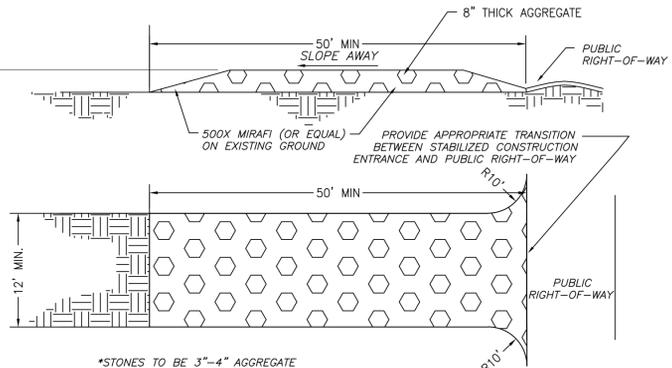
CALIFORNIA MODIFIED SILT SACK
REED & GRAHAM, INC. (OR EQUAL)
BEFORE & AFTER STREETS ARE PAVED
N.T.S.



FIBER ROLL
INSTALLATION DETAIL
N.T.S.

- PROTECT ALL INLETS IN THE PUBLIC STREETS SURROUNDING THE SITE.
- ALL ON-SITE LANDSCAPE AREA DRAINS TO BE CAPPED OR PROTECTED UNTIL LANDSCAPING IS FINISHED.

GRADING PLAN & DRAINAGE PLAN
EROSION CONTROL
1" = 10'-0"



STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

MAINTENANCE:
THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY MEASURES USED TO TRAP SEDIMENT.
ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. THIS SHALL BE DONE AT AN AREA STABILIZED WITH CRUSHED STONE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.



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NO	DESCRIPTION	DATE	BY

PROGRESS

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CLIENT/TENANT APPROVAL DATE: DESIGNER / ARCH. SIGNATURE DATE:

DHULIPALA'S RESIDENCE

GRADING PLAN & DRAINAGE PLAN
EROSION CONTROL

NORTH	DATE	PROJ. NO.	SCALE	DRAWING

DRAWN	CKD BY	FLOOR

C3

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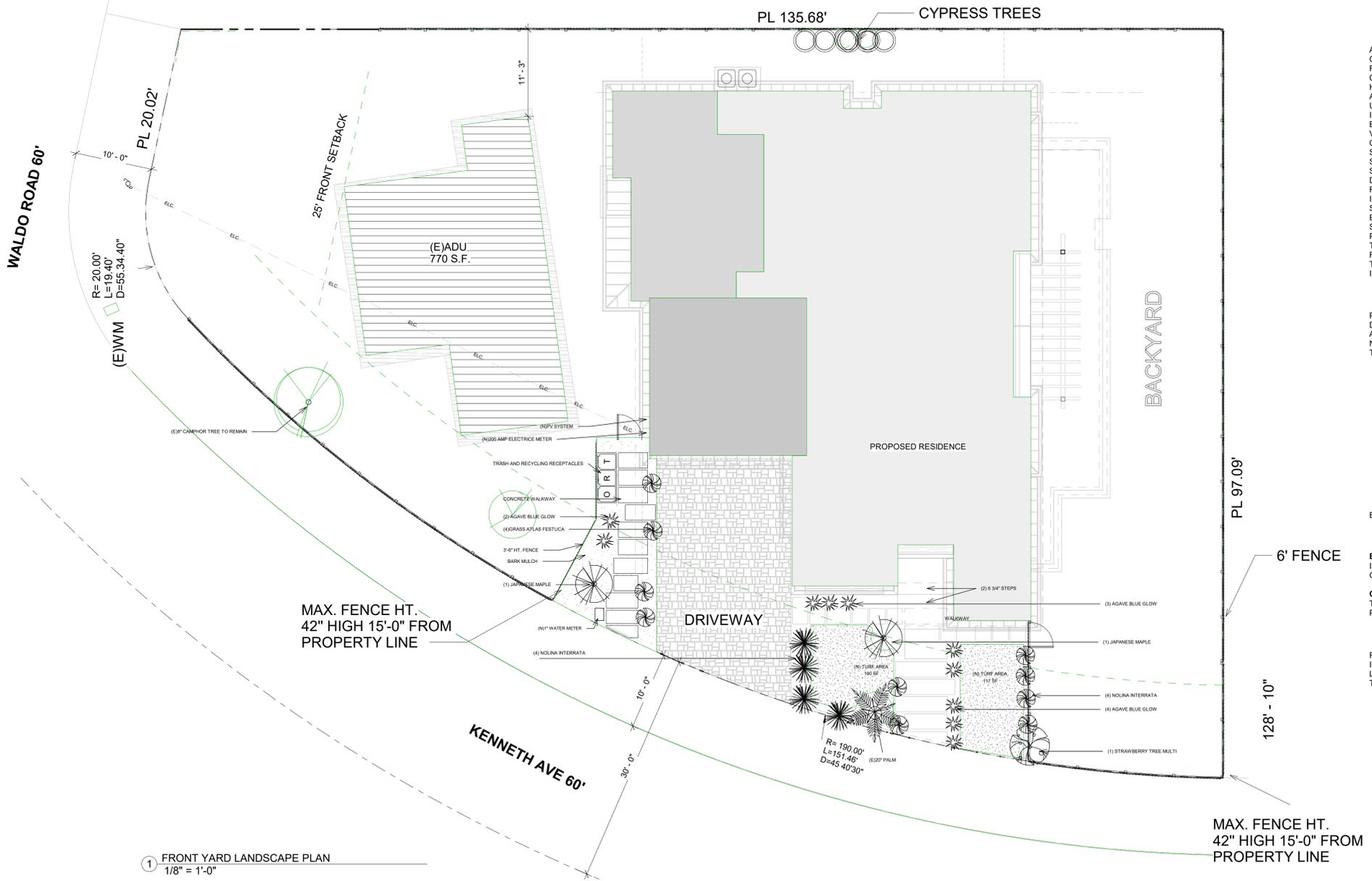
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LANDSCAP PLAN

NORTH	DATE	PROJ. NO.	SCALE	DRAWING
	10/24/23	22-28-24	1/8" = 1'-0"	L0.1
DRAWN	CKD. BY	FLOOR		

L0.1



PLANT MATERIAL

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

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

this project is required to demonstrate conformance with the Model Water Efficient Landscape Ordinance

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

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

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

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

FRONT YARD SETBACK AREA: 1,620 SF
IMPERVIOUS AREA: 694 SF (42.8%)
LANDSCAPING AREA: 926 SF
TURF AREA: 217 SF (23.4%)

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

Impervious Surface Area:
FRONT YARD: 60'X~27'=1,620 SQF
IMPERVIOUS AREA: WalkWay(135+98)+ Drive way(500)=733/1620 =42.8%<50%

QUANTITY	SYMBOL	SCIENTIFIC NAME	PLANTING SIZE	WUCOLS
1		(E)20" PALM	15 GALLON	Low (.3)
1		STRAWBERRY TREE MULTI	10 GALLON	Low (.3)
2		JAPANESE MAPLE	15 GALLON	Low (.3)
4		NOLINA INTERRATA	1 GALLON	Low (.3)
10		GRASS ATLAS FESTUCA	1 GALLON	Low (.3)
10		AGAVE BLUE GLOW	1 GALLON	Low (.3)

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



ARCHIGATE
CONSTRUCTION

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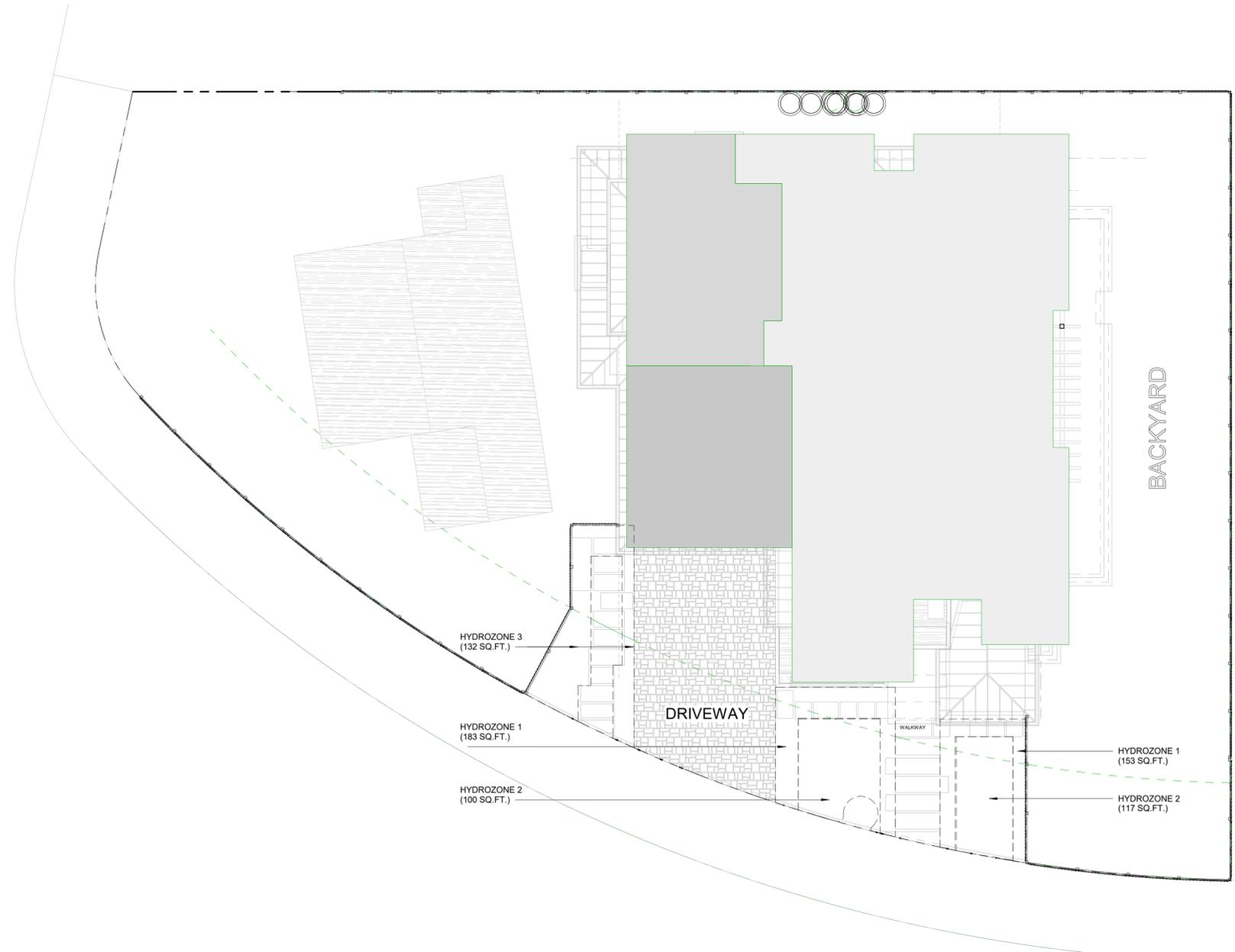
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HYDROZONE PLAN

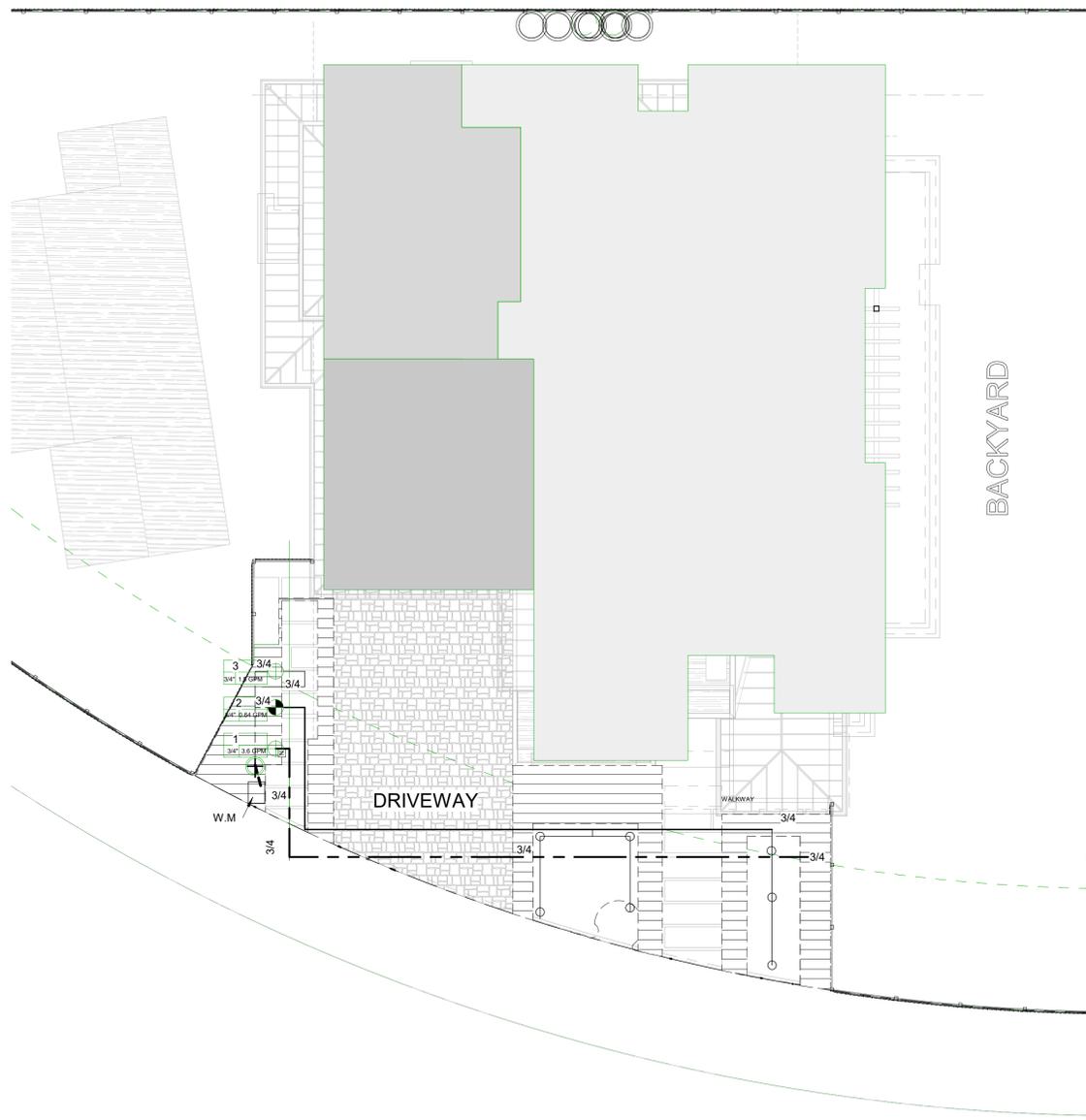
NORTH	DATE	PROJ.NO	SCALE	DRAWING

L0.2



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

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



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

FRONT IRRIGATION LEGEND

WATER METERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		WATER METER	3/4"

POINT OF CONNECTION			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		AT FRONT	12.00 GPM @ 50.00 PSI

CONTROLLERS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		IRRITROL RAIN DIAL-R RD900-EXT-R IRRITROL CLIMATE LOGIC WEATHER SENSOR	9 ZONES

PIPE (MAINLINE)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
20'		SCHEDULE 40 PVC PIPE	3/4"
31'-0 5/8"		TYPE K COPPER WATER TUBE	3/4"

VALVES			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
1		IRRITROL 2711APR	3/4"
2		IRRITROL 2711APRDK-LF	3/4"

PIPE (LATERAL)			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
200 FT.		SCHEDULE 40 PVC PIPE	3/4"

IRRIGATION HEADS			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
4		HUNTER MP ROTATOR MPI000 90°	12.00 FT

DRIP			
QUANTITY	SYMBOL	DESCRIPTION	SIZE
		NETAFIM TECHLINE CV	17MM, .4 GPH, 12" SPACING

IRRIGATION NOTES

- SCOPE**
FURNISH ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT REQUIRED TO INSTALL THE IRRIGATION SYSTEM SPECIFIED ON THE PLANS.
- PROTECTION**
CALL DIG ALERT 811 TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY WORK.
- DRAWINGS**
THESE PLANS ARE SCHEMATIC. ACTUAL MAINLINE AND LATERAL LINES SHALL BE LOCATED IN LANDSCAPE BEDS IF POSSIBLE. ALL OTHER MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED PIPE.)
- GENERAL**
ALL IRRIGATION EQUIPMENT SHALL BE NEW AND UNUSED.
- PLASTIC PIPE AND FITTINGS**
SHALL BE TYPE I, POLY VINYL CHLORIDE. IT SHALL BE FREE FROM CRACKS OR DEFECTS.
MAINLINE SHALL BE SCH 40 PVC.
LATERAL LINES SHALL BE CLASS 200 PVC.
- WATER METER**
NEW 3/4" WATER METER
- SLEEVES**
ALL MAINLINE OR LATERALS UNDER PAVING AND/OR WALKWAYS SHALL BE SLEEVED IN SCH 40 PVC PIPE (2 TIMES THE DIAMETER OF THE ENCLOSED LINE)

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

AUTOMATIC CONTROLLER
SEE IRRIGATION LEGEND FOR TYPE

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

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

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

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

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

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION TO THE MWEL0.



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ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHIGATE CONSTRUCTION INC DESIGN'S ATTENTION IMMEDIATELY DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PROCEEDING AT HIS OWN RISK.

OMISSIONS FROM THE DRAWINGS AND SPECIFICATIONS OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY REFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MIS-DESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THE WORK'S VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS ARE FOUND). THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY ARCHIGATE CONSTRUCTION INC DESIGN IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ARCHIGATE CONSTRUCTION INC DESIGN PRIOR TO PROCEEDING WITH ANY RELATED WORK.

NO	DESCRIPTION	DATE	BY

PROGRESS

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

DHULIPALA'S RESIDENCE

IRRIGATION PLAN

NORTH	DATE	PROJ.NO	SCALE	DRAWING

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