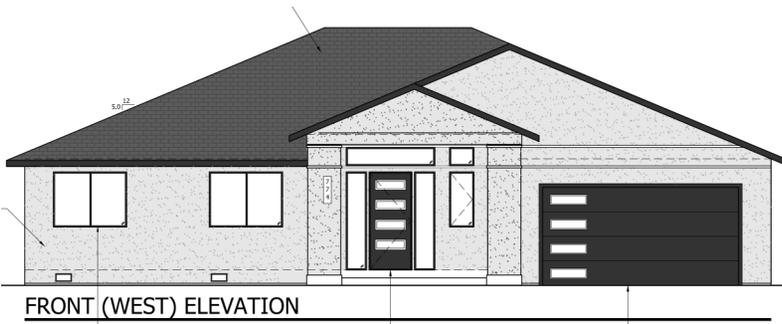


## Location of Proposed Project




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

## Project Image



# Courtesy Notice

Dear Campbell Resident,

September 11, 2024

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

**Project Address:** 774 Old Orchard Road

**Zoning | Area Plan:** R-1-16 | San Tomas Area Neighborhood Plan

**Neighborhood Association(s):** N/A

**Council District:** 1

**File No.:** PLN-2024-127

**APN:** 404-29-003

**Applicant:** KUOP Designs

**Property Owner:** Brandon Nguyen & Sharon Sun

**Application Type:** Site and Architectural Review Permit

**Project Planner:** Larissa Lomen, Assistant Planner

**Email Contact:** larissal@campbellca.gov

**Phone Contact:** (408) 866-2144

**Project Description:**

To allow the demolition of an existing single-family dwelling and construction of an approximately 3,135 square foot, single-story, single-family dwelling.

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

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



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



# NEW 1-STORY RESIDENCE NGUYEN/SUN RESIDENCE

## PROJECT SCOPE

TEARDOWN OF EXISTING 1,518 SF RESIDENCE AND DETACHED GARAGE ON EXISTING 94.80 SF LOT.  
CONSTRUCTION OF NEW SINGLE STORY RESIDENCE

## INDEX TO DRAWINGS

CVR1	COVER SHEET
PLN1	FAR
PLN2	NEIGHBORHOOD CONTEXT MAP
PLN3	STREETSCAPE ELEVATIONS
PLN4	NEIGHBORHOOD PRIVACY PLAN
PLN5	COLOR BOARD

### CIVIL

C1.1	STORM EROSION & SEDIMENT CONTROL PLAN
C1.2	GRADING PLAN
C1.3	SITE DETAILS

### ARCHITECTURAL

A0.0	DEMOLITION PLAN
A0.1	ARCHITECTURAL SITE PLAN
A1.1	ARCHITECTURAL NOTES
A2.1	1ST FLOOR PLAN NEW
A2.2	2ND FLOOR PLAN NEW
A3.1	ELEVATIONS NEW
A3.2	ELEVATIONS NEW
A4.1	ROOF PLAN
A5.1	SECTIONS
A5.2	SECTIONS
A10.0	ARCHITECTURAL DETAILS

### LANDSCAPE

L-1	PLANTING PLAN
L-2	LIGHTING AND MATERIAL PLAN
L-3	IRRIGATION PLAN
L-4	IRRIGATION DETAILS

### TOPO

ONE OF ONE	SETBACK SURVEY MAP
------------	--------------------

## OWNER

**BRANDON NGUYEN & SHARON SUN**  
774 OLD ORCHARD ROAD  
CAMPBELL, CA 95008  
408.621.9904  
bradngn@gmail.com

## CONSULTANTS

**SURVEY**  
**FOOTSTEPS SURVEYING**  
3315 ST IGNATIUS PL.  
SANTA CLARA, CA 95051  
FTSTPSJAY@GMAIL.COM

## PROJECT DATA

• APN	404-29-003
• ZONING	SFR R-1-16
• OCCUPANCY:	R-3 / U
• CONSTRUCTION TYPE:	V-8
• SPRINKLER:	YES
• LOT SIZE:	9,480 SF

## PROJECT SUMMARY TABLE

GROSS LOT AREA	9,480		
NET LOT AREA	9,480 SF		
FLOOR AREA	1ST LEVEL	GARAGE	LOT COVERAGE
PROPOSED	2,595	540	3,135

MAX LOT COVERAGE 35%	3,318 SF
LOT COVERAGE	3,135 SF

MAX FAR 45%	4,266 SF
FAR	3,135 SF

STANDARDS	REQUIRED (MAX)	PROPOSED
HEIGHT	28'-0"	21'-0 1/4"
SETBACKS 1ST FLOOR		
FRONT	25'-0"	25'-0"
REAR	25'-0"	33'-1"
LEFT SIDE	8'-0"	8'-0"
RIGHT SIDE	10'-0"	10'-0"

LANDSCAPE	IMPERVIOUS(SF)	PERVIOUS(SF)
PROPOSED ROOF	3,135	
PROPOSED WALK	X	

FRONT YARD	1,975 SF
MAX 50% PAVING	987.5 SF
MIN 50% LANDSCAPE	987.5 SF

FRONT YARD PAVING	941 SF
FRONT LANDSCAPE	1,034 SF

LANDSCAPING - 1 TREE PER 2X000 SF LOT AREA (5 TREES) EXISTING TREES TO BE INCLUDED IN TOTAL

## ABBREVIATIONS

A.B.	AGGREGATE BASE	F.H.	FIRE HYDRANT	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED	VEST.	VESTIBULE
A.C.	ASPHALT CONCRETE	F.H.W.S.	FLAT HEAD WOOD SCREW	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED	VWC.	VINYL WALL COVERING
A/C	AIR CONDITIONING	FIN.	FINISH			W	WIDTH
ACC	ACCESSIBLE	FLR	FLOOR	PERF	PERFORATED	WC	WATER CLOSET
A.D.	AREA DRAIN	FLUOR	FLUORESCENT	PL	PLATE	WD	WOOD
ADJ	ADJUSTABLE	F.O.F.	FACE OF FINISH	PLAS	PLASTIC	W.H.	WATER HEATER
A.F.F.	ABOVE FINISH FLOOR	F.O.M.	FACE OF MASONRY	PLUMB.	PLUMBING	WSCT	WAINSCOT
ALT	ALTERNATE	F.O.S.	FACE OF STUD	PLYWD	PLYWOOD	WT	WEIGHT
ALUM	ALUMINUM	FTG	FOOTING	PMF	PRESSED METAL FRAME		
APPROX	APPROXIMATE	GA	Gauge	PF	PAIR		
A.T.	ACOUSTIC TILE	GALV	GALVANIZED	PSI	POUNDS PER SQUARE INCH		
		GLB	GLUE LAMINATED BEAM	P.T.	PRESSURE TREATED		
BLDG	BUILDING	G.S.M.	GALVANIZED SHEET METAL	Q.T.	QUARRY TILE		
BLKG	BLOCKING	GWB	GYP SUM WALLBOARD				
BOT	BOTTOM						
B.U.R.	BUILT UP ROOFING	H.B.	HOSE BIBB				
		H.C.	HOLLOW CORE				
CAB	CABINET	HDWR	HARDWARE				
CB	CALIFORNIA BUILDING CODE	HDWD	HARDWOOD				
C.C.	CONCRETE	H.M.	HOLLOW METAL				
C.J.	CONSTRUCTION JOINT	HORIZ	HORIZONTAL				
CLG	CEILING	HT	HEIGHT				
CLR	CLEAR						
CMU	CONCRETE MASONRY UNIT						
C.O.	CLEAN OUT	I.D.	INSIDE DIAMETER				
COL	COLUMN	INSUL	INSULATION				
COMP	COMPOSITION	INT	INTERIOR				
CONT	CONTINUOUS	JAN	JANITOR				
CONC	CONCRETE	JT	JOINT				
CTS	COUNTERSUNK						
D	DEPTH	L	LENGTH				
DTL	DETAIL	LAM	LAMINATED				
D.F.	DRINKING FOUNTAIN	LAV	LAVATORY				
DIA	DIAMETER	LB	POUND				
DIM	DIMENSION	L.S.	LAG SCREW				
		LT	LIGHT				
DN	DOWN						
DS	DOWNSPOUT	MFR	MANUFACTURER				
DW	DISHWASHER	MAX	MAXIMUM				
DWG	DRAWING	MECH	MECHANICAL				
		MIN	MINIMUM				
(E)	EXISTING	MISC	MISCELLANEOUS				
EA	EACH	MPE	MULTI-PURPOSE EASEMENT				
E.J.	EXPANSION JOINT	M.O.	MASONRY OPENING				
ELEC	ELECTRICAL	M.R.	MOISTURE RESISTANT				
ELEV	ELEVATION						
EQ	EQUAL	(N)	NEW				
EQUIP	EQUIPMENT	N.I.C.	NOT IN CONTRACT				
EXT	EXTERIOR	NO.	NUMBER				
		NOM	NOMINAL				
(F)	FUTURE						
F.D.	FLOOR DRAIN	OBSC	OBSCURE				
F.E.	FIRE EXTINGUISHER	O.C.	ON CENTER				
F.E.C.	FIRE EXTINGUISHER CABINET	O.D.	OUTSIDE DIAMETER				
F.E.E.	FINISH FLOOR ELEVATION	OPP	OPPOSITE				
F.G.	FINISH GRADE	OZ.	OUNCE				

## SYMBOLS

	ROOM NAME	ROOM NAME
	ROOM NUMBER	ROOM NUMBER
	INTERIOR ELEVATIONS	
	DETAIL NUMBER	
	SECTION NUMBER	
	SECTION NUMBER	
	ELEVATION NUMBER	
	KEYNOTE	
	DOOR NUMBER	
	WINDOW NUMBER	
	WALL TYPE / STUD SIZE	
	INDICATES NOMINAL CEILING HEIGHT ABOVE F.F.E. ON REFLECTED CEILING PLAN	
	ELEVATION SYMBOL	
	ROOF PITCH	
	NEW GRADE ELEVATION	
	(E) GRADE ELEVATION	
	GRID BUBBLE	
	SIGN NUMBER	
	SIGN TYPE	

## APPLICABLE CODES

2022 CALIFORNIA CODE OF REGULATIONS (CCR) APPLICABLE CODES EFFECTIVE JAN 1, 2022:

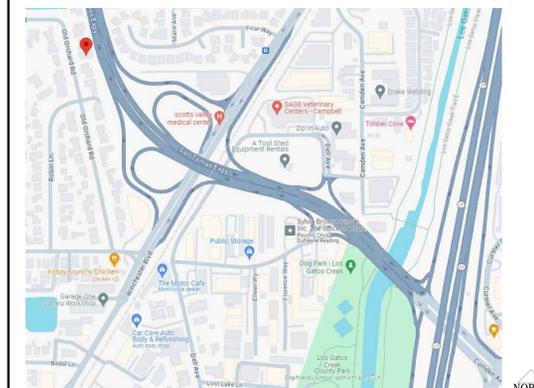
TITLE 19 CCR, PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS  
TITLE 24 CCR, PART 1 - 2022 BUILDING STANDARDS ADMINISTRATIVE CODE  
TITLE 24 CCR, PART 2 - 2022 CALIFORNIA BUILDING CODE, VOL. 1 & 2 (CBC)  
TITLE 24 CCR, PART 2.5 - 2022 CALIFORNIA RESIDENTIAL CODE (CRC)  
TITLE 24 CCR, PART 3 - 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
TITLE 24 CCR, PART 4 - 2022 CALIFORNIA MECHANICAL CODE (CMC)  
TITLE 24 CCR, PART 5 - 2022 CALIFORNIA PLUMBING CODE (CPC)  
TITLE 24 CCR, PART 6 - 2022 CALIFORNIA ENERGY CODE  
TITLE 24 CCR, PART 7 - 2022 CALIFORNIA ELEVATOR SAFETY CONSTRUCTION CODE  
TITLE 24 CCR, PART 8 - 2022 CALIFORNIA HISTORICAL BUILDING CODE  
TITLE 24 CCR, PART 9 - 2022 CALIFORNIA FIRE CODE (CFC)  
TITLE 24 CCR, PART 10 - 2022 EXISTING BUILDING CODE  
TITLE 24 CCR, PART 11 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
TITLE 24 CCR, PART 12 - 2022 CALIFORNIA REFERENCED STANDARDS

LOCAL MUNICIPAL CODE

## DEFERRED SUBMITTALS

- FIRE SPRINKLER DESIGN PER NFPA 13D
- UPGRADE DOMESTIC WATER SERVICE LINE
- SOLAR PANEL INSTALLATION AND PLANS

## PROJECT LOCATION



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**KUOP**  
**DESIGNS**  
david@kuopdesigns.com  
408.357.0818  
3141 STEVENS CREEK BLVD. #104  
SAN JOSE, CA 95117

David Kuoppamaki

COVER SHEET

NEW RESIDENCE FOR:  
**BRANDON NGUYEN**  
774 OLD ORCHARD ROAD  
CAMPBELL, CA 95008  
APN# 404-29-003

DATE: 2024.08.22  
SCALE: PER SHEET  
DRAWN BY: DAVID  
PLAN NO.: 24-017  
SHEET: **CVR1**

REVISIONS	DATE

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**KUOP**  
**DESIGNS**  
 davidk@kuopdesigns.com  
 408.357.0818  
 3141 STEVENS CREEK BLVD. #104  
 SAN JOSE, CA 95117

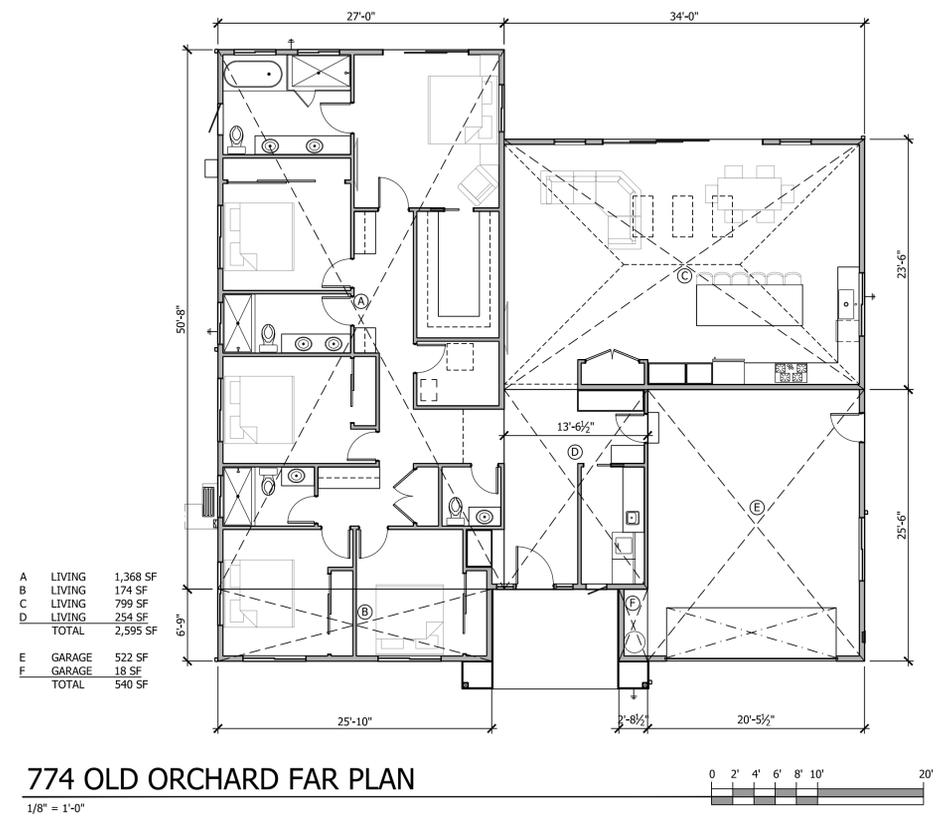
David Kuoppamaki

PAGE TITLE  
**FAR**

NEW RESIDENCE FOR:  
 BRANDON NGUYEN  
 774 OLD ORCHARD ROAD  
 CAMPBELL, CA 95008  
 APN# 404-29-003

DATE: 2024.08.22  
 SCALE: PER SHEET  
 DRAWN BY: DAVID  
 PLAN NO.: 24-017

SHEET:  
**PLN1**





733 OLD ORCHARD



734 OLD ORCHARD



753 OLD ORCHARD



756 OLD ORCHARD



771 OLD ORCHARD



781 OLD ORCHARD



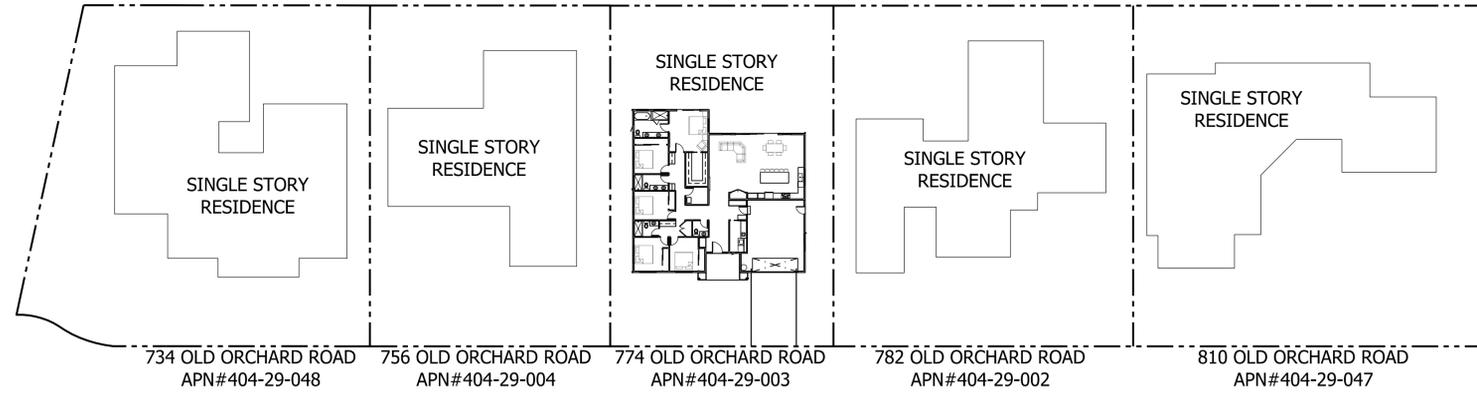
782 OLD ORCHARD



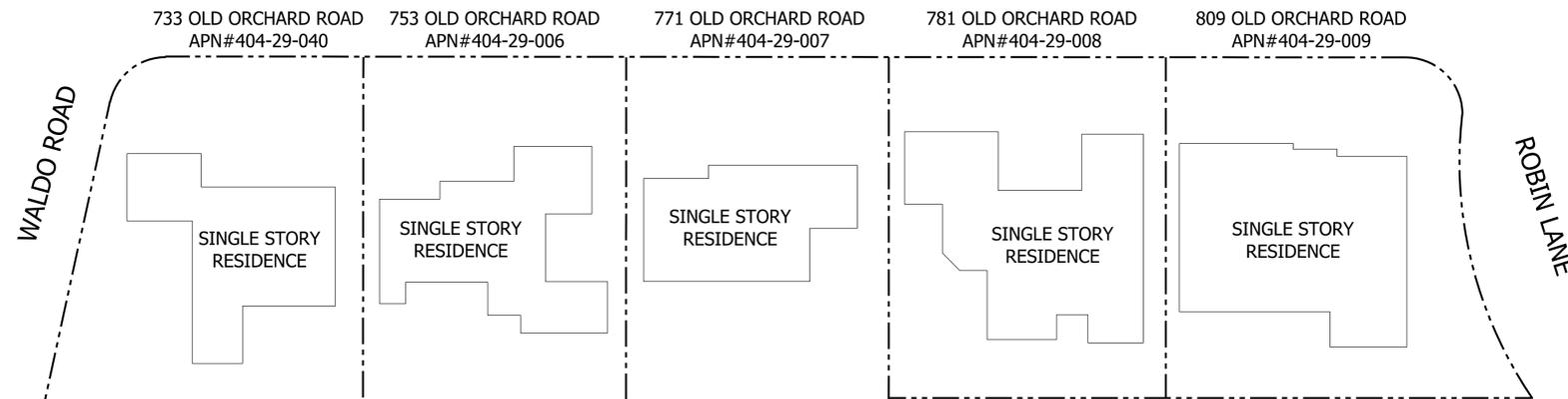
809 OLD ORCHARD



810 OLD ORCHARD

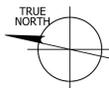


OLD ORCHARD ROAD



774 OLD ORCHARD NEIGHBOR CONTEXT MAP

1" = 30'-0"



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**KUOP**  
**DESIGNS**  
 davidk@kuopdesigns.com  
 408.357.0818  
 3141 STEVENS CREEK BLVD. #104  
 SAN JOSE, CA 95117

David Kuoppamaki

NEIGHBORHOOD CONTEXT MAP

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 774 OLD ORCHARD ROAD  
 CAMPBELL, CA 95008  
 APN# 404-29-003

DATE: 2024.08.22  
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**KUOP**  
**DESIGNS**  
 davidk@kuopdesigns.com  
 408.357.0818  
 3141 STEVENS CREEK BLVD. #104  
 SAN JOSE, CA 95117

David Kuoppamaki

PAGE TITLE  
**STREETSCAPE ELEVATIONS & COLOR BOARD**

NEW RESIDENCE FOR:  
**BRANDON NGUYEN**  
 774 OLD ORCHARD ROAD  
 CAMPBELL, CA 95008  
 APN# 404-29-003

DATE: 2024.08.22  
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 PLAN NO.: 24-017

SHEET:  
**PLN3**



BRAVA - SPANISH BARREL TILE 'ARENDALE'



SHERWIN WILLIAMS PAINT - MAIN



**FRONT (WEST) ELEVATION**

1/4" = 1'-0"



ANDERSEN 100 SERIES BLACK FRAME WINDOW



PINKY'S 'KNOX' STEEL DOOR



BLACK ALUMINUM GARAGE DOOR W/ SIDE LITES



**782 OLD ORCHARD**

1/4" = 1'-0"

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**KUOP**  
**DESIGNS**  
 davidk@kuopdesigns.com  
 408.357.0818  
 3141 STEVENS CREEK BLVD. #104  
 SAN JOSE, CA 95117

David Kuoppamaki

PAGE TITLE  
**STORM EROSION AND SEDIMENT CONTROL PLAN**

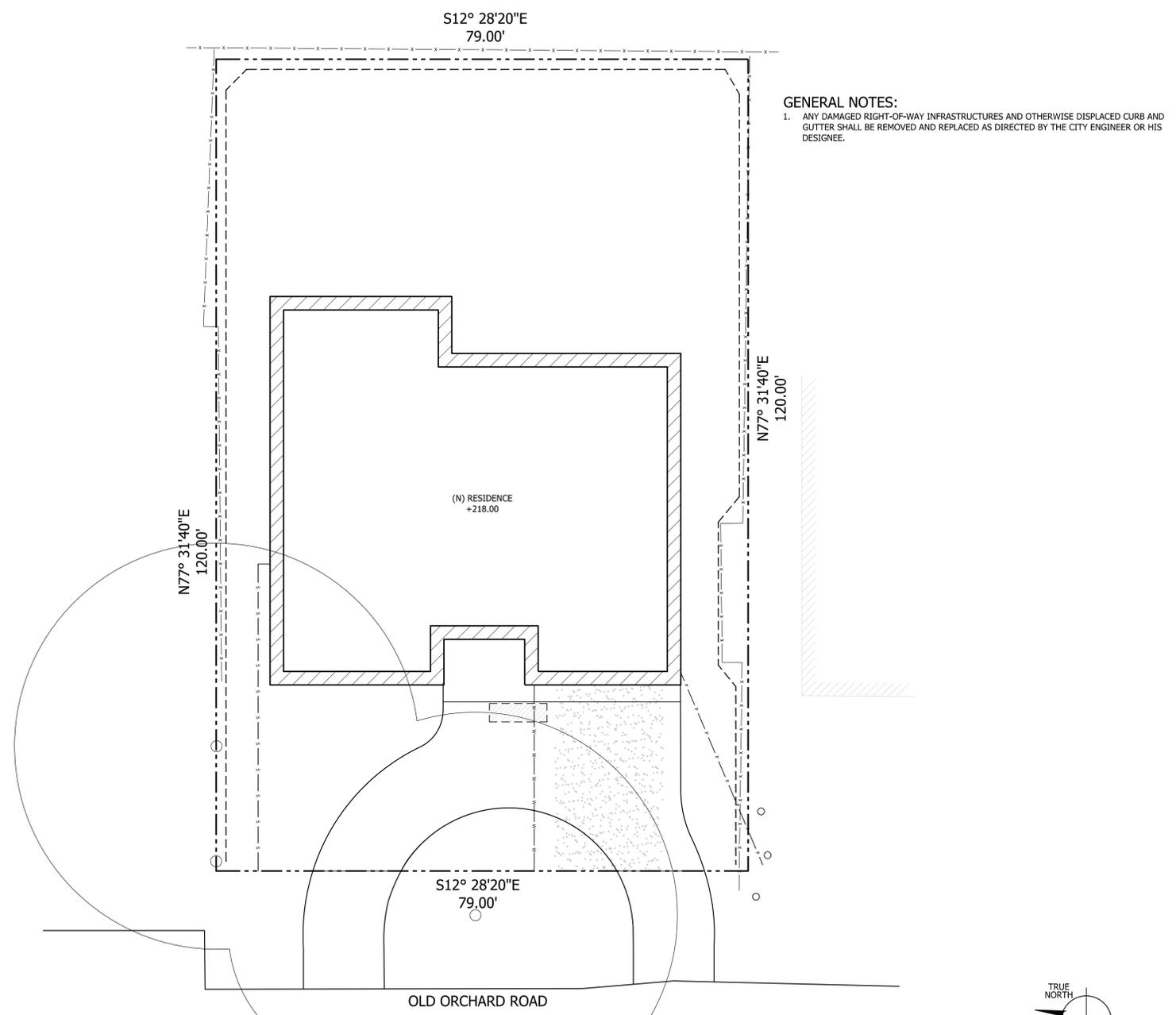
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 APN# 404-29-003

DATE: 2024.08.22  
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 PLAN NO.: 24-017

SHEET:  
**C1.1**

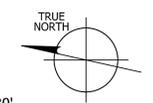
- LEGEND**
- x---x--- UNDERGROUND WASTE
  - w---w--- UNDERGROUND WATER
  - e---e--- UNDERGROUND ELEC
  - f---f--- FIBER ROLLS PER 2/C1.3
  - --- PROPERTY LINE
  - ▨ CONCRETE WASHOUT AREA PER 3/C1.3
  - --- STABILIZED CONSTRUCTION ENTRANCE PER 1/C1.3

- GENERAL NOTES:**
- ANY DAMAGED RIGHT-OF-WAY INFRASTRUCTURES AND OTHERWISE DISPLACED CURB AND GUTTER SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE CITY ENGINEER OR HIS DESIGNEE.



**774 OLD ORCHARD STORM WATER PREVENTION PLAN**

1" = 10'-0"



REVISIONS	DATE

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 david@kuopdesigns.com  
 408.357.0818  
 3141 STEVENS CREEK BLVD. #104  
 SAN JOSE, CA 95117

David Kuoppamaki

PAGE TITLE  
**GRADING PLAN**

NEW RESIDENCE FOR:  
**BRANDON NGUYEN**  
 774 OLD ORCHARD ROAD  
 CAMPBELL, CA 95008  
 APN# 404-29-003

DATE: 2024.08.22  
 SCALE: PER SHEET  
 DRAWN BY: DAVID  
 PLAN NO.: 24-017

SHEET:  
**C1.2**

**LEGEND**

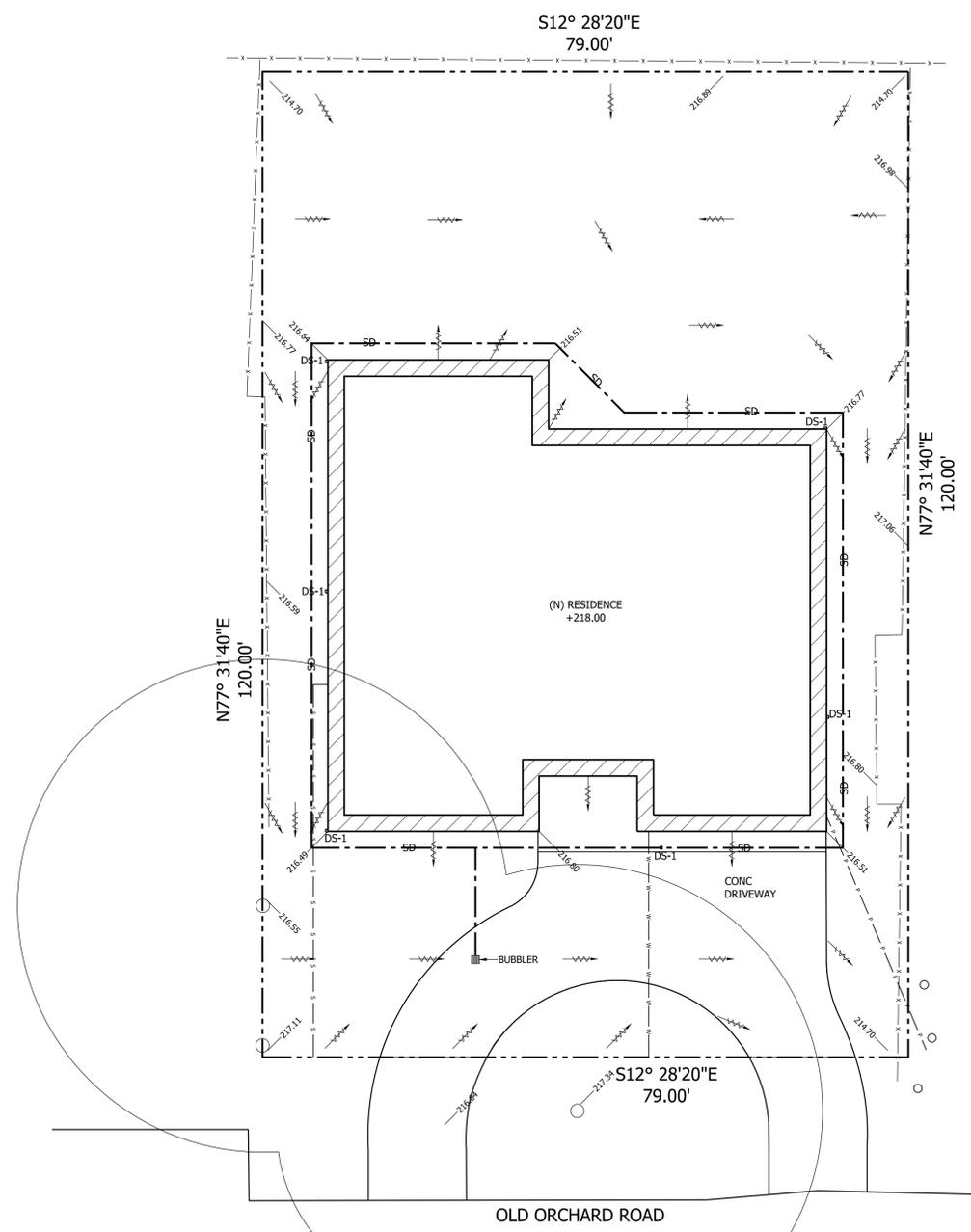
- s — s — UNDERGROUND WASTE 4" ABS W/ MIN 1/4 INCH PER FOOT SLOPE
- w — w — UNDERGROUND WATER
- p — p — UNDERGROUND ELECTRICAL
- / / / / — SHEET FLOW ALL BUILDING PADS SHALL SLOPE 5% AWAY FROM BUILDING FOR 10 FT AT LANDSCAPE AREAS AND 2% SLOPE AT HARDSCAPE
- - - - - PROPERTY LINE

- SD — SD - STORM DRAIN, 6 INCH PVC (SDR 35 W/ SMOOTH INTERIOR WALLS) MAINTAIN 24 INCH MINIMUM COVER AND 1% MINIMUM SLOPE. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID 90 DEGREE FITTINGS.
- TL — TL - TIGHTLINE, 4" PVC RAIN WATER DOWNSPOUT (SDR-35) SLOPED AT 1% TO NEAREST STORM DRAIN LINE. DO NOT CONNECT TO SUBDRAIN LINES
- DS- DOWNSPOUT SEE DETAILS 7,8/C1.3
- BUBBLER - SEE DETAIL 9/C1.3

**NOTES:**

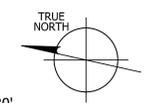
1. ALL NEW UTILITY SERVICES, INCLUDING TELEPHONE, ELECTRIC POWER AND ALL OTHER COMMUNICATION LINES SHALL BE INSTALLED UNDERGROUND
2. IF WATER AND SEWER SHARE THE SAME TRENCH, PROVIDE 12 INCH VERTICAL AND HORIZONTAL SEPARATION BETWEEN THE TWO PIPES.
3. SEWAGE EJECTOR PUMP IS NOT ALLOWED IN CITY OF CAMPBELL. IF REQUIRED PER SITE CONDITIONS, CONTACT BUILDING INSPECTOR OF RECORD.
4. THE ROOF DRAINAGE SYSTEM SHALL DISCHARGE TO 5'-0" MINIMUM FROM THE FOUNDATION TO AN APPROVED DRAINAGE SYSTEM OR LANDSCAPE

SITE ELEMENT	EARTHWORK (CY)		MAX CUT/FILL DEPTH (FT)		(CY)	
	CUT	FILL	CUT	FILL	IMPORT	EXPORT
DRIVEWAY						
BUILDING						
LANDSCAPE						
HARDSCAPE						
GARAGE						
POOL						
BASEMENT	0	0	0	0	0	0
<b>TOTAL</b>	0	0	0	0	0	0



**774 OLD ORCHARD GRADING PLAN**

1" = 10'-0"



**LEGEND**

— s — s	UNDERGROUND WASTE
— w — w	UNDERGROUND WATER
— p — p	OVERHEAD ELECTRICAL
— x — x	EXISTING FENCE
— — —	PROPERTY LINE

**LEGEND**

— s — s	UNDERGROUND WASTE 4" ABS W/ MIN 1/4 INCH PER FOOT SLOPE
— w — w	UNDERGROUND WATER
— p — p	UNDERGROUND ELECTRICAL
— x — x	EXISTING FENCE
— — —	PROPERTY LINE

REVISIONS	DATE

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 davidk@kuopdesigns.com  
 408.357.0818  
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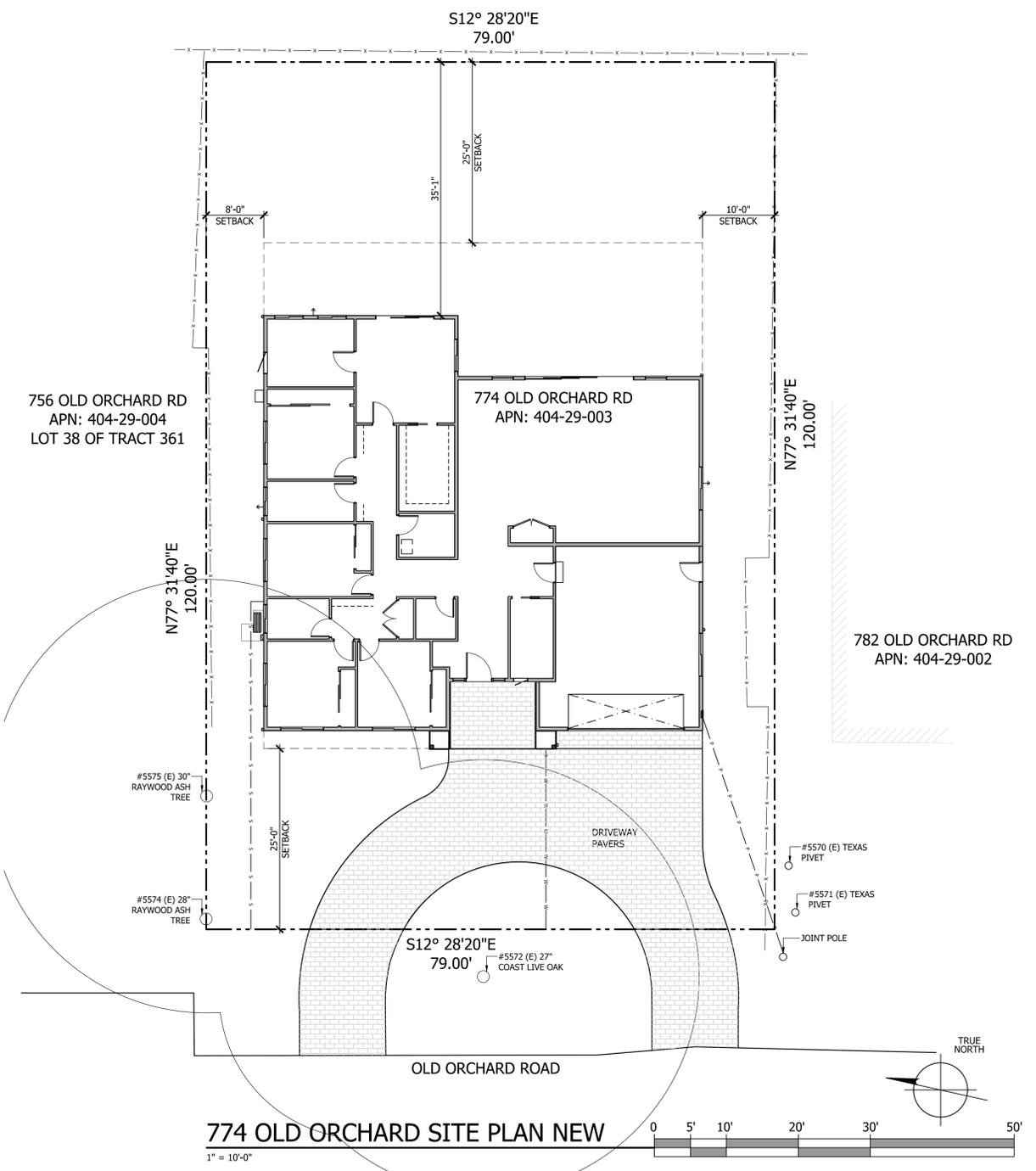
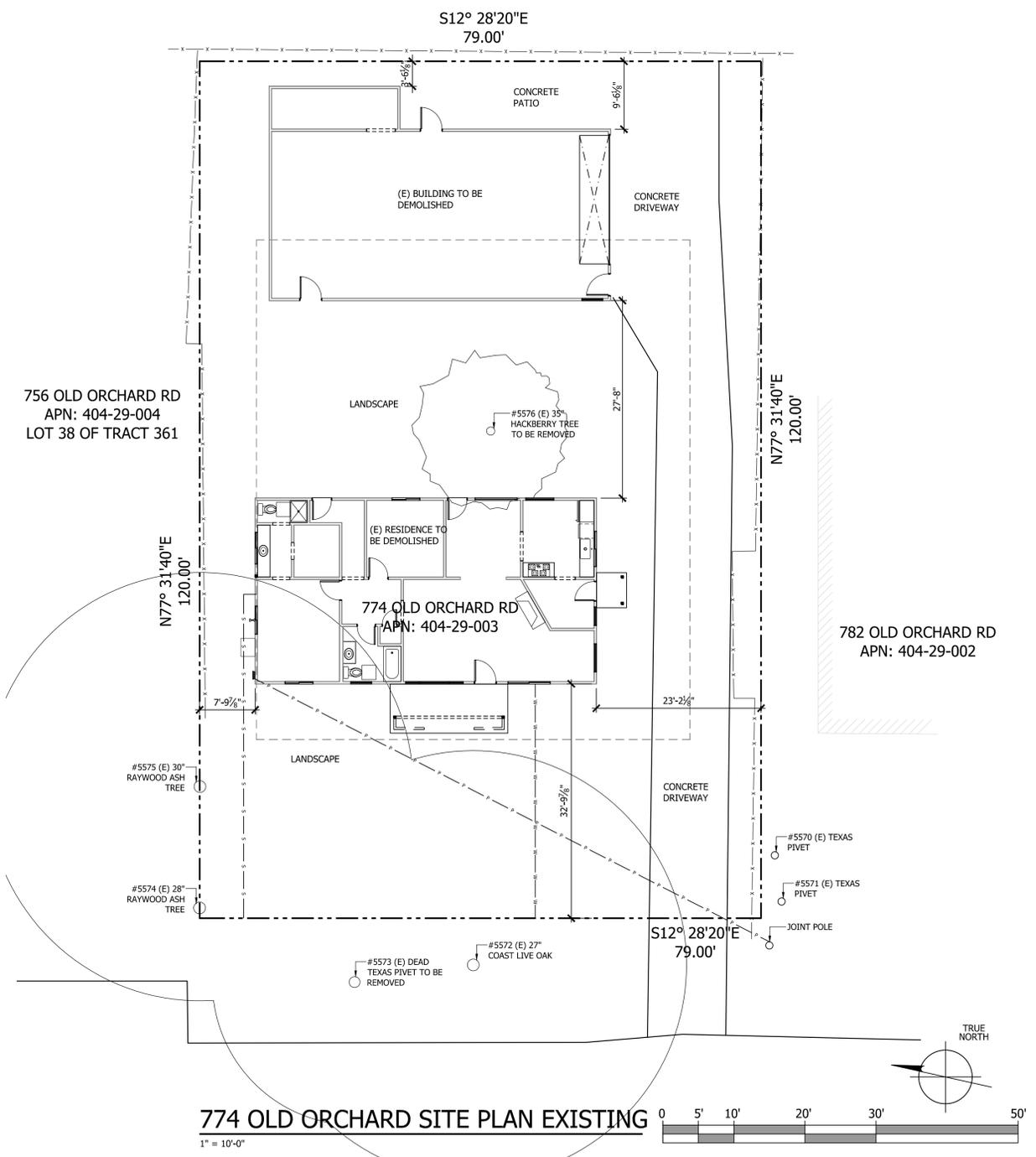
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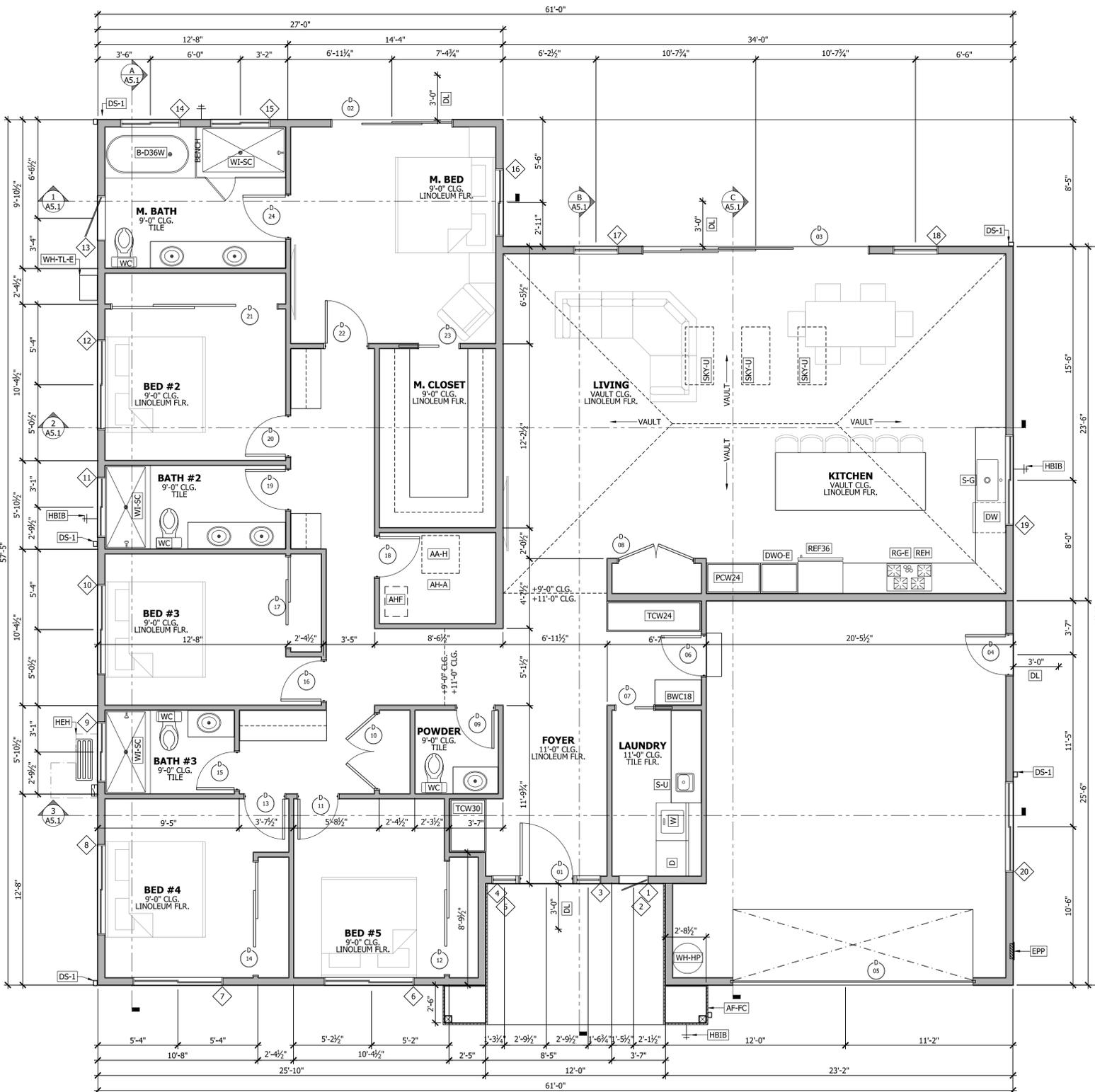
ARCHITECTURAL SITE PLAN

NEW RESIDENCE FOR:  
 BRANDON NGUYEN  
 774 OLD ORCHARD ROAD  
 CAMPBELL, CA 95008  
 APN# 404-29-003

DATE: 2024.08.22  
 SCALE: PER SHEET  
 DRAWN BY: DAVID  
 PLAN NO.: 24-017

SHEET:  
**A0.1**





**774 OLD ORCHARD FLOOR PLAN NEW**

1/4" = 1'-0"



SEE DETAIL 2/A10.0 FOR WINDOW EGRESS

**WINDOW SCHEDULE**

NUMBER	SIZE		STYLE	NOTES
	WIDTH	HEIGHT		
1	2'-0"	4'-6"	CASEMENT	--
2	2'-0"	1'-6"	Standard	TEMP
3	1'-8"	6'-0"	Standard	TEMP
4	1'-8"	6'-0"	Standard	TEMP
5	7'-3"	1'-6"	Standard	TEMP
6	6'-0"	4'-6"	SLIDER	EGRESS
7	6'-0"	4'-6"	SLIDER	EGRESS
8	6'-0"	3'-0"	SLIDER	--
9	4'-0"	2'-0"	SLIDER	TEMP
10	6'-0"	4'-6"	SLIDER	EGRESS
11	4'-0"	2'-0"	SLIDER	TEMP
12	6'-0"	4'-6"	SLIDER	EGRESS
13	3'-0"	3'-0"	CASEMENT	TEMP
14	4'-0"	2'-6"	SLIDER	TEMP
15	4'-0"	2'-6"	SLIDER	TEMP
16	4'-6"	2'-6"	SLIDER	--
17	3'-0"	8'-0"	Standard	TEMP
18	3'-0"	8'-0"	Standard	TEMP
19	6'-0"	4'-2"	SLIDER	--
20	6'-0"	2'-0"	SLIDER	--

**DOOR AND FRAME SCHEDULE**

Number	SIZE	STYLE	NOTES
2	PR 4'-0" x 8'-0" x 1-1/4"	SLIDING - EXTERIOR	SAFETY GLAZING
3	15'-0" x 8'-0" x 1-1/4"	TRIPLE SLIDING - EXTERIOR	SAFETY GLAZING
4	2'-8" x 7'-0" x 1-3/4"	SINGLE - EXTERIOR	--
5	16'-0" x 8'-0" x 1"	OVERHEAD SECTIONAL	--
6	2'-8" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
7	2'-6" x 7'-0" x 1-3/4"	POCKET	--
8	PR 2'-6" x 7'-0" x 1-3/4"	DOUBLE - INTERIOR	--
9	2'-6" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
10	PR 2'-6" x 7'-0" x 1-3/4"	DOUBLE - INTERIOR	--
11	2'-8" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
12	PR 3'-9" x 7'-0" x 1-3/4"	HORIZONTAL BYPASS	--
13	2'-8" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
14	PR 3'-9" x 7'-0" x 1-3/4"	HORIZONTAL BYPASS	--
15	2'-6" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
16	2'-8" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
17	PR 3'-0" x 7'-0" x 1-3/4"	HORIZONTAL BYPASS	--
18	2'-8" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
19	2'-8" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
20	2'-8" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
21	PR 5'-6" x 7'-0" x 1-3/4"	HORIZONTAL BYPASS	--
22	2'-10" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--
23	2'-8" x 7'-0" x 1-3/4"	POCKET	--
24	2'-10" x 7'-0" x 1-3/4"	SINGLE - INTERIOR	--

**REFERENCE KEYNOTES**

<b>DIVISION 06 - WOOD AND PLASTICS</b>	
<b>CABINETS -</b>	
PCW24	- TALL PANTRY CABINET, WOOD, 24" DEEP W/ ADJUSTABLE SHELVES
TCW24	- TALL CABINET, WOOD, 24" DEEP, W/ ADJUSTABLE SHELVES
TCW30	- TALL CABINET, WOOD, 30" DEEP, W/ ADJUSTABLE SHELVES
<b>DIVISION 07 - THERMAL AND MOISTURE PROTECTION</b>	
<b>FLASHING AND SHEET METAL -</b>	
DS-1	- DOWNSPOUT, CONNECT TO UNDERGROUND STORM WATER SYSTEM
<b>DIVISION 08 - DOORS AND WINDOWS</b>	
AHF	- ACCESS HATCH, FLOOR 18" x 24"
DL	- LANDINGS MAX OF 7 3/4" DOWN FROM SLIDERS AND IN SWINGING DOORS OR MAX 1 1/2" DOWN FROM OUT SWINGING DOORS
SKY-U	- UNIT SKYLIGHT; SEE DETAIL 8/A10.1
<b>DIVISION 09 - FINISHES</b>	
<b>CEMENT PLASTER -</b>	
AF-FC	- CEMENT PLASTER FULL COLUMN W/ FOAM CAPITAL AND BASE
<b>DIVISION 10 - SPECIALTIES</b>	
BWC18	- 18" DEEP BENCH W/ CUBBIES ABOVE
<b>DIVISION 11 - EQUIPMENT</b>	
AA-H	- ATTIC ACCESS HATCH 30" x 30"
D	- CLOTHES DRYER W/ RECESSED DRYER BOX. SEE DETAIL 5/A10.0
DW	- DISHWASHER
DWO-E	- DOUBLE WALL OVEN, ELECTRIC
REF36	- 36" WIDE REFRIGERATOR PROVIDE PLUMBING FOR ICE MAKER
REH	- RANGE EXHAUST HOOD, VENTED, MANDATORY MIN. VENTILATION RATE FOR KITCHEN HOODS = 110 CFM (ELEC RANGE) 180 CFM (GAS RANGE) CEC TABLE 150.0-G. WITH INTERMITTENT AIRFLOW DEMAND CONTROL OR CONTINUOUS MECHANICAL EXHAUST SYSTEM FOR THE KITCHEN RANGE WITH A SOUND RATING OF THREE (3) SONES OR LESS, OR SHOW AN EXHAUST FAN IN THE KITCHEN CAPABLE OF PROVIDING AT LEAST 5 AIR CHANGES PER HOUR. CEC SECTIONS 150.0(c)2 B AND 150.0(o)1G
RG-E	- RANGE; ELECTRIC, INDUCTION
W	- CLOTHES WASHER W/ RECESSED WASHING MACHINE BOX
<b>DIVISION 22 - PLUMBING</b>	
B-D36W	- BATHTUB, DROP IN, 36" WIDE X 66" LONG
HBIB	- HOSE BIB
S-G	- SINK W/ GARBAGE DISPOSAL
S-U	- UTILITY SINK
WC	- WATER CLOSET, CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT CPC 402.5, SEE DETAIL 1/A10.0
WH-HP	- HEAT PUMP ELECTRIC WATER HEATER, SEE DETAIL X/A10.0
WH-TL-E	- TANKLESS ELECTRIC WATER HEATER/BOILER
WI-SC	- WALK-IN SHOWER WITH CURB ENTRANCE, SEE SHOWER NOTES SHEET A1.1. SEE DETAIL 7/A10.0 FOR CURB SHOWER
<b>DIVISION 23 - HVAC</b>	
AH-A	- HIGH EFFICIENCY AIR HANDLER IN ATTIC, SEE DETAIL 5/A10.0
HEH	- HIGH EFFICIENCY HEAT PUMP
<b>DIVISION 26 - ELECTRICAL</b>	
EPP	- ELECTRICAL POWER PANEL NEW 400A SERVICE

REVISIONS DATE

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**KUOP DESIGNS**  
david@kuopdesigns.com  
408.357.0818  
3141 STEVENS CREEK BLVD. #104  
SAN JOSE, CA 95117

David Kuoppamaki

**1ST FLOOR PLAN**

NEW RESIDENCE FOR:  
**BRANDON NGUYEN**  
774 OLD ORCHARD ROAD  
CAMPBELL, CA 95008  
APN# 404-29-003

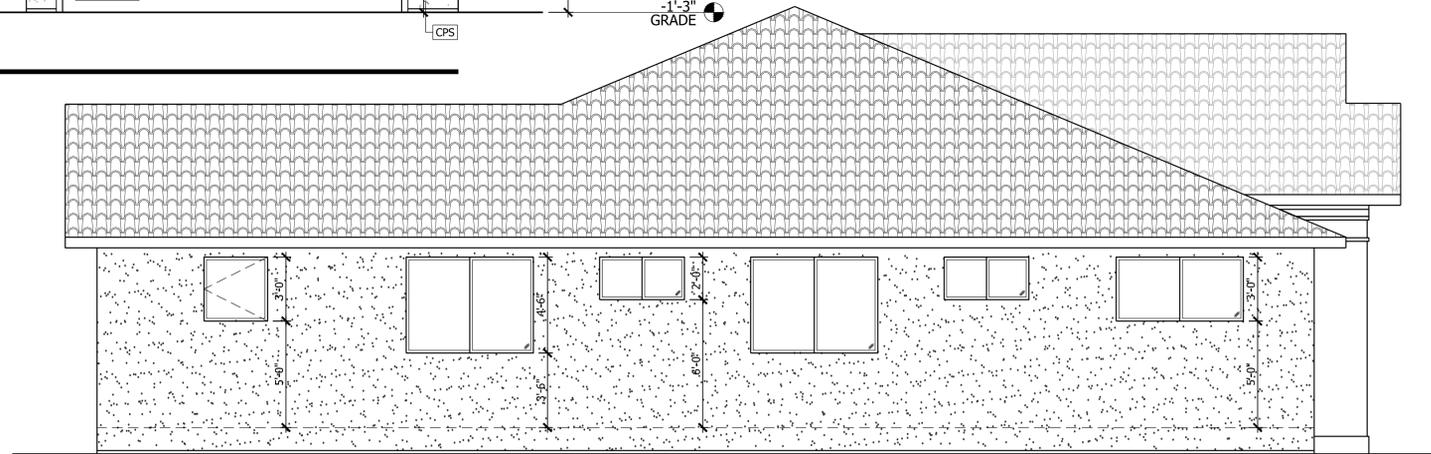
DATE: 2024.08.22  
SCALE: PER SHEET  
DRAWN BY: DAVID  
PLAN NO.: 24-017

SHEET:  
**A2.1**



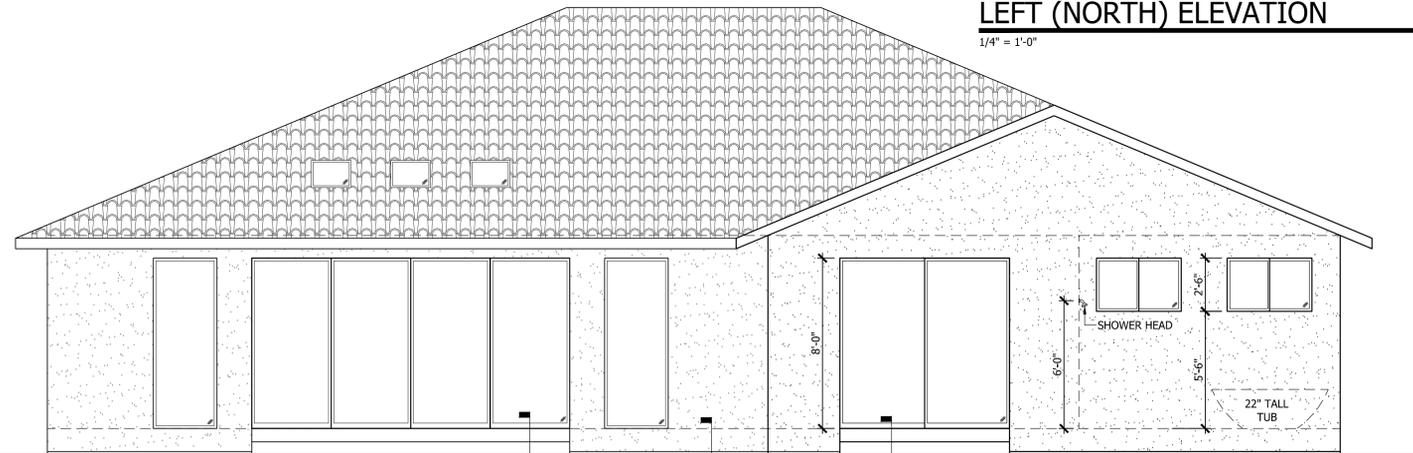
**FRONT (WEST) ELEVATION**

1/4" = 1'-0"



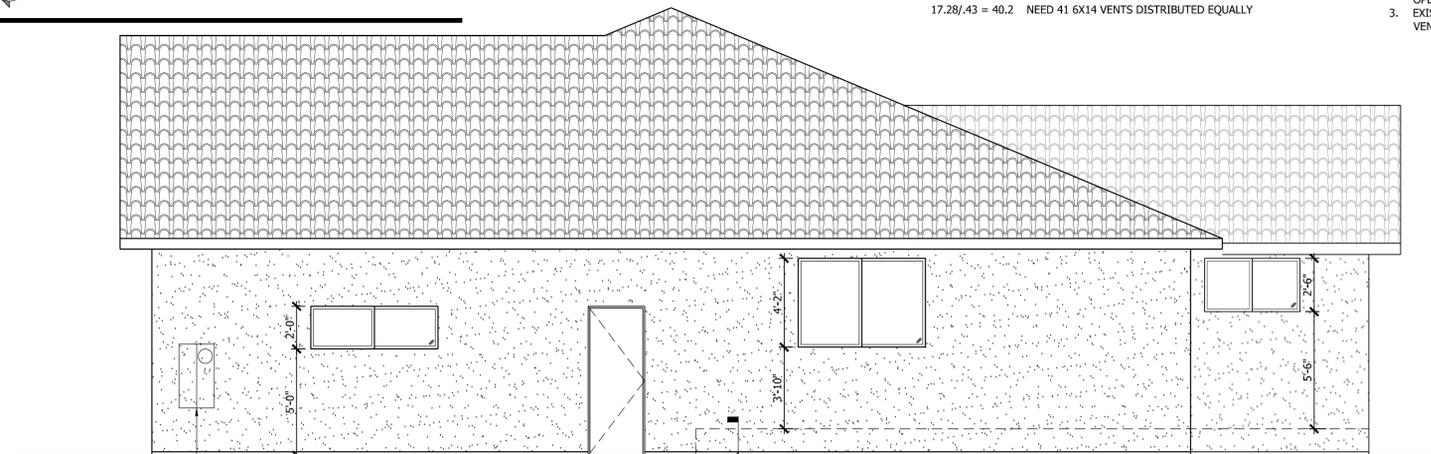
**LEFT (NORTH) ELEVATION**

1/4" = 1'-0"



**REAR (EAST) ELEVATION**

1/4" = 1'-0"



**RIGHT (SOUTH) ELEVATION**

1/4" = 1'-0"

REFERENCE KEYNOTES	
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
ROOFING AND SIDING -	
CRT	- CLASS 'A' SYNTHETIC SPANISH BARREL ROOF TILE - BRAVA 'ARENDALE' OVER 30# FELT AND STRUCTURAL SHEATHING
DIVISION 08 - DOORS AND WINDOWS	
WDW	- TRIMLESS WINDOW
DIVISION 09 - FINISHES	
CEMENT PLASTER -	
CPS	- 3 COAT, 7/8" STUCCO OVER APPROVED LATH & CLASS 'D' (2 SHEET) BUILDING PAPER O/ STRUCTURAL SHEATHING, SAND FINISH
DIVISION 10 - SPECIALTIES	
AN	- APPROVED 4" HIGH W/ 1/2" MIN STRIKE WIDTH ADDRESS NUMBERS WITH CONTRASTING BACKGROUND VISIBLE FROM STREET.
DIVISION 26 - ELECTRICAL	
EPP	- ELECTRICAL POWER PANEL NEW 400A SERVICE

**FOUNDATION VENT CALCULATIONS**

NEW AREA OF UNDER FLOOR SPACE TO BE VENTED: 2,592 SF  
 SF OF VENT REQUIRED 2,592/150 = 17.28 SF

USE 6"x14" WITH .43 SF VENT EACH

17.28/.43 = 40.2 NEED 41 6X14 VENTS DISTRIBUTED EQUALLY

**FOUNDATION VENT NOTES**

1. PROVIDE ALL UNDER-FLOOR AREAS WITH CROSS VENTILATION AT 1/150 FOR THE ENTIRE AREA WITH ONE VENT WITHIN 3 FT OF EACH CORNER
2. SCREENS OVER THE OPENINGS SHALL HAVE 1/8" TO 1/4" OPENINGS. (CRC R408)
3. EXISTING VENTS AT ADDITION AREAS TO REMAIN FOR VENTILATION BETWEEN EXISTING AND NEW

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**KUOP DESIGNS**  
 david@kuopdesigns.com  
 408.357.0818  
 3141 STEVENS CREEK BLVD. #104  
 SAN JOSE, CA 95117

David Kuoppamaki

ELEVATIONS

NEW RESIDENCE FOR:  
 BRANDON NGUYEN  
 774 OLD ORCHARD ROAD  
 CAMPBELL, CA 95008  
 APN# 404-29-003

DATE: 2024.08.22  
 SCALE: PER SHEET  
 DRAWN BY: DAVID  
 PLAN NO.: 24-017

SHEET:  
**A3.1**

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 david@kuopdesigns.com  
 408.357.0818  
 3141 STEVENS CREEK BLVD. #104  
 SAN JOSE, CA 95117

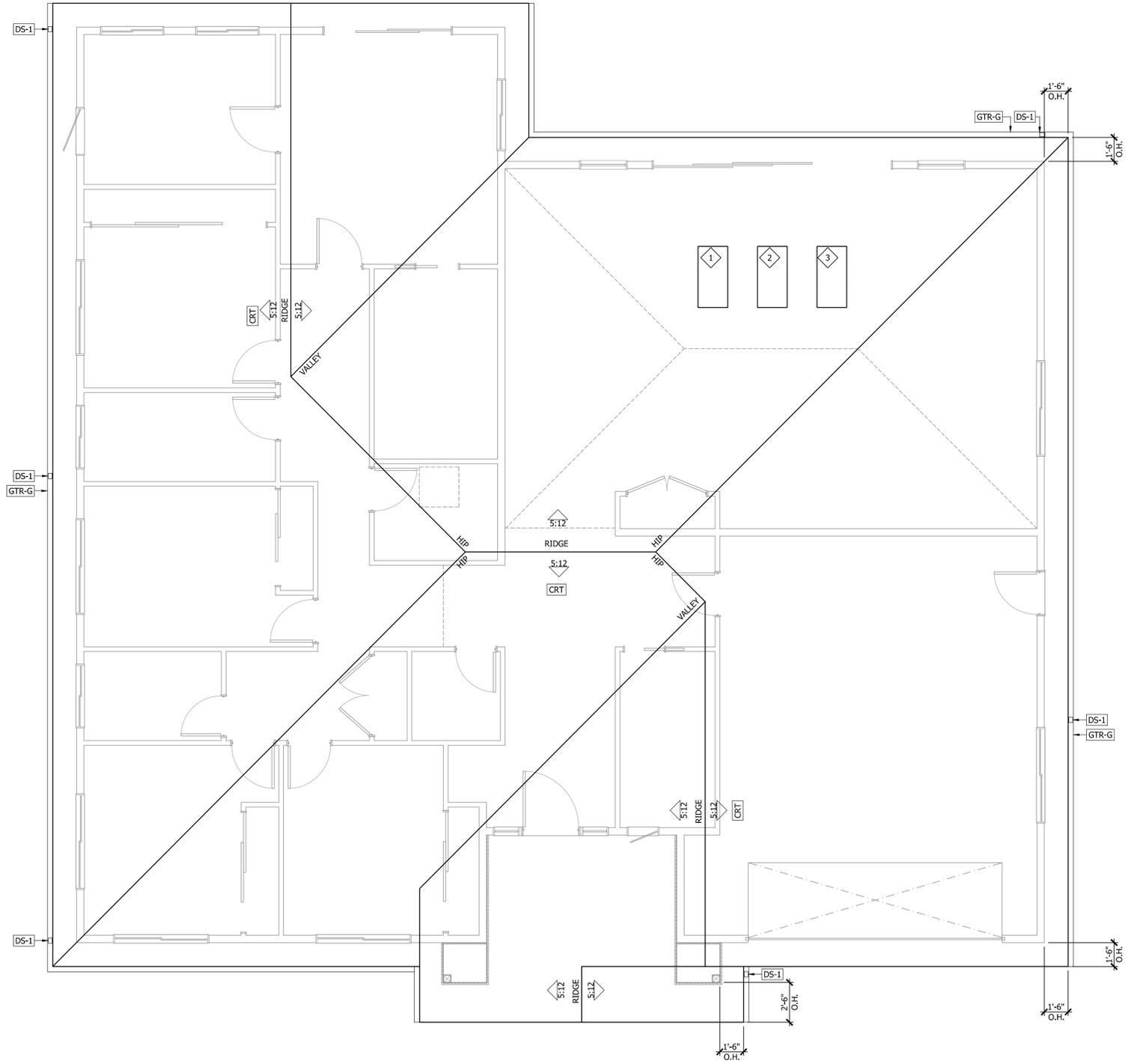
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PAGE TITLE  
**ROOF PLAN**

NEW RESIDENCE FOR:  
**BRANDON NGUYEN**  
**774 OLD ORCHARD ROAD**  
**CAMPBELL, CA 95008**  
**APN# 404-29-003**

DATE: 2024.08.22  
 SCALE: PER SHEET  
 DRAWN BY: DAVID  
 PLAN NO.: 24-017

SHEET:  
**A4.1**



SKYLIGHT SCHEDULE							
NUMBER	SIZE		STYLE	MANUFACTURER	REPORT #	MODEL	NOTES
	WIDTH	HEIGHT					
1	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
2	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP
3	1'-10.5"	3'-10"	DECK MOUNT	VELUX	199	VSS	TEMP

REFERENCE KEYNOTES	
DIVISION 07 - THERMAL AND MOISTURE PROTECTION	
FLASHING AND SHEET METAL -	
DS-1	- DOWNSPOUT, CONNECT TO UNDERGROUND STORM WATER SYSTEM
GTR-G	- GUTTER, GALVANIZED; PAINT TO MATCH WINDOW TRIM. SEE DETAIL _____
ROOFING AND SIDING -	
CRT	- CLASS 'A' SYNTHETIC SPANISH BARREL ROOF TILE - BRAVA 'ARENDALE' OVER 30# FELT AND STRUCTURAL SHEATHING

ATTIC VENTILATION CALCULATIONS:	OR	ATTIC VENTILATION CALCULATIONS:
2,592 SF ATTIC/300 EQUAL TOTAL 8.64 SF		2,592 SF ATTIC/300 EQUAL TOTAL 8.6 SF
NEED 40%-50% TOTAL REQUIRED SF HIGH VENT (14) LOW PRO VENTS @ .3 SF EACH 4.2 SF		NEED 40%-50% TOTAL REQUIRED SF HIGH VENT 33' RIDGE VENT @ .125 SQFT/LIN FT 4.1 SF
NEED 3.75 SF LOW VENT (15) LOW PRO VENTS @ .3 SF EACH 4.5 SF		NEED 1.1 SF EAVE VENTS (15) EAVE VENTS @ .3 SF EACH 4.5 SF
TOTAL TO BE INSTALLED 8.7 SF		TOTAL TO BE INSTALLED 8.6 SF

- ROOF NOTES:**
- PLYWOOD FOR ANY SURFACE OR EDGE EXPOSED TO WEATHER MUST BE BONDED WITH EXTERIOR GLUE.
  - EXPOSED GLU-LAMS SHALL BE PRESERVATIVE TREATED, APPLIED BY THE MANUFACTURER, OR MADE FROM NATURALLY DURABLE WOOD.
  - ALL FASTENERS USED FOR ATTACHMENT OF SIDING SHALL BE CORROSION-RESISTANT (R703.4)
  - NEW ROOF SHEATHING TO BE MINIMUM 15/32" CDX/OSB APA RATED FOR 24" O.C. FRAMING, RADIANT BARRIER NAIL WITH 8d AT 6" O.C. EDGE, 12 O.C. FIELD. INSTALL WITH FACE GRAIN PERPENDICULAR TO FRAMING, STAGGER END JOINTS.
  - CORROSION RESISTANT FLASHING SHALL BE PROVIDED AT OPENINGS AND INTERSECTIONS/ATTACHMENTS. (R703.8)
  - FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; VERTICALLY AT FLOOR AND CEILING LEVELS, HORIZONTALLY AT INTERVALS NOT TO EXCEED 10' (R302.11)
  - FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
  - MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR SHALL BE CHECKED BEFORE ENCLOSURE, CBC 4.505.3

**774 OLD ORCHARD ROOF PLAN**  
 1/4" = 1'-0"



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**KUOP**  
**DESIGNS**  
 davidk@kuopdesigns.com  
 408.357.0818  
 3141 STEVENS CREEK BLVD. #104  
 SAN JOSE, CA 95117

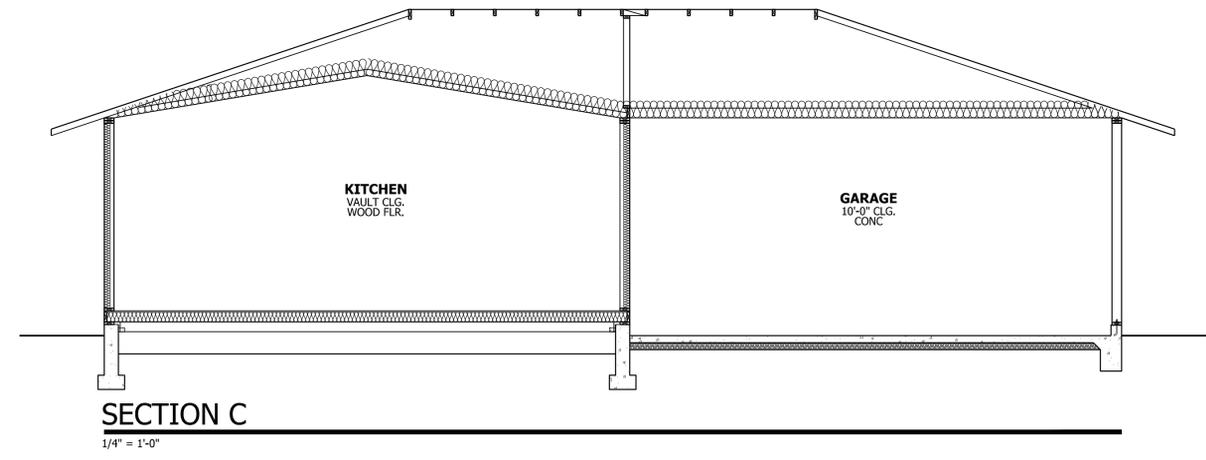
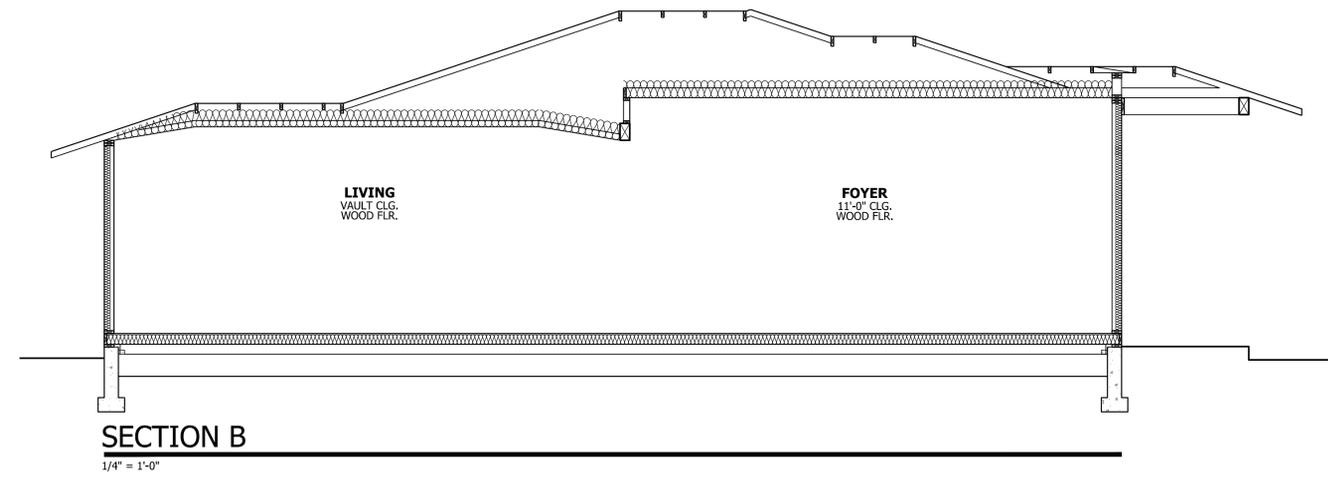
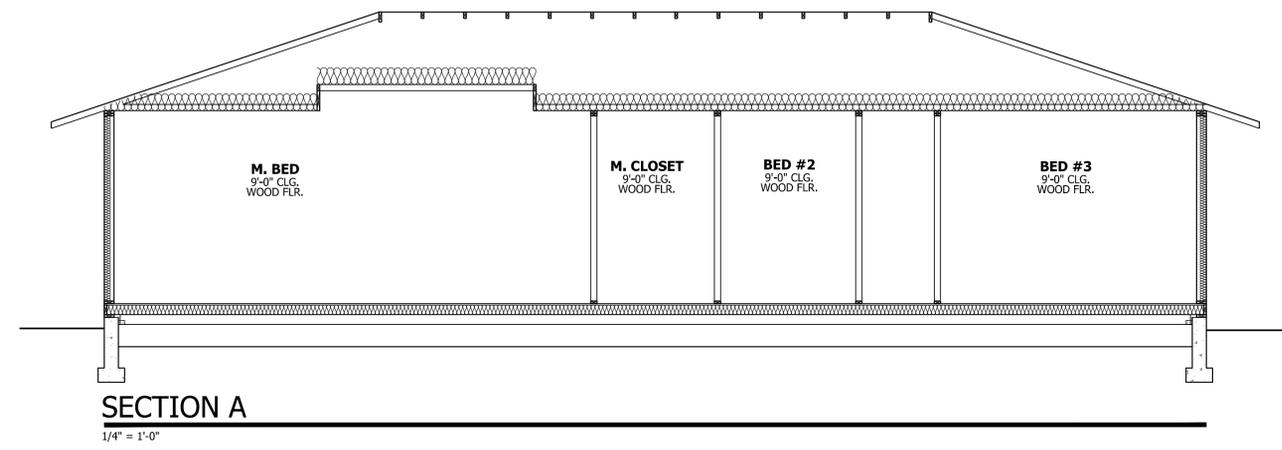
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PAGE TITLE  
**SECTIONS**

NEW RESIDENCE FOR:  
 BRANDON NGUYEN  
 774 OLD ORCHARD ROAD  
 CAMPBELL, CA 95008  
 APN# 404-29-003

DATE: 2024.08.22  
 SCALE: PER SHEET  
 DRAWN BY: DAVID  
 PLAN NO.: 24-017

SHEET:  
**A5.1**



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**KUOP**  
**DESIGNS**  
 davidk@kuopdesigns.com  
 408.357.0818  
 3141 STEVENS CREEK BLVD. #104  
 SAN JOSE, CA 95117

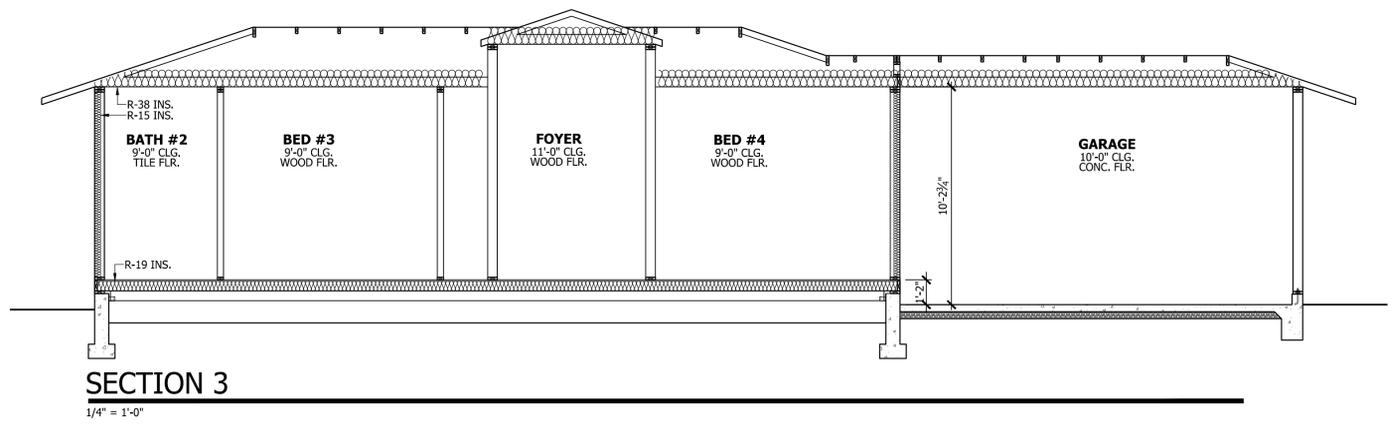
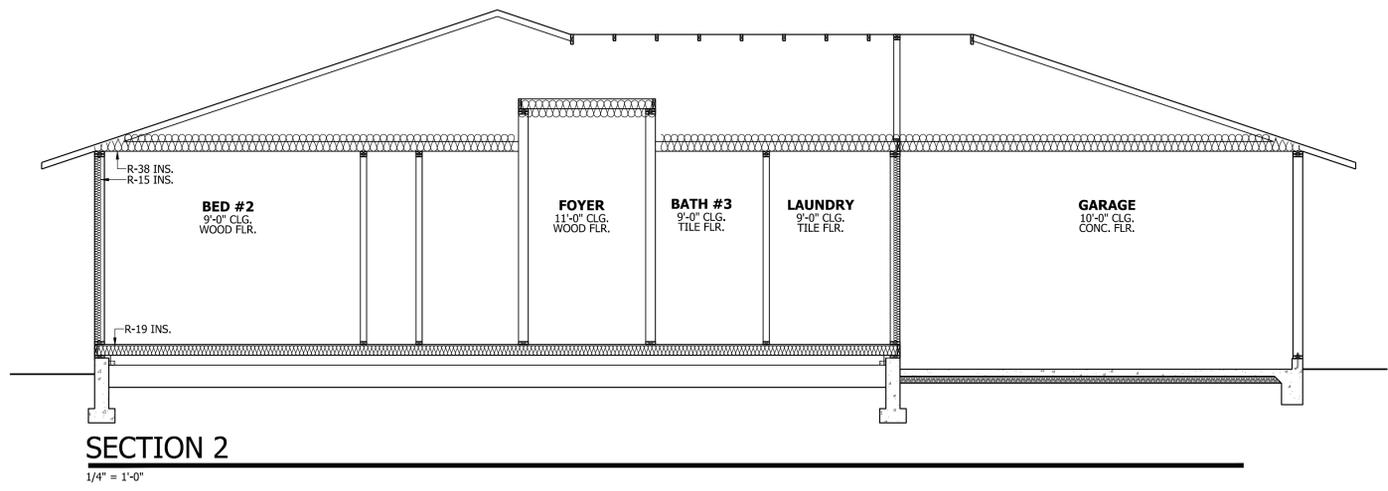
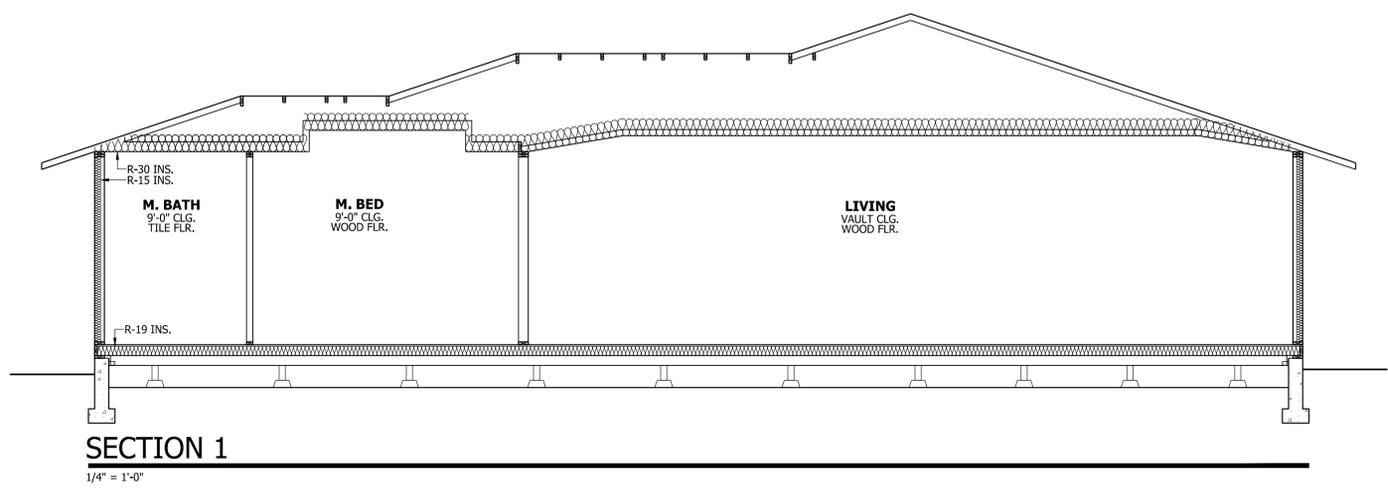
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PAGE TITLE  
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 774 OLD ORCHARD ROAD  
 CAMPBELL, CA 95008  
 APN# 404-29-003

DATE: 2024.08.22  
 SCALE: PER SHEET  
 DRAWN BY: DAVID  
 PLAN NO.: 24-017

SHEET:  
**A5.2**

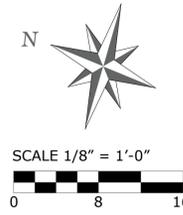


Plant Legend					
Botanical	Common	Size	Qty	Water	Remarks
<b>Tree</b>					
Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	24" box	1	Medium	
Acer palmatum 'Dissectum Atropurpureum'	Red Ribbonleaf Japanese Maple	15 gal	3	Medium	
Acer palmatum 'Dissectum Viridis'	Laceleaf Japanese Maple	15 gal	1	Medium	
Citrus sinensis 'Valencia'	Valencia Orange	15 gal	1	Medium	
Citrus sinensis 'Washington Navel'	Washington Navel Orange	15 gal	1	Medium	
Citrus x 'Improved Meyer'	Improved Meyer Lemon	15 gal	1	Medium	
Feijoa sellowiana	Pineapple Guava	15 gal	1	Medium	
Lagerstroemia indica 'Pink Lace'	Pink Lace Crape Myrtle	24" box	1	Low	
Pinus mugo mugo	Dwarf Mugo Pine	15 gal	1	Low	
<b>Shrub</b>					
Acacia cognata 'Cousin Itt'	Little River Wattle	5 gal	4	Low	
Anigozanthos 'Big Red'	Big Red Kangaroo Paws	5 gal	3	Low	
Caesalpinia gilliesii	Yellow Bird of Paradise	5 gal	1	Low	
Camellia japonica 'Bob Hope'	Bob Hope Shade Camellia	5 gal	1	Medium	
Coleonema pulchellum 'Compacta'	Dwarf Breath of Heaven	5 gal	1	Medium	
Loropetalum chinense 'Sizzling Pink'	Sizzling Pink Fringe Flower	5 gal	4	Low	
Mahonia 'Soft Caress'	'Soft Caress' Mahonia	5 gal	5	Low	
Nandina domestica 'Firepower'	Firepower Heavenly Bamboo	5 gal	14	Low	
Osmanthus fragrans	Sweet Olive	5 gal	4	Medium	
Prunus caroliniana 'Compacta'	Dwarf Carolina Laurel Cherry	5 gal	7	Low	
<b>Ground cover</b>					
Dymondia margaretae	Dymondia, Rock Ditty	1 gal	1	Low	
Heuchera 'Lipstick'	Lipstick Coral Bells	1 gal	6	Medium	
<b>Vine</b>					
Passiflora caerulea	Blue Crown Passion Flower	1 gal	2	Medium	
<b>Grass</b>					
Lomandra hybrid 'Lime Spritz'	Lime Spritz Lomandra	1 gal	9	Low	

At least 4 cu. yds. of compost, six (6) inches deep, shall be applied per 1,000 sq. ft. of landscape area.

A minimum three (3") inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except in areas of direct seeding application (e.g. hydro-seeding).

A Soil Management Report shall be submitted prior to the issuance of the Certificate of Completion.



\* NOTES (E) = Existing

REVISIONS	BY



**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
 8262 Rancho Real Gilroy Ca. 95020  
 Calif. Reg.#2239 (408) 842-0245  
 karen@kaa.design

**NGUYEN RESIDENCE**  
 774 Old Orchard, Campbell CA  
**PLANTING PLAN**



DATE	08-01-24
SCALE	1/8" = 1'-0"
DRAWN	IN - AD
JOB	NGUYEN

**Low Voltage Lights- by Alliance**

Symbol	Manufacturer / Model / Description	Qty.
	Alliance iT150 Transformer	01
	<b>Path Light</b> - AL250-LED Hat 7.75" Diameter. Order code: AL250, Brass, (AB) Aged Brass, ALSTEM18 LBIPIN-200lm, 2.5W/3.75VA, 2700K.	24
	<b>Up Light</b> - BL200 Brass Ledge Light Fixture. 2.5" W x 7.25" L Order code: BL200, Brass, (AB) Aged Brass Lamp: LMR16 - LED - 6W -F	01
	<b>Wall Light</b> - SL 100 - Wall Light Brass Ledge Light Fixture. 3.75" W x 1.75" D. Order code: SL 100, Brass, (AB) Aged Brass Lamp: LBIPIN-200lm, 2.5W/3.75VA, 2700K.	04

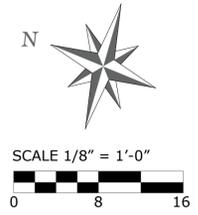


**MATERIAL SURFACE TABLE**

Impervious Surfaces	Total Sq. Ft.	%
Pavers (Driveway, Porch, Path)	1,098 Sq. Ft.	49.79
Pervious Surfaces	Total Sq. Ft.	%
Bark Mulch	72 Sq. Ft.	3.26
Landscape Area	1,035 Sq. Ft.	46.95



**Driveway Material**  
Calstone Mission Paver  
Brown-Beige-Charcoal



\* NOTES (E) = Existing

REVISIONS	BY

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LANDSCAPE ARCHITECTS

8262 Rancho Real Gilroy Ca. 95020  
Calif. Reg.#2239 (408) 842-0245  
karen@kaa.design

**NGUYEN RESIDENCE**  
774 Old Orchard, Campbell CA

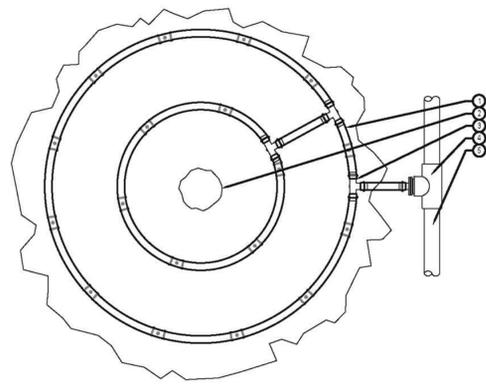
**LIGHTING & MATERIAL PLAN**



DATE	08-01-24
SCALE	1/8"=1'-0"
DRAWN	SL
JOB	NGUYEN

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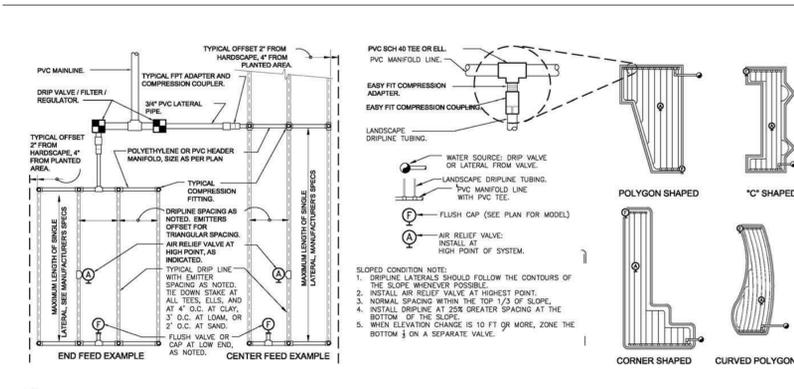




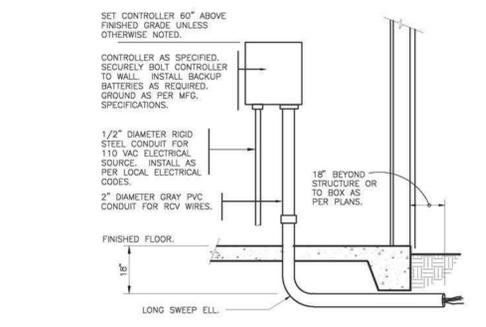
HUNTER DRIPLINE - TREE RING LARGE SPECIMEN  
Hunter HM.HDL.10  
NOT TO SCALE

**LEGEND:**  
 1 HUNTER DRIPLINE (HDL) PER PLAN  
 2 TREE (SEE PLANTING PLAN)  
 3 PLD OR PDL-LOC FITTING TYP.  
 4 PVC TO DRIP LINE TUBING CONNECTION (PLD OR PDL-LOC FITTING) TYP.  
 5 PVC LATERAL LINE

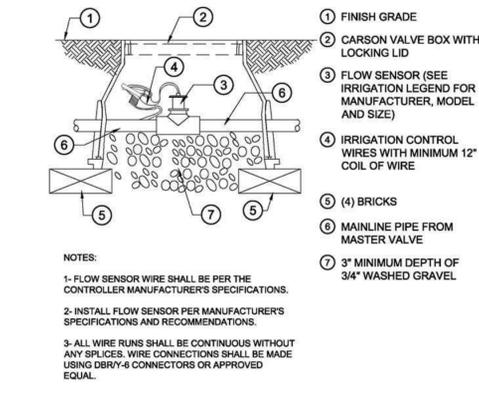
**NOTES:**  
 AIR RELIEF VALVE (P.L.D.-AIR) INSTALLED IN VALVE BOX AT OPTIMAL HIGHEST POINT FROM CONTROL ZONE KIT. MULTIPLE AIR RELIEF VALVES MAY BE NEEDED TO ACCOMMODATE DIFFERENCES IN GRADE.  
 ECO-INDICATOR TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT IN CLEAR VIEW WHEN POPPED UP.  
 FLUSH POINT TO BE INSTALLED AT OPTIMAL FURTHEST POINT FROM CONTROL ZONE KIT TO ALLOW FOR MAXIMUM DEBRIS FLUSH IN SYSTEM.



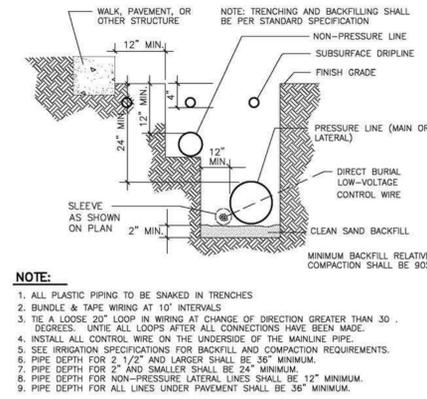
TYPICAL DRIPLINE LAYOUT



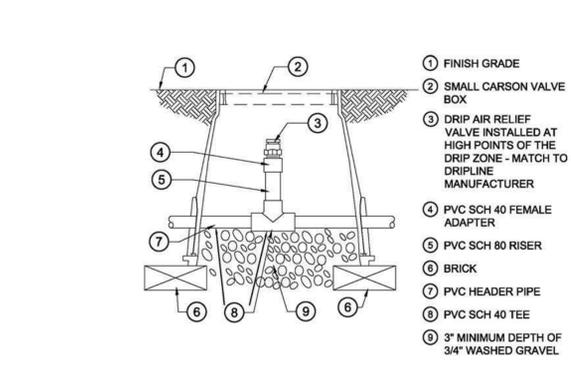
INTERIOR WALL MOUNT CONTROLLER



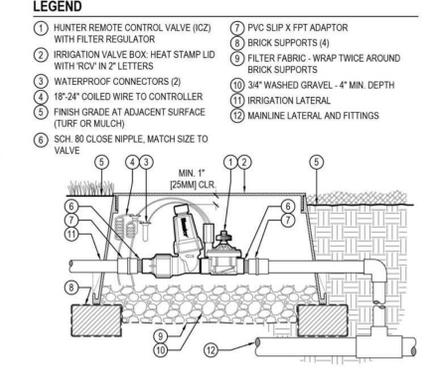
FLOW SENSOR



TRENCHING DETAILS



AIR RELIEF VALVE IN PVC HEADER



DRIPLINE CONTROL ZONE KIT (ICZ-101-LF)  
Hunter V.ICZ.01  
NO SCALE

**IRRIGATION NOTES**

1. THE IRRIGATION SYSTEM IS TO BE INSTALLED IN CONFORMANCE WITH ALL LOCAL CODES.
2. THIS IRRIGATION DESIGN IS DIAGRAMMATIC IN NATURE AND DOES NOT REPRESENT AN EXACT LAYOUT. THE CONTRACTOR SHALL MAKE MINOR ADJUSTMENTS IN HEAD, VALVE, AND PIPING LAYOUT. FOR GRAPHIC CLARITY, PIPING MAY BE SHOWN OUTSIDE OF PLANTING AREAS BUT SHOULD BE INSTALLED IN BEDS WHENEVER POSSIBLE.
3. REMOTE CONTROL VALVES SHALL BE INSTALLED FLUSH WITH FINISH GRADE AND SHOULD BE INSTALLED IN PLANTING AREAS ONLY. USE EXISTING VALVE BOXES WHEN POSSIBLE.
4. WHERE PIPE PASSES UNDER DRIVING SURFACES, AND WALKS PROVIDE PVC SLEEVES AS NOTED ON PLANS. CONTRACTOR TO USE EXISTING SLEEVING WHEN POSSIBLE AND IS TO LOCATE ON SITE.
5. CONTRACTOR TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND STRUCTURES PRIOR TO EXCAVATION OF TRENCHES. CONTRACTOR TO REPAIR ANY DAMAGES CAUSED BY, OR DURING THE PERFORMANCE OF HIS WORK AT NO EXTRA COST TO THE OWNER.
6. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A CERTIFIED IRRIGATION AUDITOR AT THE TIME OF FINAL INSPECTION

**MAWA EPPT and ETWU Calculations**

Project Name: Nguyen Residence  
 Project Location: 774 Old Orchard, Campbell, CA.  
 Total Landscape Area: 1,701.0 sq. ft.  
 Date: 08/01/2024

**MAWA CALCULATION**  
 MAWA = (Eto)(.62)((0.55xLA) + (1-ETAF x SLA))

MAWA = Maximum Applied Water Allowance ( gallons per year)  
 Eto = Reference Evapotranspiration (inches per year)  
 .62 = Conversion Factor (to gallons)  
 0.55 = Et Adjustment Factor (ETAF)  
 LA = Landscape Area including SLA (square feet)  
 0.45 = Additional Water Allowance for SLA  
 SLA = Special Landscape Area (square feet)

Eto =	45.3		
Conversion	0.62		
ETAF =	0.55		
LA =	1,701		
SLA =	0		
MAWA =	26,275.9	gallons per year	
	3,512.8	cubic feet per year	

**MAWA with EPPT**  
 MAWA = (Eto-Eppt)(.62)((0.55xLA) + (1-ETAF x SLA))

Eppt = 25% of Annual precipitation

Eto =	45.3		
Eppt =	3.77		
ETAF =	0.55		
LA =	1,701		
SLA =	0		
MAWA w/ EPPT =	24,114.9	gallons per year	
	3,223.9	cubic feet	

**ETWU CALCULATION**  
 ETWU = (Eto)(.62)((PF/IE)(LA))

ETWU = Estimated Total Water Use Per Year (gallons)  
 Eto = Reference Evapotranspiration  
 PF = Plant Factor from WUCOLS (Region 2, Water Use: H 0.7 - 0.9, M 0.4 - 0.6, L 0.1 - 0.3, VL < 0.1, All Turf 0.8)  
 LA = Landscape Area ( High, Medium, and low water use areas)( square feet)  
 SLA = Special Landscape Area  
 .62 = Conversion Factor  
 IE = Irrigation Efficiency (drip spray and bubblers .81, sub surface .81, spray sprinklers .75)  
 ET Adjustment Factor (ETAF) .55 for Residential and .45 for Non Residential

Reference Evapotranspiration (Eto)	45.3	San Jose, CA.
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Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
1.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	684.0	253.3	7,115.1
2.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	112.0	69.1	1,941.7
3.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	140.0	86.4	2,427.2
4.) Med. Water Use/ Veg. Box & Vine	Drip	0.4	0.81	0.49382716	77.0	38.0	1,068.0
5.) Low Water Use/ Shrubs	Drip	0.3	0.81	0.37037037	256.0	94.8	2,663.0
6.) Med. Water Use/ Trees	Drip	0.5	0.81	0.617283951	112.0	69.1	1,941.7
7.) Med. Water Use/ Shrubs	Drip	0.4	0.81	0.49382716	320.0	158.0	4,438.3
					<b>Total sq. ft.</b>	<b>Totals</b>	<b>Totals</b>
					1,701.0	768.9	21,595.0

Hydrozone #/ Plant Description	Irrigation Method	Plant Factor (PF)	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft)	ETAF x Area	ETWU
				1	0	0	0.0
					<b>Totals</b>	<b>Totals</b>	<b>Totals</b>
					0	0	0.0
						<b>ETWU TOTAL</b>	<b>21,595.0</b>
						<b>MAWA</b>	<b>26,275.9</b>

**ETAF CALCULATIONS**

Regular Landscape Areas	
Total ETAF x Area	768.9
Total Area	1,701.0
Average ETAF	0.45

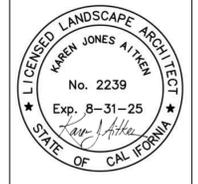
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and .45 or below for non residential areas.

REVISIONS | BY



**KAREN AITKEN & ASSOCIATES**  
**LANDSCAPE ARCHITECTS**  
 8262 Rancho Real Gilroy Ca. 95020  
 Calif. Reg.#2239 (408) 842-0245  
 karen@kaa.design

**NGUYEN RESIDENCE**  
 774 Old Orchard, Campbell CA  
**IRRIGATION DETAILS**

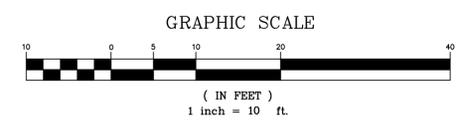


DATE 08-01-24  
 SCALE 1/8"=1'-0"  
 DRAWN SL  
 JOB NGUYEN

**L-4**

Old Orchard

REVISIONS	BY



**BASIS OF BEARINGS**

ALL BEARINGS SHOWN HEREON ARE TAKEN FROM THE MAP OF TRACT 361 FILED FOR RECORD IN BOOK 12 OF MAPS ON PAGE 12.

**BENCHMARK STATEMENT:**

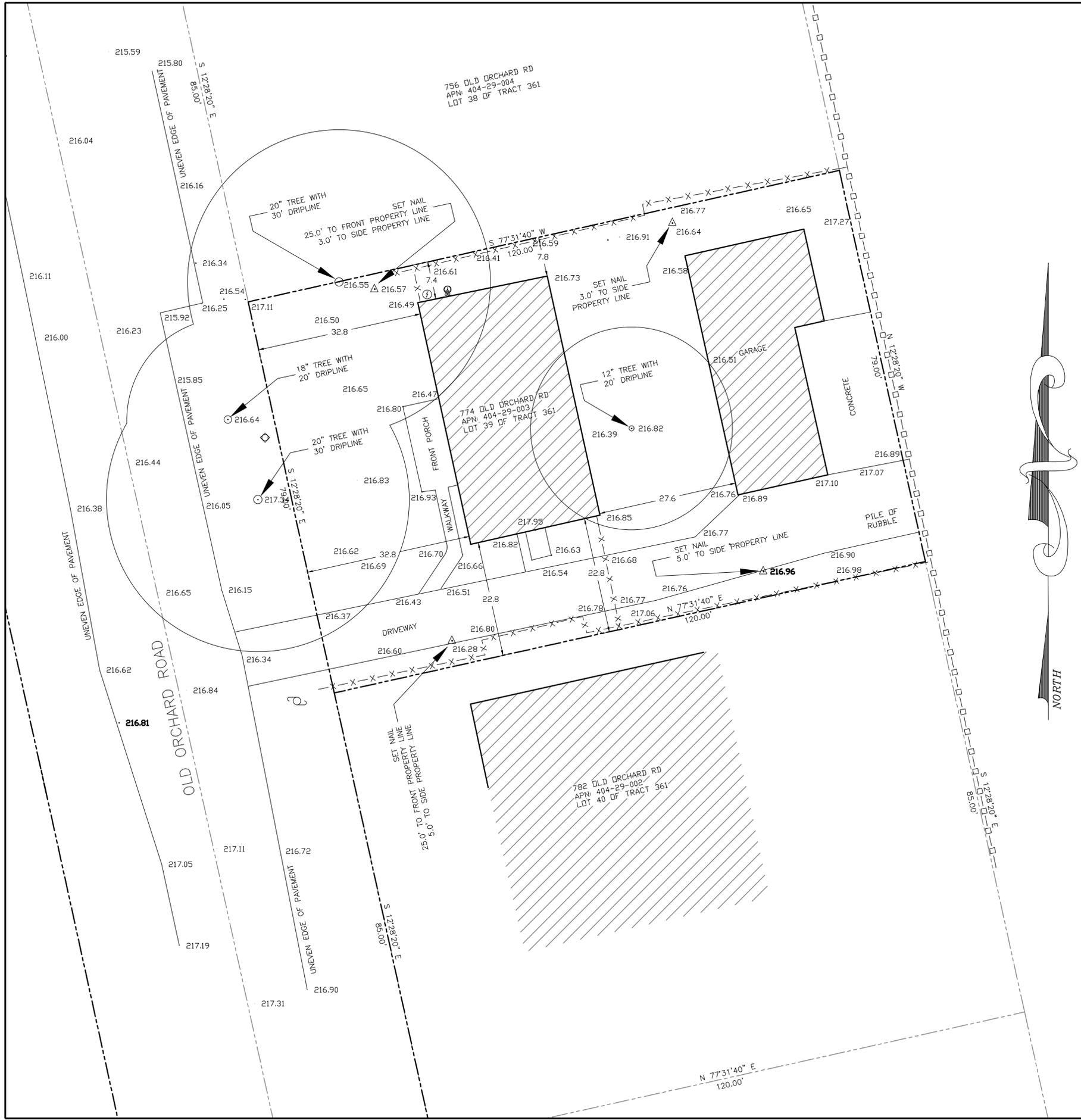
CITY OF CAMPBELL BENCHMARK 58 WAS TAKEN AS THE BASIS OF ALL ELEVATION SHOWN HEREON.

**SURVEY NOTES:**

ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

UTILITIES, IF SHOWN, ARE PLACED RELATIVE TO VISUAL EVIDENCE AVAILABLE ON THE DATE OF THE FIELD SURVEY AND SHOULD BE VERIFIED BY POTHOLING PRIOR TO ANY UTILITY WORK ON SITE.

NO TITLE REPORT WAS REVIEWED FOR THIS SURVEY; EASEMENTS SHOWN ARE PER RECORD MAP.



LEGEND	
	PROPERTY LINE
	WOODEN FENCE
	CONCRETE WALL
	UTILITY POLE
	ELECTRIC METER
	WATER METER
	GAS METER
	FINISH FLOOR

TOPOGRAPHIC AND BOUNDARY SURVEY  
774 OLD ORCHARD ROAD, CAMPBELL, CA

FOOTSTEPS SURVEYING  
3315 ST IGNATIUS PL. SANTA CLARA, CA. 95051  
FTSTPSIA@GMAIL.COM PHONE: (408) 737-2265

Date: 07/30/24  
Scale 1"=10'  
Dwn by: JW  
Job J240717

