

Location of Proposed Project




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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

September 26, 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday October 8, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 1430 Westmont Avenue
Zoning | Area Plan: R-1-9 | STANP
Neighborhood Association(s): N/A
Council District: 5
File No: PLN-2024-1
APN: 403-14-071
Applicant: TDDG LLC
Property Owner: Hien Nguyen
Application Type: Site and Architectural Review Permit
Project Planner: Tracy Tam, Associate Planner
Email Contact: tracyt@campbellca.gov
Phone Contact: (408) 871-5103

Project Description:

To allow the demolition of an existing single-family residence and the construction of an approximately 4,338 square foot new two-story single-family dwelling.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

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.

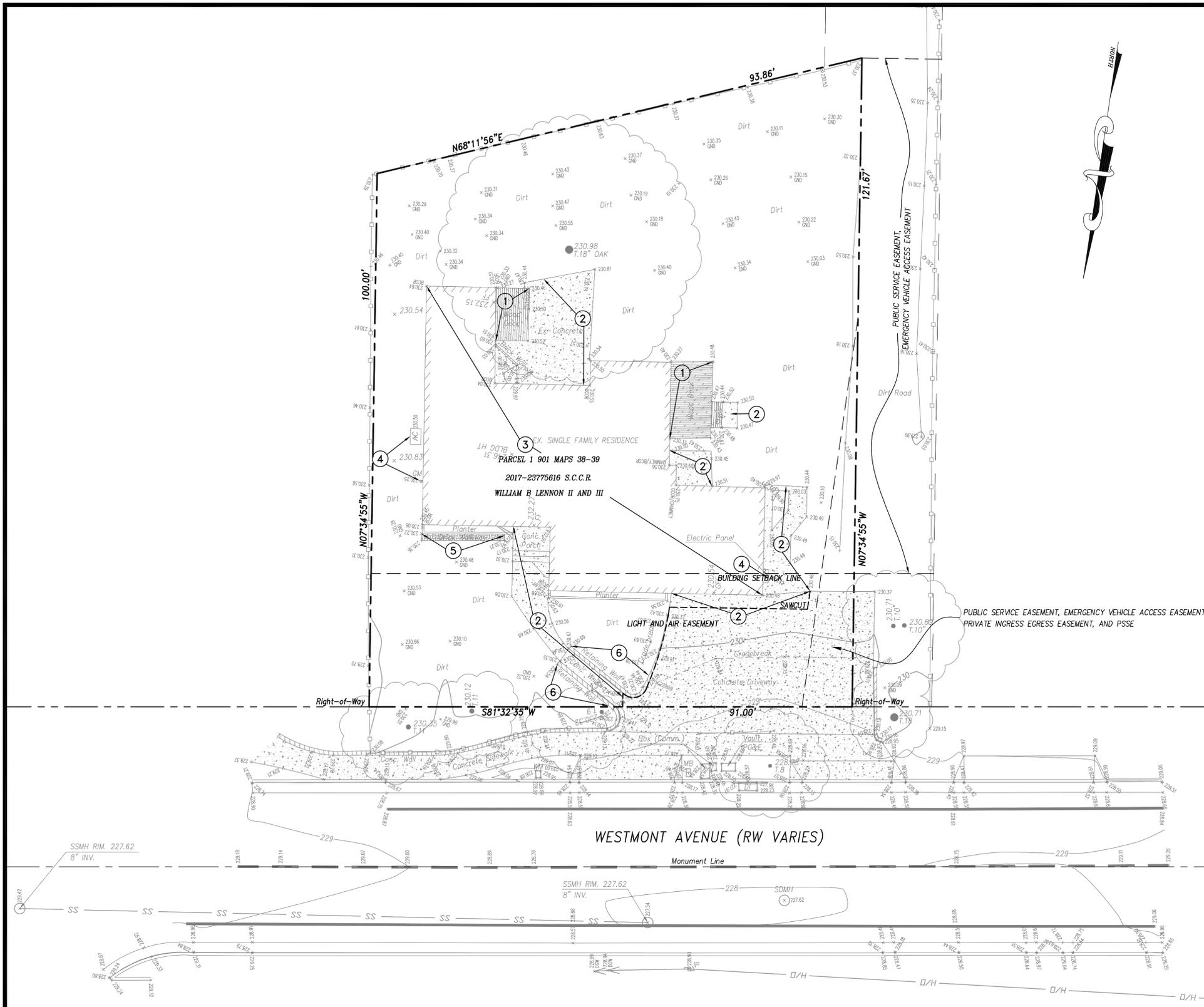


- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | planning@campbellca.gov

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 traduccion en Español**





DEMOLITION LEGEND

- PROPERTY LINE
- SAWCUT LINE
- EX. TREE WITH GROUND ELEV., DBH,
- ✱ REMOVE EXISTING TREE

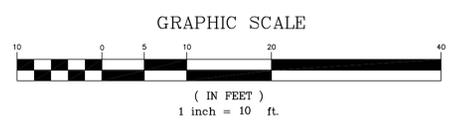
REMOVAL NOTES

- ① REMOVE EXISTING DECK
- ② REMOVE EXISTING CONCRETE
- ③ REMOVE EXISTING BUILDING
- ④ REMOVE EXISTING UTILITY
- ⑤ REMOVE EXISTING BRICK
- ⑥ REMOVE EXISTING WALL

DEMOLITION NOTES

1. DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF CAMPBELL'S BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

WESTMONT AVENUE (RW VARIES)



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GROSS LOT AREA = 10,084.47 SF (0.2315 ACRES)

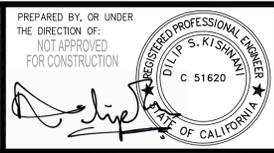
BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.



VERTICAL DATUM: HELD ELEVATION OF 230.16 FEET AT CITY BENCHMARK 617, BEING A BRASS DISK STAMPED SANTA CLARA VALLEY WATER DISTRICT AT THE NORTHEAST CORNER OF THE INTERSECTION OF HARRIET AVENUE AND WESTMONT AVENUE, AT THE APPROXIMATE MID POINT OF THE RETURN. VERTICAL DATUM=NAVD88

BASIS OF BEARINGS: N 02°05'21" W ALONG THE MONUMENT LINE OF HARRIET AVENUE AS SHOWN THAT CERTAIN PARCEL MAP RECORDED JANUARY 30, 2017 IN BOOK 901 OF MAPS AT PAGES 38-39, SANTA CLARA COUNTY RECORDS.

| | | | | | |
|---------------------|-----|----|------|-----------|-----------|
| DATE: JUNE 17, 2023 | | | | | |
| SCALE: AS NOTED | | | | | |
| DRAWN: DSK/PV | | | | | |
| DESIGNED: DSK | | | | | |
| ENGINEER: DSK | | | | | |
| MANAGER: DSK | | | | | |
| | NO. | BY | DATE | REVISIONS | CITY APPR |



PREPARED BY, OR UNDER THE DIRECTION OF: NOT APPROVED FOR CONSTRUCTION

PREPARED BY:
STERLING CONSULTANTS
 46560 FREMONT BOULEVARD, SUITE NO. 205
 FREMONT, CA 94538
 lsterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
 HIEN DUY NGUYEN
 1430 WESTMONT AVENUE
 CAMPBELL, CA 95008

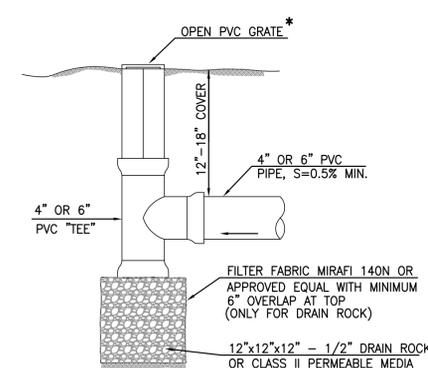
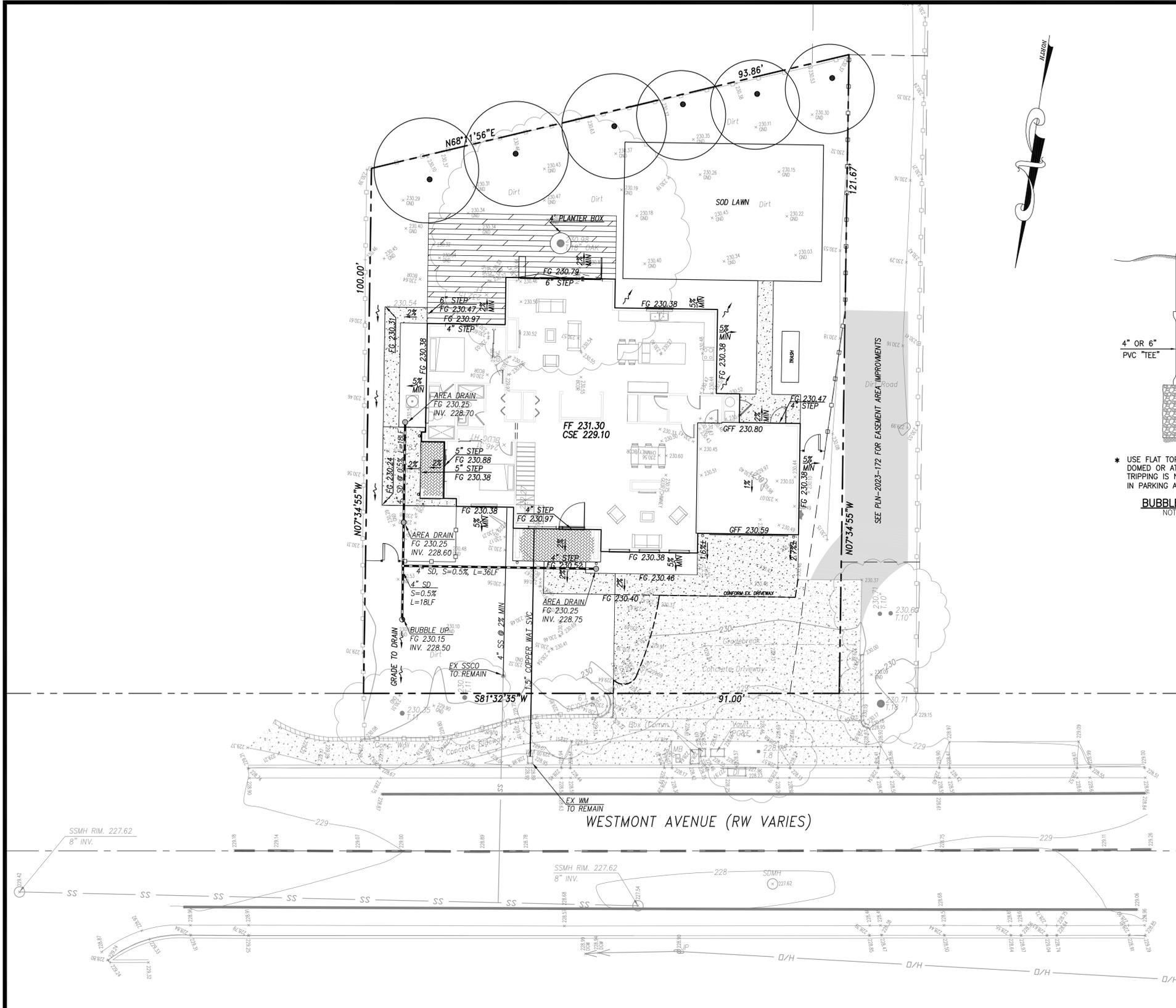
APN: 403-14-071

1430 WESTMONT AVENUE

EXISTING CONDITION & DEMOLITION PLAN

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO. **C1**
 1 OF 2 SHEETS
 JOB NO. 2023-110



* USE FLAT TOP GRATES FOR LAWN AREAS AND DOMED OR ATRIUM GRATES WHERE MOWING OR TRIPPING IS NOT OF CONCERN & CAST IRON GRATES IN PARKING AREAS.

BUBBLE UP DETAIL
NOT TO SCALE

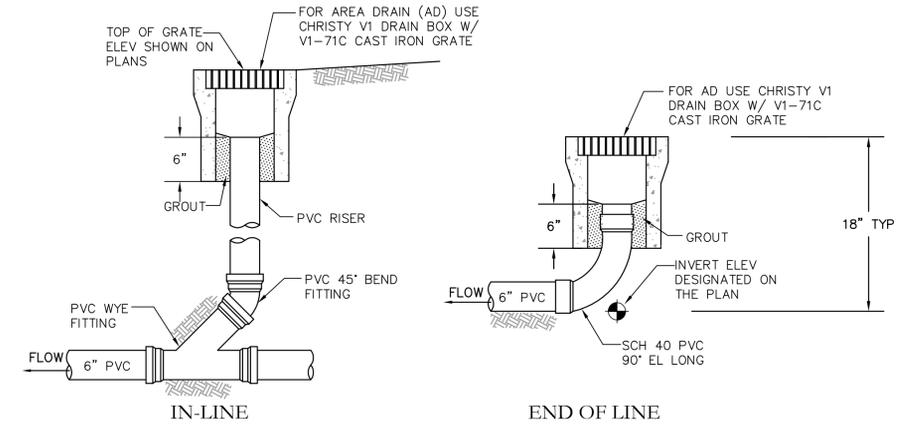
GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEP.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF CAMPBELL'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
13. ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.

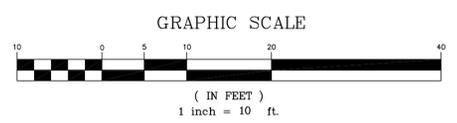
EARTHWORK SUMMARY

| | |
|-----------------------------|--------|
| MEASURED RAW CUT: | 138 CY |
| (UNDER FOOTPRINT & OUTSIDE) | |
| MEASURED RAW FILL: | 10 CY |
| (UNDER FOOTPRINT & OUTSIDE) | |
| ESTIMATED EXPORT: | 128 CY |

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.
NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.



AREA DRAIN - DETAIL
NOT TO SCALE



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PREPARED FOR:
HIEN DUY NGUYEN
1430 WESTMONT AVENUE
CAMPBELL, CA 95008

APN: 403-14-071
1430 WESTMONT AVENUE
GRADING, DRAINAGE & UTILITY PLAN
CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO.
C2
2 OF 2 SHEETS
JOB NO.
2023-110

**UNDERGROUND SERVICE ALERT
(USA) - 800-227-2600**

CALL BEFORE YOU DIG.

CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.

CONSTRUCTION LAYOUT NOTES:

1. THE LAYOUT PLAN IS DIAGRAMMATIC ONLY, SHOULD A DISCREPANCY EXIST BETWEEN THE PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY, IN WRITING, PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR:
 - A. VERIFYING AND CONFORMING TO SETBACKS AND OTHER INDICATED DIMENSIONS.
 - B. LAYOUT OF ALL MAJOR COMPONENTS PRIOR TO STARTING CONSTRUCTION.
 - C. COOPERATING WITH LANDSCAPE ARCHITECT AND OWNER IN RESOLVING ANY DISCREPANCIES AND MAKING ADJUSTMENTS TO AVOID ADDITIONAL COSTS TO THE OWNER.
2. THE LANDSCAPE ARCHITECT SHALL APPROVE ALL STAKE UP AND FORM WORK PRIOR TO INSTALLATION.
3. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS AND ALL ANGLES SHALL BE 90°, UNLESS OTHERWISE NOTED.
4. WRITTEN DIMENSIONS SHALL PREVAIL. DO NOT SCALE DRAWINGS, UNLESS OTHERWISE NOTED.
5. ALL RADIUS POINT DISCREPANCIES ARE +/- . ADJUSTMENTS IN THE FIELD MAYBE NECESSARY FOR SMOOTH, EVEN LINES AND LAYOUT POINTS.
6. ALL DIMENSIONS START AT REFERENCE LINES, FACE OF BUILDING, DESIGNATED RADIUS POINTS, UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL INSTALL EXPANSION JOINTS WITH MASTIC BETWEEN ANY BUILDING AND PAVING CONNECTIONS, AND BETWEEN EXISTING PAVING AND NEW PAVING.
8. CONTRACTOR TO COORDINATE SLEEVING (IRRIGATION, LIGHTING, DRAINAGE, ETC.) WITH OTHER CONTRACTORS

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS, THE LOCATION OF ALL TREES WITHIN THE LIMIT OF WORK, UTILITIES, AND ALL SITE ELEMENTS PRIOR TO BEGINNING THE WORK.
2. PERFORM ALL WORK IN CONFORMANCE WITH REQUIREMENTS AND OTHER APPLICABLE CODES, ORDINANCES AND REGULATIONS. OBSERVE ALL SETBACKS SHOWN ON THE PLANS AND AS OTHERWISE MAY BE REQUIRED.
3. THE LANDSCAPE ARCHITECT AND THE OWNER SHALL BE ADVISED 48 HOURS IN ADVANCE FOR PERFORMANCE OF SITE OBSERVATIONS.

PROJECT INFORMATION

PROJECT ADDRESS: 1430 WESTMONT AVE.
CAMPBELL, CA 95008

TOTAL LANDSCAPE AREA: 4288 SF
PROJECT TYPE: RESIDENTIAL NEW LANDSCAPE,
WATER SUPPLY TYPE: POTABLE WATER,

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

APPLICANT SIGNATURE _____ DATE: _____

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

Anyi Huang

4/26/2024

ANYI HUANG
LANDSCAPE ARCHITECT
LIC #4987

LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7):

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.

FOR SOIL LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES IN TO THE SOIL.

AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE AND A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

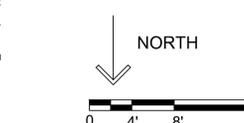
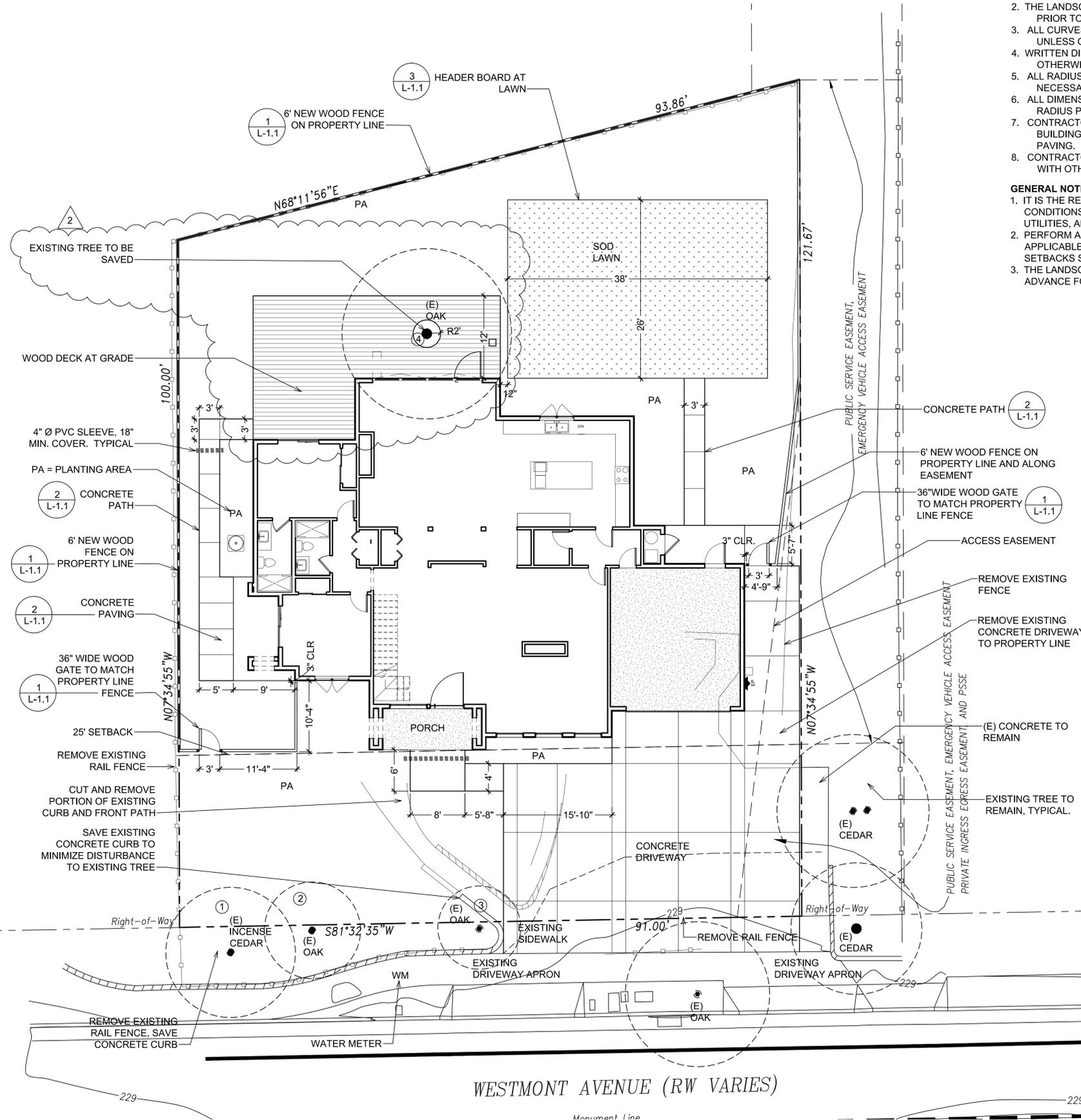
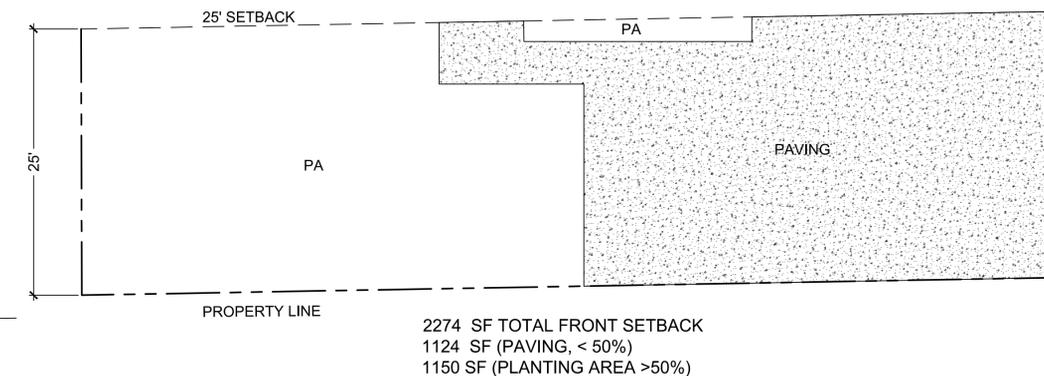
EXISTING TREE SURVEY

| # | NAME | SIZE (DBH) | NOTE |
|---|---------------|------------|------|
| ① | INCENSE CEDAR | 11" | SAVE |
| ② | OAK | 11" | SAVE |
| ③ | OAK | 9" | SAVE |
| ④ | OAK | 18" | SAVE |

TOTAL EXISTING TREE TO BE REMOVED: 0

TOTAL 5 TREES NEEDED FOR THE DEVELOPMENT. PROJECT PROPOSED 6 NEW TREES PLUS 4 EXISTING TREES, TOTAL TREES EXCEEDS REQUIREMENT.

FRONT SETBACK IMPERIOUS PAVING CALCULATION



SHEET INDEX

- L-1.0 LANDSCAPE SITE PLAN
- L-1.1 LANDSCAPE CONSTRUCTION DETAILS
- L-2.0 LANDSCAPE IRRIGATION PLAN
- L-3.0 LANDSCAPE PLANTING PLAN
- L-4.0 HYDROZONE MAP AND WELO WORKSHEET

| REVISION DATE | NO. |
|---------------|-----|
| 3/4/2024 | 1 |
| 4/26/2024 | 2 |

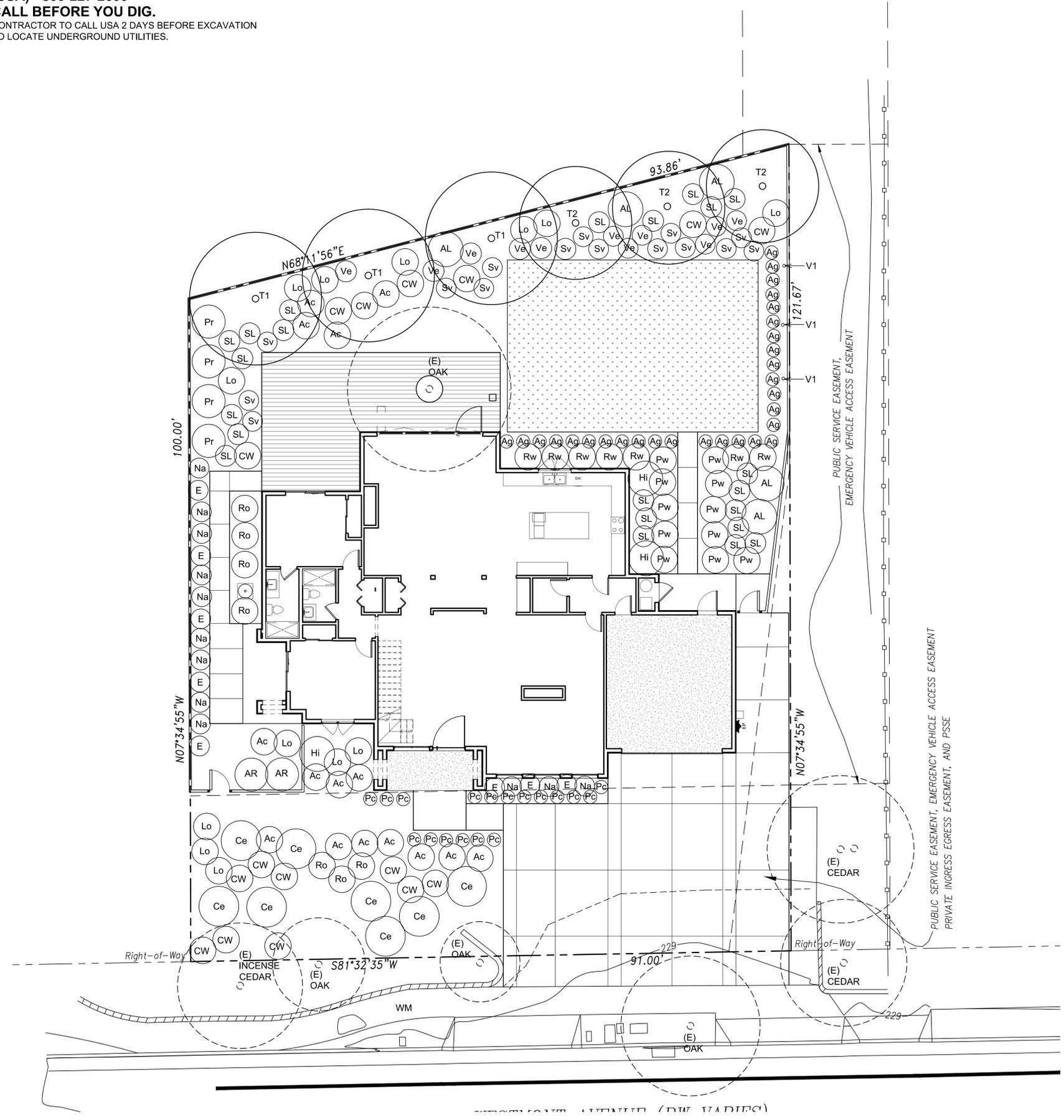


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CONTRACTOR TO CALL USA 2 DAYS BEFORE EXCAVATION TO LOCATE UNDERGROUND UTILITIES.



PLANTING LIST

| SYM | BOTANICAL NAME - COMMON NAME | QTY | SIZE | H x W * | NOTE | WULCO ** |
|-----------------|--|---------|----------|---------|----------------|----------|
| Tree | | | | | | |
| T1 | Arbutus 'Marina' - Marina Arbutus | 3 | 24" box | 30'x30' | standard | L |
| T2 | Tristaniopsis laurina 'Elegant' - Water Gum | 3 | 24" box | 35'x25' | standard | L |
| Shrub | | | | | | |
| Ac | Acacia cognata 'Cousin Itt' - Cousin Itt River Wattle | 15 | 5 gallon | 2'x4' | | L |
| AR | Arctostaphylos d. 'Howard McMinn' - Manzanita | 2 | 5 gallon | 3'x5' | | L |
| ag | Agapenthus 'Storm Cloud' - Lily Of The Nile | 29 | 5 gallon | 2'x2' | | M |
| AL | Alyogyne huegelii - Blue Hibiscus | 5 | 5 gallon | 6'x5' | | L |
| Ce | Ceanothus 'Anchor Bay' - Anchor Bay Ceanothus | 8 | 5 gallon | 1'x6' | | L |
| CW | Correa 'Wyn's Wonder' - Variegated Australian Fuchsia | 16 | 5 gallon | 2'x4' | | L |
| E | Euonymus japonicus 'Green Spire' - Green Spire Euonymus | 8 | 5 gallon | 6'x1' | | L |
| Hi | Hibiscus syriacus 'Minerva' - Rose Sharon | 3 | 5 gallon | 8'x4' | | L |
| Lo | Loropetalum chinensis 'Plum Delight' - Chinese Fringe Flower | 13 | 5 gallon | 3'x5' | | L |
| Na | Nandina domestica 'Gulf Stream' - Heavenly Bamboo | 12 | 5 gallon | 3'x3' | | L |
| Pr | Prunus caroliniana 'Compacta' - Dwarf Cherry Laurel | 4 | 5 gallon | 6'x4' | column | L |
| Pw | Pittosporum tobira 'Wheeler's Dwarf' - Dwarf Mock Orange | 11 | 5 gallon | 2'x4' | | L |
| Pc | Pittosporum tobira 'Cream De Mint' - Dwarf Varigated Tobira | 18 | 5 gallon | 1'x2' | | L |
| Rw | Rosa 'Iceberg' - Iceberg Rose | 7 | 5 gallon | 4'x3' | | M |
| Ro | Rosmarinus o. 'Tuscan Blue' - Rosemary | 7 | 5 gallon | 5'x4' | | L |
| SL | Salvia leucantha - Mexican Sage | 22 | 5 gallon | 3'x5' | | L |
| Sv | Santolina chamaecyparissus - Lavender Cotton | 15 | 5 gallon | 2'x3' | | L |
| Ve | Verbena lilacina 'De La Mina' - Verbena | 11 | 5 gallon | 3'x2' | | L |
| vine | | | | | | |
| V1 | Clytostoma callistegioides - Lavender Trumpet vine | 3 | 5 gallon | | train to fence | M |
| Sod Lawn | | | | | | |
| | Sod lawn - Delta Bluegrass 'Bolaro Plus' dwarf fescue with bluegrass | 1083 sf | sod | | | |

** WUCOLS CATEGORIES OF WATER NEEDS: L = LOW WATER USE, M = MEDIUM WATER USE

PLANTING NOTE:

- Before planting till the following materials into the top 6" of soil (for each 1,000 S.F.):
 - 4 cubic yards nitrogen fortified organic compost
 - 10 LB fertilizer (N16/P6/K8) w/ 2% iron
 - 5 LB sulfate of ammonia
- Mulch all exposed soil surfaces of the planting areas with a 3" thick layer of medium recycled wood chips, color 'Dark Brown'.
- For trees, nursery stakes shall be removed at the time of planting. Stake each tree using 2 lodge poles and rubber tree ties.
- The Landscape Architect and the Owner reserve the right to reject any or all plant material, if such material does not meet the American Standards for Nursery Stock (ANSI). Plant materials shall be guaranteed against latent defects, injuries, pests, diseases or death of plants due to improper planting. The Contractor shall promptly replace plants that have died or are not in a vigorous, healthy condition with plants of the same kind and size as originally specified at no expense to the Owner.
- Landscape Architect to approve plant locations prior to planting.
- The Contractor shall be responsible to continuously maintain grades, plant material, and irrigation through the maintenance period until final acceptance of the work by the Owner.
- The Contractor shall be responsible for the adequate protection of the improvements. Damaged areas, such as sprinkler heads or plant materials, shall be replaced or repaired at no additional expense to the Owner.

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



2647 ROYAL ANN DRIVE
UNION CITY, CA 94587
anyihuang@gmail.com
650-533-0107

| REVISION DATE | NO. |
|---------------|-----|
| 3/4/2024 | 1 |
| 4/26/2024 | 2 |

SHEET TITLE: LANDSCAPE PLANTING PLAN



NEW RESIDENCE
PROJECT ADDRESS:
1430 WESTMONT AVE
CAMPBELL CA, 95008

DATE: 12/27/2023
SCALE: 1/8" = 1'-0"
DRAWN BY: AH
PROJECT # 23035
SHEET
L - 3.0
TOTAL SHEETS: 5

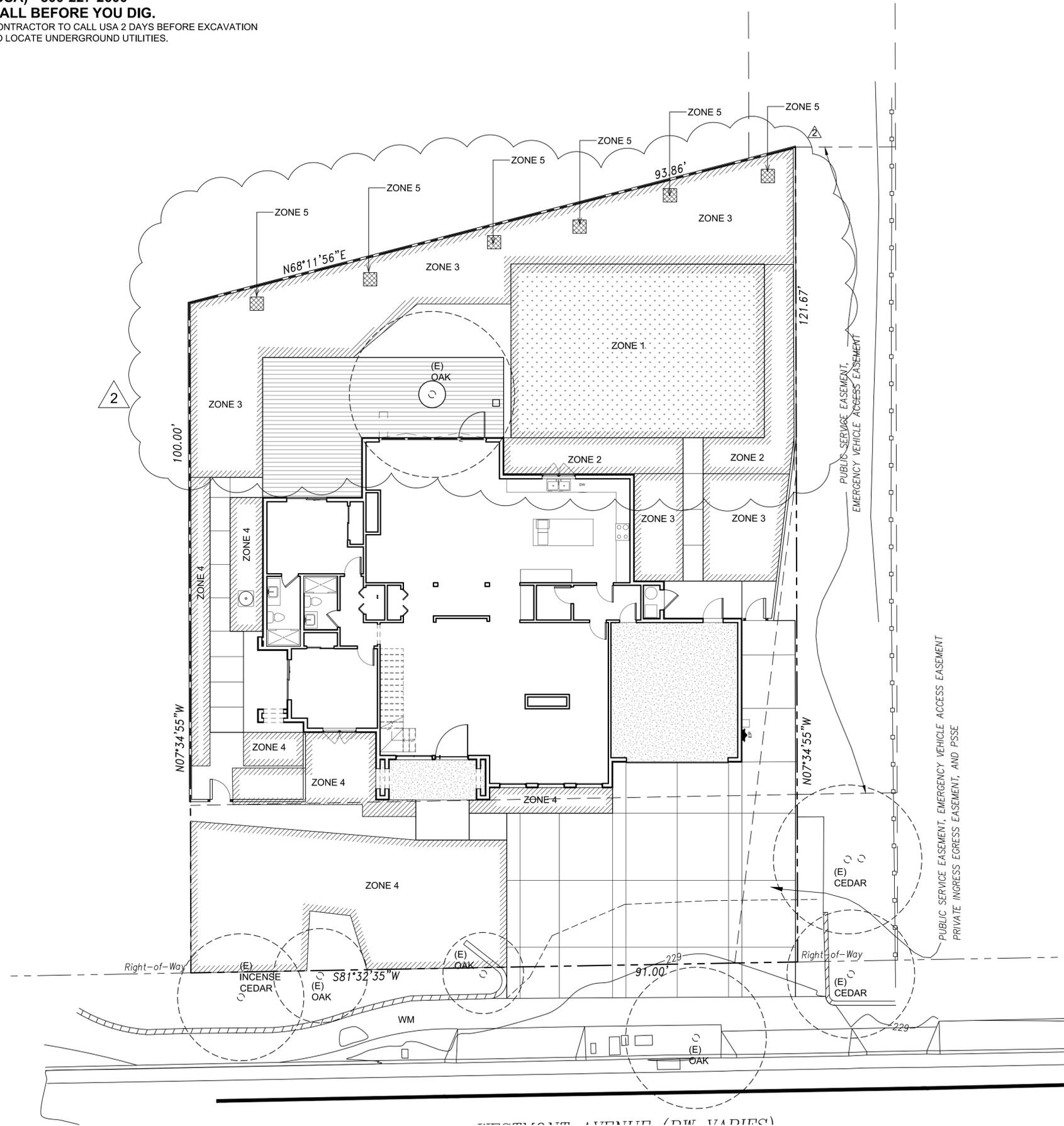
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JOB ADDRESS: 1430 WESTMONT AVE. CAMPBELL, CA 95008

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ET_o) 42.9

| Hydrozone # /Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU) |
|---|-------------------|-------------------|----------------------------|--------------|--------------------------|-----------------|----------------------------------|
| Regular Landscape Areas | | | | | | | |
| 1 / high / lawn | 0.8 | spray | 0.75 | 1.07 | 984 | 1049.60 | 27917.26 |
| 2 / moderate water use shrubs | 0.5 | drip | 0.81 | 0.62 | 328 | 202.47 | 5385.27 |
| 3 / low water use shrubs | 0.3 | drip | 0.81 | 0.37 | 1514 | 560.74 | 14914.58 |
| 4 / low water use shrubs | 0.3 | drip | 0.81 | 0.37 | 1438 | 532.59 | 14165.90 |
| 5 / low water use trees | 0.3 | drip | 0.81 | 0.37 | 24 | 8.89 | 236.43 |
| Totals | | | | | 4288 | 2354.29 | |
| Special Landscape Areas | | | | | | | |
| | | | | 1 | 0 | 0.00 | |
| Totals | | | | | 0 | 0.00 | |
| ETWU Total | | | | | | 62619.44 | |
| Maximum Allowed Water Allowance (MAWA) | | | | | | 62728.72 | |

Hydrozone #/Planting Description
 Eg
 1.) front Law n
 2.) low Water use plantings
 3.) medium water use planting

Irrigation Method
 overhead spray
 or drip

Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

ETWU (Annual Gallons Required) = Eto X 0.62 x ETAF x Area
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year

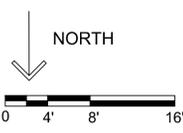
MAWA (Annual Gallons Allowed) = (Eto)(0.62)[(ETAF x LA) + ((1-ETAF) x SLA)]
 where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

| | |
|--------------------------------|---------|
| Regular Landscape Areas | |
| Total ETAF X Area | 2354.29 |
| Total Area | 4288.00 |
| Average ETAF | 0.55 |

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas

| | |
|----------------------------|---------|
| All Landscape Areas | |
| Total ETAF x Area | 2354.29 |
| Total Area | 4288.00 |
| Sitewide ETAF | 0.55 |



| REVISION DATE | NO. |
|---------------|-----|
| 3/4/2024 | 1 |
| 4/26/2024 | 2 |

SHEET TITLE: HYDROZONE MAP AND WELO WORKSHEET



NEW RESIDENCE
 PROJECT ADDRESS:
 1430 WESTMONT AVE
 CAMPBELL CA, 95008

DATE: 12/27/2023
 SCALE: 1/8" = 1'-0"
 DRAWN BY: AH
 PROJECT #: 23035
 SHEET: L - 4.0
 TOTAL SHEETS: 5