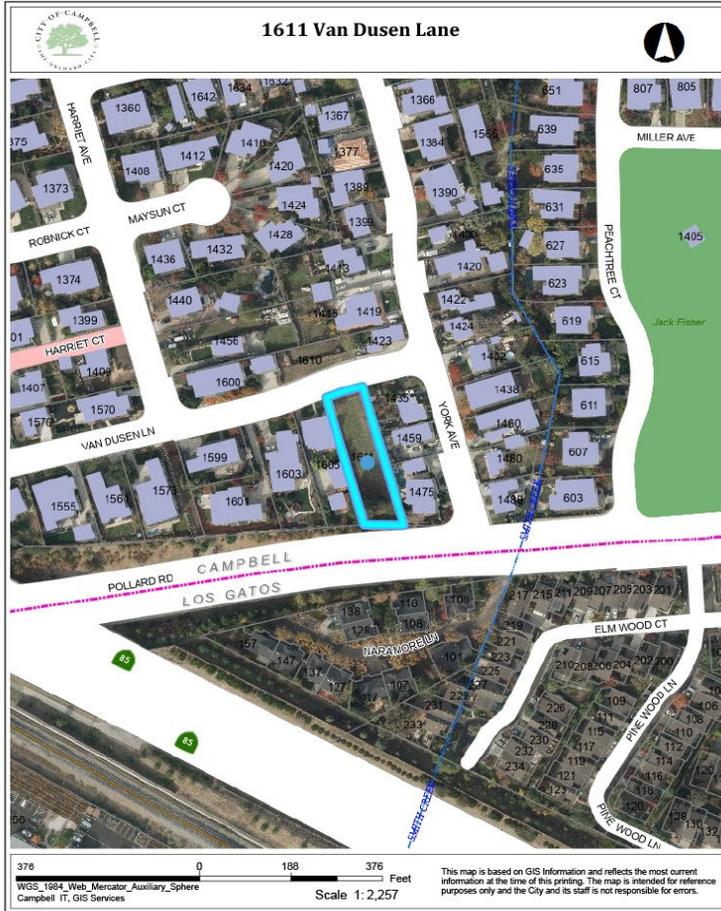


Location of Proposed Project



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

Project Image



Notice of Public Hearing

Dear Campbell Resident,

November 25, 2024

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday December 10, 2024, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 1611 Van Dusen Lane

Zoning | Area Plan: R-1-9 | STANP

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2024-40

APN: 403-18-10

Applicant: Darko Dekovic

Property Owner: Alin and Hava Kraja

Application Type: Site and Architectural Review

Project Planner: Nishant Seoni, Contract Associate
Planner

Email Contact: nishants@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Public Hearing to consider the request of Darko Dekovic to allow the construction of a 5,937 square foot two-story home with 2 car garage, 1 car garage, and front and rear porches, and to allow the removal of 1 protected tree.

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.

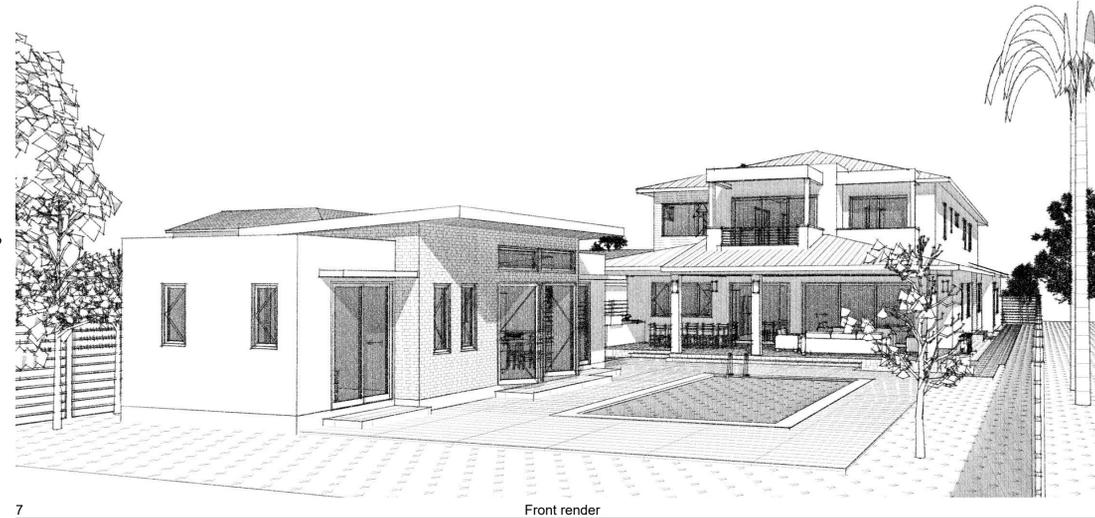
**Asistencia en Español disponible,
Simplemente marque (408) 866-2140 y pida traduccion en Español





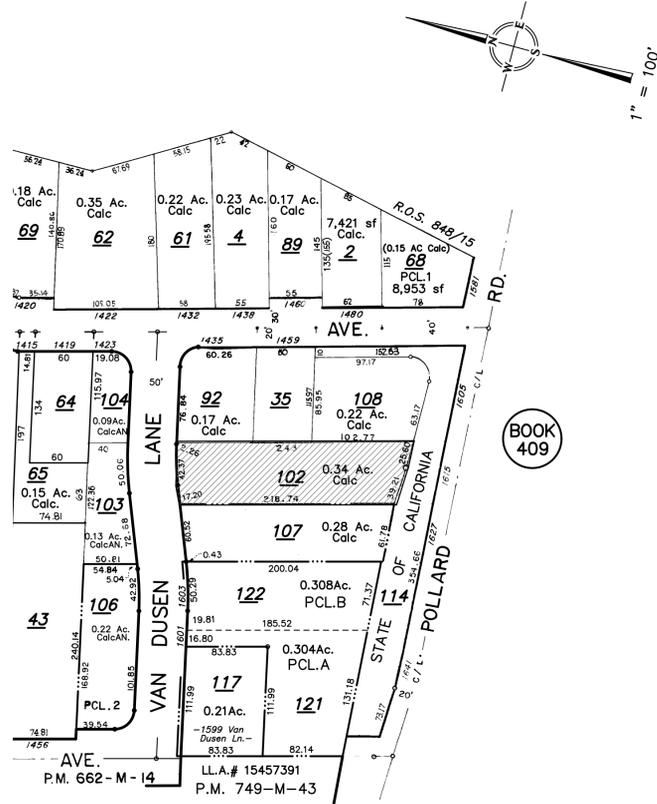
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Front render

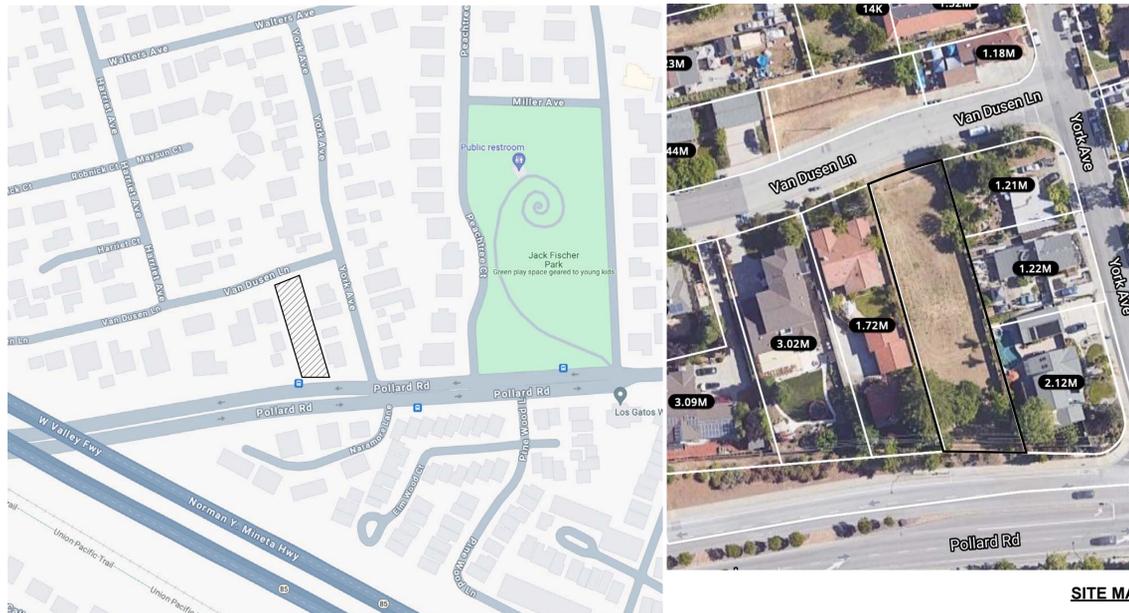


7

Front render



TRA DET MAP 97
LAWRENCE E. STONE - ASSESSOR
Cadastral map for assessment purposes only.
Compiled under R. & T. Code, Sec. 327.
Effective Roll Year 2023-2024



SITE MAP

SITE INFORMATION

LOT AREA	14,259 SF NET 14,259 SF GROSS		
	EXISTING-	TOTAL PROPOSED	
HABITABLE LIVING AREA	-- SF	2,674 SF	
FIRST FLOOR	-- SF	2,463 SF	
SECOND FLOOR	--SF	683 SF	
ADU- CA EXCEPT	--SF		
NON HABITABLE			
2 CAR GARAGE	-- SF	523 SF	
1 CAR GARAGE	--SF	277 SF	
FRONT PORCH	-- SF	40 SF	
REAR PORCH	-- SF	760 SF	
LOT COVERAGE			
(EXCLUDING ADU)	---	4,274 SF 30 %	4,991 SF 35%
FLOOR AREA			
(INCLUDING GARAGE.	--	5,987 SF	6,417 SF
EXCLUDING ADU)	--	42 %	.45 %
% OF FRONT YARD			
PAVING	----	358 SF 28%	618 SF 50%
SETBACKS			
FRONT FIRST/SECOND	--	26'-5" / 40'-6"	20'/25'
REAR	--	109'- 10 1/2"	5'
RIGHT SIDE	●--	8'/12'	8'/10'
LEFT SIDE	--	10'/12'	10'/12'
ADU SETBACKS			
SIDE	--	5'-1"	4'
REAR	--	16'-3"	4'
SWIMMING POOL			
MAIN RESIDENCE	---	15'- 1 1/2"	5'
ADU	---	10'-5"	5'
SIDE FENCE	---	15'-8"	5'
REAR FENCE	---	39'-8"	5'
HEIGHTS			
ADU HEIGHT	--	14'-1 3/4"	18'

PROJECT INFORMATION

APN No. **403-18-102**
ADDRESS 1611 Van Dusen Drive
STORIES 2
USE SINGLE FAMILY RESIDENCE
OCCUPANCY R3,U-1
ZONING R1-9
TYPE OF CONST. TYPE V-B
FIRE SPRINKLERS YES NFPA 13 D

SCOPE OF WORK

NEW 2 STORY HOME. NEW DETACHED ADU. NEW FURNACE. NEW TANKLESS WATERHEATER. NEW UTILITIES. NEW ELECTRICAL PANEL 400 AMP.

DEFERRED PERMITS

FIRE SPRINKLER SYSTEM. SOLAR PERMITS.

APPLICABLE CODES

Project shall comply with the:
2022 California Building Code, 2022 CA Residential, 2022 CA Plumbing, 2022 CA Mechanical, 2022 CA Electrical, 2022 CA Fire, 2022 CA Energy Code, 2022 CA Green Building Code, and Campbell's Municipal Code, CA Title 24, Part 5. 2022 NFPA 13D

DESIGNER

DARKO DEKOVIC
905 RUSSELL AVE.
LOS ALTOS, 94024
650-464-2520
email: darkod@mac.com

OWNER

ALI N. & HAVA KRAJA
10171 HILLCREST ROAD
CUPERTINO, CA 95014
408-655-4747
KRAJA4@AOL.COM

SURVEY/ CIVIL ENGINEER

OSCAR OSUNA PE, PLS
OSUNA ENGINEERING INC.
MAIN: 408-721-2100 EXT 101
FAX: 408-721-1333
MOBILE: 408-772-4381
EMAIL: OSCAR@OSUNAENGINEERING.COM

LANDSCAPE

SCOTT HUTCHCOON
SEASONS LANDSCAPING
LAGUNA BEACH, CA
949-419-6530
email: INFO@SEASONSLANDSCAPING.COM

SHEET INDEX

A0	COVER SHEET
A1.1	SITE PLAN
BT.1	BOUNDARY SURVEY
A1.3	(E) SITE PLAN & PHOTOGRAPHY
A1.4	GRADING & DRAINAGE, UTILITY PLAN
A2.1	PROPOSED FLOORPLANS
A2.2	PROPOSED ROOF
A2.3	PROPOSED ADU
A2.4	BOX LINE DIAGRAM
A3.1	ELEVATIONS
A3.2	ELEVATIONS
A4.1	SECTIONS
LI.1	IRRIGATION PLAN DETAILS
LI.2	IRRIGATION PLAN & CALCULATIONS
LI.3	IRRIGATION PLAN
LP.1	PLANTING PLAN

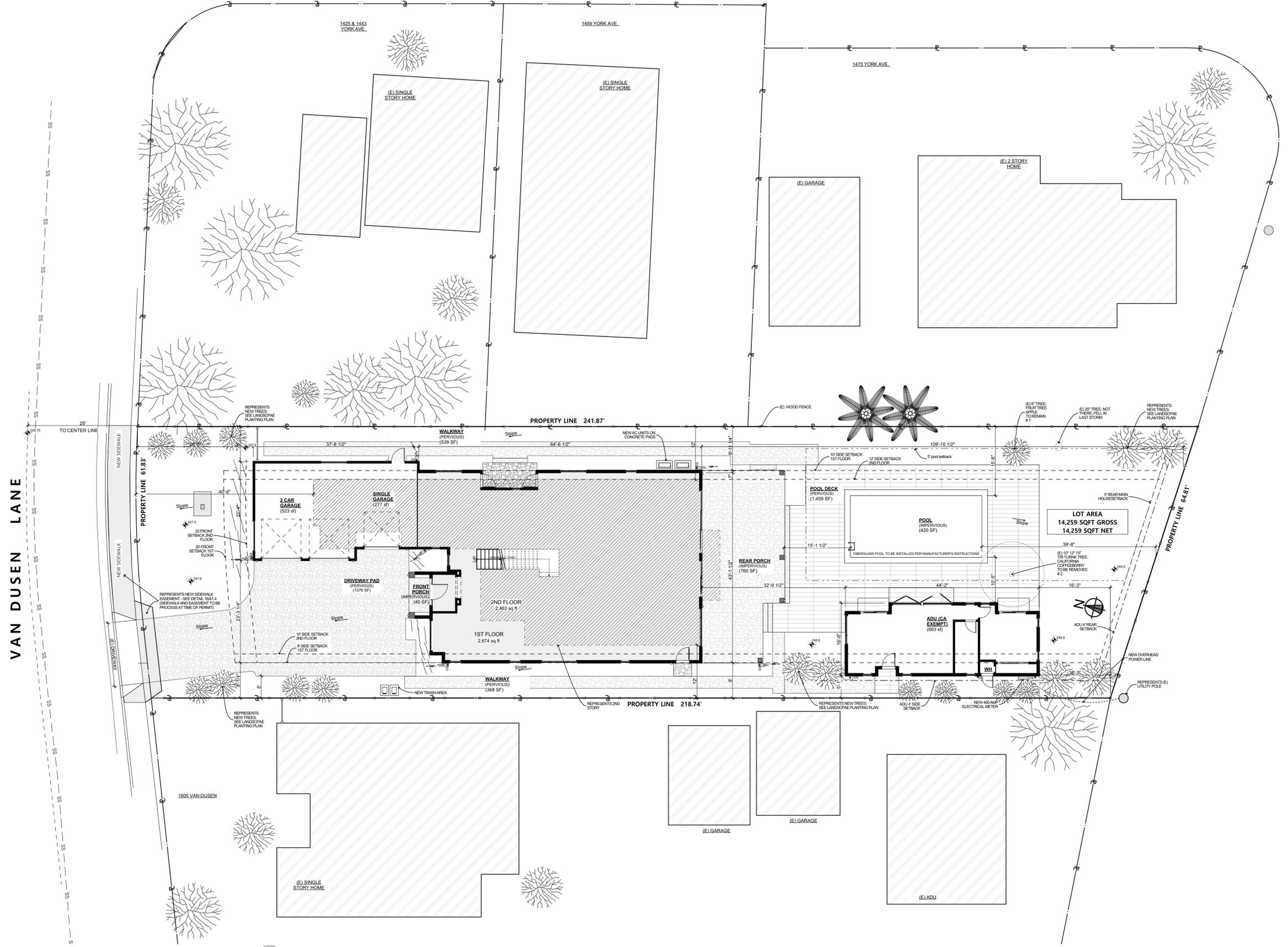
1611 Van Dusen Lane

Campbell, CA

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COVER SHEET





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VAN DUSEN LANE

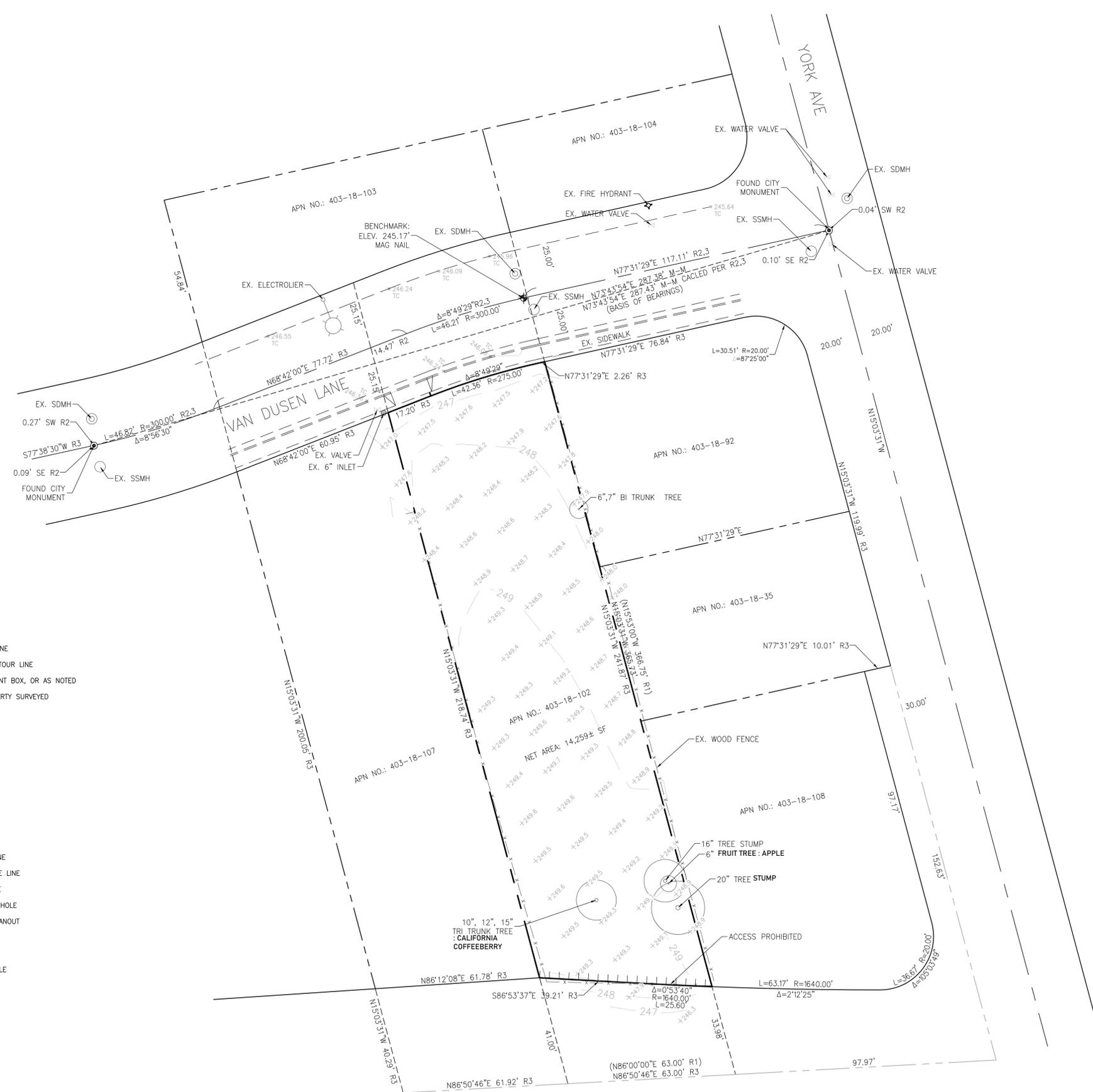
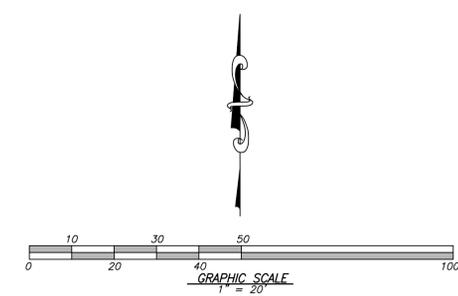
1 SITE PLAN
SCALE: 3/32" = 1'-0"

1611 Van Dusen Lane

Campbell, CA

A1.1
SITE PLAN





LEGEND

---200---	EXISTING CONTOUR LINE
---200---	NATURAL GRADE CONTOUR LINE
⊙	FOUND CITY MONUMENT BOX, OR AS NOTED
---	BOUNDARY OF PROPERTY SURVEYED
()	RECORD INFORMATION
---	CENTERLINE
△	CURB INLET
---	CURB LINE
---	DRIVEWAY APRON
⊙	ELECTROLIER
-x-x-x-	FENCE
⊕	FIRE HYDRANT
■	FLAT GRATE INLET
---	O.H. PWR OVERHEAD POWER LINE
---	O.H. TEL OVERHEAD TELEPHONE LINE
---	SANITARY SEWER LINE
⊙	SANITARY SEWER MANHOLE
⊙	SANITARY SEWER CLEANOUT
⊕	SIGN
---	SD STORM DRAIN LINE
⊙	SD STORM DRAIN MANHOLE
□	UTILITY BOX
⊕	UTILITY POLE
---	W WATER LINE
⊕	W WATER METER
⊕	W WATER VALVE
⊕	W ELECTRIC METER
⊕	W WATER HEATER
⊕	W GAS

BASIS OF BEARINGS
 THE BEARING NORTH 73°43'54" EAST OF THE MONUMENT LINE OF VAN DUSEN LN AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD IN BOOK 662 OF MAPS PAGES 14 THROUGH 15, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES:
 R1 GRANT DEED DOC#4811622
 R2 PARCEL MAP 662-M-14&15
 R3 MONUMENT MAP DR.# S-369.14

BENCH MARK
 DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE NORTH-EASTERLY CORNER OF LOT AS SHOWN:
 PROJECT BENCHMARK 245.17' (NAV88 DATUM)

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

- NOTES:**
- DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
 - TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
 - TOPOGRAPHY SHOWN ON THIS MAP REPRESENTS THE SURFACE FEATURES ONLY.
 - UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
 - BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.
 - FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
 - A TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY OSUNA ENGINEERING, INC. OTHER EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

NO.	DATE	CITY	BY	REVISIONS

PROFESSIONAL LAND SURVEYOR
 PORFIRIO OSCAR OSUNA
 No. 8921
 Exp. 9-30-22
 STATE OF CALIFORNIA

P. Oscar Osuna
 PORFIRIO OSCAR OSUNA
 PLS 8921 EXP. 9-30-22

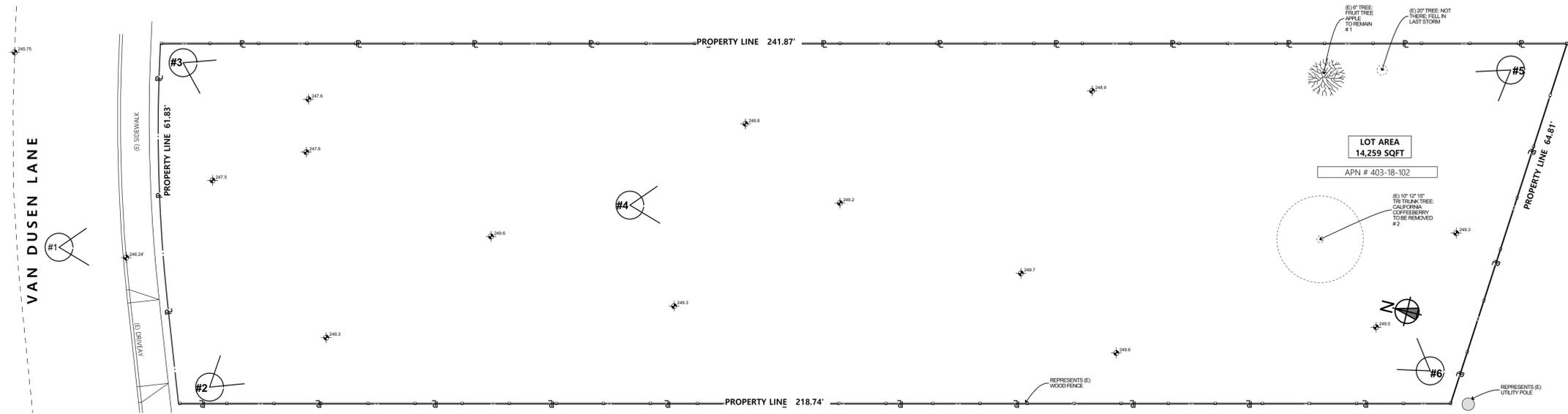
OSUNA ENGINEERING INC.
 Planning Surveying Civil Engineering

CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
 TEL. (408) 772-4381
 info@osunaengineering.com

117 BERNAL RD. STE. 70-336
 SAN JOSE, CA 95119

PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY
 VAN DUSEN LN & YORK AVE
 403-18-102

CAMBELL
 Project No.: 2205
 Drawn By: T.M.
 Check: O.O.
 Date: 7-12-21



TREE TABLE:

#1, 6" FRUIT TREE: APPLE: (MALUS PUMILA)

2: 10", 12", 15", TO BE REMOVED:
CALIFORNIA COFFEEBERRY:
ALDER BUCKTHORNS (FRANGULA)

6 (E) SITE PLAN & PHOTOGRAPHY
SCALE: 3/32" = 1'-0"



1 SITE PHOTO #1



2 SITE PHOTO #2



3 SITE PHOTO #3



4 SITE PHOTO #4



5 SITE PHOTO #5



6 SITE PHOTO #6

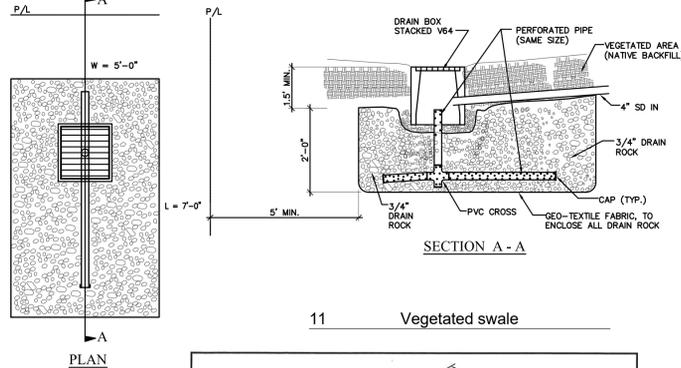
1611 Van Dusen Lane

Campbell, CA

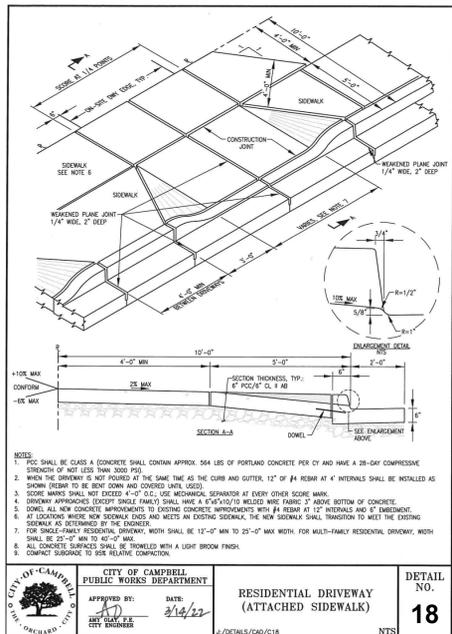
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(E) SITE PLAN & PHOTOGRAPHY



11 Vegetated swale



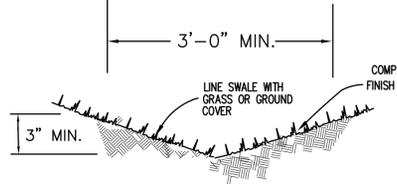
18

LEGEND / ABBREVIATIONS

- SILT FENCE OR FIBER ROLL
- +101.8 SPOT SHOT (PROPOSED GRADE)
- AC ASPHALT
- AD AREA DRAIN
- CB CATCH BASIN
- FM FORCE MAIN
- FL FLOW LINE
- FDCO FOUNDATION CLEAN OUT
- SSCO SEWER CLEANOUT
- RWL RAIN WATER LEADER
- PD PATIO DRAIN
- MIN. MINIMUM
- INV INVERT
- SD STORM DRAIN PIPE SEE UTILITY NOTE 4
- SDCO SUB-DRAIN CLEANOUT
- TW TOP OF WALL
- BW BOTTOM OF WALL
- (E) EXISTING
- GENERAL DRAINAGE FLOW DIRECTION
- 4" SD STORM DRAIN PIPE
- RAIN WATER LEADER W/ 4" SD COLLECTION PIPING TO DRAINAGE
- PROPERTY LINE
- NEIGHBORING PROPERTY LINE
- X TREE PROTECTION FENCING
- VEGETATED SWALE ALIGNMENT OR SURFACE SWALE ALIGNMENT
- SS --- SANITARY SEWER LINE
- CW --- COLD WATER LINE

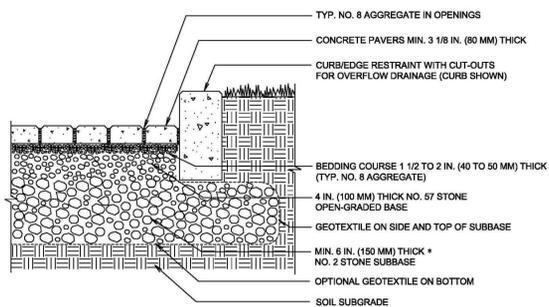
DRAINAGE MAINTENANCE REQUIREMENTS FOR PROPERTY OWNER:

- BUBBLE PIT BOX AND AREA DRAINS SHALL BE INSPECTED IN THE FALL AND SPRING. ANY ACCUMULATED DEBRIS SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER.
- VEGETATED SWALES SHOULD BE INSPECTED FOLLOWING RAIN EVENTS, TO CONFIRM THEY ARE FUNCTIONING PROPERLY AND CONVEYING WATER AWAY FROM HOME. REPAIRS AND DEBRIS REMOVAL SHALL BE COMPLETED, AS REQUIRED.
- DOWN SPOUTS AND RAIN GUTTERS SHOULD BE CHECKED AND CLEANED MONTHLY. DURING THE WINTER SEASON, TO ASSURE STORM WATER IS BEING COLLECTED AND CONVEYED AWAY FROM HOME.
- RAIN BARRELS TO BE CLEANED IN THE SPRING, ONCE A YEAR. ANY ACCUMULATED DEBRIS SHALL BE REMOVED AND BARRELS ARE TO BE FLUSHED PER MANUFACTURERS RECOMMENDATIONS.



16 Vegetated swale

* NOTE: THESE ARE MINIMUM SECTION REQUIREMENTS. REFER TO GEOTECHNICAL ENGINEER RECOMMENDATIONS.

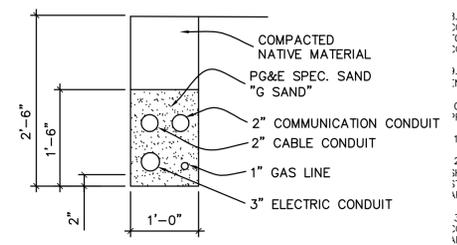


13 Permeable pavement

- NOTES:
- 2 3/8 IN. (60 MM) THICK PAVERS MAY BE USED IN PEDESTRIAN APPLICATIONS.
 - NO. 2 STONE SUBBASE THICKNESS VARIES WITH DESIGN. CONSULT ICP PERMEABLE INTERLOCKING CONCRETE PAVEMENT MANUAL.

UTILITY NOTES:

- CONTRACTOR TO ASSIST OWNER IN COORDINATION WITH PG&E FOR THE INSTALLATION/RELOCATION OF GAS, ELECTRIC, PHONE AND TV SERVICES. SIZE OF NEW SERVICE TO BE DETERMINED BY PG&E.
- CONTRACTOR REPLACE EXISTING SEWER LATERAL AND SERVICE PER COUNTY STANDARDS. SERVICE TO BE TESTED AND VIDEO INSPECTED AT THE END OF JOB, AS REQUIRED.
- ALL SEWER WORK TO BE IN CONFORMANCE WITH THE COUNTY STANDARDS.
- ALL DOWN SPOUTS SHALL BE PIPED AS SHOWN ON PLANS. ALL PIPE SHALL BE PVC WITH RATING OF SDR 35 OR GREATER.
- CONTRACTOR SHALL INSTALL NEW WATER SERVICE FROM METER TO HOME. SIZE OF WATER SERVICE AND METER SHALL MEET ALL DOMESTIC AND FIRE SUPPRESSION NEEDS. OWNER AND CONTRACTOR TO COORDINATE WITH WATER PROVIDER, IF METER NEEDS TO BE REPLACED, OR REMOVE.



12 Private joint trench

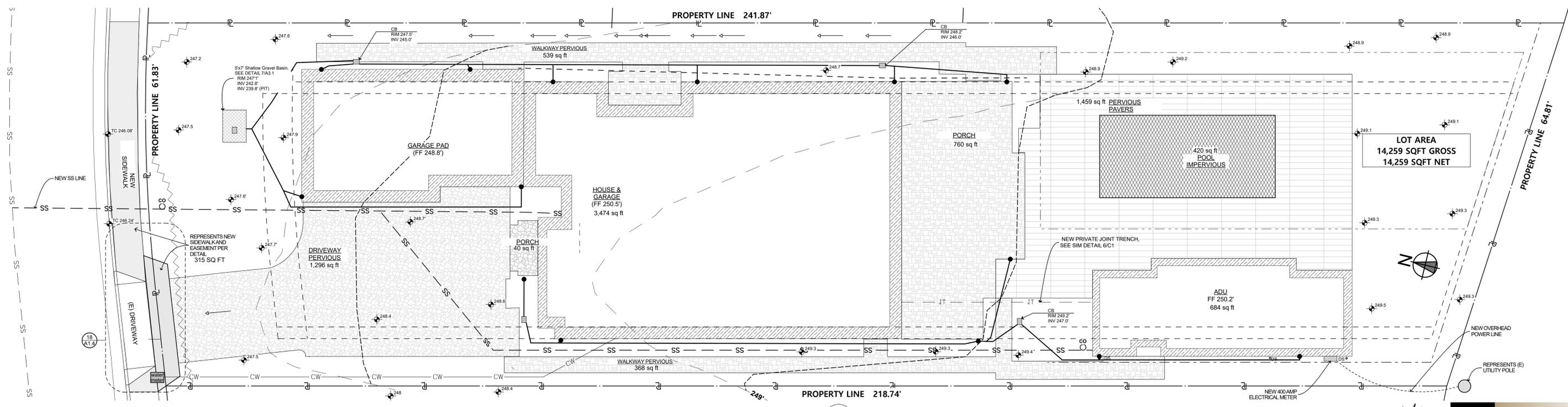
GENERAL NOTES:

- CONTRACTOR TO VERIFY ALL CONTROLLING DIMENSIONS & SETBACKS WITH ARCHITECTURAL PLANS.
- TOPOGRAPHIC INFORMATION PROVIDED BY TS/CIVIL ENGINEERING, INC. DATED NOVEMBER 9, 2018.
- SLOPE PORCHES, LANDINGS AND TERRACES 2% AWAY FROM RESIDENCE.
- PROVIDE POSITIVE SURFACE DRAINAGE AWAY FROM THE HOUSE PERIMETER BY SLOPING THE FINISHED GROUND SURFACE AT LEAST 5% AWAY FROM RESIDENCE.
- CONTRACTOR TO CONTACT SOILS ENGINEER TO COORDINATE INSPECTIONS AT LEAST ONE WEEK PRIOR TO PENDING INSPECTIONS.
- ALL EARTHWORK, SUBSLAB PREPARATION, FOUNDATION AND SLAB CONSTRUCTION, BACKFILLING, SITE DRAINAGE, AND GEOTECHNICAL OBSERVATION AND TESTING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT RECOMMENDATIONS.
- THE OWNER RECOGNIZES THAT THE DRAINAGE FACILITIES WILL NEED TO BE PERIODICALLY CLEANED OF DEBRIS DURING THE FUNCTIONAL LIFE OF THE SYSTEM.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS. THEY SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING. VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES BEFORE STARTING CONSTRUCTION.
- ANY SITE WORK THAT DEVIATES FROM WHAT IS SHOWN ON THE PLANS SHALL HAVE THE ENGINEER'S APPROVAL PRIOR TO PROCEEDING WITH THE DEVIATING WORK ITEM.
- CONTRACTOR SHALL CALL "UNDERGROUND SERVICE ALERT" (800) 642-2444, 48 HOURS PRIOR TO EXCAVATION.
- FOR ADDITIONAL SITE LAYOUT INFORMATION SEE ARCHITECTURAL PLANS.
- PRIOR TO CONSTRUCTING ANY IMPROVEMENT WITHIN THE PUBLIC RIGHT OF WAY, CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY'S ENGINEERING DIVISION PRIOR TO STARTING ANY WORK. APPLICANT SHALL OBTAIN PERMITS FROM UTILITY COMPANIES PRIOR TO APPLYING TO CITY FOR ENCROACHMENT PERMIT.
- CONTRACTOR SHALL ADHERE TO "BEST MANAGEMENT PRACTICES" (BMP'S) GUIDELINES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR STORING, USING, AND DISPOSING OF ALL HAZARDOUS MATERIALS, IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
- CONTRACTOR SHALL REVIEW AND UNDERSTAND GRADING AND DRAINAGE GUIDELINES SET FORTH IN THE GEOTECHNICAL REPORT PRIOR TO STARTING ANY SITE WORK.
- CONTRACTOR SHALL ADHERE TO CAL OSHA STANDARD WHEN GRADING AND EXCAVATING.
- CONTRACTOR AND OWNER SHALL OBTAIN ALL NECESSARY COUNTY STANDARD DETAILS, FROM THE COUNTY, TO PERFORM ALL TRENCHING AND SITE WORK IN THE PUBLIC RIGHT-OF-WAY.
- APPLICANT/CONTRACTOR SHALL REMOVE AND REPLACE ALL CRACKED, DAMAGED, UPLIFTED OR DEPRESSED FRONTAGE IMPROVEMENTS, EXISTING OR DAMAGED BY CONSTRUCTION ACTIVITIES, PER COUNTY STANDARDS ALONG THE ENTIRE PROPERTY FRONTAGE ON SEQUOIA WAY.
- STORM WATER RUNOFF GENERATED BY THE NEW DEVELOPMENT SHALL NOT DRAIN ONTO ADJACENT PROPERTIES. THE EXISTING STORM DRAINAGE FROM THE ADJACENT PROPERTIES SHALL NOT BE BLOCKED BY THE NEW DEVELOPMENT.

EARTH WORK TABLE	CUT	FILL
GARAGE	18 CY	0 CY
HOUSE & ACCESSORY	62 CY	0 CY
POOL	74 CY	0 CY
TOTAL	154 CY	0 CY

ALL CUT EARTH TO BE REDISTRIBUTED ON PROPERTY.

IMPERVIOUS & PERVIOUS SURFACE FOR SITE	EXISTING	PROPOSED
HOME, GARAGE, ADU STRUCTURE	0	4,157 SQ FT
DRIVEWAY & WALK WAYS - Pervious	0	2,254 SQ FT
POOL DECK - Pervious	0	1,459 SQ FT
POOL - Impervious	0	420 SQ FT
PORCHES - Impervious	0	810 SQ FT
OFFSITE NEW SIDEWALK - Impervious	0	315 SQ FT
TOTAL	0	9,415 SQ FT



5 GRADING, DRAINAGE & UTILITY SCALE: 1/8" = 1'-0"

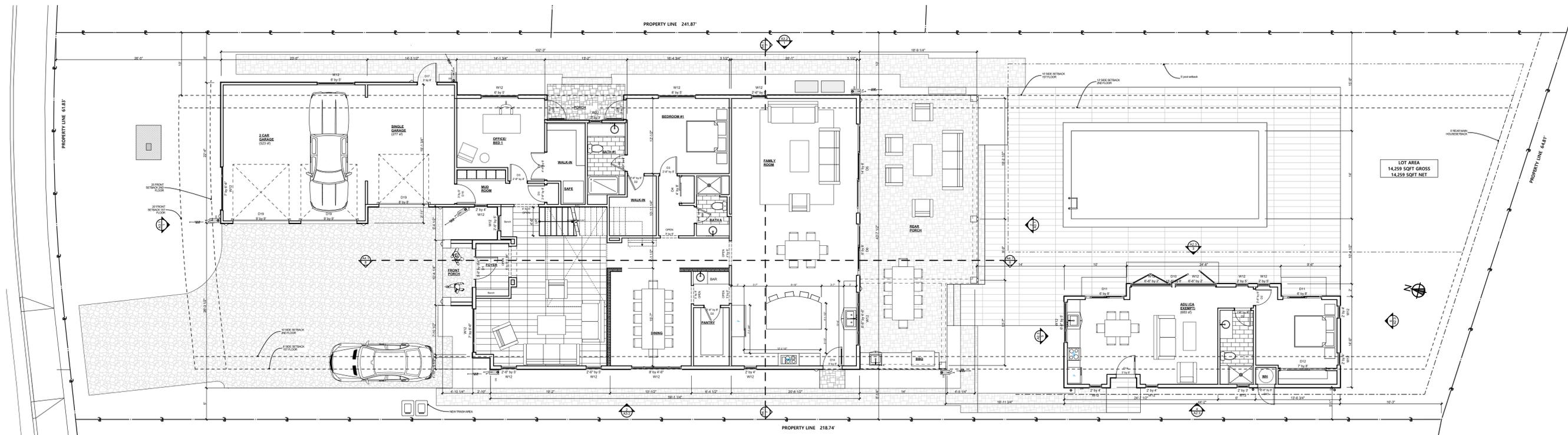
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Campbell, CA

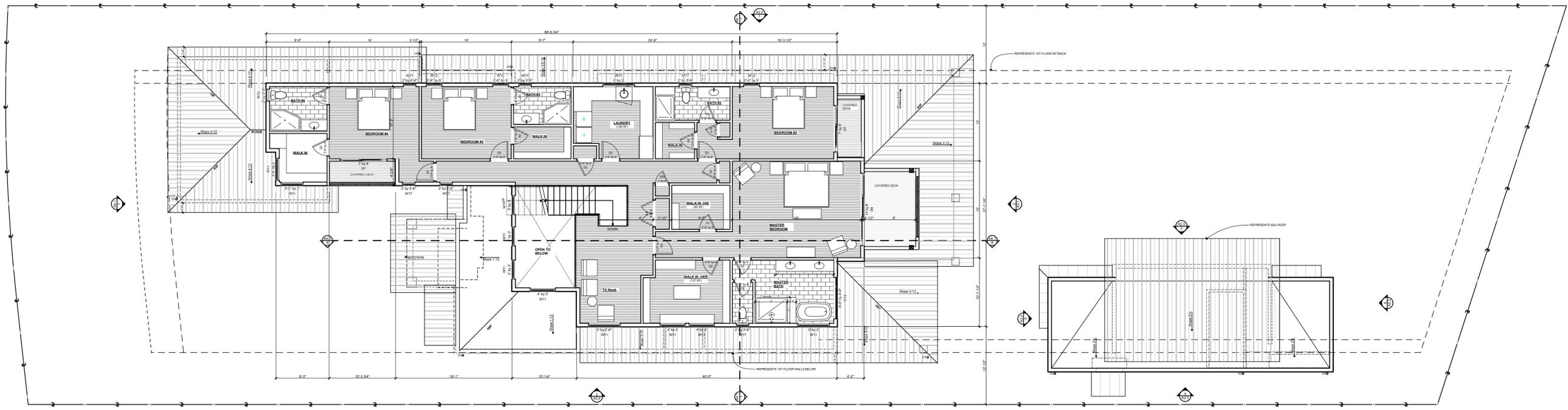
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GRADING & DRAINAGE, UTILITY PLAN





1 PROPOSED FIRST FLOORPLAN
SCALE: 1/8" = 1'-0"



2 PROPOSED 2ND FLOOR
SCALE: 1/8" = 1'-0"



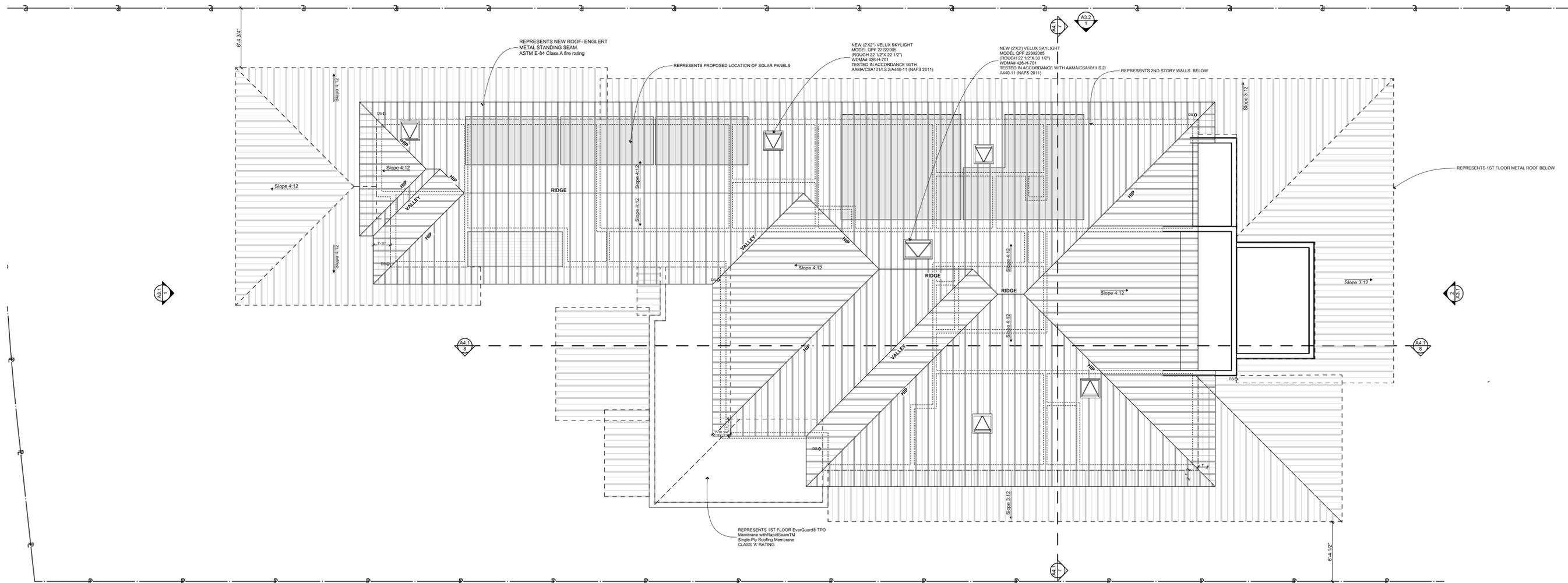
1611 Van Dusen Lane

Campbell, CA

A2.1

PROPOSED FLOORPLANS





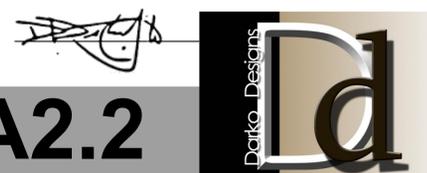
4 PROPOSED ROOF PLAN
 SCALE: 3/16" = 1'-0"
 0 4 8 12

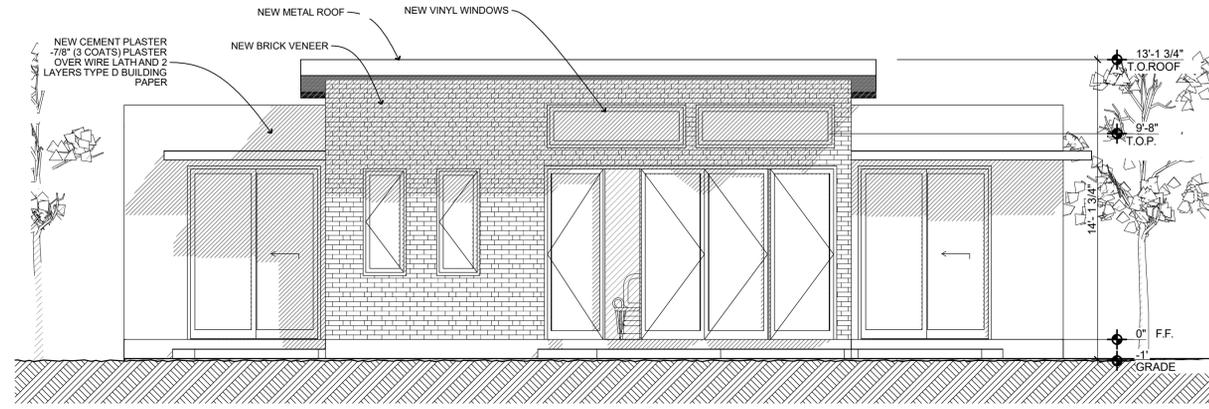
1611 Van Dusen Lane

Campbell, CA

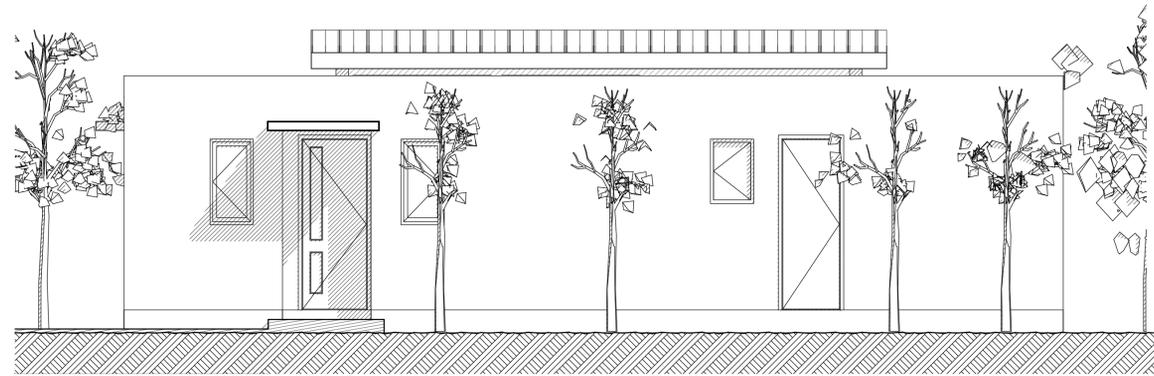
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PROPOSED ROOF

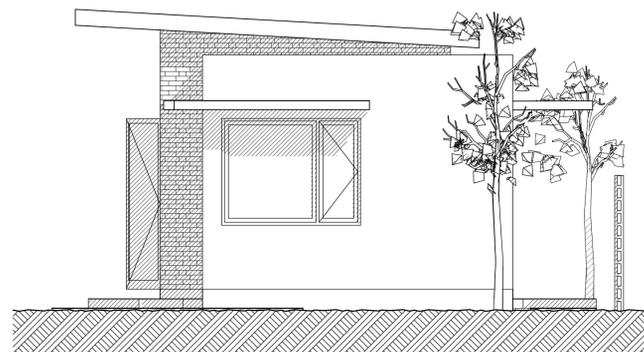




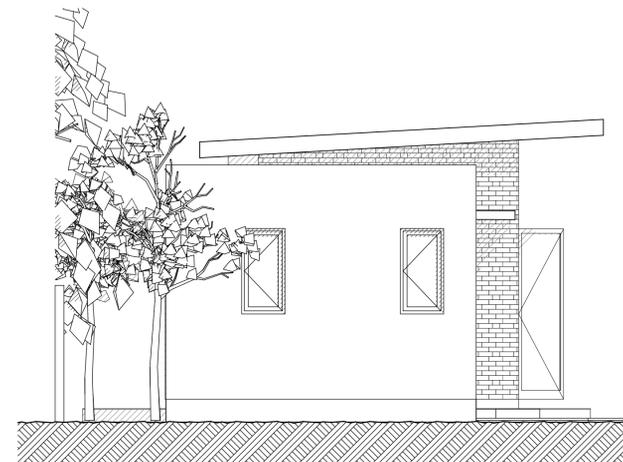
3 FRONT ADU ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



4 REAR ADU ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

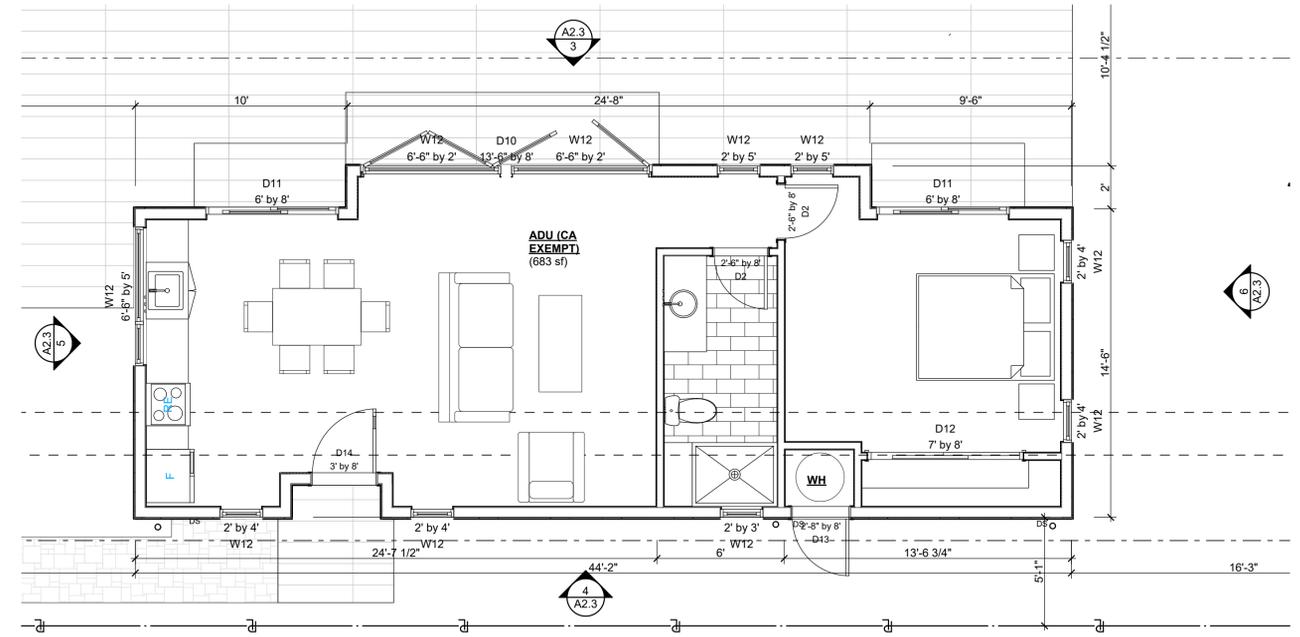


5 SIDE ADU (SOUTH)
SCALE: 1/4" = 1'-0"

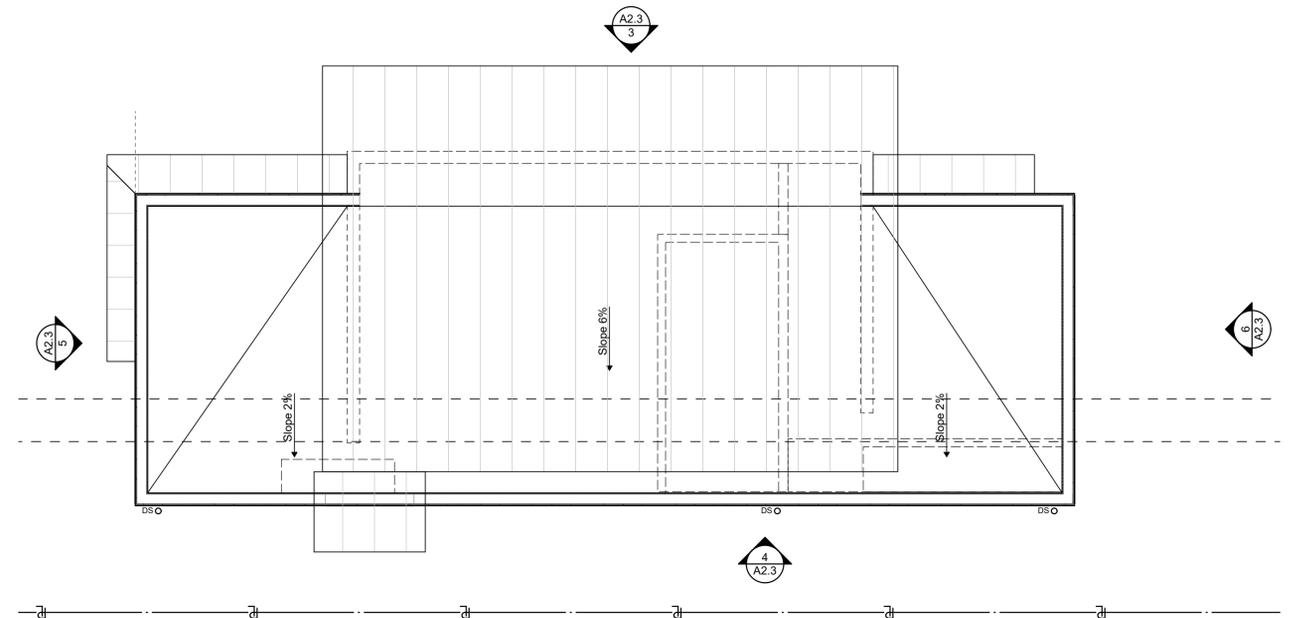


6 SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

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1 PROPOSED ADU FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 PROPOSED ADU ROOF PLAN
SCALE: 1/4" = 1'-0"

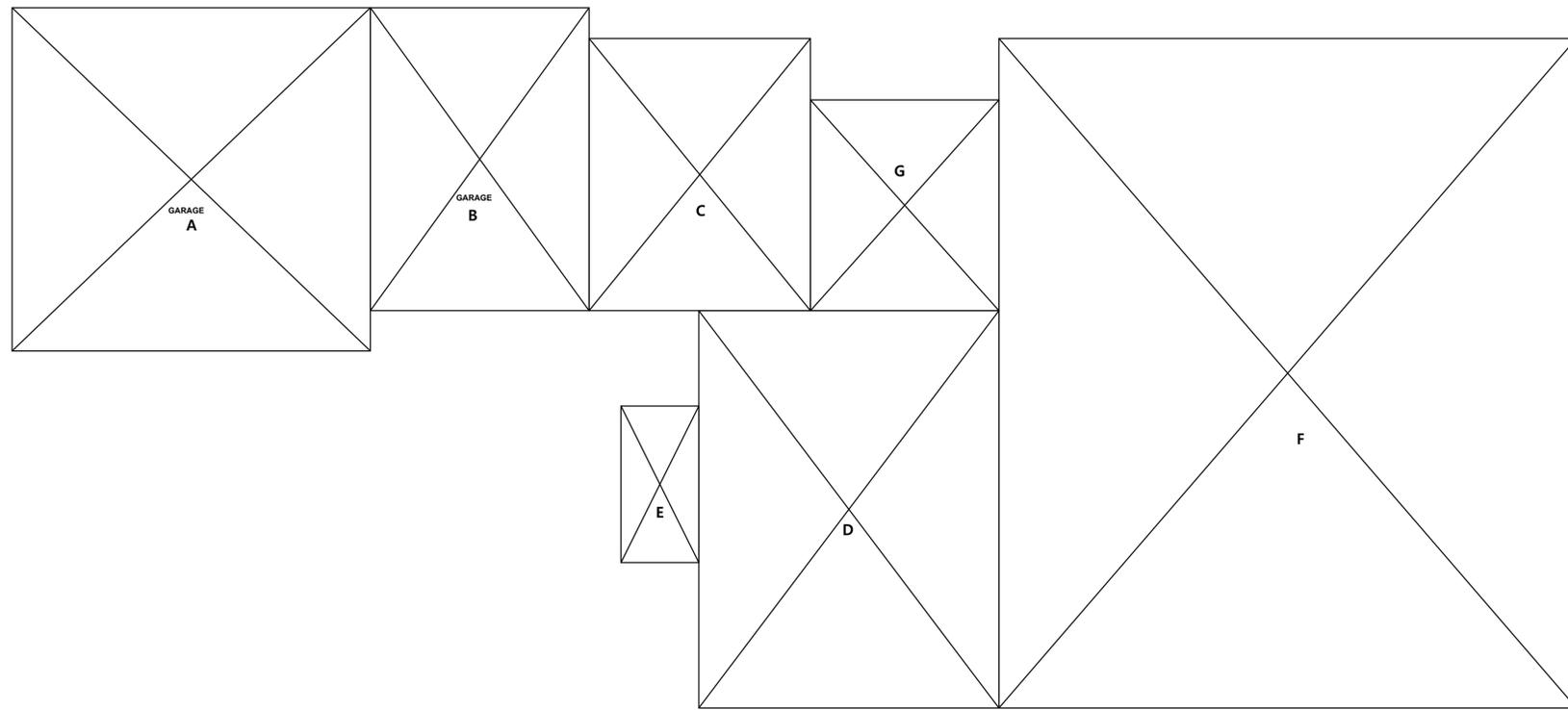
1611 Van Dusen Lane

Campbell, CA

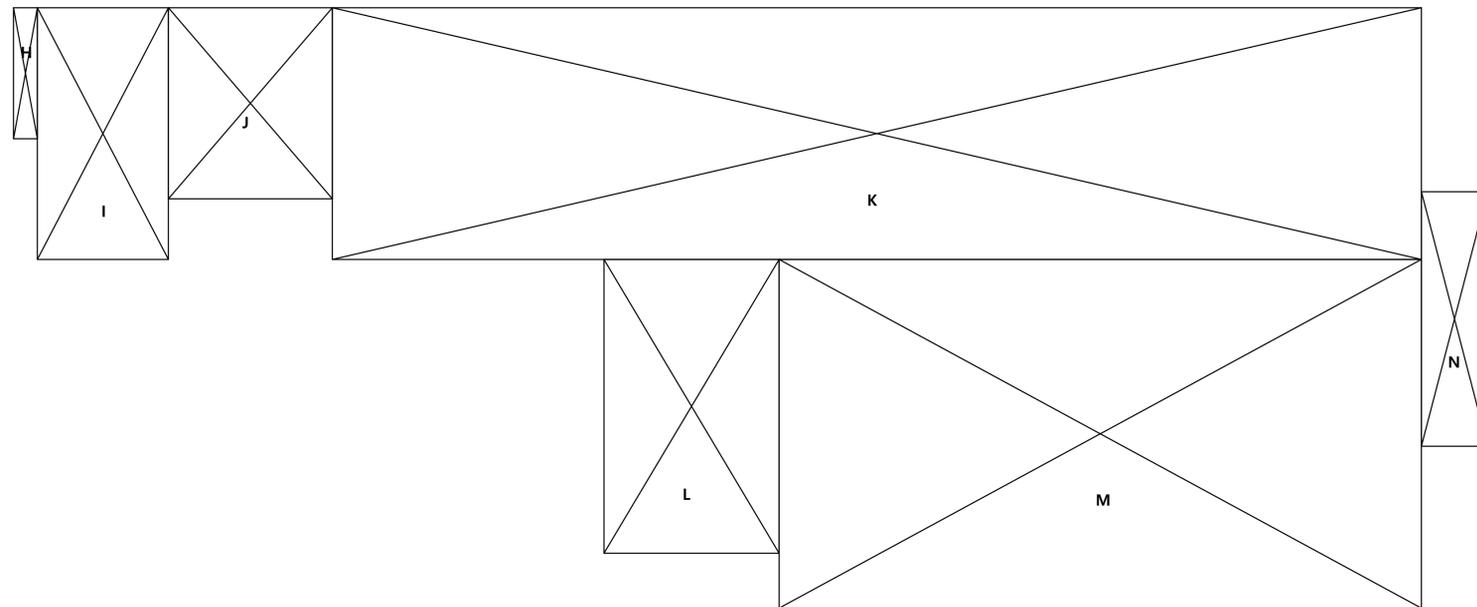
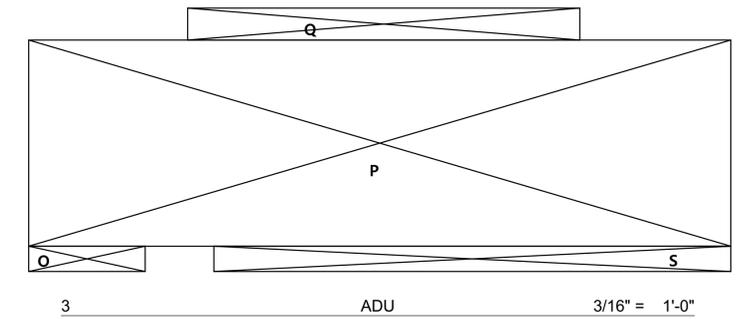
A2.3

PROPOSED ADU





1 FIRST FLOOR 3/16" = 1'-0"



2 SECOND FLOOR 3/16" = 1'-0"

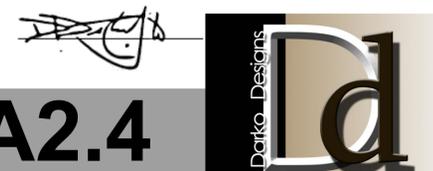
25 AREA CALCULATION				
	SECTION	LENGTH	WIDTH	AREA
GARAGE 800 sf	A	23'-5"	22'-4"	523.18
	B	14'-1/2"	19'-8 3/4"	276.92
	C	14'-8"	17'-8 3/4"	260.07
	D	20'-2 3/4"	25'-10 1/4"	523.16
1ST FLOOR 2674.4 sf	E	3'-11 1/2"	18'-8 1/4"	74.06
	EE	1'-2"	1'-9 1/2"	2.10
	F	37'-8 1/2"	43'-7 1/2"	1,644.37
	G	12'-4 3/4"	13'-9 1/4"	170.66
	H	1'-6"	10'-7"	15.87
2ND FLOOR 2462.2 sf	I	8'-3"	15'-9 1/4"	129.94
	J	10'-3 3/4"	12'-1/4"	124.09
	K	68'-6 1/4"	15'-9 1/4"	1,079.81
	L	10'-1/4"	16'-4 1/4"	163.79
	M	40'-5"	21'-10"	882.33
	N	4'-2"	15'-11 1/4"	66.41
ADU 682.7 sf	O	7'-4"	1'-7"	11.60
	P	44'-2"	12'-11"	570.23
	Q	24'-8"	2'	49.36
	S	32'-6 1/4"	1'-7"	51.49

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A2.4

BOX LINE DIAGRAM





2 REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



39 Front render

COLOR SCHEME

- 1 ENGLERT: METAL ROOF DOVE GREY
- 2 BENJAMIN MOORE OC-129 ALABASTER STUCCO
- 3 BEDROSIANS AVONDALE 2" X 8" MATTE: SIDEWALK
- 4 HARDIE HORIZONTAL; FIBER CEMENT SMOOTH SIDING "NIGHT GRAY"
- 5 BENJAMIN MOORE 2127-20 BLACK INK RAILINGS W/ BIRCH ACCENTS
- 6 MILGARD: TUSCANY BLACK VINYL
- HINKLEY SHELTER BLACK OUTDOOR LIGHTING SERIES



3 STREETSCAPE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

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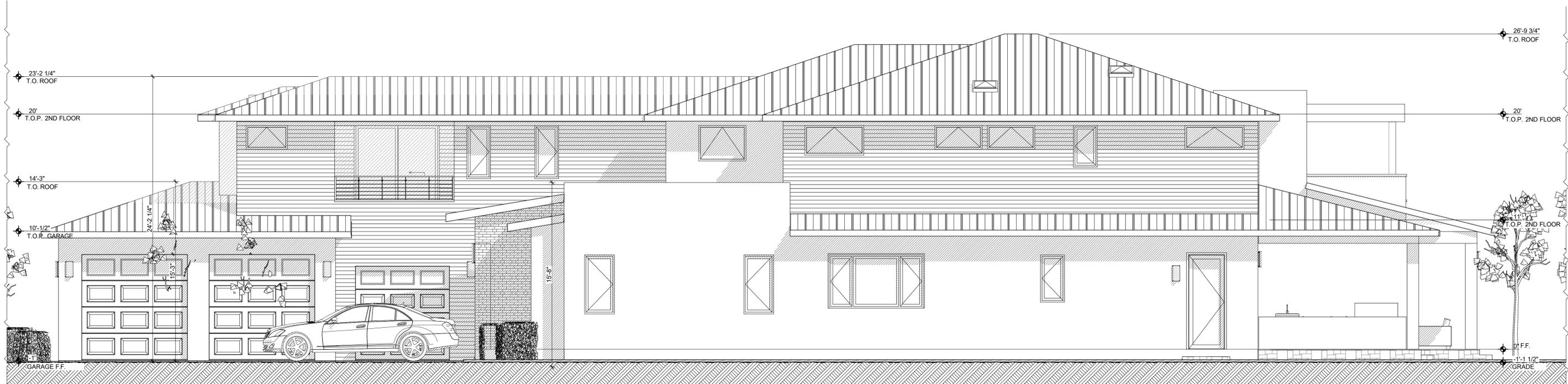
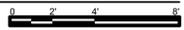
Campbell, CA

A3.1
ELEVATIONS

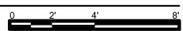




1 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

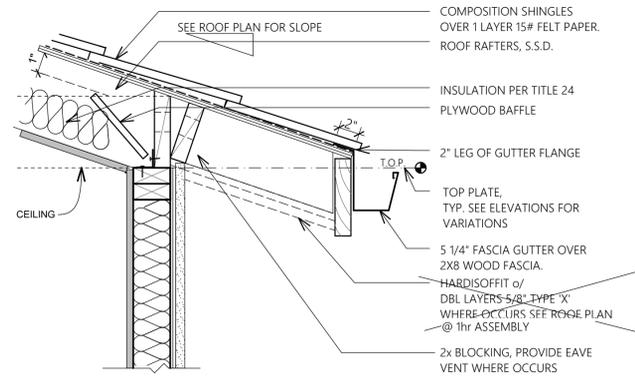


1611 Van Dusen Lane

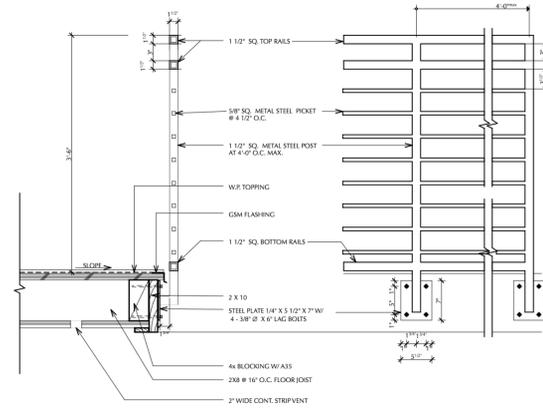
Campbell, CA



A3.2
ELEVATIONS

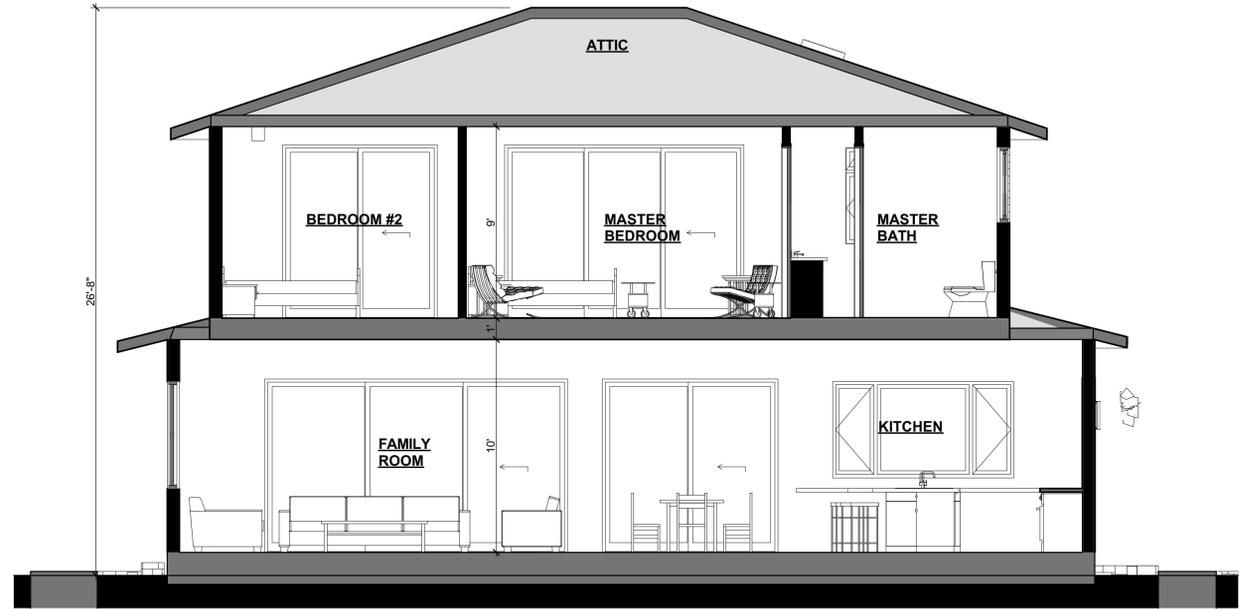


1 TYPICAL ROOF EAVE
SCALE: 1 1/2" = 1'-0"

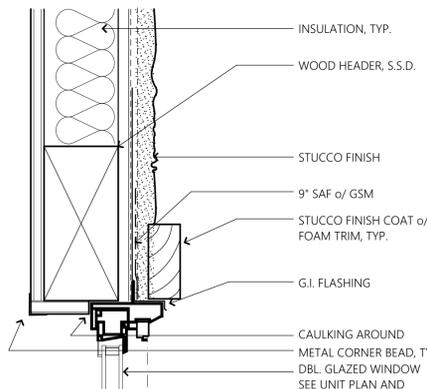


6 BALCONY RAILING TYP.
SCALE: 1:2.86

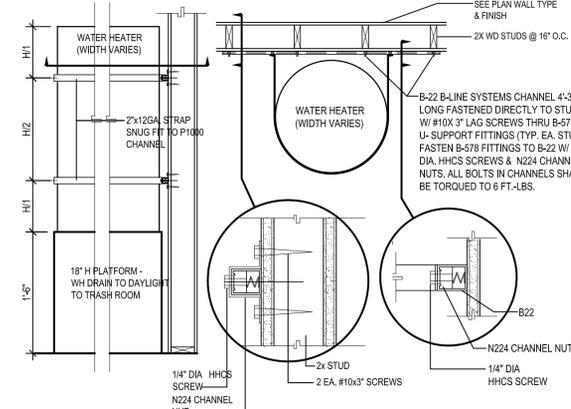
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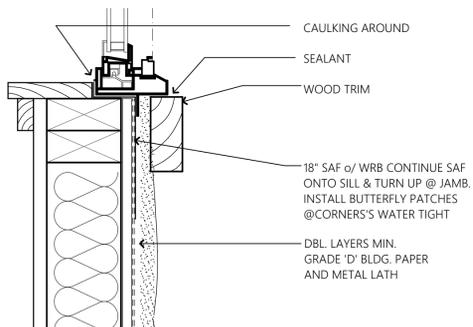
7 E-W CROSS SECTION @ KITCHEN
SCALE: 1/4" = 1'-0"



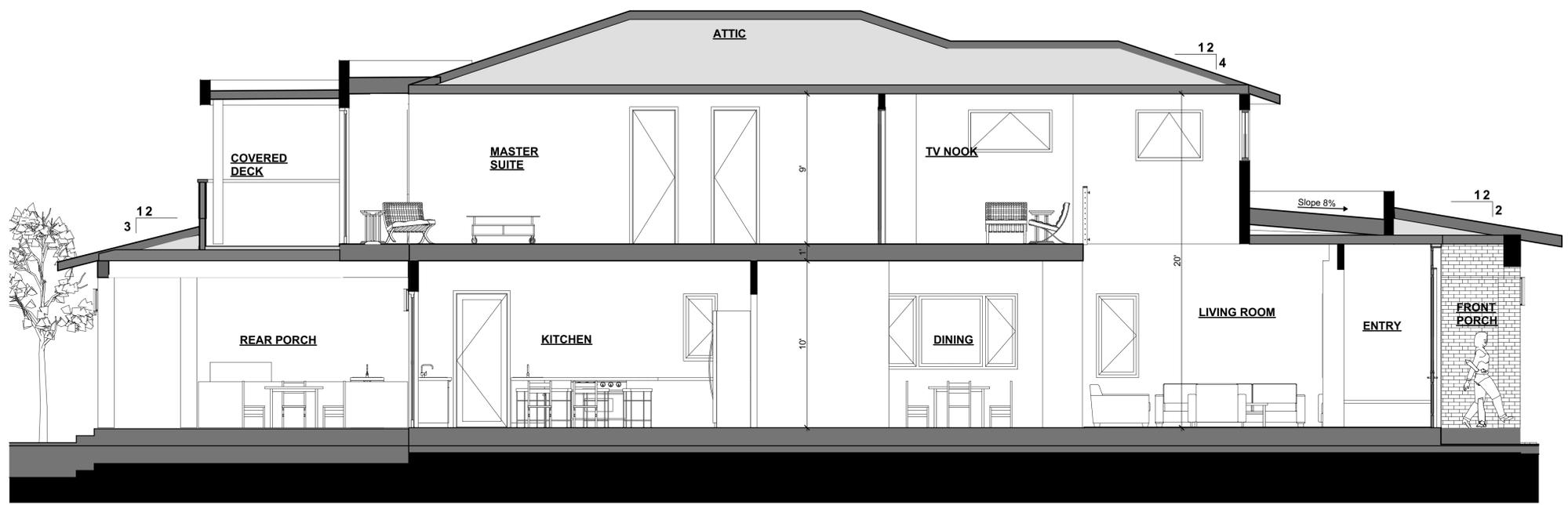
2 WINDOW HEADER DETAIL
SCALE: 3" = 1'-0"



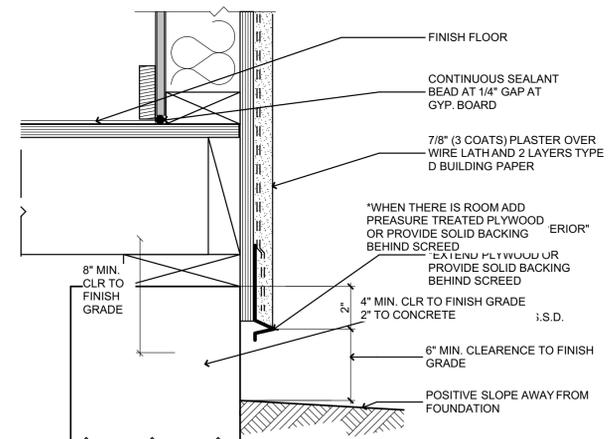
5 WATER HEATER & FURNACE STRAPPING
SCALE: 1:1.05



3 WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



8 N-S CROSS SECTION @ PORCH
SCALE: 1/4" = 1'-0"



4 SILL AT EXTERIOR WALL
SCALE: 3" = 1'-0"

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A4.1

SECTIONS



MAXIMUM APPLIED WATER ALLOWANCE:

TOTAL MAVA= (Eto)(0.62)[(0.55xLA)+(0.3XSLA)]

48,846 Gal./Yr
65 ccf/yr

EtO	Factor	Crop	LA
42.9	0.62	0.55	3,339

TOTAL ESTIMATED APPLIED WATER USED:

TOTAL MAVA= (Eto)(0.62) X [(HA X PF)/IE] + SLA)]

60368 Gal./Yr
65 ccf/yr

Calculations:

Hydrozone # (SHRUB & TRESS

42.9 X 0.62 X 2,430 X 0.2 **15574**
0.83

Hydrozone # 2 (TURF MOD - DRIP)

42.9 X 0.62 X 1588 X 0.8 **44794.6**
0.73

TURF	MP Rotator	0.7	0.64	0.73	15.2	13.5	18.9	27.3	25.4	29.4	31.5	27.9	24.6	21.7	104.9	11.2	Min/Day
	2	Qty. of Valves	Total Run Times	30	27	38	55	51	59	63	56	49	43	210	22	Total Min/Day	

Total Valves	9	TOTAL RUN TIMES(HRS):	1	0.9	1.3	1.9	1.7	2	2.2	1.9	1.7	1.5	7.2	0.8
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

IRRIGATION SCHEDULE - ESTABLISHED LANDSCAPE

			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
		Eto/Mo	1.5	1.8	2.8	3.9	5	5.6	6.2	5.5	4.7	3.2	1.7	1.1
POC / Controller:	A	Eto/Day	0.05	0.06	0.09	0.13	0.16	0.19	0.2	0.18	0.16	0.1	0.06	0.04
TYPICAL		Days/Week	2	2	2	2	2	2	2	2	2	2	2	2

TYPE	Akc	Pr Rate	IE												
Shrub/Trees															
DRIP	0.2	0.53	0.83	4.6	6.1	8.6	12.4	15.4	17.8	19.1	16.9	15	9.9	5.4	3.4
7	Qty. of Valves	Total Run Times	32	43	60	87	108	125	134	119	105	69	38	24	

TRUF	MP ROTATOR	0.8	0.64	0.73	17.4	23.1	32.5	46.7	58	67.1	71.9	63.8	56.3	37.1	20.4	12.8
	2	Qty. of Valves	Total Run Times	35	46	65	93	116	134	144	128	113	74	41	26	

Total Valves:	9	Total Run Times(hr)	1.1	1.5	2.1	3	3.7	4.3	4.6	4.1	3.6	2.4	1.3	0.8
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC

Landscape Maintenance Schedule

1) Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule shall include but not limited to checking, adjusting, cleaning and repairing equipment; resetting the automatic controller, aerating and detaching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscape areas.

2) Repair of irrigation equipment shall be done with the originally specified materials or their approved equivalents.

Operation and Maintenance Manuals:

Prepare and deliver to the OWNER'S Representative, prior to the start of maintenance, all required and necessary descriptive material in complete detail and sufficient quantity, properly prepared in four individually bound copies. Describe the material installed in sufficient detail to permit qualified operating personnel to understand, operate and maintain all equipment. Each manual shall include the following:

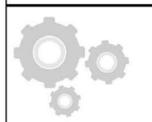
- i. Index sheet indicating the Contractor's name, address and telephone number, fax number and e-mail address.
- ii. Duration of guarantee period with guarantee forms.
- iii. List of equipment with names and addresses of manufacturer's local representatives.
- iv. Complete operating and maintenance instructions on all major equipment.

IRRIGATION NOTES

1. ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
2. THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
5. THIS DESIGN IS DIAGRAMMATIC. ALL EQUIPMENT SHOWN IN PAVED AREAS OR OUTSIDE PROPERTY LINES IS FOR DESIGN CLARITY ONLY AND IS TO BE INSTALLED WITHIN PLANTING AREAS.
6. THE CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY EQUIPMENT AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN CONDITIONS EXIST THAT WERE NOT EVIDENT AT THE TIME THESE PLANS WERE PREPARED. ANY SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO ANY WORK OR THE IRRIGATION CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY FIELD CHANGES DEEMED NECESSARY BY THE OWNER.
7. INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
8. ACTUAL LOCATION FOR THE INSTALLATION OF THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
9. CONTRACTOR IS TO PROVIDE AN ADDITIONAL PILOT WIRE FROM CONTROLLER ALONG ENTIRETY OF MAIN LINE TO THE LAST RCV ON EACH AND EVERY LEG OF MAIN LINE. LABEL SPARE WIRES AT BOTH ENDS.
10. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
11. ALL REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL REMOTE CONTROL VALVES WITHIN 18" OF HARDSCAPE.
12. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
13. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS.



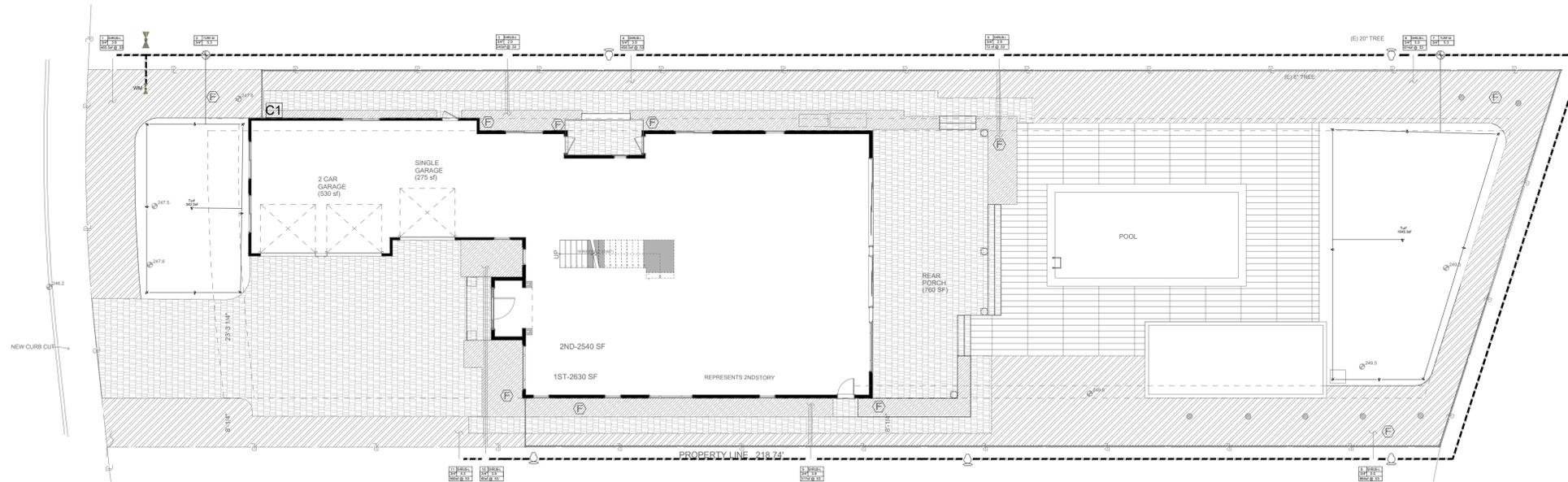
PROJECT: KRAJA RESIDENCE
LANDSCAPE CONSTRUCTION PLAN
Van Dusen Ln.
Campbell, CA 95008
APN # 403-18-102



Date:	Revisions:	Project:	Scale:	Design By:

PLAN TYPE:
IRRIGATION
PLAN
calculation and
notes

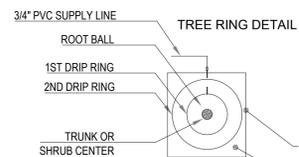
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IRRIGATION LEGEND

SYMBOL	MANUFACT. MODEL NO. / DESCRIPTION	GPM	PSI	RADIUS	PRECIP. RATE
	RAINBIRD VARIABLE ARC ROTARY NOZZLE 1800 P45 PRESSURE REGULATING POP-UP	0.28-0.84	30	8'-14'	0.64
	RAINBIRD VARIABLE ARC ROTARY NOZZLE 1800 P45 PRESSURE REGULATING POP-UP	1.10	30	8'-14'	0.63

- PVC MANIFOLD (NOT SHOWN ON PLANS) SHALLOW TRENCH DRIP LINE (PLANTERS)
- INSTALL INLINE EMITTER TUBING ROWS A MAXIMUM OF 18" APART IN LARGE PLANTER AREAS, AND/OR IN WIDELY SPACED PLANTINGS EACH PLANT SHALL HAVE INLINE EMITTER TUBING INSTALLED IN PARALLEL ROWS ONE EACH SIDE OF THE PLANT AT THE EDGE OF THE ROOT BALL. LINES SHALL BE PLACED SO THAT EMITTERS ON EACH SIDE OF THE PLANTS ARE STAGGERED (SEE DETAIL SHEET)
 - INLINE EMITTER TUBING SHALL BE INSTALLED IN A SHALLOW TRENCH (SEE DETAIL) WITH WIRE STAKES AT 5' OC
 - IN ALL CASES, INLINE EMITTER TUBING SHALL BE PLACED AT MIN 6-9" FROM THE EDGE ALONGSIDE MASONRY.
 - VERIFY LAYOUT AND SPACING IN THE FIELD PRIOR TO STARTING WORK.
 - LAYOUT TO BE CENTER-FED WHERE PRACTICABLE TO STABILIZE WATER DISTRIBUTION.
 - ALL HEADERS TO BE BLANK TUBING; WITH 3/4" SCHEDULE 40 PVC SUPPLY LINE TO MANIFOLD.
 - PROVIDE FLUSH VALVE AT EACH END.
 - NO CHECK VALVE REQUIRED AT UNDER 8.5' OF GRADE CHANGE; NO AIR VACUUM RELIEF VALVE REQUIRED WITH HCXVR TUBING



- TREE RINGS (NEW TREES ON DEDICATED VALVE)
- NETAFIM NETAfim HCXVR, .53 GPH, 12" EMITTER SPACING. INSTALL 1ST RING AT EDGE OF ROOT BALL OR 24" FROM TRUNK IF EXISTING TREE/SHRUB. INSTALL 2ND RING MIN. 24" FROM FIRST RING AND MIN. 3" FROM EDGE OF PLANTER AREA. EMITTERS TO BE STAGGERED BETWEEN THE RINGS. CONNECT TO 3/4 PVC LATERAL WITH NETAFIM FITTINGS

* SYMBOL INDICATES THIS LAYOUT AND EQUIPMENT WHEN TREES ARE ON A DEDICATED VALVE

IMPORTANT NOTE: FOR TREES IN PLANTER AREAS THAT ARE COMBINED WITH SHRUB IRRIGATION (NOT ON A DEDICATED VALVE), USE THIS RING ARRANGEMENT WITH SAME TUBING AS UTILIZED IN THE PLANTER

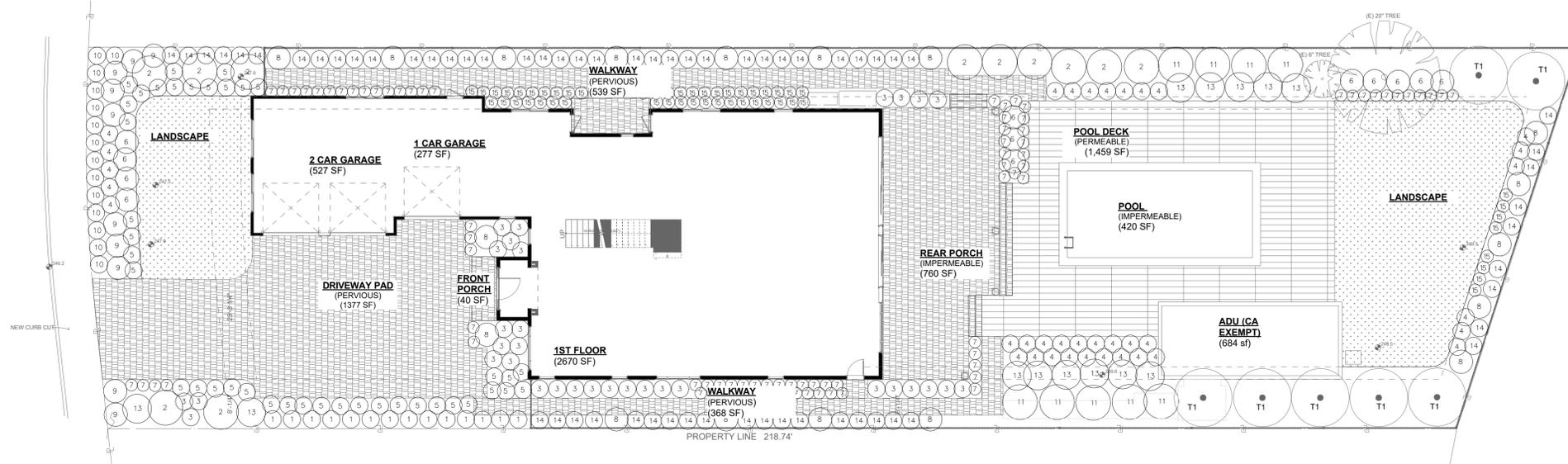
NO SYMBOL NETAfim ALL CONNECTIONS BETWEEN DRIP TUBING SHALL BE MADE USING NETAFIM FITTINGS

SYMBOL	MANUFACT.	MODEL NO. / DESCRIPTION
	NETAFIM	INSTALL A TISOV AT LOW POINTS OF DRIPLINE OR PCV MANIFOLD LINE. FOR IN-GROUND APPLICATIONS, INSTALL FLUSH VALVE INSIDE A SEPERATE VALVE BOX, ONE AT THE END OF TUBING RUNS IN EACH DIRECTION. INSTALL MIN. ONE FLUSH VALVE PER 1000' OF TUBING IN EACH DIRECTION ON DRIPLINE FLUSH MANIFOLD. INSTALL 18" FROM PAVING. FOR POTTERY APPLICATIONS INSTALL AT LAST POT ON THE LINE IN ALL DIRECTIONS. VALVE TO FIT INSIDE POT WITH SUFFICIENT LINE LENGTH TO FLUSH OVER THE EDGE OF THE POT WHEN OPENED.
P.O.C.		5/8" POTABLE WATER METER FOR IRRIGATION
	WATTS	B-6090-SS-SH FULL PORT BRONZE VALVE, STAINLESS STEEL BALL, STEM AND HANDLE SIZE VALVES PER LINE SIZE.
	RAIN BIRD	LOW FLOW CONTROL ZONE KIT 3/4" XACZ-075-PRF WITH PRESSURE REGULATING RBY FILTER. VALVE RANGE 0.2 - 5 GPM
	RAIN BIRD	LOW FLOW CONTROL ZONE KIT 3/4" XACZ-075-PRF WITH PRESSURE REGULATING RBY FILTER. VALVE RANGE 0.2 - 5 GPM
	BUCKNER	BUCKNER-SUPERIOR 3/4" HOSE BIB WITH VACUUM BREAKER
	RAIN BIRD	ESP-SMT6 SMART MODULAR CONTROLLER WITH WEATHER SENSOR. LOCATE CONTROLLER IN GARAGE OR PER OWNER'S REPRESENTATIVE
		PVC PIPE 3/4" SCH. 40 AS LATERAL LINES THROUGHOUT 12" BELOW GRADE
		1" SCH 40 PVC PIPE AS MAINLINES 24" BELOW GRADE - SEE PLAN FOR SIZES
		PVC PIPE SCH. 40 AS SLEEVING, TWICE THE DIAMETER OF PIPE OR WIRE BUNDLE CARRIED DRAWING IS DIAGRAMMATIC. CONTRACTOR SHALL PLACE SLEEVES BELOW ALL PAVING, HARDSCAPE, ETC., AND AS DIRECTED BY OWNER'S AUTHORIZED REPRESENTATIVE.
		GRAPHIC (THIS AND SIMILAR) INDICATES DRIPLINE IN PLANTER AREAS, DETAIL N-L3.3
		GRAPHIC INDICATES EXISTING OR NEW TREE TRUNK
	WM	EXISTING WATER METER

VALVE NUMBER	INDICATES HYDROZONE	INDICATES VALVE SIZE / GPM's	INDICATES PRECIP RATE	ZONE AREA SF
3A	SHRUB-L	1" 13.3	1332sf @ .6	



Date:	Revisions:
Project:	Scale:
Design:	Design By:



PLANTING PLAN

SCALE 1/16" = 1'-0"

SHRUB LEGEND

SYM	BOTANICAL	COMMON	SIZE	Count	WUCOLS
1	Juniperus scopulorum 'Skyrocket'	Skyrocket Juniper	15 Gallon	14	L
2	Westringia fruticosa	Coast Rosemary	5 Gallon	11	L
3	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gallon	33	L
4	Achillea 'Moonshine'	Fern Leaf Yarrow	1 Gallon	36	L
5	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	5 Gallon	40	L
6	Muhlenbergia capillaris 'Regal Mist'	Pink Muhly	5 Gallon	12	L
7	Festuca californica	California Fescue	5 Gallon	83	L
8	Prunus caroliniana 'Bright 'N Tight'	Bright 'N Tight Carolina Cherry	15 Gallon	18	L
9	Artemisia 'Powis Castle'	Wormwood	5 Gallon	10	L
10	Senecio mandraliscae	Blue Chalksticks	1 Gallon	14	L
11	Dodonaea viscosa 'Purpurea'	Purple Hopseed Bush	15 Gallon	4	L
13	Salvia leucantha 'Midnight'	Mexican Bush Sage	5 Gallon	13	L
14	Phormium 'Black Adder'	New Zealand Flax Hybrid	5 Gallon	62	L
15	Sedum rupestre 'Angelina'	Angelina Stonecrop	4 Inch	52	L

TREE LEGEND

SYM	BOTANICAL	COMMON	SIZE	Count	WUCOLS
T1	Acacia iteaphylla (standard)	Willow Wattle	15 Gallon	7	L

A MINIMUM 2" LAYER OF COMPOSTED ORGANIC MULCH TO BE APPLIED TO ALL EXPOSED SOIL AREAS EXCEPT IN AREAS OF TURF, CREEPING OR ROOTING GROUNDCOVER, OR OTHER SPECIAL SITUATIONS WHERE MULCH IS NOT RECOMMENDED. STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES

LOT SIZE 14,259 SF
 BUILDING COVERAGE: 4,157 SF
 PORCHES: 810 SF
 POOL: 420 SF
 PERVIOUS AREAS : 3,742 SF
 TOTAL LANDSCAPE: 9,129 SF

REFERENCE IMAGES



SEASONS LANDSCAPE ARCHITECTURE

PROJECT: KRAJA RESIDENCE
 LANDSCAPE CONSTRUCTION PLAN
 PROJECT: Van Dusen Ln., Campbell, CA 95008
 APN # 403-18-102

Date: _____
 Revisions: _____

Project: _____
 Scale: _____
 Designer: _____

PLAN TYPE:
 PLANTING PLAN

Sheet:
LP.1