SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom meeting if attending remotely:

www.campbellca.gov/SARCsignup

After registering, you will receive a confirmation email containing information about joining the meeting.

September 23, 2026
Wednesday
7:00 PM

SARC AGENDA

Police Department Emergency Operations Center
100 N First Street, Campbell, CA 95008

CALL TO ORDER / INTRODUCTIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review proposed development projects. ***SARC's review is limited to architectural design and site layout***. The project's environmental or traffic impacts, operational characteristics, and other matters unrelated to architectural design and site layout are considered by the Planning Commission as a whole. SARC provides reports and recommendations to the Planning Commission but has no decision-making authority, and its recommendations are not binding on the Planning Commission.

Members of the public may be allotted up to two (2) minutes to comment on any scheduled item. Applicants and property owners, or their representatives, may be allotted up to a total of ten (10) minutes. The Chair may adjust these time limits based on scheduling considerations. SARC members may also engage directly with applicants and property owners, or their representatives, to ask questions regarding the project.

SCHEDULED ITEMS

ITEM/FILE NO.		ADDRESS	START TIME	APPLICANT
1.	PLN-2023-165	635, 655, 675, and 695 Campbell Technology Parkway	7:00 PM	Bay West Development
Review of a Planned Development for a proposed housing development project consisting of 290 dwelling units, including 27 two-story detached single-family homes and 263 townhome-style condominium units arranged across 28 three-story townhouse rows and 15 four-story townhouse rows, with associated site, parking, landscaping, open space, stormwater management, and public and private improvements, including construction of public improvements along Campbell Technology Parkway and an increase in fence and wall height to eight feet along the Highway 17 boundary; a Vesting Tentative Subdivision Map to allow the creation of 70 private lots, 17 common lots, and 263 residential condominiums, together with dedication of public right-of-way and related public and private easements; and a Tree Removal Permit to allow the removal of 116 existing trees. Project Planner: Daniel Fama, Senior Planner				

ADJOURNMENT

Adjourn to the next Site and Architectural Review Committee meeting on October 13, 2026, at 6:00 PM, in the Police Department Emergency Operations Center, 100 North First Street, Campbell, California and via telecommunication.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact City Clerk's Office at ClerksOffice@campbellca.gov or (408) 866-2117.

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: September 23, 2026

From: Daniel Fama, Senior Planner

Via: Rob Eastwood, Community Development Director

Subject: Planned Development Permit, Vesting Tentative Subdivision Map, and Tree Removal Permit

File No.: PLN-2023-165 ~ 635, 655, 675, and 695 Campbell Technology Parkway

BACKGROUND

Project Site: The approximately 17-acre project site consists of four parcels located at 635, 655, 675, and 695 Campbell Technology Parkway. The property is currently developed as the Campbell Technology Park, a research and development campus containing four buildings totaling approximately 280,000 square feet. The site is bordered by Highway 17 to the north and west, the Paseo de Palomas mobile home community to the east, and Campbell Technology Parkway and Edith Morley Park to the south.



Preliminary Application: On April 18, 2023, the City received an "SB 330" preliminary application under the Housing Crisis Act to redevelop the Campbell Technology Park with 334 residential units. Submittal of the preliminary application established April 18, 2023, as the date for determining the ordinances, policies, and standards applicable to the project. As the City had not adopted its 2023–2031 Housing Element by the state-mandated January 31, 2023 deadline, it was therefore subject to the Housing Accountability Act provisions commonly referred to as the "Builder's Remedy." These provisions generally prohibit a city from denying a project or reducing its density based on inconsistency with the General Plan or zoning.

Proposed Project / Formal Application: On September 26, 2023, the City received a formal development application for the project. As currently proposed, the project includes 290 residential units, consisting of 27 two-story detached single-family homes and 263 attached units distributed among 43 buildings, including 149 three-story townhomes and 114 four-story townhomes[1]. The project also includes related site, parking, and landscaping improvements.

PROJECT DATA

Zoning Designation[2]: Planned Development (P-D)

General Plan Designations[2]: *Research and Development*

Gross Lot Area: 17.28 acres

Proposed Density: 16.78 units/acre

Landscaping Area: 131,552 square feet

Parking: 718 spaces (2.48/unit)

Building Height: 31 ft (SFD); 44–47 ft (townhomes)

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF*	Total Building Gross SF
3- Story Townhouse	3-Plex	3	3 DU	9 DU	8,303 SF	24,909 SF
	4-Plex	2	4 DU	8 DU	10,887 SF	21,774 SF
	5-Plex	11	5 DU	55 DU	13,239 SF	145,629 SF
	6-Plex	7	6 DU	42 DU	15,823 SF	110,761 SF
	7-plex	5	7 DU	35 DU	18,407 SF	92,035 SF
	Subtotal			**149 DU**		**395,108 SF**
4-Story Condominium	6-Plex	3	6 DU	18 DU	15,462 SF	46,386 SF
	8-Plex	12	8 DU	96 DU	20,309 SF	243,708 SF
	Subtotal			**114 DU**		**290,094 SF**
Single Family Detached	Plan 1	7	1 DU	7 DU	2,505 SF	17,535 SF
	Plan 2	10	1 DU	10 DU	2,588 SF	25,880 SF
	Plan 3	4	1 DU	4 DU	2,772 SF	11,088 SF
	Plan 3X	6	1 DU	6 DU	2,772 SF	16,632 SF
	Subtotal			**27 DU**		**54,503 SF**
CURRENT 1/16/2024 **SB330 Submittal**	**TOTAL**			**290 DU**		**739,705 SF**

[1] Although mapped as condominiums, the attached units are designed to read as individual townhomes. Accordingly, this memorandum refers to the three- and four-story units as "townhomes".

[2] The General Plan and zoning designations shown are those in effect on April 18, 2023, when the City received the project's SB 330 preliminary application. Under the current 2040 General Plan, three parcels are designated High Density Mixed-Use and one parcel remains Research and Development; current zoning is High Density Mixed-Use on those same three parcels and Planned Development (P-D) on the remaining parcel.

DISCUSSION

Scope of Review: As noted above, the project is subject to the regulations in effect on April 18, 2023, including the applicable policies of the prior General Plan and the Zoning Code as it existed at that time. Consequently, the project is not subject to the subsequently adopted *Multi-Family Development and Design Standards*. Instead, the Site and Architectural Review Committee's (SARC) review is governed by the former P-D (Planned Development) zoning regulations and the now defunct 1994 *Design Guidelines for Low-Medium Density Residential Developments*.

Unlike conventional zoning districts, the former P-D regulations established no objective development standards and instead relied on the traditional discretionary review process, and consideration of applicable design guidelines. The 1994 *Design Guidelines* similarly provided largely subjective guidance, and therefore have limited applicability under the Housing Accountability Act. Nonetheless, the former P-D regulations directed the SARC and the City's decision-making bodies to consider site circulation, landscaping, and structure and site layout. These considerations include the general silhouette and mass of the development in relation to the surrounding neighborhood, exterior design in relation to adjoining structures, and compatibility with adjacent uses. Accordingly, the discussion below is organized around these considerations, including site layout and circulation, structure design, landscaping, and related site improvements.

Potential Revisions: While the application was filed by Bay West Development, the property owner and Bay West are in contract with another developer, Brookfield Residential, who would undertake construction of the project following approval. They are considering revisions to the architectural design presented in this memorandum. If timing allows, Brookfield may present preliminary design concepts at the SARC meeting for feedback. The City has historically allowed architectural refinements to approved projects to be approved by the Community Development Director, provided the revisions do not increase the size of any building or substantially change the site layout. Revisions beyond this scope would typically require approval by the original decision-making body.

Site Layout: The proposed development is organized by building type across the approximately 17-acre site. Fifteen four-story townhome buildings are located within the northern and central portions of the site, nearest to Highway 17. Twenty-eight three-story townhome buildings occupy the remaining interior portions of the site, while 27 two-story detached homes are located along the easterly boundary neighboring the Paseo de Palomas mobile home community. Common landscaped and recreational areas are placed among the attached residential buildings. This arrangement places the taller and higher-density buildings toward the freeway and transitions to lower-scale detached homes along Paseo de Palomas.



Circulation and Access: Vehicular access is provided by three entrances from Campbell Technology Parkway that together connect the project site to the broader street network by way of E McGlincy Lane. The entrances connect to an interconnected system of internal streets and drive aisles. The circulation network forms a series of loops through the northern and central portions of the development, with an east-west street extending across the southern portion of the site. Residential garages are accessed from the internal drive aisles, with additional surface parking distributed throughout the development. A secondary emergency vehicle access is provided through an existing easement extending through the Paseo de Palomas community to Union Avenue.

As depicted below, a network of sidewalks and pedestrian paths extends throughout the site which connect the residential buildings to parking areas, common open spaces, recreational amenities, and the Campbell Technology Parkway frontage near Edith Morley Park. The main walkways stretch through the central and southern portions of the development, with smaller walkways passing between buildings to reach individual unit entrances. Marked crossings are provided where the pedestrian routes cross drive aisles. A crosswalk to Edith Morley Park will also be provided.



Structure Design: As noted, the project includes three-story and four-story townhomes, as well as detached single-family homes. Although differing in scale, height, and form, the buildings share a contemporary architectural character through coordinated use of stucco, fiber-cement siding, wood-look siding, metal accents, and neutral and earth-tone color palettes. Consistent with the former Planned Development regulations, the discussion below considers each building type's massing, design, and material composition.

Four-Story Townhomes



The four-story townhome buildings are presented in six-unit and eight-unit configurations. They feature a contemporary architectural design characterized by parapeted rooflines, rectilinear forms, and varied wall planes. The longer elevations are broken up into smaller vertical bays through use of varied wall depth, changes in materials and colors, and variations in parapet height. Individual units are further differentiated by street-facing entrances, raised stoops, balconies, metal railings, and vertically grouped windows.

The plans reflect two coordinated color and material schemes. The first combines light-gray stucco with blue, gray, and brown accents and painted horizontal lap siding. The second reflects a mix of warm-gray and off-white stucco with light and dark wood-look siding. Both styles incorporate metal railings and screens, varied accent colors at entrances, and neutral-toned garage doors. The building offsets, balconies, material changes, and differentiated entrances provide depth and variation across the façades to maintain a consistent character.

Three-Story Townhomes



The three-story townhomes come in a wide range of row sizes, from three to seven units per row. These buildings would continue the project's contemporary architectural character through parapeted rooflines, rectilinear forms, and a series of projecting and recessed wall planes. Individual units would read as distinct vertical bays through alternating colors and materials, projecting upper-story elements, and vertical siding components. Ground-floor entrances face walkways and are defined by entry canopies, accent siding, and individual door colors. Some units also incorporate upper-level balconies with metal railings.

Two coordinated color and material schemes are proposed. The first style uses light and dark gray stucco with blue-gray and brown accents and reddish-brown or charcoal wood-look siding. The second style reflects a warmer palette of cream, sage, olive, and dark brown with lighter natural wood tones. Exterior materials include stucco, fiber-cement board-and-batten and lap siding, wood-look siding, vinyl-framed windows, metal railings, and composition-shingle roofing. The alternating unit bays, vertical accents, and varied material treatments break up the longer buildings and provide visual distinction among individual units.

Detached Single-Family Homes



The 27 detached single-family homes consist of three base floor plans, with three architectural elevation styles. Each two-story home includes an attached garage and a main entry defined by a covered porch or canopy and contrasting materials. Ten homes include an optional accessory dwelling unit (ADU) configuration consistent with the City's "ADU Ready" policy. The elevations range from contemporary designs with low-sloped and shed roof elements to more traditional forms with intersecting gable roofs. Variations in roof form, second-story projections, window placement, entry treatment, and garage configuration distinguish the individual plans and elevations.

Exterior materials vary by elevation and include stucco, fiber-cement lap and board-and-batten siding, wood-look siding, stone veneer, composition-shingle roofing, and limited standing-seam metal roofing. The homes use palettes of white, gray, brown, beige, blue, and green, with contrasting entry and garage doors. The combination of multiple elevation styles and varied material palettes reduces repetition, while their two-story height and residential roof forms provide a lower-scale transition along the boundary with Paseo de Palomas.

Landscaping: The landscape plan includes property line planting, trees, common open spaces, and bioretention areas. Trees, shrubs, and groundcover would be provided along the site boundaries, internal streets, building frontages, parking areas, and pedestrian paseos. Continuous tree planting would line the principal internal streets and southern edge of the development, with additional landscaping along Highway 17, Campbell Technology Parkway, Edith Morley Park, and Paseo de Palomas. The project would remove 116 existing trees that would conflict with new buildings and improvements, most of which are located around the site perimeter. Replacement trees would be provided in accordance with the City's Tree Preservation Ordinance.

Common Areas: Given the site's proximity to Edith Morley Park, the project provides a reasonable amount of on-site common recreational and gathering space. These areas are distributed within the attached residential portions of the project and include a children's play area with an adjoining plaza and benches, as well as outdoor seating and covered dining areas with pedestrian paving and string lighting. Specimen trees, flowering tree alleys, and ornamental planting would define these spaces and distinguish them from the surrounding residential walkways.





Fencing and Walls: The project incorporates several fence and wall types. An eight-foot-high precast wall would extend along the Highway 17 boundary. Six-foot-high precast walls would be provided along the boundary adjoining Paseo de Palomas and at portions of the eastern and northwestern property lines. The detached single-family lots would have six-foot-high wood good-neighbor fences that define each individual private yards.

Lighting: The lighting plan includes building-mounted fixtures and freestanding site lights. Various wall fixtures would illuminate entrances, garages, and walkways. Fourteen-foot poles and 20-foot poles would serve the drive aisles, larger parking areas, and common open spaces. Lower-output fixtures would provide supplemental lighting within pedestrian areas. The lighting plan generally follows the site's vehicular and pedestrian circulation network, with higher levels at intersections, pedestrian crossings, building entrances, parking areas, and lower levels along lighting along pedestrian walkways. The photometric plan shows average illumination tapering off toward the site perimeter to limit spillover onto neighboring properties.

CONCLUSION

The proposed development is designed as a cohesive residential community, with taller buildings concentrated near Highway 17 and lower-scale homes along Paseo de Palomas. Connected streets and walkways, common areas, landscaping, fencing, and lighting help tie the site together and provide transitions to surrounding properties. The three building types share a contemporary design while using changes in form, materials, colors, and individual unit details to create variety.

Aside from the limited requirement in the 1994 *Design Guidelines* discussed above, no objective design standards apply to the project. SARC's discretion to seek changes to the proposed design is therefore narrowly constrained. Accordingly, staff recommends that the SARC forward a recommendation of approval of the project to the Planning Commission, as presented.

CAMPBELL TECHNOLOGY PARK

Campbell , CA



VICINITY MAP

PROJECT TEAM INFO

DEVELOPER:
BAY WEST DEVELOPMENT
90 RAILWAY AVE
CAMPBELL, CA 95008
(925) 998-6060
CONTACT: JASON LAUB
jason@baywestdevelopment.com

ARCHITECT:
KTGY GROUP. INC
1814 FRANKLIN STREET, SUITE 400
OAKLAND. CA 94583
(510) 463-2072
CONTACT: DAVID BURTON
dburton@ktgy.com

CIVIL ENGINEER:
CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
CONTACT: RYAN HANSEN P.E.
rhansen@cbandg.com

LANDSCAPE ARCHITECT:
GATES + ASSOCIATES
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 736-8176
CONTACT: MELONIE REYNOLDS
melonie@dgates.com

PROJECT INFORMATION
Campbell Technology Park
Campbell, CA

Site Area: **17.28 ± acres** (Gross)
17.10 ± acres (Net)
FAR: **0.85** (See Sheet A1.1.0-A1.1.7 for FAR Gross Floor Areas)
Building Lot Coverage: **± 36%** (See Sheet A1.4.0 for Building Lot Coverage calculations)

UNIT COUNT & GROSS SQUARE FOOTAGE SUMMARY

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF*	Total Building Gross SF
3- Story Townhouse	3-Plex	3	3 DU	9 DU	8,303 SF	24,909 SF
	4-Plex	2	4 DU	8 DU	10,887 SF	21,774 SF
	5-Plex	11	5 DU	55 DU	13,239 SF	145,629 SF
	6-Plex	7	6 DU	42 DU	15,823 SF	110,761 SF
	7-plex	5	7 DU	35 DU	18,407 SF	92,035 SF
	Subtotal			**149 DU**		**395,108 SF**
4-Story Condominium	6-Plex	3	6 DU	18 DU	15,462 SF	46,386 SF
	8-Plex	12	8 DU	96 DU	20,309 SF	243,708 SF
	Subtotal			**114 DU**		**290,094 SF**
Single Family Detached	Plan 1	7	1 DU	7 DU	2,505 SF	17,535 SF
	Plan 2	10	1 DU	10 DU	2,588 SF	25,880 SF
	Plan 3	4	1 DU	4 DU	2,772 SF	11,088 SF
	Plan 3X	6	1 DU	6 DU	2,772 SF	16,632 SF
	Subtotal			**27 DU**		**54,503 SF**
CURRENT 1/16/2024 SB330 Submittal	**TOTAL**			**290 DU**		**739,705 SF**
PREVIOUS 4/17/2023 SB330 Prelim.	**TOTAL**			**334 DU**		**793,336 SF**

*As per Campbell Municipal Code, *'Floor area, gross means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.'* GSF includes stairwayon al floors, covered garages, covered decks, exclude roof decks and porches

UNIT SIZE, BEDROOM COUNT SUMMARY

3 STORY TOWNHOUSE (Building height +/- 44'-0")

Unit Name	Description	Garage	Approx. Net SF'*	Total DU	%	Total Net SF
Plan 1	3bd/3.5ba	Side x Side	1,733 SF	51 DU	18%	88,383 SF
Plan 2	3bd/3.5ba	Side x Side	1,871 SF	42 DU	14%	78,582 SF
Plan 3	4bd/3.5ba	Side x Side	2,144 SF	28 DU	10%	60,032 SF
Plan 3X	3bd/2.5ba/ADU	Side x Side	2,124 SF	28 DU	10%	59,472 SF
Subtotal				**149 DU**	**52%**	**286,469 SF**
Average Unit Size:				**1,920 SF**		

4 STORY CONDOMINIUM (Building height +/- 47'-0")

Unit Name	Description	Garage	Approx. Net SF'*	Total DU	%	Total Net SF
Plan 1	2bd/2ba	Tandem	1,283 SF	27 DU	9%	34,641 SF
Plan 2	3bd/3ba	Tandem	1,939 SF	27 DU	9%	52,353 SF
Plan 3	3bd/3ba	Tandem	1,575 SF	30 DU	10%	47,250 SF
Plan 4	3bd/3ba	Side x Side	2,063 SF	30 DU	10%	61,890 SF
Subtotal				**114 DU**	**39%**	**196,134 SF**
Average Unit Size:				**1,720 SF**		

SINGLE FAMILY DETACHED (Building height +/- 31'-0")

Unit Name	Description	Garage	Approx. Gross SF'**	Total DU	%	Total Gross SF
Plan 1	4bd/2.5ba	Side x Side	2,012 SF	7 DU	2%	14,084 SF
Plan 2	4bd/3ba	Side x Side	2,104 SF	10 DU	3%	21,040 SF
Plan 3	4bd/3ba	Side x Side	2,295 SF	4 DU	1%	9,180 SF
Plan 3X	3bd/2ba/ADU	Side x Side	2,295 SF	6 DU	2%	13,770 SF
Subtotal				**27 DU**	**9%**	**58,074 SF**
Average Unit Size:				**2,150 SF**		

'*Measured to the interior stud of the wall excluding covered garages, covered decks, roof decks,
'**Measured to the exterior stud of the wall excluding coverec garages, covered decks, roof decks,

Density: **16.78 du/gross ac**

PARKING SUMMARY

Parking Provided		
Residential In-Garage	**580** spaces	
In-tract Parking	**138** spaces	
Project Total	**718** spaces	2.48 ratio
In-tract Parking Use Summary	7 Accessible spaces	min. 5% of In-tract
	14 Electric Vehicle Capable (EC)	
	35 Electric Vehicle Ready (ER)	
	7 Electric Vehicle Charger (EV)	

SCOPE OF WORK

The project includes a Vesting Tentative Tract Map (VTTM) for development and a site and architectural review permit to accommodate the proposed project.
The proposed project consists of the development of 290 residential units. The proposed development would consist of 2-story single family detached homes (27 units), 3-story townhomes (149 units) and 4-story condominiums (114 units). Each unit would have a private two-car garage. Balconies and decks would provide private outdoor space for each unit.
Pursuant to Government Code section 65589.5(d), the project would provide 20% of the units for low-income households as required by the "Builder's Remedy" of the Housing Accountability Act (Government Code section 65589.5(d)).
The project site is located within a half-mile of a major transit stop, and therefore cannot be subject to any minimum automobile parking requirements pursuant to Government Code section 65863.2. Nevertheless, a total of 718 parking would be provided to accommodate the proposed residential development. Of these, 580 parking spaces would be residential in-garage spaces and 138 would be guest parking dispersed throughout the site.
The hours of operation, as with any residential development, are 24 hours per day, seven days a week.

SITE ADDRESS: 635,655,675,695 CAMPBELL TECHNOLOGY PARKWAY

ACCESSORY PARCEL NO.: 412-29-010, 412-20-011, 412-29-012, 412-29-015

ZONING DISTRICT: HD-MU (High Density Mixed-Use) & P-D (Planned Development)

LANDSCAPE AREA / LOW WATER USE HYDROZONE: 131,552 SQ.FT

HARDSCAPE AREA EXCLUDING DRIVEWAYS: 96,437 SQ.FT

DRIVEWAY AREAS/ AC PAVING: 233, 983 SQ.FT

FIRE SPRINKLER SYSTEM:
Single Family Detached: NFPA 13D
3 Story Townhouse: NFPA 13D (See *note below)
4 Story Condominium: NFPA 13 (See *note below)

*NOTE: The project includes an AMMR (Alternate Means and Methods Request) for enhancements to the NFPA 13D fire sprinkler system for 3-story townhouses and the NFPA 13 fire sprinkler system for 4-story condominiums. The enhanced NFPA 13D and NFPA 13 fire sprinkler systems will be installed as a deferred submittal. Please refer to sheet A1.3.2 for details

APPROVAL STAMP

0.0.0 COVER SHEET
0.0.1 SHEET INDEX

ARCHITECTURAL

A 0.1.0 STREET PERSPECTIVE
A 0.1.1 STREET PERSPECTIVE
A 0.1.2 STREET PERSPECTIVE
A 1.0.0 SITE PHOTOGRAPHY
A 1.0.1 ARCHITECTURAL SITE PLAN & STYLISTIC/COLOR DIAGRAM
A 1.0.2 ARCHITECTURAL SITE PLAN - PRODUCT TYPES
A 1.0.3 ISOMETRIC VIEWS
A 1.0.4 ISOMETRIC VIEWS
A 1.0.5 BELOW MARKET RATE HOUSING PLAN
A 1.1.0 GROSS FLOOR AREA DIAGRAM
A 1.1.1 GROSS FLOOR AREA DIAGRAM
A 1.1.2 GROSS FLOOR AREA DIAGRAM
A 1.1.3 GROSS FLOOR AREA DIAGRAM
A 1.1.4 GROSS FLOOR AREA DIAGRAM
A 1.1.5 GROSS FLOOR AREA DIAGRAM
A 1.1.6 GROSS FLOOR AREA DIAGRAM
A 1.1.7 GROSS FLOOR AREA DIAGRAM
A 1.2.0 PRIVACY PLAN
A 1.2.1 STREETSCAPE DRAWING
A 1.3.0 CODE ANALYSIS
A 1.3.1 CODE ANALYSIS
A 1.3.2 AMMR Memorandum for Aerial Apparatus Access
A 1.4.0 BUILDING COVERAGE

A1 - SINGLE FAMILY DETACHED

A 1-2.0.0 SFD - PLAN 1 - STYLE 1_ELEVATIONS
A 1-2.0.1 SFD - PLAN 1 - STYLE 2_ELEVATIONS
A 1-2.0.2 SFD - PLAN 1 - STYLE 3_ELEVATIONS
A 1-2.1.0 SFD - PLAN 2 - STYLE 1_ELEVATIONS
A 1-2.1.1 SFD - PLAN 2 - STYLE 2_ELEVATIONS
A 1-2.1.2 SFD - PLAN 2 - STYLE 3_ELEVATIONS
A 1-2.2.0 SFD - PLAN 3 - STYLE 1_ELEVATIONS
A 1-2.2.1 SFD - PLAN 3 - STYLE 2_ELEVATIONS
A 1-2.2.2 SFD - PLAN 3 - STYLE 3_ELEVATIONS
A 1-3.0.0 SFD - PLAN 1 - STYLE 1_UNIT PLANS
A 1-3.0.1 SFD - PLAN 1 - ROOF PLANS
A 1-3.1.0 SFD - PLAN 2 - STYLE 1_UNIT PLANS
A 1-3.1.1 SFD - PLAN 2 - ROOF PLANS
A 1-3.2.0 SFD - PLAN 3 - STYLE 1_UNIT PLANS
A 1-3.2.1 SFD - PLAN 3X - STYLE 1_UNIT PLANS
A 1-3.2.2 SFD - PLAN 3 - ROOF PLANS
A 1-4.0.0 SFD - PLAN 1_SECTIONS
A 1-4.0.1 SFD - PLAN 2_SECTIONS
A 1-4.0.2 SFD - PLAN 3_SECTIONS
A 1-5.0.0 SFD_ARCHITECTURAL DETAILS
A 1-5.0.1 SFD_ARCHITECTURAL DETAILS
A 1-5.0.2 SFD_ARCHITECTURAL DETAILS
A 1-6.0.0 SFD_COLORS & MATERIALS
A 1-6.0.1 SFD_COLORS & MATERIALS

A2 - 3 STORY TOWNHOUSE

A 2-2.0.0 3 STORY TOWNHOUSE - 3 PLEX - STYLE 1_ELEVATIONS
A 2-2.0.1 3 STORY TOWNHOUSE - 3 PLEX - STYLE 1_ELEVATIONS
A 2-2.0.2 3 STORY TOWNHOUSE - 3 PLEX - STYLE 2_ELEVATIONS
A 2-2.0.3 3 STORY TOWNHOUSE - 3 PLEX - STYLE 2_ELEVATIONS
A 2-2.1.0 3 STORY TOWNHOUSE - 4 PLEX - STYLE 1_ELEVATIONS
A 2-2.1.1 3 STORY TOWNHOUSE - 4 PLEX - STYLE 1_ELEVATIONS
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A 2-2.3.2 3 STORY TOWNHOUSE - 6 PLEX - STYLE 2_ELEVATIONS
A 2-2.3.3 3 STORY TOWNHOUSE - 6 PLEX - STYLE 2_ELEVATIONS
A 2-2.4.0 3 STORY TOWNHOUSE - 7 PLEX - STYLE 1_ELEVATIONS
A 2-2.4.1 3 STORY TOWNHOUSE - 7 PLEX - STYLE 1_ELEVATIONS
A 2-2.4.2 3 STORY TOWNHOUSE - 7 PLEX - STYLE 2_ELEVATIONS
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A 2-3.2.0 3 STORY TOWNHOUSE - 5 PLEX_BUILDING PLANS
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A 2-3.3.1 3 STORY TOWNHOUSE - 6 PLEX_BUILDING PLANS
A 2-3.4.0 3 STORY TOWNHOUSE - 7 PLEX_BUILDING PLANS
A 2-3.4.1 3 STORY TOWNHOUSE - 7 PLEX_BUILDING PLANS
A 2-4.0.0 3 STORY TOWNHOUSE_BUILDING SECTIONS
A 2-4.1.0 3 STORY TOWNHOUSE_GROUND LADDER ACCESS
A 2-5.0.0 3 STORY TOWNHOUSE - PLAN 1_UNIT PLANS
A 2-5.1.0 3 STORY TOWNHOUSE - PLAN 2_UNIT PLANS
A 2-5.2.0 3 STORY TOWNHOUSE - PLAN 3_UNIT PLANS
A 2-5.2.1 3 STORY TOWNHOUSE - PLAN 3X_UNIT PLANS
A 2-6.0.0 3 STORY TOWNHOUSE - ARCHITECTURAL DETAILS
A 2-7.0.0 3 STORY TOWNHOUSE_COLORS & MATERIALS

A3 - 4 STORY CONDOMINIUMS

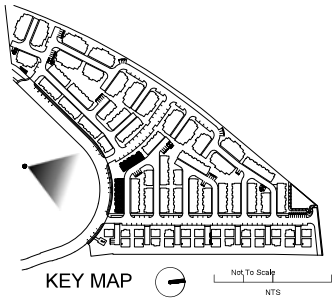
A 3-2.0.0 4 STORY CONDOMINIUMS - 6 PLEX - STYLE 1_ELEVATIONS
A 3-2.0.1 4 STORY CONDOMINIUMS - 6 PLEX - STYLE 1_ELEVATIONS
A 3-2.0.2 4 STORY CONDOMINIUMS - 6 PLEX - STYLE 2_ELEVATIONS
A 3-2.0.3 4 STORY CONDOMINIUMS - 6 PLEX - STYLE 2_ELEVATIONS
A 3-2.1.0 4 STORY CONDOMINIUMS - 8 PLEX - STYLE 1_ELEVATIONS
A 3-2.1.1 4 STORY CONDOMINIUMS - 8 PLEX - STYLE 1_ELEVATIONS
A 3-2.1.2 4 STORY CONDOMINIUMS - 8 PLEX - STYLE 2_ELEVATIONS
A 3-2.1.3 4 STORY CONDOMINIUMS - 8 PLEX - STYLE 2_ELEVATIONS
A 3-3.0.0 4 STORY CONDOMINIUMS - 6 PLEX_BUILDING PLANS
A 3-3.0.1 4 STORY CONDOMINIUMS - 6 PLEX_BUILDING PLANS
A 3-3.1.0 4 STORY CONDOMINIUMS - 8 PLEX_BUILDING PLANS
A 3-3.1.1 4 STORY CONDOMINIUMS - 8 PLEX_BUILDING PLANS
A 3-4.0.0 4 STORY CONDOMINIUMS _BUILDING SECTIONS
A 3-4.1.0 4 STORY CONDOMINIUMS _GROUND LADDER ACCESS
A 3-5.0.0 4 STORY CONDOMINIUMS - PLAN 1-2_UNIT PLANS
A 3-5.0.1 4 STORY CONDOMINIUMS - PLAN 1-2_UNIT PLANS
A 3-5.0.2 4 STORY CONDOMINIUMS - PLAN 3-4_UNIT PLANS
A 3-5.0.3 4 STORY CONDOMINIUMS - PLAN 3-4_UNIT PLANS
A 3-6.0.0 4 STORY CONDOMINIUMS - ARCHITECTURAL DETAILS
A 3-7.0.0 4 STORY CONDOMINIUMS _COLORS & MATERIALS

CIVIL

TM-1.0 VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TM-2.0 EXISTING BOUNDARY AND DEMOLITION PLAN
TM-2.1 EXISTING BOUNDARY AND DEMOLITION PLAN
TM-2.2 EXISTING EASEMENTS
TM-2.3 EXISTING EASEMENTS
TM-3.0 PRELIMINARY SITE PLAN
TM-3.1 PRELIMINARY SITE PLAN
TM-4.0 PRELIMINARY UTILITY PLAN
TM-4.1 PRELIMINARY UTILITY PLAN
TM-5.0 PRELIMINARY GRADING & DRAINAGE PLAN
TM-5.1 PRELIMINARY GRADING & DRAINAGE PLAN
TM-5.2 PRELIMINARY GRADING SECTIONS
TM-6.0 PRELIMINARY STREET PROFILES
TM-6.1 PRELIMINARY STREET PROFILES
TM-6.2 PRELIMINARY STREET PROFILES
TM-6.3 PRELIMINARY STREET PROFILES
TM-7.0 PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-7.1 PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-7.2 PRELIMINARY STORMWATER CONTROL PLAN DETAILS
TM-8.0 PRELIMINARY CONSTRUCTION STAGING PLAN
TM-9.0 PRELIMINARY FIRE ACCESS PLAN
TM-9.1 EMERGENCY VEHICULAR ACCESS ROADWAYS
TM-10.0 PRELIMINARY GARBAGE SERVICE PLAN
TM-11.0 OPEN SPACE EXHIBIT

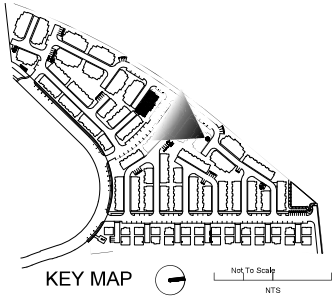
LANDSCAPE

L 1.1 OVERALL LANDSCAPE SITE PLAN
L 1.2 OVERALL ARCHITECTURAL SITE PLAN
L 1.3 VEHICULAR CIRCULATION PLAN
L 1.4 PEDESTRIAN CIRCULATION PLAN
L 1.5 BIKE RACK AND CLUSTER MAILBOX LOCATION PLAN
L 2.1 OVERALL IRRIGATION PLAN
L 2.2 IRRIGATION DETAILS
L 2.3 WATER CALCULATIONS
L 3.1 TREE REMOVAL AND PROTECTION PLAN
L 3.2 TREE SURVEY
L 3.3 OVERALL TREE PLAN
L 3.4 PLANT IMAGES
L 3.5 PLANT IMAGES
L 4.1 LANDSCAPE ENLARGEMENT
L 4.2 LANDSCAPE ENLARGEMENT
L 4.3 LANDSCAPE ENLARGEMENT
L 4.4 LANDSCAPE ENLARGEMENT
L 4.5 LANDSCAPE ENLARGEMENT
L 4.6 LANDSCAPE ENLARGEMENT
L 4.7 LANDSCAPE ENLARGEMENT
L 5.1 SITE FURNISHINGS
L 6.1 PHOTOMETRIC PLAN
L 6.2 PHOTOMETRIC PLAN



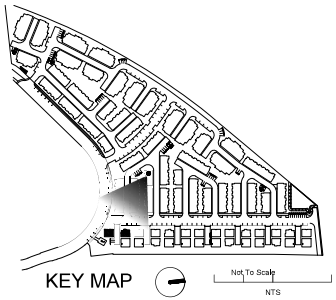


1: 3 STORY TOWNHOUSES





2: 4 STORY CONDOMINIUMS





3: SINGLE FAMILY DETACHED



1.



2.



3.



4.



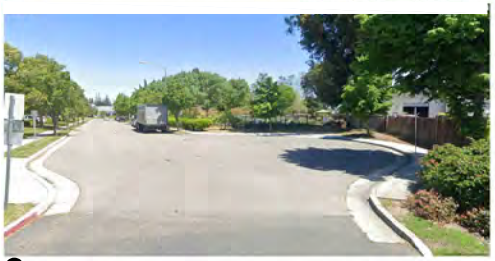
5.



6.



7.



8.



KEYMAP

Not To Scale

NTS

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Campbell Technology Park LLC

Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

SITE PHOTOGRAPHY

A 1.0.0



4 STORY CONDOMINIUMS (4S)
- Style - 1
- Style - 2

3 STORY TOWNHOUSES (3S TH)
- Style - 1
- Style - 2

SINGLE FAMILY DETACHED HOMES (SFD)
- Plan 1_Style- 1
- Plan 1_Style- 2
- Plan 1_Style- 3
- Plan 2_Style- 1
- Plan 2_Style- 2
- Plan 2_Style- 3
- Plan 3_Style- 1 [Incorporates an optional ADU]
- Plan 3_Style- 2 [Incorporates an optional ADU]
- Plan 3_Style- 3 [Incorporates an optional ADU]

Notes :
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

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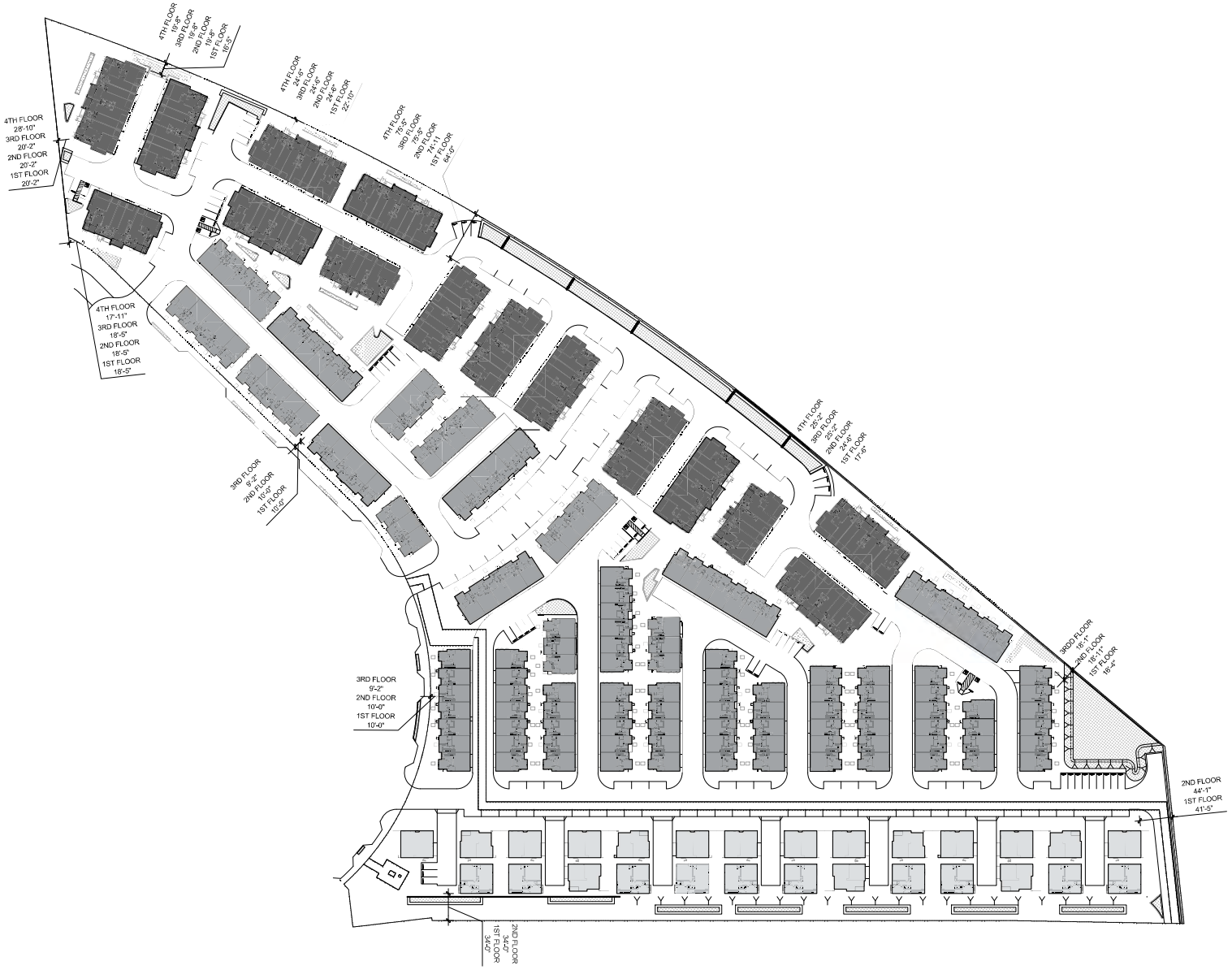
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

Scale: 1" = 60'-0"
0 30 60 120

ARCHITECTURAL SITE PLAN
STYLISTIC/ COLOR DIAGRAM

A 1.0.1



PRODUCT TYPES

- 4 STORY CONDOMINIUMS
  6 Plex & 8 Plex
- 3 STORY TOWNHOUSE
  3 Plex, 4 Plex, 5 Plex, 6 Plex, 7 Plex
- SINGLE FAMILY DETACHED

Notes :
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

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Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

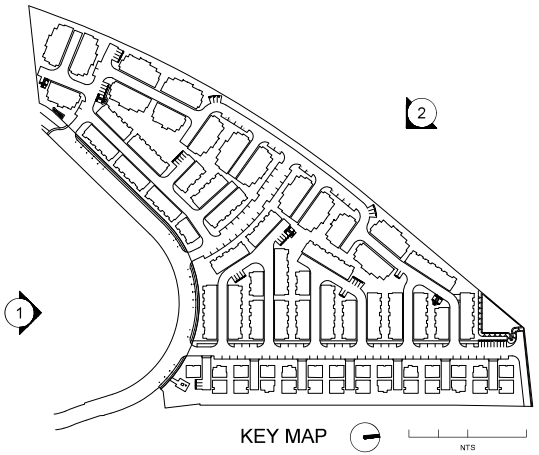
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ARCHITECTURAL SITE PLAN
PRODUCT TYPES

A 1.0.2



1. ISOMETRIC VIEW





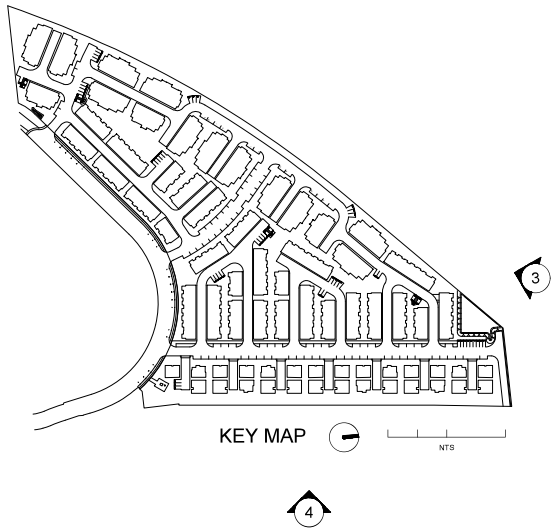
2. ISOMETRIC VIEW



3. ISOMETRIC VIEW



4. ISOMETRIC VIEW





Below market Rate Unit

OVERALL UNIT SUMMERY

	Number of Units	%
Single Family Detached	27	9%
3 Story Townhouse	149	51%
4 Story Condominium	114	39%
	290	**100%**

DETAILED BMR UNIT SUMMERY

	Area SF	Bed/Bath	Garage	BMR Units
Single Family Detached				
Plan 1	2,012	4bd/2.5ba	side x side	1
Plan 2	2,104	4bd/3ba	side x side	2
Plan 3	2,295	4bd/3ba	side x side	1
Plan 3X	2,295	3bd/2ba/ADU	side x side	1
3 Story Townhouse				
Plan 1	1,733	3bd/3.5ba	side x side	11
Plan 2	1,871	3bd/3.5ba	side x side	7
Plan 3	2,144	4bd/3.5ba	side x side	12
Plan 3X	2,124	3bd/2.5ba/ADU	side x side	0
4 Story Condominium				
Plan 1	1,283	2bd/2ba	tandem	6
Plan 2	1,939	3bd/3ba	tandem	5
Plan 3	1,575	3bd/3ba	tandem	6
Plan 4	2,063	3bd/3ba	side x side	6
Total Units				**58**

Note : Below Market rate units identified are for lower income households, as defined in Section 50079.5 of the Health and Safety Code.

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Campbell Technology Park
Campbell, CA # 2023-0039

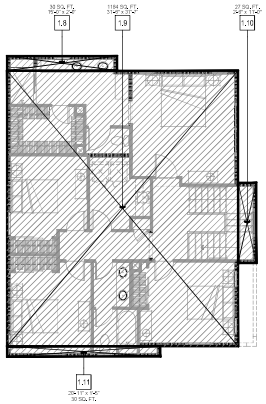
DESIGN REVIEW
NOVEMBER 07, 2024

Scale: 1" = 60'-0"
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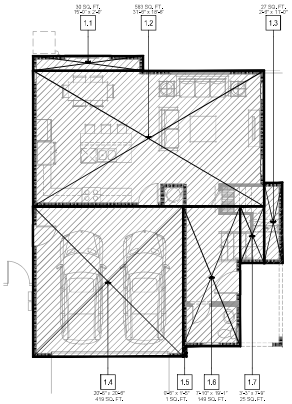
BELOW MARKET RATE HOUSING PLAN

A 1.0.5

PLAN 1

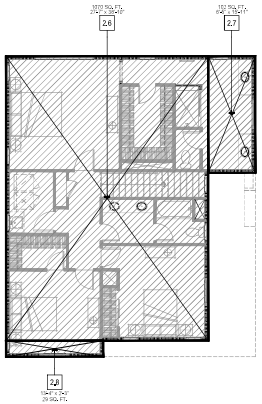


SFD-1 SECOND FLOOR

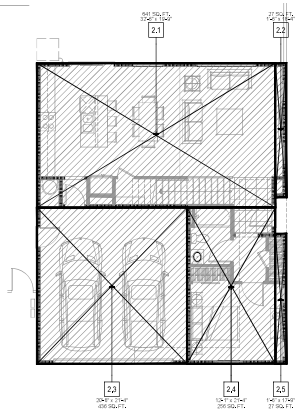


SFD-1 FIRST FLOOR

PLAN 2

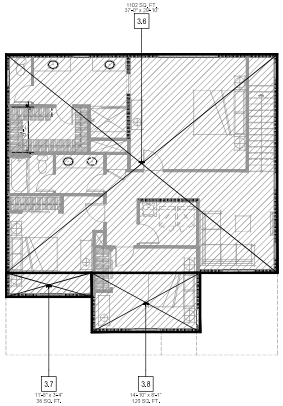


SFD-2 SECOND FLOOR

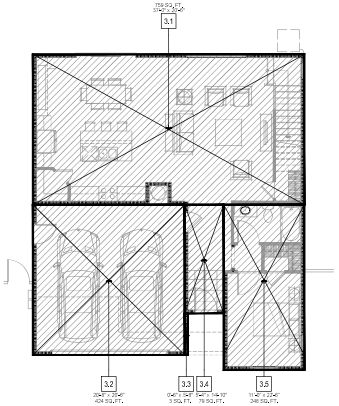


SFD-2 FIRST FLOOR

PLAN 3



SFD-3 SECOND FLOOR



SFD-3 FIRST FLOOR

SFD-GROSS FLOOR AREA FOR FAR

PLAN NO.	SPACE NO.	AREA LENGTH FT.-IN.	AREA WIDTH FT.-IN.	AREA SQ. FT.	FLOOR LEVEL
PLAN 1	1.1	15'0"	2'0"	30	1
	1.2	31'6"	18'6"	583	1
	1.3	2'6"	11'0"	27	1
	1.4	20'6"	20'6"	419	1
	1.5	6"	1'5"	1	1
	1.6	7'10"	19'1"	149	1
	1.7	3'3"	7'9"	25	1
	1.8	15'0"	2'0"	30	2
	1.9	31'6"	37'7"	1,184	2
	1.10	2'6"	11'0"	27	2
	1.11	20'11"	1'5"	30	2
TOTAL				2,505	

PLAN NO.	SPACE NO.	AREA LENGTH FT.-IN.	AREA WIDTH FT.-IN.	AREA SQ. FT.	FLOOR LEVEL
PLAN 2	2.1	32'6"	19'9"	641	1
	2.2	1'6"	18'4"	27	1
	2.3	20'6"	21'4"	436	1
	2.4	12'1"	21'4"	256	1
	2.5	1'6"	17'9"	27	1
	2.6	27'7"	38'10"	1,070	2
	2.7	6'5"	15'11"	102	2
	2.8	13'4"	2'3"	29	2
TOTAL				2,588	

PLAN NO.	SPACE NO.	AREA LENGTH FT.-IN.	AREA WIDTH FT.-IN.	AREA SQ. FT.	FLOOR LEVEL
PLAN 3	3.1	37'0"	20'6"	759	1
	3.2	20'8"	20'6"	424	1
	3.3	6"	5'8"	3	1
	3.4	5'4"	14'10"	79	1
	3.5	11'0"	22'6"	248	1
	3.6	37'0"	29'10"	1,102	2
	3.7	11'8"	3'4"	38	2
	3.8	14'10"	8'1"	120	2
TOTAL				2,773	

FAR LEGEND

	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lo: area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structurec or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and convered porches.unenclosed acessorystructures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area insquare feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

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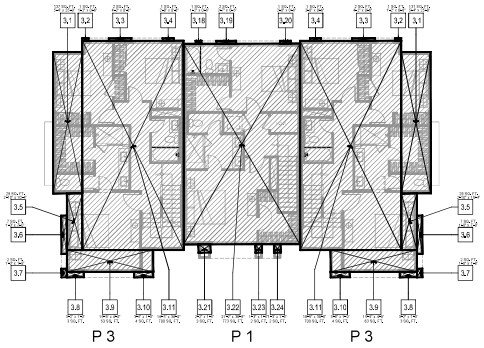
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

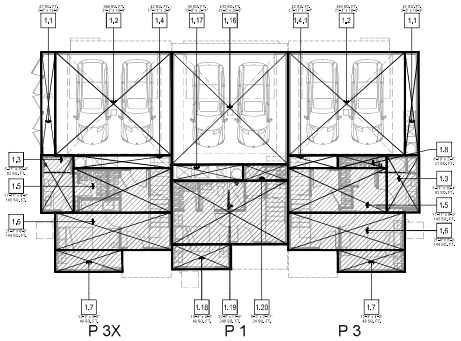
0 4 8 16

SFD- FAR GROSS FLOOR AREAS
2-STORY SINGLE-FAMILY DETACHED

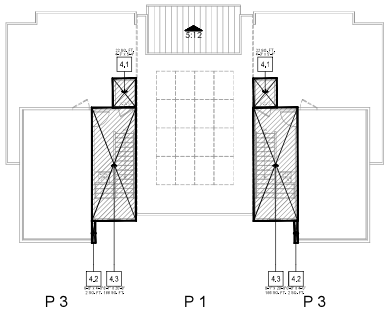
A 1.1.0



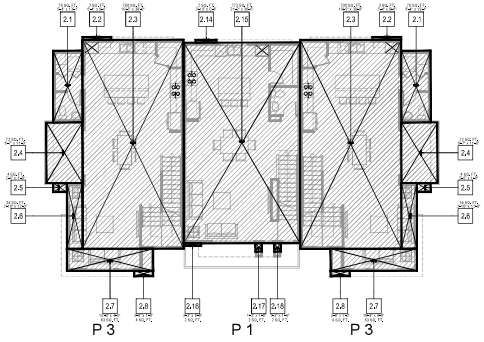
THIRD FLOOR



FIRST FLOOR



ROOF



SECOND FLOOR

FAR LEGEND	
	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio' means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not includeuninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and convered porches unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross:" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

UNIT	SPACE NO.	LEVEL 1 AREA EXCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	1.1	2'6"	25'5"	64		
3	1.2	21'3"	18'7"	394		
3	1.3	4'6"	7'2"	32		
3	1.4	10'10"	1'11"	21		
				511	2	1022
2	1.9	21'2"	20'4"	429		
2	1.10	10'6"	6'2"	65		
2	1.11	2'11"	3'6"	10		
				504	0	0
1	1.16	21'2"	20'6"	433		
1	1.17	13'0"	2'11"	38		
				471	1	471
TOTAL				1,486		1493

TH-3-PLEX GROSS FLOOR AREA FOR FAR

UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	1.3	5'11"	10'4"	62		
3	1.5	17'11"	8'0"	145		
3	1.6	21'4"	6'9"	144		
3	1.7	12'3"	4'0"	49		
3	1.8	8'10"	2'4"	21		
				421	1	421
3X	1.3	5'11"	10'4"	62		
3X	1.5	17'11"	8'0"	145		
3X	1.6	21'4"	6'9"	144		
3X	1.7	12'3"	4'0"	49	1	
				400		400
2	1.13	12'6"	3'2"	40		
2	1.14	21'2"	15'6"	328		
				368	0	0
1	1.18	10'9"	4'6"	48		
1	1.19	21'2"	11'8"	246		
1	1.20	8'2"	2'11	24		
				318	1	318
TOTAL						1139
		LEVEL 2 AREA				
UNIT	SPACE NO.	LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	2.1	5'4"	17'1"	70		
3	2.2	5'4"	0'6"	3		
3	2.3	18'5"	38'0"	700		
3	2.4	6'7"	1'0"	72		
3	2.5	2'0"	2'8"	4		
3	2.6	2'10"	12'0"	34		
3	2.7	15'9"	4'0"	63		
3	2.8	3'6"	1'0"	4		
				950	2	1900
2	2.9	15'4"	6'6"	100		
2	2.10	21'2"	31'11"	676		
2	2.11	5'10"	6'0"	35		
2	2.12	17'3"	4'1"	70		
2	2.13	4'2"	1'0"	4		
				885	0	0
1	2.14	3'10"	0'6"	2		
1	2.15	21'2"	36'6"	773		
1	2.16	3'3"	0'6"	2		
1	2.17	1'3"	1'6"	2		
1	2.18	1'3"	1'6"	2		
				781	1	781
TOTAL						2681
		LEVEL 3 AREA				
UNIT	SPACE NO.	LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	3.1	5'4"	25'9"	137		
3	3.2	1'2"	0'6"	1		
3	3.3	4'2"	0'6"	2		
3	3.4	2'0"	0'6"	1		
3	3.5	2'10"	10'4"	29		
3	3.6	1'0"	7'0"	7		
3	3.7	1'0"	2'8"	2		
3	3.8	3'2"	1'0"	3		
3	3.9	15'9"	4'0"	63		
3	3.10	3'6"	1'0"	4		
3	3.11	18'5"	38'0"	700		
				949	2	1898
2	3.12	2'3"	0'6"	1		
2	3.13	4'7"	0'6"	2		
2	3.14	1'8"	1'0"	2		
2	3.15	17'3"	4'1"	70		
2	3.16	4'2"	1'0"	4		
2	3.17	21'2"	37'11"	803		
				882	0	0
1	3.18	1'2"	0'6"	1		
1	3.19	3'7"	0'6"	2		
1	3.20	2'0"	0'6"	1		
1	3.21	2'2"	1'6"	3		
1	3.22	21'2"	36'6"	773		
1	3.23	1'3"	1'6"	2		
1	3.24	1'3"	1'6"	2		
				784	1	784
TOTAL						2682
		ROOF INCLUDED				
UNIT	SPACE NO.	LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	4.1	4'3"	5'4"	22		
3	4.2	0'8"	4'0"	2		
3	4.3	8'1"	20'8"	166		
TOTAL				190	2	380
TOWNHOME 3-PLEX TOTAL GROSS FLOOR AREA						6,882

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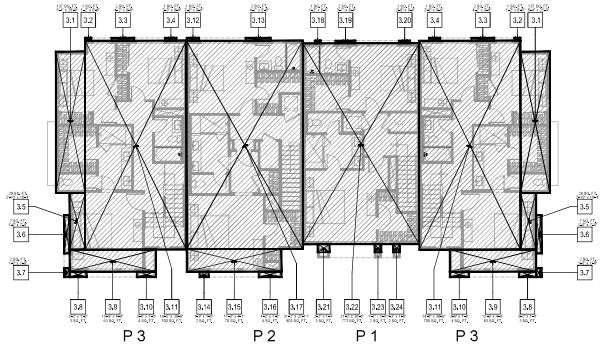
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

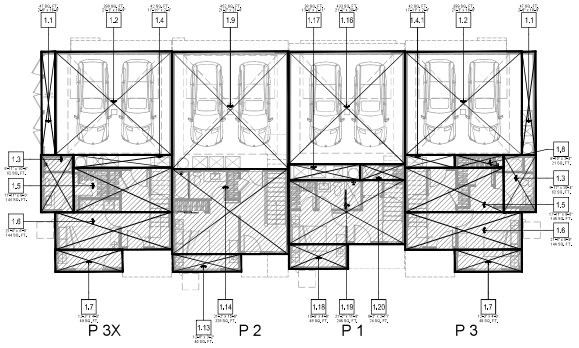
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TH-3-PLEX- FAR GROSS FLOOR AREAS
3-STORY TOWNHOUSE

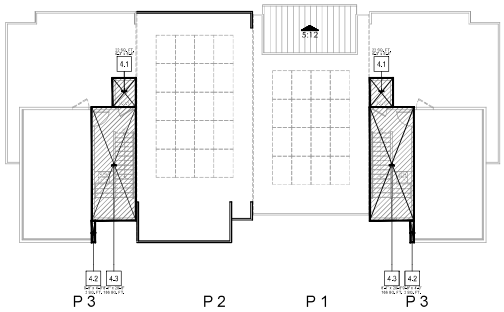
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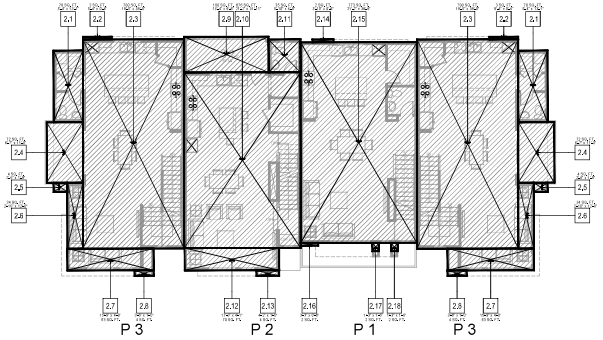
THIRD FLOOR



FIRST FLOOR



ROOF



SECOND FLOOR

FAR LEGEND

	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside su face of the exterior wal s. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

UNIT	SPACE NO.	LEVEL 1 AREA EXCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	1.1	2'6"	25'9"	64		
3	1.2	21'3"	18'7"	394		
3	1.3	4'6"	7'1"	32		
3	1.4	10'10"	1'11"	21		
				511	2	1022
2	1.9	21'2"	20'4"	429		
2	1.10	10'6"	6'2"	65		
2	1.11	2'11"	3'6"	10		
				504	1	504
1	1.16	21'2"	20'6"	433		
1	1.17	13'0"	2'11"	38		
				471	1	471
TOTAL				1,486		1997

TH-4-PLEX GROSS FLOOR AREA FOR FAR

UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	1.3	5'11"	10'4"	62		
3	1.5	1'11"	80"	145		
3	1.6	21'4"	6'9"	144		
3	1.7	2'3"	40"	45		
3	1.8	8'10"	2'4"	21		
				421	1	421
3X	1.3	5'11"	10'4"	62		
3X	1.5	1'11"	80"	145		
3X	1.6	21'4"	6'9"	144		
3X	1.7	2'3"	40"	45	1	
				400		400
2	1.13	2'6"	3'2"	40		
2	1.14	21'2"	15'6"	328		
				368	1	368
1	1.18	10'9"	4'6"	48		
1	1.19	21'2"	11'8"	246		
1	1.20	8'2"	2'11	24		
				318	1	318
TOTAL						1507

UNIT	SPACE NO.	LEVEL 2 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	2.1	5'4"	13'1"	70		
3	2.2	5'4"	0'6"	3		
3	2.3	38'5"	38'0"	700		
3	2.4	6'7"	11'0"	72		
3	2.5	2'6"	1'8"	4		
3	2.6	7'10"	12'0"	34		
3	2.7	15'9"	4'0"	63		
3	2.8	3'6"	1'0"	4		
				950	2	1900
2	2.9	15'4"	6'6"	100		
2	2.10	21'2"	31'11"	676		
2	2.11	5'10"	6'0"	35		
2	2.12	17'3"	4'1"	70		
2	2.13	4'2"	1'0"	4		
				885	1	885
1	2.14	3'10"	0'6"	2		
1	2.15	21'2"	36'6"	773		
1	2.16	3'8"	0'6"	2		
1	2.17	1'8"	1'6"	2		
1	2.18	1'8"	1'6"	2		
				783	1	783
TOTAL						3566

UNIT	SPACE NO.	LEVEL 3 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
	3.1	5'4"	25'9"	137		
	3.2	1'2"	0'6"	1		
	3.3	4'2"	0'6"	2		
	3.4	2'0"	0'6"	1		
	3.5	7'10"	10'4"	25		
	3.6	1'0"	7'0"	7		
3	3.7	1'0"	1'8"	2		
3	3.8	3'2"	1'0"	3		
3	3.9	15'9"	4'0"	63		
3	3.10	3'6"	1'0"	4		
3	3.11	38'5"	38'0"	700		
				940	2	1898
	3.12	2'3"	0'6"	1		
	3.13	4'2"	0'6"	2		
2	3.14	1'8"	1'0"	2		
2	3.15	17'3"	4'1"	70		
2	3.16	4'2"	1'0"	4		
2	3.17	21'2"	37'11"	803		
				882	1	882
	3.18	1'2"	0'6"	1		
	3.19	3'7"	0'6"	2		
	3.20	2'0"	0'6"	1		
	3.21	2'2"	1'6"	3		
1	3.22	21'2"	36'6"	773		
	3.23	1'8"	1'6"	2		
	3.24	1'8"	1'6"	2		
				784	1	784
TOTAL						3564

UNIT	SPACE NO.	ROOF INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	4.1	4'3"	5'4"	22		
3	4.2	0'8"	4'0"	2		
3	4.3	8'1"	20'8"	166		
TOTAL				190	2	380
TOWNHOME 6-PLEX TOTAL GROSS FLOOR AREA						9,017

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Campbell Technology Park LLC

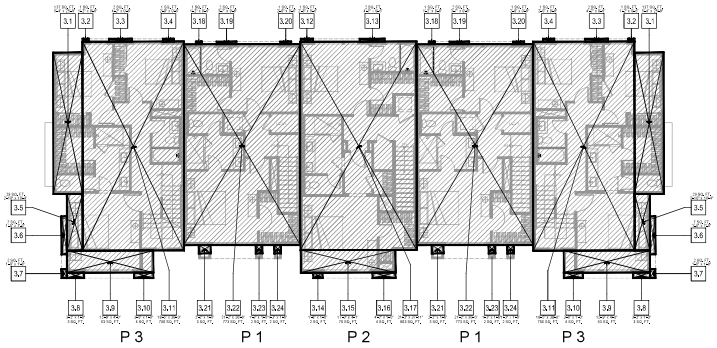
Campbell Technology Park
Campbell, CA # 2023-0039

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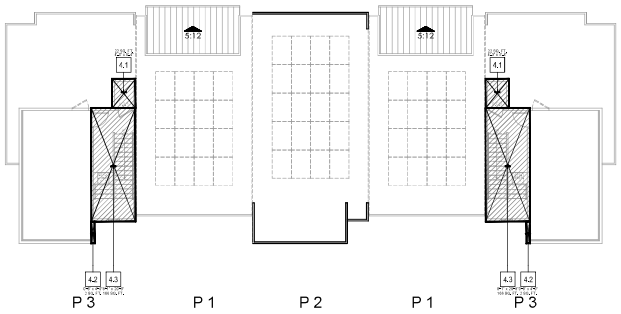
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TH-4-PLEX- FAR GROSS FLOOR AREAS
3-STORY TOWNHOUSE

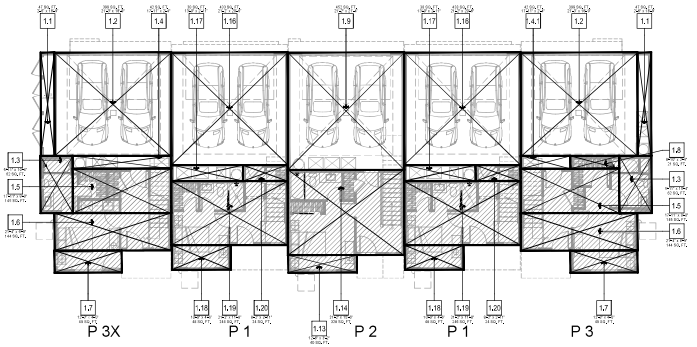
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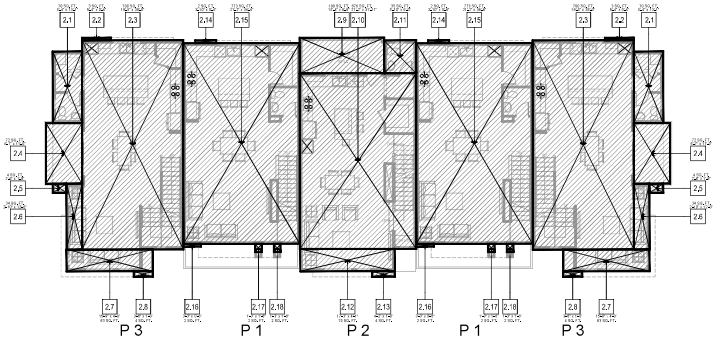
THIRD FLOOR



ROOF



FIRST FLOOR



SECOND FLOOR

FAR LEGEND

	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and convered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

UNIT	SPACE NO.	LEVEL 1 AREA EXCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	1.1	2'6"	25'9"	64		
3	1.2	21'3"	18'7"	394		
3	1.3	4'6"	7'3"	32		
3	1.4	10'10"	1'11"	21		
				511	2	1022
2	1.9	21'2"	20'4"	429		
2	1.10	10'6"	6'2"	65		
2	1.11	2'11"	3'5"	10		
				504	1	504
1	1.16	21'2"	20'6"	433		
1	1.17	13'0"	2'11"	38		
				471	2	942
TOTAL				1,486		2468

TH-5-PLEX GROSS FLOOR AREA FOR FAR

UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	1.3	5'11"	10'4"	62		
3	1.5	7'11"	8'0"	145		
3	1.6	21'4"	6'9"	144		
3	1.7	12'3"	4'0"	49		
3	1.8	8'10"	2'4"	21		
				421	1	421
3X	1.3	5'11"	10'4"	62		
3X	1.5	7'11"	8'0"	145		
3X	1.6	21'4"	6'9"	144		
3X	1.7	12'3"	4'0"	49	1	
				400		400
2	1.13	12'6"	3'2"	40		
2	1.14	21'2"	15'6"	328		
				368	1	368
1	1.18	10'9"	4'6"	48		
1	1.19	21'2"	11'8"	246		
1	1.20	8'2"	2'11	24		
				318	2	636
TOTAL						1825

UNIT	SPACE NO.	LEVEL 2 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	2.1	5'4"	13'1"	70		
3	2.2	5'4"	0'6"	3		
3	2.3	18'5"	38'0"	700		
3	2.4	6'7"	11'0"	72		
3	2.5	2'6"	1'8"	4		
3	2.6	2'10"	17'0"	34		
3	2.7	15'9"	4'0"	63		
3	2.8	3'6"	1'0"	4		
				950	2	1900
2	2.9	15'4"	0'6"	100		
2	2.10	21'2"	31 11"	636		
2	2.11	5'10"	6'0"	35		
2	2.12	17'3"	4'1"	70		
2	2.13	4'2"	1'0"	4		
				885	1	885
1	2.14	3'10"	0'6"	2		
1	2.15	21'2"	36'6"	773		
1	2.16	3'3"	0'6"	2		
1	2.17	1'3"	1'6"	2		
1	2.18	1'3"	1'6"	2		
				781	2	1562
TOTAL						4347

UNIT	SPACE NO.	LEVEL 3 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	3.1	5'4"	25'9"	137		
3	3.2	1'2"	0'6"	1		
3	3.3	4'2"	0'6"	2		
3	3.4	2'0"	0'6"	1		
3	3.5	2'10"	10'4"	29		
3	3.6	1'0"	7'0"	7		
3	3.7	1'0"	1'8"	2		
3	3.8	3'2"	1'0"	3		
3	3.9	15'9"	4'0"	63		
3	3.10	3'6"	1'0"	4		
3	3.11	18'5"	38'0"	700		
				949	2	1898
2	3.12	2'3"	0'6"	1		
2	3.13	4'7"	0'6"	2		
2	3.14	1'8"	1'0"	2		
2	3.15	17'3"	4'1"	70		
2	3.16	4'2"	1'0"	4		
2	3.17	21'2"	37 11"	803		
				882	1	882
1	3.18	1'2"	0'6"	1		
1	3.19	3'7"	0'6"	2		
1	3.20	2'0"	0'6"	1		
1	3.21	2'2"	1'6"	3		
1	3.22	21'2"	36'6"	773		
1	3.23	1'3"	1'6"	2		
1	3.24	1'3"	1'6"	2		
				794	2	1568
TOTAL						4348

UNIT	SPACE NO.	ROOF INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	4.1	4'3"	5'4"	22		
3	4.2	0'8"	4'0"	2		
3	4.3	8'1"	20'8"	166		
TOTAL				190	2	380
TOWNHOME 5-PLEX TOTAL GROSS FLOOR AREA						10,900

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Campbell Technology Park LLC

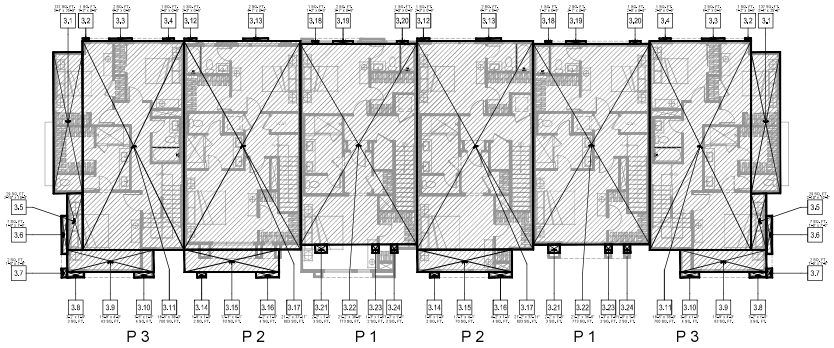
Campbell Technology Park
Campbell, CA # 2023-0039

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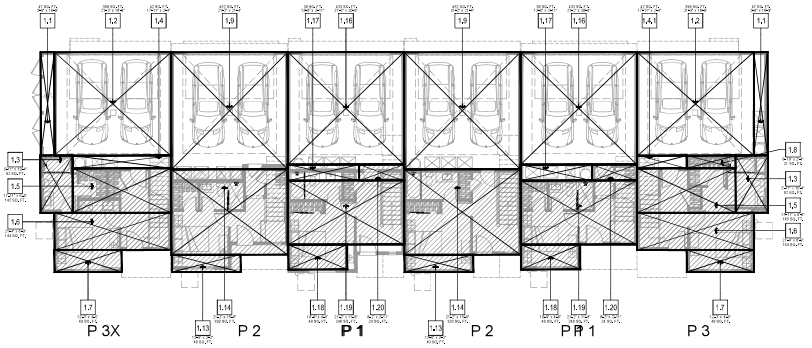
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TH-5-PLEX- FAR GROSS FLOOR AREAS
3-STORY TOWNHOUSE

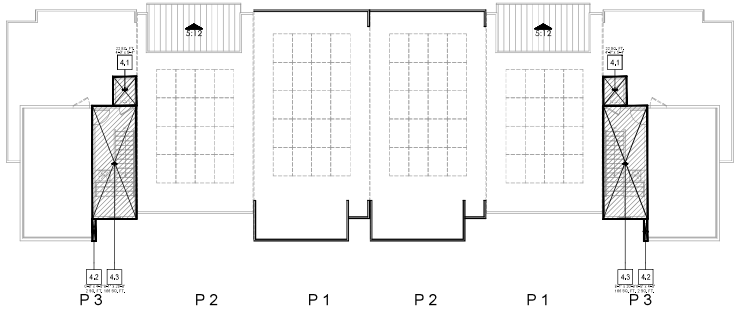
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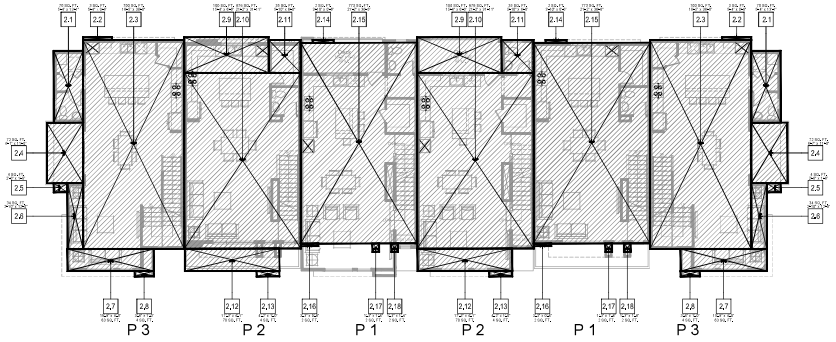
THIRD FLOOR



FIRST FLOOR



ROOF



SECOND FLOOR

FAR LEGEND

	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod DefinitionsF. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators servirg the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and convered porchs.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gros" means the total horizontal floor area in square feet of al stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

UNIT	SPACE NO.	LEVEL 1 AREA EXCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	1.1	2'6"	25'9"	64		
3	1.2	21'3"	18'7"	394		
3	1.3	4'6"	7'3"	32		
3	1.4	10'10"	1'11"	21		
				511	2	1022
2	1.9	21'2"	20'4"	429		
2	1.10	10'6"	6'2"	65		
2	1.11	2'11"	3'6"	10		
				504	2	1008
1	1.16	21'2"	20'6"	433		
1	1.17	13'0"	2'11"	38		
				471	2	942
TOTAL				1,486		2972

TH-6-PLEX GROSS FLOOR AREA FOR FAR

UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	1.3	5'11"	10'4"	62		
3	1.5	7'11"	8'0"	145		
3	1.6	21'4"	6'9"	144		
3	1.7	12'3"	4'0"	49		
3	1.8	8'10"	7'4"	21		
				421	1	421
3X	1.3	5'11"	10'4"	62		
3X	1.5	7'11"	8'0"	145		
3X	1.6	21'4"	6'9"	144		
3X	1.7	12'3"	4'0"	49	1	
				400		400
2	1.13	12'6"	3'2"	40		
2	1.14	21'2"	15'6"	328		
				368	2	736
1	1.18	10'9"	4'6"	48		
1	1.19	21'2"	11'8"	246		
1	1.20	8'2"	7'11	24		
				318	2	636
TOTAL						2193

UNIT	SPACE NO.	LEVEL 2 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	2.1	5'4"	13'1"	70		
3	2.2	5'4"	0'6"	3		
3	2.3	18'5"	38'0"	700		
3	2.4	6'7"	11'0"	72		
3	2.5	2'6"	1'8"	4		
3	2.6	2'10"	17'0"	54		
3	2.7	15'9"	4'0"	63		
3	2.8	3'6"	1'0"	4		
				950	2	1900
2	2.9	15'4"	6'6"	100		
2	2.10	21'2"	31 11"	626		
2	2.11	5'10"	6'0"	35		
2	2.12	17'3"	4'1"	70		
2	2.13	4'2"	1'0"	4		
				885	2	1770
1	2.14	3'10"	0'6"	2		
1	2.15	21'2"	36'6"	773		
1	2.16	3'3"	0'6"	2		
1	2.17	1'3"	1'6"	2		
1	2.18	1'3"	1'6"	2		
				781	2	1562
TOTAL						5252

UNIT	SPACE NO.	LEVEL 3 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	3.1	5'4"	25'9"	137		
3	3.2	1'2"	0'6"	1		
3	3.3	4'2"	0'6"	2		
3	3.4	2'0"	0'6"	1		
3	3.5	2'10"	10'4"	29		
3	3.6	1'0"	7'0"	7		
3	3.7	1'0"	1'8"	2		
3	3.8	3'2"	1'0"	3		
3	3.9	15'9"	4'0"	63		
3	3.10	3'6"	1'0"	4		
3	3.11	18'5"	38'0"	700		
				949	2	1898
2	3.12	2'3"	0'6"	1		
2	3.13	4'7"	0'6"	2		
2	3.14	1'8"	1'0"	2		
2	3.15	17'3"	4'1"	70		
2	3.16	4'2"	1'0"	4		
2	3.17	21'2"	37 11"	803		
				882	2	1764
1	3.18	1'2"	0'6"	1		
1	3.19	3'7"	0'6"	2		
1	3.20	2'0"	0'6"	1		
1	3.21	2'2"	1'6"	3		
1	3.22	21'2"	36'6"	773		
1	3.23	1'3"	1'6"	2		
1	3.24	1'3"	1'6"	2		
				794	2	1568
TOTAL						5230

UNIT	SPACE NO.	ROOF INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	4.1	4'3"	5'4"	22		
3	4.2	0'8"	4'0"	2		
3	4.3	8'1"	20'8"	166		
TOTAL				190	2	380
TOWNHOME 6-PLEX TOTAL GROSS FLOOR AREA						13,035

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Campbell Technology Park LLC

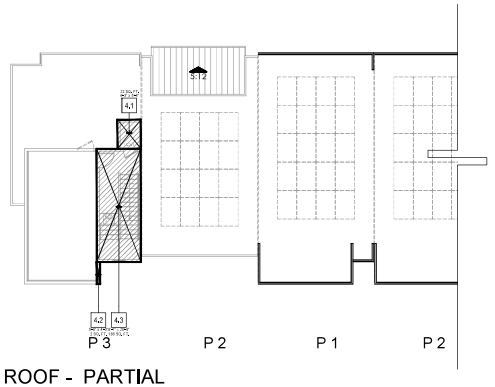
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

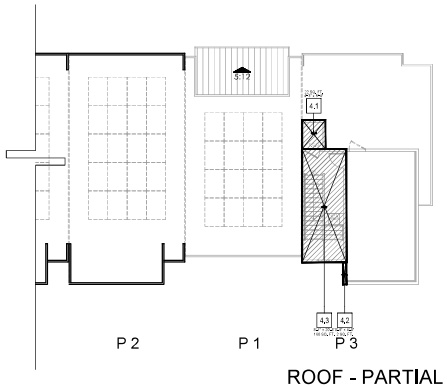
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TH-6-PLEX- FAR GROSS FLOOR AREAS
3-STORY TOWNHOUSE

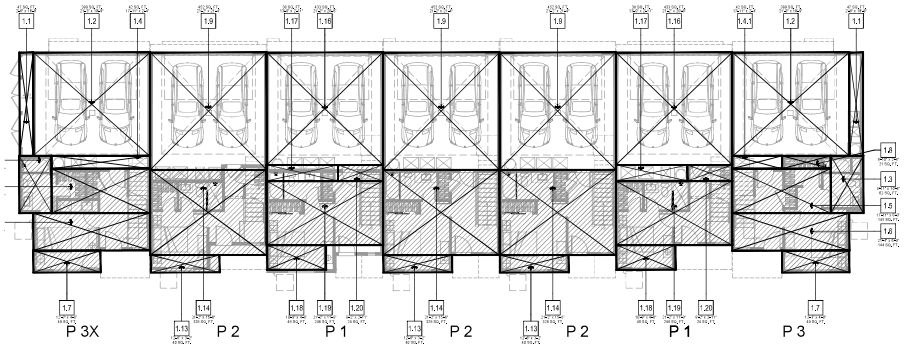
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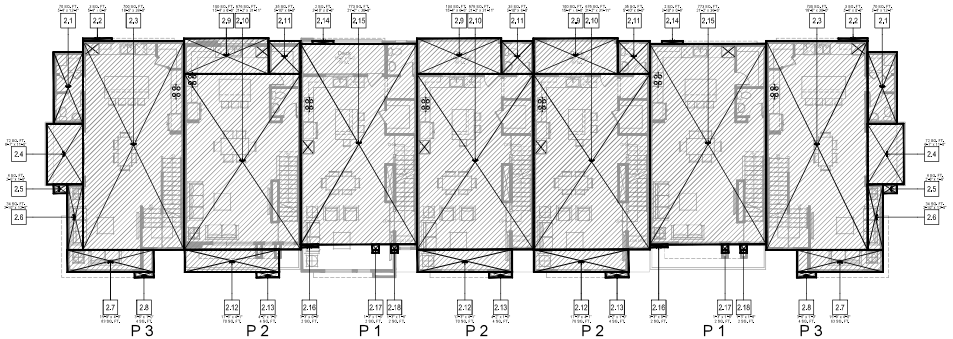
ROOF - PARTIAL



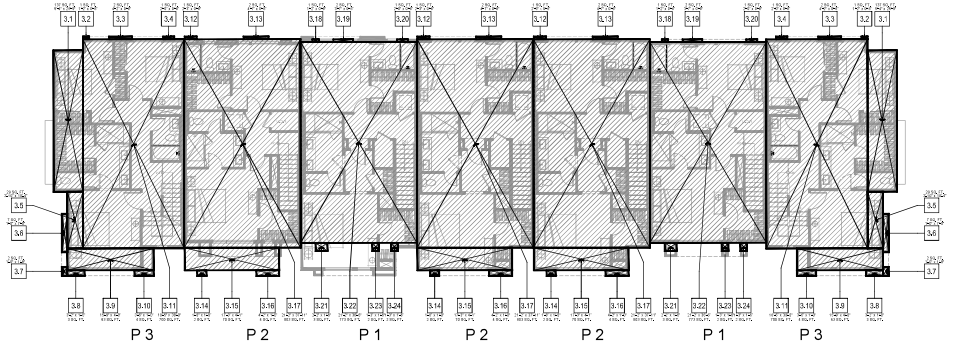
ROOF - PARTIAL



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

FAR LEGEND

	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations perCampbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio' means the ratio of gros: floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buil dings and accessory stru ctures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parkingI.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

UNIT	SPACE NO.	LEVEL 1 AREA EXCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	1.1	2'6"	25'0"	64		
3	1.2	21'3"	18'7"	394		
3	1.3	4'6"	7'1"	32		
3	1.4	10'10"	1'11"	21		
				511	2	1022
2	1.9	21'2"	20'4"	429		
2	1.10	10'6"	6'2"	65		
2	1.11	2'11"	3'6"	10		
				504	3	1512
1	1.16	21'2"	20'6"	433		
1	1.17	13'0"	2'11"	38		
				471	2	942
TOTAL				1,486		3476

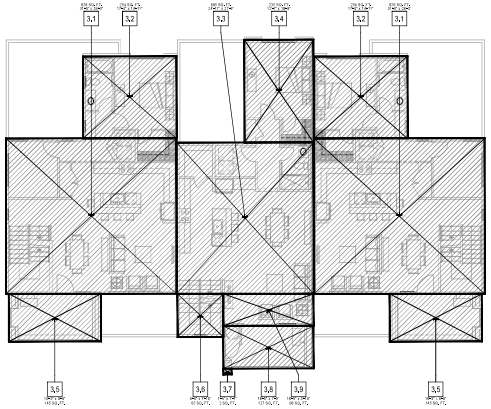
TH-7-PLEX GROSS FLOOR AREA FOR FAR

UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	1.3	1'11"	10'4"	62		
3	1.5	17'11"	8'0"	145		
3	1.6	11'4"	6'9"	144		
3	1.7	12'3"	4'0"	49		
3	1.8	1'10"	2'4"	2		
				421	1	421
3X	1.3	1'11"	10'4"	62		
3X	1.5	17'11"	8'0"	145		
3X	1.6	11'4"	6'9"	144		
3X	1.7	12'3"	4'0"	49	1	
				400		400
2	1.13	12'6"	3'2"	40		
2	1.14	11'2"	15'6"	328		
				368	3	1104
1	1.18	10'9"	4'6"	48		
1	1.19	11'2"	11'8"	246		
1	1.20	8'2"	2'11	24		
				318	2	636
TOTAL						2561

UNIT	SPACE NO.	LEVEL 2 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	2.1	5'4"	13'1"	70		
3	2.2	5'4"	0'6"	3		
3	2.3	18'5"	38'0"	700		
3	2.4	6'2"	11'0"	72		
3	2.5	2'6"	1'8"	4		
3	2.6	1'10"	12'0"	34		
3	2.7	15'9"	4'0"	63		
3	2.8	3'6"	1'0"	4		
				950	2	1900
2	2.9	15'4"	6'6"	100		
2	2.10	11'2"	31'11"	676		
2	2.11	1'10"	6'0"	35		
2	2.12	17'3"	4'1"	70		
2	2.13	4'2"	1'0"	4		
				885	3	2655
1	2.14	1'10"	0'6"	2		
1	2.15	11'2"	36'6"	773		
1	2.16	3'3"	0'6"	2		
1	2.17	1'3"	1'6"	2		
1	2.18	1'3"	1'6"	2		
				781	2	1562
TOTAL						6117

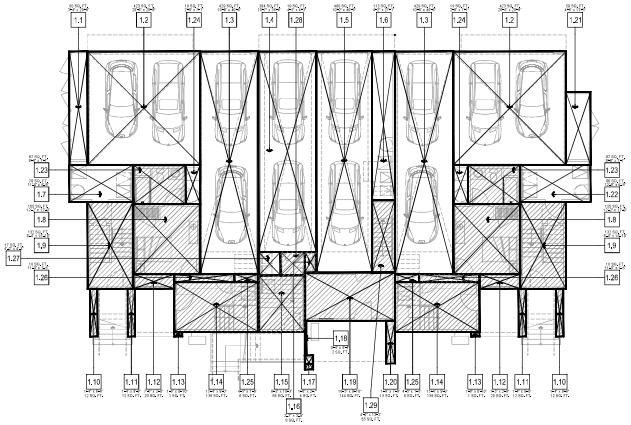
UNIT	SPACE NO.	LEVEL 3 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	3.1	5'4"	25'9"	137		
3	3.2	1'2"	0'6"	1		
3	3.3	4'2"	0'6"	2		
3	3.4	2'0"	0'6"	1		
3	3.5	1'10"	10'4"	29		
3	3.6	1'0"	7'0"	7		
3	3.7	1'0"	1'8"	2		
3	3.8	3'2"	1'0"	3		
3	3.9	15'9"	4'0"	63		
3	3.10	3'6"	1'0"	4		
3	3.11	18'5"	38'0"	700		
				949	2	1898
2	3.12	2'3"	0'6"	1		
2	3.13	4'7"	0'6"	2		
2	3.14	1'8"	1'0"	2		
2	3.15	17'3"	4'1"	70		
2	3.16	4'2"	1'0"	4		
2	3.17	11'2"	37'11"	803		
				882	3	2646
1	3.18	1'2"	0'6"	1		
1	3.19	3'7"	0'6"	2		
1	3.20	2'0"	0'6"	1		
1	3.21	2'2"	1'6"	3		
1	3.22	11'2"	36'6"	773		
1	3.23	1'3"	1'6"	2		
1	3.24	1'3"	1'6"	2		
				784	2	1568
TOTAL						6112

UNIT	SPACE NO.	ROOF INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
3	4.1	4'3"	5'4"	22		
3	4.2	0'8"	4'0"	2		
3	4.3	8'1"	20'8"	166		
TOTAL				190	2	380
TOWNHOME 7-PLEX TOTAL GROSS FLOOR AREA						15,170



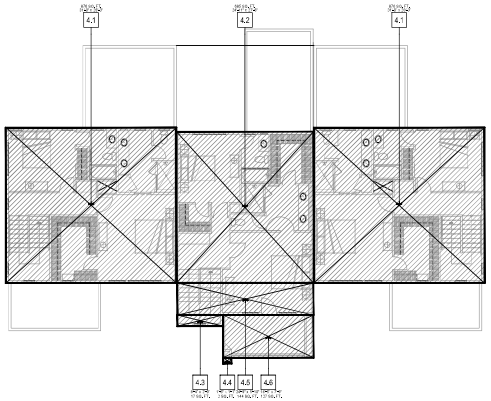
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THIRD FLOOR



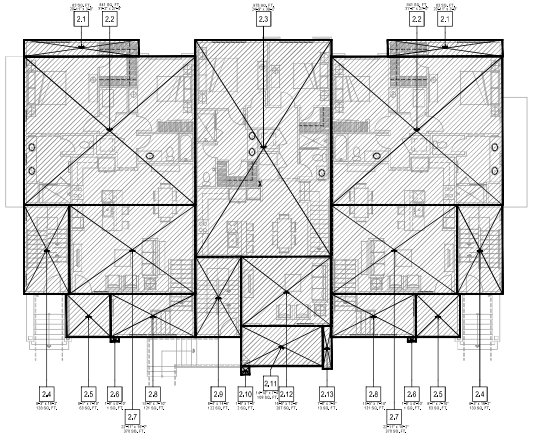
P4 P3 P2 P1 P3 P4

FIRST FLOOR



P4 P2 P4

FOURTH FLOOR



P4 P3 P2 P1 P3 P4

SECOND FLOOR

PB-6-PLEX GROSS FLOOR AREA FOR FAR

BUILDING	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH	WIDTH	AREA	AREA * MIRRORED
		FT.-IN.	FT.-IN.	SQ. FT.	SQ. FT.
6-PLEX LEVEL 1	1.8	12'2"	17'9"	155	155
	1.9	8'4"	15'10"	132	132
	1.10	1'4"	8'8"	12	12
	1.11	1'4"	8'8"	12	12
	1.12	7'5"	1'8"	20	20
	1.13	1'6"	10"	1	1
	1.14	15'4"	9'0"	139	139
	1.15	8'5"	10'3"	86	
	1.16	2'2"	3'9"	8	
	1.17	1'6"	2'7"	4	
	1.18	4"	6'4"	2	
	1.19	16'5"	8'10"	144	
	1.20	1'8"	7'9"	13	
	1.21	9'6"	7'1"	67	67
	1.26	11'0"	1'6"	16	16
	1.28	4'6"	4'3"	19	
	1.29	4'2"	13'2"	55	
SUBTOTAL				885	554
TOTAL (AREA + AREA MIRRORED)				1,439	
		LEVEL 2 AREA INCLUDED			
PLAN NO.	SPACE NO.	LENGTH	WIDTH	AREA	AREA * MIRRORED
		FT.-IN.	FT.-IN.	SQ. FT.	SQ. FT.
6-PLEX LEVEL 2	2.1	20'11"	3'0"	63	63
	2.2	31'2"	27'0"	841	841
	2.3	24'9"	39'5"	975	
	2.4	8'3"	16'2"	133	133
	2.5	8'1"	7'10"	63	63
	2.6	1'6"	10"	1	1
	2.7	22'11"	16'2"	370	370
	2.8	15'5"	7'10"	121	121
	2.9	8'4"	14'8"	122	
	2.10	1'6"	1'6"	2	
	2.11	14'10"	7'4"	108	
	2.12	16'5"	12'8"	207	
	2.13	1'8"	7'9"	13	
SUBTOTAL				3,019	1,592
TOTAL (AREA + AREA MIRRORED)				4,611	
		LEVEL 3 AREA INCLUDED			
PLAN NO.	SPACE NO.	LENGTH	WIDTH	AREA	AREA * MIRRORED
		FT.-IN.	FT.-IN.	SQ. FT.	SQ. FT.
6-PLEX LEVEL 3	3.1	31'	28'3"	876	876
	3.2	17'	14'1"	254	254
	3.3	24'11"	27'6"	685	
	3.4	12'7"	18'8"	235	
	3.5	16'9"	8'8"	145	145
	3.6	8'4"	7'10"	65	
	3.7	1'6"	1'1"	2	
	3.8	16'5"	7'9"	127	
	3.9	16'5"	5'10"	96	
SUBTOTAL				2,485	1,275
TOTAL (AREA + AREA MIRRORED)				3,760	
		LEVEL 4 AREA INCLUDED			
PLAN NO.	SPACE NO.	LENGTH	WIDTH	AREA	AREA * MIRRORED
		FT.-IN.	FT.-IN.	SQ. FT.	SQ. FT.
6-PLEX LEVEL 4	4.1	31'	28'3"	876	876
	4.2	24'11"	27'6"	685	
	4.3	8'4"	2"	17	
	4.4	1'6"	1'1"	2	
	4.5	24'9"	5'10"	144	
	4.6	16'5"	7'9"	127	
SUBTOTAL				1,851	876
TOTAL (AREA + AREA MIRRORED)				2,727	
GRAND TOTAL 6-PLEX GROSS FLOOR AREA					12,537

FAR LEGEND

Areas included in Gross Floor Area

Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendment- Title-6-7-20 and 21
"Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devoted to structured or covered parking (i.e., parking garage, or ancillary utility room space or elevators serving the parking garage), trash enclosures, unenclosed accessory structures (e.g., trellis), bay windows and covered porches, unenclosed accessory structures (e.g., trellis) and covered porches.

Note: "Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

*AREA MIRRORED IS A DUPLICATE BUILDING AREA TYPICALLY MIRRORED ABOUT THE CENTER OF THE BUILDING

BUILDING	SPACE NO.	LEVEL 1 AREA EXCLUDED LENGTH	WIDTH	AREA	AREA * MIRRORED
		FT.-IN.	FT.-IN.	SQ. FT.	SQ. FT.
6-PLEX LEVEL 1	1.1	3'4"	20'8"	68	
	1.2	20'6"	20'8"	423	423
	1.3	10'8"	40'6"	429	429
	1.4	10'7"	36'6"	384	
	1.5	10'2"	40'3"	408	
	1.6	4'2"	27'1	113	
	1.7	11'8"	6'9"	78	
	1.21	4'6"	13'3"	59	
	1.22	12'9"	6'9"	86	
	1.24	2'8"	7'1"	19	19
	1.25	4'5"	1'6"	6	6
	1.27	4'0"	4'3"	17	
SUBTOTAL				2,090	877
TOTAL (AREA + AREA MIRRORED)				2,967	

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Campbell Technology Park LLC

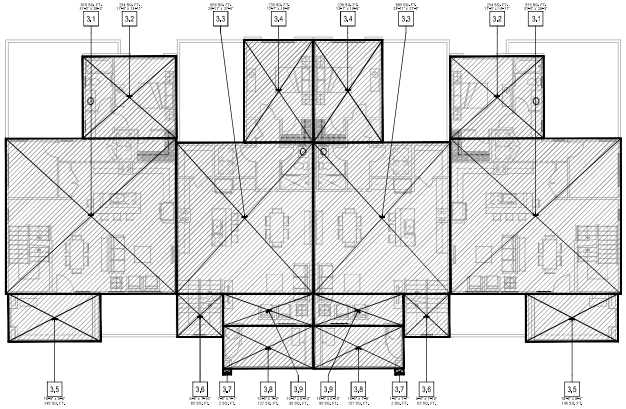
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

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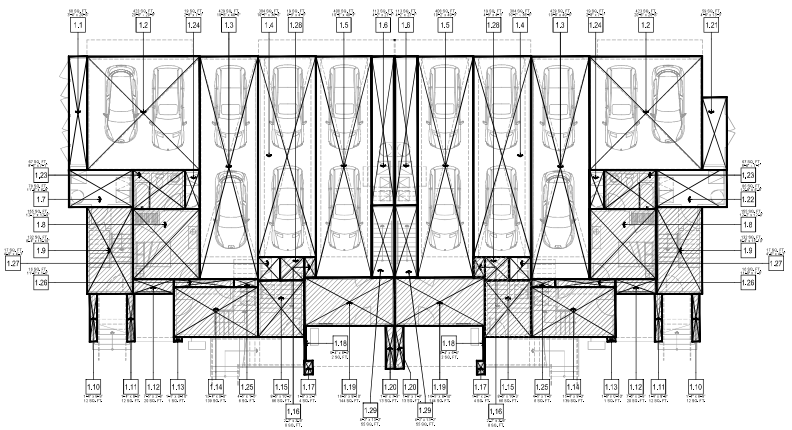
PB-8-PLEX- FAR GROSS FLOOR AREAS
4-STORY CONDOMINIUM

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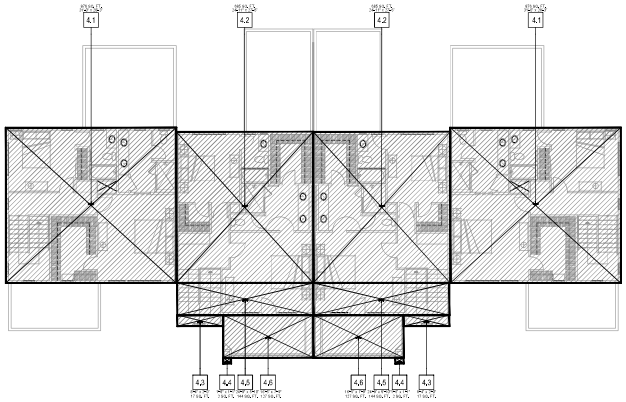
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THIRD FLOOR



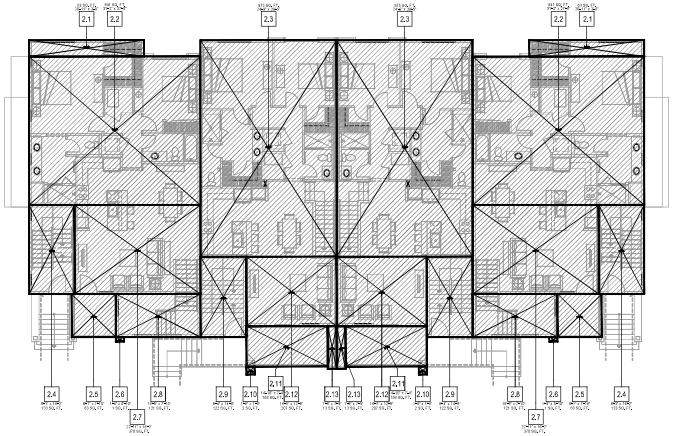
P4 P3 P2 P1 P1 P2 P3 P4

FIRST FLOOR



P4 P2 P2 P4

FOURTH FLOOR



P4 P3 P2 P1 P1 P2 P3 P4

SECOND FLOOR

PB-8-PLEX GROSS FLOOR AREA FOR FAR

BUILDING	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	AREA * MIRRORED SQ. FT.
8-PLEX LEVEL 1	1.8	12'2"	12'9"	155	155
	1.9	8'4"	15'10"	132	132
	1.10	1'4"	8'8"	12	12
	1.11	1'4"	8'8"	12	12
	1.12	7'5"	2'8"	20	20
	1.13	1'6"	0"	1	1
	1.14	15'4"	9'0"	139	139
	1.15	8'5"	10'3"	86	86
	1.16	2'2"	3'9"	8	8
	1.17	1'6"	2'7"	4	4
	1.18	4"	6'4"	2	2
	1.19	16'5"	8'10"	144	144
	1.20	1'8"	7'9"	13	13
	1.23	9'6"	7'1"	67	67
	1.26	11'0"	1'6"	16	16
	1.28	4'6"	4'3"	19	19
	1.29	4'2"	13'2"	55	55
SUBTOTAL				885	885
TOTAL (AREA + AREA MIRRORED)				1,770	

PLAN NO.	SPACE NO.	LEVEL 2 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	AREA * MIRRORED SQ. FT.
8-PLEX LEVEL 2	2.1	20'11"	3'0"	63	63
	2.2	31'2"	27'0"	841	841
	2.3	24'9"	39'5"	975	975
	2.4	8'3"	16'2"	133	133
	2.5	8'1"	7'10"	63	63
	2.6	1'6"	10"	1	1
	2.7	22'11"	16'2"	370	370
	2.8	15'5"	7'10"	121	121
	2.9	8'4"	14'8"	122	122
	2.10	1'6"	1'6"	2	2
	2.11	14'10"	7'4"	108	108
	2.12	16'5"	12'8"	207	207
	2.13	1'8"	7'9"	13	13
SUBTOTAL				3,019	3,019
TOTAL (AREA + AREA MIRRORED)				6,038	

PLAN NO.	SPACE NO.	LEVEL 3 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	AREA * MIRRORED SQ. FT.
8-PLEX LEVEL 3	3.1	31'	28'3"	876	876
	3.2	17'	14'11"	254	254
	3.3	24'11"	27'6"	685	685
	3.4	12'7"	18'8"	235	235
	3.5	16'9"	8'8"	145	145
	3.6	8'4"	7'10"	65	65
	3.7	1'6"	1'1"	2	2
	3.8	16'5"	7'9"	127	127
	3.9	16'5"	5'10"	96	96
SUBTOTAL				2,485	2,485
TOTAL (AREA + AREA MIRRORED)				4,970	

PLAN NO.	SPACE NO.	LEVEL 4 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	AREA * MIRRORED SQ. FT.
8-PLEX LEVEL 4	4.1	31'	28'3"	876	876
	4.2	24'11"	27'6"	685	685
	4.3	8'4"	2'	17	17
	4.4	1'6"	1'1"	2	2
	4.5	24'9"	5'10"	144	144
	4.6	16'5"	7'9"	127	127
SUBTOTAL				1,851	1,851
TOTAL (AREA + AREA MIRRORED)				3,702	
GRAND TOTAL 8-PLEX GROSS FLOOR AREA					16,480

FAR LEGEND

Area as included in Gross Floor Area

Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments Title-6-7-20 and 21
"Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devoted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trashenclosures, unenclosed accessory structures(e.g., trellis), bay windows and cornered porches.unenclosed accessory structures (e.g., trellis) and covered porches.

Note: "Floor area, gross" means the total horizontalfloor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

*AREA MIRRORED IS A DUPLICATE BUILDING AREA TYPICALLY MIRRORED ABOUT THE CENTER OF THE BUILDING

BUILDING	SPACE NO.	LEVEL 1 AREA EXCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	AREA * MIRRORED SQ. FT.
8-PLEX LEVEL 1	1.1	3'4"	20'8"	68	
	1.2	20'6"	20'8"	423	423
	1.3	10'8"	40'6"	429	429
	1.4	10'7"	36'6"	384	384
	1.5	10'2"	40'3"	408	408
	1.6	4'2"	27'1"	113	113
	1.7	11'8"	6'9"	78	
	1.21	4'6"	13'3"	59	
	1.22	12'9"	6'9"	86	
	1.24	2'8"	7'1"	19	19
	1.25	4'5"	1'6"	6	6
	1.27	4'0"	4'3"	17	17
SUBTOTAL				2,090	1,799
TOTAL (AREA + AREA MIRRORED)				3,889	

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Campbell Technology Park LLC

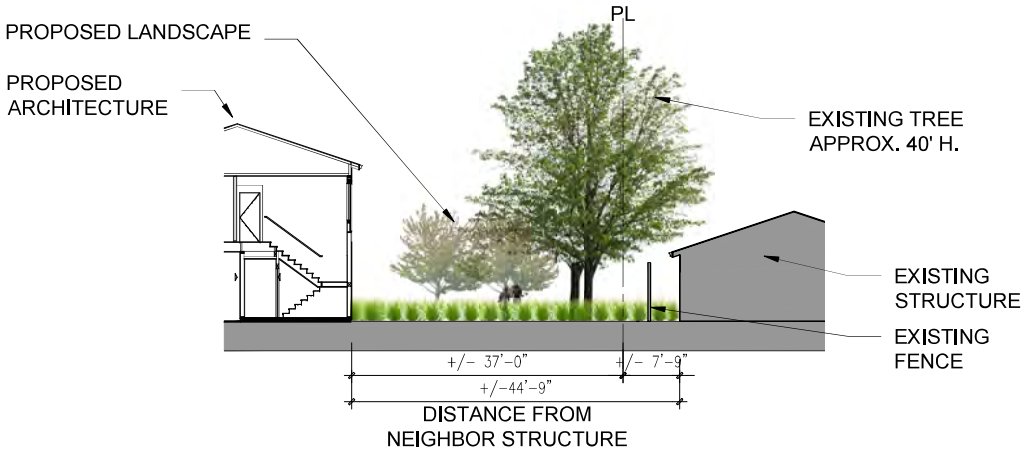
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

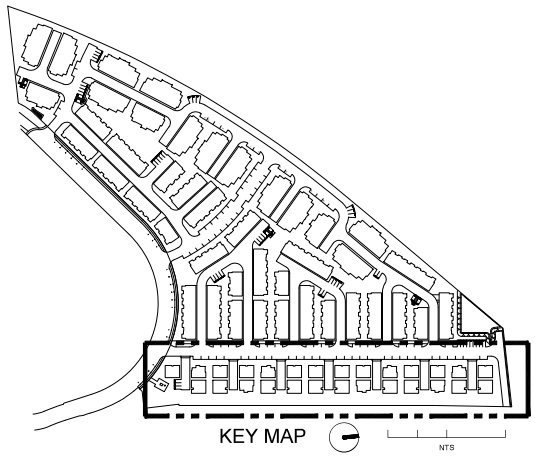
0 8 16 24

PB-8-PLEX- FAR GROSS FLOOR AREAS
4-STORY CONDOMINIUM

A 1.1.7



2. PROXIMITY SECTION DIAGRAM





1. PRIVACY PLAN

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Campbell Technology Park LLC

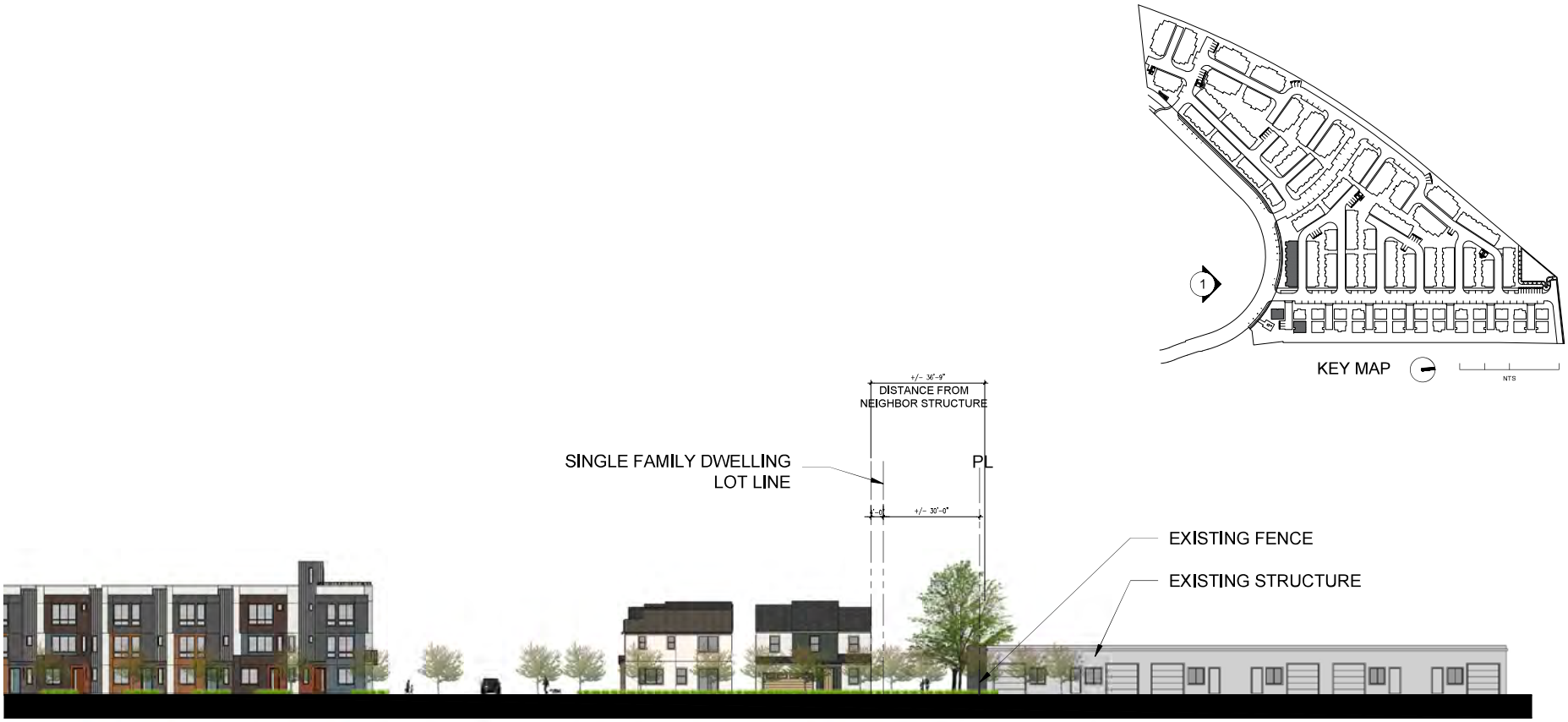
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

Not To Scale
NTS

PRIVACY PLAN

A 1.2.0



1. STREETSCAPE VIEW

SINGLE FAMILY DETACHED
R3 (SEE A1-2.0.0 - A1-6.0.1 FOR ELEVATIONS AND PLANS)

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF CAMPBELL MUNICIPAL CODE

TYPE OF CONSTRUCTION: V-B
OCCUPANCY GROUP: R-3
GARAGE: U
FIRE SPRINKLERS: NFPA 13-D

AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13-D IN ONE- AND TWO- FAMILY DWELLINGS.

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 6 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

3 STORY TOWNHOUSE:
R2- TOWNHOUSE CONDOMINIUMS

(SEE A2-2.0.0 - A2-7.0.0 FOR ELEVATIONS AND PLANS)

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF CAMPBELL MUNICIPAL CODE

DEFINITIONS: [PER CRC R202]	TOWNHOUSE CONDOMINIUMS: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
OCCUPANCY GROUP: (CRC R 1.1.3.1)	TOWNHOUSE CONDOMINIUMS U (PRIVATE GARAGES)
CONSTRUCTION TYPE	TYPE V-B
FIRE SPRINKLERS: (CRC R 313)	NFPA 13-D
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.13)	3 STORIES
ALLOWABLE FLOOR AREA	THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSE CONDOMINIUMS
TOWNHOUSE UNIT SEPARATION (CRC R 302.2.2)	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
EXTERIOR WALL RATING: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE > 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE > 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
UTILITIES / THROUGH PENETRATIONS (CRC R302.4.1)	ELECTRIC & GAS METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. MULTI-DWELLING BUILDINGS WITH LESS THAN 4 UNITS ARE EXEMPT FROM ACCESSIBILITY REQUIREMENTS. 10% OF THE REMAINING UNITS THAT ARE NOT EXEMPT MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1 (SEE SITE PLAN, SHEET A1.10).

4 STORY
R2- CONDOMINIUMS

(SEE A3-2.0.0 - A3-7.0.0 FOR ELEVATIONS AND PLANS)

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF CAMPBELL MUNICIPAL CODE

CODE SUMMARY

USE & OCCUPANCY (CBC SECTION 310.4 & 312.1)	R-2: BUILDINGS CONTAINING MORE THAN TWO DWELLING UNITS (CONDOMINIUMS) U: PRIVATE GARAGES
CONSTRUCTION TYPE (CBC SECTION 602.5 & TABLE 504.4)	TYPE V-A, 4-STORY
SEPARATIONS: (CBC SECTION 420)	DWELLING UNIT SEPARATION PER CBC 420.2 & 420.3: WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING AND SEPARATING DWELLING UNITS FROM OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS 1-HOUR FIRE PARTITIONS IN ACCORDANCE WITH CBC 708. DWELLING UNITS OF DIFFERENT TENANCY SHALL BE SEPARATED BY A 1-HOUR RATED HORIZONTAL ASSEMBLY PER TABLE 601 AND CBC 711 GARAGE SEPARATION: PRIVATE GARAGES (U) SHALL BE SEPARATED FROM THE DWELLING UNIT (R2) BY NOT LESS THAN 5/8" TYPE 'X' GYP. BOARD PER 406.3.2.1. PRIVATE GARAGES (U) SHALL BE SEPARATED FROM ITS DWELLING UNIT (R2) BY NOT LESS THAN A 1-HR RATED ASSEMBLY PER TABLE 601 FOR TYPE VA CONSTRUCTION SUPERCEDING 406.3.2.1 WHERE BEARING WALLS OCCUR. PRIVATE GARAGES (U) SHALL BE SEPARATED FROM OTHER PRIVATE GARAGES (U) AND DWELLING UNITS (R2) OF A DIFFERENT TENANCY BY A 1-HOUR FIRE BARRIER PER 406.3.1 CONSTRUCTED IN ACCORDANCE WITH CBC 707. RATED FLOOR/CEILING ASSEMBLY PER CBC TABLE 601: ALL HORIZONTAL ASSEMBLIES IN TYPE VA CONSTRUCTION SHALL BE 1-HOUR RATED STC/IIC 50 MIN. REQUIRED BETWEEN HABITABLE ROOMS OF DIFFERENT TENANCIES PER CBC 1206.2 & 1206.3. DOOR BETWEEN PRIVATE GARAGE (U) AND ITS OWN DWELLING UNIT (R2) SHALL BE 20MIN RATED - SELF-CLOSING, SELF-LATCHING, SOLID WOOD DOOR OR SOLID OR HONEYCOMB CORE STEEL DOOR, MINIMUM 1-3/8 INCHES (34.9 MM) THICK.
ALLOWABLE HEIGHT (CBC TABLE 504.3 & SEC. 504)	TYPE V-A: 60 FEET MAXIMUM (WITH REQUIRED NFPA 13 FOR 4 STORIES & WITH AREA INCREASE) 65' FEET PER PROJECT DEVELOPMENT STANDARDS ACTUAL HEIGHT < 50 FEET - SEE ELEVATIONS
ALLOWABLE STORIES: (CBC TABLE 504.4 & SEC. 504)	R-2, TYPE V-A: 4 STORIES (3 STORIES BASE ALLOWABLE + 1 STORY SPRINKLER INCREASE FOR NFPA 13) U, TYPE V-A: 2 STORIES (1 STORIES BASE ALLOWABLE + 1 STORY SPRINKLER INCREASE)
ALLOWABLE AREA (CBC TABLE 506.2)	SEE "ALLOWABLE AREA" TABLES ON THIS SHEET.
FIRE SUPRESSION SYSTEMS CBC 903.3.1.1 & 905.3.1(EXEMPTIONS))	FIRE SPRINKLER: NFPA 13
FIRE ALARM MONITORING (CBC SECTION 907.2.11.2 & 907.6.5 EXCEPTION 1)	SINGLE AND MULTIPLE-STATION ALARMS SMOKE ALARMS ARE REQUIRED PER 907.2.11. MONITORING BY A SUPERVISING STATION IS NOT REQUIRED PER 907.6.5 EXCEPTION 1
RATED EXTERIOR WALLS (CBC TABLE 601)	TYPE VA, 4-STORY: 1-HOUR RATED CONSTRUCTION REQUIRED FOR THE FOLLOWING: PRIMARY STRUCTURAL FRAME, EXTERIOR AND INTERIOR BEARING WALLS, FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS, AND ROOF CONSTRUCTION. A HEAVY TIMBER (6X6 MIN) MEMBER SHALL BE ALLOWED FOR SUBSTITUTION FOR A 1-HOUR FIRE-RESISTANCE RATING.
ALLOWABLE OPENINGS (CBC TABLE 705.8)	UNPROTECTED SPRINKLERED - PER C.B.C. TABLE 705.8
ROOF ACCESS (CBC SECTION 1011.12)	STAIRWAY TO THE ROOF NOT REQUIRED ON 4-STORY BUILDINGS WITH ROOF SLOPES > 4:12
EXITING (CBC SECTION 1006.2.1 EXCEPTION 1, CBC TABLE 1006.2.1 & 1006.3.2(1))	125 FEET MAXIMUM EXIT TRAVEL DISTANCE FOR A SINGLE EXIT IN 4-STORY R-2 DWELLING UNIT. EMERGENCY ESCAPE AND RESCUE OPENINGS (EGRESS WINDOWS) ARE REQUIRED IN ALL SLEEPING ROOMS BELOW THE FOURTH STORY. SEE EXITING DIAGRAMS.

R2- CONDOMINIUMS

ALLOWABLE AREA

MIXED - OCCUPANCY, MULTISTORY BUILDINGS.

ALLOWABLE AREA PER STORY CALCULATION
FOR MIXED-OCCUPANCY MULTISTORY BUIDLINGS (CBC SEC. 506.2.4):

Aa = (At + (NS x If))

Aa = ALLOWABLE BUILDING AREA(SQUARE FEET)
At = TABULAR BUILDING AREA FACTOR (NS, S13R OR SM VALUE, AS APPLICABLE)IN ACCORDANCE WITH TABLE 506.2
NS = TABULAR ALLOWABLE AREA FACTOR IN ACCORDANCE WITH TABLE 506.2 FOR A NON SPRINKLERED BUILDING(REGARDLESS OF WHETHER THE BUILDING IS SPRINKLERED)

If = AREA FACTOR INCREASE DUE TO FRONTAGE PER 506.3
(EQUATION 5-5) If = (F/P - 0.25) W /30
P= PERIMETER OF ENTIRE BUILDING
W= WIDTH OF PUBLIC WAY OR OPEN SPACE (WHERE W VARIES, USE WEIGHTED AVERAGE, EQUATION 5-4)

WEIGHTED WIDTH AVERAGE (EQUATION 5-4)
W= (L1 X w1 + L2 x w2 + l3 x w3...)/F

W= CALCULATED WIDTH OF PUBLIC WAY OR OPEN SPACE
Ln= LENGTH OF A PORTION OF THE EXTERIOR PERIMETER WALL
wn= WIDTH(GREATER THAN 20') OF A PUBLIC WAY OR OPEN SPACE ASSOCIATED WITH THAT PORTION OF THE EXTERIOR PERIMETER WALL
F= BUILDING PERIMETER THAT FRONTS ON A PUBLIC WAY OR OPEN SPACE HAVING A WIDTH OF 20 FEET

MIXED - OCCUPANCY, MULTISTORY RATIO CALCULATION

6 PLEX BLDG. SQ.FT. PER OCCUPANCY

	R2 (CONDITIONED & UNCONDITIONED)	U (GARAGE & UTILITIES)
1st FL (sq.ft.)	1,439	2967
2nd FL (sq.ft.)	4,611	
3rd FL (sq.ft.)	3,760	
4th FL (sq.ft.)	2,727	
TOTAL BY OCC.	12,537	2967

8 PLEX BLDG. SQ.FT. PER OCCUPANCY

	R2 (CONDITIONED & UNCONDITIONED)	U (GARAGE & UTILITIES)
1st FL (sq.ft.)	1,770	3889
2nd FL (sq.ft.)	6,038	
3rd FL (sq.ft.)	4,970	
4th FL (sq.ft.)	3,702	
TOTAL BY OCC.	16,480	3889

MIXED - OCCUPANCY, MULTISTORY RATIO CALCULATION

1ST STORY: R-2 ACTUAL / R-2 ALLOWABLE (Eq. 5-3) + U ACTUAL / U ALLOWABLE (Eq. 5-3) <1
2ND STORY: R-2 ACTUAL / R-2 ALLOWABLE (Eq. 5-3) <1
3RD STORY: R-2 ACTUAL / R-2 ALLOWABLE (Eq. 5-3) <1
4TH STORY: R-2 ACTUAL / R-2 ALLOWABLE (Eq. 5-3) <1
TOTAL SUM OF RATIOS: <2

(TYPE V-A CONSTRUCTION):

R-2 MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)
Aa = {At + (NS x If) }
Aa = {36,000 + (12,000 x 0)}
Aa = **36,000**

U MIXED- OCCUPANCY ALLOWABLE AREA (Eq 5-3)
Aa = {At + (NS x If) }
Aa = {27,000 + (9,000 x 0)}
Aa = **27,000**

6 PLEX

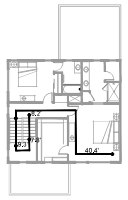
1ST STORY: 1,439 / 36,000 + 2,967 / 27,000 = 0.04 + 0.11= 0.15 <1
2ND STORY: 4,611 / 36,000 = 0.13 <1
3RD STORY: 3,760 / 36,000 = 0.10 <1
4TH STORY: 2,727 / 36,000 = 0.08 <1
TOTAL SUM OF RATIOS = 0.46 <2

FRONTAGE INCREASE NOT REQUIRED

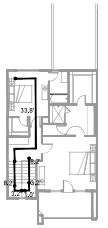
8 PLEX

1ST STORY: 1,770 / 36,000 + 3,889 / 27,000 = 0.05 + 0.14= 0.19 <1
2ND STORY: 6,038 / 36,000 = 0.17 <1
3RD STORY: 4,970 / 36,000 = 0.14 <1
4TH STORY: 3,702 / 36,000 = 0.10 <1
TOTAL SUM OF RATIOS = 0.60 <2

FRONTAGE INCREASE NOT REQUIRED



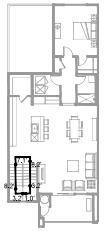
PLAN 4 FOURTH FLOOR
PATH OF TRAVEL = 65.7'



PLAN 2 FOURTH FLOOR
PATH OF TRAVEL = 57.6'



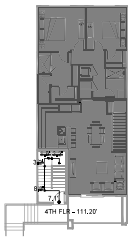
PLAN 4 THIRD FLOOR
PATH OF TRAVEL = 32.3'



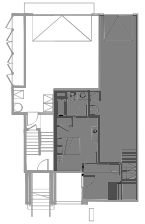
PLAN 2 THIRD FLOOR
PATH OF TRAVEL = 30.9'



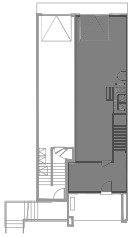
PLAN 4 SECOND FLOOR
PATH OF TRAVEL = 24'



PLAN 2 SECOND FLOOR
PATH OF TRAVEL = 22.7'



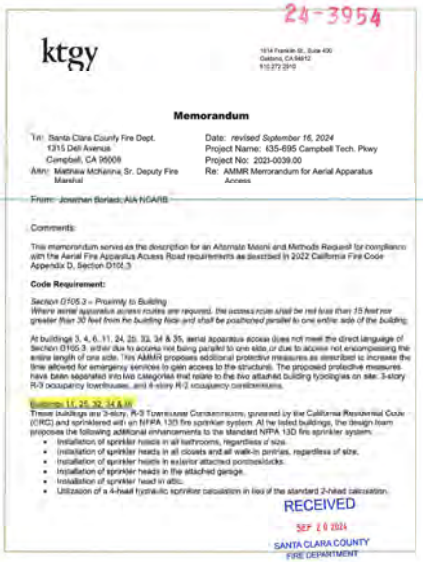
PLAN 4 FIRST FLOOR
PATH OF TRAVEL = 0



PLAN 2 FIRST FLOOR
PATH OF TRAVEL = 0

PLAN 4 TOTAL PATH OF TRAVEL = 112.2'

PLAN 2 TOTAL PATH OF TRAVEL = 112.2'



24-3954

ktgy

1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910

Memorandum

To: Santa Clara County Fire Dept.
1315 Dell Avenue
Campbell, CA 95008
Attn: Mathew McKenna, Sr. Deputy Fire Marshal

Date: *revised September 16, 2024*
Project Name: 635-695 Campbell Tech. Pkwy
Project No: 2023-0039.00
Re: AMMR Memorandum for Aerial Apparatus Access

From: Jonathan Bonadi, AIA NCARB

Comments:

This memorandum serves as the description for an Alternate Means and Methods Request for compliance with the Aerial Fire Apparatus Access Road requirements as described in 2022 California Fire Code Appendix D, Section D105.3

Code Requirement:

Section D105.3 – Proximity to Building
Where aerial apparatus access routes are required, the access route shall be not less than 15 feet nor greater than 30 feet from the building face and shall be positioned parallel to one entire side of the building.

At buildings 3, 4, 6, 11, 24, 25, 32, 34 & 35, aerial apparatus access does not meet the direct language of Section D105.3 either due to access not being parallel to one side, or due to access not encompassing the entire length of one side. The AMMR proposes additional protective measures as described to increase the time allowed for emergency services to gain access to the structures. The proposed protective measures have been separated into two categories that relate to the two attached building typologies on site: 3-story R-3 occupancy townhouses, and 4-story R-2 occupancy condominiums.

Buildings 11, 25, 32, 34 & 35

These buildings are 3-story, R-3 Type V-A over Condominiums, governed by the California Residential Code (CRC) and sprinklered with an NFPA 13D fire sprinkler system. At the listed buildings, the design team proposes the following additional enhancements to the standard NFPA 13D fire sprinkler system:

- Installation of sprinkler heads in all bathrooms, regardless of size.
- Installation of sprinkler heads in all closets and all walk-in pantries, regardless of size.
- Installation of sprinkler heads in exterior attached porte-cochères.
- Installation of sprinkler heads in the attached garage.
- Installation of sprinkler head in attic.
- Utilization of a 4-head hydraulic sprinkler calculation in lieu of the standard 2-head calculation.

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SEP 20 2024
SANTA CLARA COUNTY
FIRE DEPARTMENT



24-3954

FIRE DEPARTMENT
SANTA CLARA COUNTY
14700 Winchester Blvd., Los Gatos, CA 95032-1818
(408) 378-4010 (408) 378-9342 (fax) www.sccfd.org

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Address: 635-695 Campbell Technology Pkwy, Campbell, CA

Applicant's Name: Campbell Technology Park, LLC

Applicant's Address: 1960 The Alameda, San Jose, CA Suite

Telephone: 925-998-8000 Fax:

The applicant hereby requests the following:

☒ Use of Alternate Materials or Method of Construction

☒ Modification of Code

Codes Affected:

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SANTA CLARA COUNTY
FIRE DEPARTMENT

☒ Building Code
☒ Fire Code
☒ Mechanical Code
☒ Electrical Code
☒ Other:

Specific section(s) of the code involved: 2022 CFC, Title 24, Part 9, Section D105.3

Brief description of the request: See attached sheet for detailed description of request.

The Building and Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the intent of the code in strength, effect, fire- resistance, durability, safety, etc.

CC PAID
Santa Clara County Fire Department
Fire Prevention Division
Ref # 195973
Date: 9/20/24 Initials: TF

Department of the Santa Clara County Central Fire Protection District
serving cities Los Gatos and the unincorporated of Campbell, Cupertino, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga



SANTA CLARA COUNTY FIRE DEPARTMENT
1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

24 3954

DEVELOPMENTAL REVIEW COMMENTS

This project shall comply with the following:
The California Fire [CFC] & Building [CBC] Code, 2022 edition, as adopted by the City of Campbell Municipal Code (CMC) and California Code of Regulations (CCR).

The scope of this project includes the following:
Alternate Means/Methods Application - Proposed R-3 subdivision consisting of 263 townhouse units and 28 single family residences.

Plans Status:
The alternate means/methods request is **APPROVED.**

Discussion:
This application proposes to mitigate non-conforming aerial access. Buildings 3, 4, 6, 11, 24, 25, 32, 34 and 35 are not within the 15' minimum / 30' maximum proximity from the building.

Proposal:
-Design NFPA 13D sprinkler system to include the following enhancements:
a. Design sprinkler system hydraulics assuming 4 sprinkler simultaneous flow.
b. Design sprinkler system to include sprinkler coverage in attics, bathrooms, closets, and areas not otherwise
-requiring sprinklers, per NFPA 13D.

Comments:
1. Make a note on building permit set coversheet that an approved AMMR is included.

2. A copy of the Alternate Means/Methods application form, with approval signature shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

3. A copy of this comment letter shall be made part of the building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance [CFC Ch.1, 105.3.6].

CBC	☒	☐	☒	☐	☒	R-3/U	N/A	Campbell Technology Pkwy.	9/26/2024	1 of 1
REVISION 4	BLDG 31370		PROJECT DESCRIPTION: Residential Development					PROJECT TYPE OR SYSTEM: Application for Use of Alternate Materials
NAME OF PROJECT: CAMPBELL TECHNOLOGY PARK			LOCATION: 635-695 Campbell Technology Pkwy. Campbell					
THIS IS A FIRE FLOW: N/A			REQUIRED FIRE FLOW:			REQUIRED FIRE FLOW IS MET:		BY: Partagas, Caleb

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.



ktgy

1814 Franklin St., Suite 400
Oakland, CA 94612
510.272.2910

Buildings 24 & 9-34

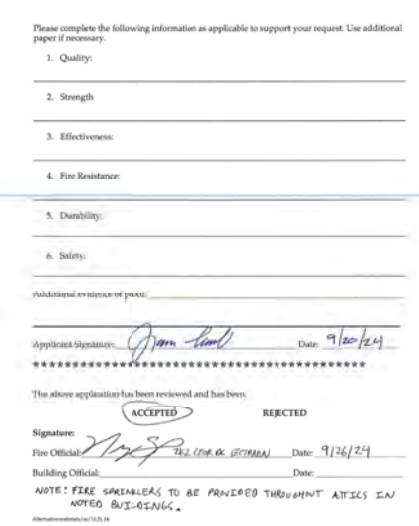
These buildings are 4-story, R-2 Condominiums, governed by the California Building Code (CBC) and sprinklered with a full NFPA 13 fire sprinkler system (and subsequent required fire alarms and monitoring). Note these buildings are Type V-A construction and 1-hour fire rated throughout.
At the listed buildings, the design team proposes the following additional enhancements to the standard NFPA 13 fire sprinkler system:

- Installation of sprinkler heads in all bathrooms, regardless of size or location in unit.
- Installation of sprinkler heads in all closets and all walk-in pantries, regardless of size.
- Installation of sprinkler heads in electrical closets, regardless of enclosure rating.
- Installation of sprinkler heads under exterior roofs, canopies, balconies or decks, regardless of size or roof material rating.
- Installation of sprinkler head in attic, regardless of full presence of non-combustible insulation.

It is believed the above proposed enhancements will provide additional time for emergency services to gain access to the structures and thus provide an adequate alternative equivalent protection.

Regards,

Jonathan Bonadi, AIA NCARB
Principal
Lic. C33129



Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality:
2. Strength
3. Effectiveness:
4. Fire Resistance:
5. Durability:
6. Safety:

Additional evidence of proof:

Applicant Signature: Date: 9/20/24

****

The above application has been reviewed and has been:

ACCEPTED REJECTED

Signature:

Fire Official: Date: 9/26/24

Building Official: Date:

NOTE: FIRE SPRINKLERS TO BE PROVIDED THROUGHOUT ATTICS IN NOTED BUILDINGS.

Alternate materials rev 11.21.16



Legend:

Building Coverage

Building Coverage:
(Shaded Area/ Net Site Area)

Site Net Area	+/- 17.10 acres (744,876 s.f.)
Covered Area:	264,830 s.f. / 744,876 s.f. site
Coverage:	**±36%**

Per City of Campbell Code- Amendments Title 6-7-20 and 21
Lot coverage means the ratio of covered area to net lot area.
Covered area means the total horizontal area within a lot that is covered or partially covered by structures, buildings, beams, slats or projections when viewed from above. Covered area does not include cornices, eaves, sills, canopies, bay windows, and chimneys cumulatively measuring less than 30-inches in depth as measured to the outside surface of exterior walls, or any basements, ground level paving, pools, spas and decks, landscape features, or light walls

Notes :
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

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Campbell Technology Park LLC

Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

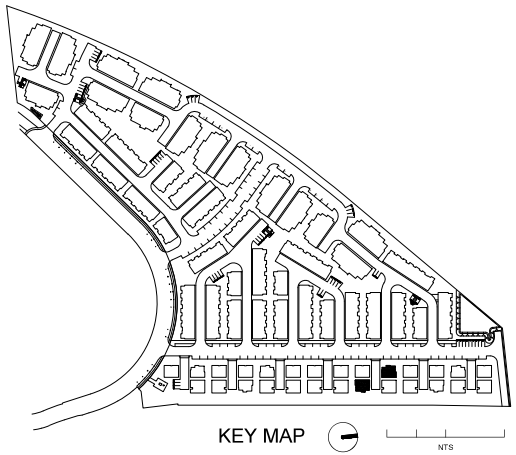
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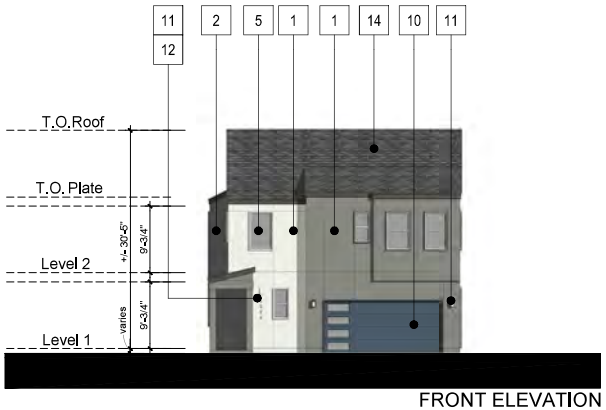
BUILDING COVERAGE

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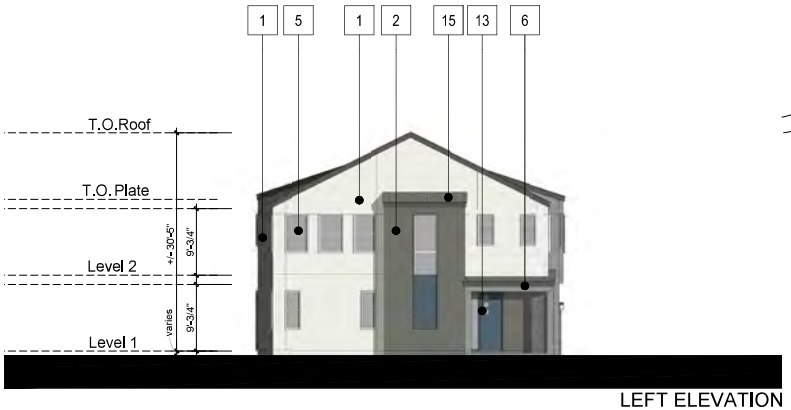
MATERIAL LEGEND

1. STUCCO
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6. CANOPY
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14. COMPOSITION SHINGLE ROOF
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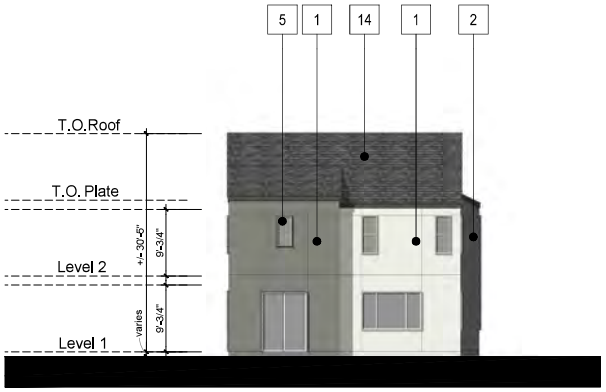




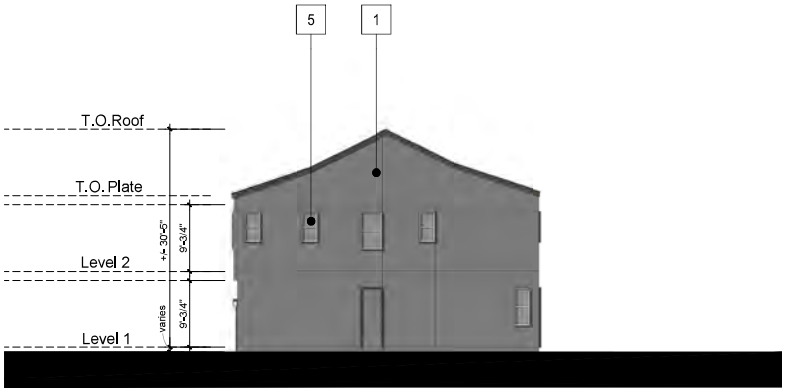
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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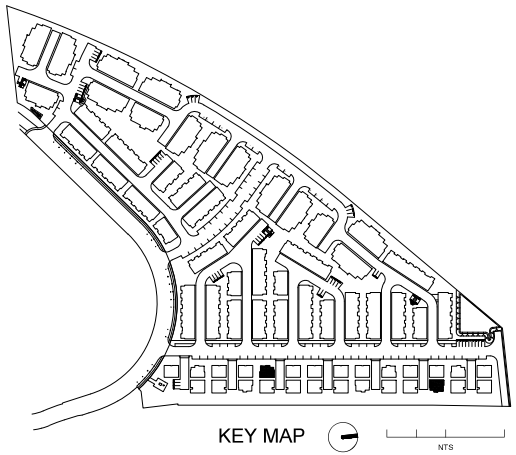
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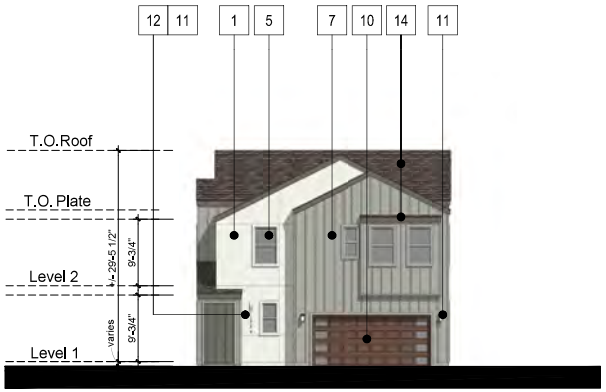
SFD- PLAN 1
STYLE 1

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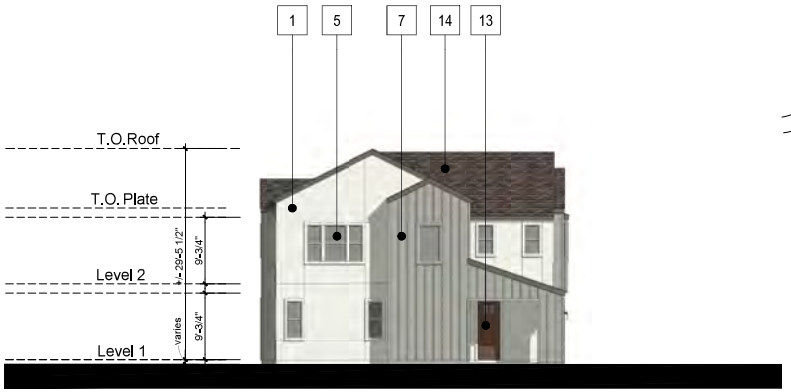
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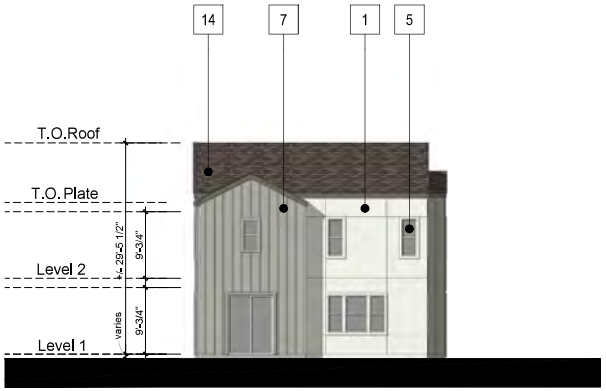




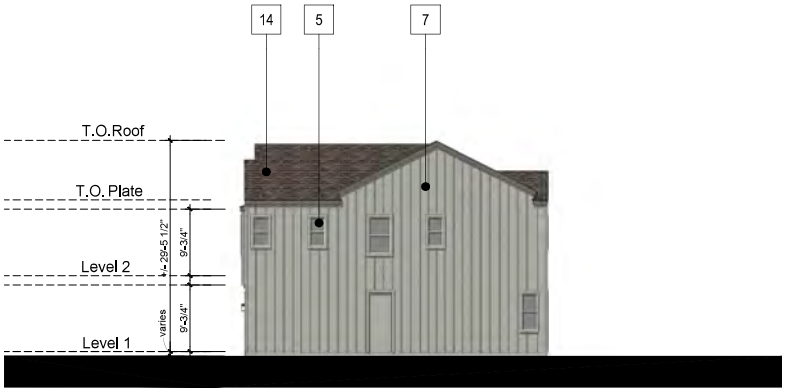
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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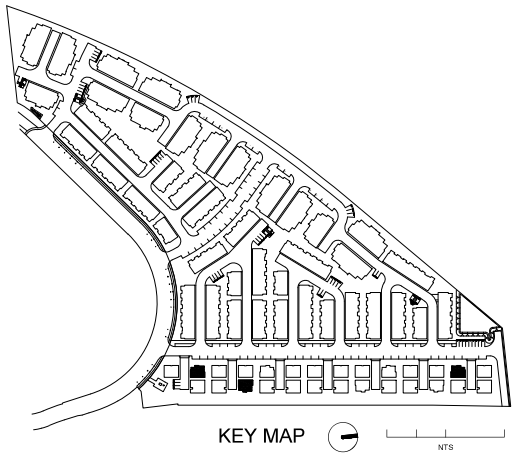
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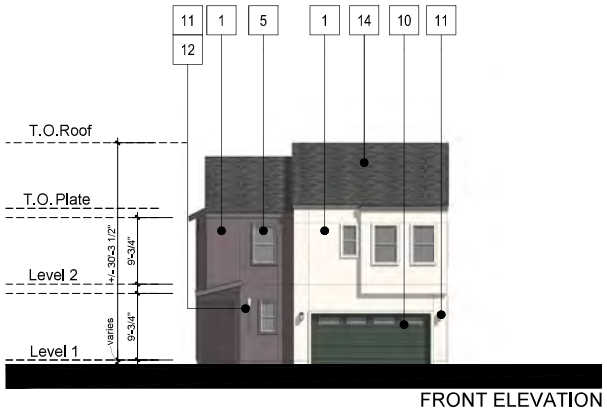
SFD- PLAN 1
STYLE 2

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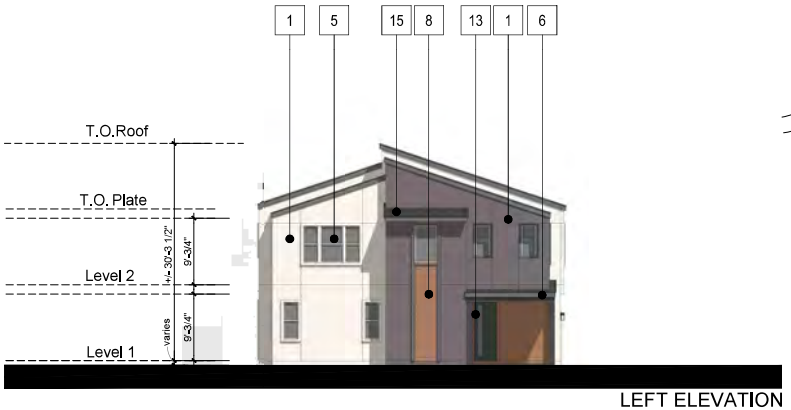
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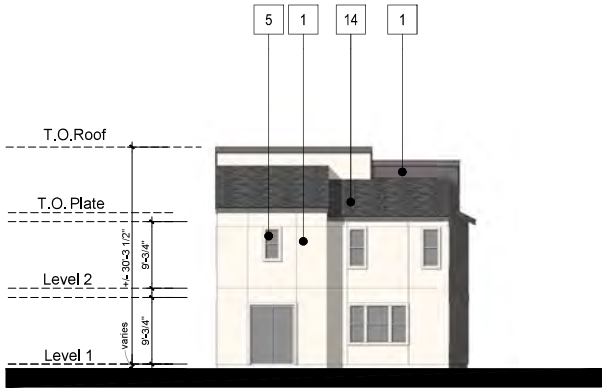




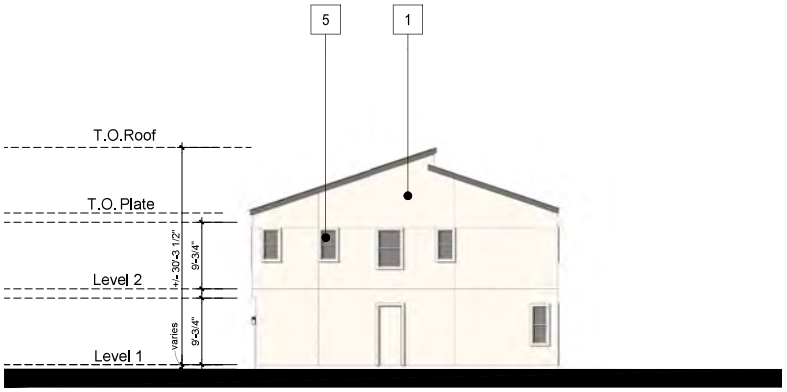
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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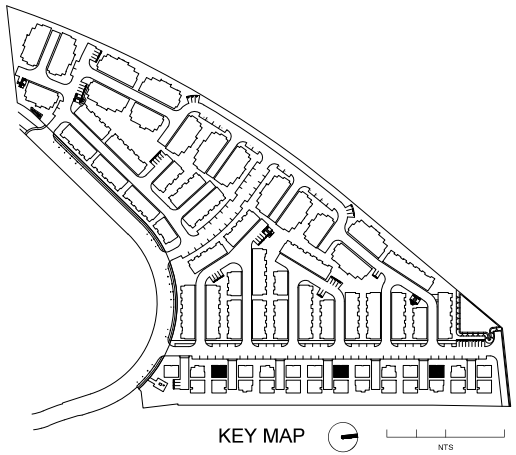
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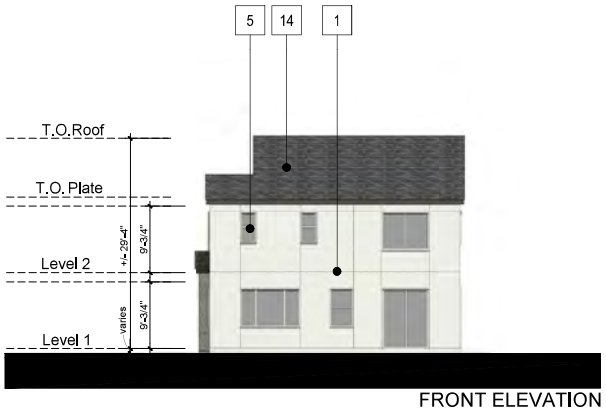
SFD- PLAN 1
STYLE 3

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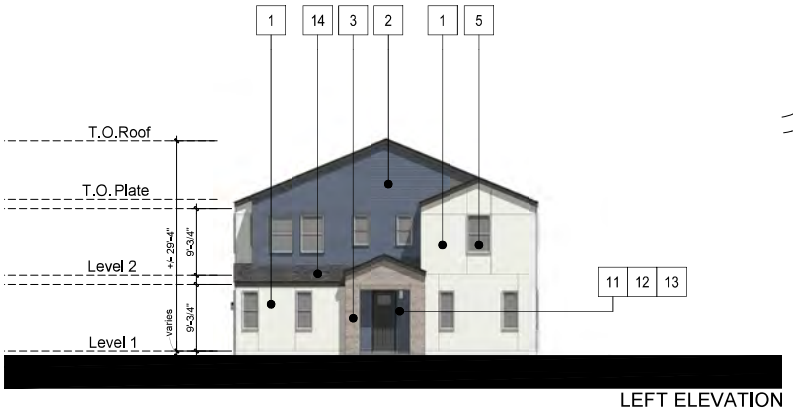
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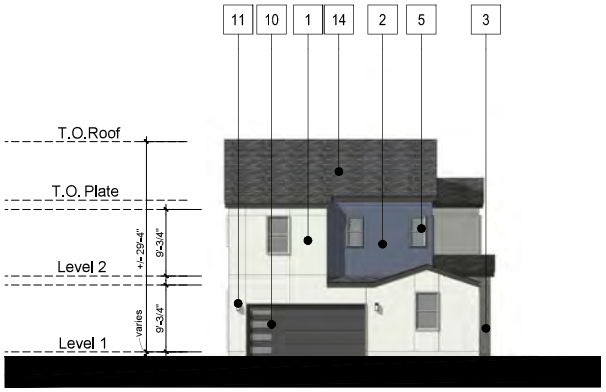




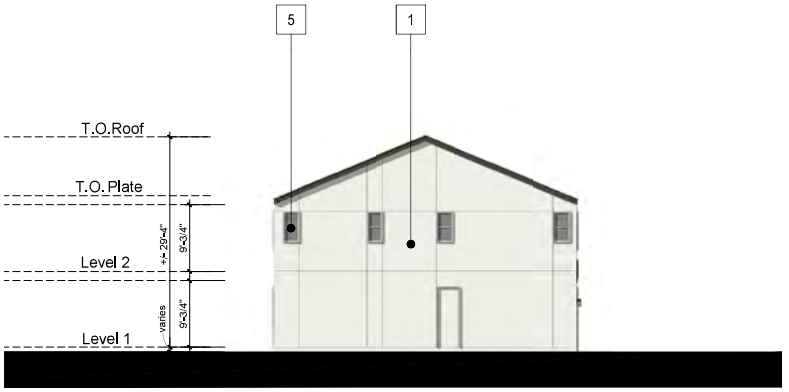
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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Campbell, CA # 2023-0039

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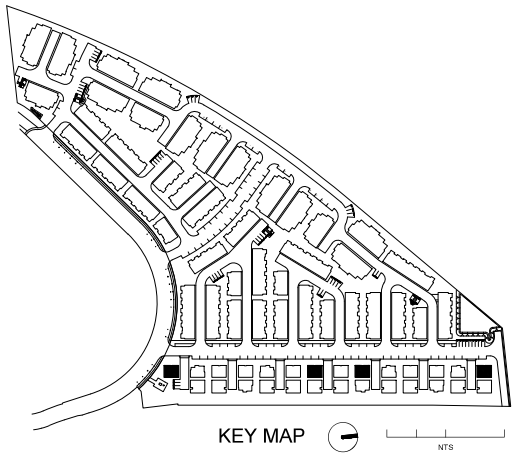
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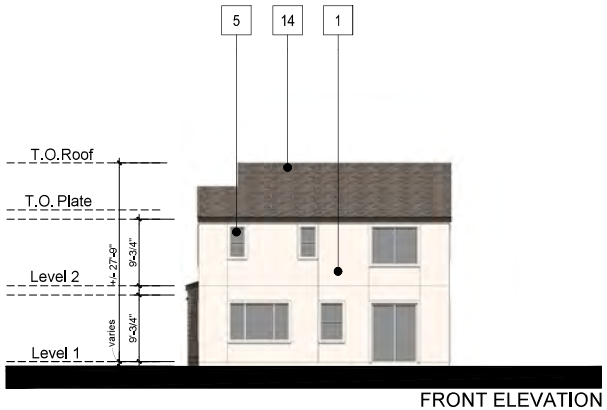
SFD- PLAN 2
STYLE 1

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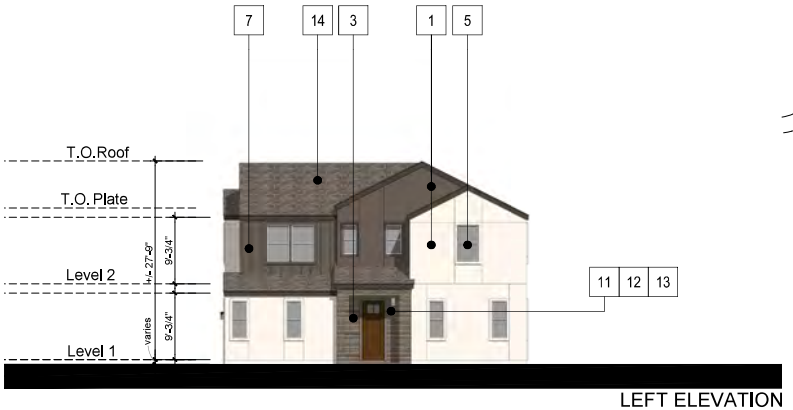
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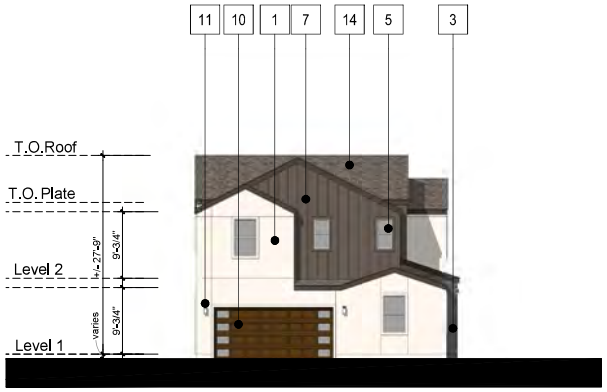




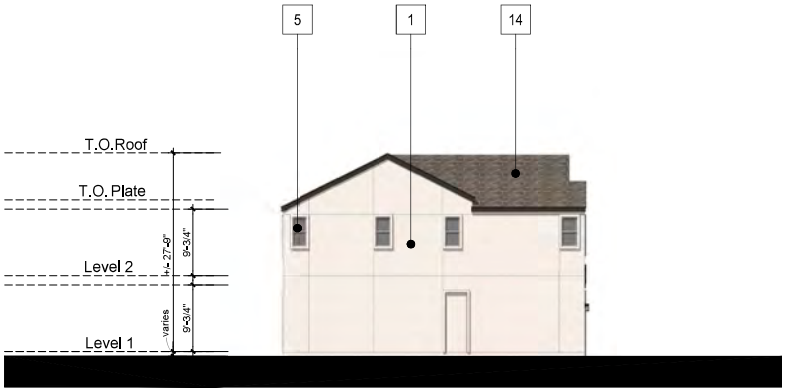
FRONT ELEVATION



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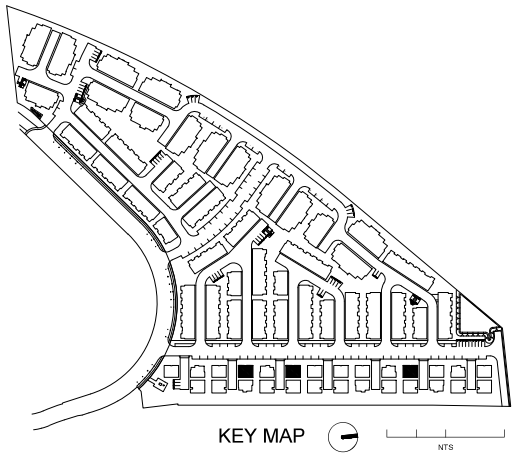
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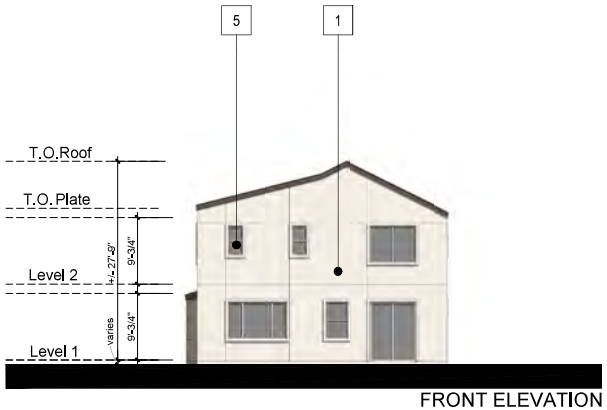
SFD- PLAN 2
STYLE 2

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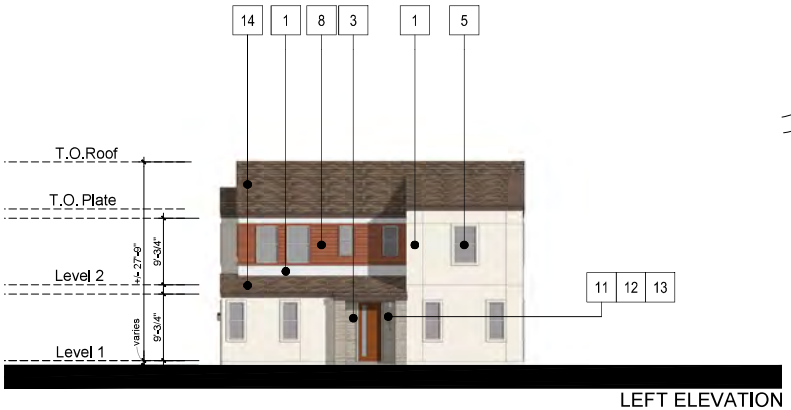
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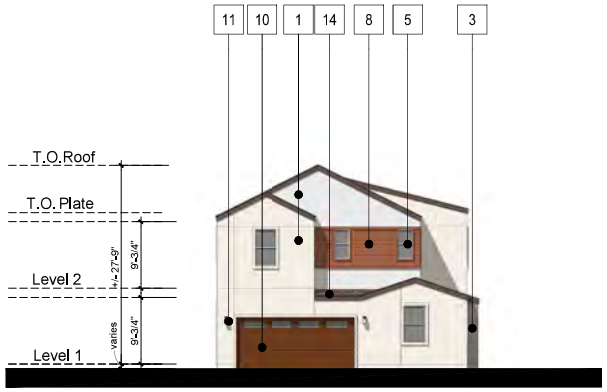




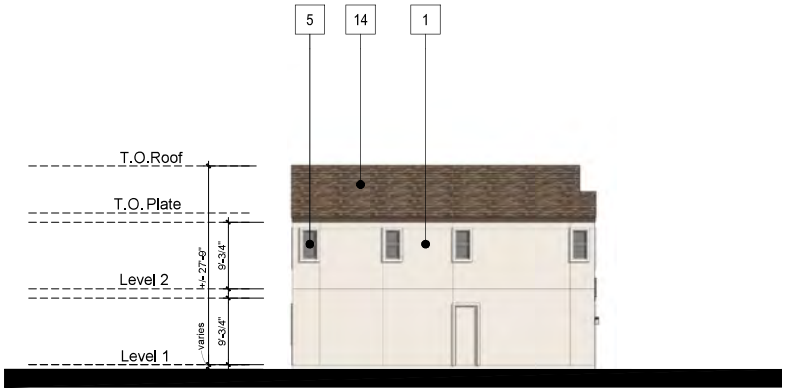
FRONT ELEVATION



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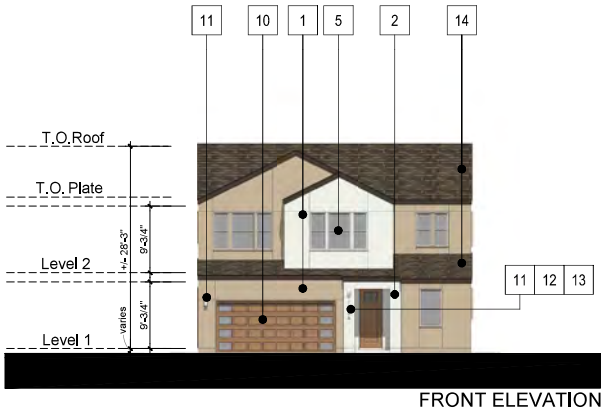
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SFD- PLAN 2
STYLE 3

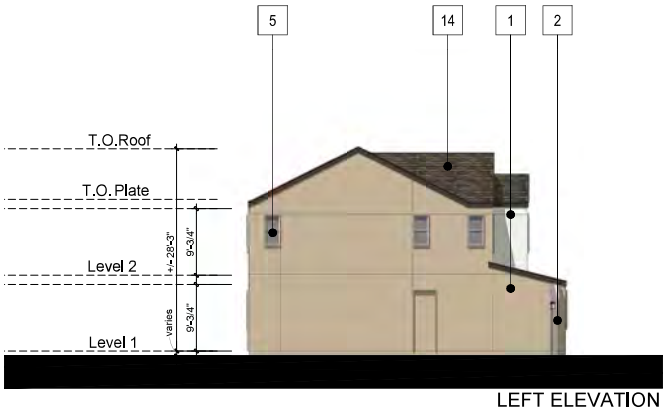
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MATERIAL LEGEND

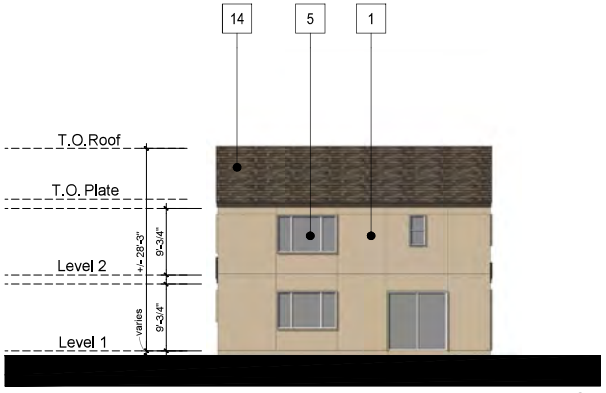
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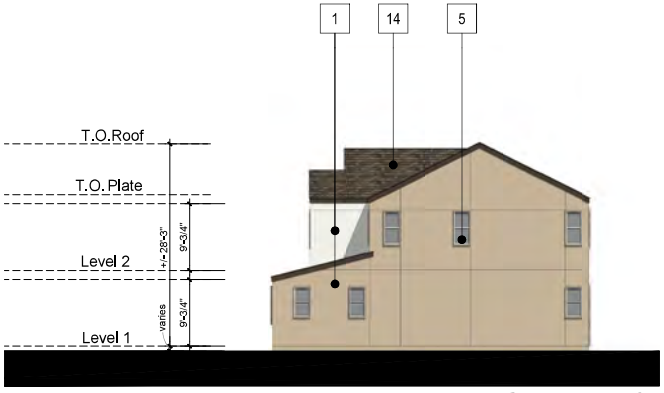
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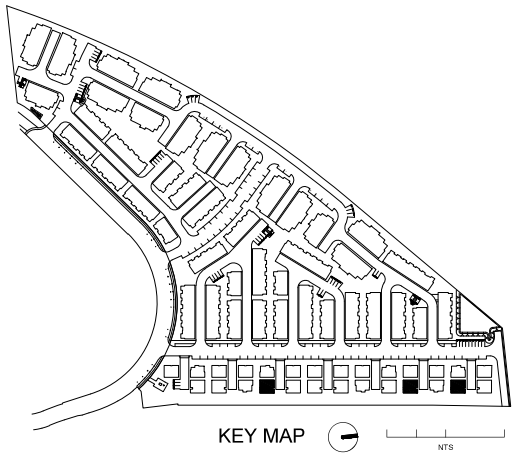
LEFT ELEVATION



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RIGHT ELEVATION



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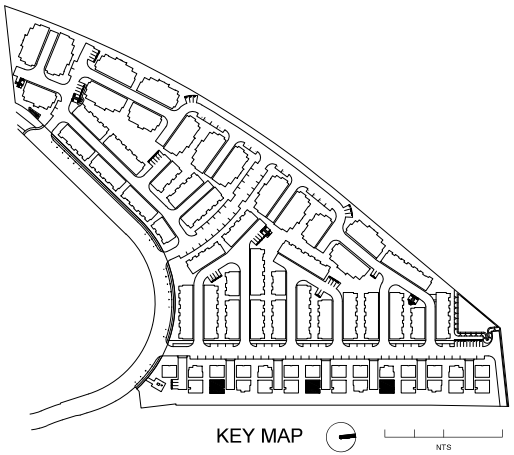
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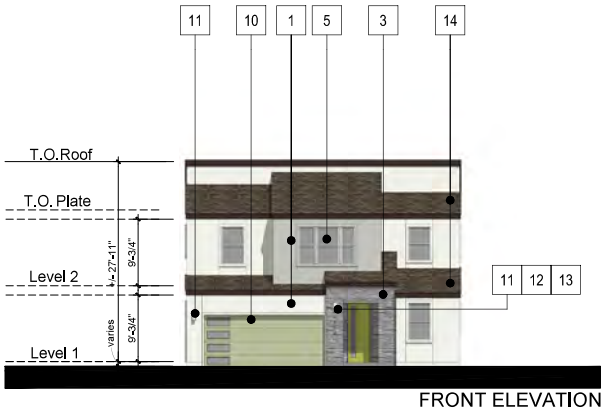
SFD- PLAN 3
STYLE 1

A 1-2.2.0

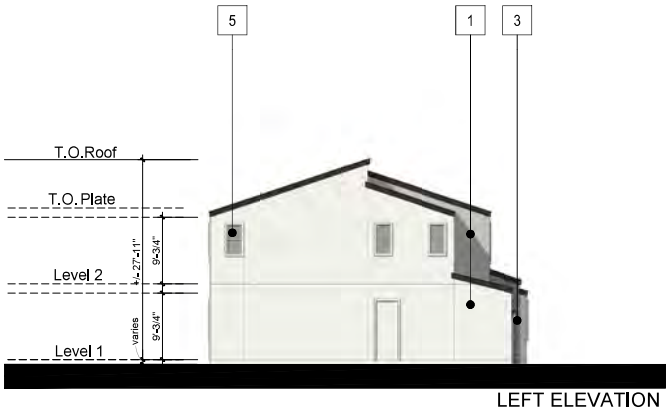
MATERIAL LEGEND

1. STUCCO
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE VENEER
4. MASONRY VENEER
5. VINYL WINDOW
6. CANOPY
7. CEMENTITIOUS VERTICAL SIDING
8. WOOD LOOK SIDING
9. METAL RAILING
10. METAL GARAGE DOOR
11. LIGHT FIXTURE
12. UNIT ADDRESS
13. ENTRY DOOR
14. COMPOSITION SHINGLE ROOF
15. STANDING SEAM METAL ROOF

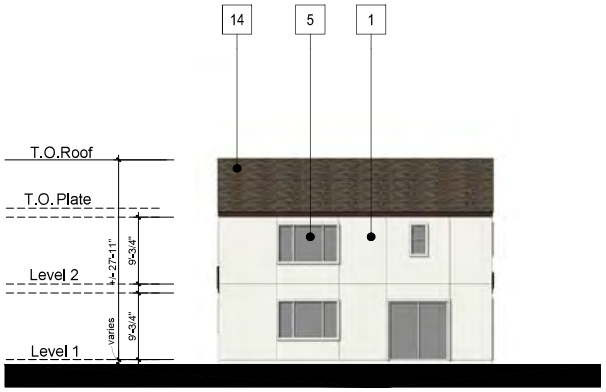




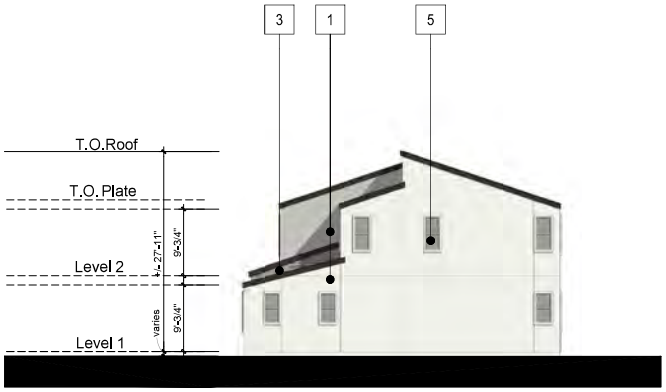
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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Campbell Technology Park
Campbell, CA # 2023-0039

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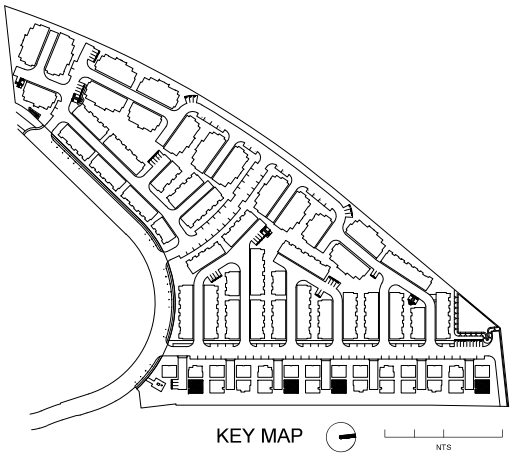
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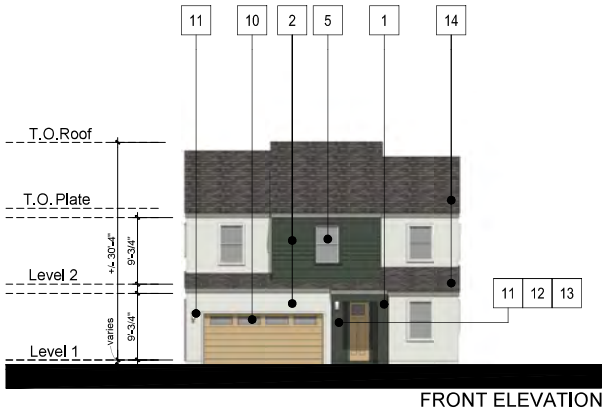
SFD- PLAN 3
STYLE 2

A 1-2.2.1

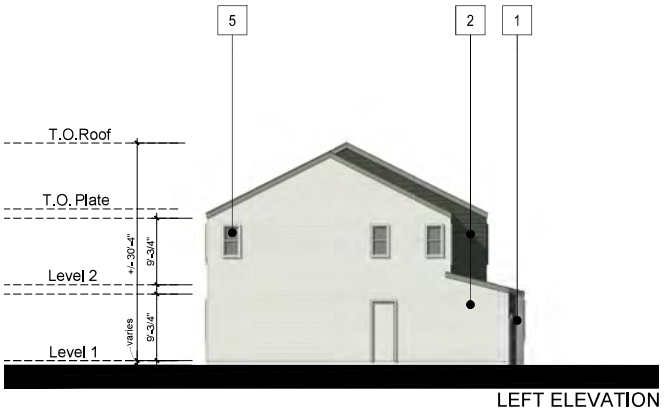
MATERIAL LEGEND

1. STUCCO
2. CEMENTITIOUS HORIZONTAL SIDING
3. STONE VENEER
4. MASONRY VENEER
5. VINYL WINDOW
6. CANOPY
7. CEMENTITIOUS VERTICAL SIDING
8. WOOD LOOK SIDING
9. METAL RAILING
10. METAL GARAGE DOOR
11. LIGHT FIXTURE
12. UNIT ADDRESS
13. ENTRY DOOR
14. COMPOSITION SHINGLE ROOF
15. STANDING SEAM METAL ROOF

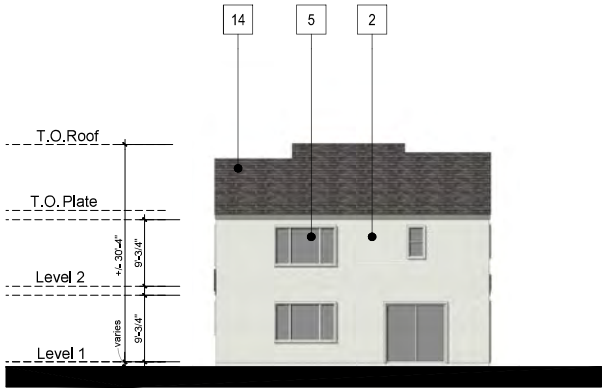




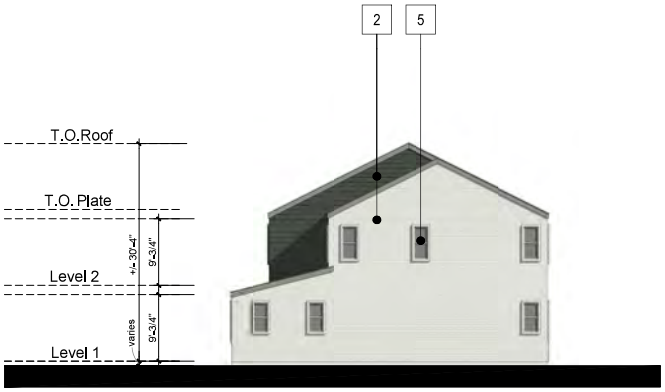
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

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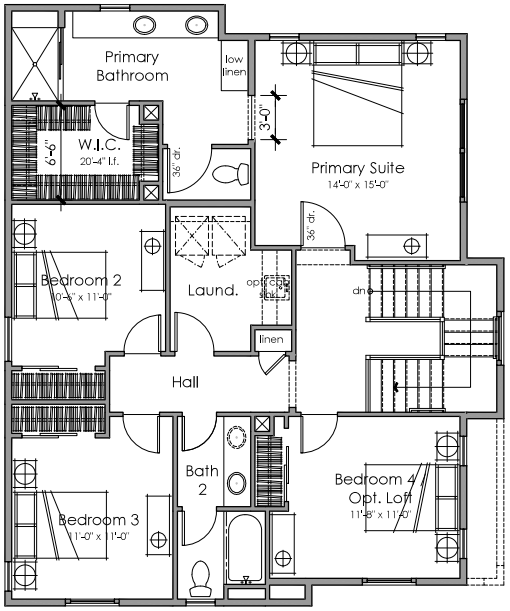
Campbell Technology Park
Campbell, CA # 2023-0039

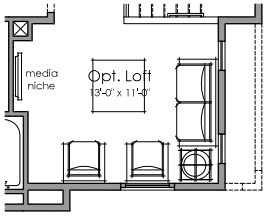
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0 4 8 16

SFD- PLAN 3
STYLE 3

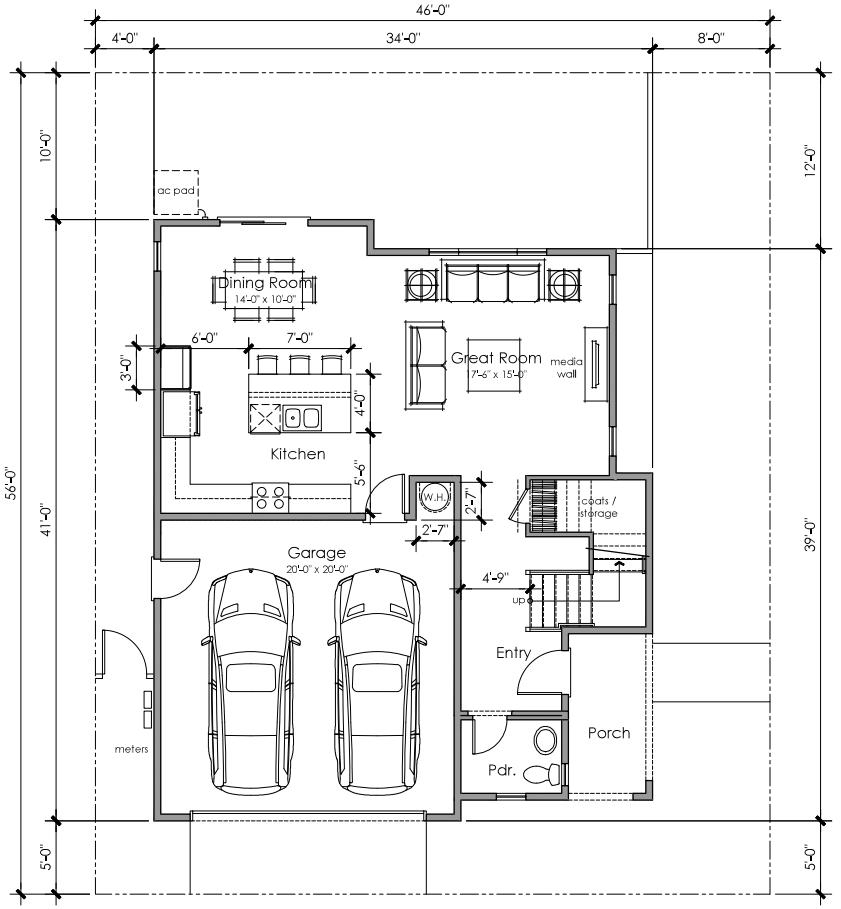
A 1-2.2.2





Opt. Loft

Second Floor



First Floor

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Campbell Technology Park
Campbell, CA # 2023-0039

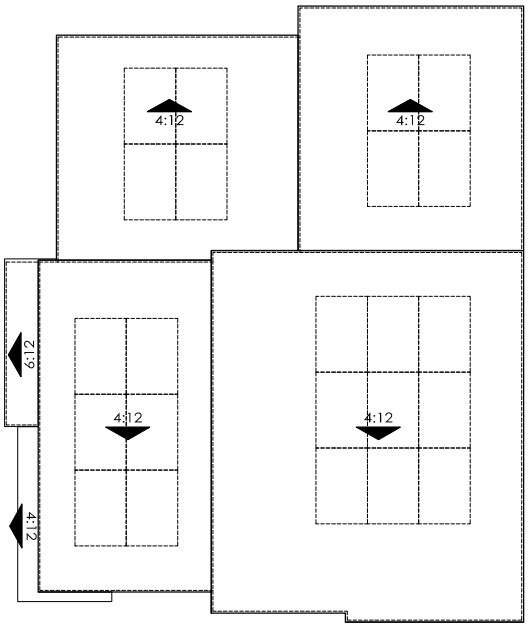
DESIGN REVIEW
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0 2 4 8

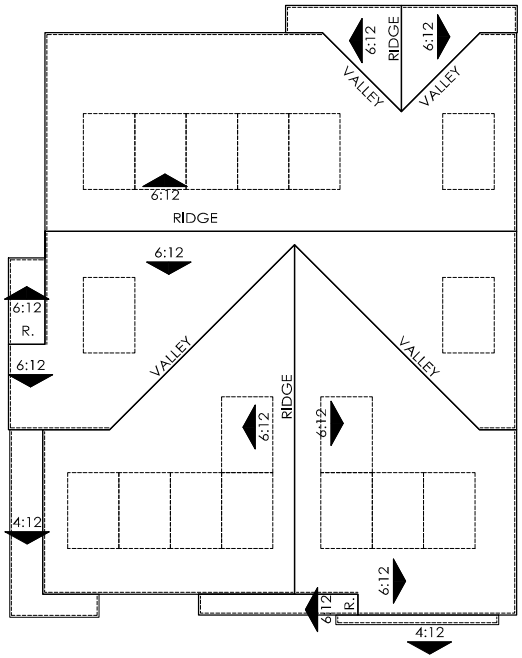
4 BEDROOM
OPT. LOFT
2,5 BATH
2012 TOTAL S.F.
427 GARAGE S.F.

SFD- PLAN 1
STYLE 1

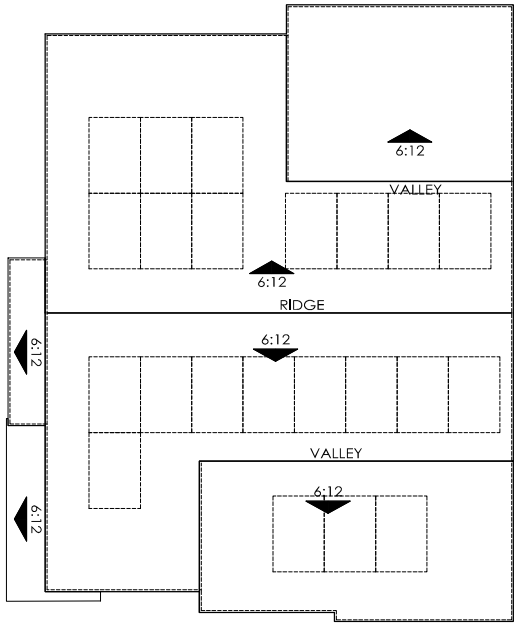
A 1-3.0.0



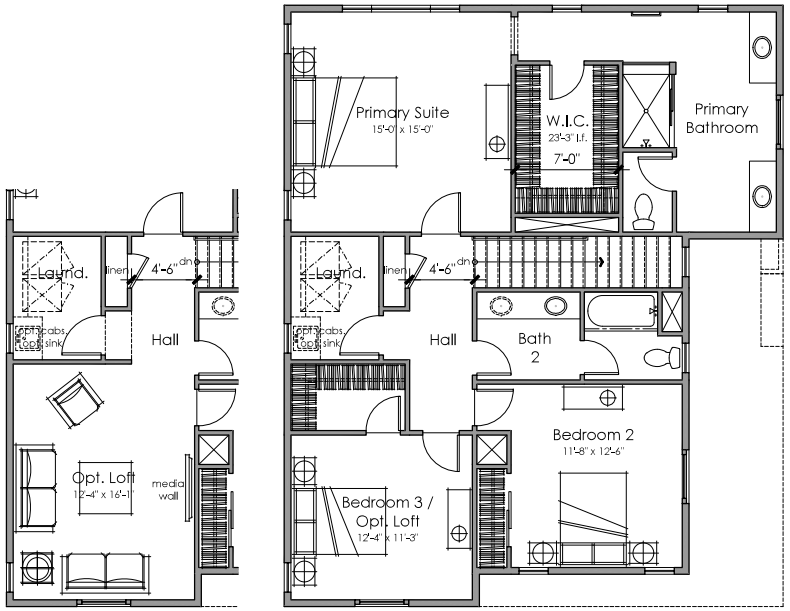
PLAN 1- STYLE C



PLAN 1- STYLE B

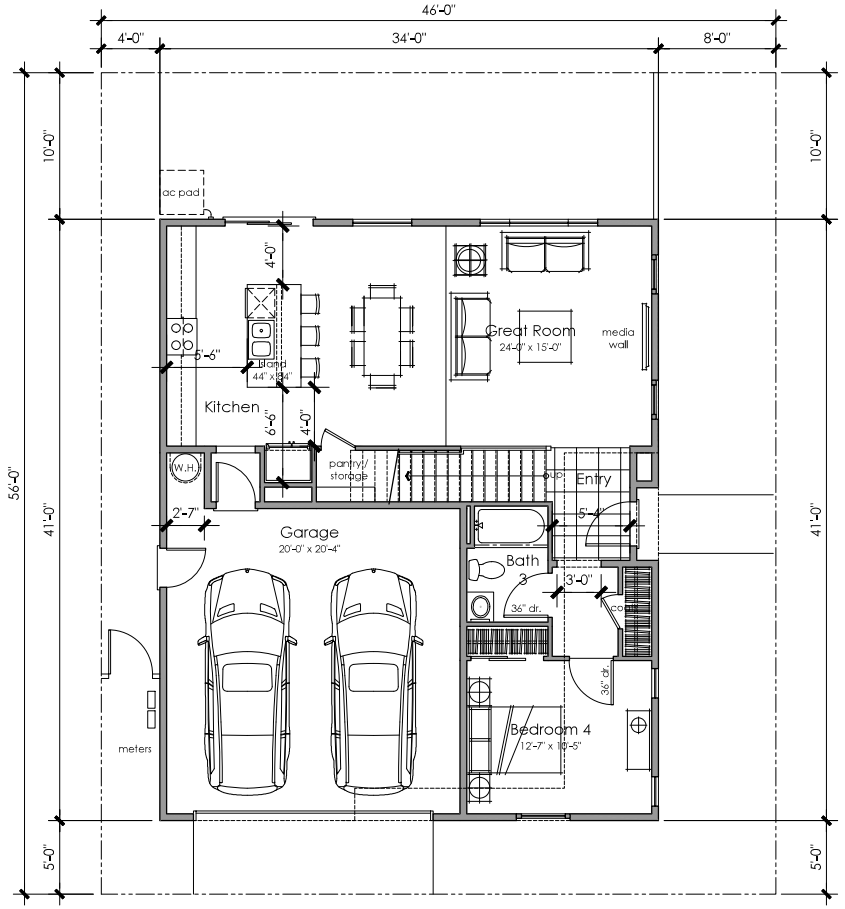


PLAN 1- STYLE A

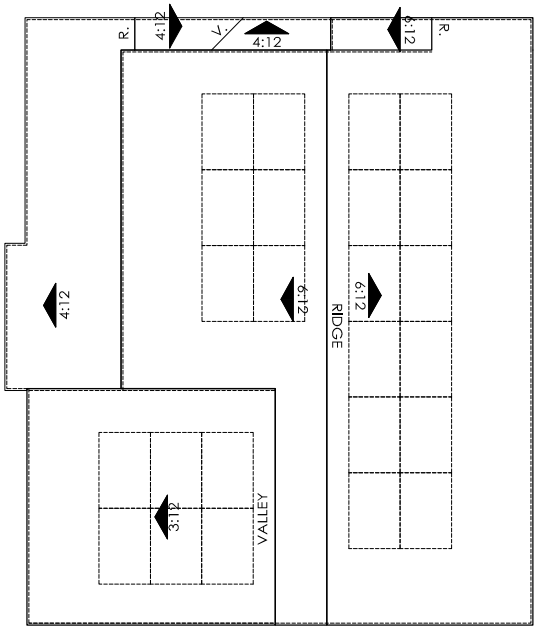


Opt. Loft

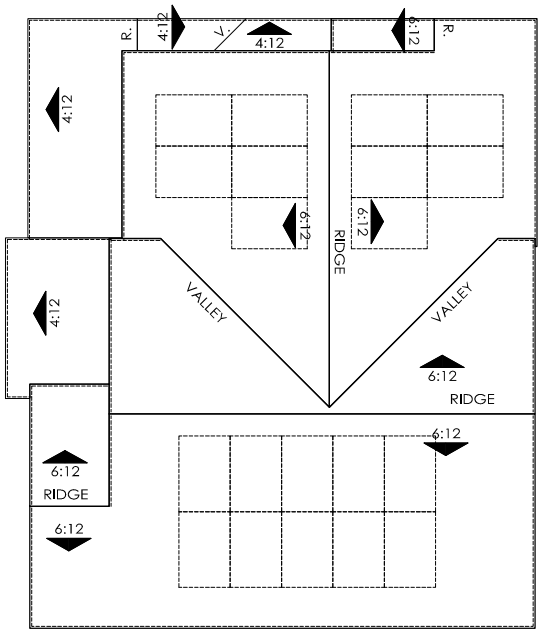
Second Floor



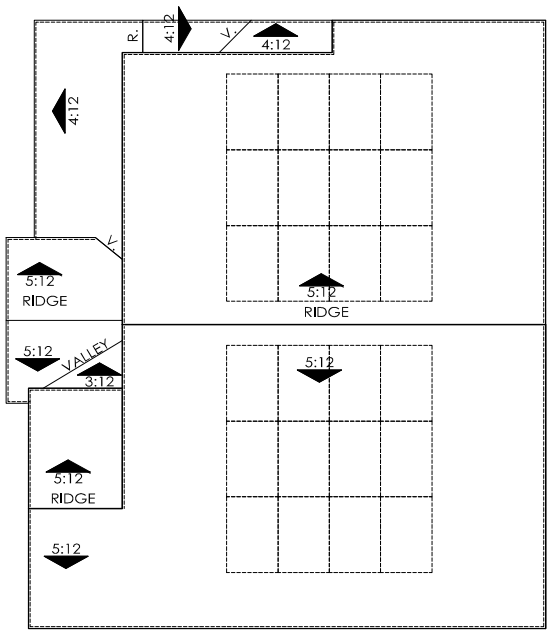
First Floor



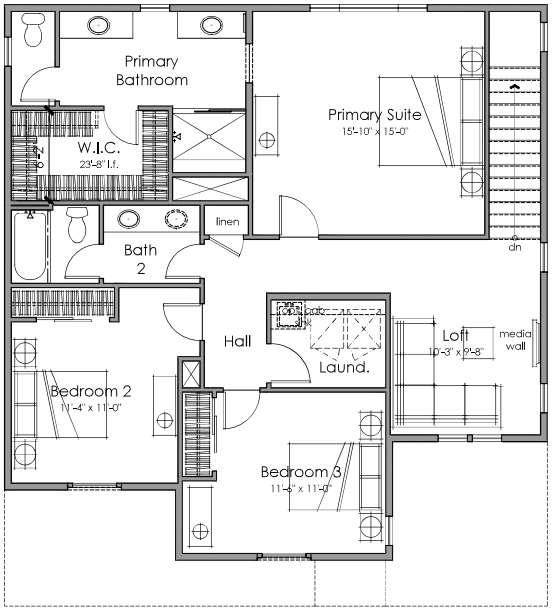
PLAN 2- STYLE C



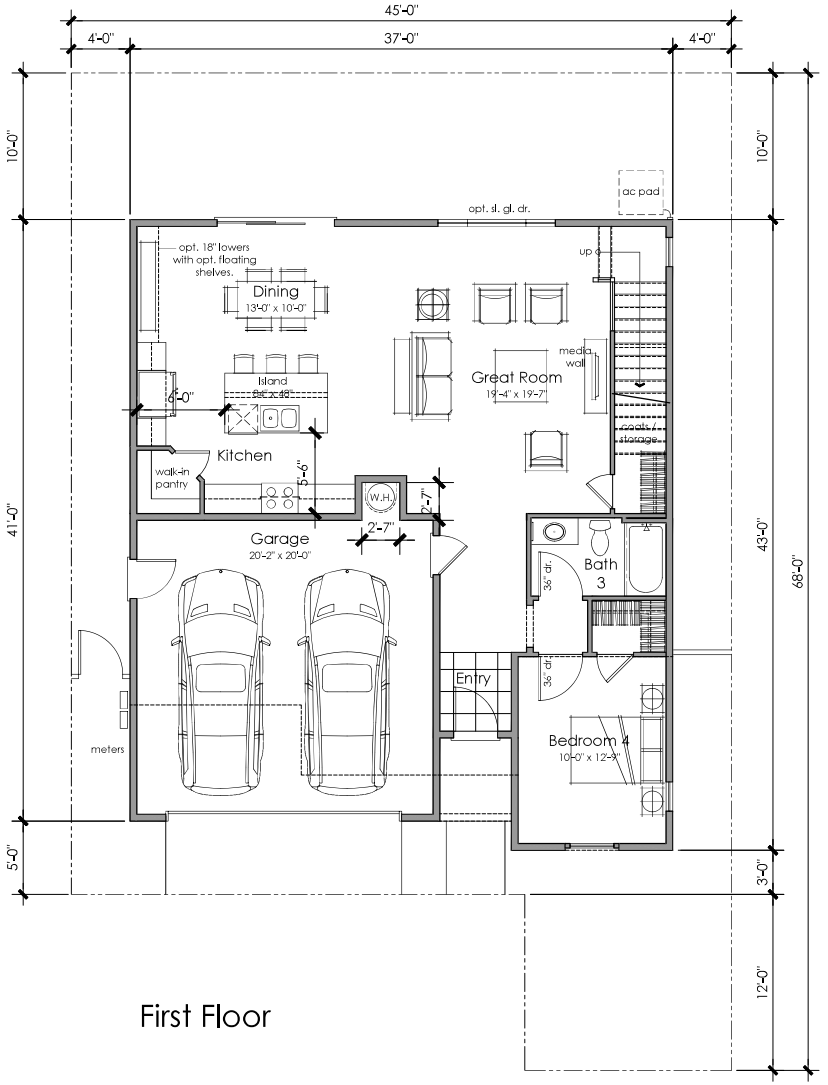
PLAN 2- STYLE B



PLAN 2- STYLE A



Second Floor



First Floor

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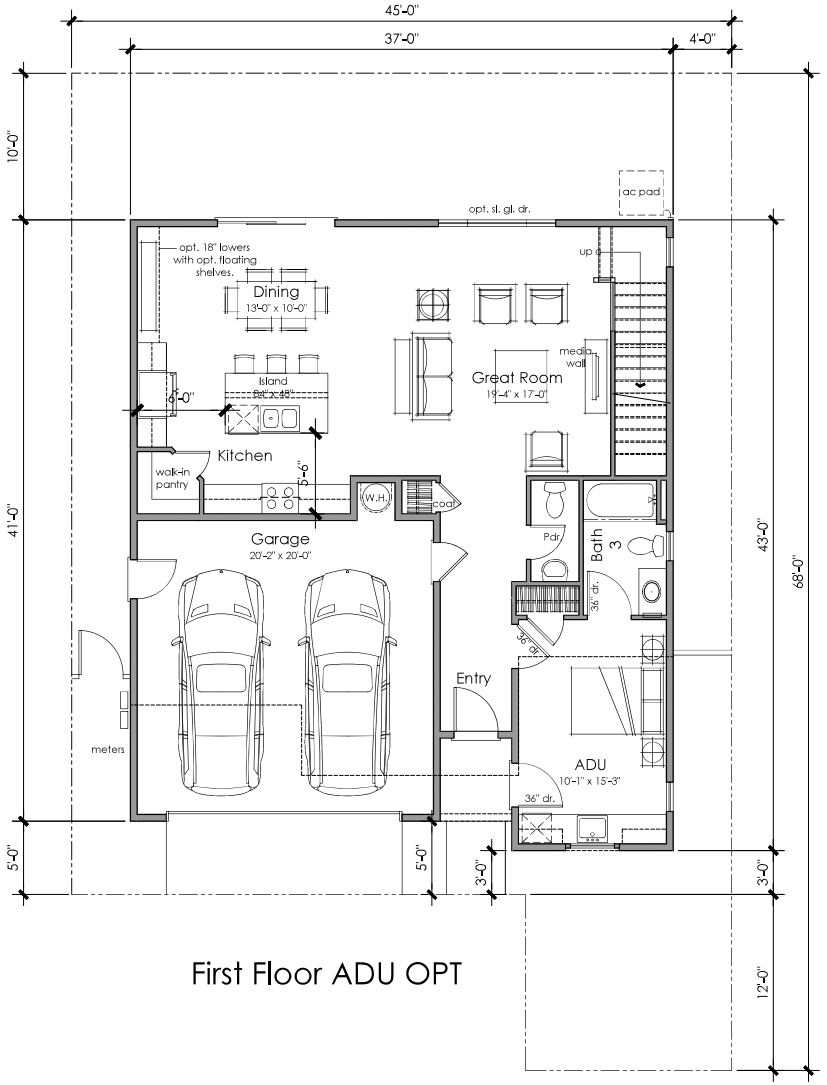
DESIGN REVIEW
NOVEMBER 07, 2024

0 2 4 8

4 BEDROOM + LOFT
3 BATH
2273 TOTAL S.F.
433 GARAGE S.F.

SFD- PLAN 3
STYLE 1

A 1-3.2.0



First Floor ADU OPT

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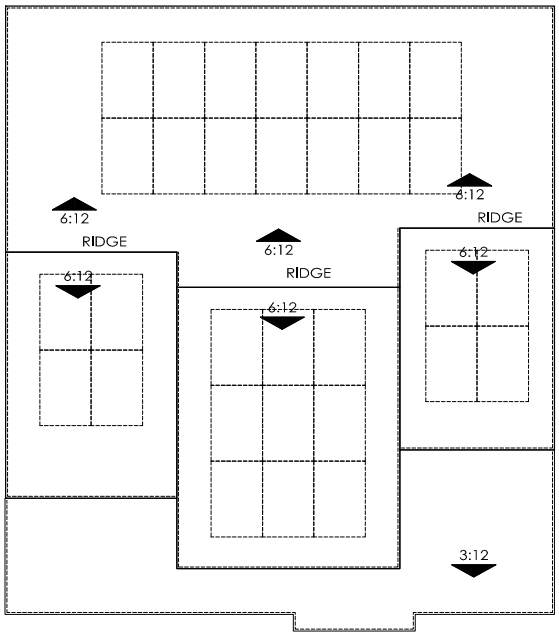
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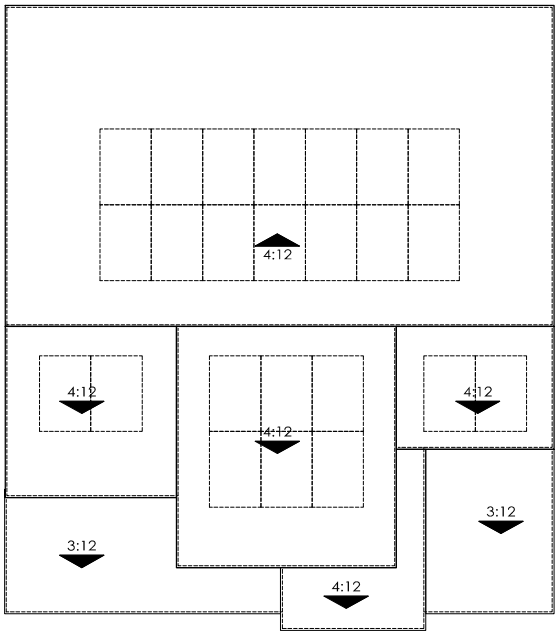
4 BEDROOM + LOFT
OPT. ADU
3 BATH
2295 TOTAL S.F.
433 GARAGE S.F.

SFD- PLAN 3X
STYLE 1

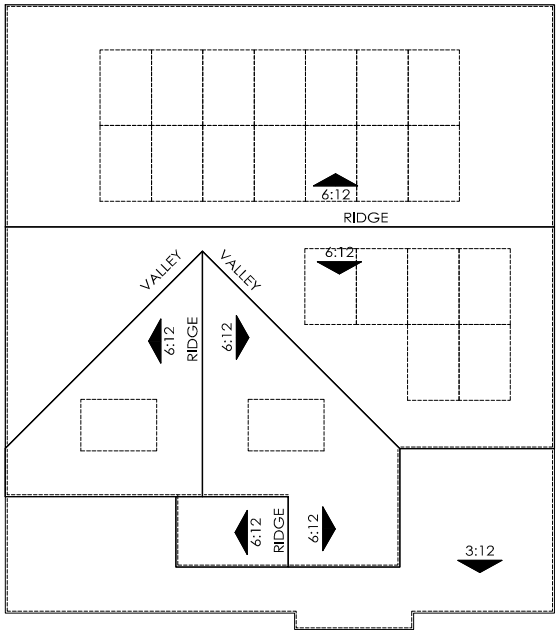
A 1-3.2.1



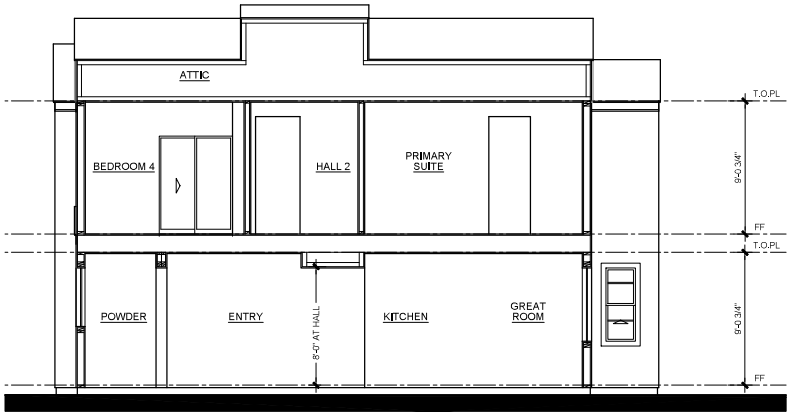
PLAN 3- STYLE C



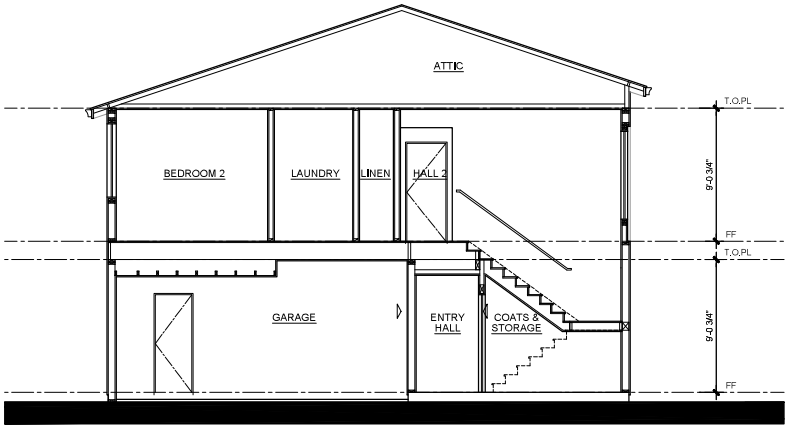
PLAN 3- STYLE B



PLAN 3- STYLE A



SECTION 2



SECTION 1

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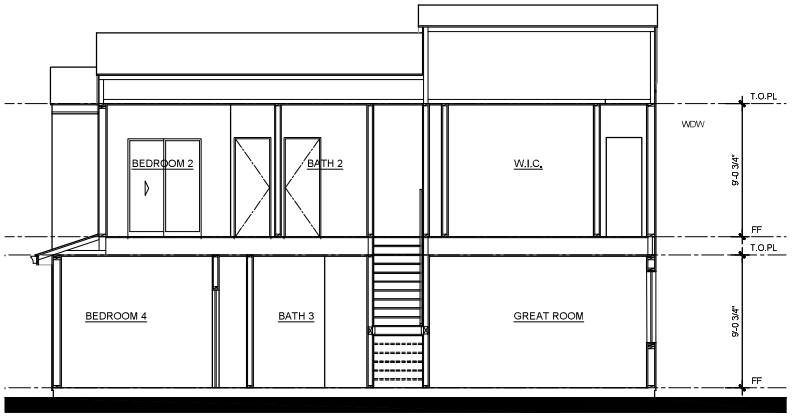
Campbell Technology Park
Campbell, CA # 2023-0039

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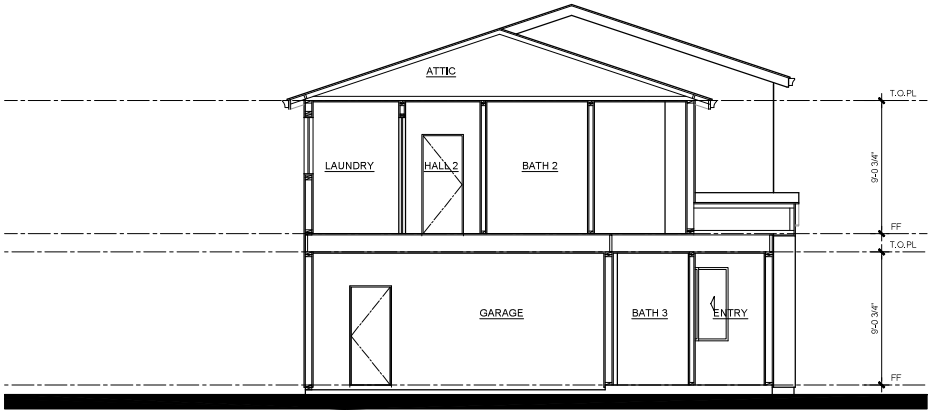
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SFD- PLAN 1
SECTIONS

A 1-4.0.0



SECTION 2



SECTION 1

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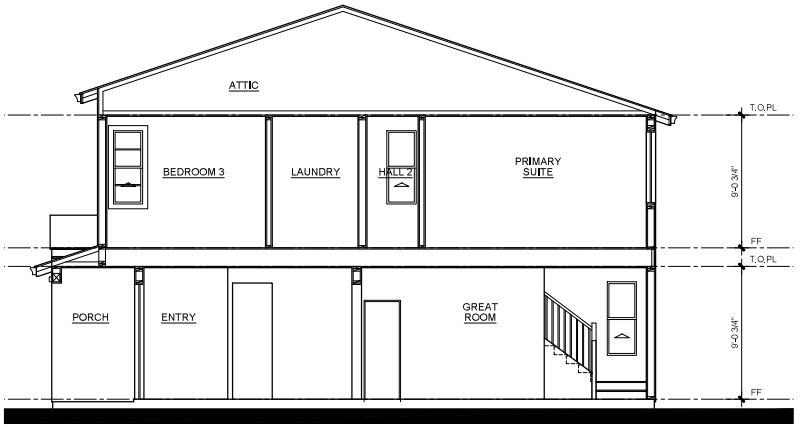
Campbell Technology Park
Campbell, CA # 2023-0039

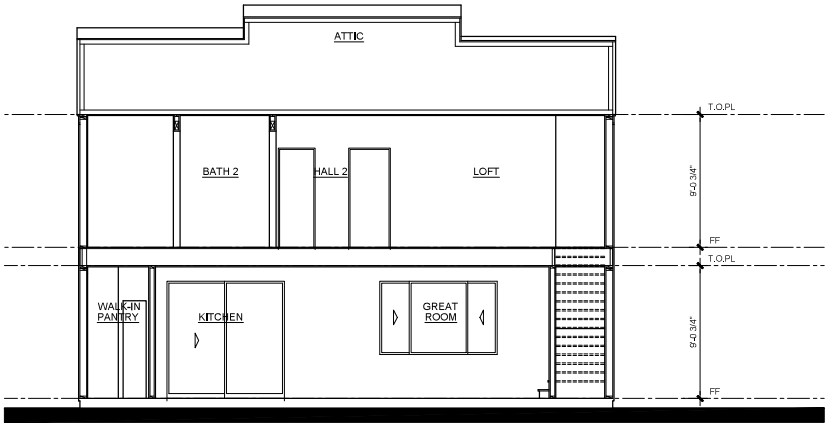
DESIGN REVIEW
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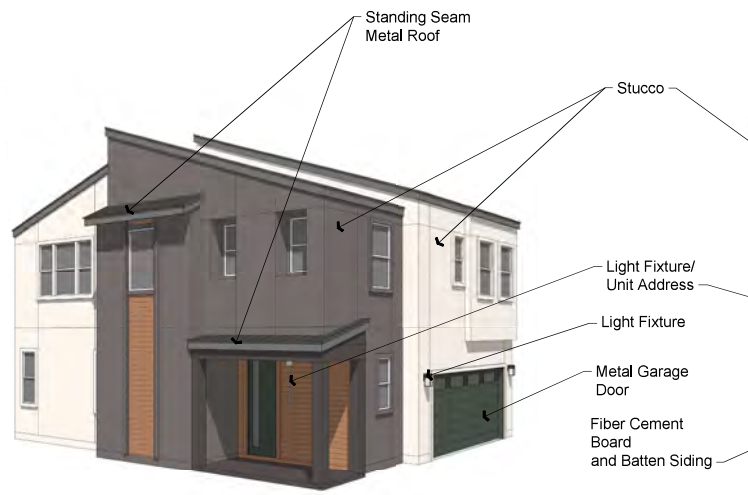
SFD- PLAN 2
SECTIONS

A 1-4.0.1

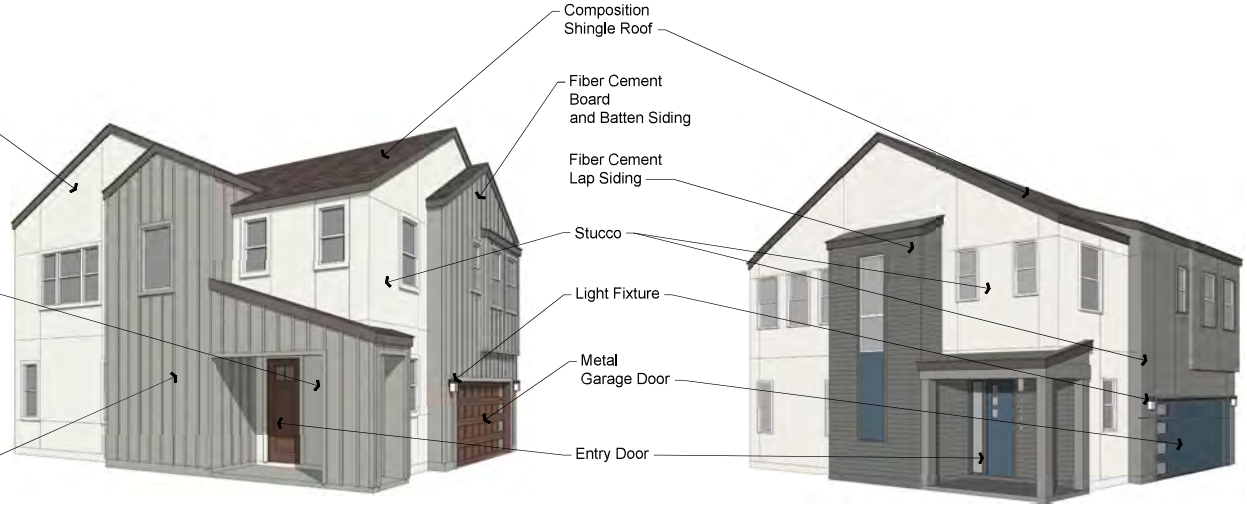

ATTIC
BEDROOM 3
LAUNDRY
HALL 2
PRIMARY SUITE
PORCH
ENTRY
GREAT ROOM
T.O.PL
9'-0 3/4"
FF
T.O.PL
9'-0 3/4"
FF


ATTIC
BATH 2
HALL 2
LOFT
WALK-IN PANTRY
KITCHEN
GREAT ROOM
T.O.PL
9'-0 3/4"
FF
T.O.PL
9'-0 3/4"
FF

First Floor

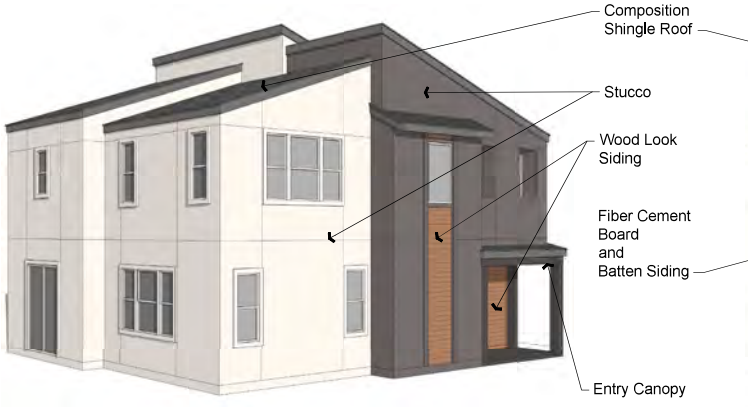


5. PLAN 1- STYLE 3

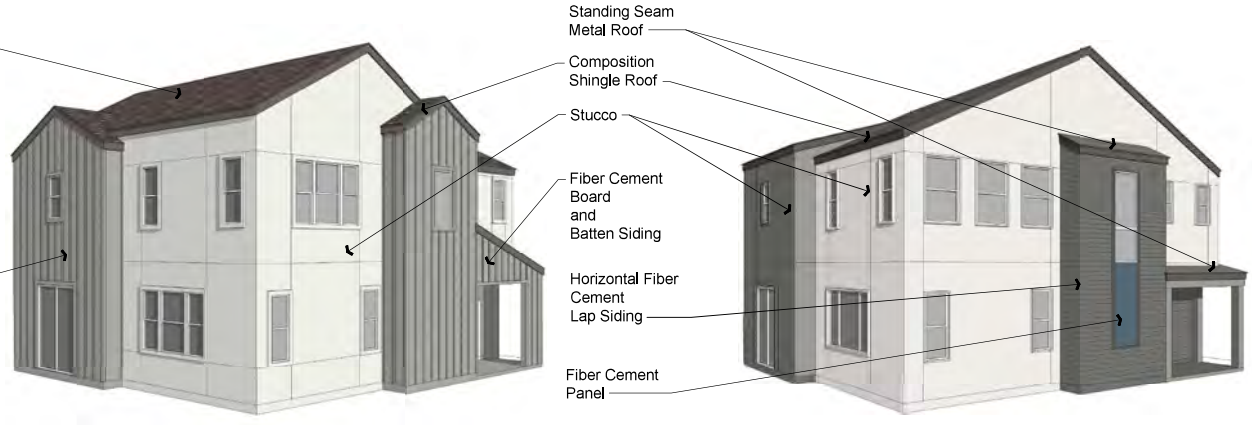


3. PLAN 1- STYLE 2

1. PLAN 1- STYLE 1



6. PLAN 1- STYLE 3



4. PLAN 1- STYLE 2

2. PLAN 1- STYLE 1

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NTS

SFD- ARCH. DETAILS
PLAN 1

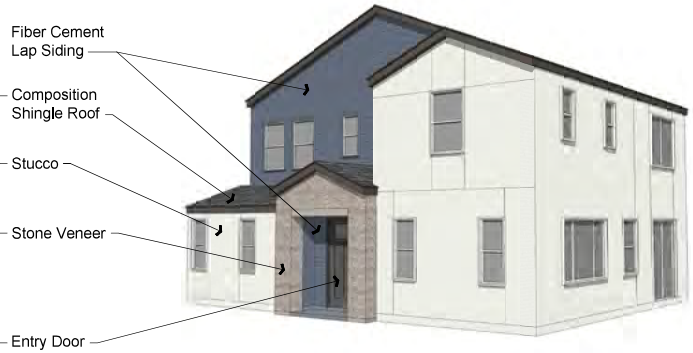
A 1-5.0.0



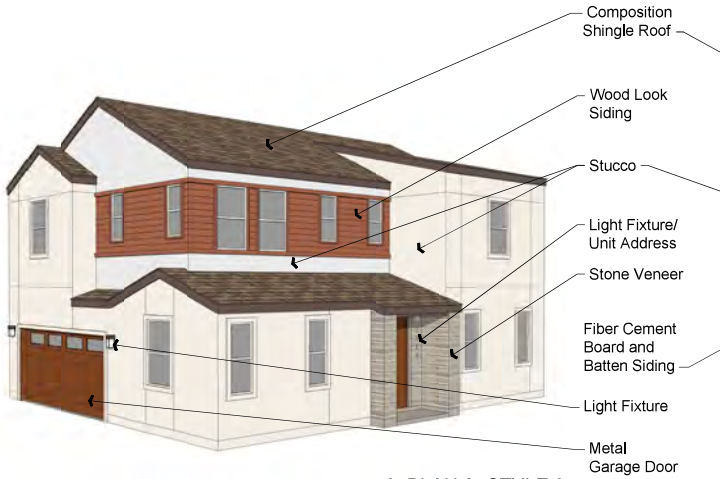
5. PLAN 2- STYLE 3



3. PLAN 2- STYLE 2



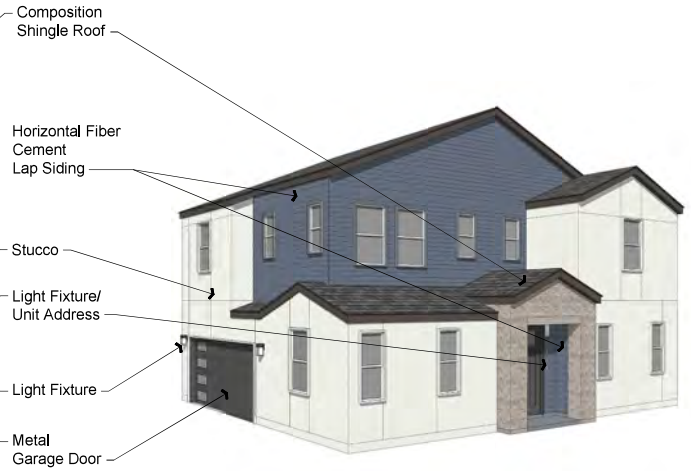
1. PLAN 2- STYLE 1



6. PLAN 2- STYLE 3



4. PLAN 2- STYLE 2



2. PLAN 2- STYLE 1

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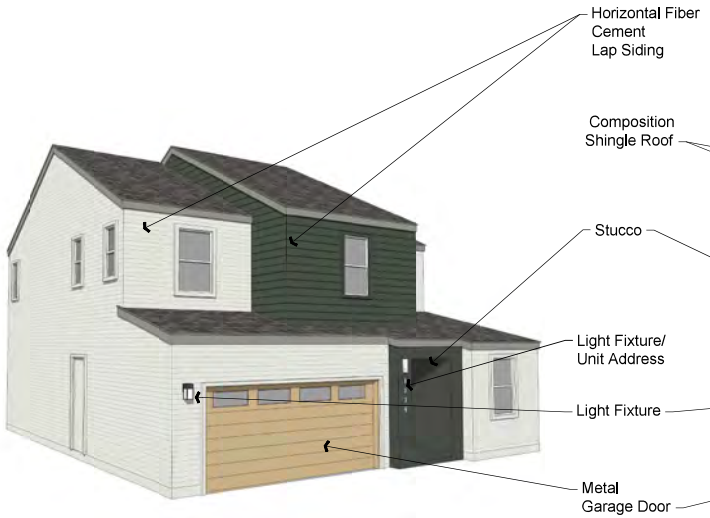
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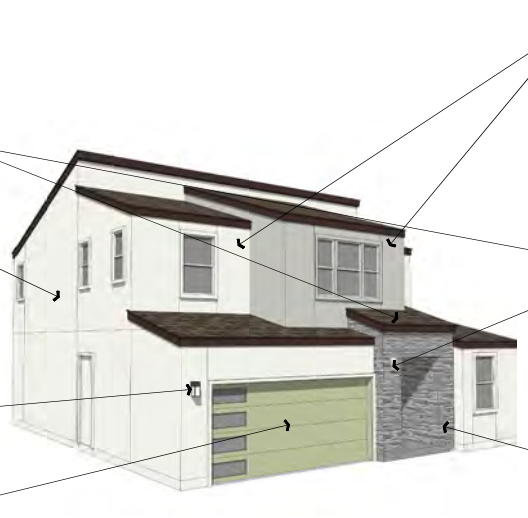
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SFD- ARCH. DETAILS
PLAN 2

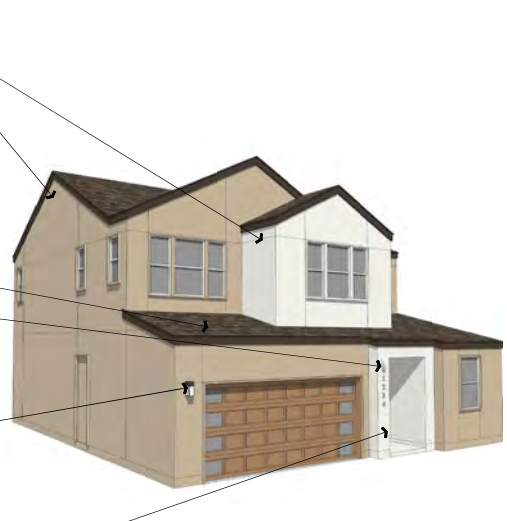
A 1-5.0.1



5. PLAN 3- STYLE 3



3. PLAN 3- STYLE 2



1. PLAN 3- STYLE 1



6. PLAN 3- STYLE 3



4. PLAN 3- STYLE 2



2. PLAN 3- STYLE 1

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NTS

SFD- ARCH. DETAILS
PLAN 3

A 1-5.0.2

	PLAN 1			PLAN 2		
	STYLE 1	STYLE 2	STYLE 3	STYLE 1	STYLE 2	STYLE 3
STUCCO BODY 1 / TRIM 1	SW 9582 WHITE SAND	SW 7006 EXTRA WHITE	SW 7757 HIGH REFLECTIVE WHITE	SW 9542 NATURAL WHITE	SW 7757 HIGH REFLECTIVE WHITE	SW 7000 IBIS WHITE
HORIZONTAL LAP SIDING/ TRIM 2	SW 9164 ILLUSIVE GREEN	KM5805 BAY WHARF	N/A	SW 6250 GRANITE PEAK	N/A	N/A
STUCCO BODY 2/ TRIM 3	SW 2849 WESTCHESTER GRAY	KM4903 ZINC DUST	SW 6271 EXPRESSIVE PLUM	N/A	SW 7505 MANOR HOUSE	SW 9676 GREEN GLIMPSE
BOARD AND BATTEN SIDING/ TRIM 4	N/A	SW 6185 ESCAPE GRAY	N/A	N/A	SW 7505 MANOR HOUSE	N/A
RAKE	SW 9570 IRONCLAD	SW 6005 FOLKSTONE	SW 6216 JASPER	SW 7048 URBANE BRONZE	SW 7020 BLACK FOX	SW 9604 TEA LEAF
WOOD LOOK SIDING 1/ TRIM 5	N/A	N/A	WOODTONE RUSTICSERIES SUMMER WHEAT	N/A	N/A	WOODTONE RUSTICSERIES OLD CHERRY
SHINGLE ROOF	TIMBERLINE HD OYSTER GRAY	TIMBERLINE HD BARKWOOD	TIMBERLINE HD OYSTER GRAY	TIMBERLINE HD APPALACHIAN SKY	TIMBERLINE HD MISSION BROWN	TIMBERLINE HD GOLDEN HARVERST
STANDING SEAM METAL ROOF	ZINC GRAY	N/A	MEDIUM BRONZE	N/A	N/A	N/A
STONE VENEER	N/A	N/A	N/A	STACKED STONE ALDERWOOD	VINTAGE RANCH PARCHWOOD	VINTAGE RANCH STRATUSWOOD
ENTRY DOOR	SW 9639 RAIN CLOUD	SW 7520 DARK BROWN	SW 6452 INLAND	SW 9154 PERLE NOIR	SW 6097 STURDY BROWN	SW 0008 CAJUN RED
GARAGE DOOR	SW 9639 RAIN CLOUD	SW 7520 DARK BROWN	SW 6452 INLAND	SW 9154 PERLE NOIR	SW 6097 STURDY BROWN	SW 0008 CAJUN RED

Manufacturers

Paint - Sherwin Williams or Equal
Garage door - Clopay garage doors or Equal
Entry door - Therma Tru or Equal
Wood Look Siding: Woodtone siding or Equal
Composition Shingle Roof: GAF Roofing or Equal
Stone: El Dorado Stone

PLAN 3

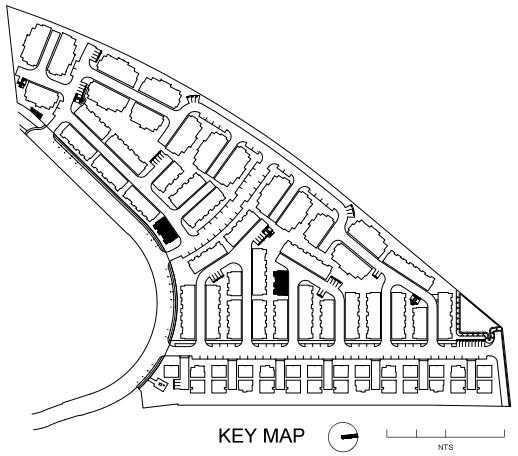
	STYLE 1	STYLE 2	STYLE 3
STUCCO BODY 1 / TRIM 1/ HORIZONTAL LAP SIDING 1	SW 7530 BARCELONA BEIGE	SW 9503 CHEVIOT	SW 7730 FORESTWOOD
HORIZONTAL LAP SIDING 2/ TRIM 2	SW 7006 EXTRA WHITE	N/A	SW 6252 ICECUBE
STUCCO BODY 2/ TRIM 3	SW 7006 EXTRA WHITE	SW 9562 FORTITUDE	N/A
BOARD AND BATTEN SIDING/ TRIM 4	N/A	N/A	N/A
RAKE	SW 9580 CRACKED PEPPER	SW 7630 RAISIN	SW 9164 ILLUSIVE GREEN
WOOD LOOK SIDING 1/ TRIM 5	N/A	N/A	N/A
SHINGLE ROOF	TIMBERLINE HD BARKWOOD	TIMBERLINE HD MISSION BROWN	TIMBERLINE HD APPALACHIAN SKY
STANDING SEAM METAL ROOF	N/A	N/A	N/A
STONE VENEER	N/A	CUT COARSE STONE CONNONADE	N/A
ENTRY DOOR	SW 6109 HOPSACK	SW 6717 LIME RICKEY	SW 6122 CAMELBACK
GARAGE DOOR	SW 6109 HOPSACK	SW 6177 SOFTENED GREEN	SW 6122 CAMELBACK

Manufacturers

Paint - Sherwin Williams or Equal
Garage door - Clopay garage doors or Equal
Entry door - Therma Tru or Equal
Wood Look Siding: Woodtone siding or Equal
Composition Shingle Roof: GAF Roofing or Equal
Stone: El Dorado Stone



3. FRONT PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	METAL GARAGE DOOR
2.	FIBER CEMENT BOARD AND BATTEN SIDING	8.	LIGHT FIXTURE
3.	FIBER CEMENT LAP SIDING	9.	UNIT ADDRESS
4.	WOOD LOOK SIDING	10.	ENTRY DOOR
5.	VINYL WINDOW	11.	ENTRY CANOPY
6.	METAL RAILING	12.	COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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NOVEMBER 07, 2024

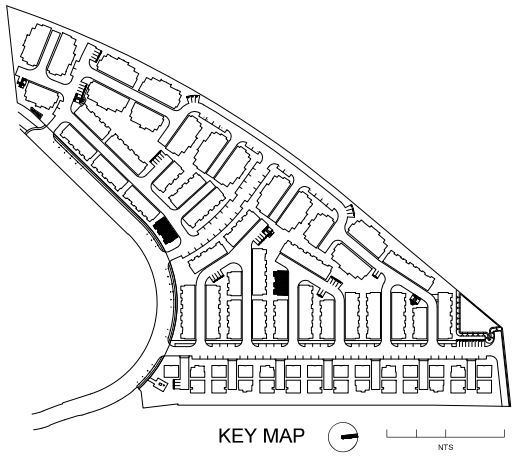
0 4 8 16

3 STORY TOWNHOUSE
3 PLEX -STYLE 1_ELEVATIONS

A2-2.0.0



3. REAR PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	METAL GARAGE DOOR
2.	FIBER CEMENT BOARD AND BATTEN SIDING	8.	LIGHT FIXTURE
3.	FIBER CEMENT LAP SIDING	9.	UNIT ADDRESS
4.	WOOD LOOK SIDING	10.	ENTRY DOOR
5.	VINYL WINDOW	11.	ENTRY CANOPY
6.	METAL RAILING	12.	COMPOSITION SHINGLE ROOF

Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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Campbell, CA # 2023-0039

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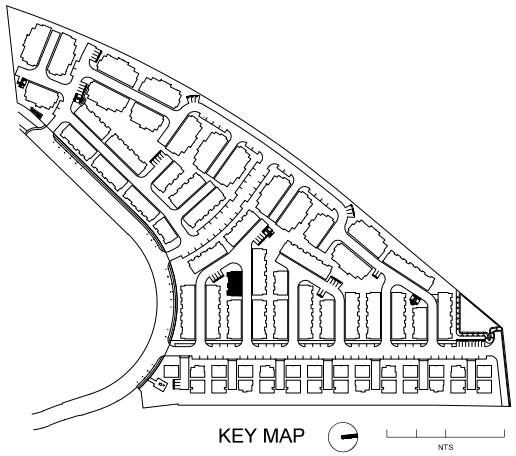
0 4 8 16

3 STORY TOWNHOUSE
3 PLEX -STYLE 1_ELEVATIONS

A2-2.0.1



3. FRONT PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	METAL GARAGE DOOR
2.	FIBER CEMENT BOARD AND BATTEN SIDING	8.	LIGHT FIXTURE
3.	FIBER CEMENT LAP SIDING	9.	UNIT ADDRESS
4.	WOOD LOOK SIDING	10.	ENTRY DOOR
5.	VINYL WINDOW	11.	ENTRY CANOPY
6.	METAL RAILING	12.	COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



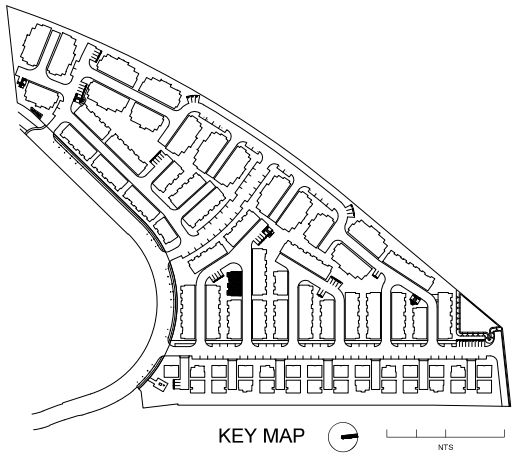
2. LEFT ELEVATION



1. FRONT ELEVATION



3. REAR PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	METAL GARAGE DOOR
2.	FIBER CEMENT BOARD AND BATTEN SIDING	8.	LIGHT FIXTURE
3.	FIBER CEMENT LAP SIDING	9.	UNIT ADDRESS
4.	WOOD LOOK SIDING	10.	ENTRY DOOR
5.	VINYL WINDOW	11.	ENTRY CANOPY
6.	METAL RAILING	12.	COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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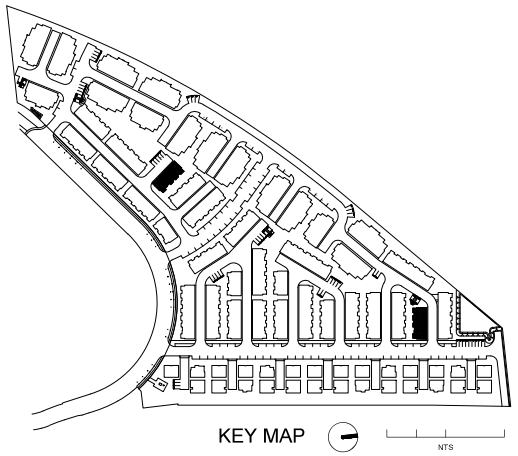
0 4 8 16

3 STORY TOWNHOUSE
3 PLEX -STYLE 2_ELEVATIONS

A2-2.0.3



3. FRONT PERSPECTIVE



MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. FIBER CEMENT LAP SIDING
4. WOOD LOOK SIDING
5. VINYL WINDOW
6. METAL RAILING
7. METAL GARAGE DOOR
8. LIGHT FIXTURE
9. UNIT ADDRESS
10. ENTRY DOOR
11. ENTRY CANOPY
12. COMPOSITION SHINGLE ROOF

Egress window for emergency escape



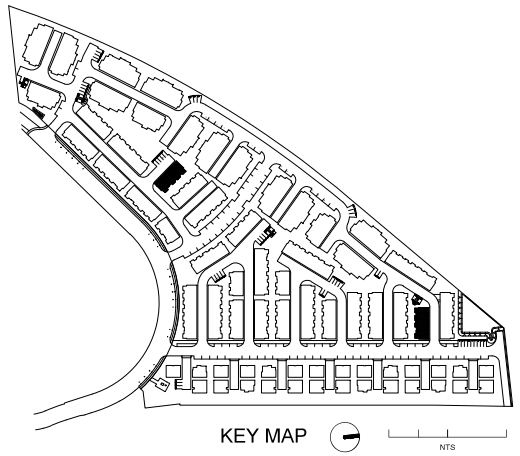
2. LEFT ELEVATION



1. FRONT ELEVATION



3. REAR PERSPECTIVE



MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. FIBER CEMENT LAP SIDING
4. WOOD LOOK SIDING
5. VINYL WINDOW
6. METAL RAILING
7. METAL GARAGE DOOR
8. LIGHT FIXTURE
9. UNIT ADDRESS
10. ENTRY DOOR
11. ENTRY CANOPY
12. COMPOSITION SHINGLE ROOF

Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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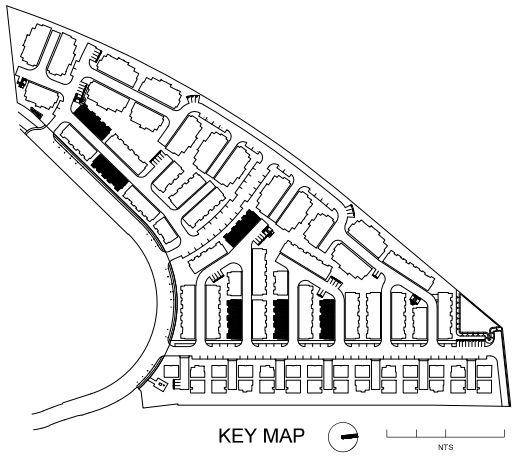
0 4 8 16

3 STORY TOWNHOUSE
4 PLEX-STYLE 1_ELEVATIONS

A2-2.1.1



3. FRONT PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	METAL GARAGE DOOR
2.	FIBER CEMENT BOARD AND BATTEN SIDING	8.	LIGHT FIXTURE
3.	FIBER CEMENT LAP SIDING	9.	UNIT ADDRESS
4.	WOOD LOOK SIDING	10.	ENTRY DOOR
5.	VINYL WINDOW	11.	ENTRY CANOPY
6.	METAL RAILING	12.	COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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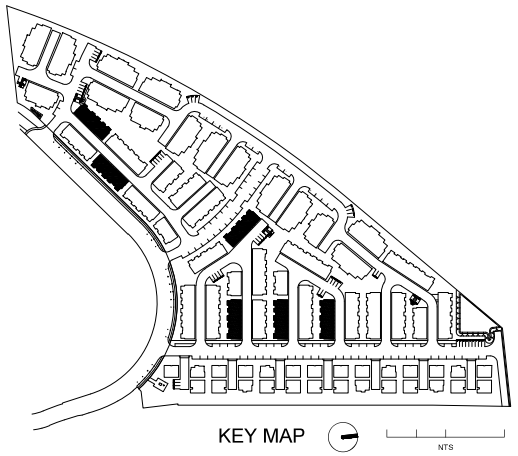
0 4 8 16

3 STORY TOWNHOUSE
5 PLEX -STYLE 1_ELEVATIONS

A2-2.2.0



3. REAR PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	METAL GARAGE DOOR
2.	FIBER CEMENT BOARD AND BATTEN SIDING	8.	LIGHT FIXTURE
3.	FIBER CEMENT LAP SIDING	9.	UNIT ADDRESS
4.	WOOD LOOK SIDING	10.	ENTRY DOOR
5.	VINYL WINDOW	11.	ENTRY CANOPY
6.	METAL RAILING	12.	COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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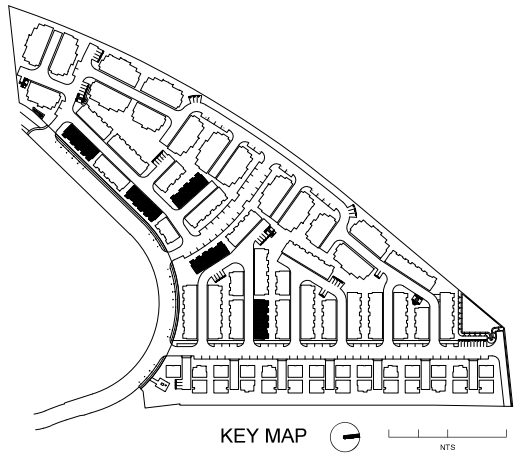
0 4 8 16

3 STORY TOWNHOUSE
5 PLEX -STYLE 1_ELEVATIONS

A2-2.2.1



3. FRONT PERSPECTIVE



MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. FIBER CEMENT LAP SIDING
4. WOOD LOOK SIDING
5. VINYL WINDOW
6. METAL RAILING
7. METAL GARAGE DOOR
8. LIGHT FIXTURE
9. UNIT ADDRESS
10. ENTRY DOOR
11. ENTRY CANOPY
12. COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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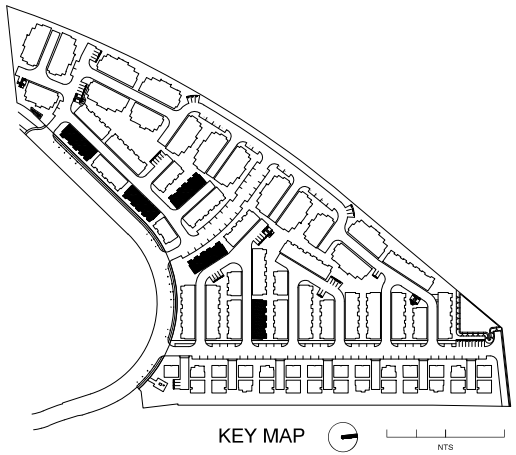
0 4 8 16

3 STORY TOWNHOUSE
5 PLEX-STYLE 2_ELEVATIONS

A2-2.2.2



3. REAR PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	METAL GARAGE DOOR
2.	FIBER CEMENT BOARD AND BATTEN SIDING	8.	LIGHT FIXTURE
3.	FIBER CEMENT LAP SIDING	9.	UNIT ADDRESS
4.	WOOD LOOK SIDING	10.	ENTRY DOOR
5.	VINYL WINDOW	11.	ENTRY CANOPY
6.	METAL RAILING	12.	COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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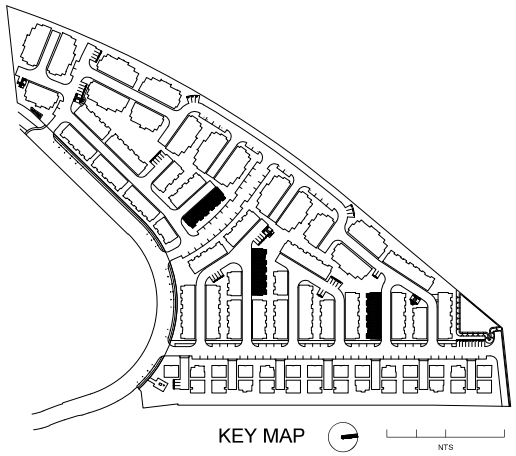
0 4 8 16

3 STORY TOWNHOUSE
5 PLEX-STYLE 2_ELEVATIONS

A2-2.2.3



3. FRONT PERSPECTIVE



MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. FIBER CEMENT LAP SIDING
4. WOOD LOOK SIDING
5. VINYL WINDOW
6. METAL RAILING
7. METAL GARAGE DOOR
8. LIGHT FIXTURE
9. UNIT ADDRESS
10. ENTRY DOOR
11. ENTRY CANOPY
12. COMPOSITION SHINGLE ROOF

Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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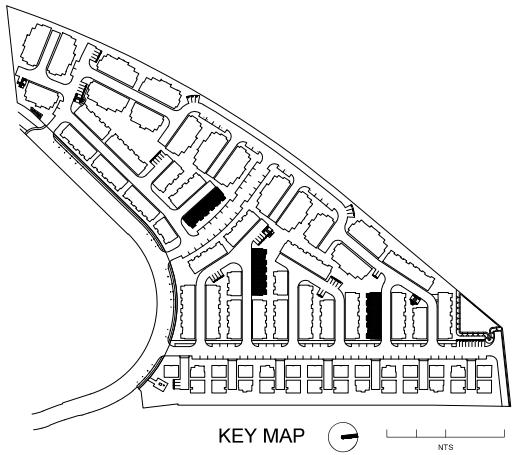
0 4 8 16

3 STORY TOWNHOUSE
6 PLEX -STYLE 1_ELEVATIONS

A2-2.3.0



3. REAR PERSPECTIVE



MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. FIBER CEMENT LAP SIDING
4. WOOD LOOK SIDING
5. VINYL WINDOW
6. METAL RAILING
7. METAL GARAGE DOOR
8. LIGHT FIXTURE
9. UNIT ADDRESS
10. ENTRY DOOR
11. ENTRY CANOPY
12. COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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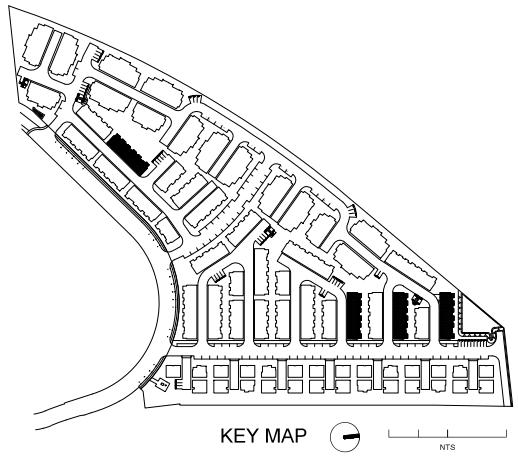
0 4 8 16

3 STORY TOWNHOUSE
6 PLEX -STYLE 1_ELEVATIONS

A2-2.3.1



3. FRONT PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	METAL GARAGE DOOR
2.	FIBER CEMENT BOARD AND BATTEN SIDING	8.	LIGHT FIXTURE
3.	FIBER CEMENT LAP SIDING	9.	UNIT ADDRESS
4.	WOOD LOOK SIDING	10.	ENTRY DOOR
5.	VINYL WINDOW	11.	ENTRY CANOPY
6.	METAL RAILING	12.	COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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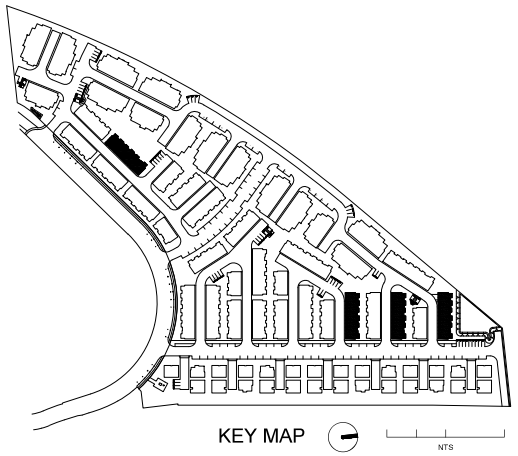
0 4 8 16

3 STORY TOWNHOUSE
6 PLEX-STYLE 2_ELEVATIONS

A2-2.3.2



3. REAR PERSPECTIVE



MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. FIBER CEMENT LAP SIDING
4. WOOD LOOK SIDING
5. VINYL WINDOW
6. METAL RAILING
7. METAL GARAGE DOOR
8. LIGHT FIXTURE
9. UNIT ADDRESS
10. ENTRY DOOR
11. ENTRY CANOPY
12. COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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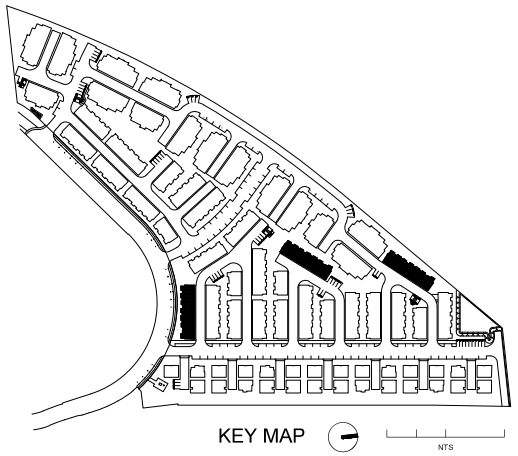
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3 STORY TOWNHOUSE
6 PLEX-STYLE 2_ELEVATIONS

A2-2.3.3



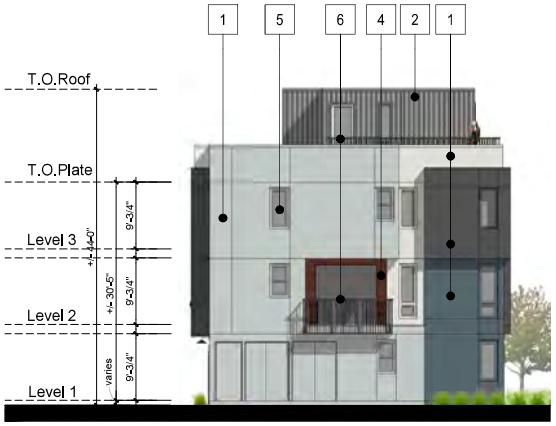
3. FRONT PERSPECTIVE



MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. FIBER CEMENT LAP SIDING
4. WOOD LOOK SIDING
5. VINYL WINDOW
6. METAL RAILING
7. METAL GARAGE DOOR
8. LIGHT FIXTURE
9. UNIT ADDRESS
10. ENTRY DOOR
11. ENTRY CANOPY
12. COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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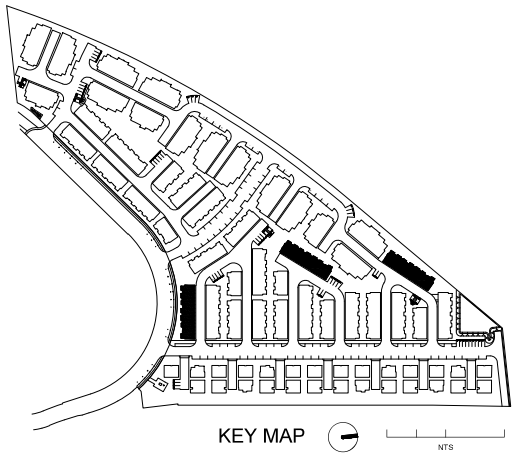
0 4 8 16

3 STORY TOWNHOUSE
7 PLEX -STYLE 1_ELEVATIONS

A2-2.4.0



3. REAR PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	METAL GARAGE DOOR
2.	FIBER CEMENT BOARD AND BATTEN SIDING	8.	LIGHT FIXTURE
3.	FIBER CEMENT LAP SIDING	9.	UNIT ADDRESS
4.	WOOD LOOK SIDING	10.	ENTRY DOOR
5.	VINYL WINDOW	11.	ENTRY CANOPY
6.	METAL RAILING	12.	COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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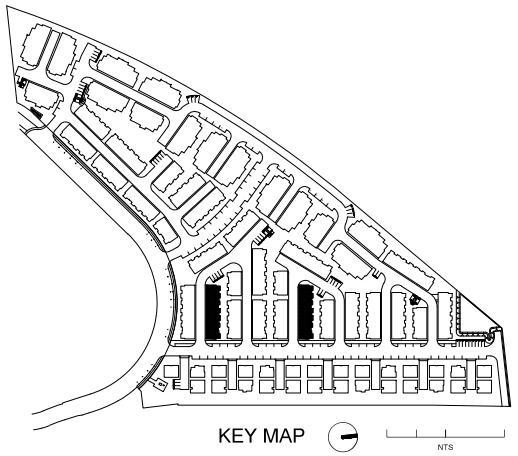
0 4 8 16

3 STORY TOWNHOUSE
7 PLEX -STYLE 1_ELEVATIONS

A2-2.4.1



3. FRONT PERSPECTIVE



MATERIAL LEGEND

1. STUCCO
2. FIBER CEMENT BOARD AND BATTEN SIDING
3. FIBER CEMENT LAP SIDING
4. WOOD LOOK SIDING
5. VINYL WINDOW
6. METAL RAILING
7. METAL GARAGE DOOR
8. LIGHT FIXTURE
9. UNIT ADDRESS
10. ENTRY DOOR
11. ENTRY CANOPY
12. COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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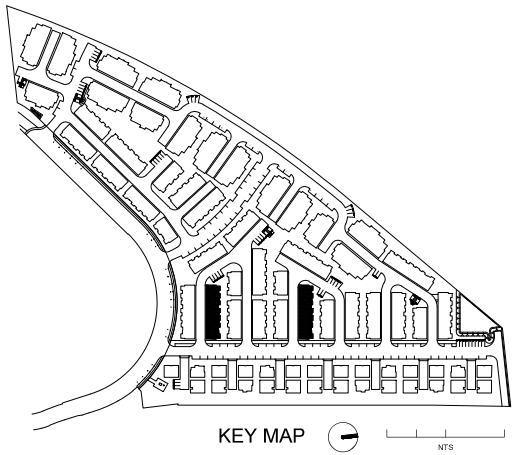
0 4 8 16

3 STORY TOWNHOUSE
7 PLEX-STYLE 2_ELEVATIONS

A2-2.4.2



3. REAR PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	METAL GARAGE DOOR
2.	FIBER CEMENT BOARD AND BATTEN SIDING	8.	LIGHT FIXTURE
3.	FIBER CEMENT LAP SIDING	9.	UNIT ADDRESS
4.	WOOD LOOK SIDING	10.	ENTRY DOOR
5.	VINYL WINDOW	11.	ENTRY CANOPY
6.	METAL RAILING	12.	COMPOSITION SHINGLE ROOF

✳ Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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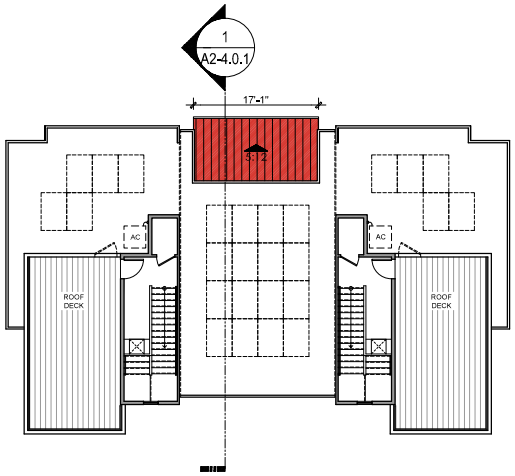
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0 4 8 16

3 STORY TOWNHOUSE
7 PLEX -STYLE 2_ELEVATIONS

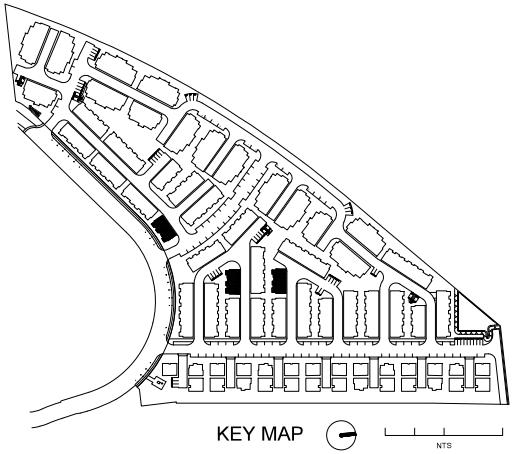
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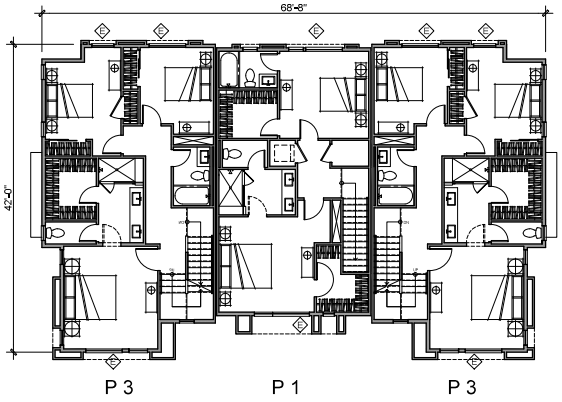


ROOF

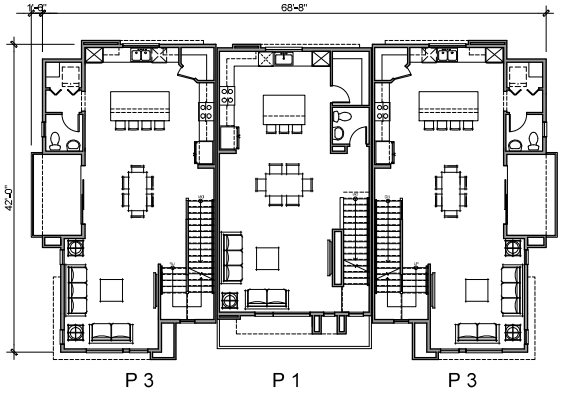
NOTE:
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Eave Height Less than 30' to allow for fire department ground ladder roof access

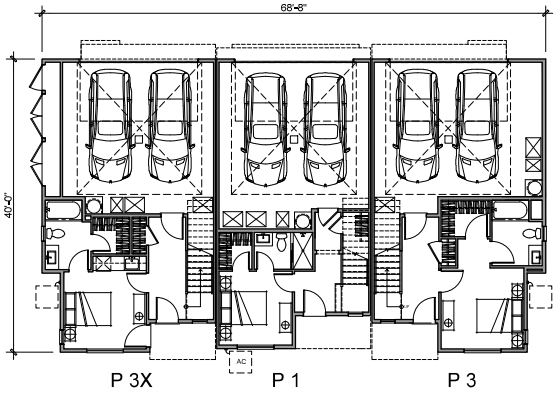




LEVEL 3



LEVEL 2



LEVEL 1

E Egress window for emergency escape

ktgy | cbg CARLSON, BARBEE & GIBSON, INC. | GATES +ASSOCIATES

Campbell Technology Park LLC

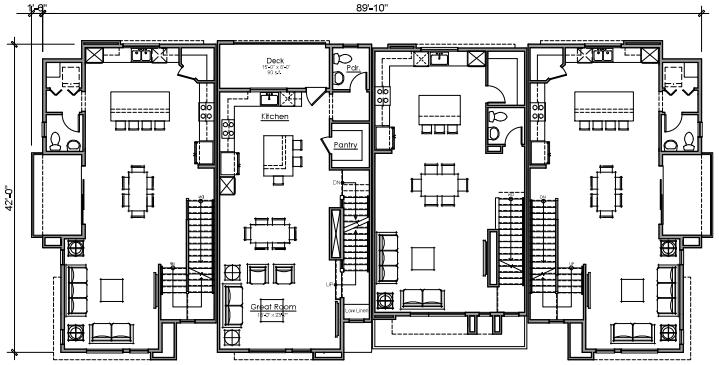
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

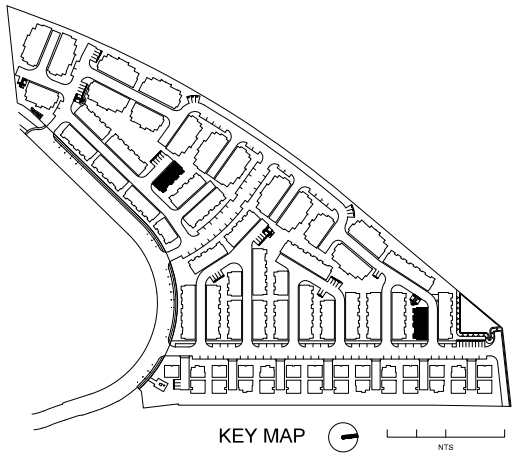
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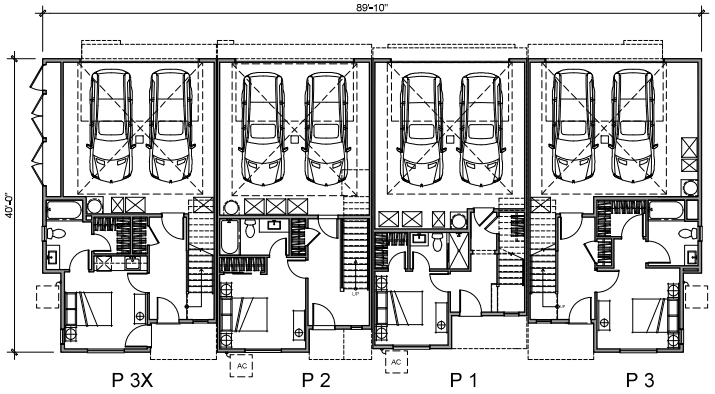
3 STORY TOWNHOUSE
3 PLEX -BUILDING PLANS

A2-3.0.0



LEVEL 2





LEVEL 1

Ⓔ Egress window for emergency escape

ktgy | cbg CARLSON, BARBEE & GIBSON, Inc. | GATES +ASSOCIATES

Campbell Technology Park LLC

Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

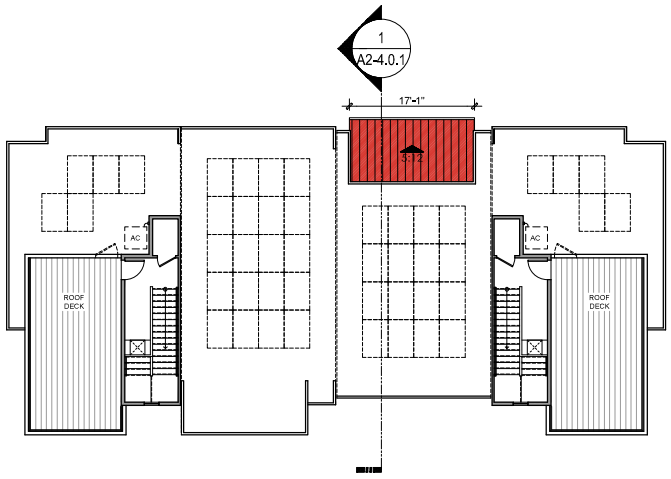
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3 STORY TOWNHOUSE
4 PLEX -BUILDING PLANS

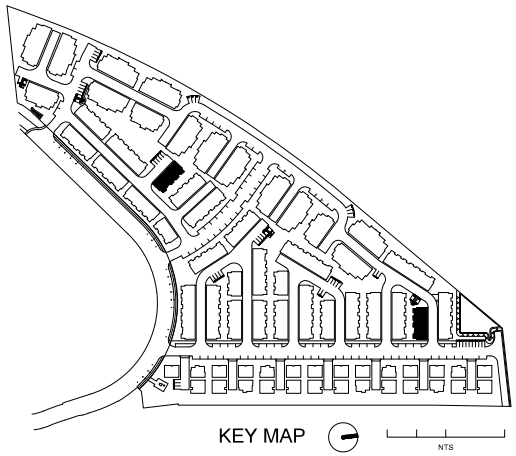
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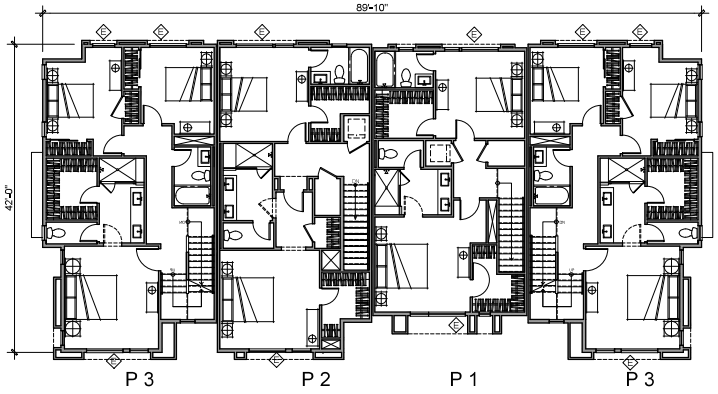
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Eave Height Less than 30' to allow for fire department ground ladder roof access



ROOF





LEVEL 3

E Egress window for emergency escape

ktgy | cbg CARLSON, BARBEE & GIBSON, Inc. | GATES +ASSOCIATES

Campbell Technology Park LLC

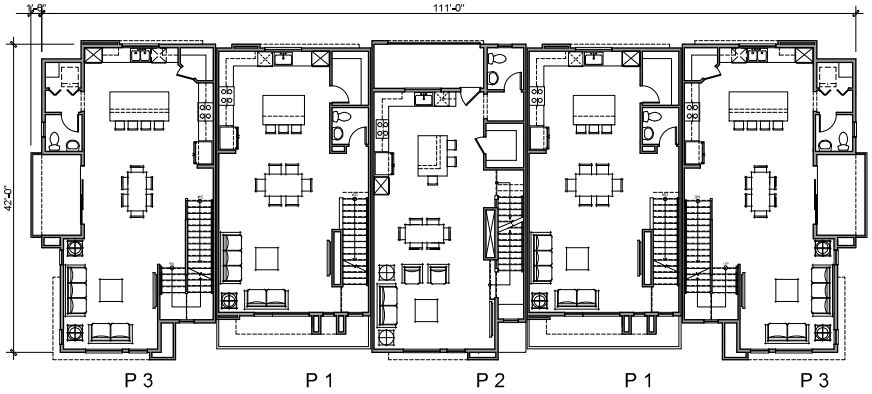
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

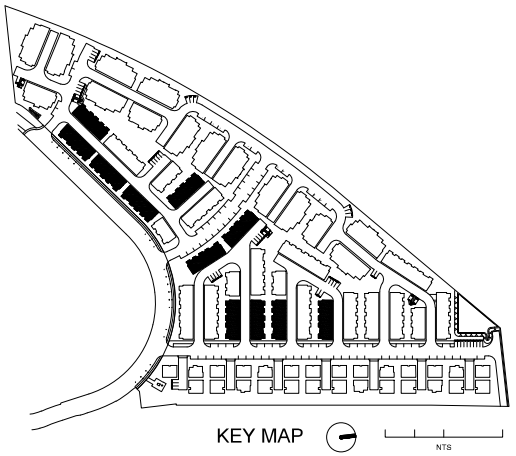
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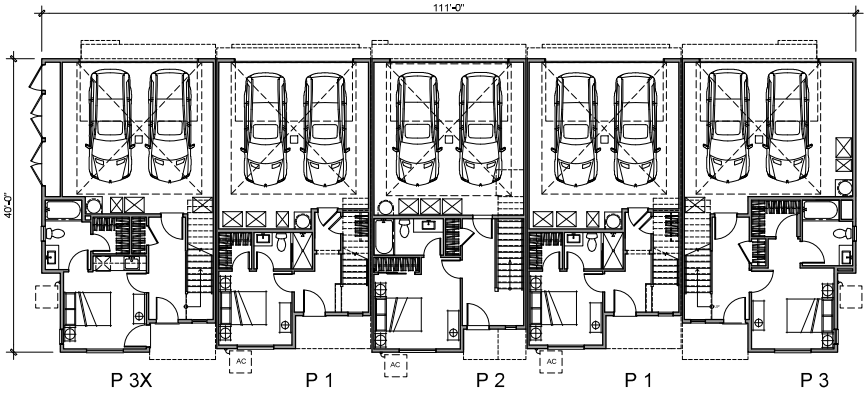
3 STORY TOWNHOUSE
4 PLEX -BUILDING PLANS

A2-3.1.1



LEVEL 2



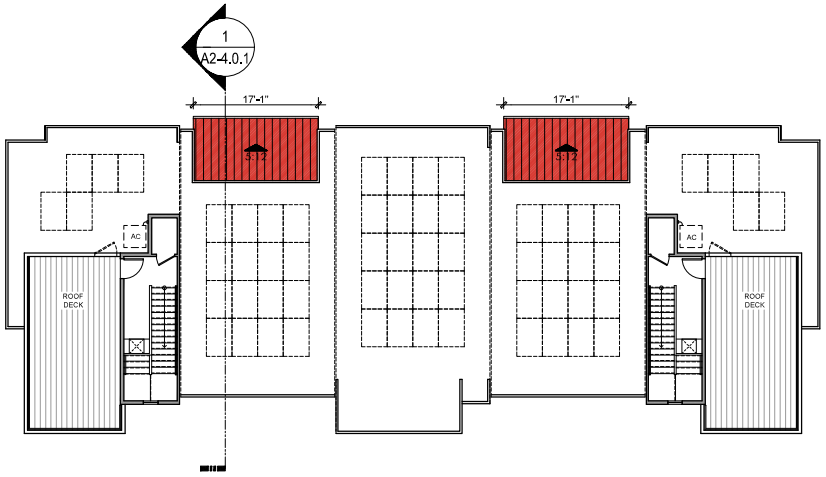


LEVEL 1

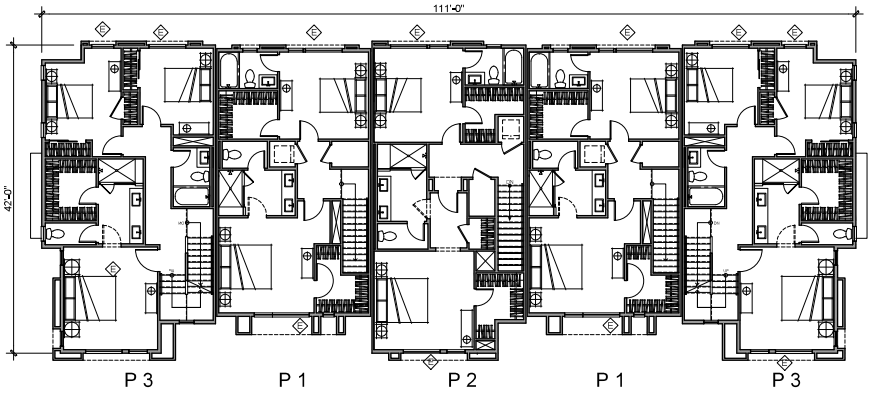
Ⓔ Egress window for emergency escape

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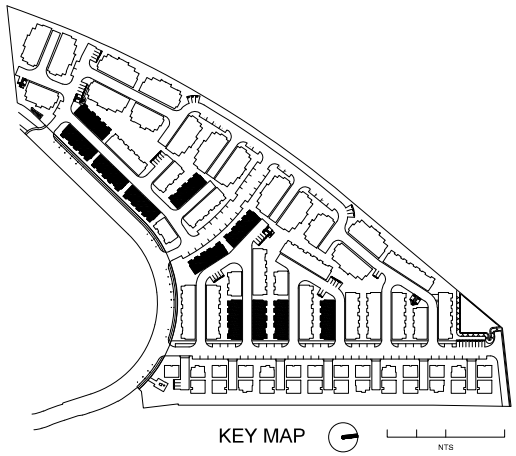
Eave Height Less than 30' to allow for fire department ground ladder roof access



ROOF



LEVEL 3



E Egress window for emergency escape

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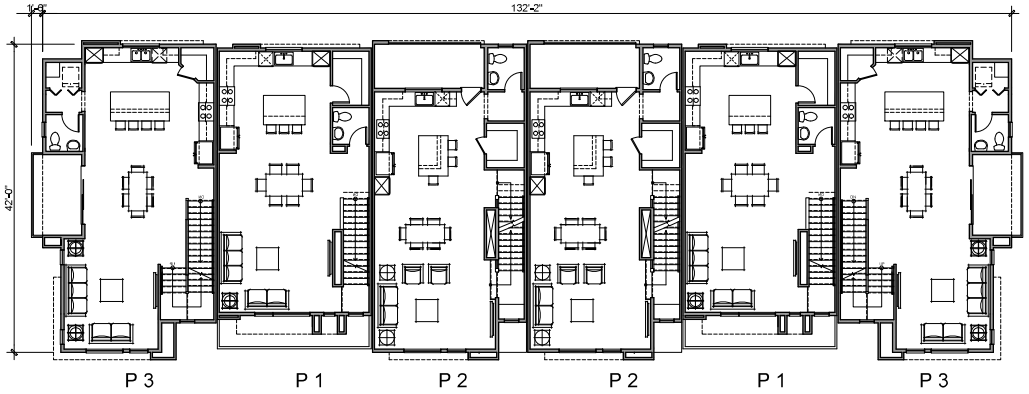
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

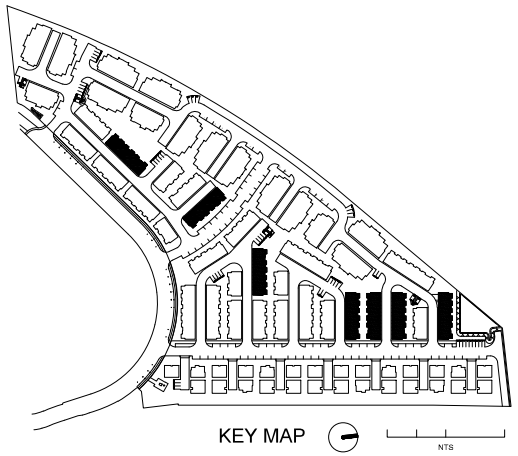
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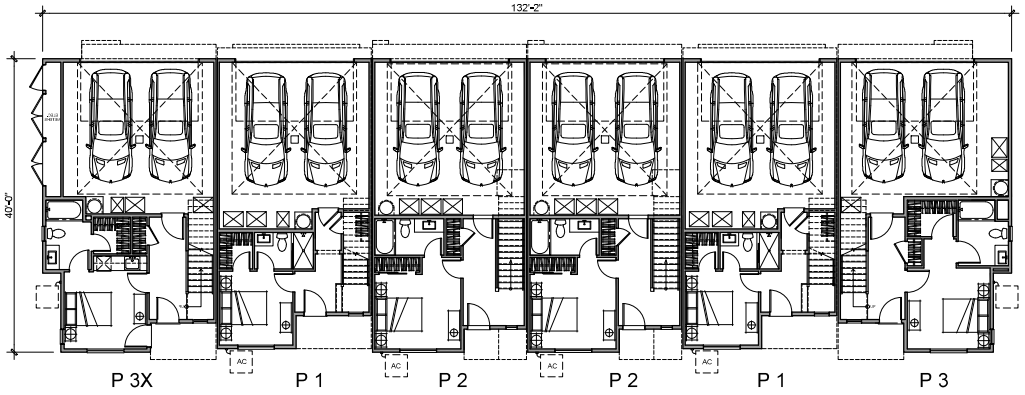
3 STORY TOWNHOUSE
5 PLEX -BUILDING PLANS

A2-3.2.1



LEVEL 2





LEVEL 1

Ⓔ Egress window for emergency escape

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Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

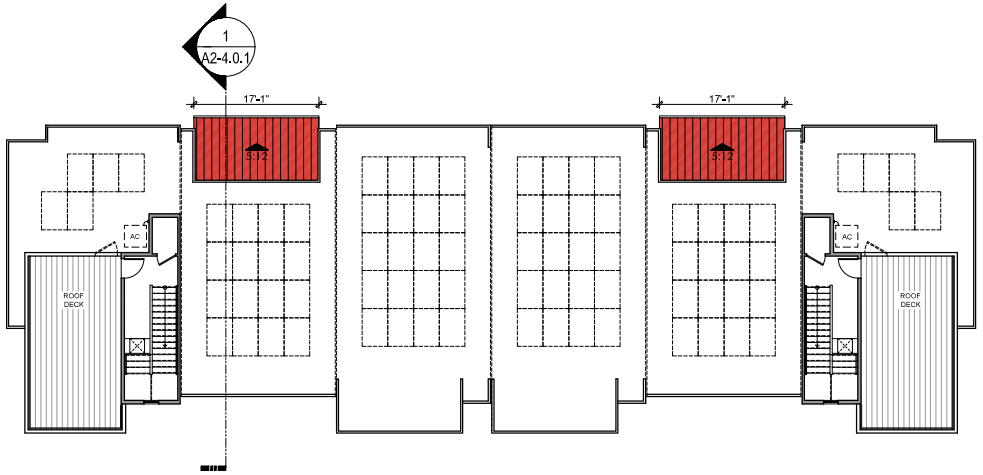
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3 STORY TOWNHOUSE
6 PLEX -BUILDING PLANS

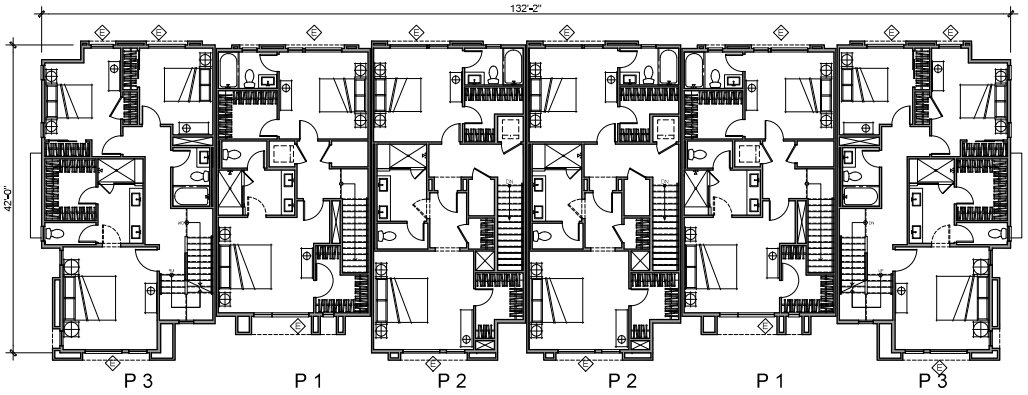
A2-3.3.0

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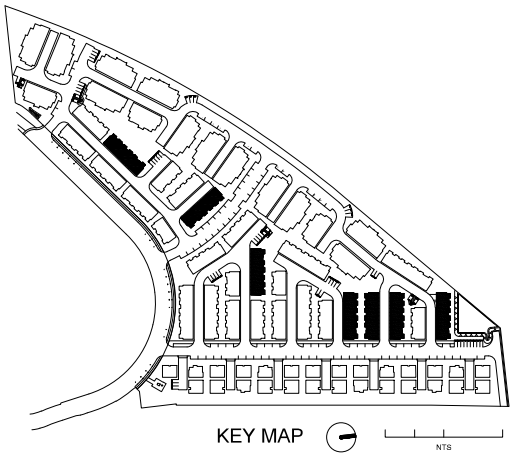
Eave Height Less than 30' to allow for fire department ground ladder roof access



ROOF



LEVEL 3



E Egress window for emergency escape

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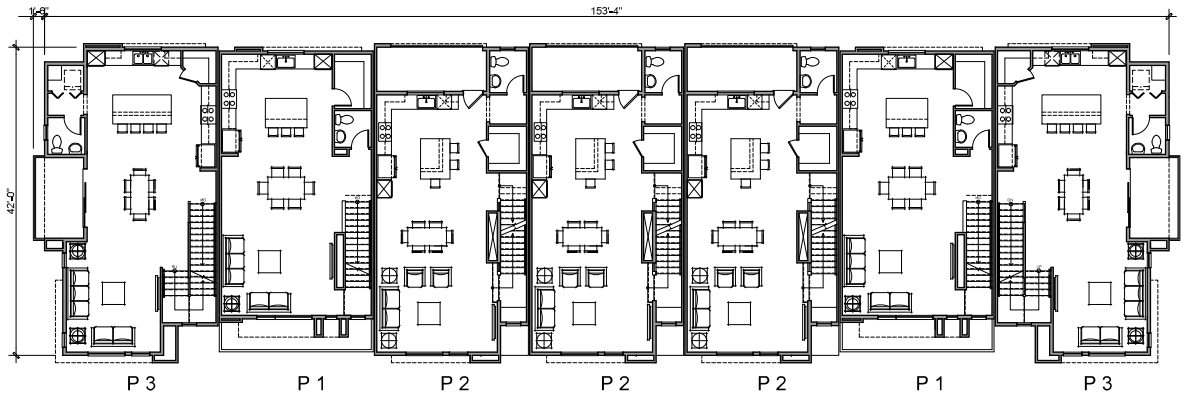
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

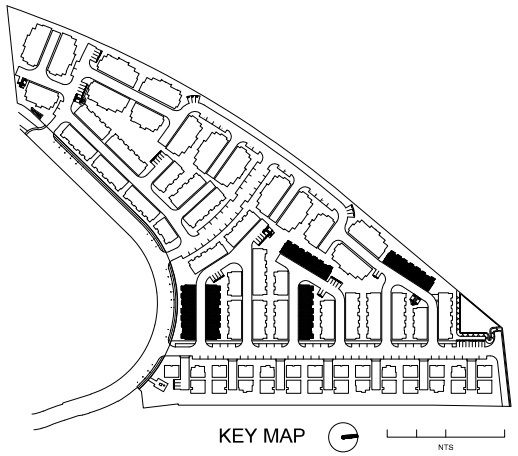
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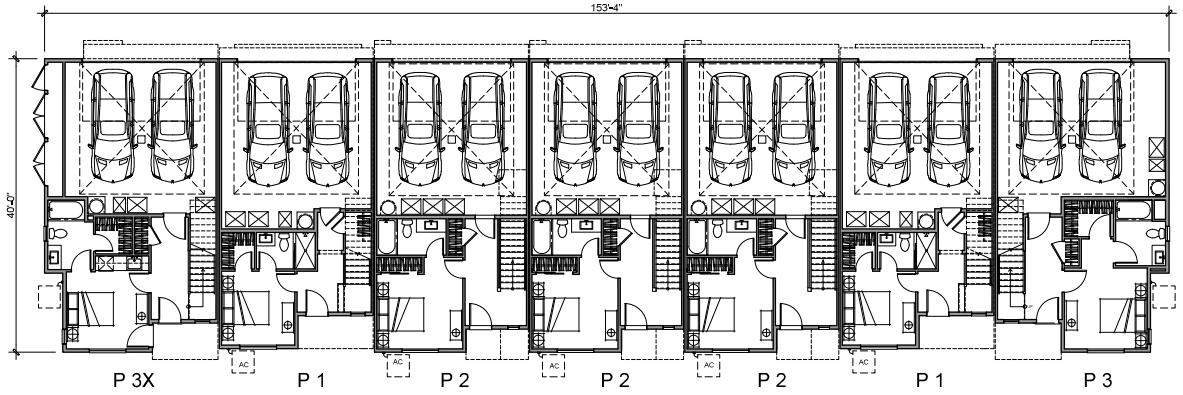
3 STORY TOWNHOUSE
6 PLEX -BUILDING PLANS

A2-3.3.1



LEVEL 2





LEVEL 1

Ⓔ Egress window for emergency escape

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Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

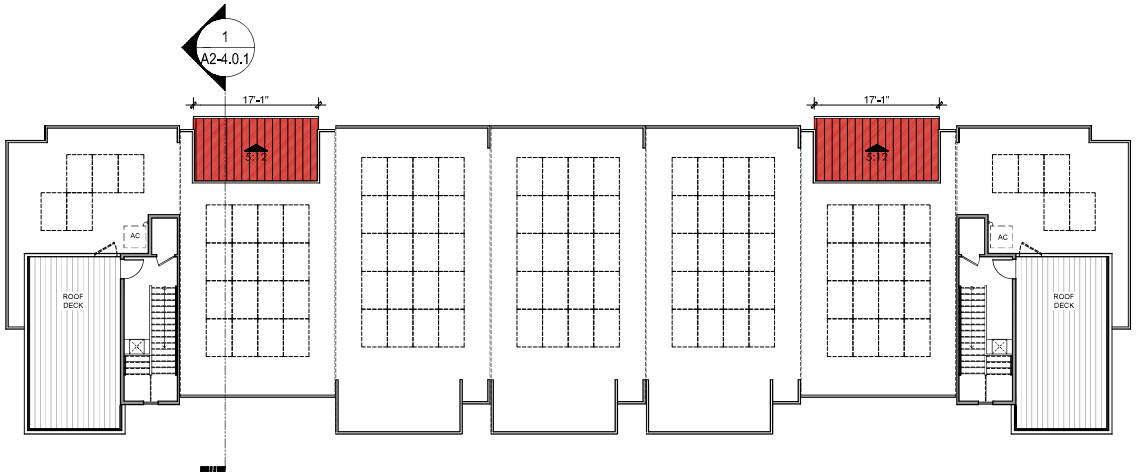
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3 STORY TOWNHOUSE
7 PLEX -BUILDING PLANS

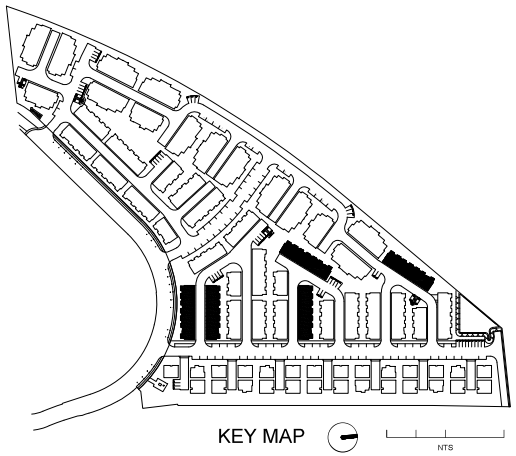
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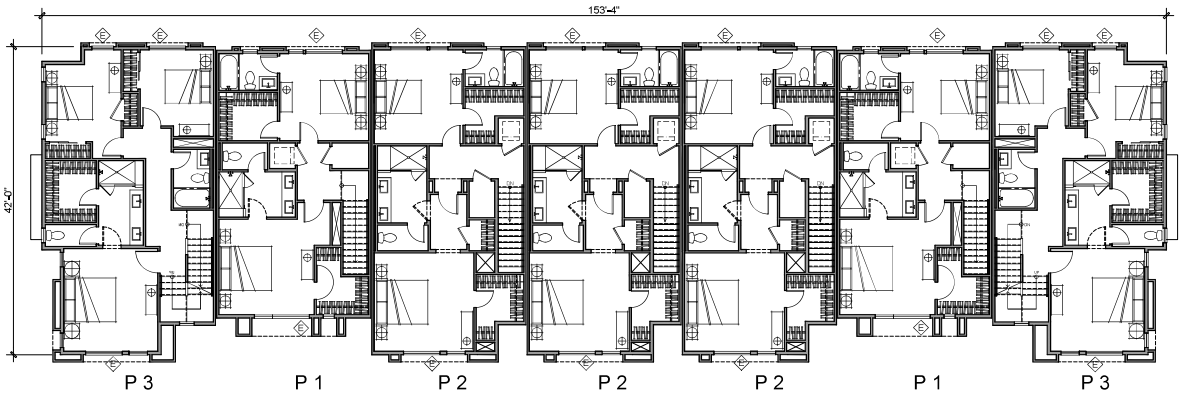
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Eave Height Less than 30' to allow for fire department ground ladder roof access



ROOF





LEVEL 3

E Egress window for emergency escape

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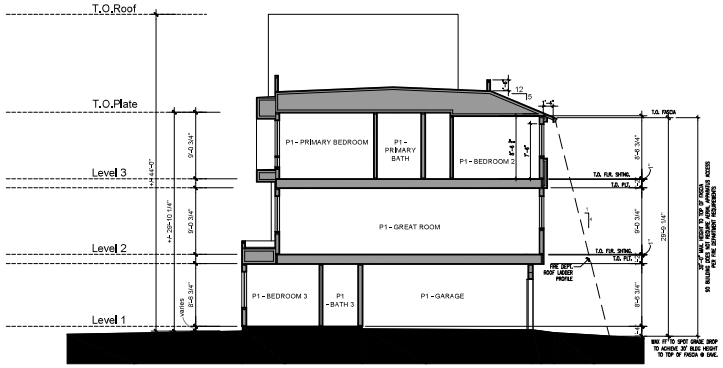
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

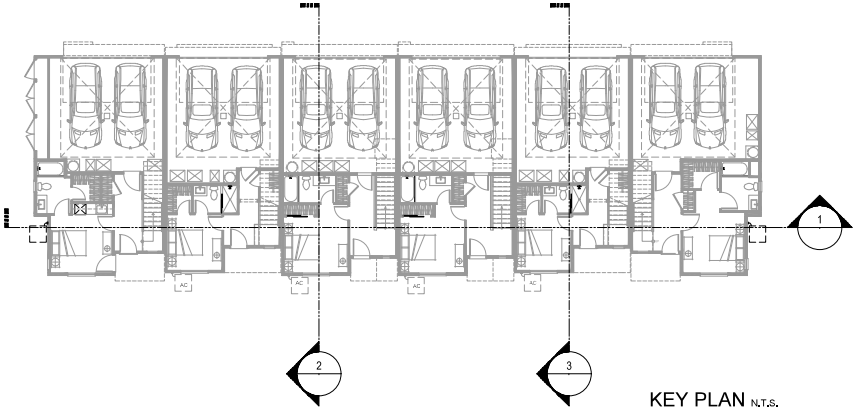
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3 STORY TOWNHOUSE
7 PLEX -BUILDING PLANS

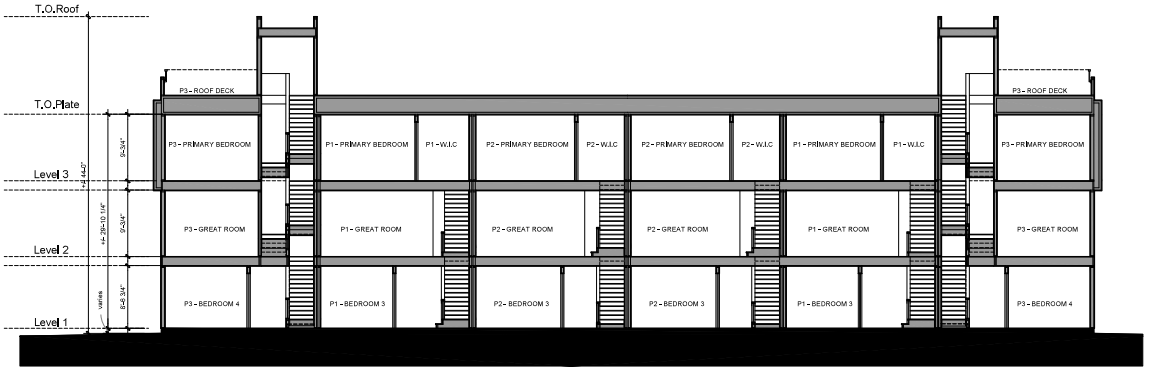
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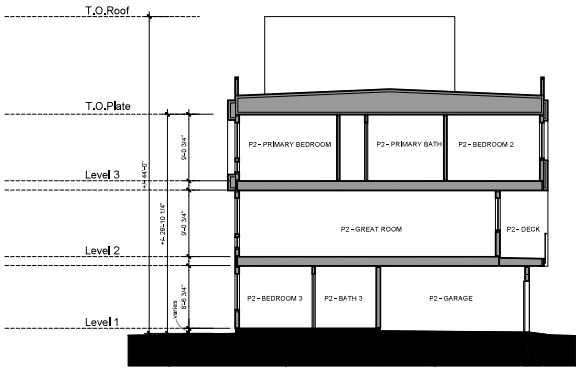
SECTION 3



KEY PLAN N.T.S.



SECTION 1



SECTION 2

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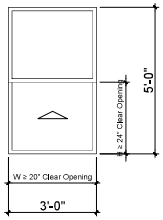
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
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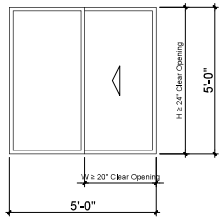
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3 STORY TOWNHOUSE
BUILDING SECTIONS

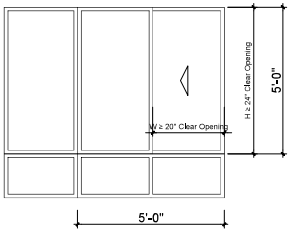
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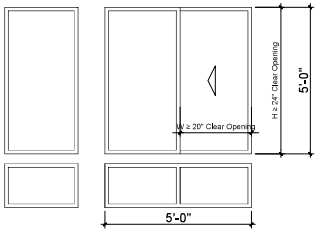
(W)x(H) ≥ 5.7 s.f. Clear Opening



(W)x(H) ≥ 5.7 s.f. Clear Opening



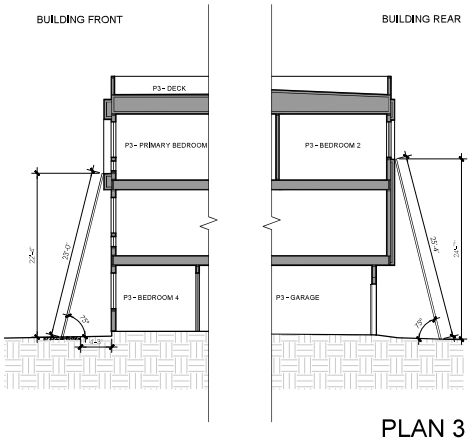
(W)x(H) ≥ 5.7 s.f. Clear Opening



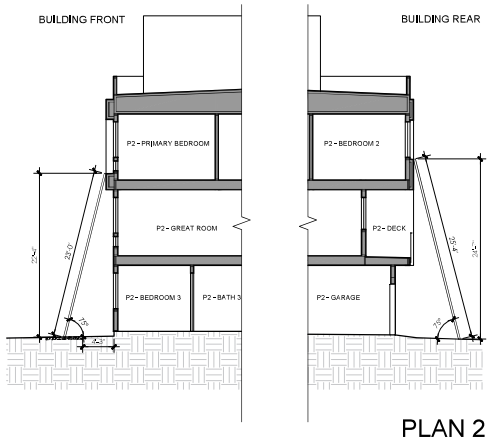
(W)x(H) ≥ 5.7 s.f. Clear Opening

EMERGENCY ESCAPE AND RESCUE OPENINGS FOR TYPICAL EGRESS WINDOW

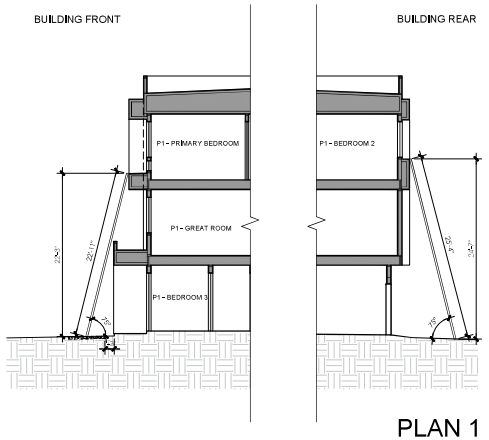
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PLAN 3



PLAN 2



PLAN 1

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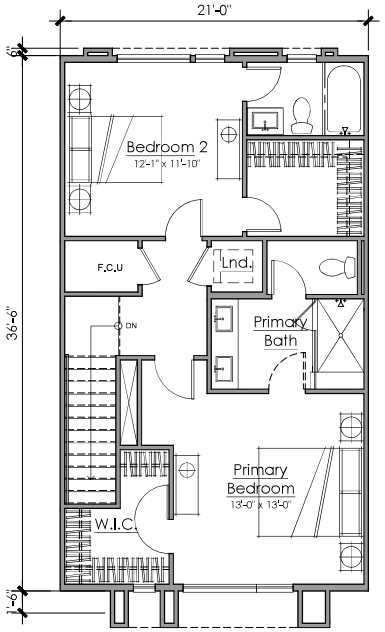
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

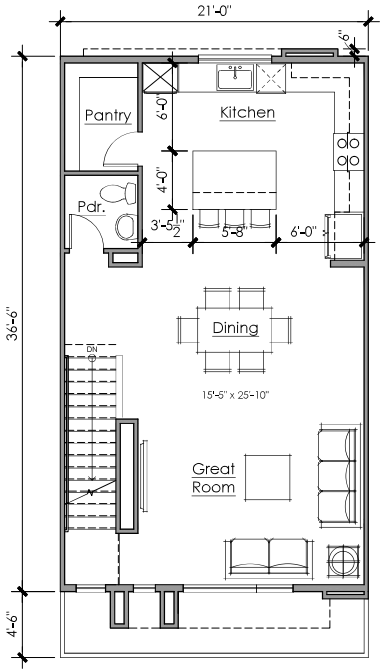
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GROUND LADDER ACCESS
3 STORY TOWNHOUSES

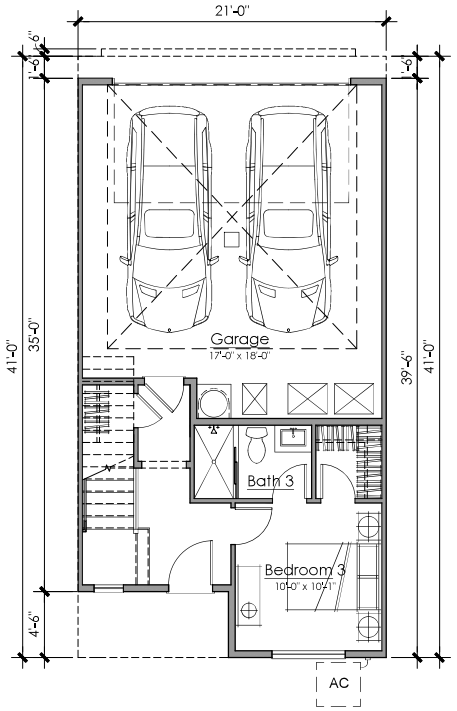
A 2-4.1.0



Third Floor

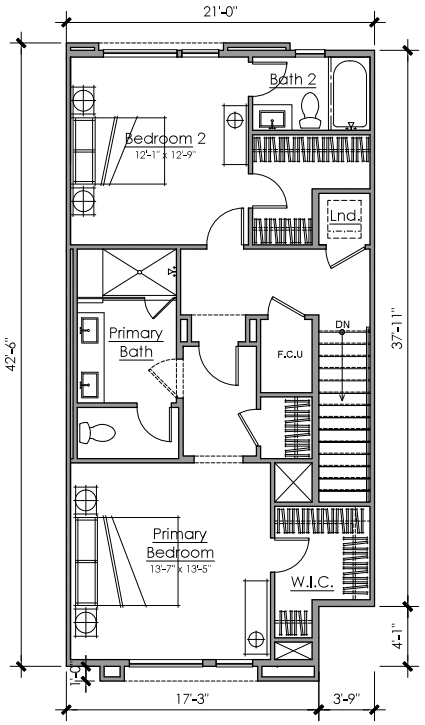


Second Floor

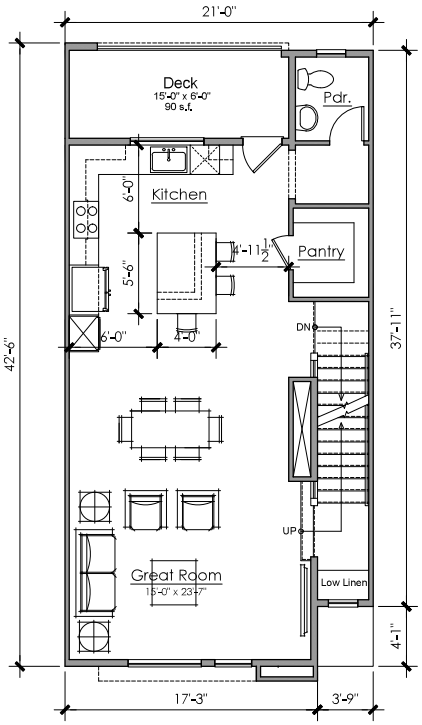


First Floor

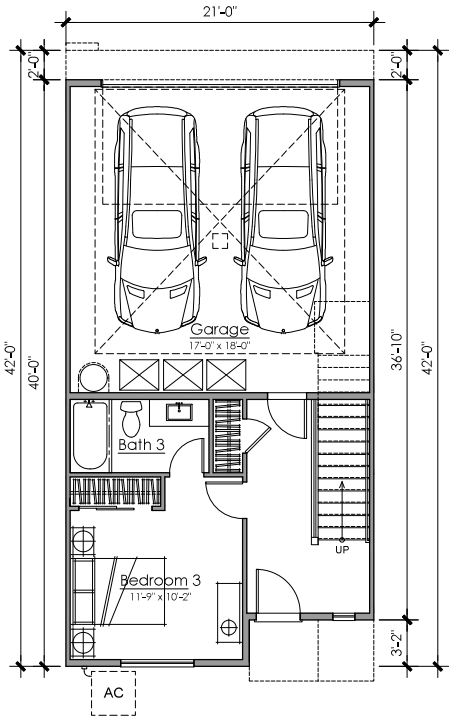
Plan 1 Floor Plan
3 Bedroom, 3.5 Bath
1,733 n.s.f.



Third Floor

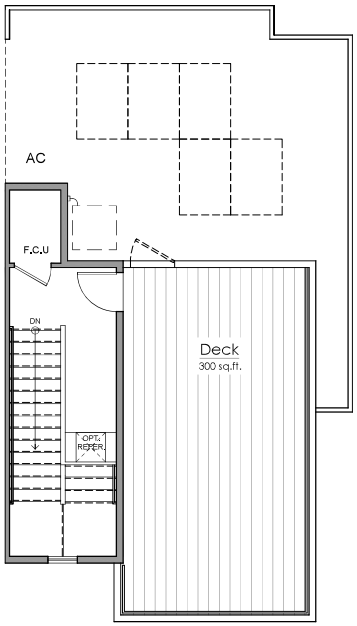


Second Floor

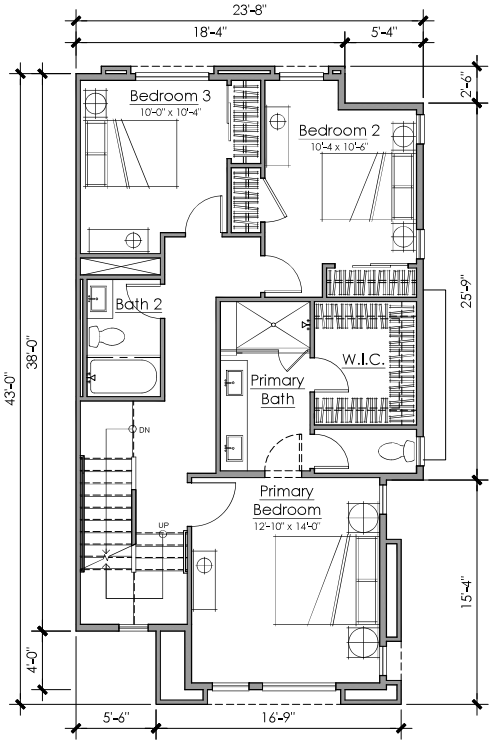


First Floor

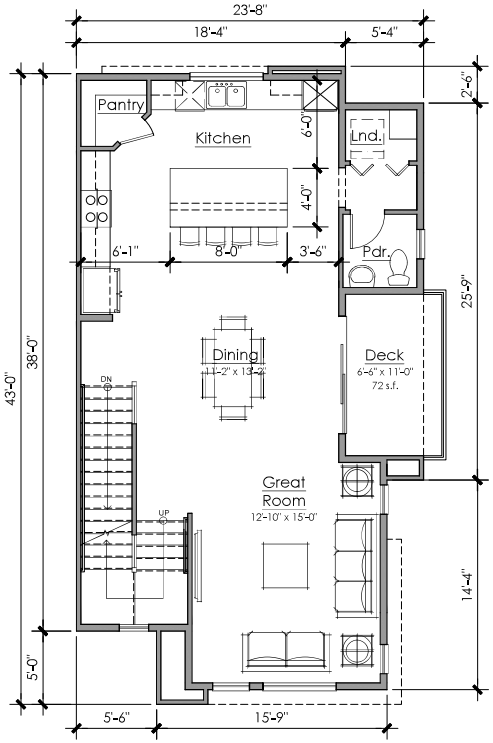
Plan 2 Floor Plan
3 Bedroom, 3.5 Bath
1,871 n.s.f.



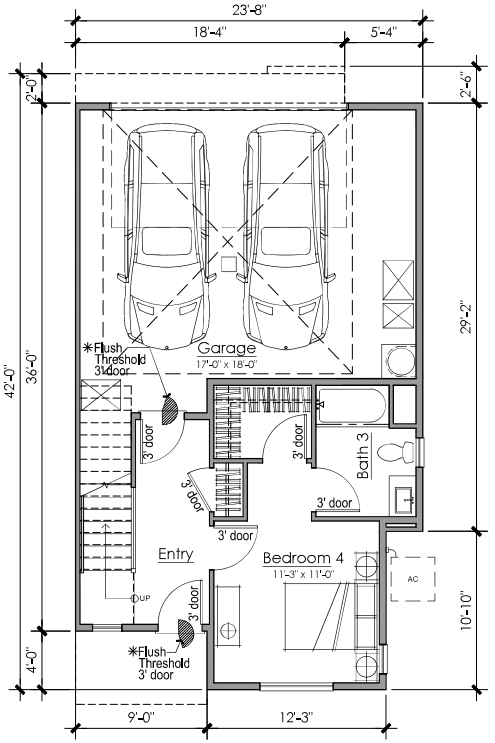
Roof



Third Floor



Second Floor



First Floor

✳ Accessible 1st Floor where occurs per CBC 1102 A.3

NOTE:
step@ front door
& garage man door occurs
@ non-accessible conditions

Plan 3 Floor Plan
4 Bedroom+ 3.5 Bath
2,004 n.s.f.
2,144 n.s.f. (with Roof Deck)

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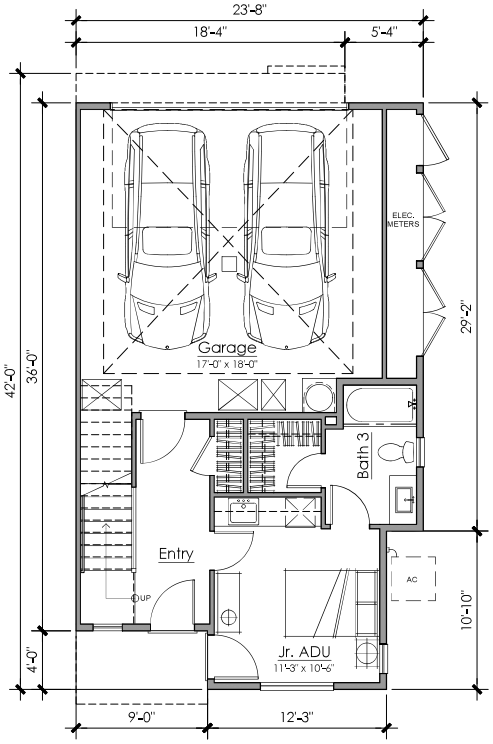
Campbell Technology Park
Campbell, CA # 2023-0039

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0 2 4 8

3 STORY TOWNHOUSE
PLAN 3_UNIT PLAN

A2-5.2.0



PLAN 3X_ Jr.ADU OPT.

Plan 3X Floor Plan
4 Bedroom+ 3.5 Bath
OPT. Jr. ADU
1,984 n.s.f.
2,124 n.s.f. (with Roof Deck)

Jr. ADU OPTION



4. PLAN 1(A STYLE)- FRONT PORCH



3. PLAN 2 & PLAN 1(A STYLE) - REAR GARAGE



2. PLAN 2(B STYLE)- FRONT PORCH



1. PLAN 3 (A STYLE) - FRONT LEFT CORNER

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NTS

3 STORY TOWNHOUSE
ARCHITECTURAL DETAILS

A2-6.0.0

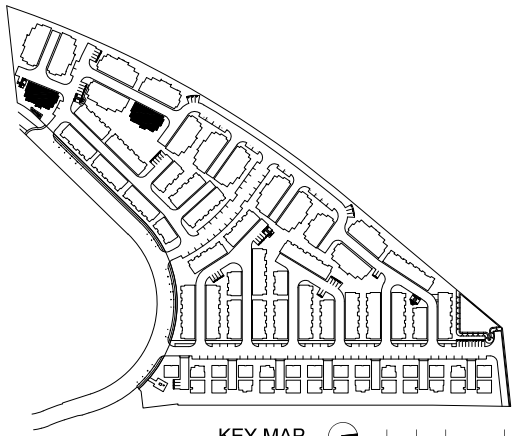
	STYLE 1	STYLE 2
STUCCO BODY 1 / TRIM 1	SW 9624 WINSOME GRAY	SW 9501 OAT MILK
STUCCO BODY 2 / TRIM 2	SW 0052 PEARL GRAY	SW 9627 PACIFIC FOG
STUCCO BODY 3 / TRIM 3	SW 7674 PEPPERCORN	SW 2851 SAGE GREEN LIGHT
STUCCO BODY 4 / TRIM 4	SW 6250 GRANITE PEAK	SW 7060 ATTITUDE GRAY
STUCCO BODY 5 / TRIM 5	SW 0045 ANTIQUARIAN BROWN	SW 7730 FORESTWOOD
STUCCO BODY 6 / TRIM 6	SW 9580 CRACKED PEPPER	SW 7020 BLACK FOX
HORIZONTAL LAP SIDING/ BOARD AND BATTEN SIDING/ TRIM 5	SW 9563 BEDROCK	SW 9037 BABY BOK CHOY
WOOD LOOK SIDING 1/ TRIM 6	ROSEWOOD WOODTONE	SAND CASTLE WOODTONE
WOOD LOOK SIDING 2/ TRIM 7	RIVER ROCK WOODTONE	ASPEN RIDGE WOODTONE
ENTRY DOOR 1	SW 0018 TEAL STENCIL	SW 7027 HICKORY SMOKE
ENTRY DOOR 2	SW 0008 CAJUN RED	SW 6181 SECRET GARDEN
GARAGE DOOR	SW 9555 STORM WARNING	SW 7069 IRON ORE

Manufacturers

Paint - Sherwin Williams or Equal
Garage door - Clopay garage doors or Equal
Entry door - Therma Tru or Equal
Wood Look Siding: Woodtone siding or Equal
Composition Shingle Roof: GAF Roofing or Equal



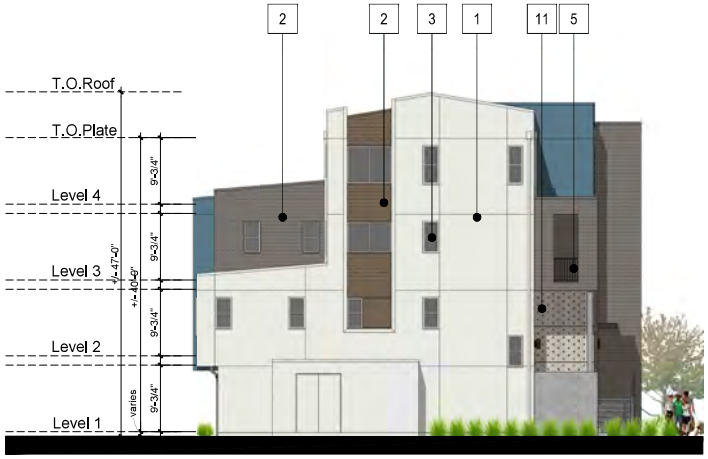
3. FRONT PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	LIGHT FIXTURE
2.	FIBER CEMENT LAP SIDING	8.	UNIT ADDRESS
3.	VINYL WINDOW	9.	ENTRY DOOR
4.	CANOPY	10.	STANDING SEAM METAL ROOF
5.	METAL RAILING	11.	METAL SCREEN
6.	METAL GARAGE DOOR	12.	WOOD LOOK SIDING

Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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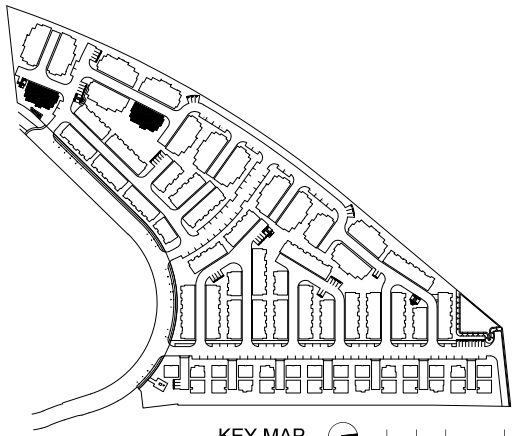
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4 STORY CONDOMINIUM
6 PLEX ELEVATIONS

A 3-2.0.0



3. REAR PERSPECTIVE



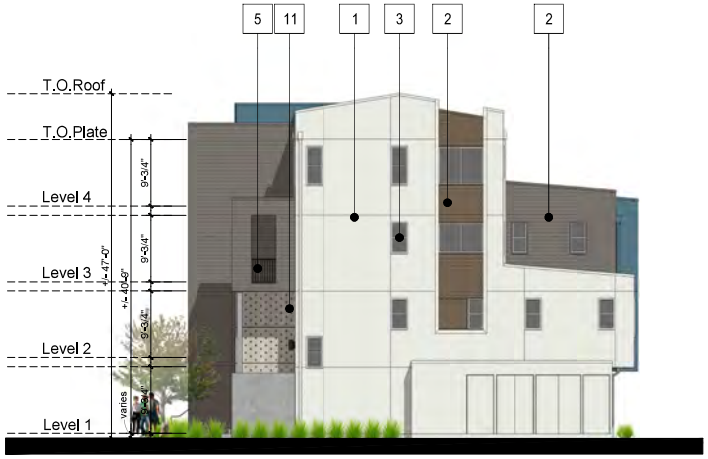
KEY MAP

NTS

MATERIAL LEGEND

1.	STUCCO	7.	LIGHT FIXTURE
2.	FIBER CEMENT LAP SIDING	8.	UNIT ADDRESS
3.	VINYL WINDOW	9.	ENTRY DOOR
4.	CANOPY	10.	STANDING SEAM METAL ROOF
5.	METAL RAILING	11.	METAL SCREEN
6.	METAL GARAGE DOOR	12.	WOOD LOOK SIDING

Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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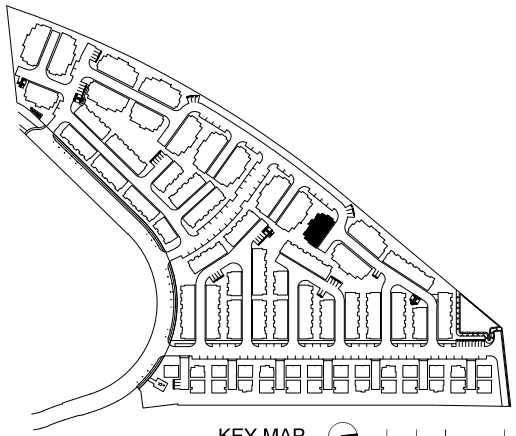
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4 STORY CONDOMINIUM
6 PLEX ELEVATIONS

A 3-2.0.1



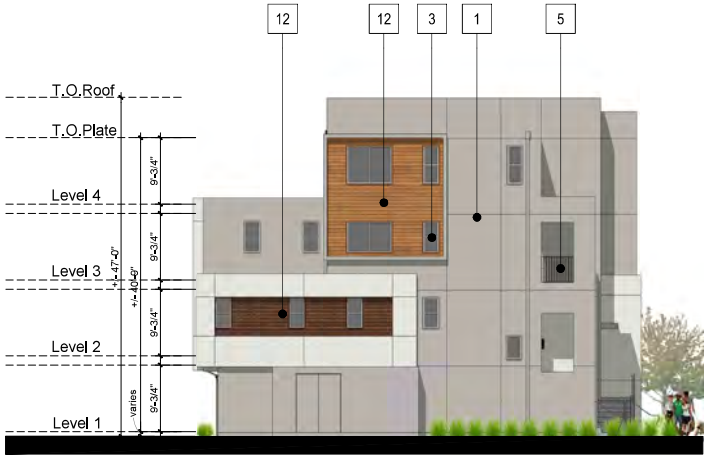
3. FRONT PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	LIGHT FIXTURE
2.	FIBER CEMENT LAP SIDING	8.	UNIT ADDRESS
3.	VINYL WINDOW	9.	ENTRY DOOR
4.	CANOPY	10.	STANDING SEAM METAL ROOF
5.	METAL RAILING	11.	METAL SCREEN
6.	METAL GARAGE DOOR	12.	WOOD LOOK SIDING

Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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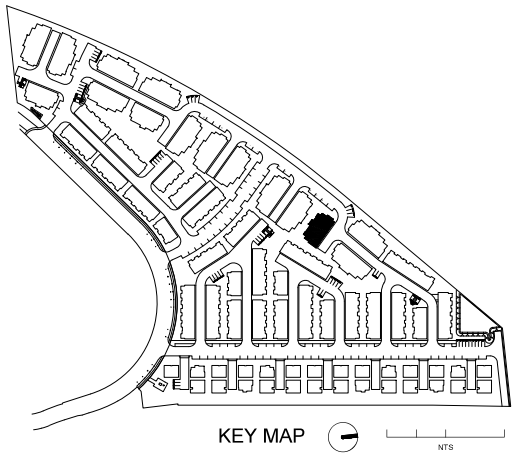
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4 STORY CONDOMINIUM
6 PLEX ELEVATIONS

A 3-2.0.2



3. REAR PERSPECTIVE



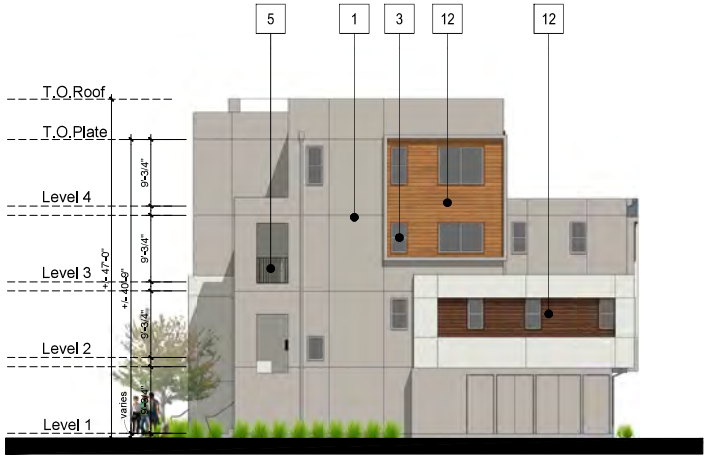
KEY MAP

NTS

MATERIAL LEGEND

1.	STUCCO	7.	LIGHT FIXTURE
2.	FIBER CEMENT LAP SIDING	8.	UNIT ADDRESS
3.	VINYL WINDOW	9.	ENTRY DOOR
4.	CANOPY	10.	STANDING SEAM METAL ROOF
5.	METAL RAILING	11.	METAL SCREEN
6.	METAL GARAGE DOOR	12.	WOOD LOOK SIDING

Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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NOVEMBER 07, 2024

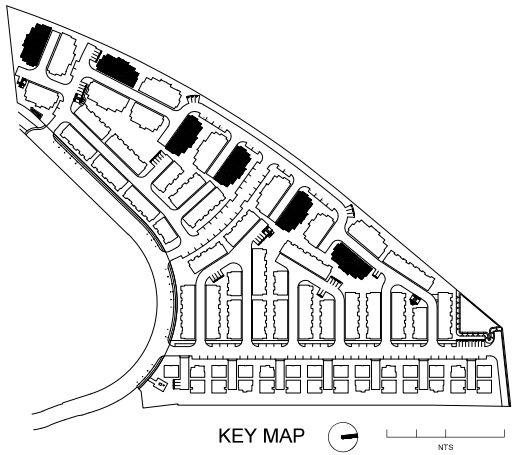
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4 STORY CONDOMINIUM
6 PLEX ELEVATIONS

A 3-2.0.3



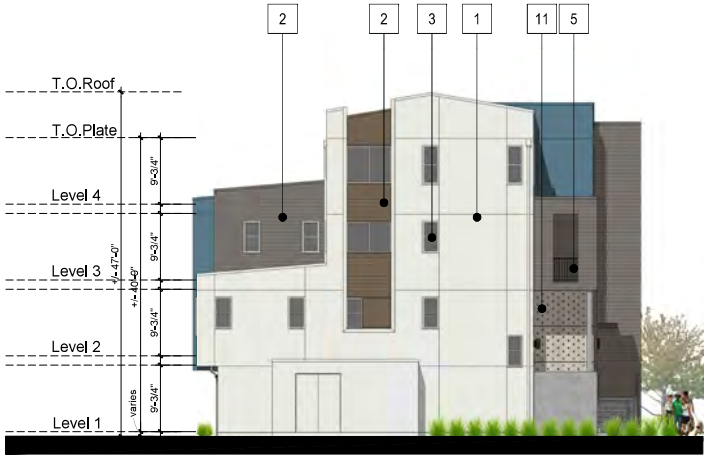
3. FRONT PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	LIGHT FIXTURE
2.	FIBER CEMENT LAP SIDING	8.	UNIT ADDRESS
3.	VINYL WINDOW	9.	ENTRY DOOR
4.	CANOPY	10.	STANDING SEAM METAL ROOF
5.	METAL RAILING	11.	METAL SCREEN
6.	METAL GARAGE DOOR	12.	WOOD LOOK SIDING

Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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NOVEMBER 07, 2024

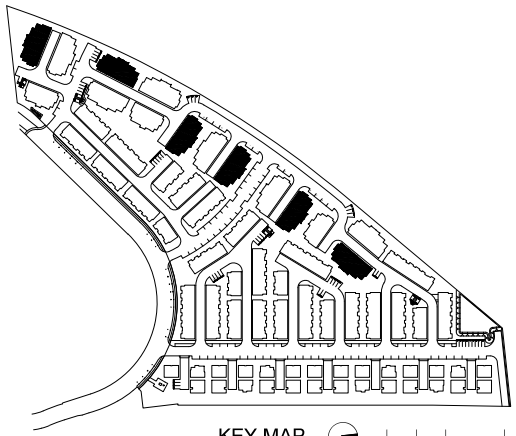
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4 STORY CONDOMINIUM
8 PLEX ELEVATIONS

A 3-2.1.0



3. REAR PERSPECTIVE



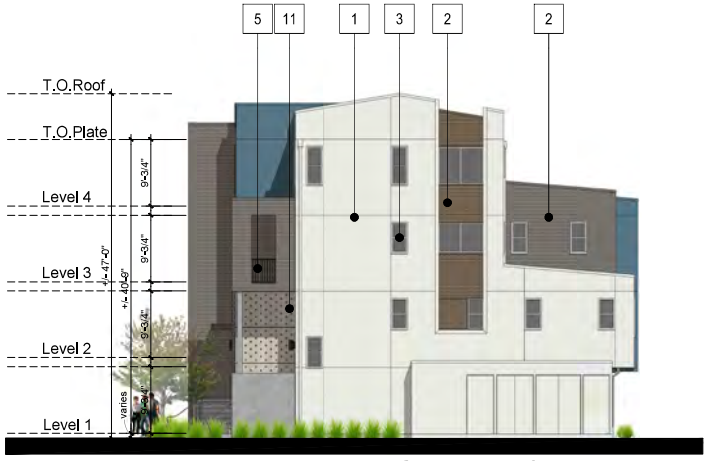
KEY MAP

NTS

MATERIAL LEGEND

1.	STUCCO	7.	LIGHT FIXTURE
2.	FIBER CEMENT LAP SIDING	8.	UNIT ADDRESS
3.	VINYL WINDOW	9.	ENTRY DOOR
4.	CANOPY	10.	STANDING SEAM METAL ROOF
5.	METAL RAILING	11.	METAL SCREEN
6.	METAL GARAGE DOOR	12.	WOOD LOOK SIDING

Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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Campbell, CA # 2023-0039

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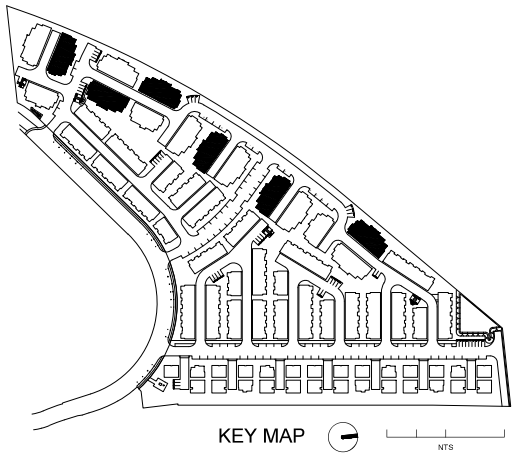
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4 STORY CONDOMINIUM
8 PLEX ELEVATIONS

A 3-2.1.1



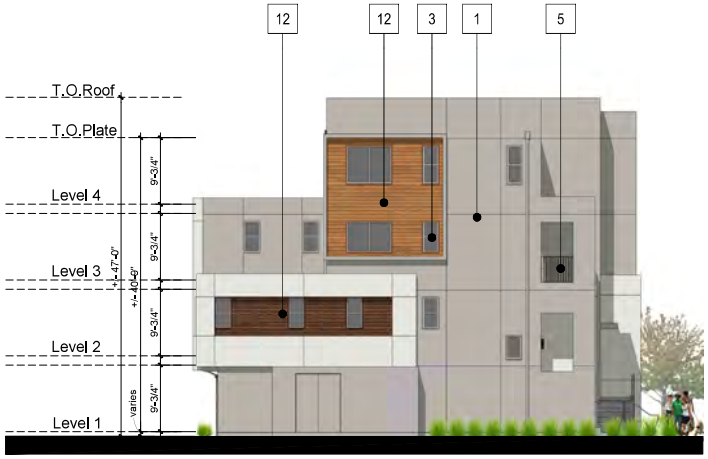
3. FRONT PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	LIGHT FIXTURE
2.	FIBER CEMENT LAP SIDING	8.	UNIT ADDRESS
3.	VINYL WINDOW	9.	ENTRY DOOR
4.	CANOPY	10.	STANDING SEAM METAL ROOF
5.	METAL RAILING	11.	METAL SCREEN
6.	METAL GARAGE DOOR	12.	WOOD LOOK SIDING

Egress window for emergency escape



2. LEFT ELEVATION



1. FRONT ELEVATION

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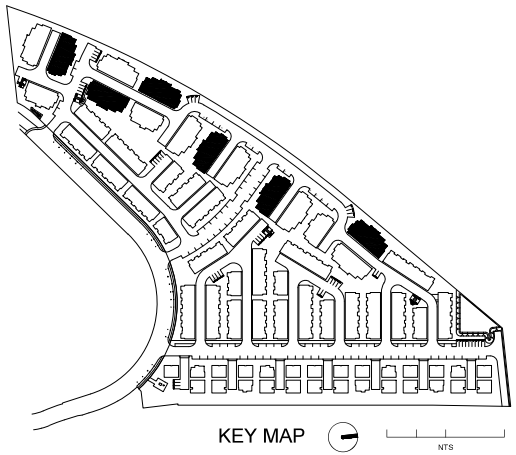
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4 STORY CONDOMINIUM
8 PLEX ELEVATIONS

A 3-2.1.2



3. REAR PERSPECTIVE



MATERIAL LEGEND

1.	STUCCO	7.	LIGHT FIXTURE
2.	FIBER CEMENT LAP SIDING	8.	UNIT ADDRESS
3.	VINYL WINDOW	9.	ENTRY DOOR
4.	CANOPY	10.	STANDING SEAM METAL ROOF
5.	METAL RAILING	11.	METAL SCREEN
6.	METAL GARAGE DOOR	12.	WOOD LOOK SIDING

Egress window for emergency escape



2. RIGHT ELEVATION



1. REAR ELEVATION

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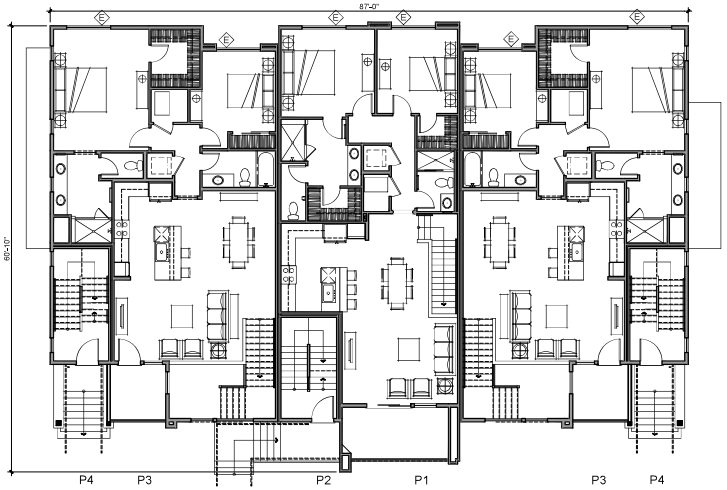
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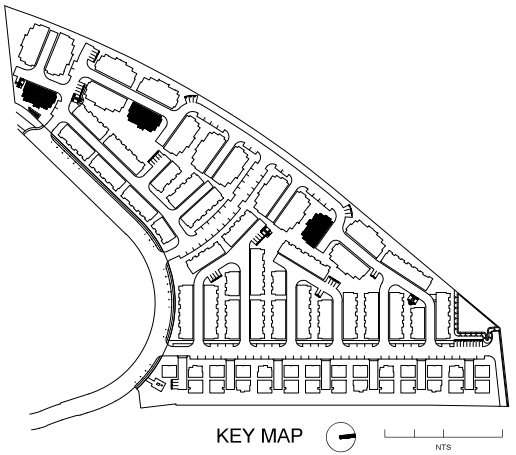
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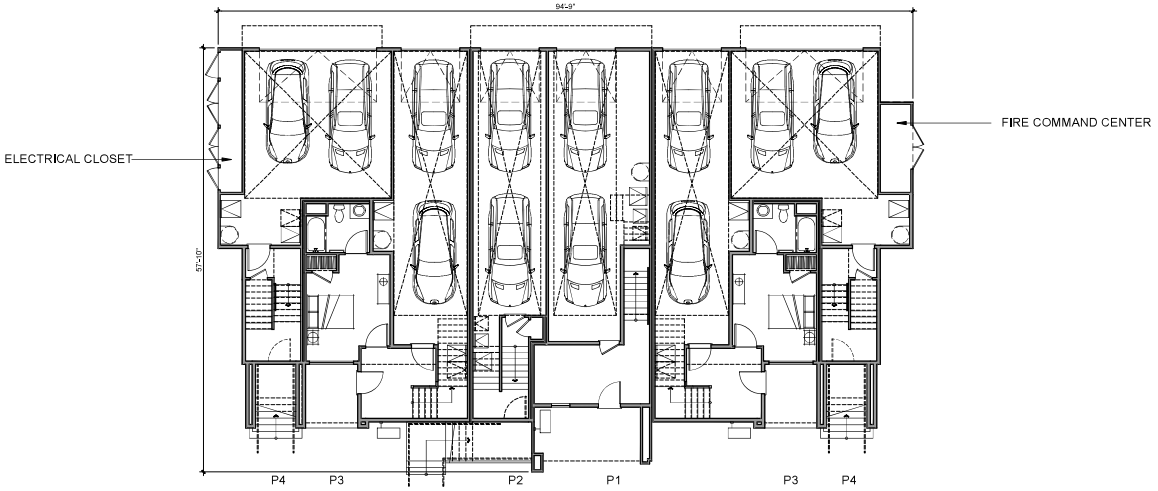
4 STORY CONDOMINIUM
8 PLEX ELEVATIONS

A 3-2.1.3



SECOND FLOOR





FIRST FLOOR

Ⓔ Egress window for emergency escape

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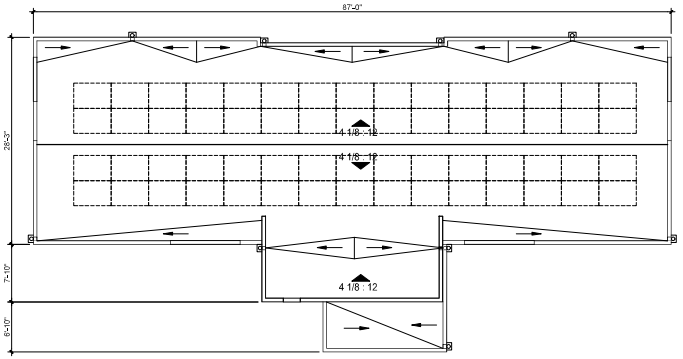
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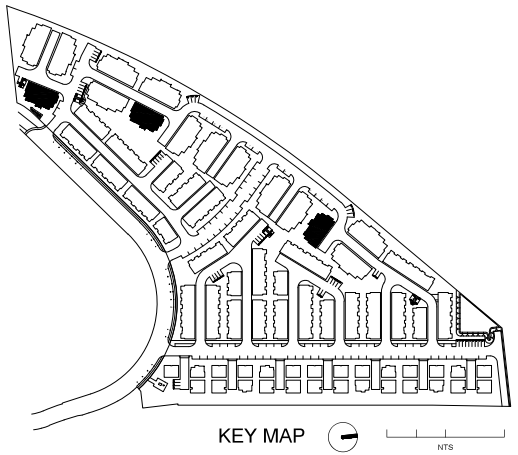
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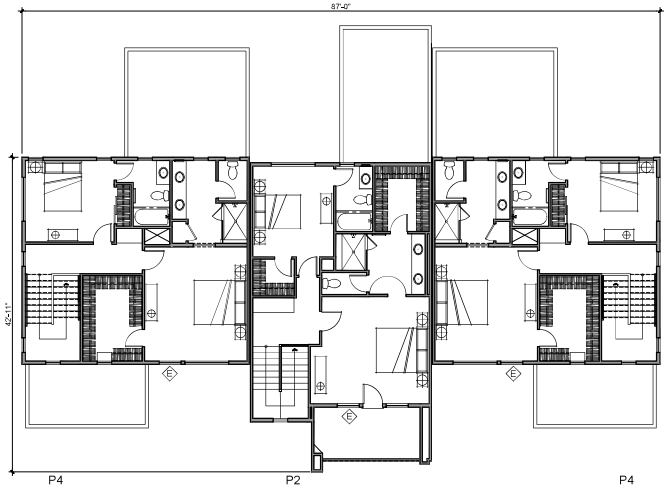
4 STORY CONDOMINIUM
6-PLEX_BUILDING PLANS

A 3-3.0.0



ROOF PLAN





FOURTH FLOOR



THIRD FLOOR

E Egress window for emergency escape

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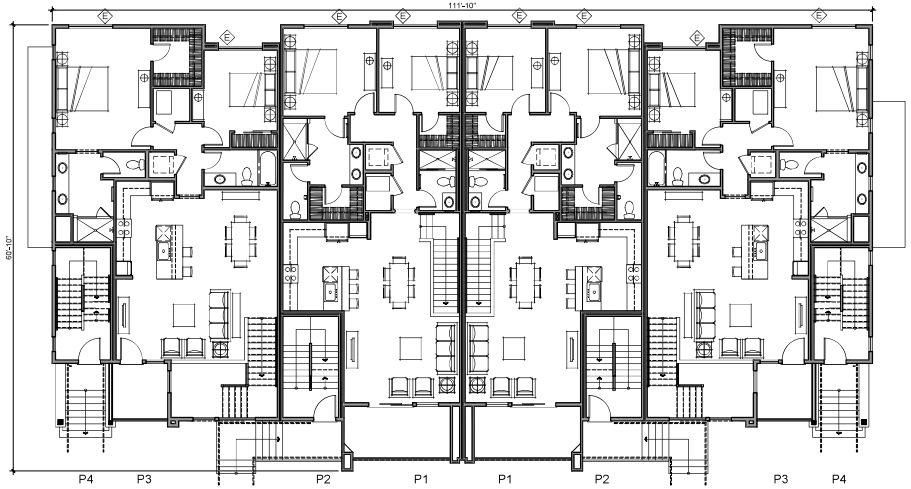
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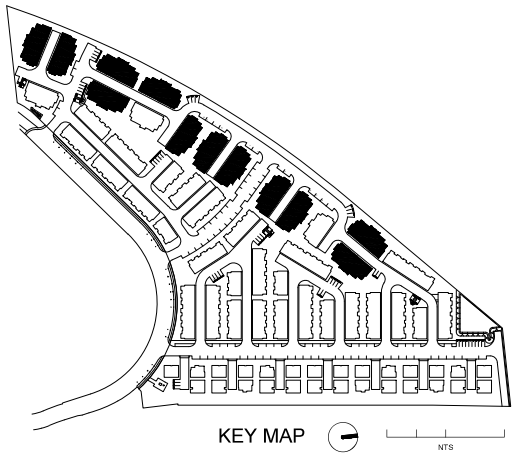
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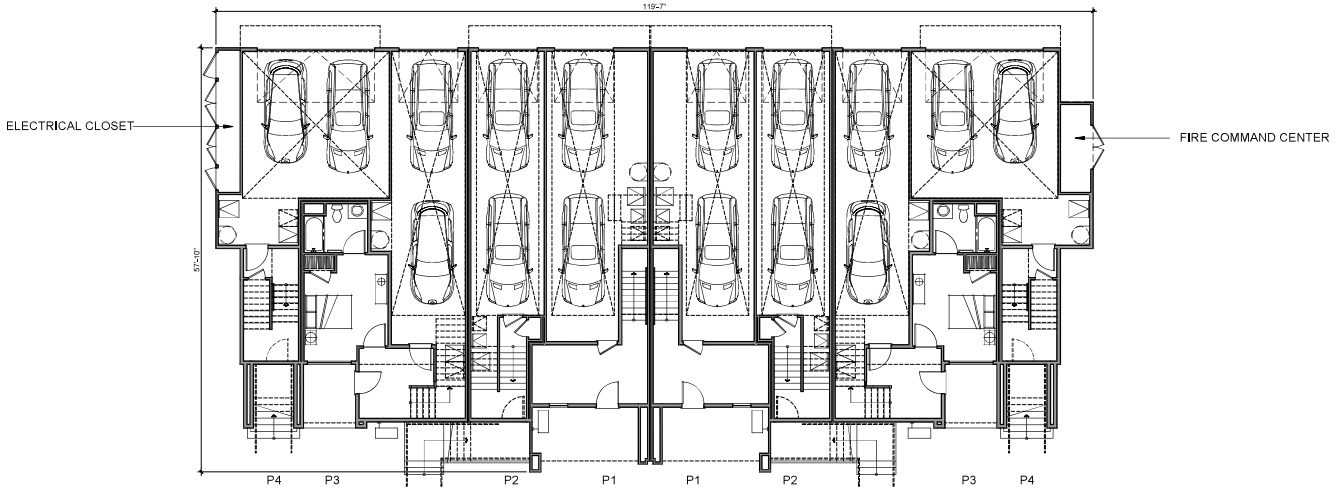
4 STORY CONDOMINIUM
6-PLEX_BUILDING PLANS

A 3-3.0.1



SECOND FLOOR





FIRST FLOOR

E Egress window for emergency escape

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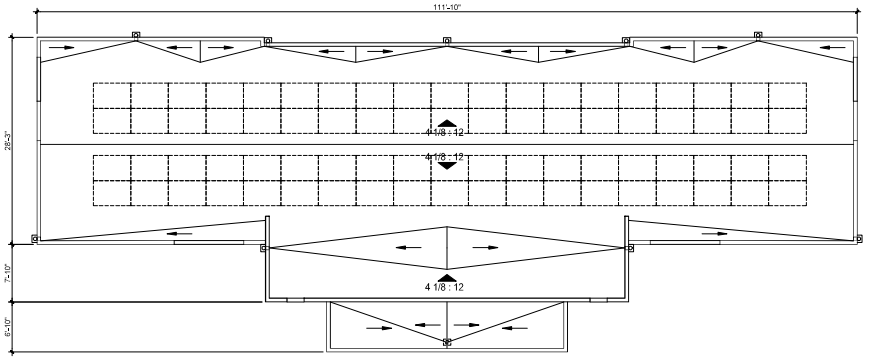
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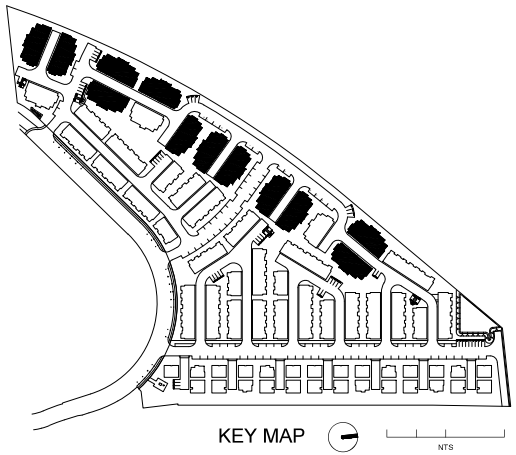
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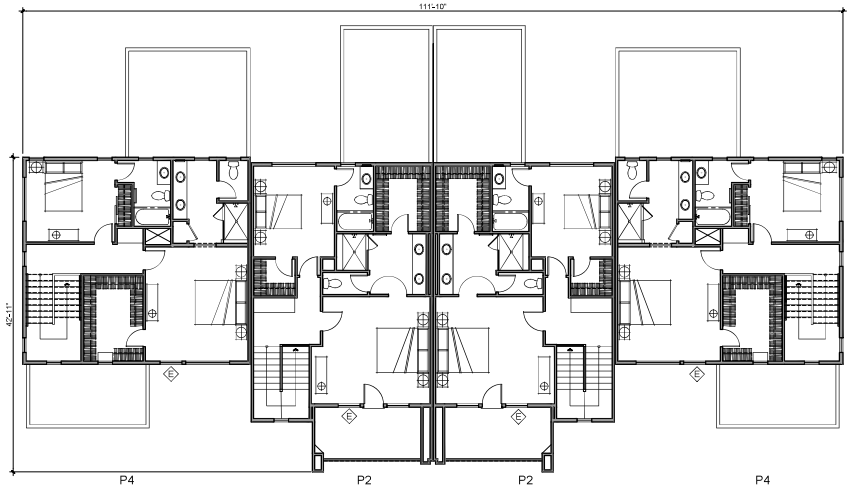
4 STORY CONDOMINIUM
8-PLEX_BUILDING PLANS

A 3-3.1.0

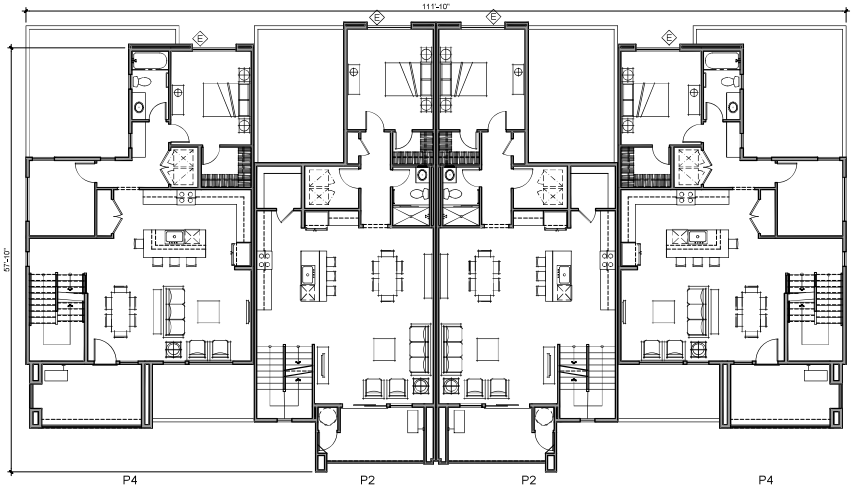


ROOF PLAN





FOURTH FLOOR



THIRD FLOOR

E Egress window for emergency escape

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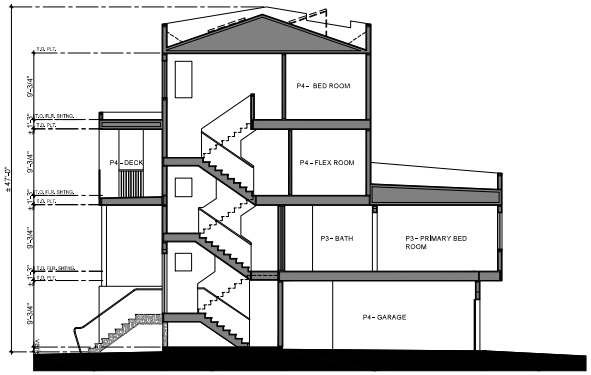
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Campbell, CA # 2023-0039

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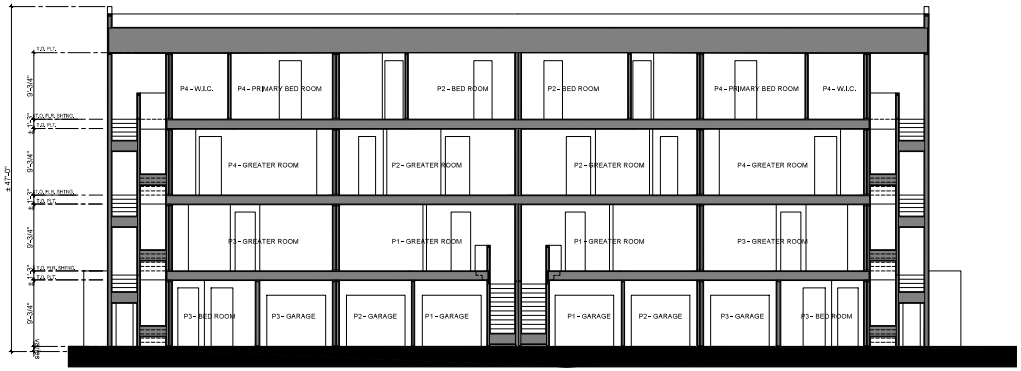
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4 STORY CONDOMINIUM
8-PLEX_BUILDING PLANS

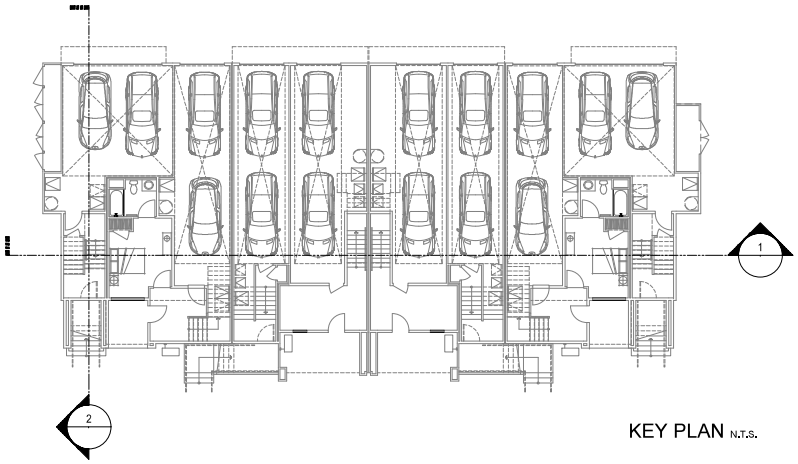
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Section 2



Section 1



KEY PLAN N.T.S.

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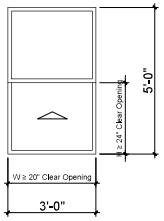
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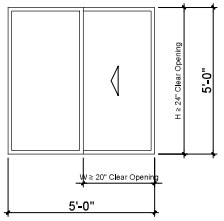
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4 STORY CONDOMINIUM
BUILDING SECTIONS

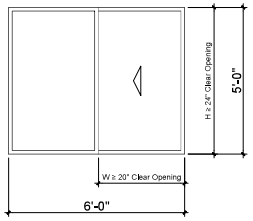
A 3-4.0.0



(W)x(H) ≥ 5.7 s.f. Clear Opening



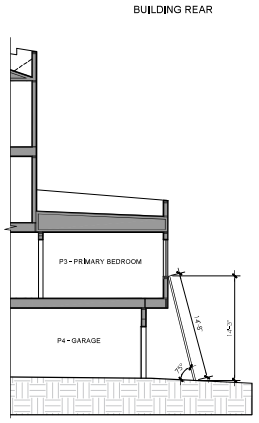
(W)x(H) ≥ 5.7 s.f. Clear Opening



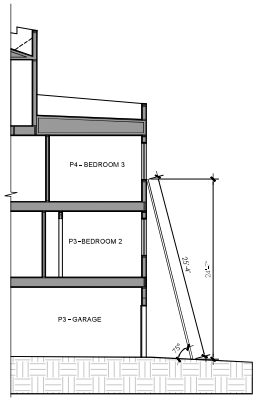
(W)x(H) ≥ 5.7 s.f. Clear Opening

EMERGENCY ESCAPE AND RESCUE OPENINGS FOR TYPICAL EGRESS WINDOW

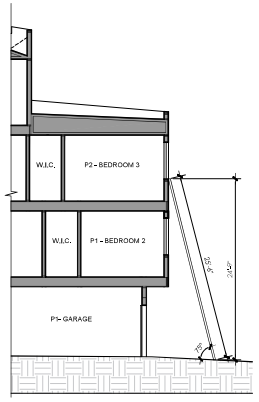
0 1 2 4



PLAN 3 & 4



PLAN 3 & 4



PLAN 1& 2

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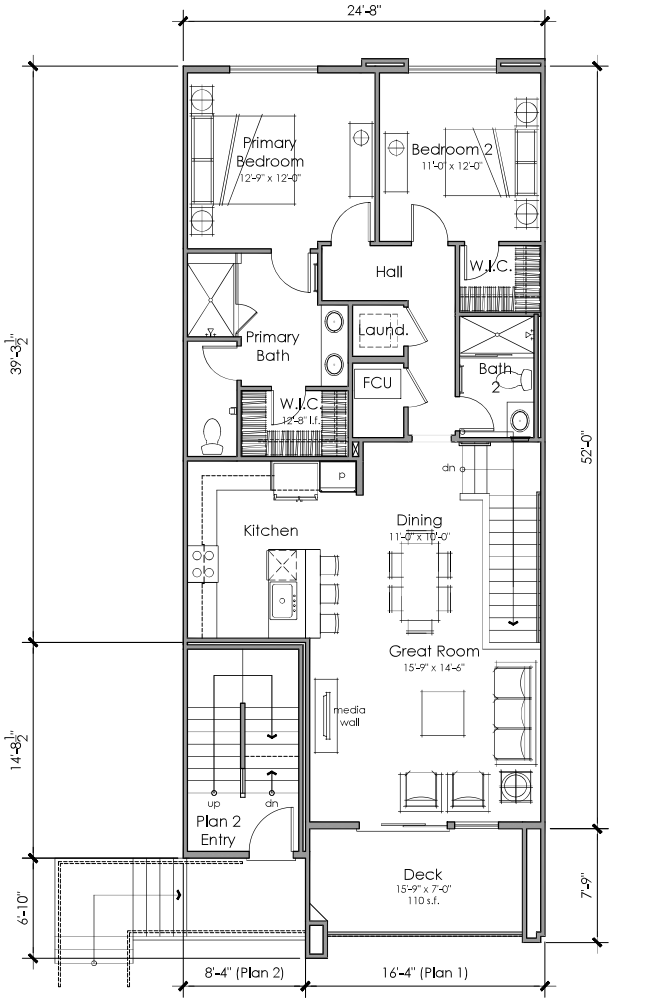
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
NOVEMBER 07, 2024

0 4 8 16

GROUND LADDER ACCESS
4 STORY CONDOMINIUMS

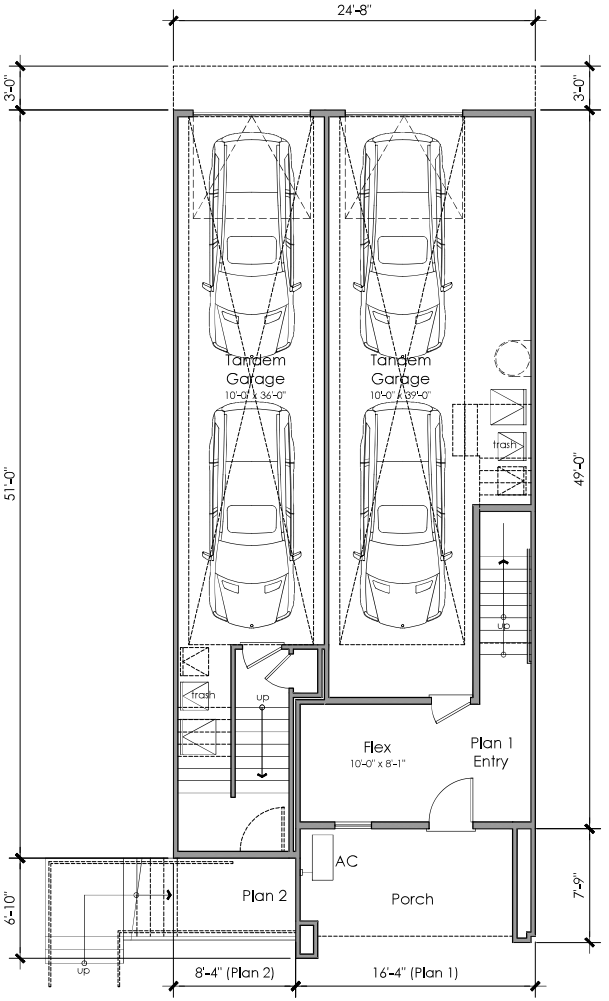
A 3-4.1.0



Plan 2
105 n.s.f.

Plan 1
1102 n.s.f.

Second Floor



Plan 2
98 n.s.f.

Plan 1
181 n.s.f.

First Floor

Plan 2 Summary

3 Bed / 3 Bath
1939 Total n.s.f.

Plan 1 Summary

2 Bed / 2 Bath
1283 Total n.s.f.

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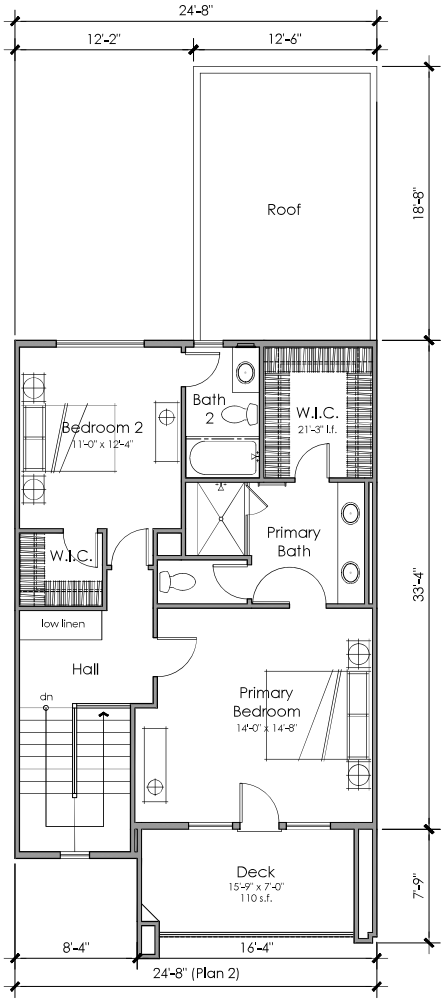
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Campbell, CA # 2023-0039

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NOVEMBER 07, 2024

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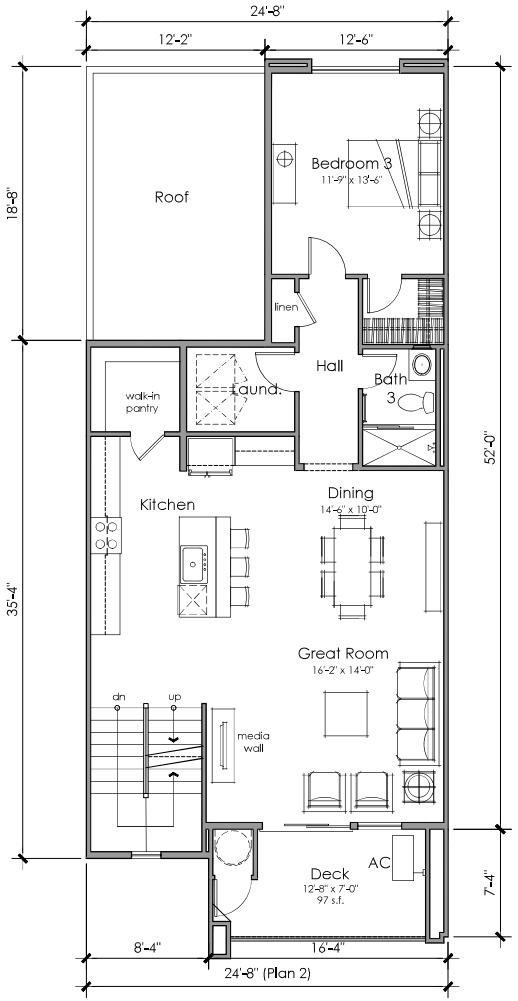
4 STORY CONDOMINIUM
PLAN 1-2_UNIT PLANS

A 3-5.0.0



Plan 2
721 n.s.f.

Fourth Floor



Plan 2
1015 n.s.f.

Third Floor

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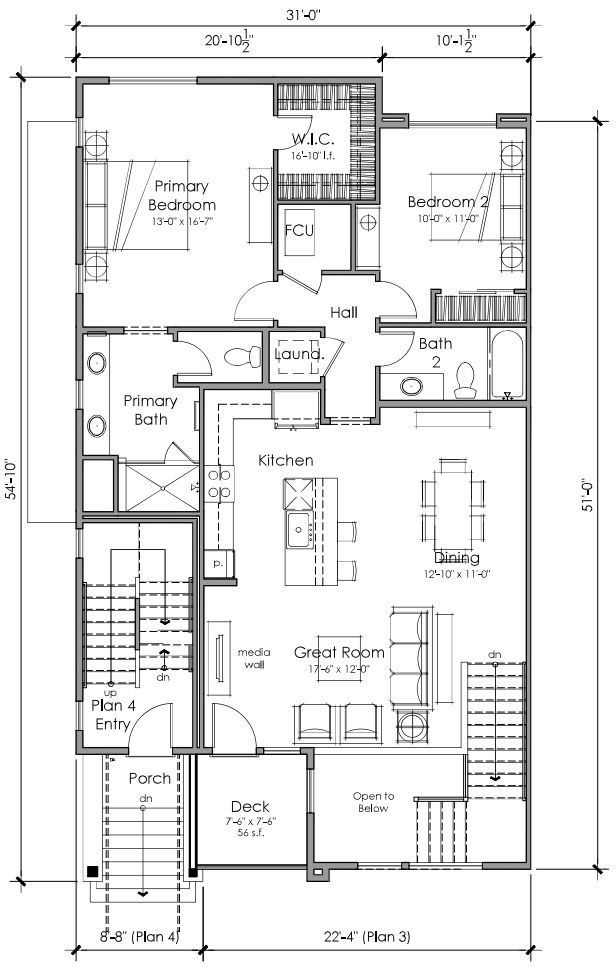
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
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0 2 4 8

4 STORY CONDOMINIUM
PLAN 1-2_UNIT PLAN

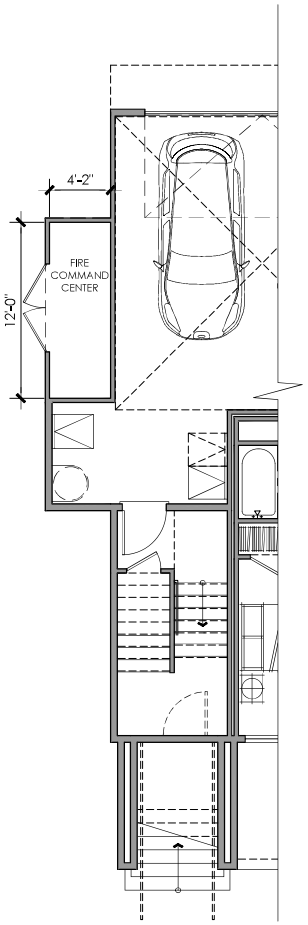
A 3-5.0.1



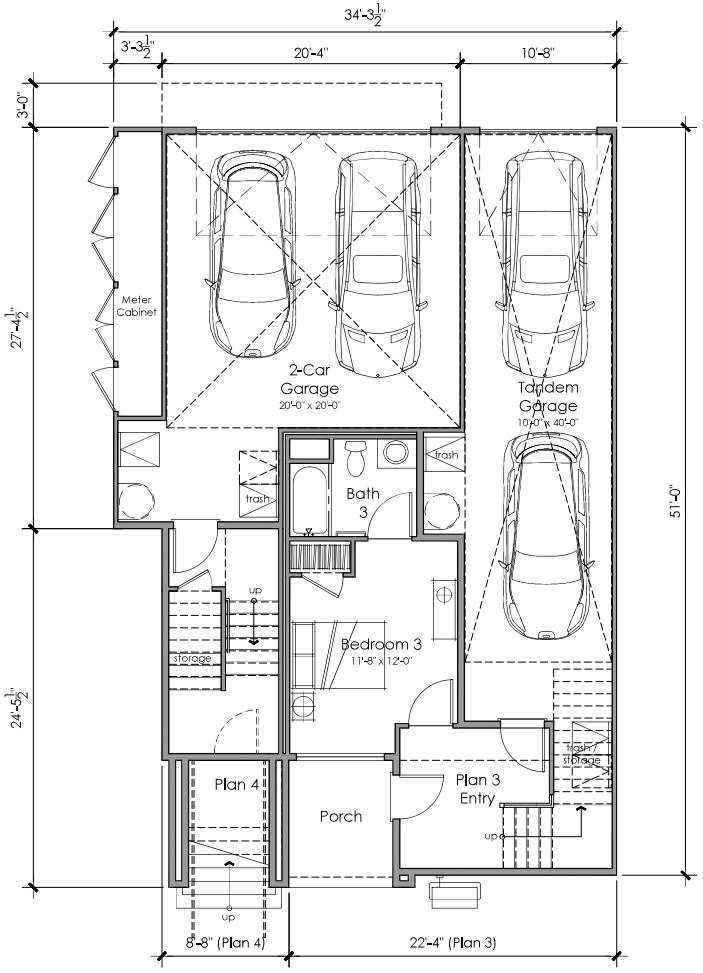
Plan 4
115 n.s.f.

Plan 3
1207 n.s.f.

Second Floor



Plan 4-ALT



Plan 4
118 n.s.f.

Plan 3
368 n.s.f.

First Floor

Plan 4 Summary
3 Bed / 3 Bath
2063 n.s.f.

Plan 3 Summary
3 Bed / 3 Bath
1575 n.s.f.

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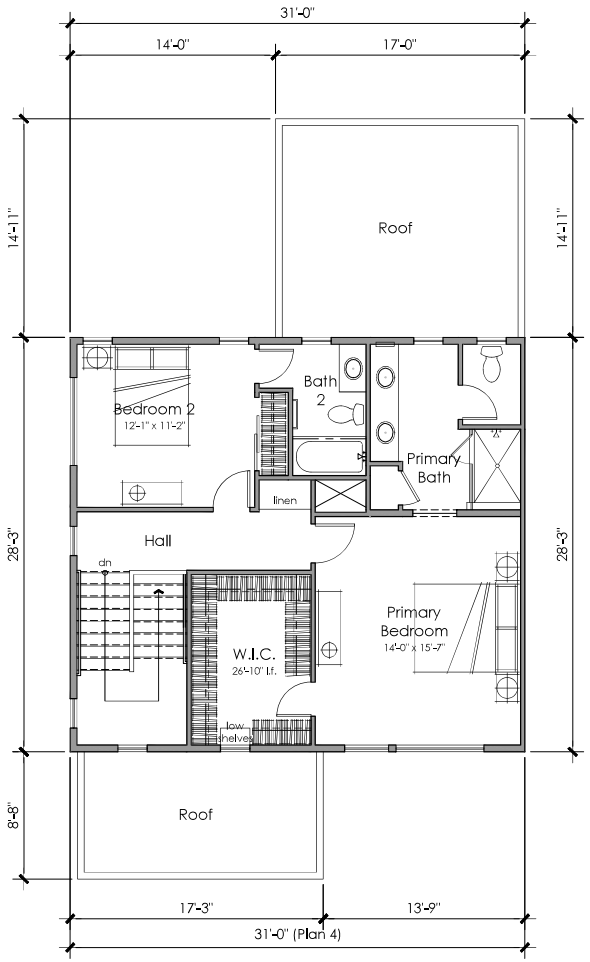
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DESIGN REVIEW
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0 2 4 8

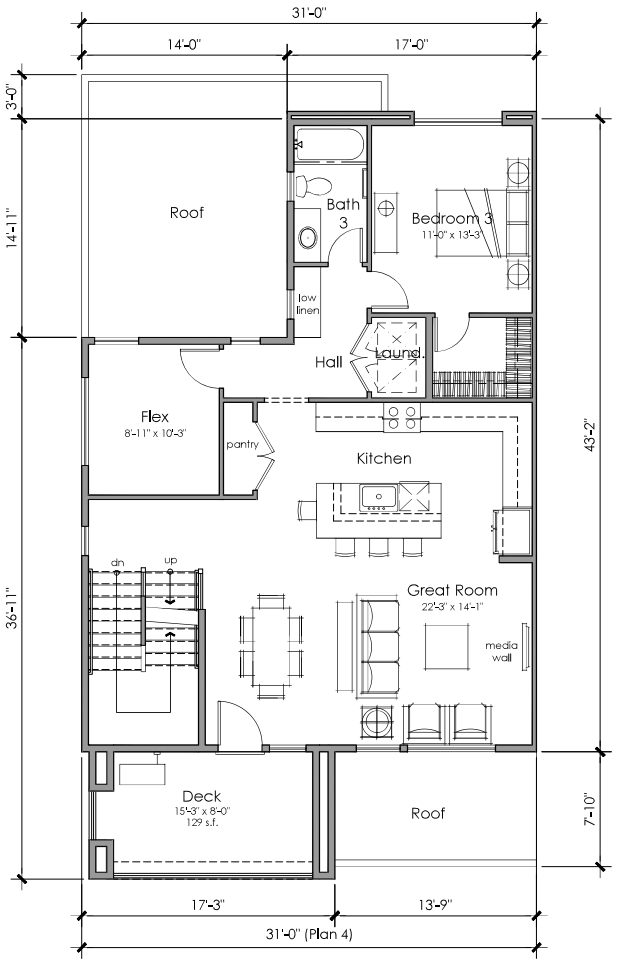
4 STORY CONDOMINIUM
PLAN 3-4_UNIT PLANS

A 3-5.0.2



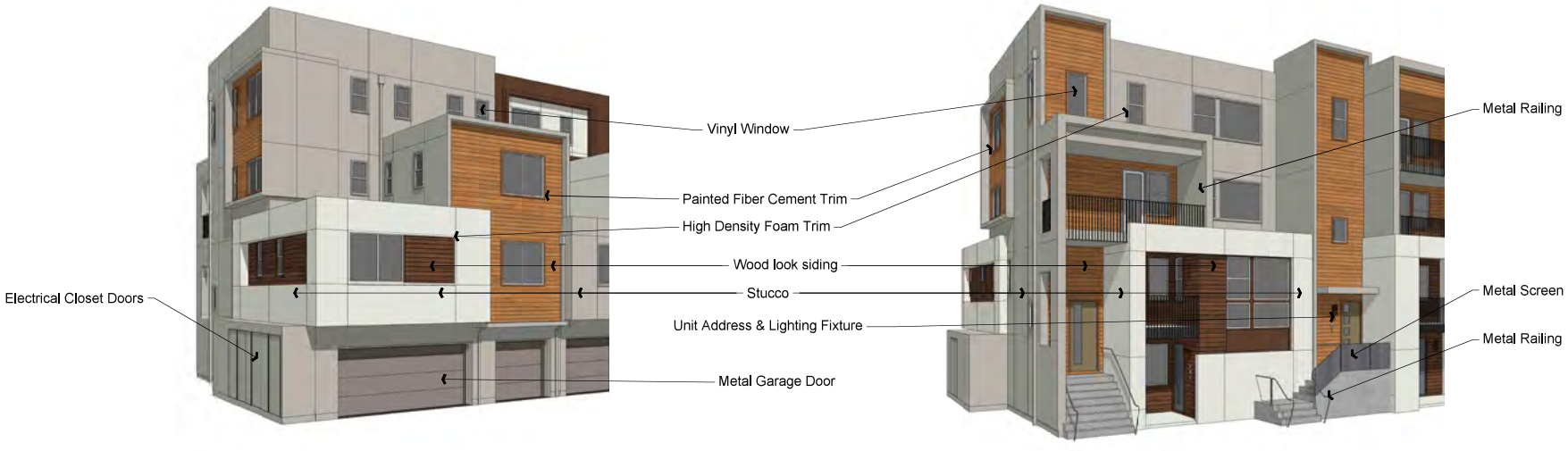
Plan 4 Fourth Floor

761 n.s.f.



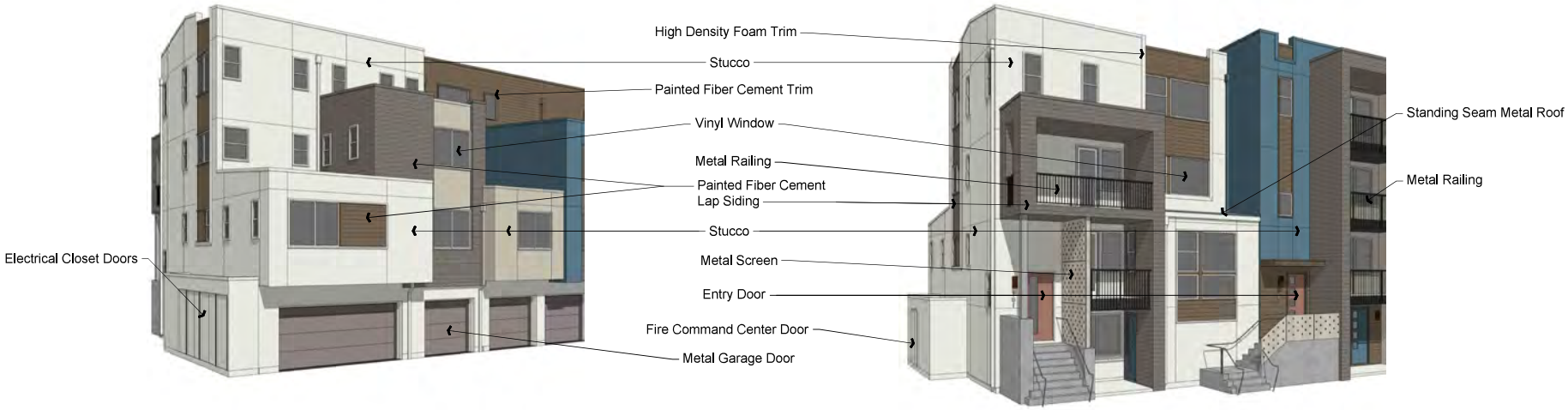
Plan 4 Third Floor

1069 n.s.f.



4. STYLE 2 - REAR

3. STYLE 2 - FRONT



2. STYLE 1 - REAR

1. STYLE 1 - FRONT

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Campbell, CA # 2023-0039

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NOVEMBER 07, 2024

NTS

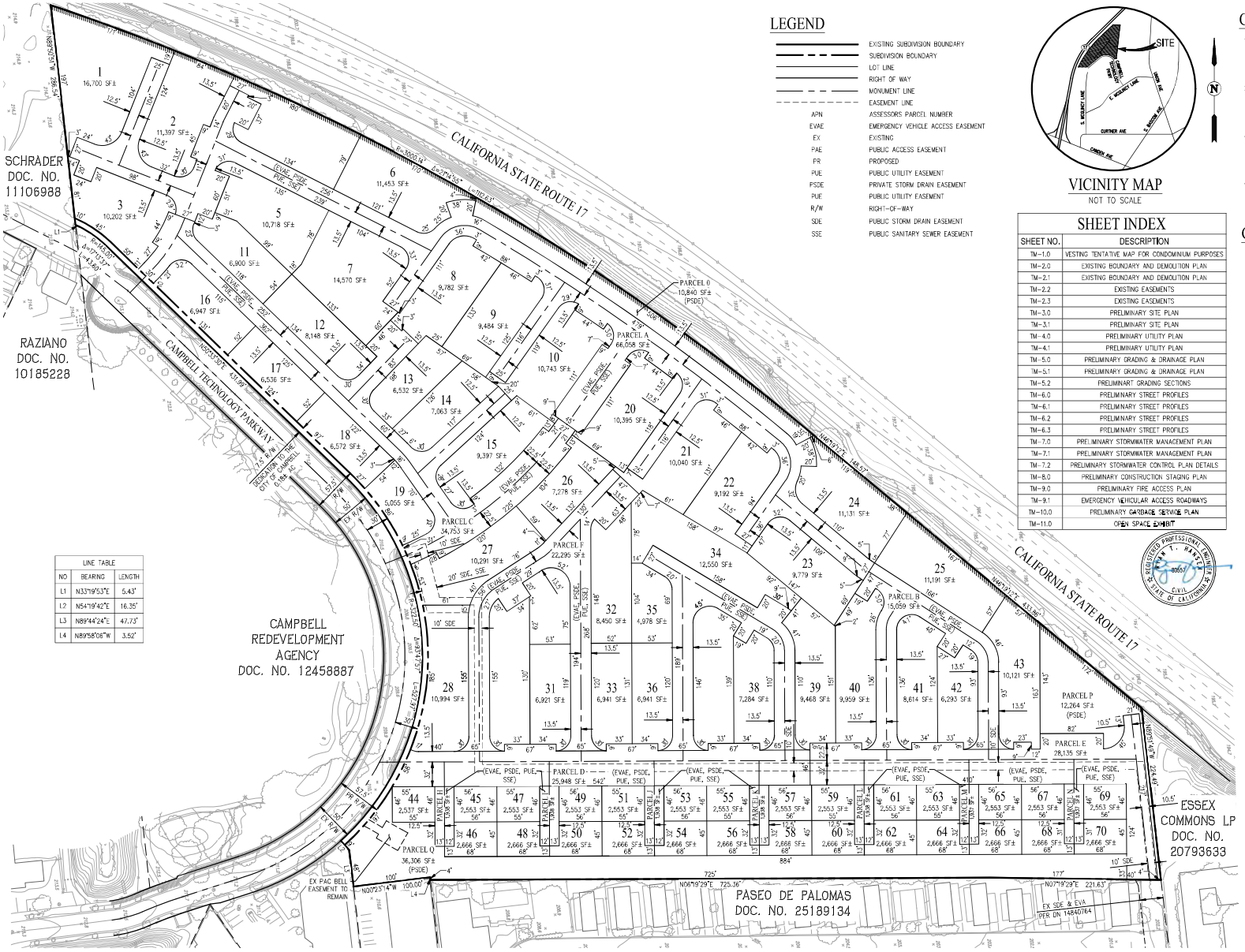
4 STORY CONDOMINIUM
ARCHITECTURAL DETAILS

A 3-6.0.0

	STYLE 1	STYLE 2
STUCCO BODY 1 / TRIM 1	SW 9624 WINSOME GRAY	SW 6198 SENSIBLE HUE
STUCCO BODY 2 / TRIM 2	SW 7614 ST. BART'S	SW 6182 ETHEREAL WHITE
STUCCO BODY 3 / TRIM 3	SW 6191 CONTENTED	N/A
HORIZONTAL LAP SIDING 1/ TRIM 4	SW 7019 GAUNTLET GRAY	N/A
HORIZONTAL LAP SIDING 2/ TRIM 5	SW 9609 LANDMARK	N/A
WOOD LOOK SIDING 1/ TRIM 6	N/A	SUMMER WHEAT WOODTONE
WOOD LOOK SIDING 2/ TRIM 7	N/A	WARM ESPRESSO WOODTONE
STANDING SEAM METAL ROOF	ZINC GRAY	N/A
METAL SCREEN	SW 6191 CONTENTED	SW 7068 GRIZZLE GRAY
ENTRY DOOR 1	SW 7614 ST. BART'S	SW 7729 EDAMAME
ENTRY DOOR 2	SW 6060 MOROCCAN SPICE	SW 7665 WALL STREET
GARAGE DOOR	SW 9579 TIMELESS TAUPE	SW 9579 TIMELESS TAUPE

Manufacturers

Paint - Sherwin Williams or Equal
Garage door - Clopay garage doors or Equal
Entry door - Therma Tru or Equal
Wood Look Siding: Woodtone siding or Equal
Composition Shingle Roof: GAF Roofing or Equal



LINE TABLE		
NO	BEARING	LENGTH
L1	N33°19'53"E	5.43'
L2	N54°19'42"E	16.35'
L3	N89°44'24"E	47.73'
L4	N89°58'06"W	3.52'

LEGEND

	EXISTING SUBDIVISION BOUNDARY
	SUBDIVISION BOUNDARY
	LOT LINE
	RIGHT OF WAY
	MONUMENT LINE
	EASEMENT LINE
APN	ASSESSORS PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
PAE	PUBLIC ACCESS EASEMENT
PR	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
SDE	PUBLIC STORM DRAIN EASEMENT
SSE	PUBLIC SANITARY SEWER EASEMENT

VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
TM-1.0	VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES
TM-2.0	EXISTING BOUNDARY AND DEMOLITION PLAN
TM-2.1	EXISTING BOUNDARY AND DEMOLITION PLAN
TM-2.2	EXISTING EASEMENTS
TM-2.3	EXISTING EASEMENTS
TM-3.0	PRELIMINARY SITE PLAN
TM-3.1	PRELIMINARY SITE PLAN
TM-4.0	PRELIMINARY UTILITY PLAN
TM-4.1	PRELIMINARY UTILITY PLAN
TM-5.0	PRELIMINARY GRADING & DRAINAGE PLAN
TM-5.1	PRELIMINARY GRADING & DRAINAGE PLAN
TM-5.2	PRELIMINART GRADING SECTIONS
TM-6.0	PRELIMINARY STREET PROFILES
TM-6.1	PRELIMINARY STREET PROFILES
TM-6.2	PRELIMINARY STREET PROFILES
TM-6.3	PRELIMINARY STREET PROFILES
TM-7.0	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-7.1	PRELIMINARY STORMWATER MANAGEMENT PLAN
TM-7.2	PRELIMINARY STORMWATER CONTROL PLAN DETAILS
TM-8.0	PRELIMINARY CONSTRUCTION STAGING PLAN
TM-9.0	PRELIMINARY FIRE ACCESS PLAN
TM-9.1	EMERGENCY VEHICULAR ACCESS ROADWAYS
TM-10.0	PRELIMINARY GARBAGE SERVICE PLAN
TM-11.0	OPEN SPACE EXHIBIT

CONTACTS

1. DEVELOPER: BAYWEST DEVELOPMENT GROUP INC.
JASON LAUB
90 RAILROAD AVE
CAMPBELL, CA 95008
(925) 996-6060

2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
RYAN HANSEN P.E.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322

3. ARCHITECT: KTGY GROUP, INC.
JILL WILLIAMS
1814 FRANKLIN ST, SUITE 400
OAKLAND, CA 94612
(510) 463-2045

3. GEOTECHNICAL ENGINEER: ENGEO
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA
(925)-866-9000

GENERAL NOTES

1. AERIAL TOPOGRAPHY: BY GEOMAPS DATED MAY 25, 2023
2. CONTOUR INTERVAL: 1 FOOT
3. ACCESSORS PARCEL NO.: 412-29-010, 412-29-011, 412-29-012, 412-29-015
4. SITE ADDRESS: 635, 655, 675, 695 CAMPBELL TECHNOLOGY PARKWAY
5. EXISTING/PROPOSED ZONING: HD-MU (HIGH DENSITY MIXED-USE) & P-D (PLANNED DEVELOPMENT)
6. EXISTING LAND USE: COMMERCIAL
7. PROPOSED LAND USE: RESIDENTIAL
8. SITE AREA: 17.28 AC±
9. NET LOT AREA: 17.10 AC±
10. DWELLING UNITS: 290 UNITS
11. DENSITY: 16.96 DU/AC (NET)
12. EXISTING STRUCTURES: EXISTING STRUCTURES ON THE SITE WILL BE DEMOLISHED PRIOR TO CONSTRUCTION.
13. STREET TREES: STREET TREES SHALL BE PROVIDED AS REQUIRED BY THE CITY AND WILL BE PRIVATELY MAINTAINED.
14. TREES: ALL EXISTING TREES WITHIN THE DEVELOPMENT OF THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
15. UTILITY PROVIDERS:
    - WATER: SAN JOSE WATER COMPANY
    - SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
    - STORM DRAIN: CITY OF CAMPBELL
    - GAS & ELECTRIC: PG&E
    - TELEPHONE: TBD
    - CABLE TV: TBD
16. UTILITY: ALL ONSITE DOMESTIC WATER MAINS WILL BE PUBLIC UP TO EACH INDIVIDUAL METER. SANITARY SEWER WILL BE PUBLIC UP TO THE UNIT CLEANOUT. THE STORM DRAIN SYSTEM SERVING JUST THE RESIDENTIAL DEVELOPMENT WILL BE PRIVATE. THE STORM DRAIN SYSTEM SERVING THE UPSTREAM OFFSITE RUNOFF WILL BE PUBLIC.
17. LIGHTING: ALL LIGHTING ON PRIVATE STREETS SHALL BE PRIVATELY MAINTAINED.
18. TRASH: INDIVIDUAL TRASH CAN PICKUP IS TO BE PROVIDED BY WEST VALLEY COLLECTION AND RECYCLING.
19. STREETS: ALL ONSITE STREETS ARE TO BE PRIVATE AND PRIVATELY MAINTAINED.
20. GRADING: PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISHED GRADING IS SUBJECT TO FINAL DESIGN.
21. DIMENSIONS: ALL PARCEL AND LOT DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL DESIGN.
22. EROSION CONTROL: EROSION CONTROL WILL BE PREPARED PER CITY STANDARDS AND ABAG RECOMMENDATIONS.
23. COMMON AREAS: COMMON AREAS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24. FLOOD ZONE: ZONE X (SHADED): AREAS OF MINIMAL FLOOD HAZARD. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
    SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP. MAP NUMBERS 06085C0239H & 06085C0237H
    DATED: MAY 18, 2009
25. BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS ON CAMPBELL TECHNOLOGY PARKWAY, THE BEARING BEING N50°03'30"E PER PARCEL MAP (716 M 25).
26. BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS A BRASS DISK SET IN CONCRETE BEING NGS MONUMENT DESIGNATION U 176 RESET, PID HS3127, HAVING AN NAVD88 PUBLISHED ELEVATION OF 195.29 FEET.
27. CONDOMINIUM MAP: A CONDOMINIUM PLAN WILL BE RECORDED FOR LOTS 1 THROUGH 43. THE SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 4285 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE TOTAL NUMBER OF CONDOMINIUM DWELLING UNITS SHALL BE NO MORE THAN 263 RESIDENTIAL CONDOMINIUM UNITS FOR LOTS 1 THROUGH 43.
28. EASEMENTS: PARCELS A THROUGH N ARE TO INCLUDE THE FOLLOWING PUBLIC AND PRIVATE EASEMENTS TO SERVE ONSITE PRIVATE AND PUBLIC FACILITIES AND PROVIDE GRANT ACCESS AS NOTED: EVAE, PSDE, PUE, SDE AND SSE. EASEMENTS MAY CHANGE SUBJECT TO FINAL DESIGN.

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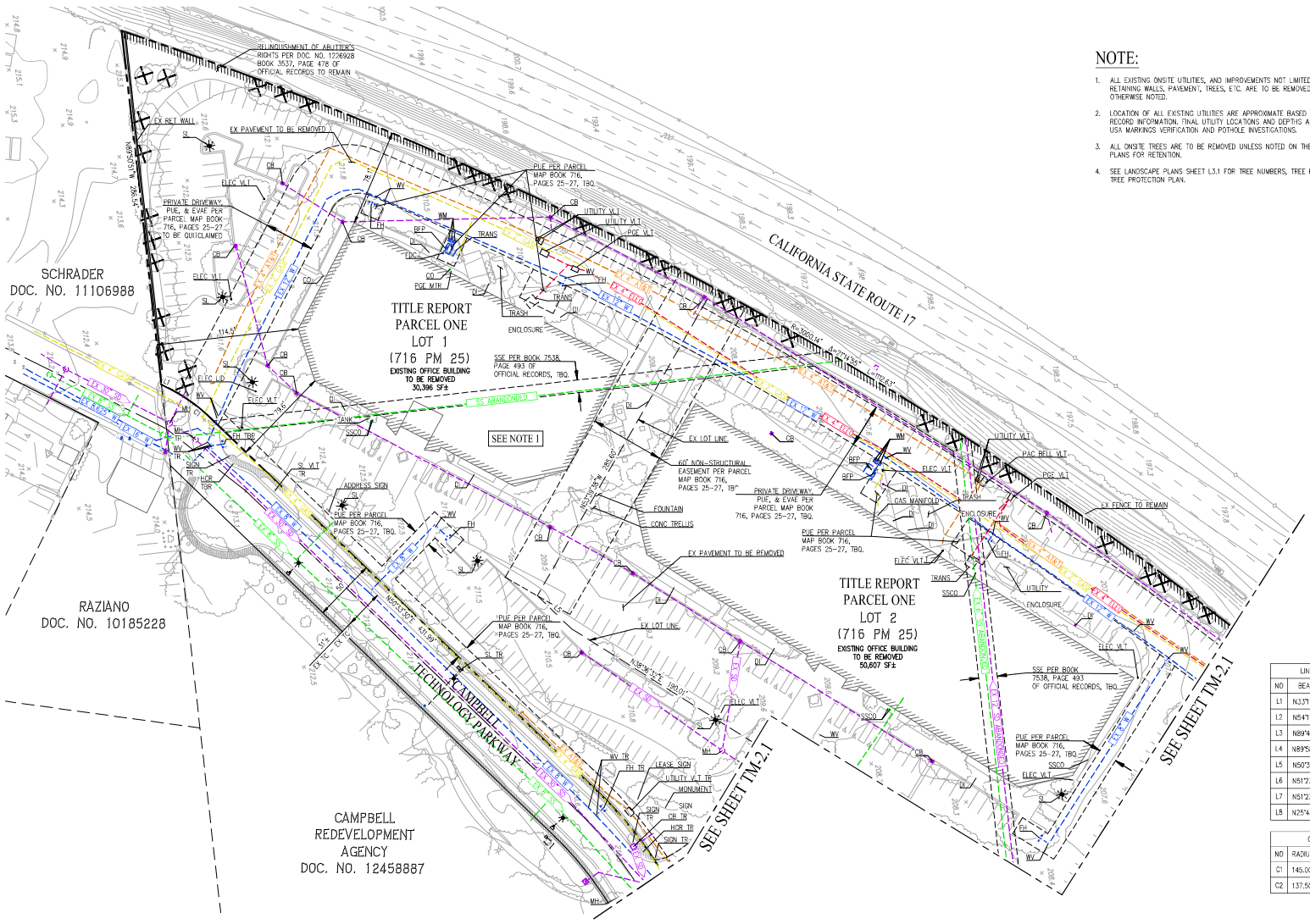
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Campbell, CA # 2023-0039

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0 30 60 120

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES

TM-1.0



NOTE:

1. ALL EXISTING ONSITE UTILITIES, AND IMPROVEMENTS NOT LIMITED TO BUILDINGS, RETAINING WALLS, PAVEMENT, TREES, ETC. ARE TO BE REMOVED UNLESS OTHERWISE NOTED.
2. LOCATION OF ALL EXISTING UTILITIES ARE APPROXIMATE BASED ON FIELD AND RECORD INFORMATION. FINAL UTILITY LOCATIONS AND DEPTHS ARE SUBJECT TO USA MARKINGS VERIFICATION AND POTHOLE INVESTIGATIONS.
3. ALL ONSITE TREES ARE TO BE REMOVED UNLESS NOTED ON THE LANDSCAPE PLANS FOR RETENTION.
4. SEE LANDSCAPE PLANS SHEET L3.1 FOR TREE NUMBERS, TREE REMOVAL, AND TREE PROTECTION PLAN.

LEGEND

- BOUNDARY LINE
- MONUMENT LINE
- EASEMENT LINE
- ADJACENT PROPERTY LINE
- EXISTING LOT LINE
- RETAINING WALL
- EX 12" SD — EXISTING STORM DRAIN MAIN
- EX 10" W — EXISTING WATER MAIN
- EX 8" SS — EXISTING SANITARY SEWER MAIN
- EX GAS — EXISTING GAS LINE
- EX ELEC — EXISTING UNDERGROUND ELECTRIC
- EX AT&T — EXISTING AT&T LINE
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN FIELD INLET
- EXISTING FIRE HYDRANT
- EXISTING BACK FLOW
- EXISTING PRESSURE INDICATOR VALVE
- EXISTING FIRE DEPARTMENT CONNECTION
- EXISTING WATER VALVE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING UTILITY BOX/VAULT
- EXISTING STREET LIGHT
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

N	NORTH
S	SOUTH
E	EAST
W	WEST
BLDG	BUILDING
BFP	BACK FLOW PREVENTER
CB	CATCH BASIN
CONC	CONCRETE
DWY	DRIVEWAY
DI	DRAIN INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FS	FIRE SERVICE
GM	GAS METER
HCR	HANDICAP RAMP
LAT	LATERAL
PB	PULL BOX
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
SL	STREET LIGHT
SSCO	SANITARY SEWER CLEAN OUT
SSE	SANITARY SEWER EASEMENT
TBR	TO BE REMOVED
TBQ	TO BE QUITCLAIMED
TR	TO REMAIN
UTIL	UTILITY
VLT	VAULT
WLE	WATER LINE EASEMENT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE

LINE TABLE		
NO	BEARING	LENGTH
L1	N33°19'53"E	5.43'
L2	N54°19'42"E	16.35'
L3	N89°44'24"E	47.73'
L4	N89°58'06"W	3.52'
L5	N50°33'30"E	38.53'
L6	N51°23'28"W	25.73'
L7	N51°23'28"W	17.45'
L8	N25°43'39"W	26.99'

CURVE TABLE			
NO	RADIUS	DELTA	LENGTH
C1	145.00'	17°13'37"	43.60'
C2	137.50'	25°39'49"	61.59'

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Campbell, CA # 2023-0039

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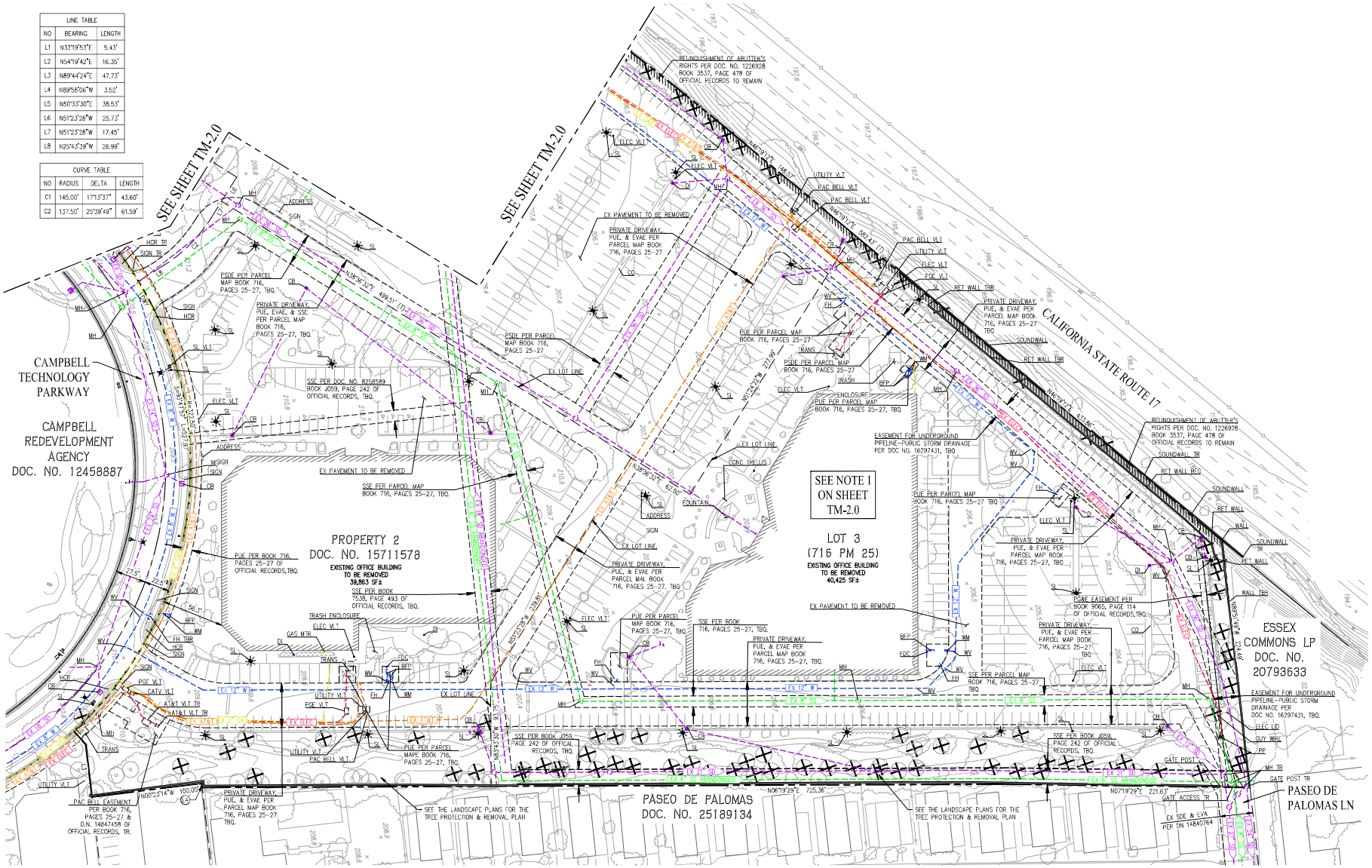
0 20 40 80

EXISTING BOUNDARY AND DEMOLITION PLAN

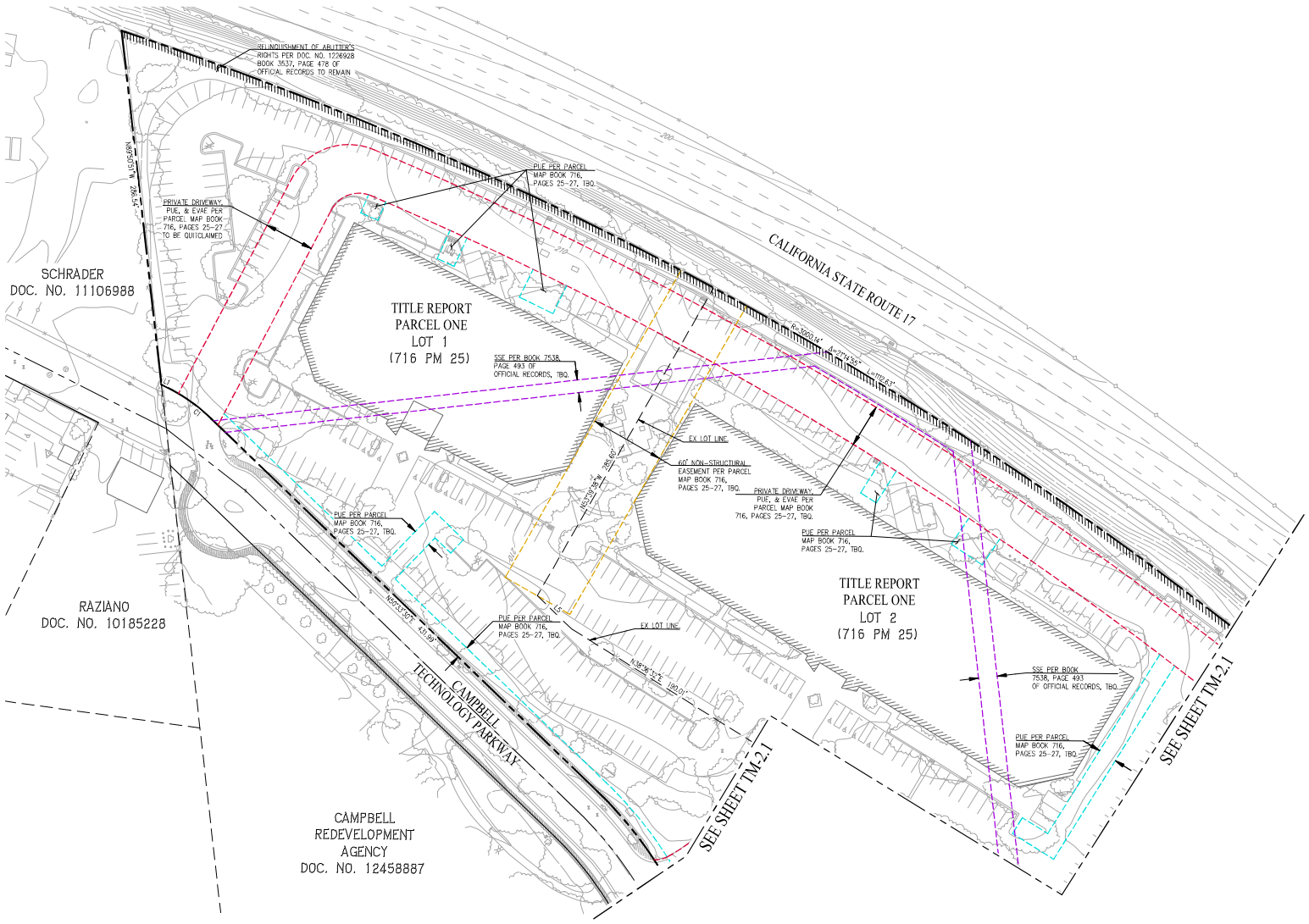
TM-2.0

LINE TABLE		
NO	BEARING	LENGTH
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LEGEND

	BOUNDARY LINE
	MONUMENT LINE
	EASEMENT LINE
	ADJACENT PROPERTY LINE
	EXISTING LOT LINE
	EXISTING PRIVATE DRIVEWAY, PUE, & EVAE EASEMENT PER BOOK 716
	EXISTING PUBLIC UTILITY EASEMENT PER BOOK 716
	EXISTING NON-STRUCTURAL EASEMENT PER BOOK 716
	EXISTING SANITARY SEWER EASEMENT PER BOOK 7538
	EXISTING SANITARY SEWER EASEMENT PER BOOK 716
	EXISTING SANITARY SEWER EASEMENT PER BOOK J059
	EXISTING STORM DRAIN EASEMENT PER BOOK 716
	EXISTING PG&E EASEMENT PER BOOK 9065
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SDE	STORM DRAIN EASEMENT
SSE	SANITARY SEWER EASEMENT
TBQ	TO BE QUITCLAIMED
TR	TO REMAIN

LINE TABLE		
NO	BEARING	LENGTH
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Campbell Technology Park LLC

Campbell Technology Park
Campbell, CA # 2023-0039

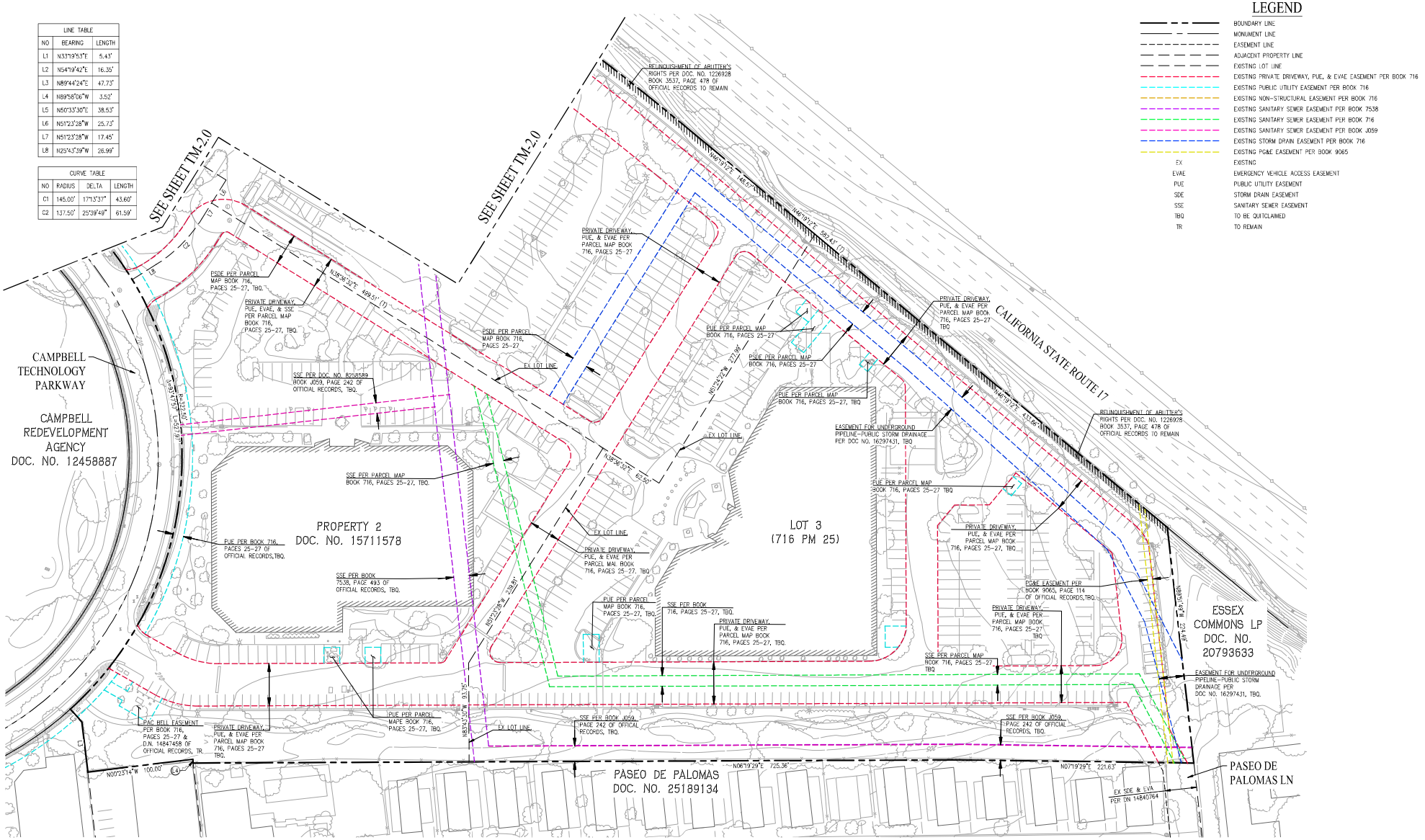
DESIGN REVIEW
NOVEMBER 08, 2024

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EXISTING EASEMENTS

TM-2.2

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NOTE:

1. SEE LANDSCAPE PLANS BY OTHERS FOR ALL LANDSCAPE & IRRIGATION DETAILS.
2. SEE LANDSCAPE PLANS FOR ALL WALKWAY SURFACE TYPE DETAILS.
3. ALL PEDESTRIAN STREET CROSSINGS WILL BE PROVIDED WITH AN ACCESSIBLE CURB RAMP & TRUNCATED DOMES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
4. PER SJWC REQUIREMENTS A MINIMUM 3' MIN SEPARATION BETWEEN DEEPENED CURBS AND WATER MAINS IS REQUIRED.
5. PER PG&E DESIGN REQUIREMENTS 5' OF SEPARATION SHALL BE PROVIDED BETWEEN GAS MAIN AND TREE PLANTING.

PARKING SUMMARY	
PARKING PROVIDED	
RESIDENTIAL IN GARAGE PARKING STALLS	580
ON SITE PARKING STALLS	138
TOTAL PROVIDED PARKING STALLS	718
SITE PARKING USE SUMMARY	
ACCESSIBLE PARKING STALLS	7
ELECTRIC VEHICLE CAPABLE STALLS (EC)	14
ELECTRIC VEHICLE READY STALLS (ER)	35
ELECTRIC VEHICLE CHARGER STALLS (EV)	7

ACCESSIBLE UNIT COUNT SUMMARY		
# UNITS	REQUIRED ADA UNIT COUNT	PROVIDED ADA UNIT COUNT
149 TOWNHOMES	15	15
114 PIGGYBACK	12	12
263 TOTAL	27	27

LEGEND:

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- MONUMENT LINE
- CENTERLINE
- RIGHT OF WAY LINE
- LOT LINE
- PROPOSED EASEMENT LINE
- PROPOSED RETAINING WALL
- PROPOSED DEEPENED SIDEWALK CURB
- EX GAS — EXISTING GAS MAIN
- EX W — EXISTING WATER MAIN
- ACCESSIBLE PEDESTRIAN PATH OF TRAVEL
- ASPHALT PAVEMENT
- UNASSIGNED AND VISITOR PARKING STALL (ASPHALT PAVEMENT)
- ACCESSIBLE PARKING STALL
- ACCESSIBLE UNIT
- CONCRETE DRIVEWAY
- BIO-RETENTION AREA
- PARKING COUNT
- LADDER PAD

ABBREVIATIONS

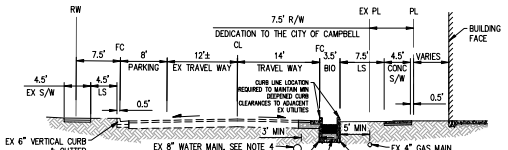
BIO-RET	BIO-RETENTION
CL	CENTERLINE
CONC	CONCRETE
DWY	DRIVEWAY
EC	ELECTRIC VEHICLE CAPABLE PARKING STALL
ER	ELECTRIC VEHICLE READY PARKING STALL
EV	ELECTRIC VEHICLE PARKING STALL
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CONCRETE & GUTTER CURB
LS	LANDSCAPE
ML	MONUMENT LINE
MIN	MINIMUM
PAE	PUBLIC ACCESS EASMENT
PL	PROPERTY LINE
PR	PROPOSED
R/W	RIGHT OF WAY
S/W	SIDEWALK
TC	TOP OF CONCRETE CURB & GUTTER
TYP	TYPICAL
VG	VALLEY GUTTER



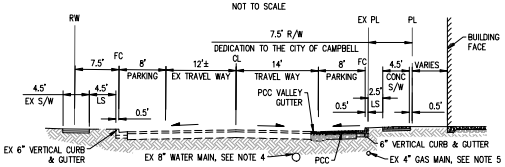
TYPICAL EVA SECTION
NOT TO SCALE

G STREET SECTION
G STREET
NOT TO SCALE

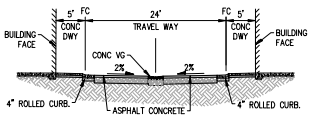
J STREET SECTION
J STREET
NOT TO SCALE



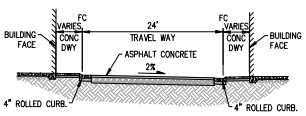
TYPICAL CAMPBELL TECHNOLOGY PARKWAY WITH STORMWATER TREATMENT SECTION
NOT TO SCALE



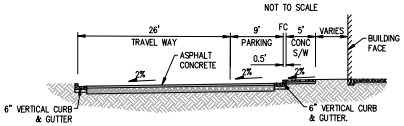
TYPICAL CAMPBELL TECHNOLOGY PARKWAY WITH PARKING SECTION
NOT TO SCALE



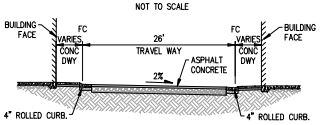
TYPICAL 24' ALLEY SECTION W/ 5' DWY
S, T, U, V, W, X, Y STREET
NOT TO SCALE



TYPICAL 24' ALLEY SECTION
H, K, L, M STREET
NOT TO SCALE

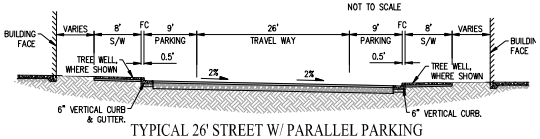


E STREET W/ PARALLEL PARKING
STREET E
NOT TO SCALE



TYPICAL 26' ALLEY SECTION
D, F, I, N, O, P, Q, R STREET
NOT TO SCALE

TYPICAL 26' STREET W/ PERPENDICULAR PARKING
A STREET
NOT TO SCALE



TYPICAL 26' STREET W/ PARALLEL PARKING
B, C STREET
NOT TO SCALE

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DESIGN REVIEW
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PRELIMINARY SITE PLAN

TM-3.0



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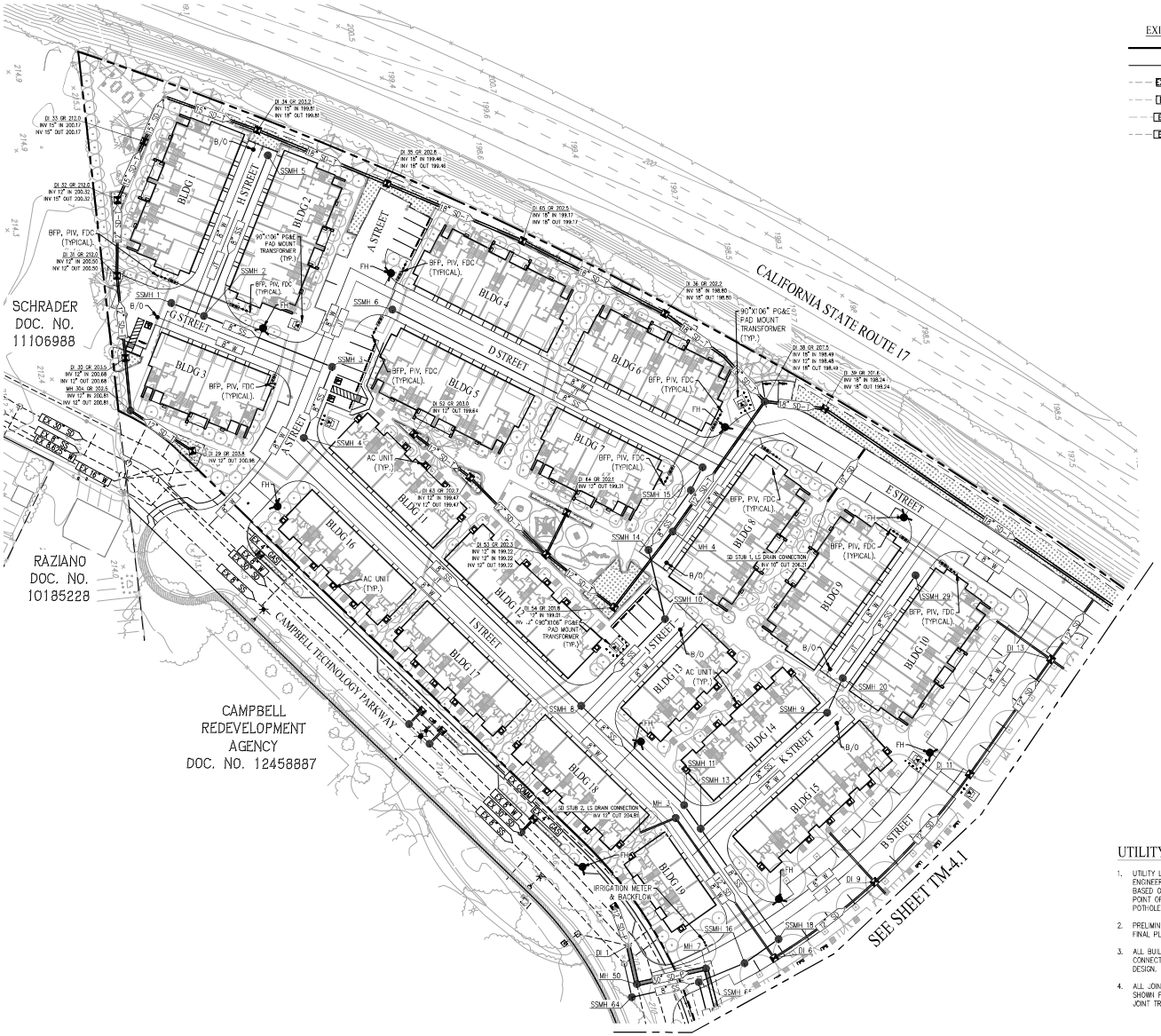
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PRELIMINARY SITE PLAN

TM-3.1

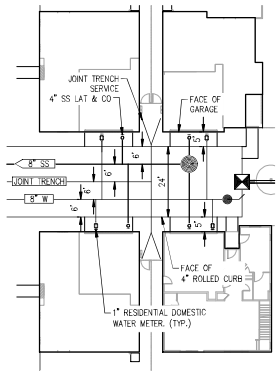


LEGEND:

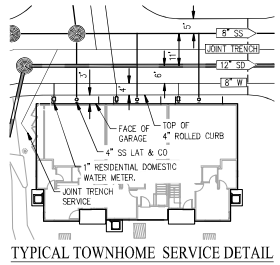
EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT OF WAY
EX GAS		GAS MAIN
EX W	8"W	WATER MAIN
EX SS	8" SS	SANITARY SEWER PIPE
EX SD	12" SD	STORM DRAIN PIPE (UNTREATED)
	12" SD-T	STORMWATER PIPE (TREATED)
	12" SD-P	STORMWATER PIPE (PUBLIC)
	JT	JOINT TRENCH
		STORM DRAIN INLET
		MANHOLE
		FIRE HYDRANT
		BACK FLOW PREVENTER
		FIRE DEPARTMENT CONNECTION
		POST INDICATOR VALVE
		BIO-RETENTION AREA
		90"X106" PG&E PAD MOUNT TRANSFORMER
		50"X52" PG&E PAD MOUNT TRANSFORMER
		VALVE
		STREET LIGHT
		UTILITY BOX/VAULT
		AC UNIT

ABBREVIATIONS

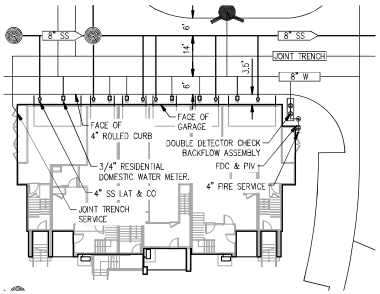
BFP	BACK FLOW PREVENTER
BLDG	BUILDING
B/O	BLOW OFF VALVE
CB	CATCH BASIN
DI	DRAIN INLET
ELEC	ELECTRICAL
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
FS	FIRE SERVICE
JT	JOINT TRENCH
LAT	LATERAL
LS	LANDSCAPE
PIV	POST INDICATOR VALVE
PP	POWER POLE
SL	STREET LIGHT
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
UTIL	UTILITY
VLT	VAULT
WM	WATER METER
WS	WATER SERVICE
WV	WATER VALVE



TYPICAL SINGLE FAMILY SERVICE DETAIL
BLDGS 46–73
SCALE 1" = 20'



TYPICAL TOWNHOME SERVICE DETAIL
BLDGS 11–19, 25–45
SCALE 1" = 20'



TYPICAL PIGGYBACK SERVICE DETAIL
BLDGS 1–10, 20–24
SCALE 1" = 20'

UTILITY NOTES:

1. UTILITY LAYOUT AS SHOWN IS PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN. EXISTING UTILITY LOCATIONS ARE APPROXIMATE BASED ON RECORD INFORMATION AND FIELD SURVEY DATA. UTILITY POINT OF CONNECTIONS SHALL BE VERIFIED WITH USA MARKINGS AND POTHOLE INFORMATION.
2. PRELIMINARY DOMESTIC AND FIRE SERVICE SIZES ARE SUBJECT TO FINAL PLUMBING ENGINEERS DESIGN.
3. ALL BUILDING STORM DRAIN, WATER, AND SEWER POINT OF CONNECTIONS ARE SUBJECT TO FINAL BUILDING PLUMBING ENGINEERS DESIGN.
4. ALL JOINT TRENCH MAINS AND TRANSFORMER LOCATIONS HAVE BEEN SHOWN FOR REFERENCE ONLY AND ARE SUBJECT TO THE FINAL JOINT TRENCH CONSULTANTS DESIGN.

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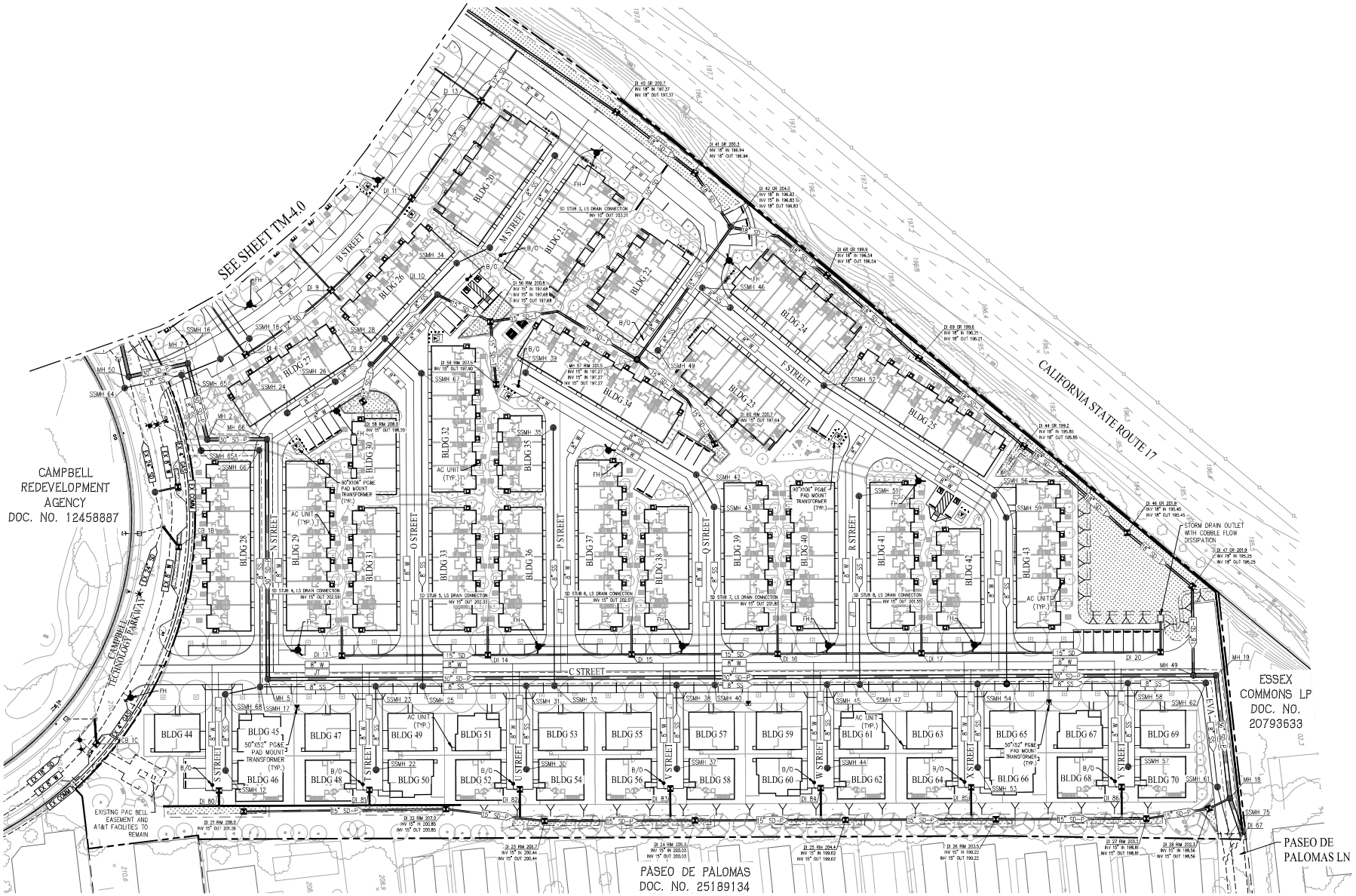
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PRELIMINARY UTILITY PLAN

TM-4.0



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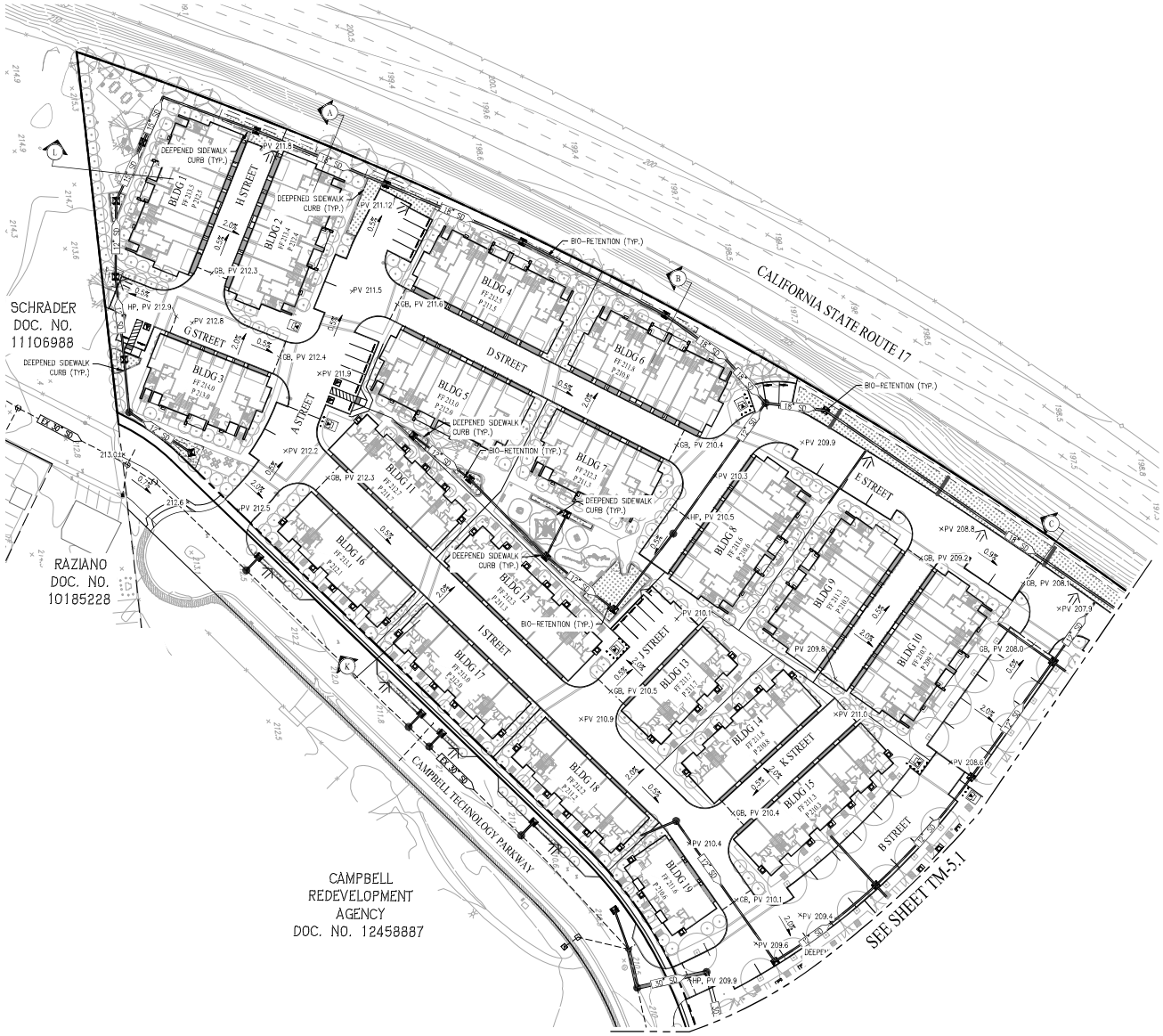
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PRELIMINARY UTILITY PLAN

TM-4.1



LEGEND:

EXISTING	PROPOSED	DESCRIPTION
		PROPERTY LINE
		RIGHT OF WAY
EX SD	12" SD	STORM DRAIN
		TRENCH DRAIN
		RETAINING WALL
		DEEPENED SIDEWALK CURB
		DEEPENED FOOTING
		STORM DRAIN FIELD INLET
		MANHOLE
		AREA DRAIN
		BIO-RETENTION AREA
		CURB CUT/SLOT DRAIN
		DIRECTION OF OVERLAND RELEASE

ABBREVIATIONS

BLDG	BUILDING
BR	BIORETENTION
CB	CATCH BASIN
DI	DRAIN INLET
E/B	EASTBOUND
EG	EXISTING GRADE
EX	EXISTING
FC	FACE OF CURB
FF	FINISHED FLOOR
GB	GRADE BREAK
HP	HIGH POINT
LAT	LATERAL
LL	LOT LINE
LP	LOW POINT
LS	LANDSCAPE
PR	PROPOSED
PV	PAVEMENT
RW	RIGHT OF WAY
RET	RETAINING
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
STND	STANDARD
TCB	TOP OF CONCRETE BAND
WAL	WALL
W/B	WESTBOUND

PRELIMINARY ESTIMATED ROUGH GRADING EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)	NET (CY)
ROUGH GRADING	10,000	23,000	13,000 (F)
UTILITY & BIORETENTION SPOILS	8,000	0	8,000 (C)
TOTAL	18,000	23,000	5,000 (F)

NOTE:
1. ROUGH GRADING AND EARTHWORK QUANTITIES, ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. ALL REQUIRED ADA ACCESSIBLE UNITS FOR THE PROPOSED TOWNHOMES WILL BE DESIGNED PER CBC REQUIREMENTS. SEE SHEET TM-3.0 FOR PRELIMINARY ACCESSIBLE UNIT LOCATIONS.
3. MAXIMUM DEPTH OF CUT IS ROUGHLY 8' AND THE MAXIMUM DEPTH OF FILL IS ROUGHLY 9'. THE MAXIMUM DEPTHS OF CUT AND FILL ARE PRELIMINARY AND ARE SUBJECT TO THE FINAL DESIGN.

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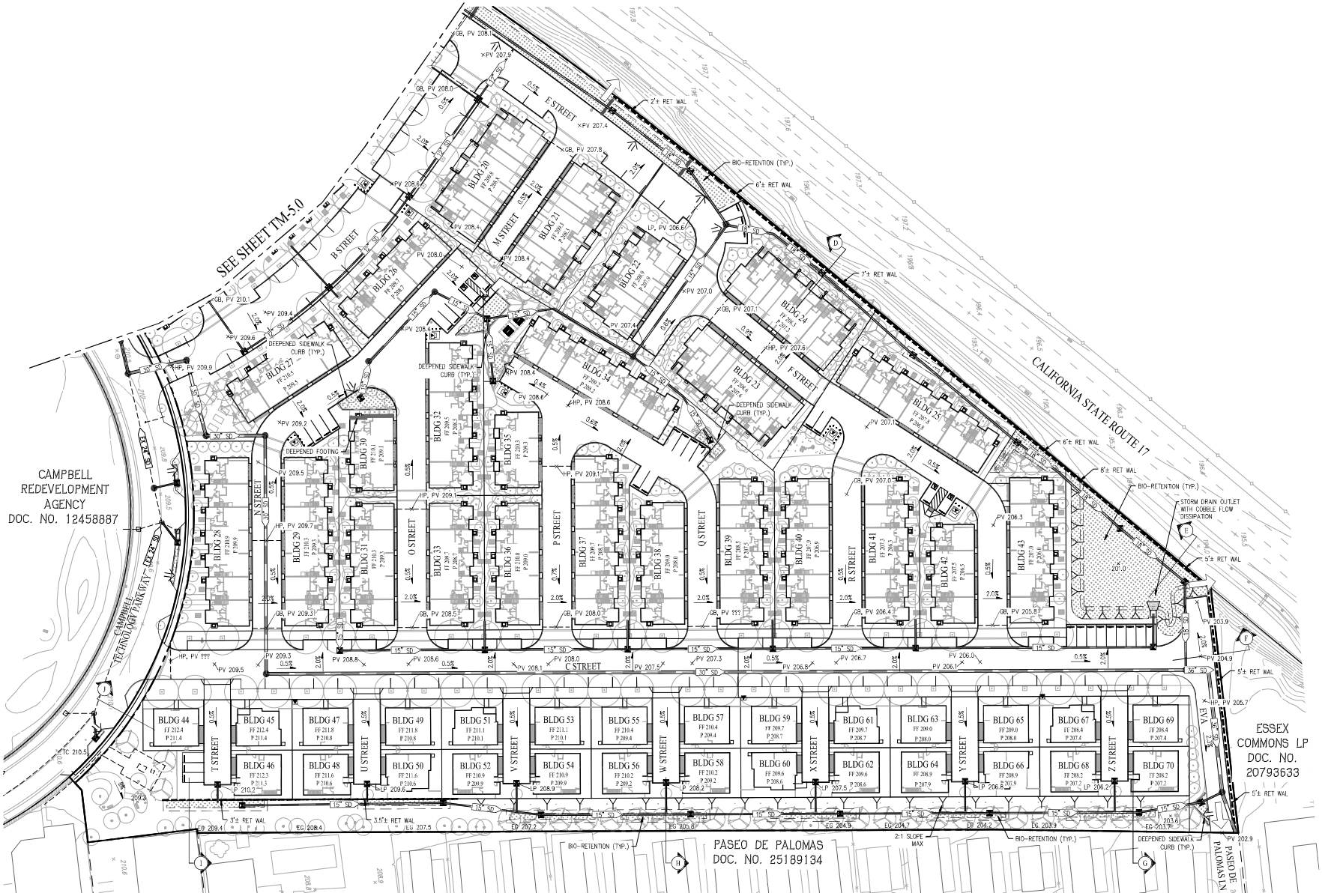
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PRELIMINARY GRADING & DRAINAGE PLAN

TM-5.0



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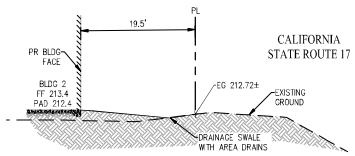
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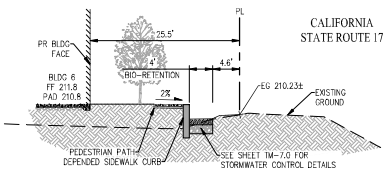
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PRELIMINARY GRADING & DRAINAGE PLAN

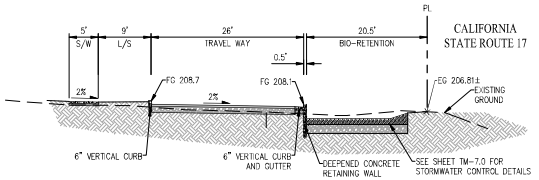
TM-5.1



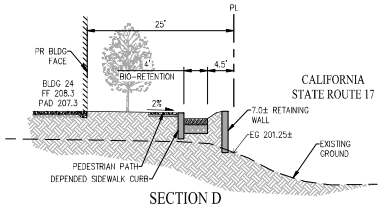
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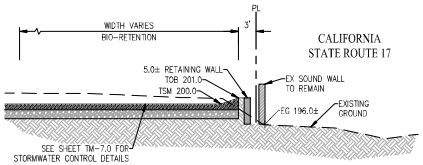
SECTION B
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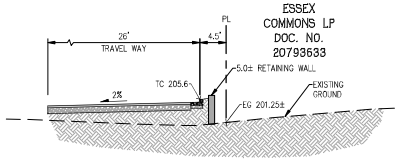
SECTION C
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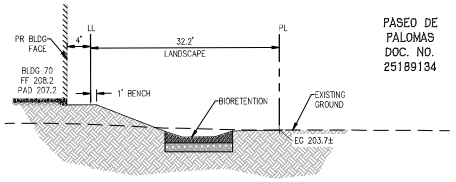
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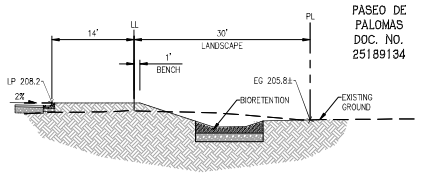
SECTION E
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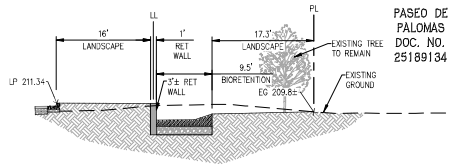
SECTION F
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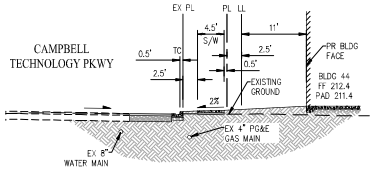
SECTION G
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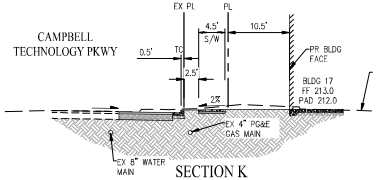
SECTION H
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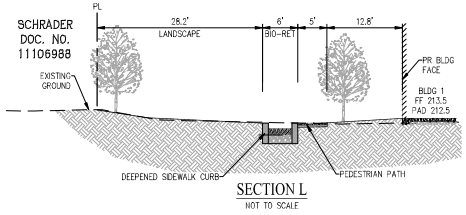
SECTION I
NOT TO SCALE



SECTION J
NOT TO SCALE



SECTION K
NOT TO SCALE



SECTION L
NOT TO SCALE

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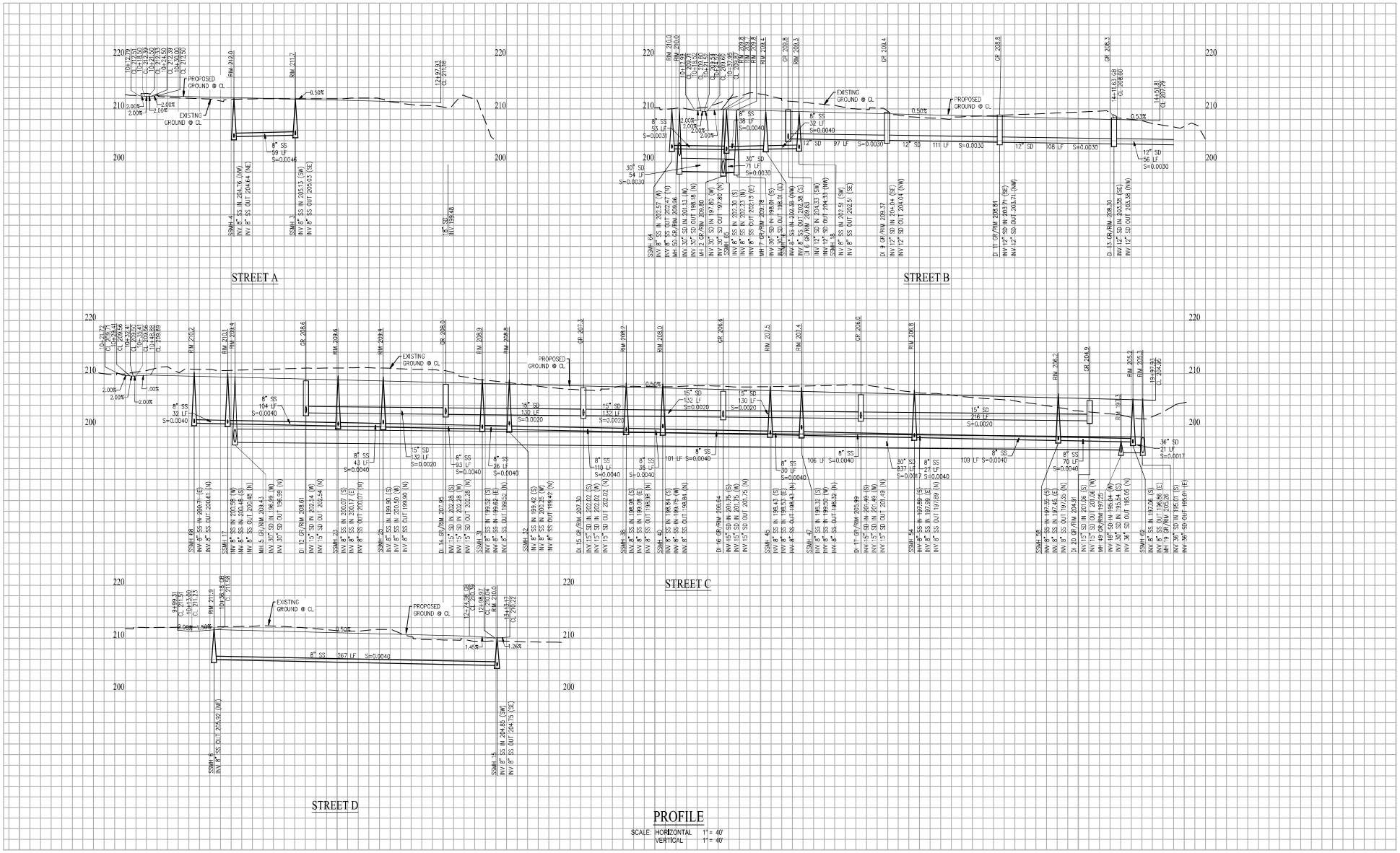
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PRELIMINART GRADING SECTIONS

TM-5.2



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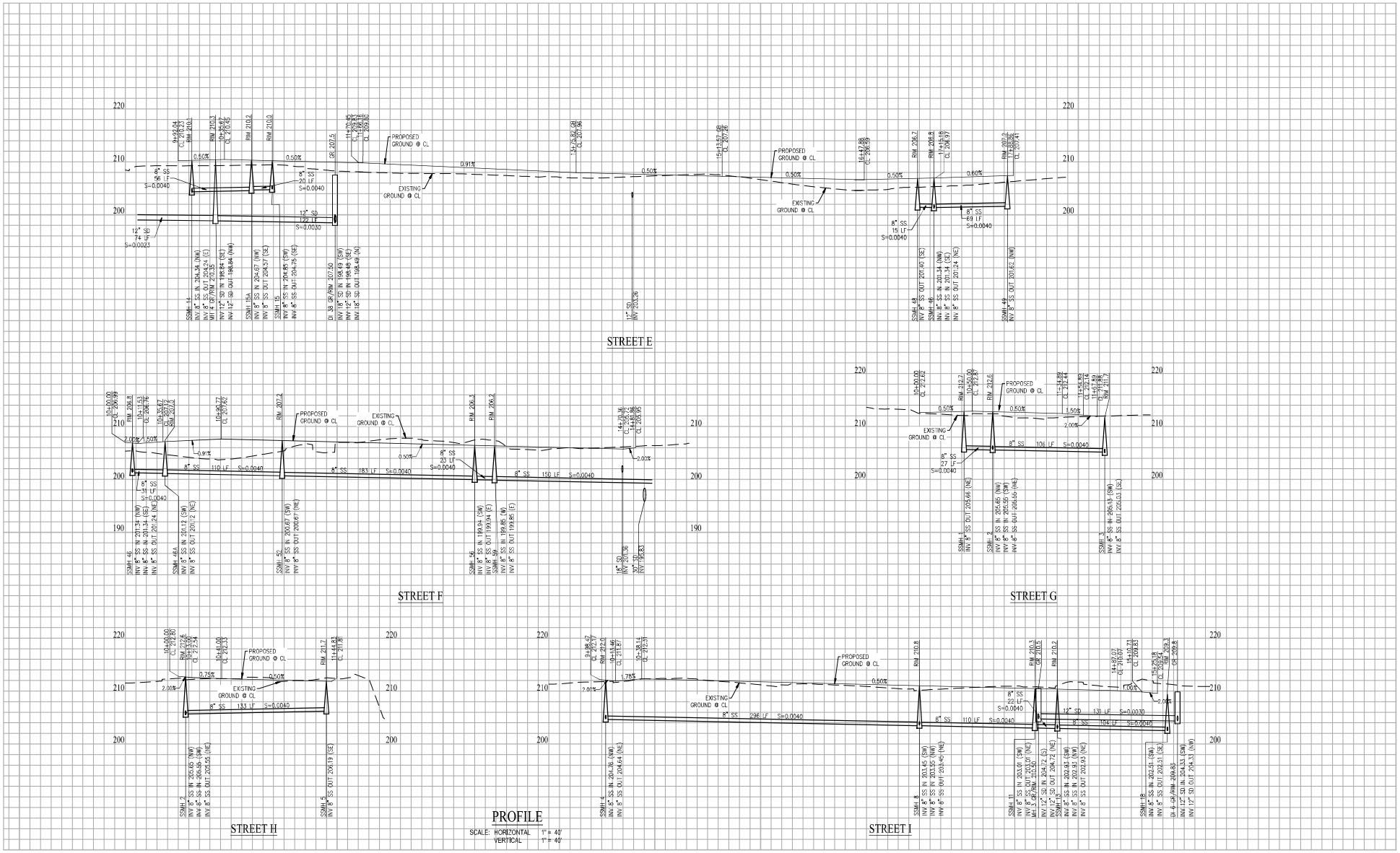
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PRELIMINARY STREET PROFILES

TM-6.0



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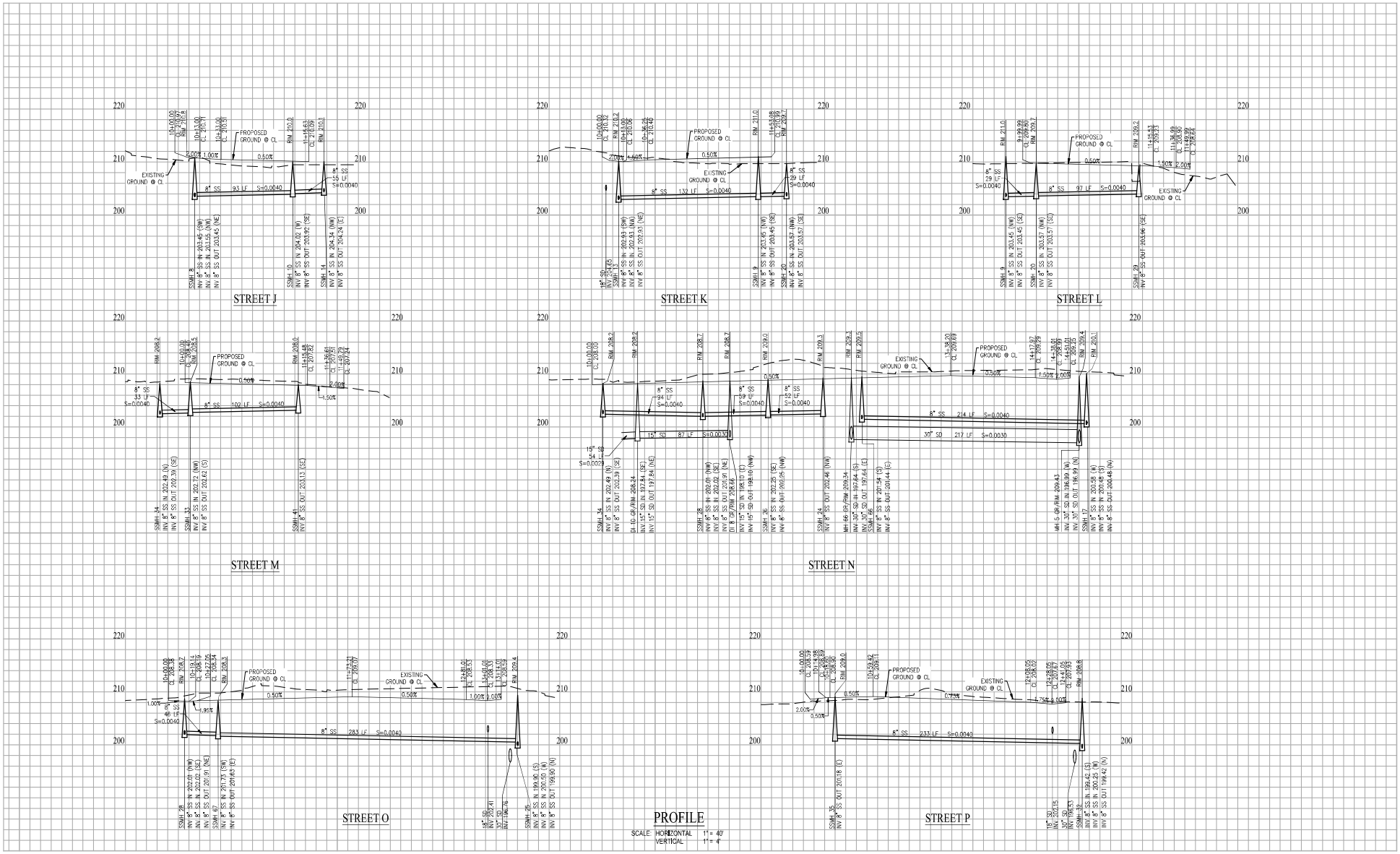
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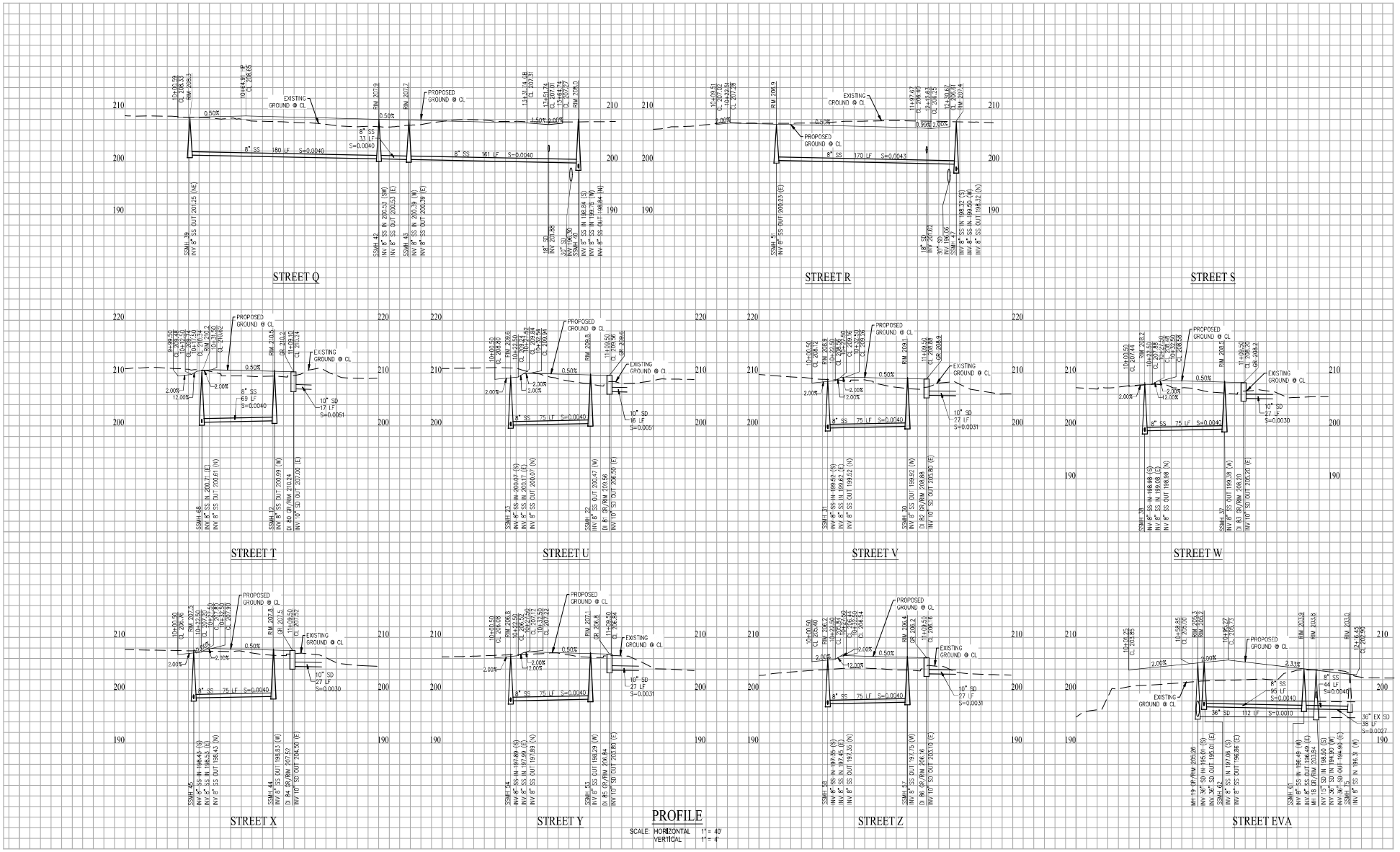
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PRELIMINARY STREET PROFILES

TM-6.1



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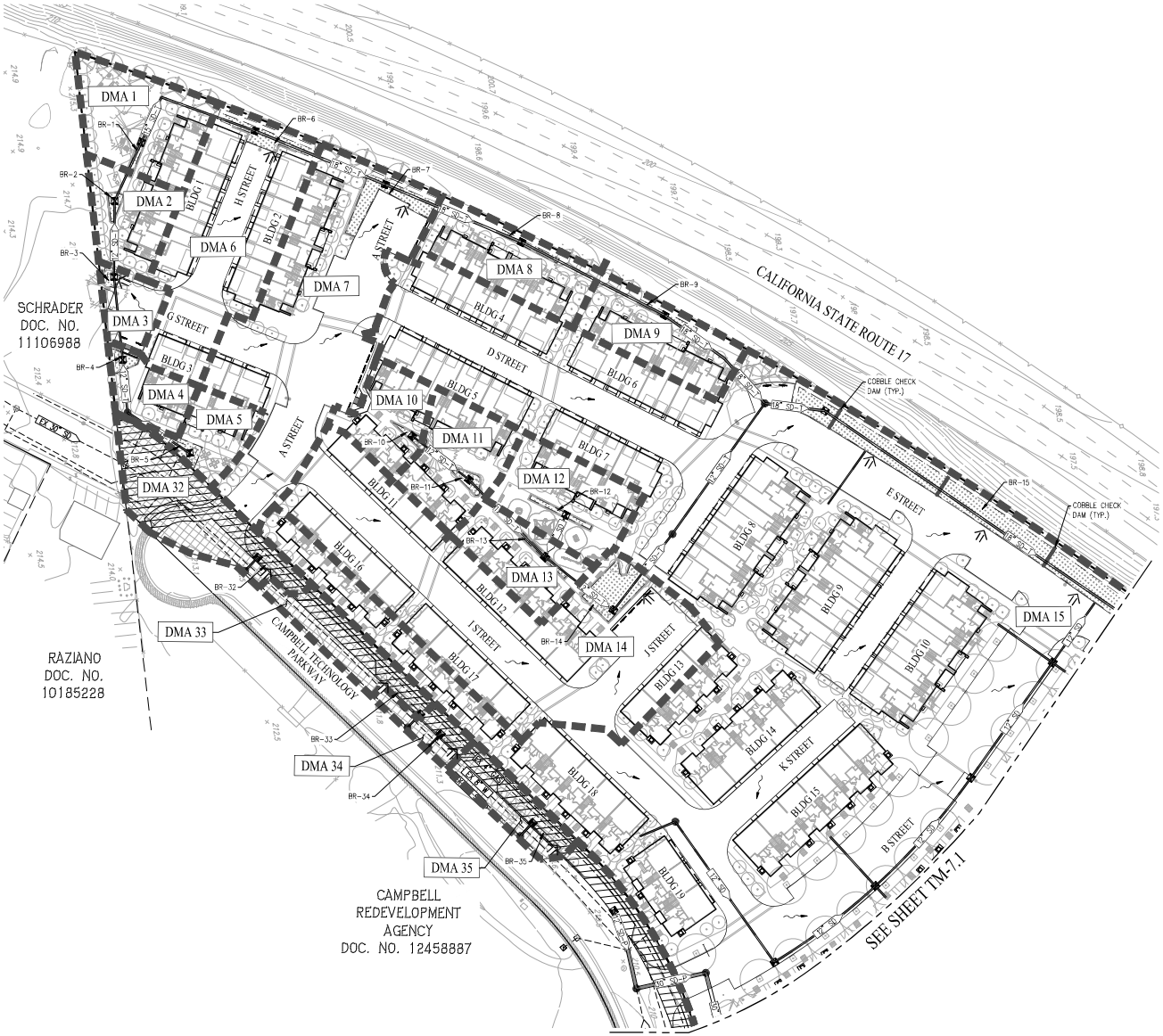
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PRELIMINARY STREET PROFILES

TM-6.3



LEGEND

- EX SD — EXISTING STORM DRAIN
- 12" SD — STORM DRAIN PIPE (UNTREATED)
- 12" SD-T — STORMWATER PIPE (TREATED)
- 12" SD-P — STORMWATER PIPE (PUBLIC)
- DMA BOUNDARY
- BIORETENTION AREA
- DMA 1 — DRAINAGE MANAGEMENT AREA LABEL
- COBBLE CHECK DAM
- RUNOFF DIRECTION
- CURB CUT/SLOT DRAIN
- STORM DRAIN MANHOLE
- STORM DRAIN FIELD INLET
- AREA DRAIN
- REQUIRED OFFSITE TREATMENT AREA
- PROVIDED EQUIVALENT OFFSITE TREATMENT AREA

ABBREVIATIONS

BR	BIORETENTION
DMA	DRAINAGE MANAGEMENT AREA
EX	EXISTING
FC	FACE OF CURB
LAT	LATERAL
PR	PROPOSED
SD	STORM DRAIN
TC	TOP OF CURB

NOTE

1. STORM DRAIN LAYOUT AND DMA TREATMENT AREAS ARE SUBJECT TO CHANGE WITH FINAL SITE GRADING AND DRAINAGE PLAN. EXACT DOWNSPOUT LOCATIONS ARE UNKNOWN.
2. BIO-RETENTION AREAS HAVE BEEN DESIGNED PER THE SANTA CLARA COUNTY C.3 GUIDANCE MANUAL.
3. BIO-RETENTION AREAS HAVE BEEN SIZED USING THE 4% METHOD AND COMBINATION FLOW & VOLUME SIZING PER CHAPTER 5 OF THE SANTA CLARA COUNTY C.3. GUIDANCE MANUAL.
4. SITE DESIGN MEASURES INCLUDES MARKING CLUSTERING STRUCTURES & PAVEMENT SOURCE CONTROL MEASURES SHALL INCLUDE MARKING ALL INLETS WITH LABELS NOTING ALL DRAINING FLOWS TO THE BAY.
5. THIS PROJECT HAS SUBMITTED AN SB 330 APPLICATION PRIOR TO JUNE 30, 2023. THEREFOR, THE PROJECT IS SUBJECT TO MRP 2.0 REQUIREMENTS PROVIDED THE PROJECT REMAINS IN COMPLIANCE WITH THE REQUIREMENTS OF SB 330.

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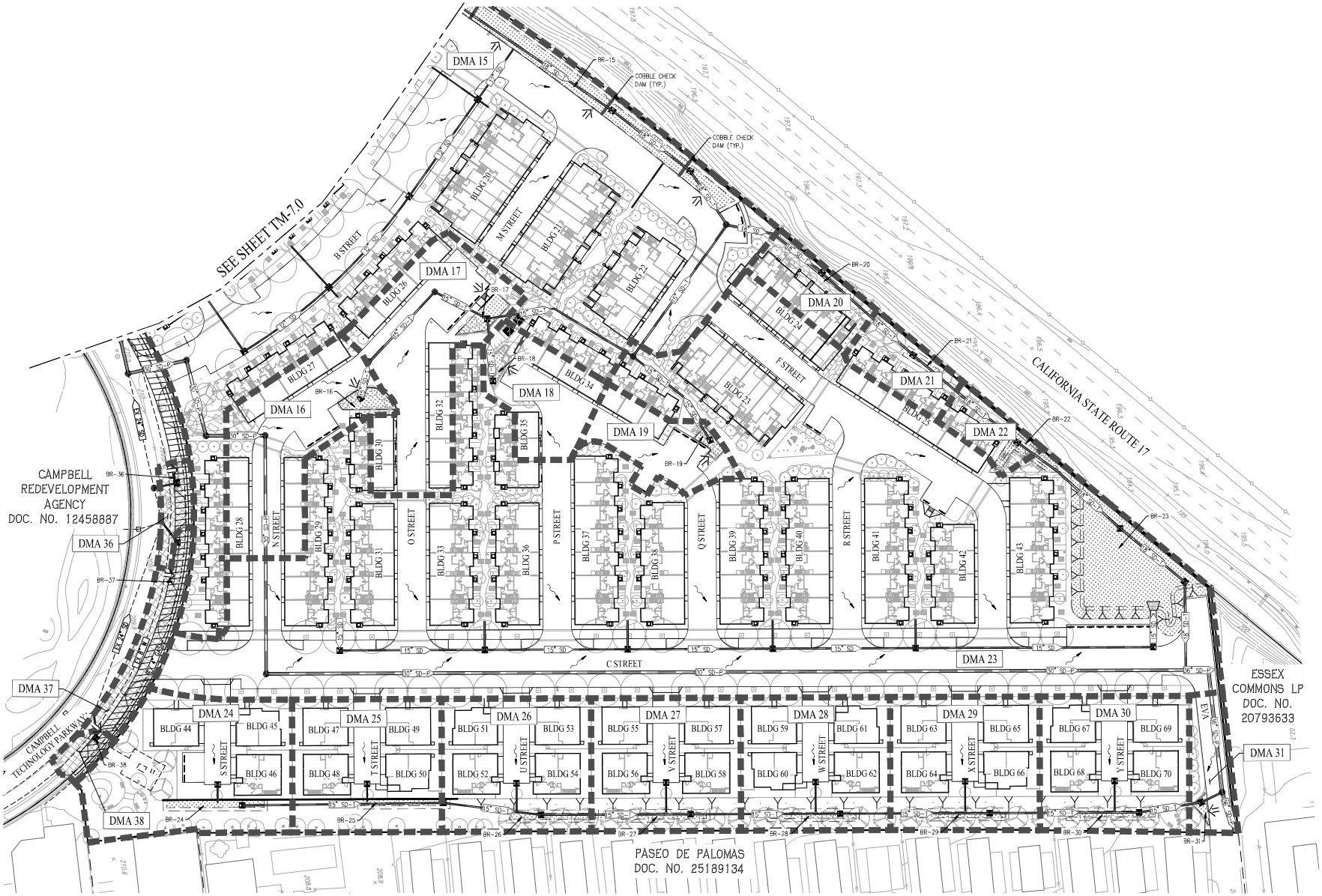
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Campbell, CA # 2023-0039

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PRELIMINARY STORMWATER MANAGEMENT PLAN

TM-7.0



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Campbell, CA # 2023-0039

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PRELIMINARY STORMWATER MANAGEMENT PLAN

TM-7.1

PRELIMINARY STORMWATER TREATMENT SUMMARY TABLE

DMA	TREATMENT TYPE	DMA AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE IMPERVIOUS AREA (SF) (IMPERVIOUS + PERVIOUS X 0.1)	SIZING METHOD	REQUIRED BIORETENTION (SF)	PROVIDED BIORETENTION (SF)	MINIMUM PONDING DEPTH PROVIDED (IN)
1	BIORETENTION	7,107	4,883	2,224	5,105	4%	204	204	6
2	BIORETENTION	4,312	2,939	1373	3,076	4%	123	123	6
3	BIORETENTION	2,325	1,435	890	1,524	4%	61	61	6
4	BIORETENTION	3,474	2,902	572	2,959	4%	118	118	6
5	BIORETENTION	3,280	2,528	752	2,603	4%	104	104	6
6	BIORETENTION	15,383	13,991	1392	14,130	4%	565	656	6
7	BIORETENTION	24,361	21,496	2,865	21,783	4%	871	871	6
8	BIORETENTION	7,174	4,292	2882	4,580	4%	183	183	6
9	BIORETENTION	7,174	4,292	2882	4,580	4%	183	183	6
10	BIORETENTION	3,954	3,299	655	3,365	4%	135	135	6
11	BIORETENTION	5,730	4,864	866	4,951	4%	198	198	6
12	BIORETENTION	5,764	3,590	2174	3,807	4%	152	152	6
13	BIORETENTION	5,359	3,017	2342	3,251	4%	130	130	6
14	BIORETENTION	30,499	27,334	3165	27,651	4%	1106	1106	6
15	BIORETENTION	219,002	176,741	42261	180,967	COMBO	6644	6644	9
16	BIORETENTION	16,473	14,455	2018	14,657	4%	586	586	6
17	BIORETENTION	18,988	17,771	1,217	17,893	4%	716	716	6
18	BIORETENTION	7,473	6,638	835	6,722	4%	269	269	6
19	BIORETENTION	7,149	6,340	809	6,421	4%	257	257	6
20	BIORETENTION	6,587	3,993	2,594	4,252	4%	170	170	6
21	BIORETENTION	5,952	2,813	3139	3,127	4%	125	125	6
22	BIORETENTION	4,270	2,416	1854	2,601	4%	104	104	6
23	BIORETENTION	212,464	183,168	29,296	186,098	4%	7444	7444	8
24	BIORETENTION	21,892	13,368	8,524	14,220	4%	569	569	6
25	BIORETENTION	16,456	9,716	6740	10,390	4%	416	416	6
26	BIORETENTION	16,456	9,716	6,740	10,390	4%	416	416	6
27	BIORETENTION	16,456	9,716	6740	10,390	4%	416	416	6
28	BIORETENTION	16,456	9,716	6740	10,390	4%	416	416	6
29	BIORETENTION	16,456	9,716	6740	10,390	4%	416	416	6
30	BIORETENTION	16,456	9,716	6,740	10,390	4%	416	416	6
31	BIORETENTION	5,040	3,350	1,690	3,519	4%	141	141	6
32	BIORETENTION	7,348	4,304	3,044	4,608	COMBO	138	138	6
33	BIORETENTION	3,156	2,601	555	2,657	COMBO	80	80	6
34	BIORETENTION	2,388	1,513	875	1,601	COMBO	48	48	6
35	BIORETENTION	3,227	2,182	1,045	2,287	COMBO	67	67	6
36	BIORETENTION	2,278	1,740	538	1,794	COMBO	54	54	6
37	BIORETENTION	5,849	4,839	1,010	4,940	COMBO	148	148	6
38	BIORETENTION	1,221	934	287	963	COMBO	29	29	6
TOTAL	–	775,389	608,324	167,065	625,031	–	24,217	24,309	–

EQUIVALENT OFFSITE TREATMENT AREA SUMMARY

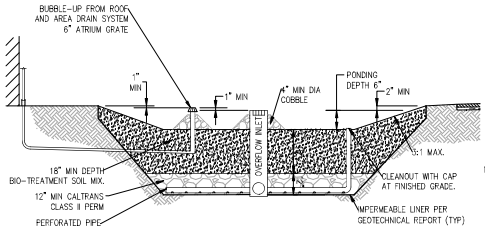
CRITERIA	TOTAL AREA (SF)	TOTAL IMPERVIOUS AREA (SF)	TOTAL PERVIOUS AREA (SF)
REQUIRED EQUIVALENT OFFSITE TREATMENT AREA (NEW AND/OR REPLACED IMPERVIOUS SURFACE)	19523	13455	6068
PROVIDED EQUIVALENT OFFSITE TREATMENT AREA (DMA 32-38)	25467	18113	7354

NOTE

1. ALL FINAL SITE RETAINING WALLS, DEEPENED CURB, AND DEEPENED RETAINING CURB DETAILS WILL BE PROVIDED WITH THE FINAL CONSTRUCTION DRAWINGS WHICH WILL INCLUDE THE FINAL REINFORCING AND FOOTING DESIGNS.

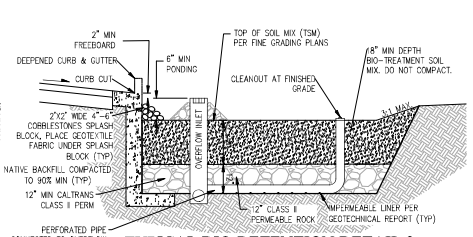
REQUIRED OFFSITE TREATMENT AREA

PROVIDED EQUIVALENT OFFSITE TREATMENT AREA



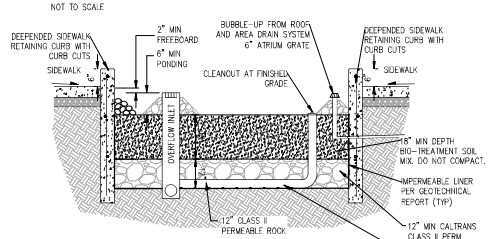
TYPICAL BIO-RETENTION DETAIL 1

BR: 5, 8, 9, 20–22
NOT TO SCALE



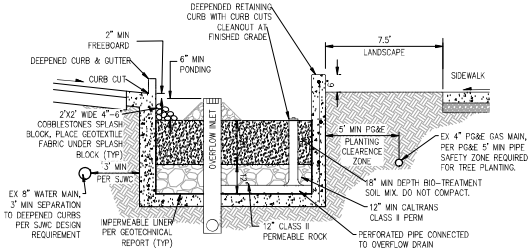
TYPICAL BIO-RETENTION DETAIL 2

BR: 3, 6, 7, 18
NOT TO SCALE



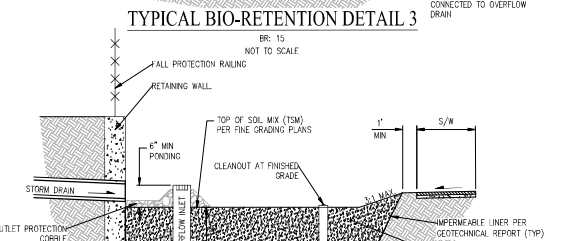
TYPICAL BIO-RETENTION DETAIL 6

BR: 1, 2, 4, 10–13, 16, 17
NOT TO SCALE



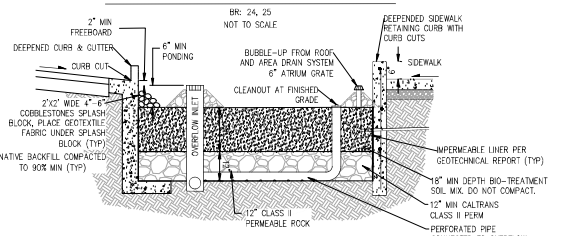
TYPICAL BIO-RETENTION DETAIL 10

BR: 32–38
NOT TO SCALE

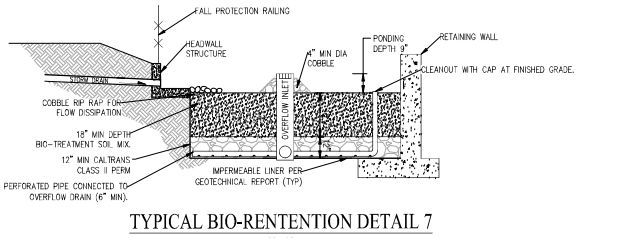


TYPICAL BIO-RETENTION DETAIL 3

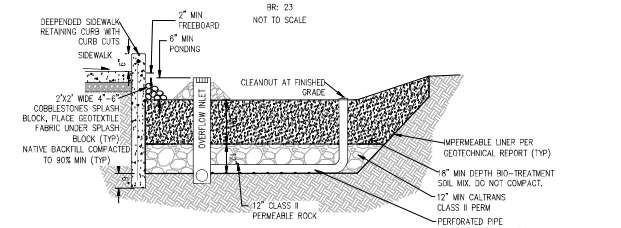
TYPICAL BIO-RETENTION DETAIL 4



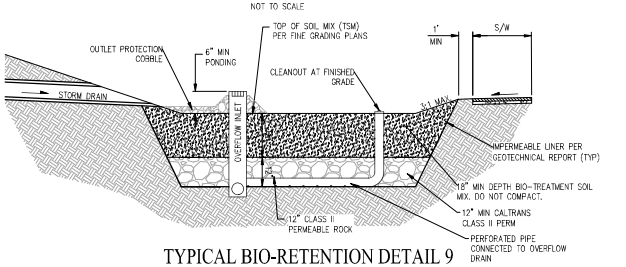
TYPICAL BIO-RETENTION DETAIL 5



TYPICAL BIO-RETENTION DETAIL 7



TYPICAL BIO-RETENTION DETAIL 8



TYPICAL BIO-RETENTION DETAIL 9

BR: 26–30
NOT TO SCALE

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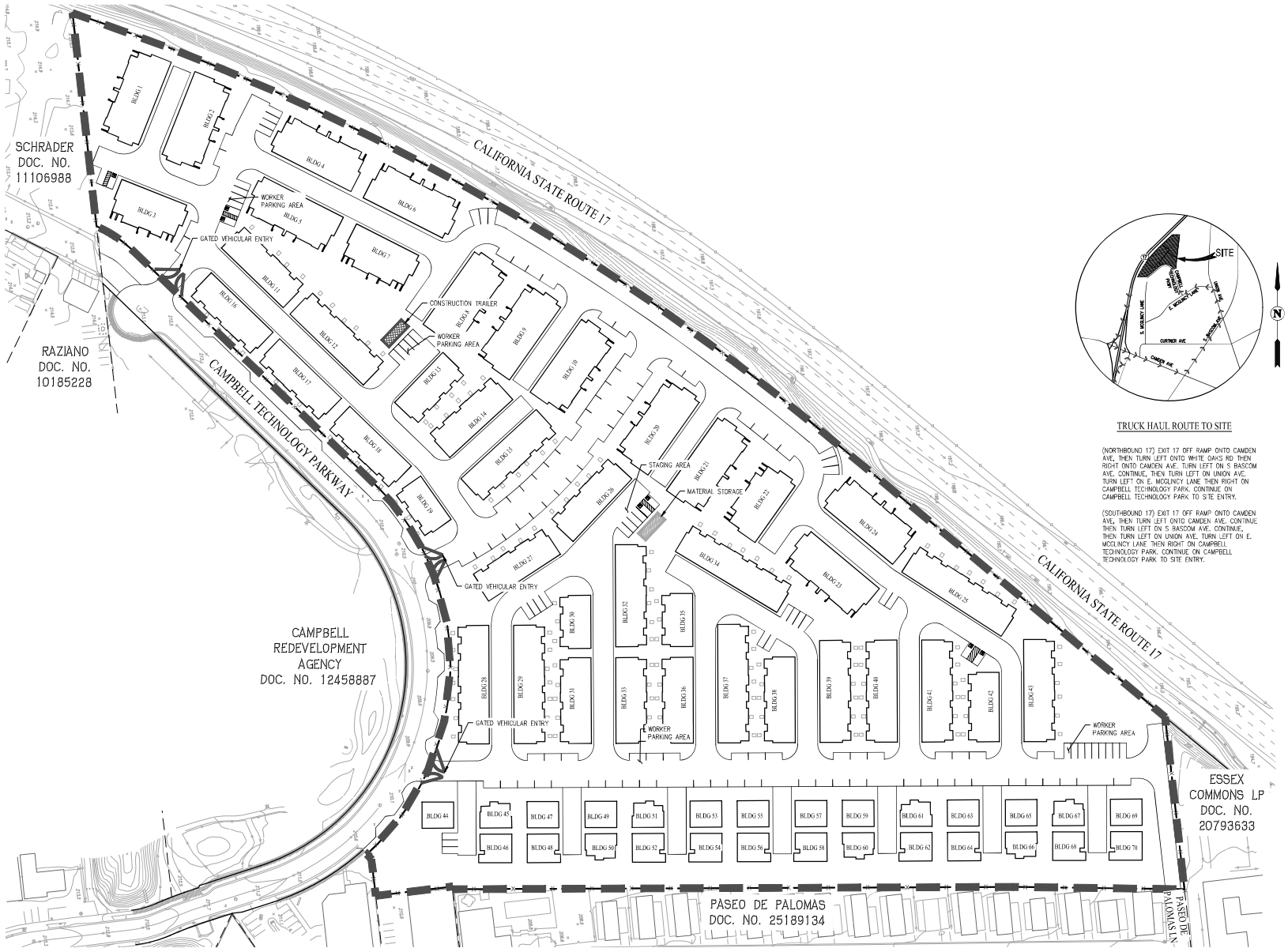
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PRELIMINARY STORMWATER CONTROL PLAN DETAILS

TM-7.2



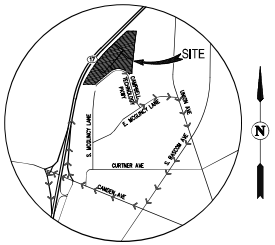
LEGEND:

- PROPERTY LINE
- RIGHT OF WAY
- CONSTRUCTION FENCE
- CONSTRUCTION TRAILER
- MATERIAL STORAGE

TRUCK HAUL ROUTE TO SITE

(NORTHBOUND 17) EXIT 17 OFF RAMP ONTO CAMDEN AVE, THEN TURN LEFT ONTO WHITE OAKS RD THEN RIGHT ONTO CAMDEN AVE. TURN LEFT ON S BASCOM AVE. CONTINUE, THEN TURN LEFT ON UNION AVE. TURN LEFT ON E. MCGLINCY LANE THEN RIGHT ON CAMPBELL TECHNOLOGY PARK. CONTINUE ON CAMPBELL TECHNOLOGY PARK TO SITE ENTRY.

(SOUTHBOUND 17) EXIT 17 OFF RAMP ONTO CAMDEN AVE, THEN TURN LEFT ONTO CAMDEN AVE. CONTINUE THEN TURN LEFT ON S BASCOM AVE. CONTINUE, THEN TURN LEFT ON UNION AVE. TURN LEFT ON E. MCGLINCY LANE THEN RIGHT ON CAMPBELL TECHNOLOGY PARK. CONTINUE ON CAMPBELL TECHNOLOGY PARK TO SITE ENTRY.



TRUCK HAUL ROUTE FROM SITE

(NORTHBOUND 17) EXIT SITE ONTO CAMPBELL TECHNOLOGY PARK THEN LEFT ON E MCGLINCY LANE. TURN RIGHT ON UNION AVE THEN TURN RIGHT ON S BASCON AVE. CONTINUE THEN TURN LEFT ON CAMDEN AVE. CONTINUE ON CAMDEN AVE THEN TAKE FREEWAY RAMP NORTH 17.

(SOUTHBOUND 17) EXIT SITE ONTO CAMPBELL TECHNOLOGY PARK THEN LEFT ON E MCGLINCY LANE. TURN RIGHT ON UNION AVE THEN TURN RIGHT ON S BASCON AVE. CONTINUE THEN TURN LEFT ON CAMDEN AVE. CONTINUE ON CAMDEN AVE THEN TAKE FREEWAY RAMP SOUTH 17.

NOTE

1. CONSTRUCTION EQUIPMENT TO BE USED IS NOT LIMITED TO BIG RIG TRUCKS, HEAVY EQUIPMENT, AND TRACTORS AS REQUIRED FOR CONSTRUCTION OF THE DEVELOPMENT.

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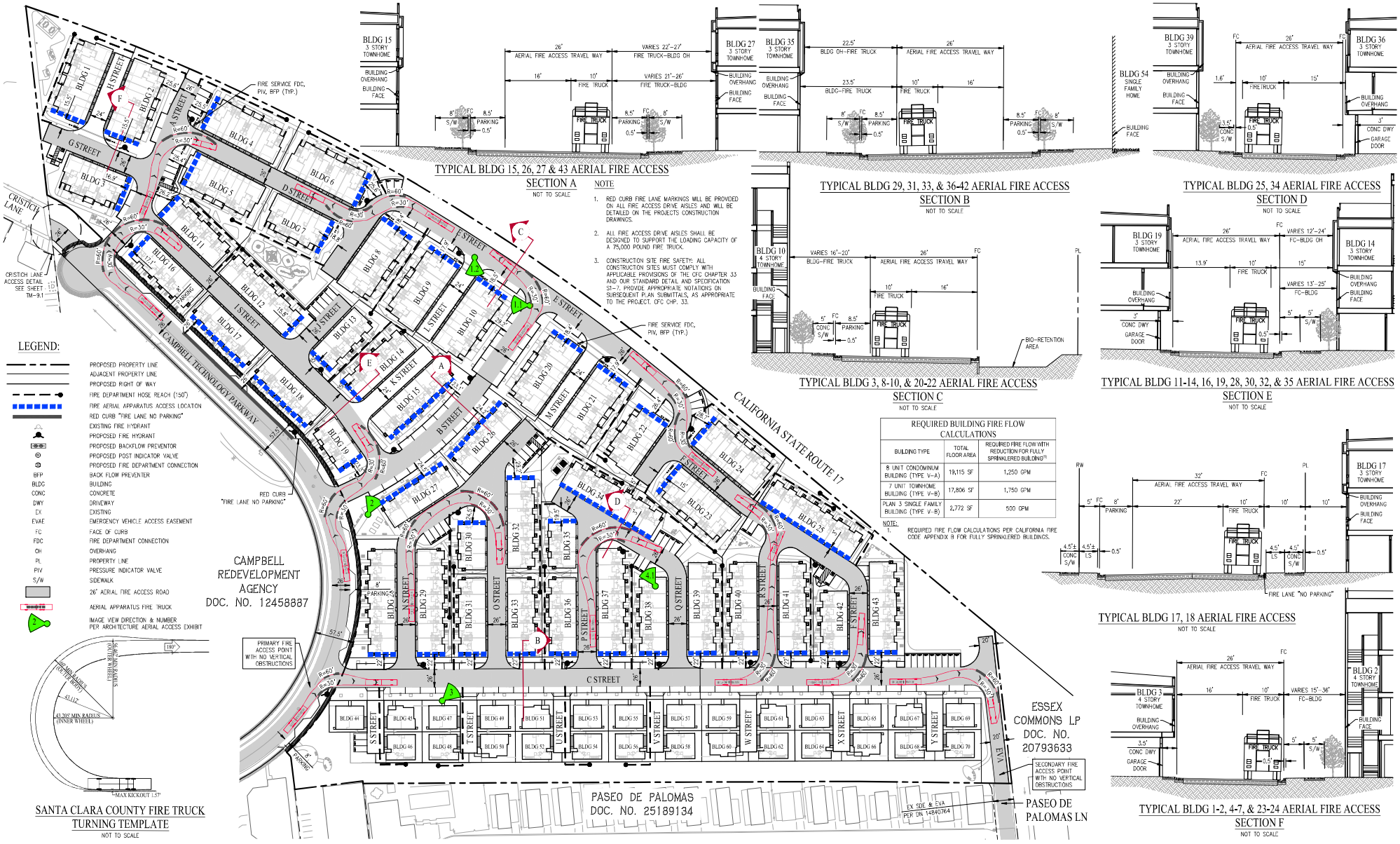
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PRELIMINARY CONSTRUCTION STAGING PLAN

TM-8.0



SANTA CLARA COUNTY FIRE TRUCK TURNING TEMPLATE
NOT TO SCALE

TYPICAL BLDG 15, 26, 27 & 43 AERIAL FIRE ACCESS
SECTION A
NOT TO SCALE

NOTE

1. RED CURB FIRE LANE MARKINGS WILL BE PROVIDED ON ALL FIRE ACCESS DRIVE AISLES AND WILL BE DETAILED ON THE PROJECTS CONSTRUCTION DRAWINGS.
2. ALL FIRE ACCESS DRIVE AISLES SHALL BE DESIGNED TO SUPPORT THE LOADING CAPACITY OF A 75,000 POUND FIRE TRUCK.
3. CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

TYPICAL BLDG 29, 31, 33, & 36-42 AERIAL FIRE ACCESS
SECTION B
NOT TO SCALE

TYPICAL BLDG 3, 8-10, & 20-22 AERIAL FIRE ACCESS
SECTION C
NOT TO SCALE

REQUIRED BUILDING FIRE FLOW CALCULATIONS		
BUILDING TYPE	TOTAL FLOOR AREA	REQUIRED FIRE FLOW WITH REDUCTION FOR FULLY SPRINKLERED BUILDING[1]
8 UNIT CONDOMINIUM BUILDING (TYPE V-A)	19,115 SF	1,250 GPM
7 UNIT TOWNHOME BUILDING (TYPE V-B)	17,806 SF	1,750 GPM
PLAN 3 SINGLE FAMILY BUILDING (TYPE V-B)	2,772 SF	500 GPM

NOTE:
1. REQUIRED FIRE FLOW CALCULATIONS PER CALIFORNIA FIRE CODE APPENDIX B FOR FULLY SPRINKLERED BUILDINGS.

TYPICAL BLDG 25, 34 AERIAL FIRE ACCESS
SECTION D
NOT TO SCALE

TYPICAL BLDG 11-14, 16, 19, 28, 30, 32, & 35 AERIAL FIRE ACCESS
SECTION E
NOT TO SCALE

TYPICAL BLDG 17, 18 AERIAL FIRE ACCESS
NOT TO SCALE

TYPICAL BLDG 1-2, 4-7, & 23-24 AERIAL FIRE ACCESS
SECTION F
NOT TO SCALE

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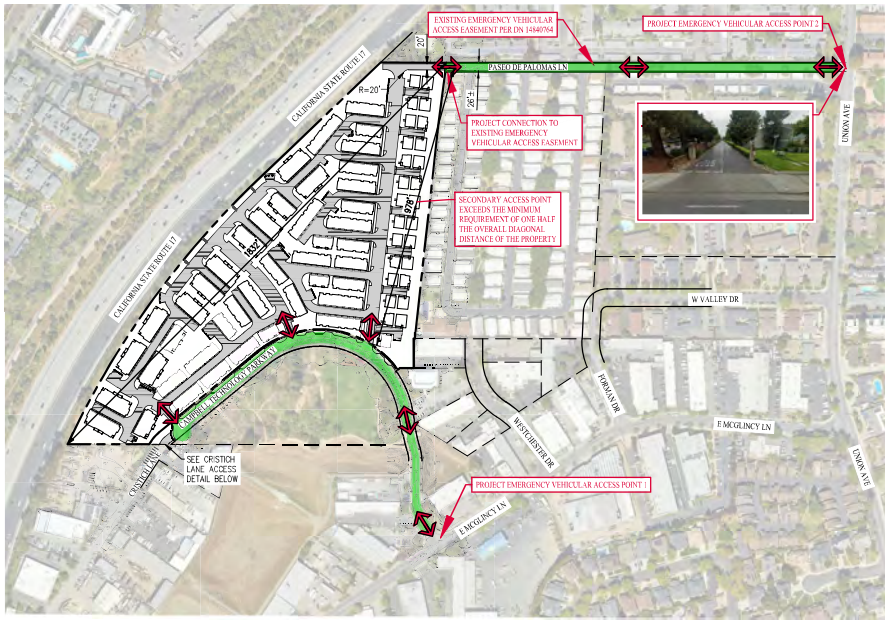
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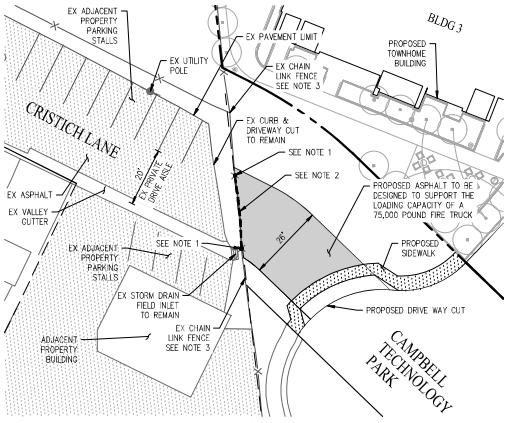
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PRELIMINARY FIRE ACCESS PLAN

TM-9.0

COMPLIANCE TO SANTA CLARA COUNTY FIRE FIRE APPARATUS ACCESS REQUIREMENTS STANDARD SPEC A-1





CRISTICH LANE ACCESS DETAIL

SCALE: 1" = 20'

LEGEND:

- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED RIGHT OF WAY
- CODE COMPLIANT EMERGENCY VEHICULAR ACCESS ROADWAY
- FIRE APPARATUS DIRECTIONAL ARROW

NOTE

1. EXISTING GATE POST TO REMAIN OR TO BE REMOVED AND REPLACED IN KIND AS REQUIRED FOR THE REPLACED GATE INSTALLATION. GATE SPECIFICATIONS TO BE DETAILED WITH THE PROJECTS CONSTRUCTION DOCUMENTS.
2. EXISTING GATE TO BE REMOVED AND REPLACED IN KIND IN COORDINATION WITH ADJACENT PROPERTY OWNER. A MINIMUM GATE CLEAR WIDTH OF 20' SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS.
3. EXISTING CHAIN LINK FENCE TO REMAIN OR TO BE REMOVED AND REPLACED IN KIND AS REQUIRED FOR THE FIRE ACCESS GATE INSTALLATION IN COORDINATION WITH THE ADJACENT PROPERTY OWNERS.

ROAD DESIGN

1. MINIMUM CLEAR WIDTH: THE MINIMUM CLEAR WIDTH OF FIRE DEPARTMENT ACCESS ROADS SHALL BE 20 FEET. MODIFICATIONS TO THE DESIGN OR WIDTH OF A FIRE ACCESS ROAD, OR ADDITIONAL ACCESS ROAD(S) MAY BE REQUIRED WHEN THE FIRE CODE OFFICIAL DETERMINES THAT ACCESS TO THE SITE OR A PORTION THEREOF MAY BECOME COMPROMISED DUE TO EMERGENCY OPERATIONS OR NEARBY NATURAL OR MANMADE HAZARDS (FLOOD PRONE AREAS, RAILWAY CROSSINGS, BRIDGE FAILURES, HAZARDOUS MATERIAL-RELATED INCIDENTS, ETC.)

   THE WIDTH OF SECONDARY ACCESS ROADS MAY BE REDUCED TO LESS THAN 20 FEET PROVIDED TURNOUTS ARE INSTALLED ADJACENT TO THE ROADWAY EVERY 500 FEET WITH A MINIMUM DIMENSION OF 10 FEET WIDE AND 40 FEET LONG OR AS OTHERWISE DETERMINED BY THE FIRE CODE OFFICIAL.

   COMPLIANT, ALL EXISTING AND PROPOSED FIRE ACCESS ROADWAYS HAVE BEEN PROVIDED WITH A MINIMUM 20 ACCESS ROAD AND WHERE REQUIRED FOR AERIAL ACCESS HAVE BEEN PROVIDED WITH 26' DRIVE AISLES.

2. ACCESS AND LOADING: FACILITIES, BUILDINGS OR PORTIONS OF BUILDINGS HEREAFTER CONSTRUCTED SHALL BE ACCESSIBLE TO FIRE DEPARTMENT APPARATUS BY WAY OF AN APPROVED FIRE APPARATUS ACCESS ROAD (INCLUDING BRIDGES AND CULVERTS) WITH AN ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS (34050 KG) OR AS OTHERWISE DETERMINED BY THE FIRE CODE OFFICIAL.

   COMPLIANT, ALL ROADWAYS USED FOR FIRE APPARATUS ACCESS FOR THE PROJECT CONSISTS OF ASPHALT AND CONCRETE CAPABLE UP SUPPORTING A 75,000 POUND FIRE TRUCK.

3. MINIMUM CLEAR HEIGHT: VERTICAL CLEARANCE OVER REQUIRED VEHICULAR ACCESS ROADS AND DRIVEWAYS SHALL BE 13'6".

   COMPLIANT, ALL FIRE ACCESS ROADWAYS HAVE A VERTICAL CLEARANCE OF AT LEAST 13'6".

4. GRADE: MAXIMUM GRADE SHALL NOT EXCEED 15% (6.75 DEGREES).

   COMPLIANT, NO FIRE ACCESS ROADWAYS SERVINGS THE PROJECT EXCEED THE MAXIMUM GRADE OF 15%.

5. TURN RADIUS (CIRCULATING): THE MINIMUM OUTSIDE TURNING RADIUS IS 42 FEET FOR REQUIRED ACCESS ROADWAYS. GREATER RADIUS UP TO 60 FEET MAY BE REQUIRED WHERE THE FIRE DEPARTMENT DETERMINES THAT LADDER TRUCK ACCESS IS REQUIRED. CIRCULATING REFERS TO TRAVEL ALONG A ROADWAY WITHOUT DEAD ENDS.

   COMPLIANT, ALL ROADWAYS MEET THE MINIMUM STANDARDS NOTED ABOVE ALONG THE FIRE APPARATUS ACCESS WAYS. PLEASE REFER TO THE FIRE ACCESS SITE PLAN SHEET UNDER SEPARATE COVER FOR ADDITIONAL DETAILS.

6. TURNING RADIUS (CUL-DE-SACS): THE MINIMUM OUTSIDE TURNING RADIUS IS 36 FEET. USE OF CUL-DE-SACS IS NOT ACCEPTABLE WHERE IT IS DETERMINED BY THE FIRE DEPARTMENT THAT LADDER TRUCK ACCESS IS REQUIRED, UNLESS GREATER TURNING RADIUS IS PROVIDED.

   COMPLIANT, NO DEAD END CUL-DE-SAC IS PROPOSED AS PART OF THE NEW DEVELOPMENT. ONSITE ACCESS WILL BE PROVIDED AT THE CUL-DE-SAC AT THE END OF THE CAMPBELL TECHNOLOGY PARKWAY ROADWAY SUCH THAT A FIRE TRUCK CAN GO INTO THE PROJECT SITE TO TURN AROUND IN LIEU OF USING THE EXISTING CUL-DE-SAC.

7. TURNAROUNDS: TURNAROUNDS ARE REQUIRED FOR ALL DEAD END ROADWAYS WITH A LENGTH IN EXCESS OF 150 FEET. THE TURNAROUND DETAILS SHOWN IN THIS DOCUMENT ARE INTENDED TO PROVIDE A GENERAL DESIGN CONCEPT ONLY. MODIFICATIONS OR VARIATIONS OF THESE DESIGNS MAY BE APPROVED BY THE FIRE DEPARTMENT ON A CASE-BY-CASE BASIS. ALL TURNAROUND DESIGNS SUBMITTED FOR FIRE DEPARTMENT REVIEW SHALL MEET ALL PREVIOUSLY STATED REQUIREMENTS. THESE DETAILS ARE APPLICABLE WHEN A 36-FOOT MINIMUM TURNING RADIUS FOR DEAD ENDS IS SPECIFIED. THESE DETAILS ARE NOT APPLICABLE WHERE TURNING RADIUS GREATER THAN 36 FEET IS SPECIFIED OR WHEN A CIRCULATING RADIUS IS SPECIFIED.

   COMPLIANT, SUFFICIENT FIRE ACCESS HAS BEEN PROVIDED THROUGHOUT THE DEVELOPMENT SUCH THAT TURN AROUNDS SHALL NOT BE NEEDED FOR FIRE ACCESS.

8. DEAD ENDS: DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET (45720 MM) SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS AS DETERMINED BY THE FIRE CODE OFFICIAL.

   COMPLIANT, NO DEAD-END FIRE APPARATUS ROADS HAVE BEEN PROPOSED OR ARE REQUIRED FOR THE DEVELOPMENT.

9. PARKING: WHEN PARKING IS PERMITTED ON STREETS, IN BOTH RESIDENTIAL/COMMERCIAL APPLICATIONS, IT SHALL CONFORM TO THE FOLLOWING:
   - PARKING IS PERMITTED BOTH SIDES OF THE STREET WITH STREET WIDTHS OF 36 FEET OR MORE
   - PARKING IS PERMITTED ON ONE SIDE OF THE STREET WITH STREET WIDTHS OF 28 – 35 FEET
   - NO PARKING IS PERMITTED WHEN STREET WIDTHS ARE LESS THAN 28 FEET

   NOTE: ROLLED CURBS CAN BE PART OF THE CURB/SIDEWALK AND USED TO INCREASE THE ROADWAY WIDTH WITH APPROVAL FROM THE FIRE CODE OFFICIAL. ADDITIONAL REQUIREMENTS MAY APPLY FOR BUILDINGS 30 FEET IN HEIGHT OR GREATER. SEE REQUIREMENTS UNDER AERIAL FIRE APPARATUS ACCESS ROADS.

   COMPLIANT, ALL FIRE ACCESS ROADS MEET THE REQUIREMENTS ABOVE. WHERE FIRE ACCESS ROADS ARE REQUIRED FOR AERIAL FIRE APPARATUS ACCESS THE ROADWAYS HAVE BEEN PROVIDED WITH 26' CLEAR SEPARATION.

10. ACCESS TO A HYDRANT: FIRE HYDRANTS LOCATED ON A PUBLIC OR PRIVATE STREET, OR ON-SITE, SHALL HAVE AN UNOBSTRUCTED CLEARANCE OF NOT LESS THAN 30 FEET (15 FEET EITHER SIDE OF HYDRANT), IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE 22514. MARKING SHALL BE PER CALIFORNIA VEHICLE CODE 22500.1

    COMPLIANT, 30' CLEARANCE IS PROVIDED AT ALL EXISTING AND PROPOSED FIRE HYDRANTS AS REQUIRED TO SERVE THE DEVELOPMENT.

11. TRAFFIC CALMING: TRAFFIC CALMING DEVICES AND THE DESIGN THEREOF SHALL BE APPROVED BY THE FIRE CODE OFFICIAL PRIOR TO INSTALLATION.

    NOT APPLICABLE, NO TRAFFIC CALMING DEVICES ARE PROPOSED FOR THE DEVELOPMENT.

FIRE APPARATUS ROADWAY SIGNS

WHERE REQUIRED BY THE FIRE CODE OFFICIAL, FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNATED AND MARKED AS A FIRE LANE AS SET FORTH IN SECTION 22500.1 OF THE CALIFORNIA VEHICLE CODE. THE DESIGNATION SHALL BE INDICATED (1) BY A SIGN POSTED IMMEDIATELY ADJACENT TO, AND VISIBLE FROM, THE DESIGNATED PLACE CLEARLY STATING IN LETTERS NOT LESS THAN ONE INCH IN HEIGHT THAT THE PLACE IS A FIRE LANE; (2) BY OUTLINING OR PAINTING THE PLACE IN RED AND, IN CONTRASTING COLOR, MARKING THE PLACE WITH THE WORDS 'FIRE LANE', WHICH ARE CLEARLY VISIBLE FROM A VEHICLE, OR (3) BY A RED CURB OR RED PAINT ON THE EDGE OF THE ROADWAY UPON WHICH IS CLEARLY MARKED THE WORDS 'FIRE LANE'.

COMPLIANT, ALL APPLICABLE FIRE APPARATUS ACCESS ROADS WILL BE PROVIDED WITH FIRE LANE CURBS AND SIGNS.

NUMBER OF ACCESS ROADS REQUIRED

1. MULTI-FAMILY RESIDENTIAL PROJECTS HAVING MORE THAN 100 DWELLING UNITS SHALL BE EQUIPPED THROUGHOUT WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS.
2. DEVELOPMENTS OF ONE OR TWO FAMILY DWELLINGS WHERE THE NUMBER OF DWELLING UNITS EXCEEDS 30 SHALL BE PROVIDED WITH TWO SEPARATE AND APPROVED FIRE APPARATUS ACCESS ROADS AND SHALL MEET THE REQUIREMENTS LISTED UNDER; SEPARATION OF ACCESS ROADS.

   COMPLIANT, TWO EXISTING CODE COMPLIANT FIRE APPARATUS ACCESS ROADS WILL SERVE THE PROPOSED DEVELOPMENT AS SHOWN IN THE IMAGE ABOVE. THE FIRST BEING THE ACCESS POINT ALONG THE CAMPBELL TECHNOLOGY PARKWAY AND THE SECOND BEING THE ACCESS POINT ALONG THE NORTH EASTERN MOST CORNER OF THE DEVELOPMENT AT THE PASEO DE PALOMAS LANE CONNECTION WITH THE ADJACENT TRAILER PARK DEVELOPMENT. AN EXISTING PUBLIC EMERGENCY ACCESS EASEMENT IS IN PLACE PER THE RECORD DOCUMENT NUMBER 14840764 ALONG THE PASEO DE PALOMAS DRIVE WHICH CURRENTLY SERVES THE EXISTING COMMERCIAL SITE AND WILL BE USED AS PART OF THE PROPOSED DEVELOPMENT. BOTH ACCESS ROADS MEET THE MINIMUM FIRE ACCESS STANDARDS AS NOTED IN THE AFOREMENTIONED REQUIREMENTS.

REQUIREMENTS FOR SECONDARY ACCESS ROADS

1. SEPARATION OF ACCESS ROADS. WHERE TWO ACCESS ROADS ARE REQUIRED, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE PROPERTY OR AREA TO BE SERVED, MEASURED IN A STRAIGHT LINE BETWEEN ACCESSES (FROM CENTERLINE TO CENTERLINE).

   COMPLIANT, THE TWO FIRE APPARATUS ACCESS ROADS ARE LOCATED SUCH THAT THEY MEET THE ABOVE REQUIREMENTS.

2. CONNECTION TO OTHER ROADS: WHERE A SECONDARY ACCESS ROADWAY CONNECTS TO A PUBLIC OR PRIVATE STREET THERE SHALL BE EITHER; NO CURB, A ROLLED CURB OR A DRIVEWAY CUT AS APPROVED BY THE FIRE CODE OFFICIAL.

   COMPLIANT, THE TWO FIRE APPARATUS ACCESS ROADS WILL BE PROVIDED WITH OUT CURBS TO ALLOW UNIMPEDED ACCESS TO THE SITE.

3. EASEMENTS: ONLY LANDS OWNED OR IN CONTROL OF THE PROPERTY OWNER, HELD IN COMMON WITH ADJACENT PROPERTIES OR PUBLICLY OWNED MAY BE USED FOR SECONDARY ACCESS. SECONDARY ACCESS ROADWAYS SHALL NOT BE LOCATED IN EASEMENTS THROUGH PRIVATE PROPERTY UNLESS SPECIFICALLY APPROVED BY THE FIRE CODE OFFICIAL. WHEN EASEMENTS ARE REQUIRED FOR SECONDARY ACCESS ROADWAYS, THEY SHALL BE RECORDED AS EMERGENCY VEHICLE INGRESS EGRESS EASEMENTS (E.V.I.E.E) GRANTED TO THE FIRE DEPARTMENT.

   COMPLIANT, THE EXISTING FIRE ACCESS ROADWAY ALONG THE PASEO DE PALOMAS LANE ROADWAY HAS AN EXISTING EMERGENCY VEHICLE ACCESS EASEMENT IN PLACE SUCH THAT A FIRE ACCESS TRUCK CAN USE THE ROADWAY TO SERVE THE PROJECT SITE.

4. MARKING AND IDENTIFICATION: WHEN NECESSARY, SIGNS OR OTHER APPROVED NOTICES SHALL BE POSTED AT SECONDARY ACCESS ROADWAYS TO PREVENT OBSTRUCTION BY PARKED VEHICLES. SUCH SIGNS OR NOTICES SHALL BE IN ACCORDANCE WITH FIRE DEPARTMENT STANDARDS.

   COMPLIANT, ALL PROPOSED FIRE ACCESS ROADWAYS WILL INCLUDE SIGNAGE OR STRIPING ON ALL FIRE ACCESS ROADWAYS. ALL EXISTING SIGNAGE AND STRIPING ALONG THE EXISTING FIRE ACCESS ROADS WILL REMAIN.

5. MAINTENANCE: SECONDARY ACCESS ROADWAYS SHALL BE MAINTAINED AT ALL TIMES BY THE PROPERTY OWNER. THE ROADWAY SURFACE CATES/LOOKS AND VERTICAL AND HORIZONTAL CLEARANCES SHALL BE MAINTAINED IN SERVICEABLE CONDITION. MAINTENANCE OF SECONDARY ACCESS ROADWAYS ON COMMONLY HELD LANDS SHALL BE CLEARLY STATED IN THE COVENANT, CONDITIONS, AND RESTRICTIONS (CC&R) OR LANDSCAPE MAINTENANCE

   AGREEMENTS OF THE DEVELOPMENT PROJECT. THE CC&RS SHALL MANDATE THAT THE OWNERS ASSOCIATION SHALL RETAIN PROFESSIONAL MANAGEMENT TO OVERSEE MAINTENANCE RESPONSIBILITIES.

   COMPLIANT, MAINTENANCE OF ALL ACCESS ROADS WILL BE PROVIDED AS REQUIRED FOR PROVIDED FIRE APPARATUS ACCESS.

AERIAL FIRE APPARATUS ACCESS ROADS

1. WHERE REQUIRED: BUILDINGS OR PORTIONS OF BUILDINGS OR FACILITIES EXCEEDING 30 FEET (9144 MM) IN HEIGHT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS SHALL BE PROVIDED WITH APPROVED FIRE APPARATUS ACCESS ROADS CAPABLE OF ACCOMMODATING FIRE DEPARTMENT AERIAL APPARATUS. OVERHEAD UTILITY AND POWER LINES SHALL NOT BE LOCATED WITHIN THE AERIAL FIRE APPARATUS ACCESS ROADWAY.

   COMPLIANT, WHERE AERIAL FIRE APPARATUS ROADWAYS HAVE BEEN PROVIDED THERE WILL BE NO OVERHEAD UTILITY AND POWER LINES THAT WOULD IMPED AERIAL FIRE ACCESS.

2. WIDTH: FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET (7925) IN THE IMMEDIATE VICINITY OF ANY BUILDING OR PORTION OF BUILDING MORE THAN 30 FEET (9144 MM) IN HEIGHT.

   COMPLIANT, WHERE REQUIRED 26' ROADWAYS HAVE BEEN PROVIDED TO SERVE ANY BUILDINGS THAT ARE OVER 30' PROPOSED AS PART OF THE DEVELOPMENT. PLEASE REFER TO THE FIRE ACCESS PLAN UNDER SEPARATE COVER FOR ADDITIONAL DETAILS.

3. PROXIMITY TO BUILDING: AT LEAST ONE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED WITHIN A MINIMUM OF 15 FEET (4572) AND A MAXIMUM OF 30 FEET (9144MM) FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING, AS APPROVED BY THE FIRE CODE OFFICIAL.

   COMPLIANT, WHERE REQUIRED A MINIMUM 15' TO MAXIMUM OF 30' OF SEPARATION TO THE BUILDINGS HAS BEEN PROVIDED TO ALLOW FOR AERIAL APPARATUS ACCESS. PLEASE REFER TO THE FIRE ACCESS PLAN UNDER SEPARATE COVER FOR ADDITIONAL DETAILS.

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Campbell, CA # 2023-0039

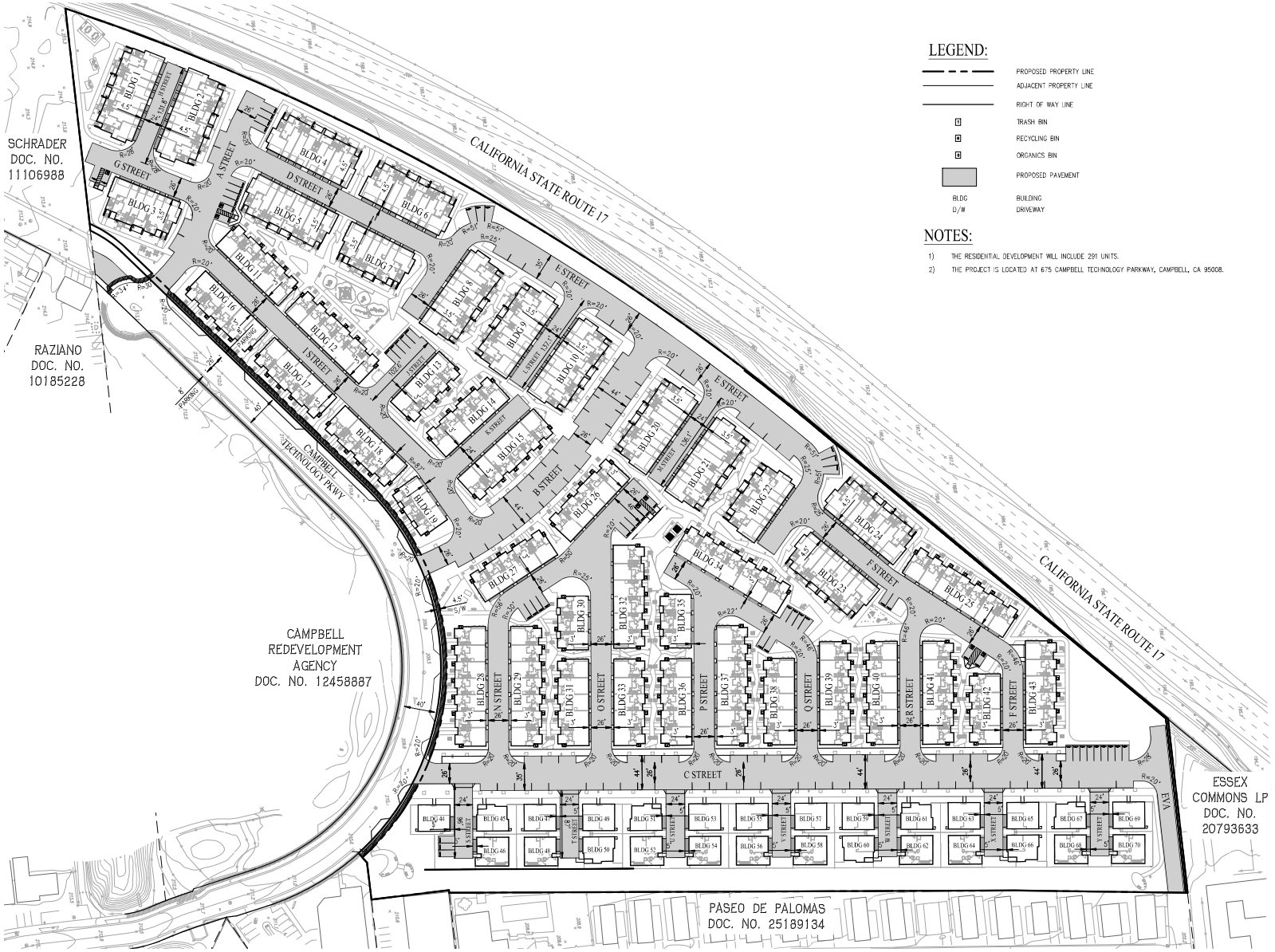
DESIGN REVIEW
NOVEMBER 08, 2024

0 100 200 400

EMERGENCY VEHICULAR ACCESS ROADWAYS

TM-9.1

H:\2023-0000\ACAD\TM\TM-9.1.DWG

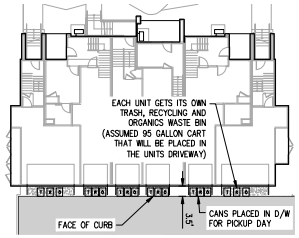


LEGEND:

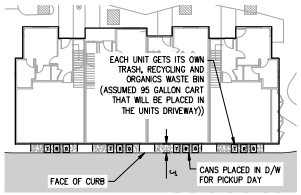
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- TRASH BIN
- RECYCLING BIN
- ORGANICS BIN
- PROPOSED PAVEMENT
- BLDG — BUILDING
- D/W — DRIVEWAY

NOTES:

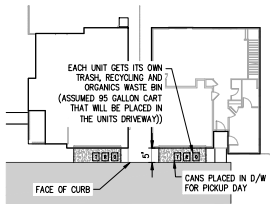
1) THE RESIDENTIAL DEVELOPMENT WILL INCLUDE 291 UNITS.
2) THE PROJECT IS LOCATED AT 675 CAMPBELL TECHNOLOGY PARKWAY, CAMPBELL, CA 95008.



TYPICAL SERVICE DETAIL
(BLDG 1-10, 20-24)
NOT TO SCALE



TYPICAL SERVICE DETAIL
(BLDG 11-19, 25-43)
NOT TO SCALE



TYPICAL SERVICE DETAIL
(BLDG 44-70)
NOT TO SCALE

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NOVEMBER 08, 2024

0 30 60 120

PRELIMINARY GARBAGE SERVICE PLAN

TM-10.0



LEGEND:

- PROPOSED PROPERTY LINE
- USABLE OPEN SPACE
- COMMON PRIVATE YARD

OPEN SPACE SUMMARY TABLE	
OPEN SPACE	AREA SF
USABLE OPEN SPACE	125,943
COMMON PRIVATE SPACE	17,425
TOWNHOUSE BALCONIES PRIVATE OPEN SPACE	18,000

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0 30 60 120

OPEN SPACE EXHIBIT

TM-11.0



Notes-
1. All plantings designated for stormwater treatment areas are consistent with Appendix D of the C.3 Stormwater Handbook published by the Santa Clara Valley Urban Pollution Prevention Program.
2. Construction of play areas shall be inspected and approved by a Certified Playground Safety Inspector (CPSI).

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DESIGN REVIEW
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Scale : 1" = 60' - 0"
0' 30' 60' 120'

OVERALL LANDSCAPE SITE PLAN

L1.1





6'H Good Neighbor Fence



6' H CMU Wall



6' H Pre-cast Wall
8' H Pre-cast Wall

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0' 30' 60' 120'

OVERALL FENCING AND WALL PLAN

L1.2



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0' 30' 60' 120'

VEHICULAR CIRCULATION PLAN

L1.3



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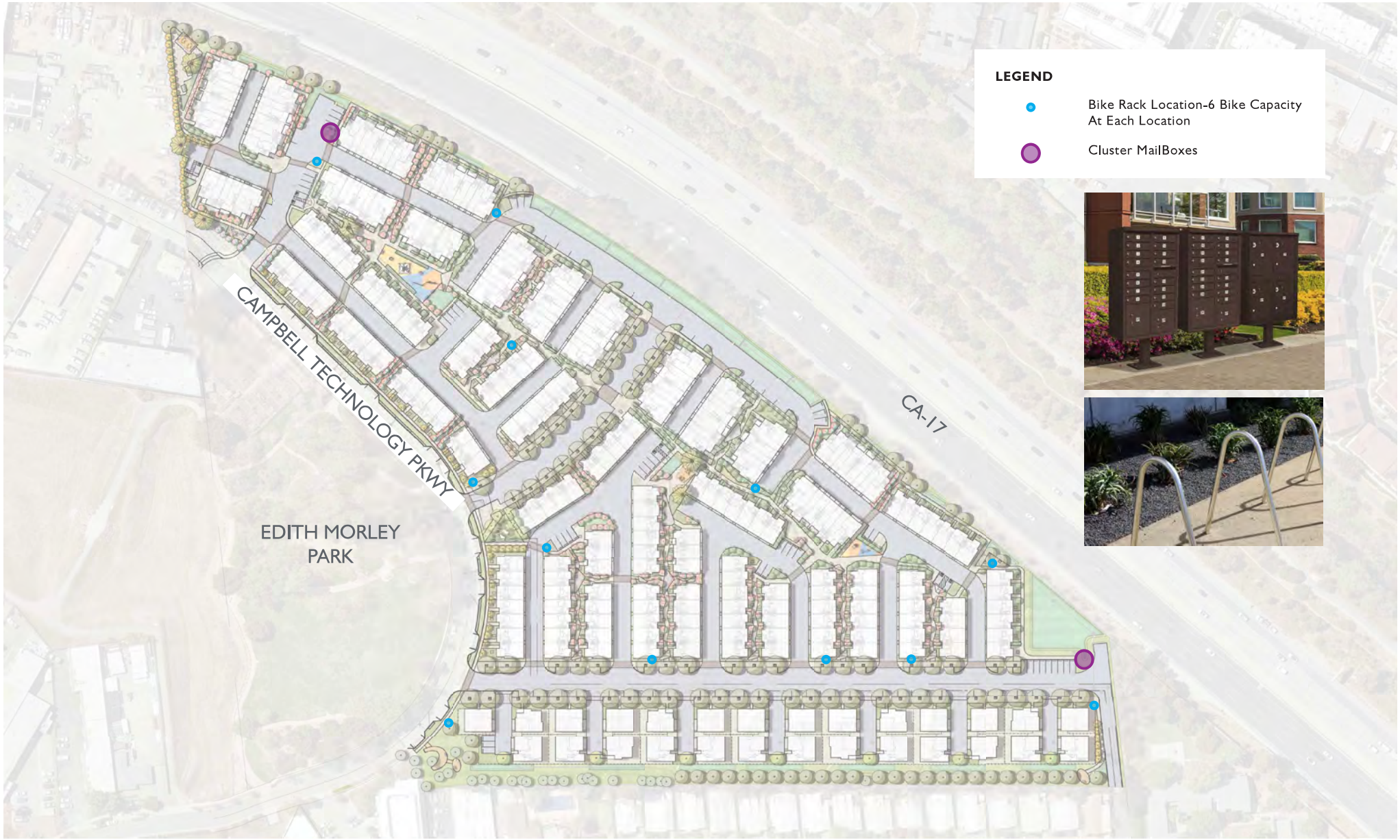
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
Nov 7, 2024

Scale : 1" = 60' - 0"
0' 30' 60' 120'

PEDESTRIAN CIRCULATION PLAN

L1.4



LEGEND

- Bike Rack Location-6 Bike Capacity At Each Location
- Cluster MailBoxes

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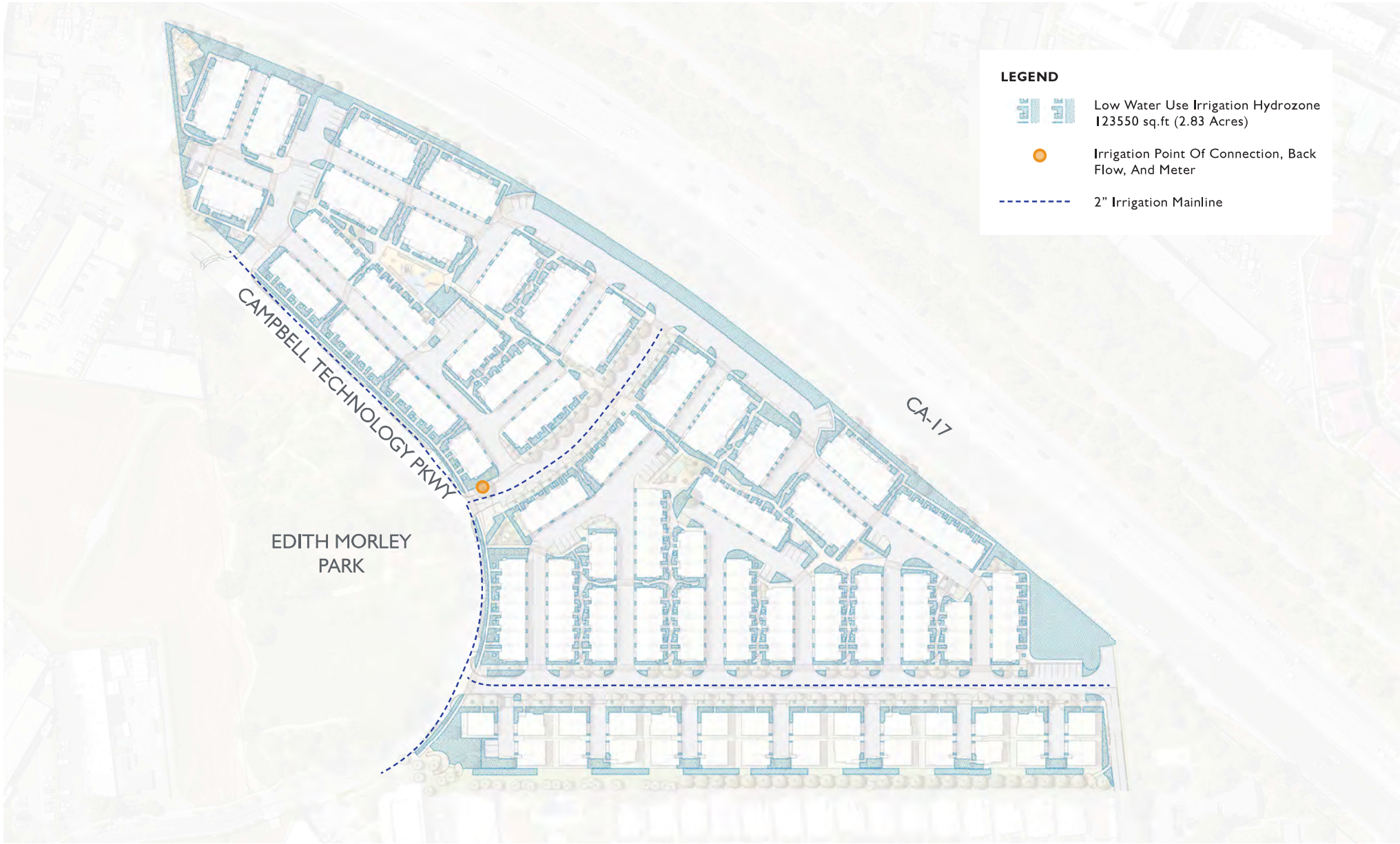
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Nov 7, 2024

Scale : 1" = 60' - 0"
0' 30' 60' 120'

BIKE RACK AND CLUSTER MAILBOXES LOCATION PLAN

L1.5



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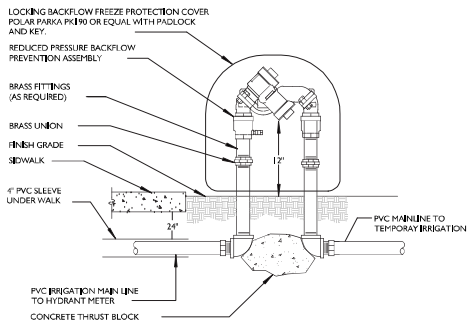
Campbell Technology Park
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DESIGN REVIEW
Nov 7, 2024

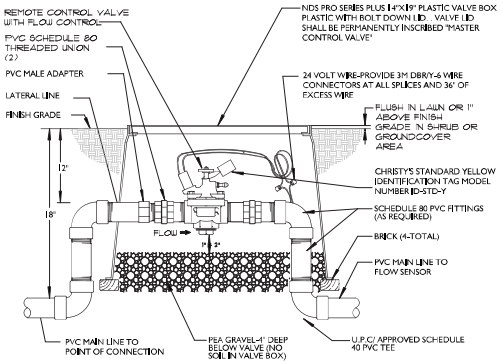
Scale : 1" = 60' - 0"
0' 30' 60' 120'

OVERALL IRRIGATION PLAN

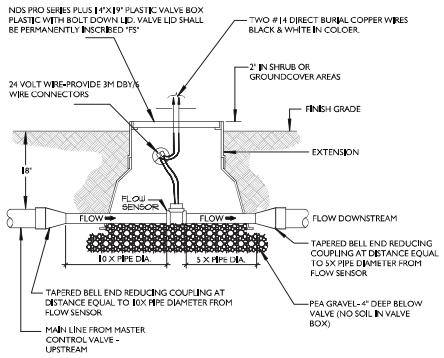
L2.1



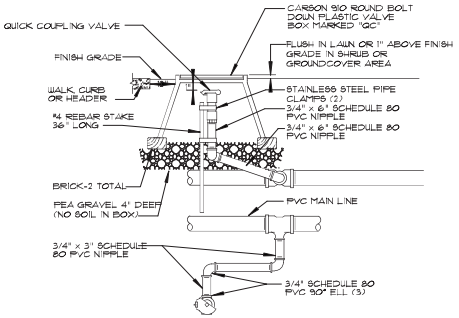
1 BACKFLOW ASSEMBLY
NTS



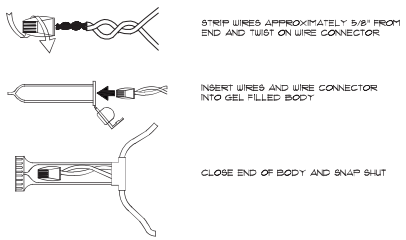
2 MASTER CONTROL VALVE INSTALLATION
NTS



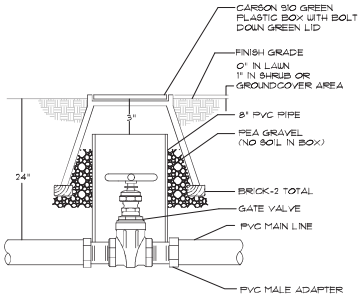
3 FLOW SENSOR INSTALLATION
NTS



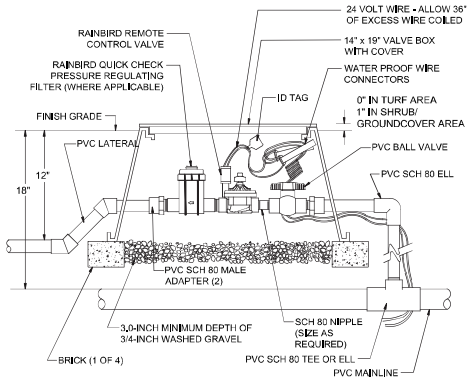
4 3/4" QUICK COUPLER IN BOX
NTS



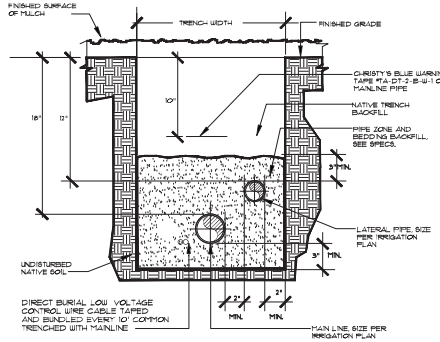
5 3M-DBY-6 WIRE CONNECTION
NTS



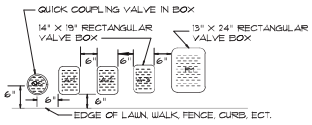
6 GATE VALVE INSTALATION
NTS



7 CONTROL VALVE AND FILTER INSTALLATION
NTS



8 TYPICAL COMBINATION TRENCH
NTS



TOP VIEW

NOTES:

1. CENTER BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN AREA ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOX EDGES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. ALL VALVE BOXES SHALL HAVE BOLT DOWN LIDS.
7. ALL REMOTE CONTROL VALVE BOX LIDS SHALL BE HOT STAMPED WITH "RW", CONTROLLER LETTER AND STATION NUMBER. ALL VALVE BOXES AND LIDS SHALL BE GREEN IN COLOR AND APPROVED FOR RECYCLED WATER USE.

9 VALVE BOX INSTALLATION
NTS

WATER TYPE	POTABLE
SITE ETO=	45.4

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	TREES - M	MOD	0.5	BUBBLER	0.81	0.62	2,120	**1,309**	36,836	0.11	49.25	2%
2	TREES - L	LOW	0.3	BUBBLER	0.81	0.37	4,000	**1,481**	41,701	0.13	55.75	3%
3	TREES - VL	LOW	0.1	BUBBLER	0.81	0.12	1,590	**196**	5,525	0.02	7.39	1%
4	MIXED SHRUB/GROUNDCOVER	LOW	0.3	DRIP	0.81	0.37	108,230	**40,085**	1,128,318	3.46	1,508.45	93%
					TOTALS		**115,940**	**43,072**	**1,212,380**	**3.72**	**1,620.83**	**100%**

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
3					1							0%
					TOTALS		0					**0%**

MAWA	GALLONS/YR	1,794,914
	ACRE FEET/YR	5.51
	HCF/YR	2,399.62

ETWU	GALLONS/YR	1,212,380
	ACRE FEET/YR	3.72
	HCF/YR	1,620.83

SITE IRRIGATION EFFICIENCY	SITE PLANT FACT0R	MAWA COMPLIANT
81.0%	0.30	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	43,072
TOTAL AREA	115,940
AVG. ETAF	37.15%

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.55) + (0.45 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION

0.55= ET ADJUSTMENT FACTOR

LA=LANDSCAPED AREA (SQUARE FEET)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION

PF = PLANT FACTOR FOR HYDROZONES

HA = HYDROZONE AREA (SQ.FT)

0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY



LEGEND

- ✕ Extising Tree to Remove
- ○ Existing Tree to Remain

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Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
Nov 7, 2024

Scale : 1" = 60' - 0"
0' 30' 60' 120'

TREE REMOVAL AND PROTECTION PLAN

L3.1

Tag #	Species	DIA	Protected	Condition	Suitability
1	African sumac	13	Yes	3	Moderate
2	African sumac	13	Yes	3	Moderate
3	Coast live oak	7	No	4	Moderate
4	Water gum	12	Yes	4	Moderate
5	Coast live oak	8	No	4	Moderate
6	Water gum	10	No	5	High
7	Monterey pine	35	Yes	3	Low
8	Monterey pine	23	Yes	3	Low
9	Coast live oak	6	No	3	Moderate
10	Silver dollar gum	22	Yes	3	Moderate
11	Silver dollar gum	27	Yes	3	Moderate
12	Silver dollar gum	14,8	Yes	3	Moderate
13	Coast live oak	20	Yes	3	Low
14	Silver dollar gum	15	Yes	3	Low
15	Sweetgum	6	No	3	Moderate
16	Sweetgum	8	No	3	Low
17	Silver dollar gum	25	Yes	3	Low
18	Silver dollar gum	22	Yes	3	Low
19	Sweetgum	9	No	4	Moderate
20	Monterey pine	24	Yes	3	Low
21	Silver dollar gum	22	Yes	3	Low
22	Sweetgum	10	No	4	Moderate
23	Coast live oak	23	Yes	3	Moderate
24	Silver dollar gum	16	Yes	3	Low
25	Callery pear	9	No	3	Low
26	Silver dollar gum	32	Yes	3	Moderate
27	Callery pear	13	Yes	3	Low
28	Silver dollar gum	15,14	Yes	3	Moderate
29	Coast live oak	17	Yes	3	Low
30	Silver dollar gum	14	Yes	3	Moderate
31	Coast live oak	14	Yes	3	Low
32	Silver dollar gum	21	Yes	3	Low
33	Silver dollar gum	24	Yes	3	Moderate
34	African sumac	15	Yes	4	Moderate
35	Coast redwood	26	Yes	4	Moderate
36	Australian willow	18	Yes	3	Moderate
37	Coast redwood	6	No	4	Moderate
38	Coast redwood	9	No	4	Moderate
39	Coast redwood	8	No	4	Moderate
40	Sweetgum	8	No	4	Moderate
41	Coast redwood	34,31	Yes	4	Moderate
42	Coast redwood	26	Yes	4	Moderate
43	Australian willow	14,6	Yes	3	Low
44	Sweetgum	7	No	3	Moderate
44	Coast redwood	27,25	Yes	3	Moderate
45	Sweetgum	8	No	3	Moderate
46	Sweetgum	7	No	3	Moderate
48	Coast redwood	25,24,21	Yes	3	Moderate
49	Australian willow	18	Yes	3	Low
50	Coast redwood	13	Yes	3	Low
51	Australian willow	21	Yes	3	Low
52	Coast redwood	15	Yes	4	Moderate
53	Coast redwood	19	Yes	4	Moderate
54	Coast redwood	24	Yes	4	Moderate
55	Coast redwood	24	Yes	4	Moderate
56	Sweetgum	6	No	3	Moderate
57	Coast redwood	26,24	Yes	4	Moderate
58	Coast redwood	24	Yes	3	Moderate
59	Coast redwood	24	Yes	4	Moderate
60	Coast redwood	24	Yes	4	Moderate
61	Australian willow	16	Yes	2	Low
62	Coast redwood	31,29,23,19	Yes	4	Moderate
63	Callery pear	8	No	2	Low
64	Coast redwood	17	Yes	3	Moderate
65	Callery pear	8	No	3	Low
66	Callery pear	6	No	3	Low
67	Callery pear	10	No	3	Low
68	Callery pear	9	No	3	Low
69	Coast redwood	39	Yes	4	Moderate
70	Australian willow	16	Yes	3	Moderate
71	Callery pear	10	No	2	Low
72	Australian willow	22	Yes	4	Moderate
73	Coast redwood	13,9	Yes	3	Moderate
74	Coast redwood	16,10,8	Yes	3	Moderate
75	Coast redwood	35	Yes	4	Moderate
76	Australian willow	16,14	Yes	3	Moderate
77	Coast redwood	19,18,13	Yes	4	Moderate
78	Australian willow	16,11	Yes	3	Moderate
79	Australian willow	14,14,10	Yes	3	Moderate
80	Hackberry	10	No	4	Moderate

Tag #	Species	DIA	Protected	Condition	Suitability
81	African sumac	14	Yes	4	Moderate
82	Holly oak	7	No	4	High
82	African sumac	12	Yes	3	Moderate
83	Holly oak	8	No	4	High
85	Coast redwood	13	Yes	4	Moderate
86	Coast redwood	11	No	4	Moderate
87	Coast redwood	13	Yes	4	Moderate
88	Coast redwood	12	Yes	4	Moderate
89	Coast redwood	13	Yes	3	Moderate
90	Coast redwood	14	Yes	3	Moderate
91	Coast redwood	7	No	3	Moderate
92	Coast redwood	17	Yes	4	Moderate
93	African sumac	14	Yes	3	Moderate
94	African sumac	13	Yes	2	Low
95	Coast redwood	18	Yes	4	Moderate
96	Coast redwood	12	Yes	4	Moderate
97	Coast redwood	13	Yes	4	Moderate
98	African sumac	14	Yes	4	Moderate
99	African sumac	14	Yes	4	Moderate
100	African sumac	11	No	3	Moderate
101	African sumac	14	Yes	3	Moderate
102	Hackberry	8	No	4	Moderate
103	Hackberry	9	No	4	Moderate
104	Coast redwood	22	Yes	4	Moderate
105	Coast redwood	21	Yes	4	Moderate
106	Fremont cottonwood	11	No	3	Moderate
107	Coast live oak	8	No	4	Moderate
108	Tree of heaven	8,7,6,6,6,5,5	No	2	Low
109	Coast redwood	15	Yes	4	Moderate
110	Coast redwood	13	Yes	3	Moderate
111	Coast redwood	15	Yes	4	Moderate
112	Coast redwood	17	Yes	4	Moderate
113	Coast redwood	13	Yes	3	Moderate
114	Coast redwood	17	Yes	4	Moderate
115	African sumac	12	Yes	4	Moderate
116	African sumac	12	Yes	4	Moderate
117	African sumac	12	Yes	4	Moderate
118	African sumac	11	No	4	Moderate
119	African sumac	12	Yes	4	Moderate
120	African sumac	12	Yes	4	Moderate
121	African fern pine	8	No	4	Moderate
122	African fern pine	7	No	4	Moderate
123	African fern pine	6	No	3	Low
124	African fern pine	7	No	3	Moderate
125	African fern pine	6	No	3	Low
126	African fern pine	6	No	3	Low
127	African sumac	16	Yes	3	Moderate
128	Monterey pine	28	Yes	3	Low
129	Chinese elm	8	No	5	High
130	Coast redwood	11	No	3	Moderate
131	Coast redwood	8	No	3	Moderate
132	Coast redwood	12	Yes	3	Moderate
133	African sumac	13	Yes	4	Moderate
134	Red oak	10	No	3	Moderate
135	Red oak	10	No	4	Moderate
136	Red oak	12	Yes	4	Moderate
137	Red oak	9	No	3	Low
138	Callery pear	6	No	3	Low
139	Red oak	9	No	3	Moderate
140	Red oak	10	No	4	High
141	African sumac	13	Yes	4	Moderate
142	African sumac	11	No	4	Moderate
143	African sumac	10	No	4	Moderate
144	Flowering cherey	12	Yes	1	Low
145	Flowering cherey	8	No	1	Low
146	Hackberry	9	No	4	Moderate
147	Hackberry	8	No	3	Moderate
148	Hackberry	8	No	3	Moderate
149	African sumac	10	No	3	Moderate
150	Coast live oak	16	Yes	3	Moderate
151	Coast live oak	22,15,8	Yes	4	Moderate
152	African sumac	13	Yes	3	Moderate
153	African sumac	13	Yes	3	Moderate
154	Chinese elm	6	No	3	Moderate
155	Chinese elm	7	No	3	Moderate
156	Chinese elm	13	Yes	5	High
157	Sweetgum	7,6	No	3	Moderate
158	Sweetgum	7	No	3	Moderate
158	Sweetgum	8	No	3	Moderate

Tag #	Species	DIA	Protected	Condition	Suitability
160	African sumac	10	No	2	Low
161	Sweetgum	6	No	3	Moderate
162	Sweetgum	6,4	No	3	Moderate
163	African sumac	15	Yes	3	Moderate
164	Sweetgum	6	No	3	Moderate
165	African sumac	15	Yes	3	Moderate
166	Sweetgum	8	No	3	Moderate
167	Sweetgum	7	No	3	Moderate
168	Water gum	7	No	5	High
169	Sweetgum	8	No	3	Moderate
170	Sweetgum	6	No	3	Moderate
171	Water gum	10	No	5	High
172	Water gum	8	No	4	High
173	Sweetgum	8	No	3	Moderate
174	Sweetgum	6	No	3	Moderate
175	Sweetgum	8	No	3	Moderate
176	Callery pear	6	No	2	Low
177	Chinese elm	8	No	3	Moderate
178	Chinese elm	10	No	4	Moderate
179	African sumac	7	No	2	Low
180	African sumac	14	Yes	4	Moderate
181	Tulip poplar	11	No	4	Moderate
182	Tulip poplar	11	No	3	Moderate
183	Tulip poplar	10	No	3	Moderate
184	Tulip poplar	7	No	3	Moderate
185	Chinese elm	14	Yes	4	High
186	Chinese elm	12	Yes	3	Moderate
187	African sumac	11	No	3	Moderate
188	African sumac	10	No	3	Moderate
189	Callery pear	6	No	3	Low
190	Callery pear	7	No	3	Low
191	African sumac	15	Yes	4	Moderate
192	Callery pear	9	No	3	Moderate
193	Chinese elm	11	No	4	High
194	Chinese elm	7	No	3	Moderate
195	African sumac	11	No	3	Moderate
196	Chinese elm	10	No	3	Low
197	Chinese elm	14	Yes	3	Moderate
198	Chinese elm	12	Yes	3	Moderate
199	Chinese elm	12	Yes	3	Moderate
200	Chinese elm	8	No	3	Moderate
201	African sumac	13	Yes	3	Moderate
202	African sumac	9	No	3	Moderate
203	Chinese elm	7	No	3	Moderate
204	Chinese elm	6	No	3	Low
205	Chinese elm	11	No	4	High
206	African sumac	15	Yes	3	Moderate
207	African sumac	15	Yes	3	Moderate
208	African sumac	12	Yes	4	Moderate
209	African sumac	10	No	3	Moderate
210	African sumac	13	Yes	3	Moderate
211	African sumac	10	No	3	Moderate
212	African sumac	13	Yes	3	Moderate
213	African sumac	14	Yes	3	Moderate
214	African sumac	14	Yes	3	Moderate
215	African sumac	15	Yes	3	Moderate
216	African sumac	15	Yes	3	Moderate
217	Paper bark	18	Yes	4	Moderate
218	Paper bark	14	Yes	4	Moderate
219	Paper bark	21	Yes	4	Moderate
220	Paper bark	15	Yes	3	Moderate
221	Japanese maple	6,5,5,4,4	No	4	High
222	Paper bark	21	Yes	3	Moderate
223	Paper bark	21	Yes	3	Moderate
224	Paper bark	20	Yes	4	Moderate
225	Paper bark	17	Yes	3	Low
226	African sumac	12	Yes	4	Moderate
227	African sumac	13	Yes	4	Moderate
228	Chinese pistache	6	No	5	High
229	Chinese pistache	6	No	5	High
230	Chinese pistache	6	No	5	High
231	Paper bark	22	Yes	4	Moderate
232	Paper bark	10	No	3	Low
233	Paper bark	13	Yes	3	Moderate
234	Chinese pistache	8	No	4	Moderate
235	Chinese pistache	6	No	4	Moderate
236	Chinese pistache	8	No	4	Moderate
237	Chinese pistache	6	No	3	Moderate
238	Chinese pistache	8	No	4	Moderate

Tag #	Species	DIA	Protected	Condition	Suitability
239	Paper bark	22	Yes	3	Moderate
240	Paper bark	17	Yes	3	Moderate
241	Paper bark	18	Yes	4	Moderate
242	Paper bark	14	Yes	4	Moderate
243	African sumac	19	Yes	4	Moderate
244	African sumac	19	Yes	4	Moderate
245	Paper bark	19	Yes	4	Moderate
246	Paper bark	15	Yes	3	Moderate
247	Paper bark	23	Yes	3	Moderate
248	Paper bark	18	Yes	3	Moderate
249	Paper bark	13	Yes	3	Low
250	Paper bark	23	Yes	4	Moderate
251	African sumac	13	Yes	3	Moderate
252	African sumac	12	Yes	3	Moderate
253	Paper bark	14	Yes	3	Moderate
254	Paper bark	17	Yes	3	Moderate
255	Paper bark	16	Yes	3	Moderate
256	Paper bark	16	Yes	3	Moderate
257	Paper bark	22	Yes	3	Moderate
258	Little leaf azara	6,4,2	No	4	High
259	Strawberry tree	10,8,7	No	4	Moderate
260	Coast redwood	17	Yes	4	Moderate
261	Coast redwood	13	Yes	3	Moderate
262	Coast redwood	20	Yes	4	Moderate
263	Australian willow	6	No	3	Low
264	Strawberry tree	12	Yes	3	Moderate
265	Strawberry tree	7,6,5	No	3	Moderate
266	Coast redwood	21	Yes	4	Moderate
267	Coast redwood	17	Yes	4	Moderate
268	Strawberry tree	9	No	3	Low
269	Strawberry tree	9	No	2	Low
270	Strawberry tree	8	No	4	Moderate
271	Coast redwood	14	Yes	4	Moderate
272	Coast redwood	20	Yes	4	Moderate
273	Coast redwood	17	Yes	4	Moderate
274	Coast redwood	9	No	3	Moderate
275	Australian willow	9,8	No	3	Moderate
276	Australian willow	7	No	3	Moderate
277	Australian willow	6	No	3	Low
278	Strawberry tree	7	No	4	Moderate
279	Coast redwood	10	No	3	Moderate
280	Coast redwood	12	Yes	3	Moderate
281	Strawberry tree	7	No	4	Moderate
282	African sumac	15	Yes	4	Moderate
283	Coast redwood	14	Yes	2	Low
284	Coast redwood	13	Yes	3	Moderate
285	Coast redwood	11	No	2	Low
286	Deodar cedar	11	No	5	High
287	Deodar cedar	12	Yes	5	High
288	Deodar cedar	9	No	5	High
289	African sumac	9	No	4	Moderate
290	African sumac	10	No	4	Moderate
291	African sumac	10	No	4	Moderate
292	Coast redwood	8	No	2	Low
293	Deodar cedar	18	Yes	4	High
294	Coast redwood	12	Yes	4	Moderate
295	Coast redwood	12	Yes	3	Moderate
296	Coast redwood	13	Yes	3	Moderate
297	Deodar cedar	12	Yes	4	High
298	Deodar cedar	16	Yes	4	High
299	Coast redwood	13	Yes	2	Low
300	African sumac	13	Yes	3	Low
301	African sumac	12	Yes	3	Moderate
302	African sumac	14	Yes	3	Moderate
303	African sumac	11	No	3	Moderate
304	Deodar cedar	6	No	3	Moderate
305	Deodar cedar	11	No	3	Moderate
306	Deodar cedar	11,8	No	3	Moderate
307	Coast redwood	10	No	2	Low
308	Coast redwood	10	No	2	Low
309	Coast redwood	11	No	2	Low
310	Coast redwood	16	Yes	3	Moderate
311	Coast redwood	12	Yes	3	Moderate
312	Coast redwood	16	Yes	3	Moderate
313	Coast redwood	14	Yes	3	Moderate
314	Coast redwood	15	Yes	3	Moderate
315	Coast redwood	16	Yes	4	Moderate
316	Coast redwood	22	Yes	4	Moderate
317	African sumac	16	Yes	3	Moderate

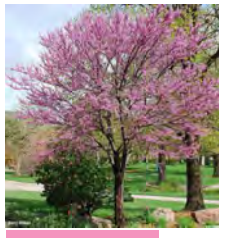
Tag #	Species	DIA	Protected	Condition	Suitability
318	African sumac	13	Yes	3	Moderate
319	African sumac	15	Yes	3	Moderate
320	African sumac	18	Yes	4	Moderate
321	Coast redwood	17	Yes	3	Low
322	Coast redwood	16	Yes	3	Low
323	Coast redwood	13	Yes	3	Low
324	Coast redwood	15	Yes	3	Low
325	African sumac	12	Yes	4	Moderate
326	African sumac	11	No	4	Moderate
327	African sumac	16	Yes	4	Moderate
328	Brisbane box	16	Yes	5	High
329	Brisbane box	18	Yes	5	High
330	Brisbane box	15	Yes	4	Moderate
331	Brisbane box	18	Yes	5	High
332	Brisbane box	16	Yes	4	High
333	Brisbane box	15	Yes	4	High
334	Brisbane box	18	Yes	5	High
335	Brisbane box	7	No	3	Moderate
336	Brisbane box	7	No	3	Moderate
337	Brisbane box	9	No	4	Moderate
338	Callery pear	7	No	4	Moderate
339	Callery pear	8	No	4	Moderate
340	Callery pear	7	No	3	Moderate
341	Callery pear	10	No	4	Moderate
342	Callery pear	8	No	3	Moderate
343	African sumac	13	Yes	4	Moderate
344	Chinese elm	8	No	5	High
1642	Little leaf linden	12	Yes	5	Moderate
1643	Little leaf linden	9	No	4	Moderate
1644	Little leaf linden	10	No	4	Moderate
1645	Little leaf linden	6	No	3	Low
1646	Little leaf linden	8	No	4	Moderate
1647	Little leaf linden	8	No	3	Low
1648	Little leaf linden	7	No	3	Moderate
1649	Little leaf linden	10	No	3	Moderate
1651	Little leaf linden	10	No	3	Moderate
1652	Little leaf linden	12	Yes	3	Moderate



TREE LEGEND



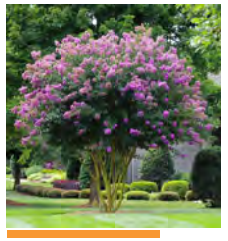
Acer rubrum 'Armstrong'
Armstrong Maple



Cercis canadensis
Eastern Redbud



Koelreuteria paniculata
Golden Rain Tree



Lagerstroemia indica x fauriei 'Muskogee'
Muskogee Crape Myrtle



Prunus serrulata 'Kwanzan'
Kwanzan Cherry



Quercus virginiana
Coastal Live Oak



Ulmus parvifolia
Chinese Elm

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Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
Nov 7, 2024

Scale : 1" = 60' - 0"
0' 30' 60' 120'

OVERALL TREE PLAN

L3.3

SHRUBS AND GROUND COVERS



Abutilon palmeri
Palmer's Indian Mallow



Achillea millefolium
Common Yarrow



Agave attenuata
Foxtail Agave



Alyogyne huegelii
Blue Hibiscus



Arbutus unedo
Strawberry



Arctostaphylos Dr Hurd
Dr Hurd Manzanita



Baccharis pilularis 'Pigeon Point'
Pigeon Point Coyote Brush



Bouteloua
Grama Grass



Callistemon viminalis 'Little John'
Bottle Bush



Carex divulsa
Grassland Sedge



Carex tumulicola
Berkeley Sedge



Chondropetalum tectorum
Cape Rush



Cistus
Rock Rose



Coprosma kirkii 'Variegata'
Mirrorplant



Cotinus coggygria
Smokebush



Dietes variegate
African Iris



Encelia californica
California Brittlebush



Euonymus japonicus
Japanese Euonymus



Festuca mairei
Atlas Fescue



Hesperaloe parviflora 'Brakelights'
Brakelights Yucca



Iris douglasiana
Douglas iris



Juncus patens
Common Rush



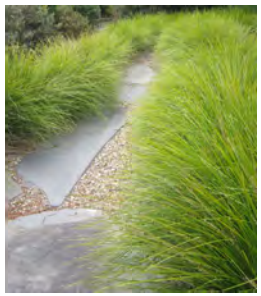
Lantana montevidensis
Trailing Lantana



Lavatera maritima
Mediterranean Tree Mallow



Lavendula angustifolia
English Lavender



Lomandra longifolia
Mat Rush



Mimulus
Monkeyflower



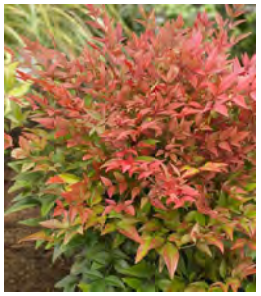
Muhlenbergia capillaris 'pink cloud'
Pink Cloud Muhly Grass



Muhlengergia dubia
Common Muhly Grass



Myrtus communis
Dwarf Myrtle



Nandina
Heavenly Bamboo



Nepeta x 'Walker's Low'
Catmint



Olea europaea 'Little Ollie'
Dwarf Olive



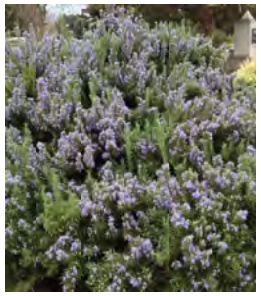
Russian Sedge
Perovskia



New Zealand Flax
Phormium



Rhaphiolepis umbellata
Dwarf Yeddo Rhaphiolepis



Rosemary
Rosemarinus



Salvia
Sage



Santolina
Cotton Lavender



Teucrium fruticans 'Azureum'
Bush Germander



Westringia fruticose
Coast Rosemary



Zauschneria californica
California Fushia











LEGEND

1. Outdoor Seating Area
2. Pedestrian Concrete Paving
3. Covered Outdoor Dining Area with String Lights
4. Pedestrian Crossing
5. Specimen Tree
6. Bioretention Area

KEY MAP





LEGEND

1. Play Area
2. Plaza
3. Pedestrian Concrete Paving
4. Specimen Tree
5. Flowering Tree Alley
6. Bioretention Area
7. Pedestrian Crossing
8. Bench













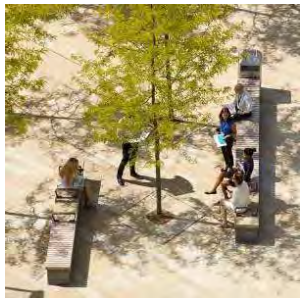
KEY MAP





LEGEND

1. Linear Pedestrian Spine
2. Flowering Tree Alley with Gathering Node
3. Bioretention Area
4. Street Tree in Tree Grates
5. Pedestrian Crossing











KEY MAP



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Campbell Technology Park LLC

Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
Nov 7, 2024

Scale : 1" = 20' - 0"
0' 10' 20' 40'

LANDSCAPE ENLARGEMENT

L4.3



LEGEND

1. Outdoor Library Nook
2. Seating Area
3. Natural Play Area
4. Flowering Tree Alley with Gathering Node
5. Pedestrian Concrete Paving
6. Pedestrian Crossing
7. Bioretention Area











KEY MAP



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Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
Nov 7, 2024

Scale : 1" = 20' - 0"
0' 10' 20' 40'

LANDSCAPE ENLARGEMENT

L4.4



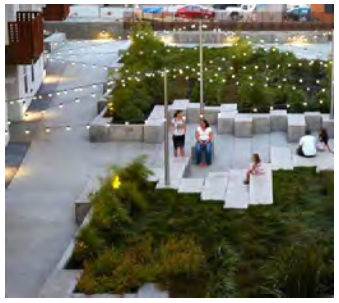
LEGEND

1. Entry Plaza
2. Game Zone
3. Flowering Tree Alley with Gathering Node
4. BBQ Area With Shade And String Lights
5. Main Street Trees in Tree Grates
6. Bench
7. Pedestrian Crossing









KEY MAP



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Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
Nov 7, 2024

Scale : 1" = 20' - 0"
0' 10' 20' 40'

LANDSCAPE ENLARGEMENT

L4.5

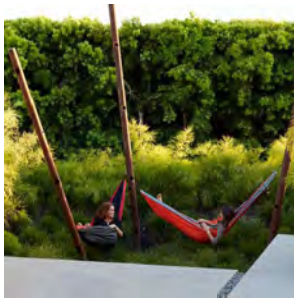


LEGEND

1. Bench
2. Plaza
3. Bioretention Area
4. Pedestrian Concrete Paving
5. Existing Trees to Remain

KEY MAP













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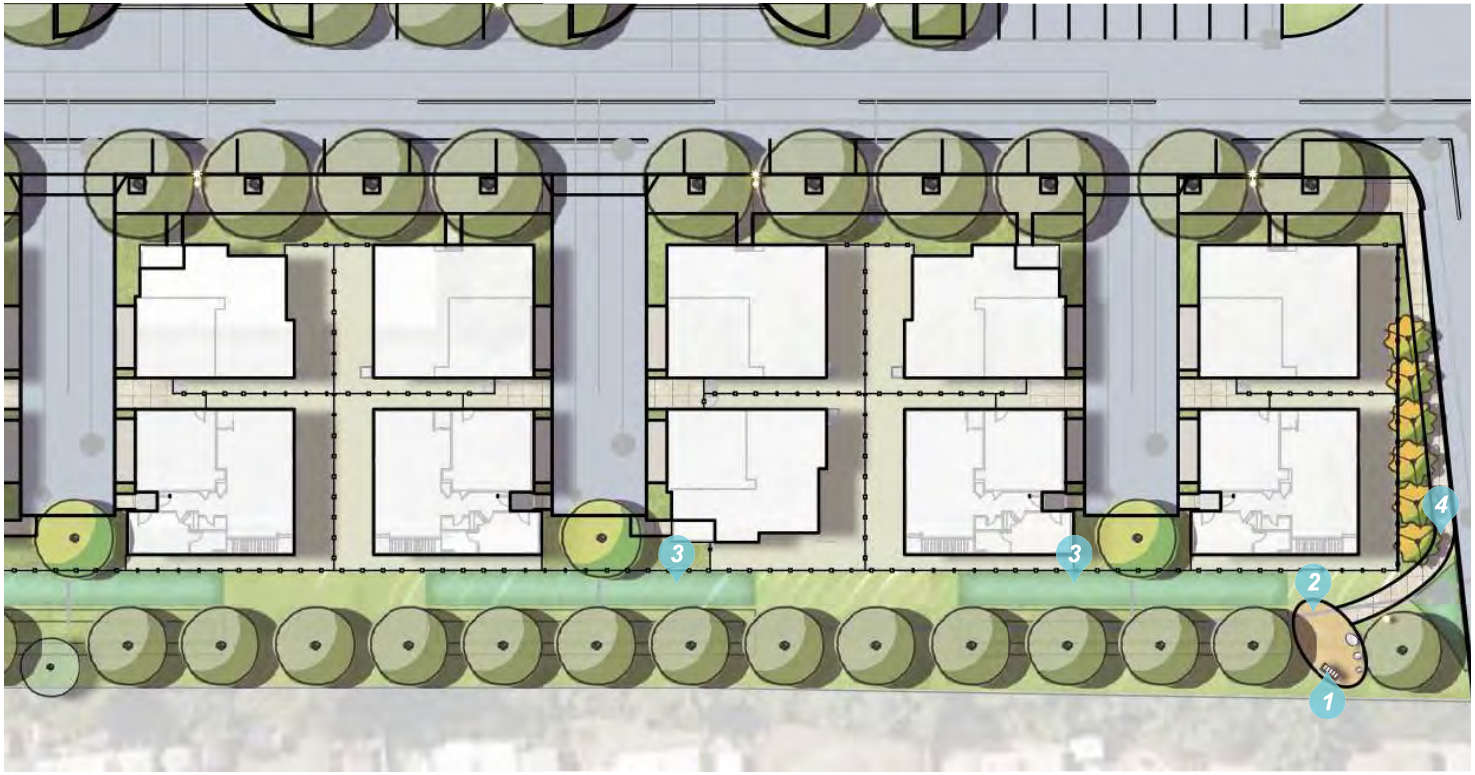
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
Nov 7, 2024

Scale : 1" = 20' - 0"
0' 10' 20' 40'

LANDSCAPE ENLARGEMENT

L4.6



LEGEND

1. Bench
2. Plaza
3. Bioretention Area
4. Pedestrian Concrete Paving











KEY MAP



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Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
Nov 7, 2024

Scale : 1" = 20' - 0"
0' 10' 20' 40'

LANDSCAPE ENLARGEMENT

L4.7

BENCHES





SEAT PADS





TRASH RECEPTACLE



TABLE AND CHAIRS





ACCENT PAVING





CONCRETE PAVING



LIGHTING







TREE GRATE



BIKE RACK





PLAN VIEW

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Tot. Watts	Data Source Filename
	85	F1	Single	BEGA 77 264-K3	0.850	131	3	267	77263_BEGA_IES.ies
	38	F2A	Single	GARDCO PPT-19SL-E5C-WW-G2-2-UNV - GN 14' POLE	0.850	2775	30	840	PPT-19SL-E5C-WW-G2-2-UNV.ies
	6	F2B	Single	GARDCO PPT-19SL-E5C-WW-G2-3-UNV - GN 14' POLE	0.850	3182	30	240	PPT-19SL-E5C-WW-G2-3-UNV.ies
	5	F2C	Single	GARDCO PPT-19SL-E5C-WW-G2-5-UNV - GN 14' POLE	0.850	3065	30	150	PPT-19SL-E5C-WW-G2-5-UNV.ies
	22	F3A	Single	GARDCO P15-4-A03-730-T3M - GN 20' POLE	0.850	6192	44.6	981.2	P15-4-A03-730-T3M.ies
	4	F3B	Single	GARDCO P15-4-A03-730-T3M - GN 20' POLE	0.850	6099	44.6	178.4	P15-4-A03-730-T3M.ies
	2	F3C	Single	GARDCO P15-4-A03-730-T4S - GN 20' POLE	0.850	6240	44.6	89.2	P15-4-A03-730-T4S.ies
	204	F4	Single	STONCO LDW7-10-WW-G3-2-8 - 10' M.H.	0.850	1051	9.7	1978.8	LDW7-10-WW-G3-2-UNV.ies

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE LANE 1	Illuminance	Fc	1.65	3.0	0.1	16.50	30.00
DRIVE LANE 2	Illuminance	Fc	1.06	1.3	0.1	10.60	13.00
DRIVE LANE 3	Illuminance	Fc	1.31	1.7	0.2	6.55	18.50
TYPICAL PASEO	Illuminance	Fc	0.10	2.4	0.0	N.A.	N.A.

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers. 0.80 LLD for pulse start metal halide, 0.90 LLD for high pressure sodium, 0.95 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction. 0.88 LLD for Cosmo and Elite lamps. 0.94 LDD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.

Lighting Analysis

GATES & ASSOCIATES
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

Campbell Technology Park
Campbell, CA
22-MPHAL-R3.SKW.sr.AS2
1" = 30'-0"
11-07-2024
1 OF 2

Campbell Technology Park LLC

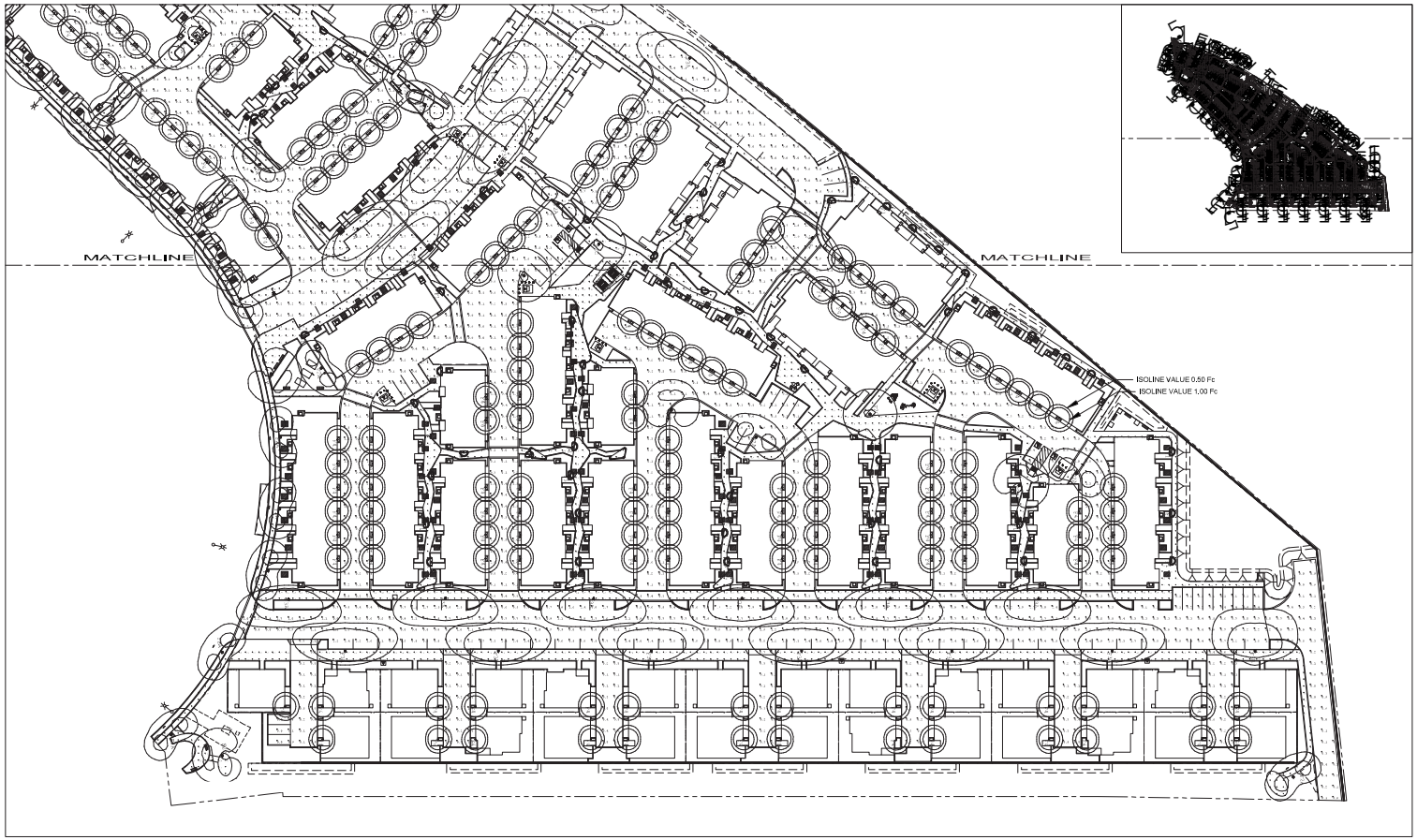
Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
Nov 7, 2024

Scale : N.T.S

PHOTOMETRIC PLAN

L6.2



SCALE: 1" = 30'-0"

PLAN VIEW

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lum. Lumens	Lum. Watts	Tot. Watts	Data Source Filename
	89	F1	Single	BEGA 77 263-K3	0.850	131	3	267	77263_BEGA_IES.ies
	28	F2A	Single	GARDCO PPT-196L-850-AW-D2-1-HNV - ON 14' POLE	0.850	3775	30	240	PPT-196L-850-AW-D2-1-HNV.ies
	8	F2B	Single	GARDCO PPT-196L-850-AW-D2-1-HNV - ON 14' POLE	0.850	3182	30	240	PPT-196L-850-AW-D2-1-HNV.ies
	5	F2C	Single	GARDCO PPT-196L-850-AW-D2-1-HNV - ON 14' POLE	0.850	3065	30	150	PPT-196L-850-AW-D2-1-HNV.ies
	22	F3A	Single	GARDCO P15-P-A03-730-T3M - ON 20' POLE	0.850	6192	44.6	981.2	P15-P-A03-730-T3M.ies
	4	F3B	Single	GARDCO P15-P-A03-730-T3M - ON 20' POLE	0.850	6059	44.6	178.4	P15-P-A03-730-T3M.ies
	2	F3C	Single	GARDCO P15-P-A03-730-T4S - ON 20' POLE	0.850	6240	44.6	85.2	P15-P-A03-730-T4S.ies
	204	F4	Single	STONCO LPWT-10-WW-G3-2-S - 10' M.H.	0.850	1051	9.7	1578.8	LPWT-10-WW-G3-2-HNV.ies

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE LANE 1	Illuminance	Fc	1.05	3.0	0.1	10.50	30.00
DRIVE LANE 2	Illuminance	Fc	1.08	3.3	0.1	10.80	33.00
DRIVE LANE 3	Illuminance	Fc	1.31	3.7	0.2	6.55	18.50
TYPICAL PASEO	Illuminance	Fc	0.10	2.4	0.0	N.A.	N.A.

Note: Unless otherwise specified- the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers. 0.80 LLD for pulse start metal halide, 0.90 LLD for high pressure sodium, 0.95 LLD for linear T8 and T5 fluorescent, 0.88 LLD for compact fluorescent and induction. 0.88 LLD for Cosmo and Elite lamps, 0.94 LDD for all LED sources. Unless otherwise noted- 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defind factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
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Associated Lighting Representatives, Inc.

PHOTOMETRIC DATA USED IS BASED ON FACTORY CALCULATIONS. A LIGHTING CONTROL AGENCY LICENSED BY THE STATE OF CALIFORNIA SHALL BE RETAINED TO ACCEPT, IMPLEMENT, AND APPROVE ALL LIGHTING CONTROLS.

Lighting Analysis

ASSOCIATED LIGHTING REPRESENTATIVES, INC.
1333 BROADWAY, SUITE 430, OAKLAND, CA 94612

Prepared for: GATES & ASSOCIATES

CAMPBELL TECH PARK
CAMPBELL, CA

2224RHAL-R3.DWG A3.2

Prepared by: TIM HILEY
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

HUNTER SMARRS
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

NO	ISSUE	DATE	SCALE
3	2 OF 2	11-07-2024	1" = 30'-0"

ktgy | CARLSON, BARBEE & GIBSON, Inc. | GATES + ASSOCIATES

Campbell Technology Park LLC

Campbell Technology Park
Campbell, CA # 2023-0039

DESIGN REVIEW
Nov 7, 2024

Scale : N.T.S

PHOTOMETRIC PLAN

L6.1