



CITY OF CAMPBELL
Community Development Department

June 1, 2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **June 12, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of David Elliott for a Conditional Use Permit with Site and Architectural Review (PLN2018-123) to allow the conversion of an existing motor vehicle repair and maintenance facility to a convenience market with late night activities and beer and wine sales for off-site consumption; and the addition of a hydrogen fueling facility within an existing (Chevron) service station on property located at **337 E. Hamilton Avenue**. Staff is recommending that this project be deemed Categorically Exempt under CEQA.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **337 E. Hamilton Avenue**

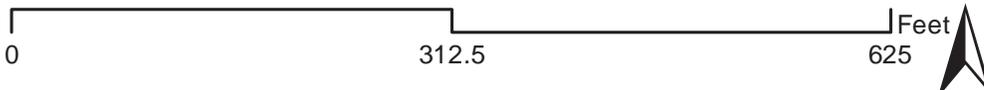
Project Location Map

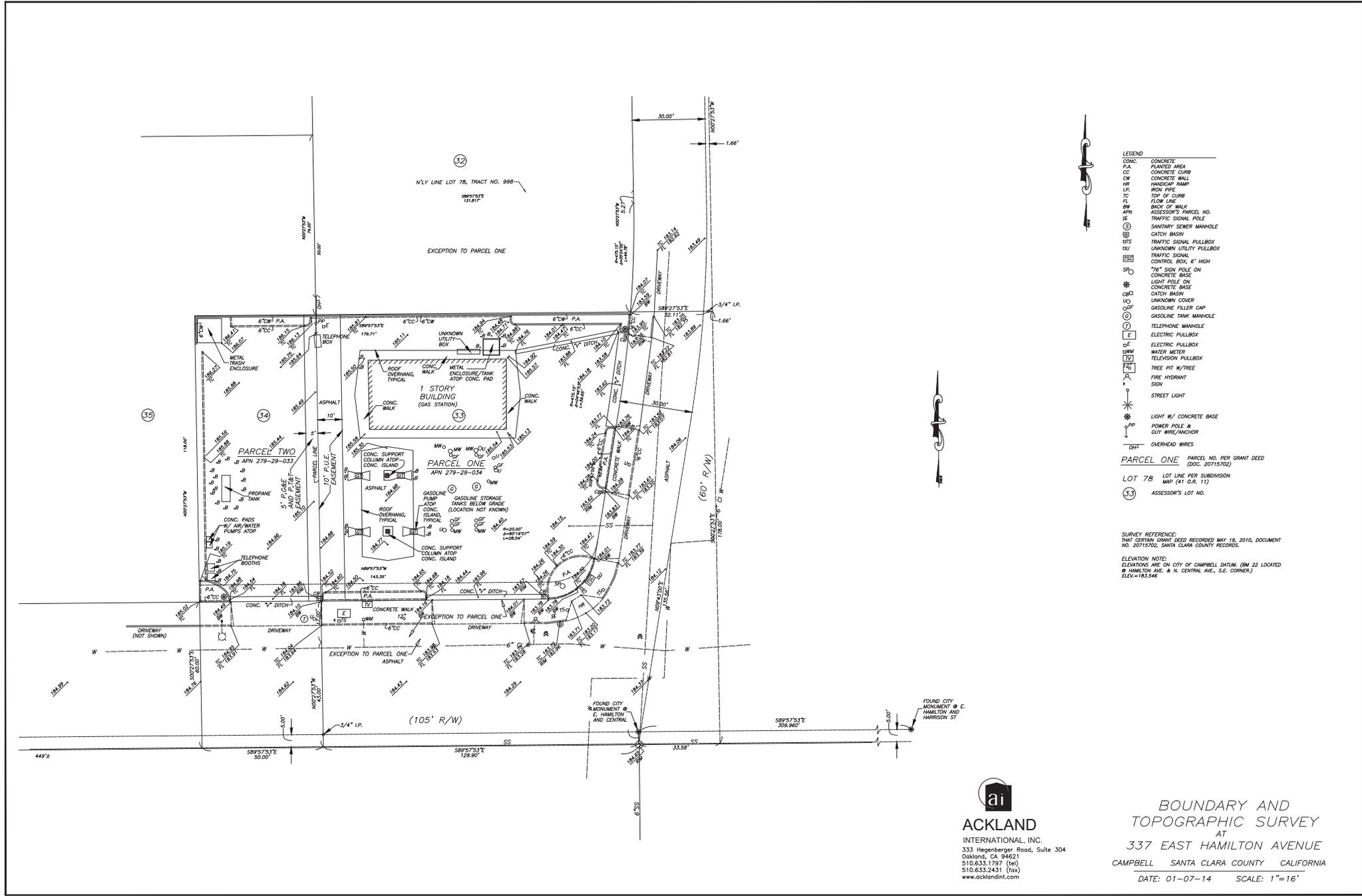


Project Location: 337 E. Hamilton Avenue
Project Name: Chevron Station



Community Development Department
Planning Division





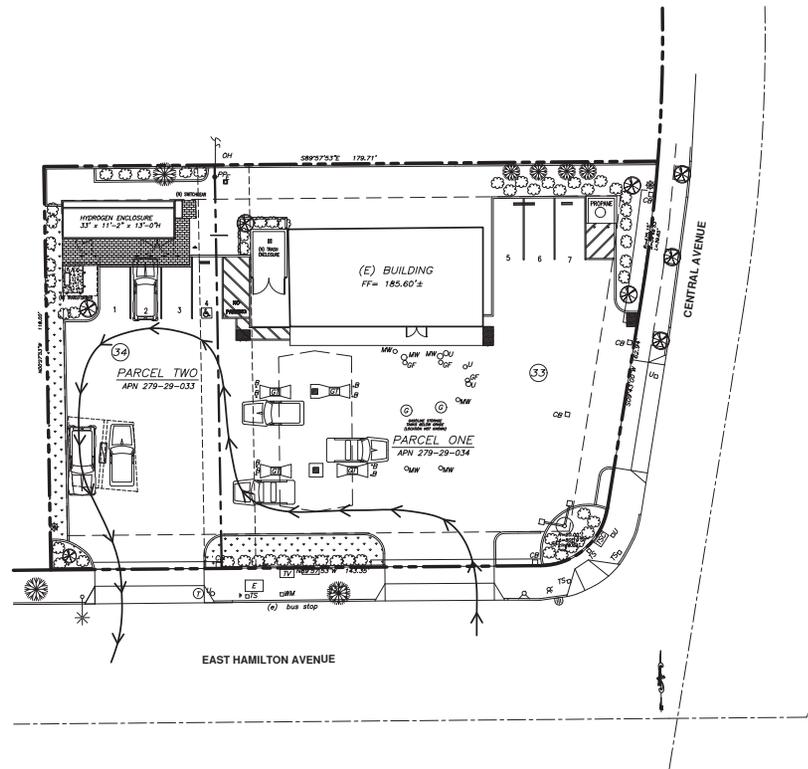
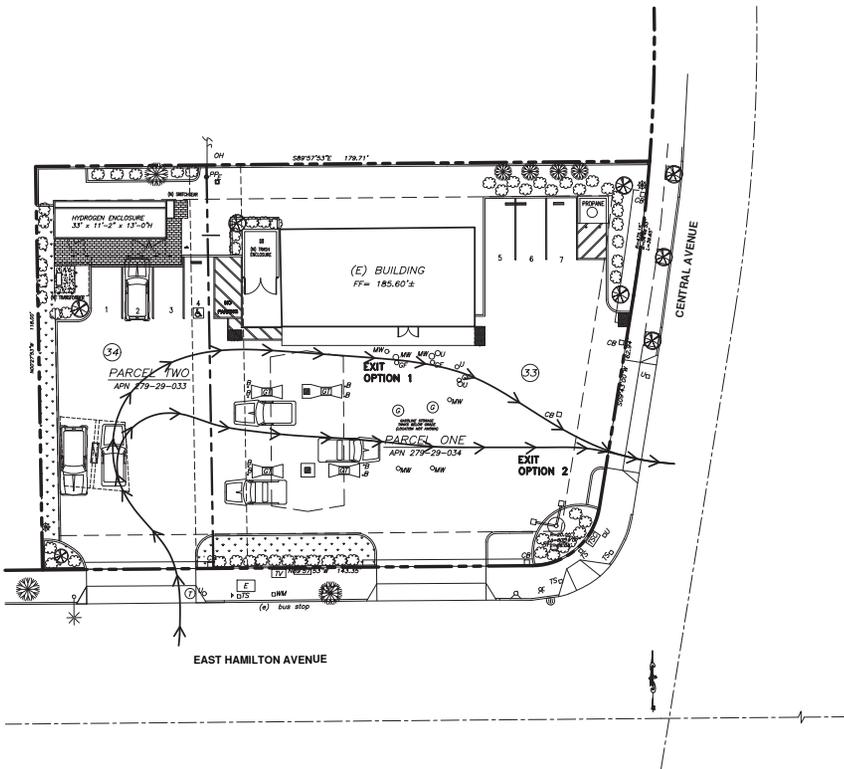
- LEGEND**
- CONC CONCRETE
 - PLA PLANTED AREA
 - CC CONCRETE CURB
 - CM CONCRETE WALL
 - HR HANDICAP RAMP
 - LR IRON PIPE
 - TC TOP OF CURB
 - FL FLOW LINE
 - BM BACK OF WALK
 - APN ASSESSOR'S PARCEL NO.
 - TS TRAFFIC SIGNAL POLE
 - SM SANITARY SENDER MANHOLE
 - CB CATCH BASIN
 - STTS TRAFFIC SIGNAL PULLBOX
 - STU UNKNOWN UTILITY PULLBOX
 - TS TRAFFIC SIGNAL
 - CB CONTROL BOX, 6" HIGH
 - SPD 78" SIGN POLE ON CONCRETE BASE
 - LP LIGHT POLE ON CONCRETE BASE
 - UC UNKNOWN COVER
 - GC GASOLINE FILLER CAP
 - GM GASOLINE TANK MANHOLE
 - EM ELECTRIC PULLBOX
 - EW ELECTRIC PULLBOX
 - WM WATER METER
 - TV TELEVISION PULLBOX
 - TR TREE PIT W/TREE
 - FD FIRE HYDRANT
 - SL SIGN
 - STL STREET LIGHT
 - LCB LIGHT W/ CONCRETE BASE
 - PP POWER POLE & GUY WIRE/ANCHOR
 - OW OVERHEAD WIRES
- PARCEL ONE** PARCEL NO. PER GRANT DEED (DOC. 20715702)
- LOT 7B** LOT LINE PER SUBDIVISION MAP (41 O.R. 11)
- 33** ASSESSOR'S LOT NO.

SURVEY REFERENCE:
 THAT CERTAIN GRANT DEED RECORDED MAY 19, 2010, DOCUMENT NO. 20715702, SANTA CLARA COUNTY RECORDS.

ELEVATION NOTES:
 ELEVATIONS ARE ON CITY OF CAMPBELL DATUM (BM 22 LOCATED @ HAMILTON AVE. & N. CENTRAL AVE., S.E. CORNER.)
 ELEV. = 183.546

ai
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 www.acklandint.com

BOUNDARY AND TOPOGRAPHIC SURVEY
 AT
337 EAST HAMILTON AVENUE
 CAMPBELL SANTA CLARA COUNTY CALIFORNIA
 DATE: 01-07-14 SCALE: 1"=16'



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Revisions

No.	Description	Date
1	PLAN CHECK RESPONSE	03/14/2018

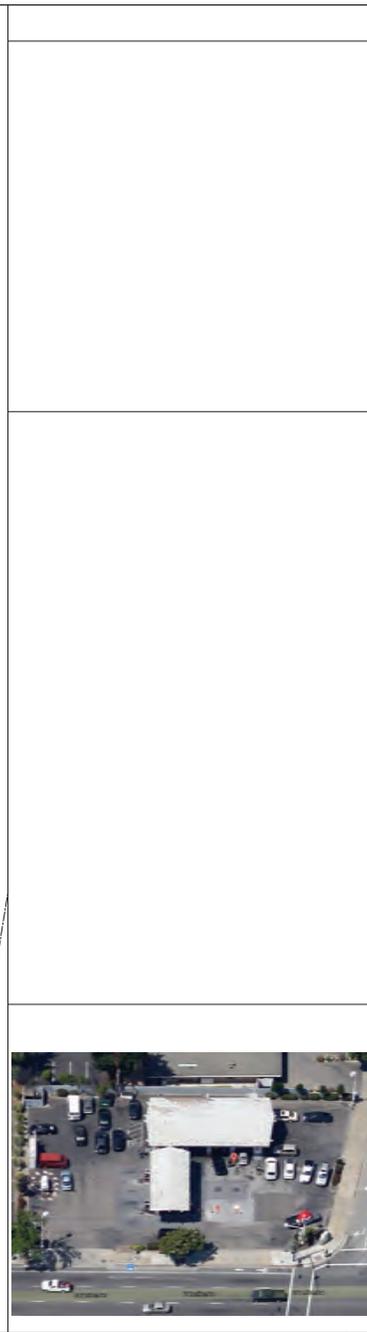
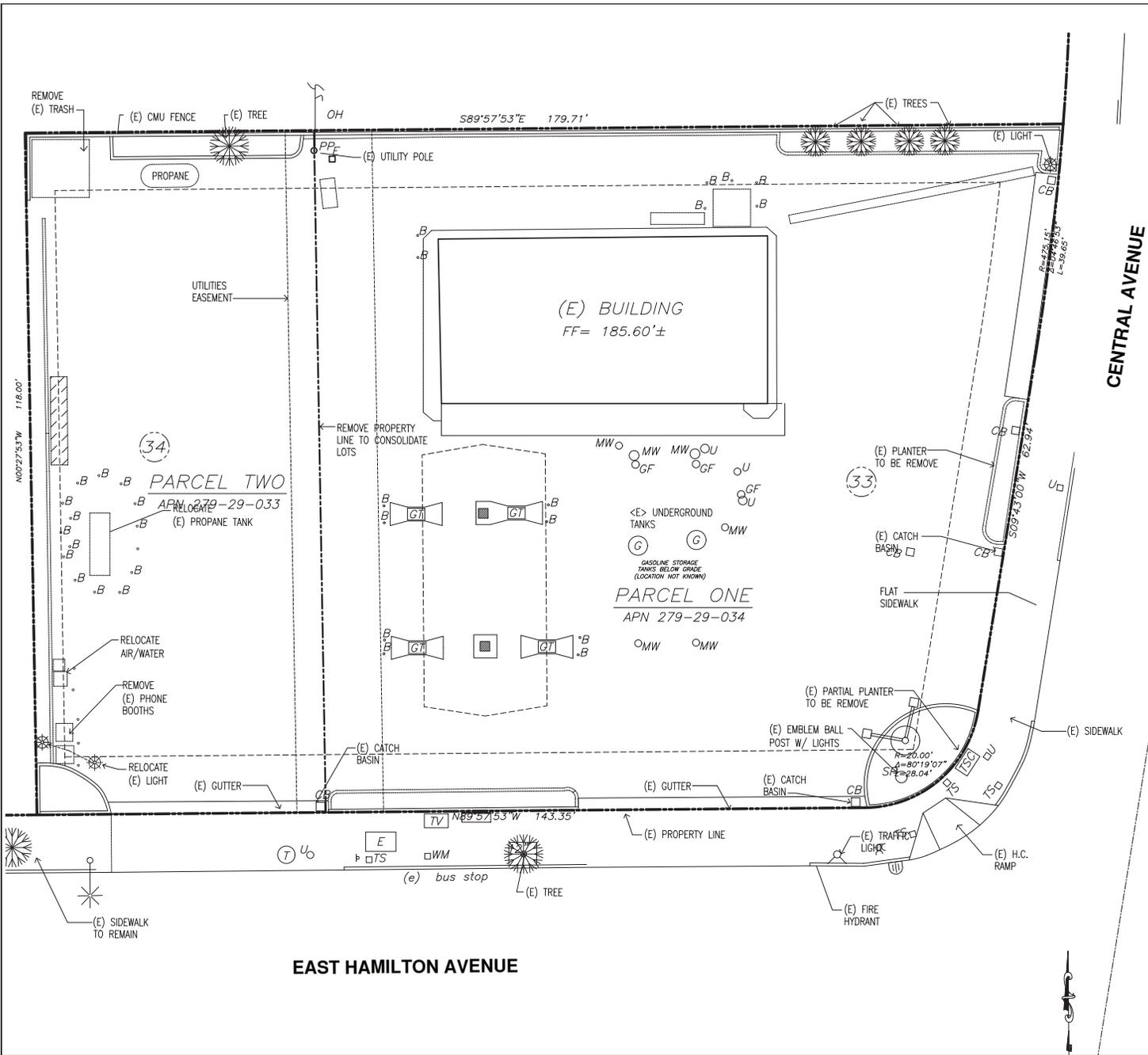
Issue Date 03/15/18

Drawn By RW

Project Number 1019

Sheet Title
**SCHEMATIC
 CIRCULATION
 PLAN**

Sheet Number C2



Planning
Architecture
Interiors
DJE
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david@djelliott.net

**David J. Elliott
& Associates**

**USE PERMIT
& HYDROGEN
FUELING STATION**

**HAMILTON
MARKET PLACE**
337 E. Hamilton Ave.
Campbell, CA 95008

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Revisions	
No.	Date
△	1/30/18
△	3/14/18
△	3/9/18



Issue Date **10/19/17**

Drawn By **DJE**

Project Number **1019**

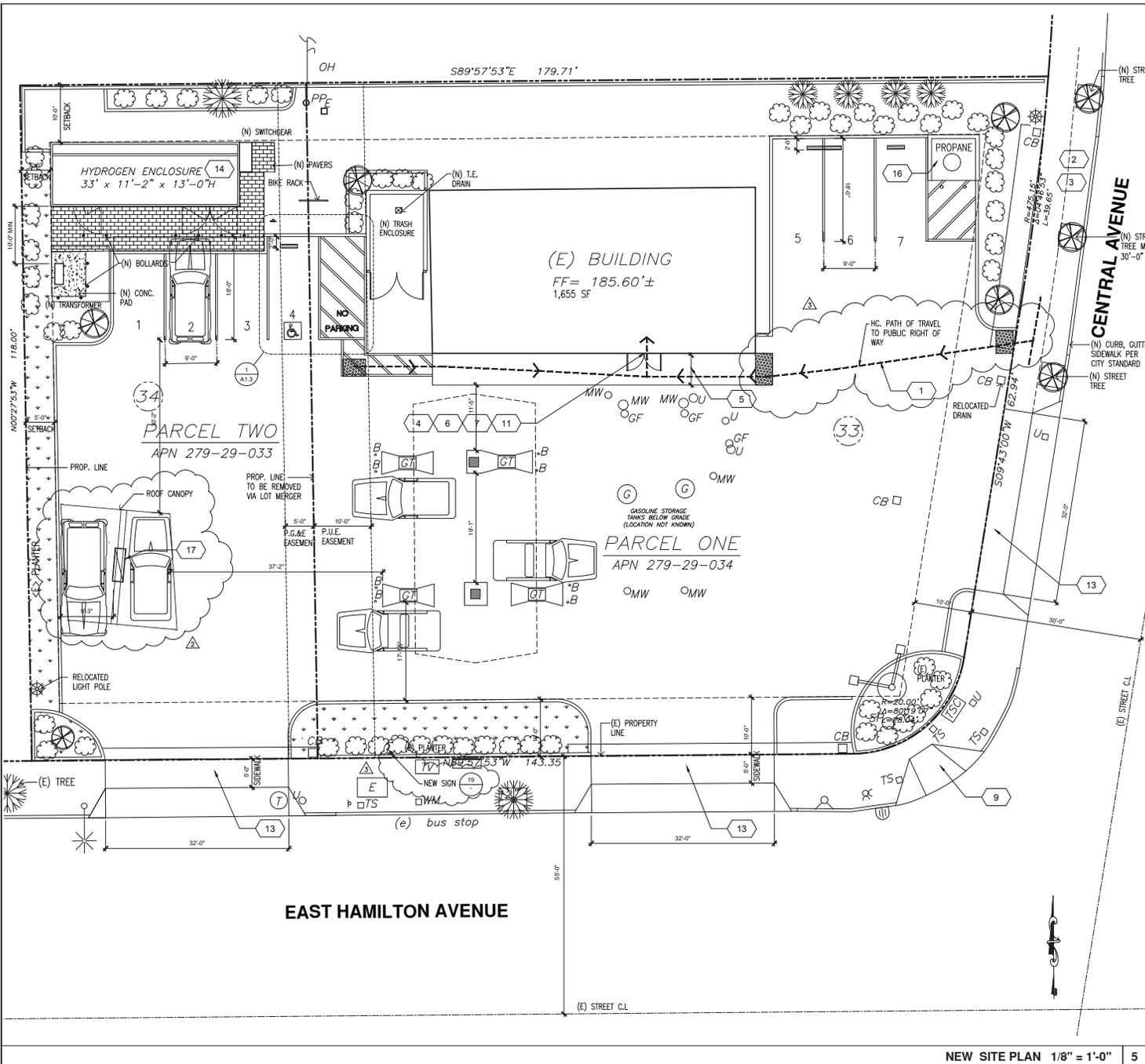
Sheet Title

**EXISTING SITE
PLAN**

Sheet Number **A1.1**

EXISTING SITE PLAN 1/8" = 1'-0" 5

AERIAL SITE N.T.S. 1

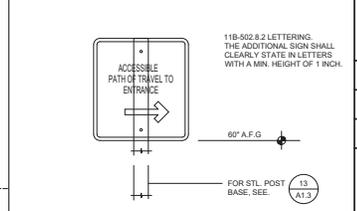


GENERAL NOTES

- 1 PATH OF TRAVEL.
- 2 Walkways and sidewalks along accessible routes of travel (1) are continuously accessible, (2) have Maximum 1/2" changes in elevation, or provide curb ramps complying with CBC 1127B.5; (3) are min. 48" in width, and (4) where necessary to change elevation at a slope exceeding 5% (i.e., 1:20) shall have pedestrian ramps complying with CBC 1133B.5. CBC 1133B.7
- 3 The contractor using the city sidewalk to work on an adjacent private building must do so in a manner that is safe for pedestrians using the sidewalk. The work area must be coned or taped off while still leaving at least 4 feet of sidewalk for pedestrians use. If less than 4 feet of sidewalk is available for pedestrians, the contractor must obtain an encroachment permit from public works to close the sidewalk.
- 4 Exit doors are to be operable from inside without use of a key, special knowledge or effort. However, key-locking hardware may be used on the main exit when the main exit door has a durable sign on or adjacent to the door stating THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. The sign shall be in letters not less than one inch high on a contrasting background. When unlocked, the door must be free to swing operation of any latching device.
- 5 44" min. clear Path of Travel
- 6 PROVIDE A TACTILE EXIT SIGN AT GRADE LEVEL EXIT DOORS
- 7 ALL NEW AND EXISTING HAND ACTIVATED DOOR OPENINGS HARDWARE SHALL BE CENTERED AND EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE (i.e., LEVER CENTERED BETWEEN 30" (2'-6") AND 44" (3'-8") ABOVE THE FLOOR.
- 8 LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL, SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANE BARS, BY PUSH-PULL ACTUATING BARS, OR BY OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
- 9 (E) ADA CURB RAMP
- 10 SPECIFY 1/2" MAXIMUM HIGH THRESHOLD
- 11 LANDING AT DOORS SHALL BE LEVEL EXCEPT THAT EXTERIOR DOOR LANDINGS MAYHAVE A SLOPE NOT TO EXCEED 1/4" PER FOOT (2% SLOPE)
- 12 MANUALLY OPERATED EDGE-OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS OR ANY OTHER TYPE OF DEVICE THAT MAY BE USED TO CLOSE OR RESTRAIN THE DOOR OTHER THAN OPERATION OTHER THAN LOCKING DEVICE SHALL NOT BE USED
- 13 NEW COMMERCIAL DRIVEWAY PER CITY STANDARDS DETAIL D-18
- 14 NEW HYDROGEN ENCLOSURE
- 15 REPAIR ANY DAMAGED/LIFTED SIDEWALK IN THE PUBLIC ROW.
- 16 NEW PROPANE TANKS ENCLOSURE
- 17 NEW CANOPY 1/ A1.4

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Revisions	
No.	Date
1	1/30/18
2	3/14/18
3	3/9/18



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USE PERMIT & HYDROGEN FUELING STATION

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No.	Description	Date
1	PLANNING RESPONSE	1/30/18
2	PLANNING RESPONSE	3/14/18
3	ACCESSIBILITY REVISION PER PLANNER	3/9/18



Issue Date **10/19/17**

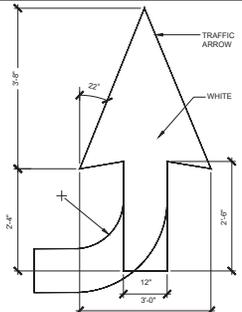
Drawn By **DJE**

Project Number **1019**

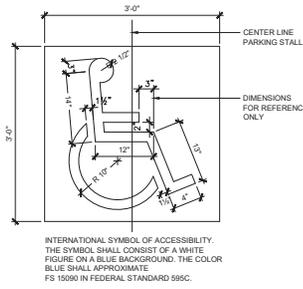
Sheet Title

NEW SITE PLAN

Sheet Number **A1.2**



PAINTED TRAFFIC ARROW DETAIL 16

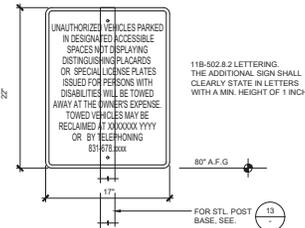


PAINTED I.S.A. SIGN DETAIL 12

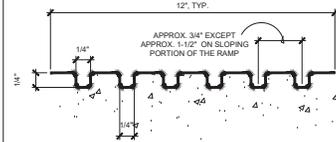


PERMANENT DECAL SIGN, MIN. 4"x3". TO BE POSTED ADJACENT TO THE LATCH SIDE OF THE SINGLE AND RIGHT SIDE OF THE DOUBLE DOOR -60" A.F.F.

I.S.A. DECAL DETAIL 8

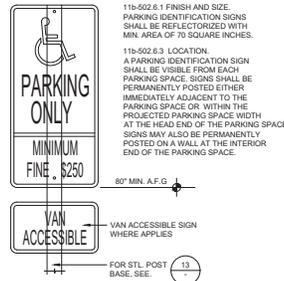


SITE SIGN DETAIL 15

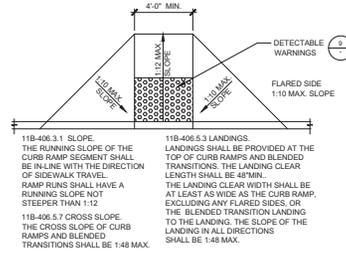


GROOVING DETAIL 3" = 1'-0" 5

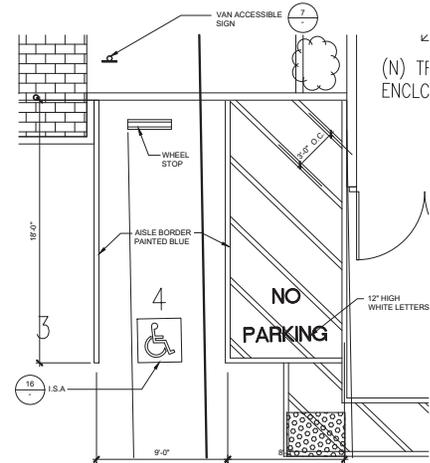
GENERAL NOTES 3



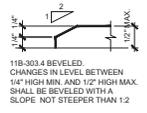
SIGN DETAIL 14



RAMP DETAIL 1/4" = 1'-0" 10



ACCESSIBLE PARKING STALL DETAIL 1/4" = 1'-0" 1

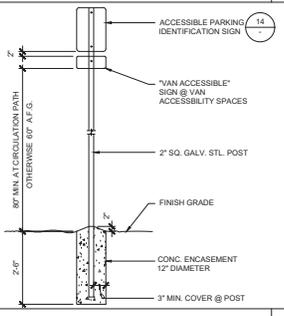


BEVELED DETAIL 18

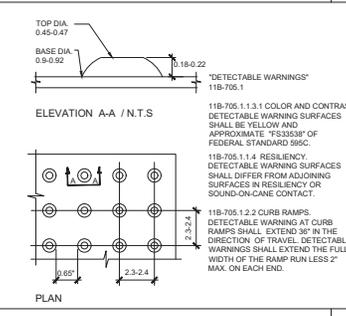
TABLE A	
TOTAL NUMBER OF PARKING SPACES OR STALLS	MINIMUM NUMBER OF DISABLED ACCESSIBLE PARKING SPACES OR STALLS
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 PERCENT OF TOTAL
GREATER THAN 1001	20 PLUS 1 FOR EACH 100 OR FRACTION THEREOF OVER 1001

OFF-STREET PARKING

PARKING CHART 17



SIGN POST DETAIL 1/2" = 1'-0" 13



TRUNCATED DOMES DETAILS 3" = 1'-0" 9

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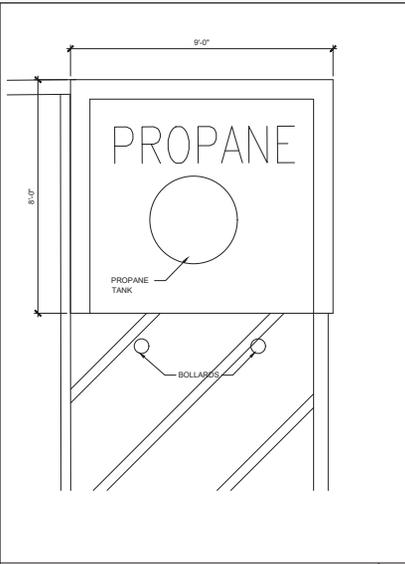
Issue Date **10/19/17**

Drawn By **DJE**

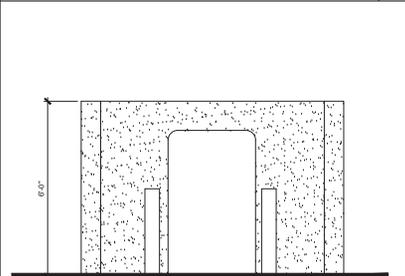
Project Number **1019**

Sheet Title **NEW SITE PLAN**

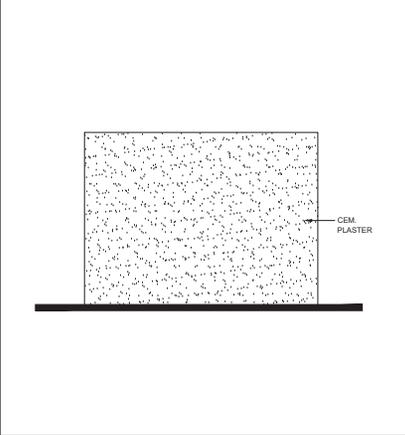
Sheet Number **A1.3**



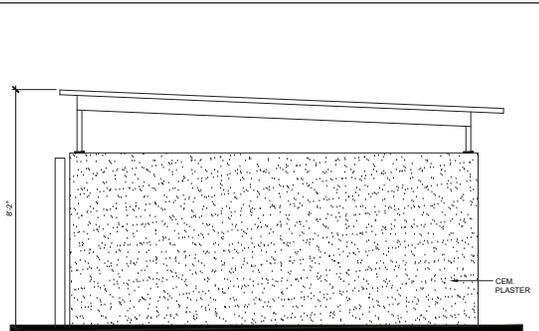
PROPANE TANK ENCLOSURE PLAN 1/2" = 1'-0" 20



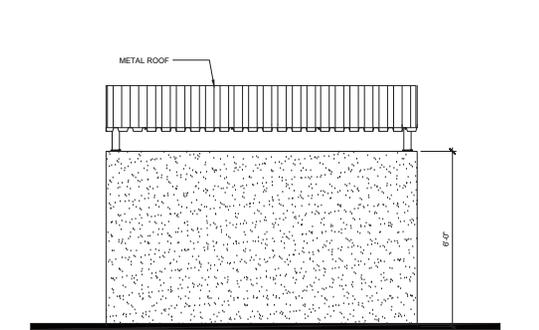
PROPANE TANK ENCLOSURE ELEV. 1/2" = 1'-0" 17



CMU WALL DETAIL 1/2" = 1'-0" 11



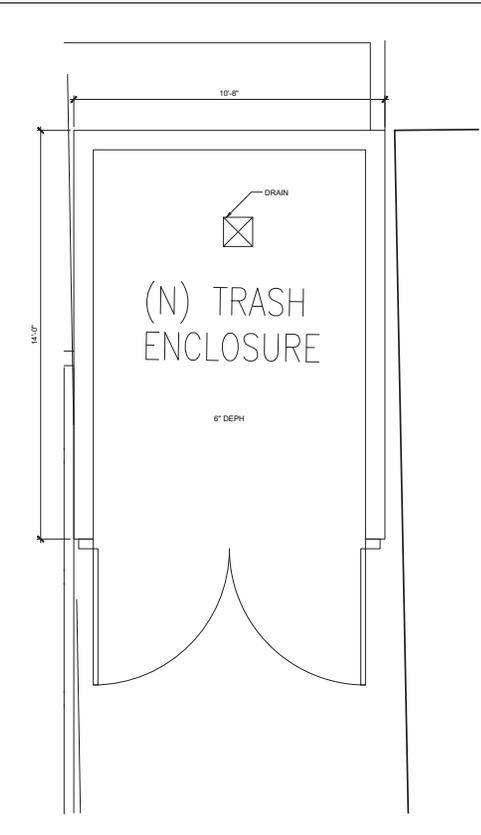
RIGHT ELEVATION



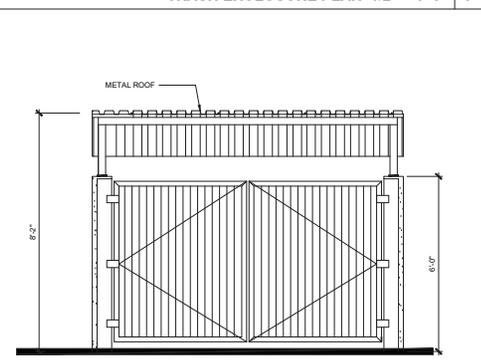
BACK ELEVATION



TRASH ENCLOSURE ELEVATION 1/2" = 1'-0" 11



TRASH ENCLOSURE PLAN 1/2" = 1'-0" 7



FRONT ELEVATION

TRASH ENCLOSURE ELEVATION 1/2" = 1'-0" 5

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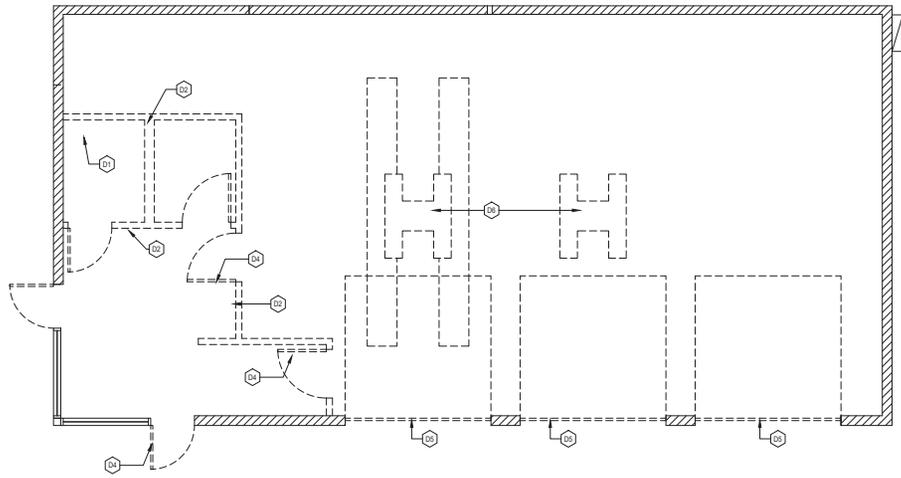
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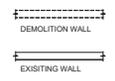


Issue Date 10/19/17
 Drawn By DJE
 Project Number 1019
 Sheet Title
**TRASH ENCLOSURE
PLAN AND DETAILS**
 Sheet Number **A1.4**



DEMOLITION NOTES:

- D1 DEMOLISH (E) PLUMBING FIXTURES
- D2 DEMOLISH EXISTING WALLS
- D3 .
- D4 DEMOLISH EXISTING DOOR AND DOOR FRAME-TYP.
- D5 DEMOLISH EXISTING ROLL UP DOOR
- D6 DEMOLISH EXISTING GARAGE EQUIPMENT



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DEMOLITION PLAN 1/4" = 1'-0" 7

Wall Legend:

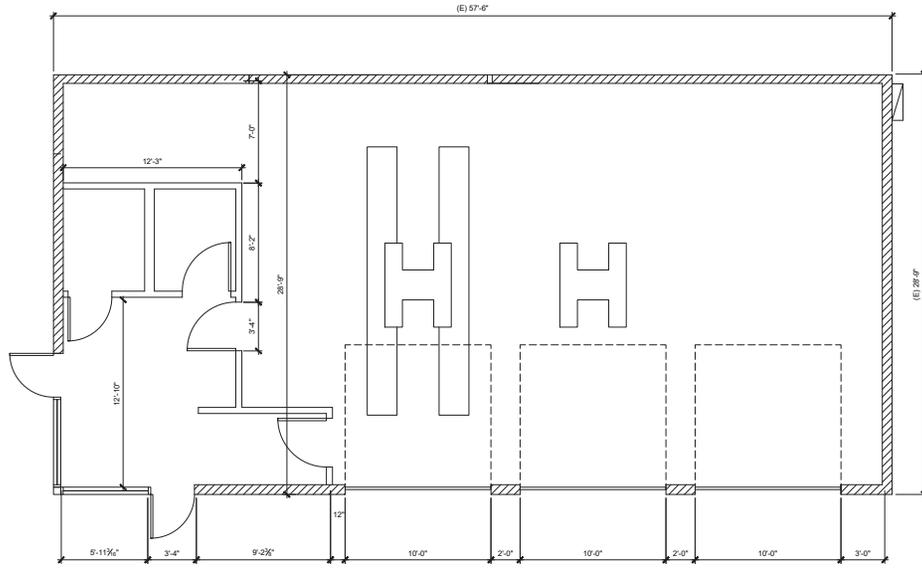


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Issue Date **10/19/17**
 Drawn By **DJE**
 Project Number **1019**
 Sheet Title
**(E) FLOOR PLAN &
 DEMOLITION FLR. PLAN**



EXISTING FLOOR PLAN 1/4" = 1'-0" 5

Sheet Number **A2.0**

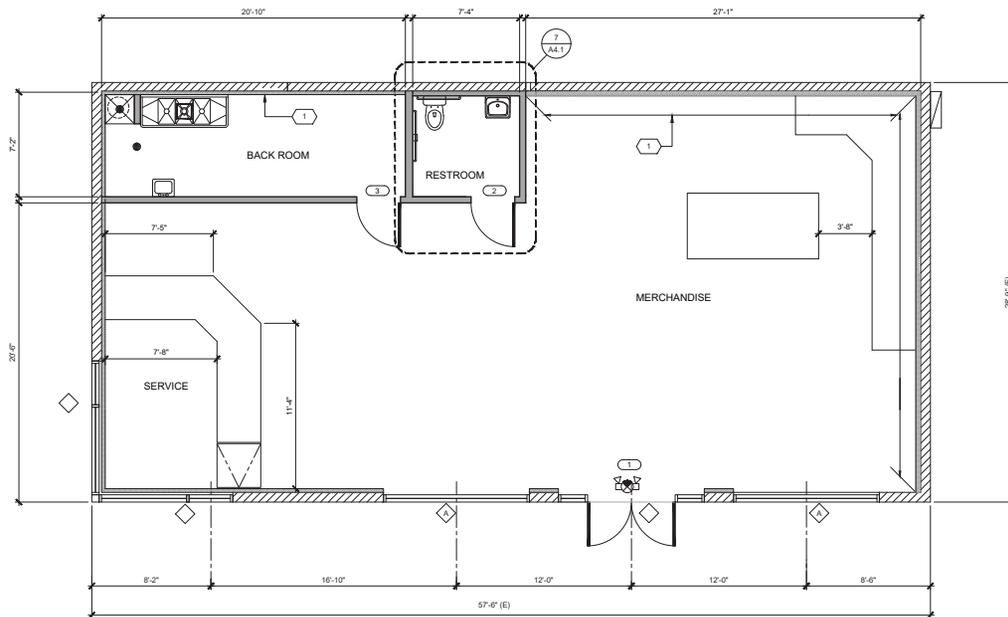
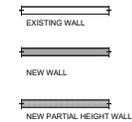
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Notes

1. POS COUNTER TO BE 28"-34" AFF, WITH A MINIMUM WIDTH OF 36".
2. NEW 600A PANEL LOCATION

Wall Legend



<N> Floor Plan 1/4" = 1'-0" 7

KEY NOTES

- 1 PLUMBING FURRED WALL
- 2 ELECTRICAL PANEL
- 3 (E) WALL
- 4 (N) F.R.P. 8" HIGH MINIMUM

Room Finish Schedule

ROOM NAME	FLOOR	BASE	WALLS	WAINSCOT	CEILING	CEILING HT.	REMARKS
CONVENIENCE STORE							
SERVICE	C	1	B	-	E	10'-0"	-
MERCHANDISE	C	1	B	-	E	9'-0"	-
BACKROOM	D	4	D	-	E	9'-0"	
RESTROOM	C	3	B	1	B	8'-0"	

NOTE: ALL WALLS AND CEILINGS GYP. BD. TAPE AND TEXTURED, PAINT FINISH.

Room Finish Material Code List

- FLOOR:**
- A. SMOOTH SEALED EXPOSED CONCRETE
 - B. SHEET VINYL
 - C. CERAMIC TILE
 - D. QUARRY TILE
- CEILING:**
- A. GYP. BD. (MOISTURE RESISTANT) PAINT FINISH
 - B. GYP. BD. SMOOTH ENAMEL PAINT FINISH WASHABLE
 - C. ACOUSTICAL SUSPENDED CEILING
 - D. CEMENT PLASTER FINISH
 - E. SMOOTH, DURABLE AND CLEANABLE CEILING PANELS
 - F. CORRUGATED METAL ROOFING (SMOOTH, WASHABLE PAINT)
- BASE:**
- 1. 4" RUBBER TOP SET BASE
 - 2. 5" VINYL COVERED BASE
 - 3. CERAMIC TILE WITH 3/8" COVERED BASE
 - 4. QUARRY TILE WITH 3/8" COVERED BASE
- WAINSCOT:**
- 1. 48" HIGH F.R.P.
- WALL:**
- A. GYP. BD. (MOISTURE RESISTANT) PAINT FINISH
 - B. GYP. BD. SMOOTH ENAMEL PAINT FINISH WASHABLE
 - C. CEMENT PLASTER FINISH
 - D. F.R.P.



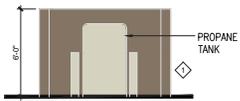
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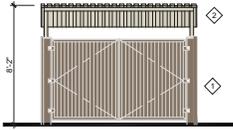
Sheet Title
NEW FLOOR PLAN

Sheet Number **A2.1**



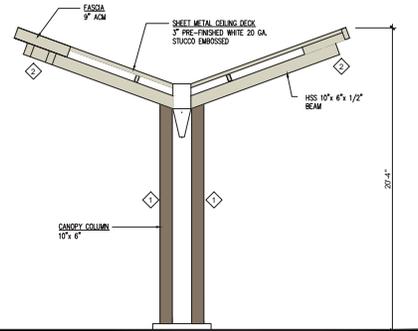
PROPANE TANK ENCLOSURE FRONT ELEVATION

1/4" = 1'-0"



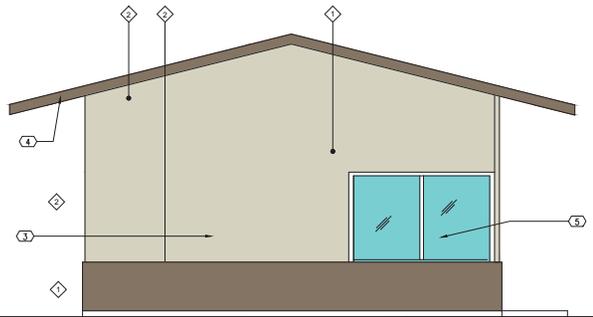
TRASH ENCLOSURE FRONT ELEVATION

1/4" = 1'-0"



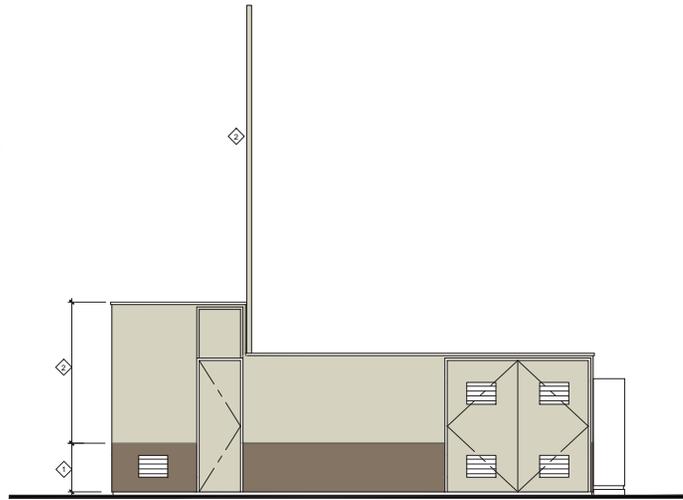
HYDROGEN DISPENSER CANOPY FRONT ELEVATION

1/4" = 1'-0"



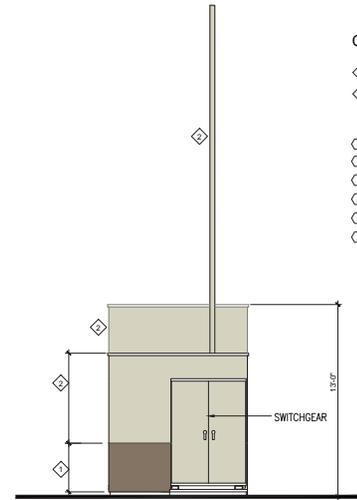
MAIN BUILDING EAST ELEVATION

1/4" = 1'-0"



HYDROGEN ENCLOSURE SOUTH ELEVATION

1/4" = 1'-0"



HYDROGEN ENCLOSURE EAST ELEVATION

1/4" = 1'-0"

COLOR LEGEND

- ◇ STONE GRAY
- ◇ SOUTHERN BREEZE
- ① NEW DOORS
- ② NEW STOREFRONT WINDOWS
- ③ (E) BRICK WALL
- ④ (E) FASCIA
- ⑤ (E) WINDOW
- ⑥ (E) ROOF



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Revisions		
No.	Description	Date
△		



Issue Date 10/19/17

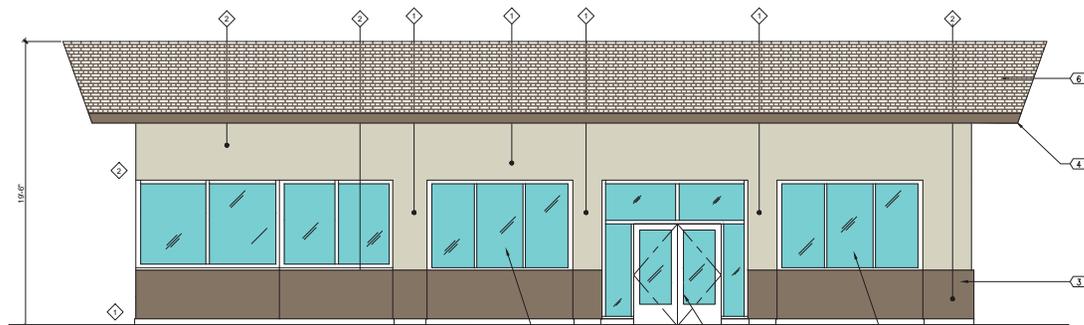
Drawn By DJE

Project Number 1019

Sheet Title

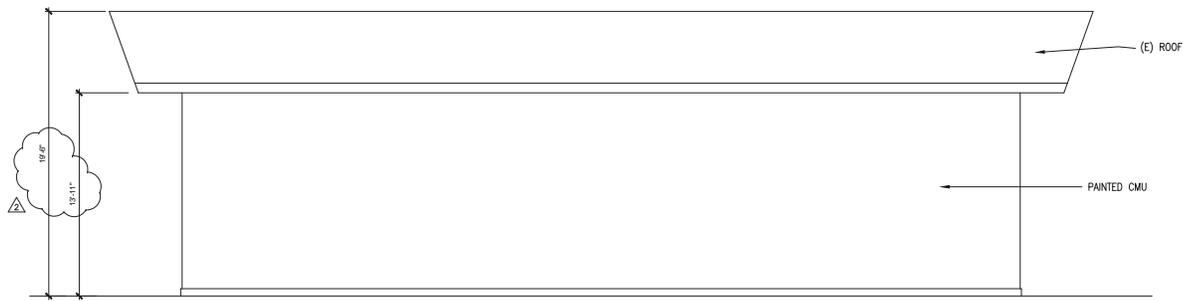
**COLOR
EXTERIOR ELEV.**

Sheet Number **A3.0**

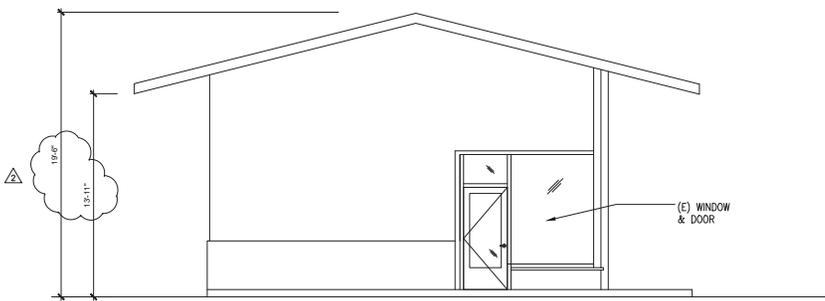


MAIN BUILDING SOUTH ELEVATION

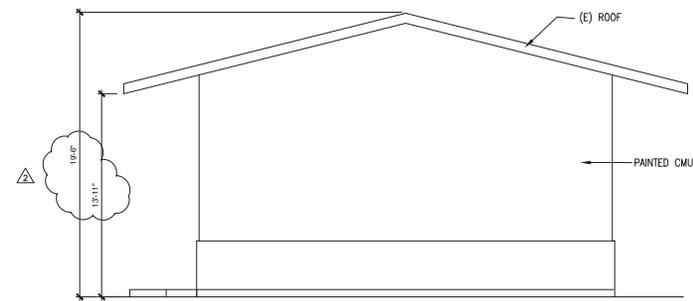
1/4" = 1'-0"



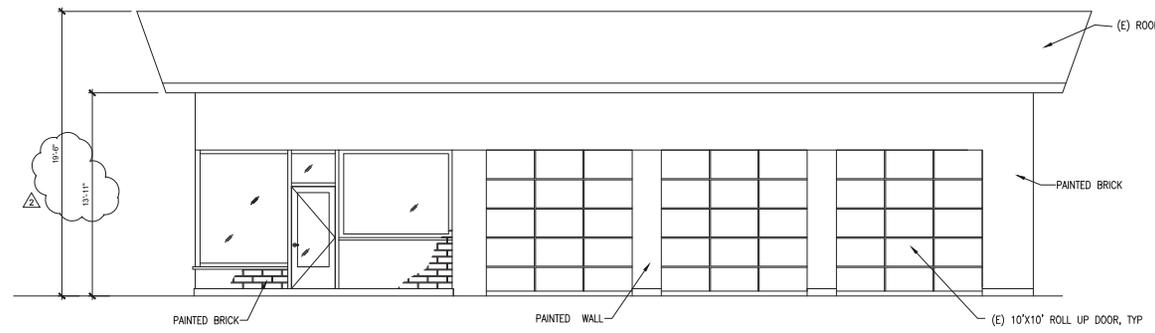
North Elevation 1/4" = 1'-0" 3



West Elevation 1/4" = 1'-0" 4



East Elevation 1/4" = 1'-0" 2



South Elevation 1/4" = 1'-0" 1

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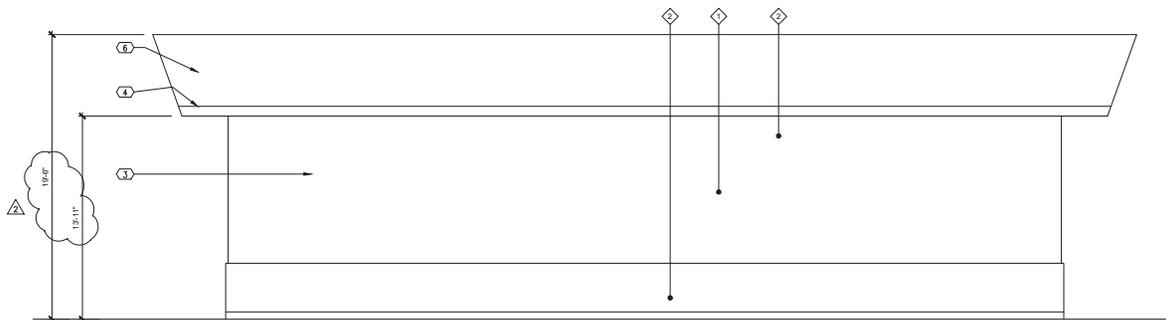
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Revisions		
No.	Description	Date
△	PLANNING RESPONSE	1/30/18
△	PLANNING RESPONSE	3/14/18
△	ACCESSIBILITY REVISION PER PLANNER	3/9/18



Issue Date **10/19/17**
Drawn By **DJE**
Project Number **1019**
Sheet Title
**EXISTING
EXTERIOR ELEVATIONS**
Sheet Number **A3.1**



- ① NEW DOORS
- ② NEW STOREFRONT WINDOWS
- ③ (E) BRICK WALL
- ④ (E) FASCIA
- ⑤ (E) WINDOW
- ⑥ (E) ROOF

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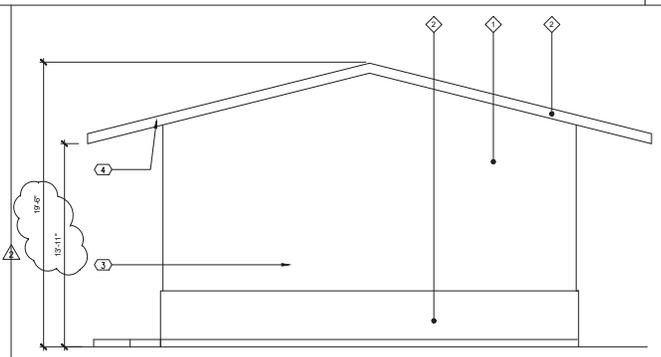
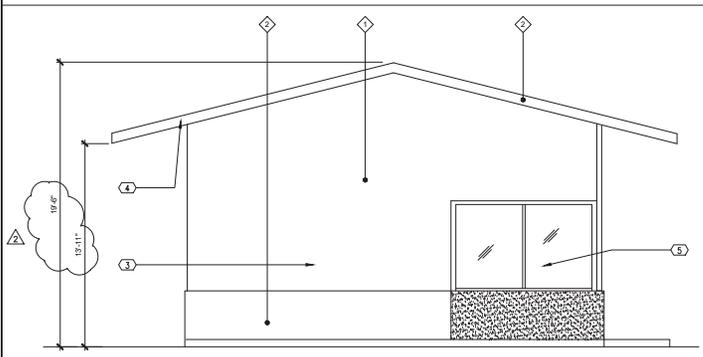
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- ◇ SOUTHERN BREEZE
- ◇ STONE GRAY

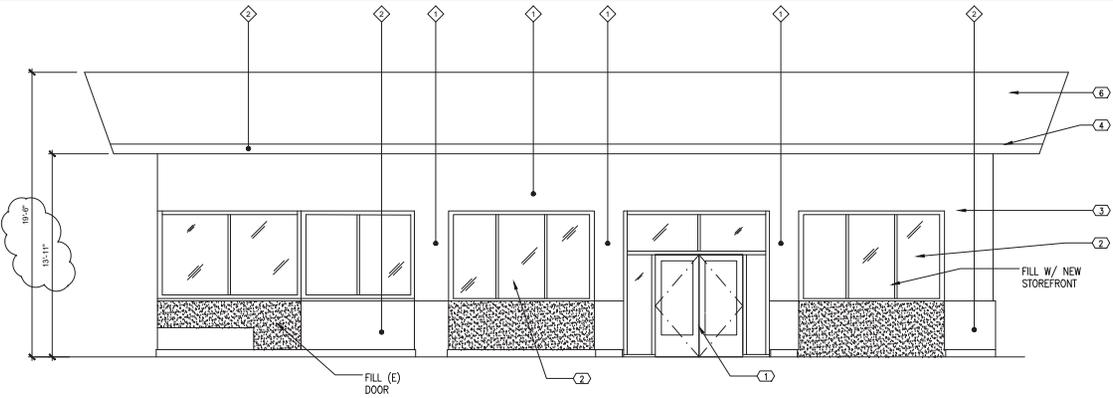
North Elevation 1/4" = 1'-0" 7

COLOR LEGEND



West Elevation 1/4" = 1'-0" 14

East Elevation 1/4" = 1'-0" 6



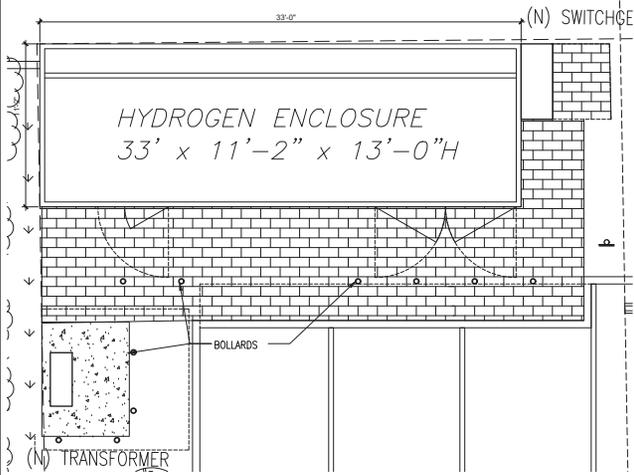
South Elevation 1/4" = 1'-0" 5

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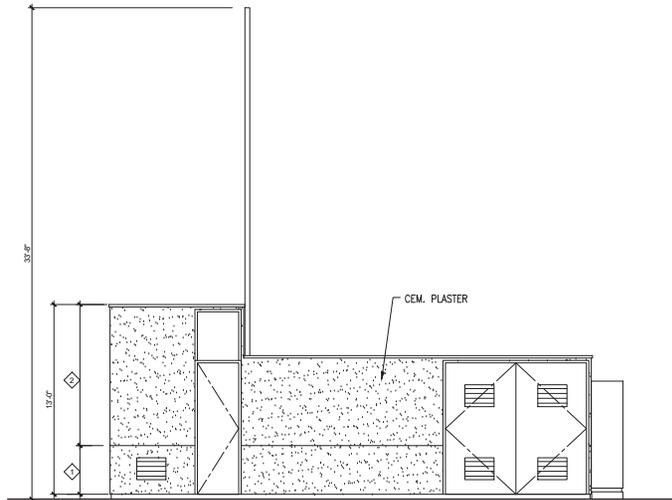
Revisions		
No.	Description	Date
△	PLANNING RESPONSE	1/30/18
△	PLANNING RESPONSE	3/14/18
△	ACCESSIBILITY REVISION PER PLANNER	3/9/18



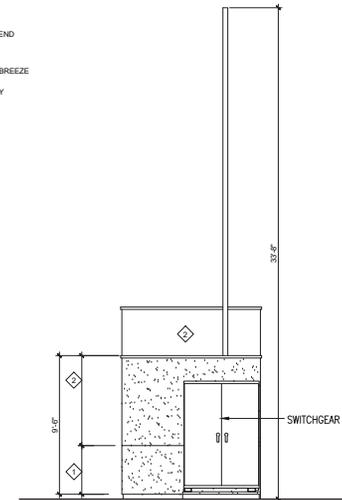
Issue Date	10/19/17
Drawn By	DJE
Project Number	1019
Sheet Title	NEW EXTERIOR ELEVATIONS
Sheet Number	A3.2



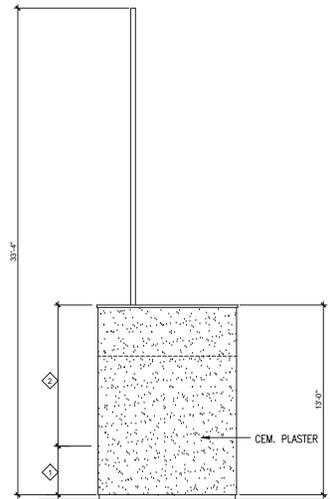
HYDROGEN ENCLOSURE FLOOR PLAN
1/4" = 1'-0"



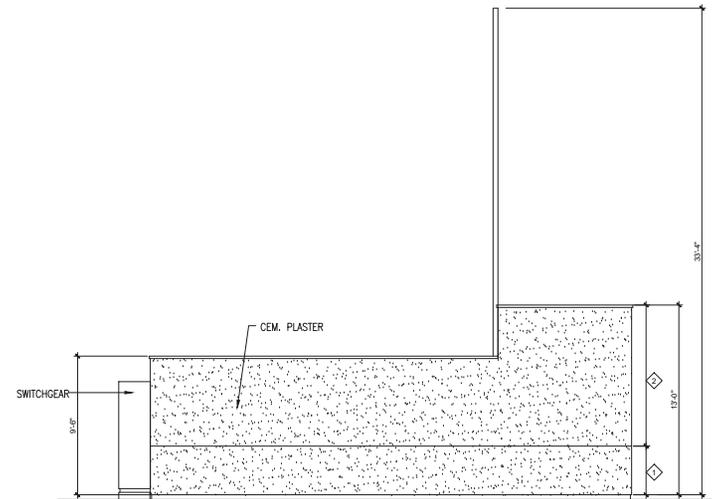
SOUTH ELEVATION
1/4" = 1'-0"



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



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



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

- COLOR LEGEND
- ◇ SOUTHERN BREEZE
 - ◇ STONE GRAY

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Revisions		
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1	PLANNING RESPONSE	1/30/18
2	PLANNING RESPONSE	3/14/18
3	ACCESSIBILITY REVISION PER PLANNER	3/9/18



Issue Date **10/19/17**
 Drawn By **DJE**
 Project Number **1019**
 Sheet Title
**HYDROGEN ENCLOSURE
EXTERIOR ELEVATIONS**
 Sheet Number **A3.3**

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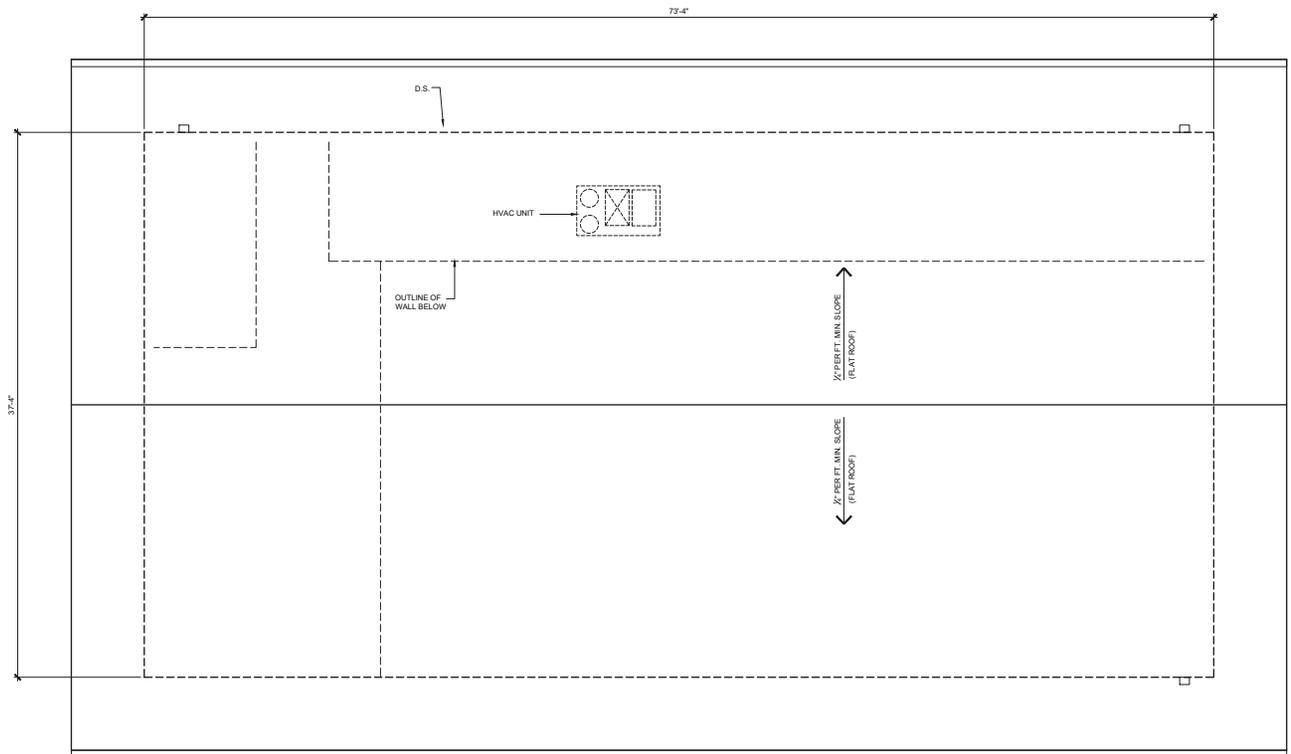
Issue Date **10/19/17**

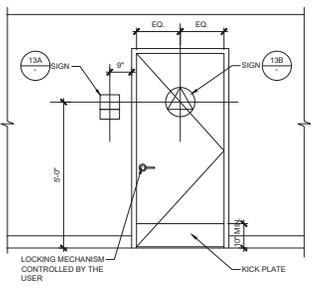
Drawn By **DJE**

Project Number **1019**

Sheet Title
ROOF PLAN

Sheet Number **A3.5**

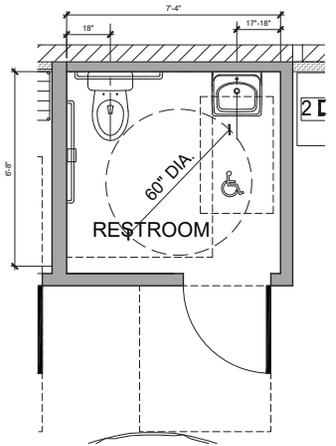




SIGN LOCATION DETAIL 1/2" = 1'-0" 20

- 1 SIGNS SHALL COMPLY WITH SECTION 11B-703 WHERE BOTH VISUAL AND TACTILE CHARACTERS ARE REQUIRED. EITHER ONE SIGN WITH BOTH VISUAL AND TACTILE CHARACTERS, OR TWO SEPARATE SIGNS, ONE WITH VISUAL, AND ONE WITH TACTILE CHARACTERS, SHALL BE PROVIDED.
- 2 RAISED CHARACTERS SHALL BE 1/32" MIN. ABOVE THEIR BACKGROUND AND MIN. 5/8" AND MAX. 2" IN HEIGHT
- 3 11B-703.3.3 BRAILLE. BRAILLE SHALL CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTION 11B-703.3 & 11B-703.4
- 4 11B-703.6.2 FINISH AND CONTRAST PICTOGRAMS AND THEIR FIELD SHALL HAVE A NONGLARE FINISH. PICTOGRAM SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.
- 5 11B-703.4.2 LOCATION. WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE. WHERE A TACTILE SIGN IS PROVIDED AT A DOUBLE DOORS WITH ONE ACTIVE LEAF, THE SIGN SHALL BE LOCATED ON THE INACTIVE LEAF. WHERE A TACTILE SIGN PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" MIN. BY 6" MIN. CENTERED ON THE TACTILE CHARACTERS.

NOTES 16



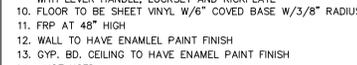
ENLARGED RESTROOM FLOOR PLAN 1/2" = 1'-0" 7

- NOTES:**
- FLOOR MOUNTED WATER CLOSET
 - WALL HUNG LAVATORY
 - TOILET PAPER DISPENSER
 - TOILET SEAT COVER DISPENSER
 - PAPER TOWEL DISPENSER
 - GRAB BAR
 - MIRROR
 - SOAP DISPENSER
 - DOOR, PAINTED FIN. WITH LEVER HANDLE, LOCKSET AND KICKPLATE
 - FLOOR TO BE SHEET VINYL W/6" COVERED BASE W/3/8" RADIUS
 - FRP AT 48" HIGH
 - WALL TO HAVE ENAMEL PAINT FINISH
 - GYP. BD. CEILING TO HAVE ENAMEL PAINT FINISH
 - _NOT USED_
 1. 1/2" NOMINAL DIAMETER
 - WALL

11B-703.3.3 BRAILLE
BRAILLE SHALL CONTRACTED (GRADE 2) AND SHALL COMPLY WITH SECTION 11B-703.3 & 11B-703.4

11B-703.3.2 POSITION
BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT IN A HORIZONTAL FORMAT, FLUSH LEFT OR CENTERED. IF TEXT IS MULTILINE, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. BRAILLE SHALL BE SEPARATED 3/8" MIN. AND 1/2" MAX. FROM ANY OTHER TACTILE CHARACTERS AND 3/8" MIN. FROM RAISED BORDERS AND DECORATIVE ELEMENTS.

11B-703.4.1 HEIGHT ABOVE FINISH FLOOR
TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN. ABOVE THE FINISH FLOOR MEASURED FROM THE BASELINE OF THE LOWEST BRAILLE CELLS AND 60" MAX. ABOVE THE F.F. MEASURED FROM BASELINE OF THE HIGHEST LINE OF THE RAISED CHARACTERS.



11B-703.6.2 FINISH AND CONTRAST PICTOGRAMS AND THEIR FIELD
SHALL HAVE A NONGLARE FINISH. PICTOGRAM SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD.

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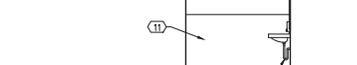
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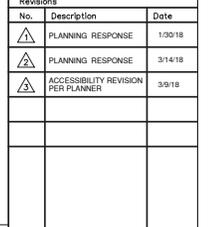
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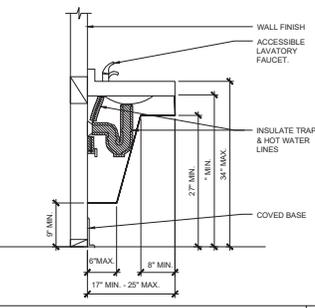
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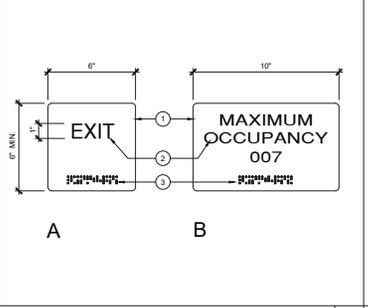
Revisions		
No.	Description	Date
1	PLANNING RESPONSE	1/30/18
2	PLANNING RESPONSE	3/14/18
3	ACCESSIBILITY REVISION PER PLANNER	3/9/18



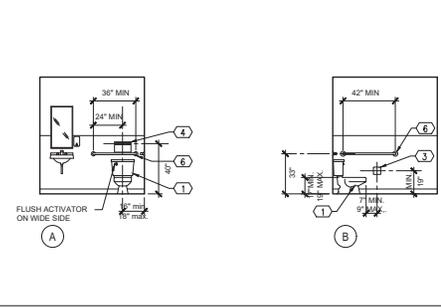
RESTROOM INTERIOR ELEVATIONS 2



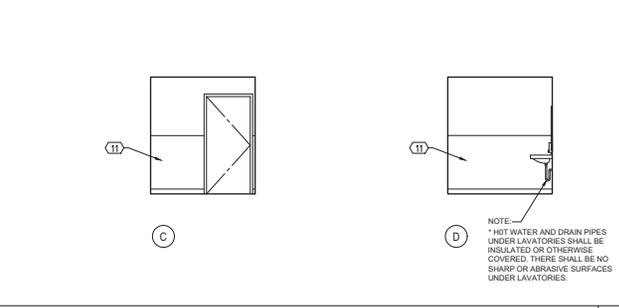
ACCESSIBLE SINK DETAIL 1" = 1'-0" 18



WALL SIGN DETAIL 3" = 1'-0" 14



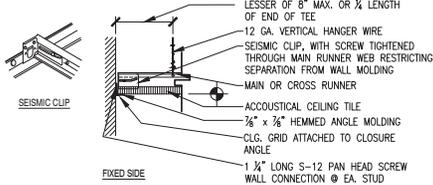
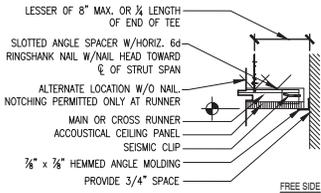
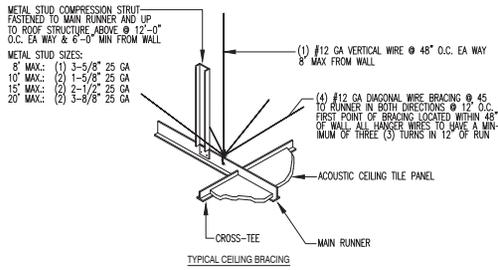
WALL SIGN DETAIL 3" = 1'-0" 13



DOOR SIGN DETAIL 1 1/2" = 1'-0" 17

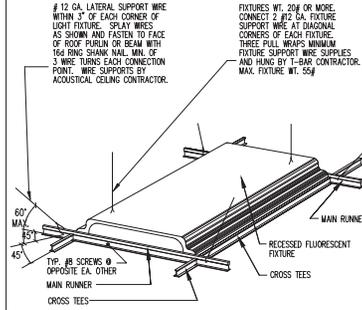


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Sheet Number	A4.1



SUSPENDED CEILING NOTES

- A HEAVY TYPE OF T-BAR CEILING SHALL BE USED.
 - THE WIDTH OF PERIMETER CLOSURE ANGLE SHALL BE 2" MINIMUM IN WIDTH, IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A MINIMUM 0.75" CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.
 - FOR CEILING AREA EXCEEDING 1,000 SF, HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED. THE TRIBUTARY AREAS OF THE HORIZONTAL RESTRAINTS SHALL BE APPROXIMATELY EQUAL.
 - FOR CEILING AREA EXCEEDING 2,500 SF, A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2,500 SF SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES THAT DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ANTICIPATED LATERAL DISPLACEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES IN ACCORDANCE WITH ITEM "B" AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM "C".
 - EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, PENETRATIONS SHALL HAVE A 2" OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS IS PERMITTED.
 - CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
 - CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE EXCEPT SUPPORTED INDEPENDENTLY OF THE CEILING.
1. RECESSED LIGHTING FIXTURES NOT OVER 56 LBS. IN WEIGHT, AND SUSPENDED AND PENDANT HUNG FIXTURES NOT OVER 20 LBS. IN WEIGHT, MAY BE SUPPORTED AND ATTACHED DIRECTLY TO THE CEILING SYSTEM RUNNERS BY A POSITIVE ATTACHMENT SUCH AS SCREWS OR BOLTS.
 2. AIR DIFFUSERS NOT OVER 20 LBS. IN WEIGHT, AND WHICH RECEIVE NO TRIBUTARY LOADING FROM DUCT WORK MAY BE POSITIVELY ATTACHED AND SUPPORTED BY THE CEILING RUNNERS.



Recessed Fluorescent Light 12

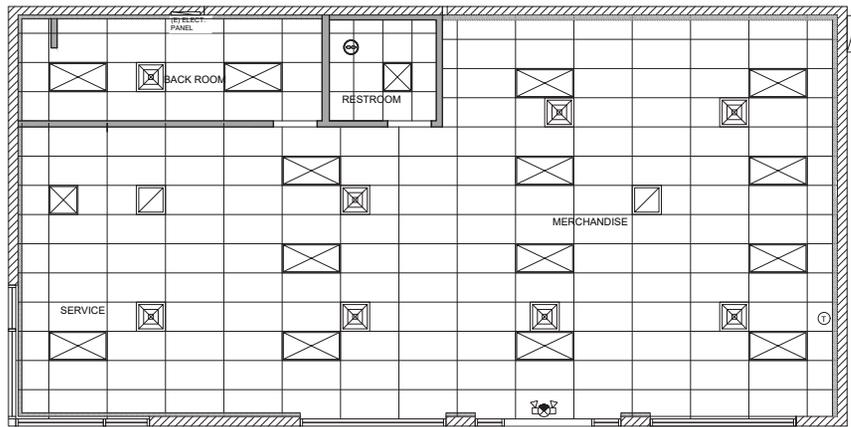
Notes

1. -

General Notes

1. -

T-Bar Ceiling 11



Ceiling Legend

- 2x4 RECESS MOUNT FLUORESCENT LIGHT FIXTURE
- 2x2 SURFACE MOUNT FLUORESCENT LIGHT FIXTURE
- EXIT LIGHT
- EXHAUST FAN
- AIR SUPPLY CEILING REGISTER
- GYP. BOARD

	2x2 ACOUSTIC CEILING TILE
--	---------------------------

Reflected Ceiling Plan 1/4"=1'-0" 5

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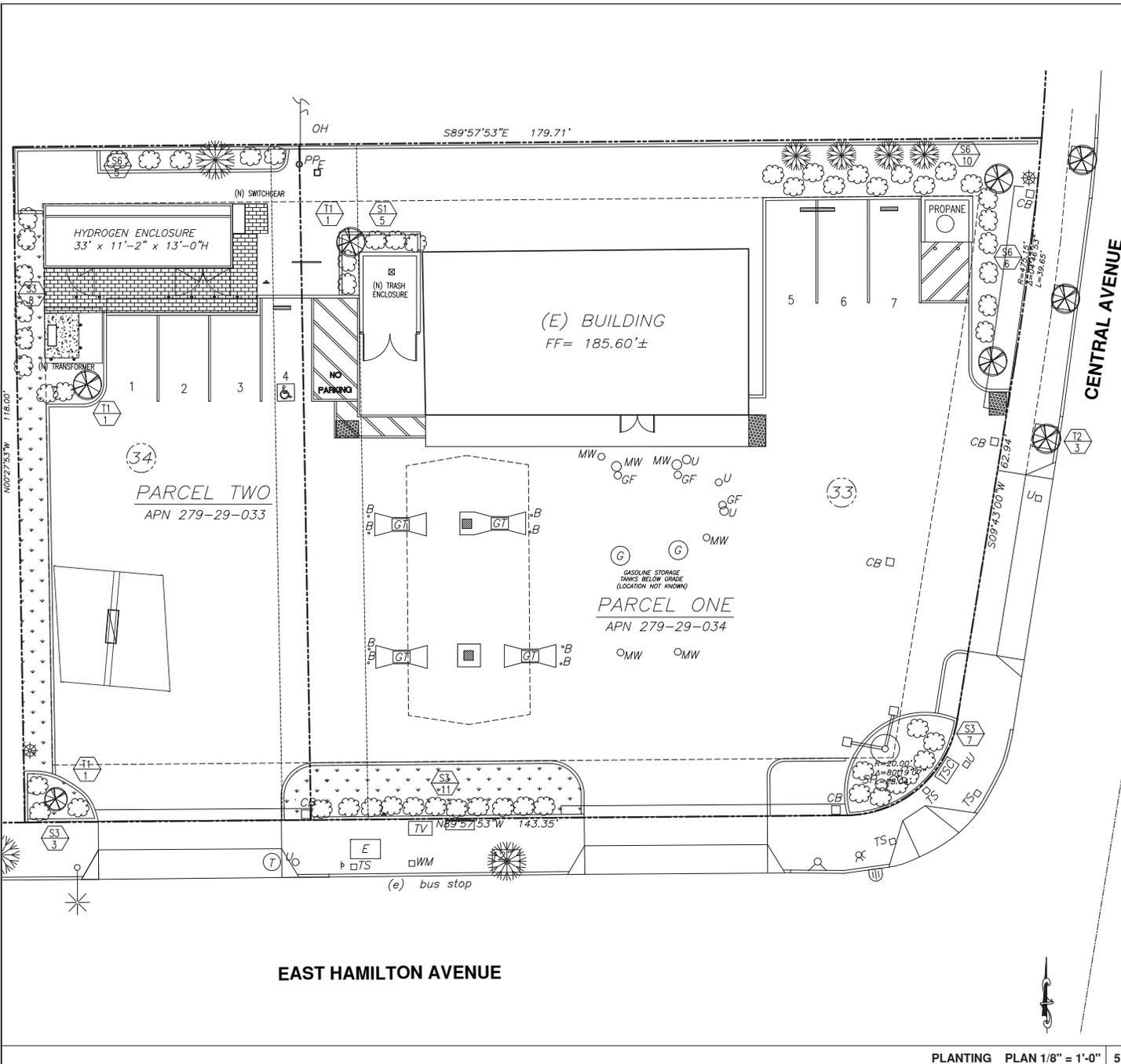
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Revisions	
No.	Date
	1/30/18
	3/14/18
	3/9/18



Issue Date	10/19/17
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Project Number	1019
Sheet Title	REFLECTED CEILING PLAN
Sheet Number	A6.1



LANDSCAPE LEGEND

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	REMARKS
TREES					
T1	QUERCUS COCCINEA	SCARLET OAK	-	15GAL	STANDARD
T2	TRISTANIA LAURINA ELEGANT	NON	-	15GAL	STANDARD
T3	PLATANUS A. BLOODGOOD	LONDON PLANE TREE	-	15GAL	STANDARD
SHRUBS					
S1	AGAPANTHUS PETER PAN	DWARF LILY OF THE NILE	-	5GAL	
S2	RAPHIDOLEPS PINKY	INDIA HAWTHORN	-	5GAL	
S3	PHORNIKUM T. SUPER	HYBRID NEW ZEALAND FLAX	-	5GAL	
S4	NADINA D. COMPACTA	HEAVENLY BAMBOO	-	5GAL	
S5	TEUODIA SELLOWIANA	PINEAPPLE GUAVA	-	5GAL	
S6	PHYTOSPORUM T. AREGATA	ARCADIA TOE RA	-	5GAL	
S7	DIETES / EGETA	AFRICAN IRIS	-	5GAL	
GROUND COVERS					
G1	ANNUAL COLOGS	SEASONAL	-	4"PTS	
G2	TRACHELOSPERYUM JASMINOIDES	STAR JASMINE	-	16GAL	
G3	POLYGONUM CAPITATUM	NON	-	FLATS	

- COORDINATE ALL PLANT LOCATION WITH LANDSCAPE ARCHITECT BEFORE PLATING
- NOTIFY LANDSCAPE ARCHITECT IMMEDIATE IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE AND CONDITIONS AND PLANTING PLAN.
- PLANT GROUND COVER IN SHRUB AREAS AS NOTED USE TRIANGULAR SPACING
- | | |
|--|-------------------------|
| | INDICATE PLANT KEY |
| | INDICATE PLANT QUANTITY |
- SEE DETAIL AND SPECIFICATION SHEET FOR ADDITIONAL INFORMATION
- SOD LAWN TO BE DOUBLE DWARF CHAMEON HYBRID RESCUE OR EQUAL

- EXISTING TREE
- NEW TREE
- NEW SHRUB

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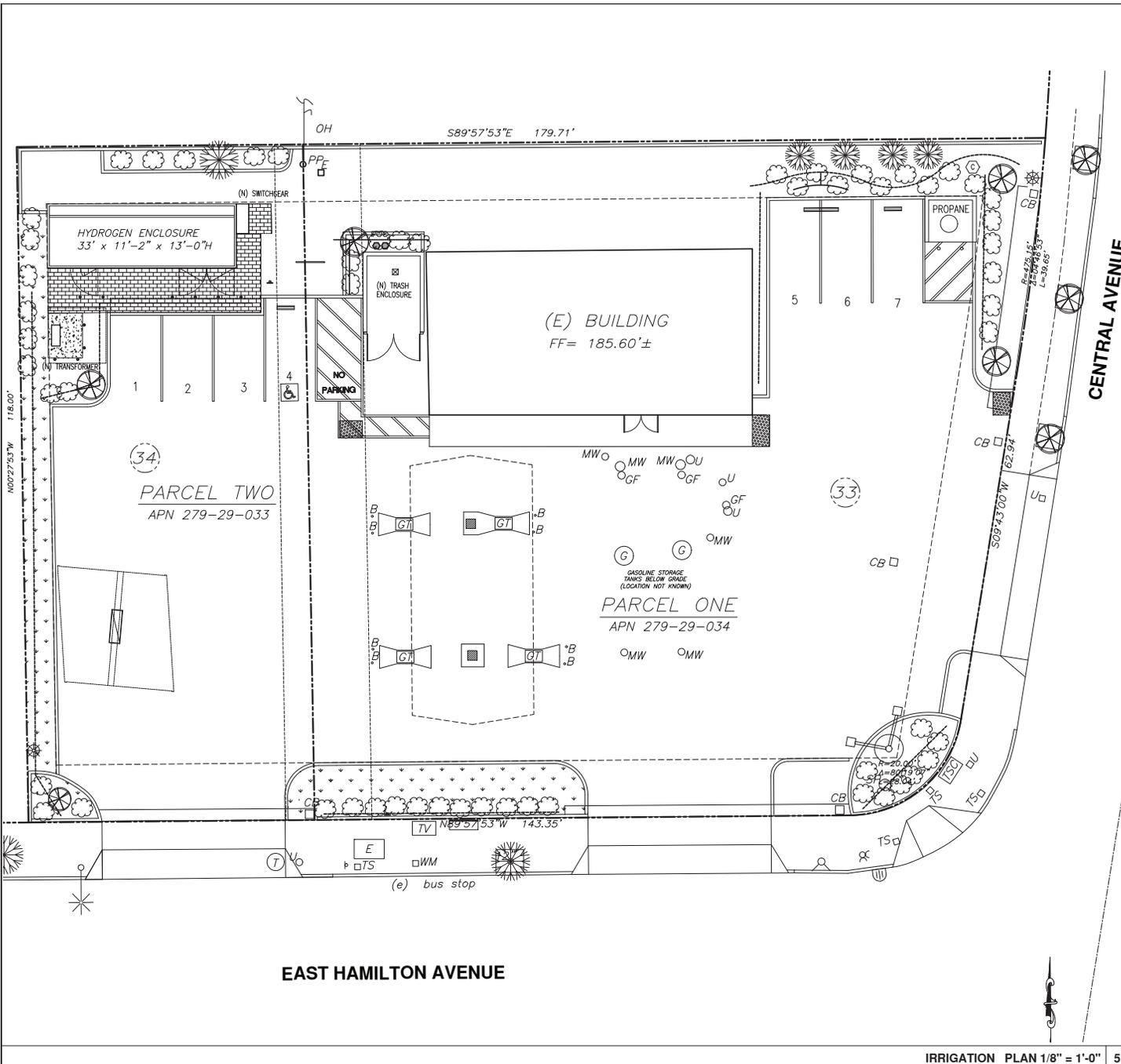
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Revisions	
No.	Date
	1/30/18
	3/14/18
	3/9/18



Issue Date **10/19/17**
 Drawn By **DJE**
 Project Number **1019**
 Sheet Title **PLANTING PLAN**
 Sheet Number **L1**



IRRIGATION LEGEND

KEY	DESCRIPTION
POC	POINT OF CONNECTION (TIE-OFF WATER SERVICE LINE, VERIFY LOCATION IN FIELD)
—	SCHEDULE 40 PVC PRESSURE MAIN LINE (SIZE AS NOTED)
—	SCHEDULE 40 PVC NON-PRESSURE SLEEVE UNDER PAVEMENT (2x SIZE INSIDE PIPE)
—	SCHEDULE 200 PSY NON-PRESSURE LATERAL LINE (SIZE AS NOTED)
⊕	INDICATES CONTROLLER STATION #
⊖	INDICATES VALVE SIZE
⊕	IRRIGATION MC-4 PLUS AUTOMATIC CONTROLLER
⊗	BUCKNER 13LT 3/4" QUICK-COUPLING VALVE W/ LOCKING CAP (PROVIDED 2 KEYS)
⊕	HARDIE 700 SERIES ULTRA-FLOW ELECTRIC VALVE (SIZE AS NOTED)
⊗	FEBCO 825Y REDUCED PRESSURE BACKFLOW ASSEMBLY 1-1/2"

KEY	DESCRIPTION
⊕	TORO 570Z-4P-15-F-PC (0.3 GPM) 4" LAWN POP-UP
⊖	TORO 570Z-4P-15-CH-PC (1.65 GPM) 4" LAWN POP-UP
⊖	TORO 570Z-4P-15-TIT-PC (1.2 GPM) 4" LAWN POP-UP
⊖	TORO 570Z-4P-15-Q-PC (81 GPM) 4" LAWN POP-UP
⊕	TORO 570Z-6P-12-Q-PC (05 GPM) 6" SHRUB POP-UP
⊕	TORO 570Z-6P-18-25-PC (25) 6" POP-UP FLOOD BLUBBER
⊕	TORO 570Z-6P-8-T-PC (10 GPM) 6" SHRUB POP-UP
⊖	TORO 570Z-6P-8-TH-PC (0.5 GPM) 6" SHRUB POP-UP
⊖	TORO 570Z-6P-8-TIT-PC (0.3/6 GPM) 6" SHRUB POP-UP
⊖	TORO 570Z-6P-8-Q-PC (0.25 GPM) 6" SHRUB POP-UP
⊕	TORO 570Z-6P-4-EST-PC (0.43 GPM) 6" POP-UP END STRIP SPRAY
⊖	TORO 570Z-6P-4-SST-PC (10 GPM) 6" POP-UP SIDE STRIP SPRAY
⊖	TORO 570Z-6P-4-SST-PC (01 GPM) 6" POP-UP SIDE STRIP SPRAY

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Revisions	
No.	Date
⚠	PLANNING RESPONSE 1/30/18
⚠	PLANNING RESPONSE 3/14/18
⚠	ACCESSIBILITY REVISION PER PLANNER 3/9/18



Issue Date	10/19/17
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Project Number	1019
Sheet Title	IRRIGATION PLAN
Sheet Number	L2