



CITY OF CAMPBELL
Community Development Department

November 2, 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, **November 13, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Robson Homes, LLC for a Zoning Map Amendment (PLN2018-177) to rezone the project site from R-1-6 (Single-Family Residential) to P-D (Planned Development); a Planned Development Permit (PLN2018-178) to allow construction of six two-story single-family homes, a new private street, and associated site and landscaping improvements; a Tentative Vesting Subdivision Map (PLN2018-179) to create six private lots and one common lot, and associated public and private easements; and a Tree Removal Permit (PLN2018-180) to allow removal of on-site "protected" trees, on property located at **880 and 910 Harriet Avenue**. A Mitigated Negative Declaration (PLN2018-181) has been prepared for this project.

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.

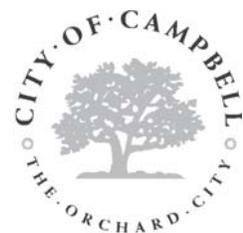
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **880 and 910 Harriet Avenue**

Project Location Map

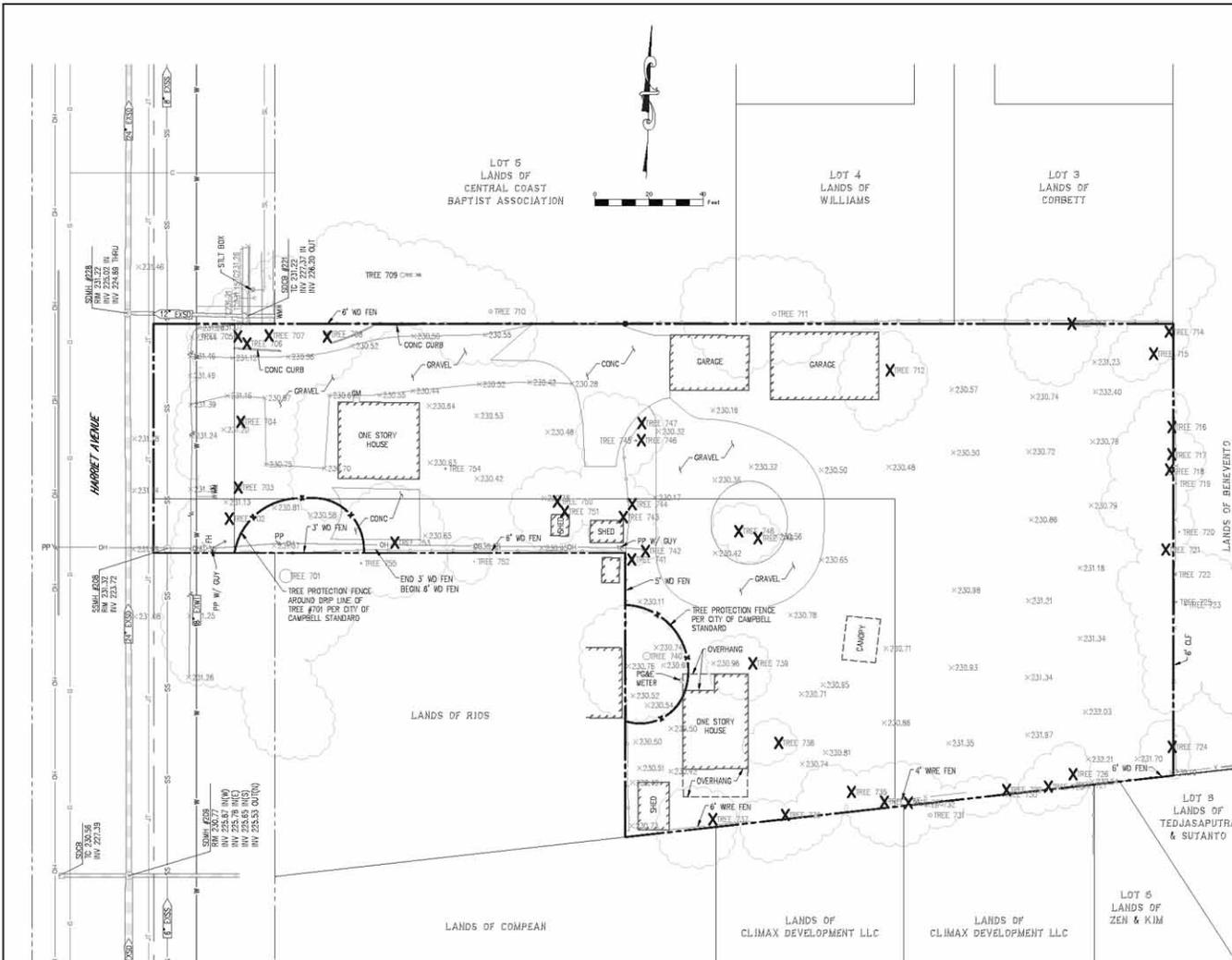


Project Location: 880 and 910 Harriet Ave.
Project Name: Harriet Avenue Planned Development
Planning File No.: PLN2018-177:180



Community Development Department
Planning Division





NOTE:
TREE INVENTORY PROVIDED BY ROBSON HOMES

Tree Species	Number	Trunk Diameter	Height (ft)	Canopy Spans (ft)	Height	Structure	Comments	Suitability for Construction	Notes
Yucca (Yucca schottii)	701	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	702	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	703	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	704	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	705	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	706	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	707	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	708	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	709	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	710	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	711	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	712	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	713	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	714	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	715	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	716	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	717	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	718	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	719	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	720	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	721	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	722	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	723	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	724	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	725	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	726	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	727	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	728	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	729	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	730	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	731	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	732	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	733	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	734	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	735	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	736	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	737	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	738	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	739	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	740	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	741	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	742	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	743	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	744	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	745	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	746	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	747	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	748	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	749	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	750	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	751	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	752	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	753	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	754	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	755	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	756	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	757	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	758	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	759	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	760	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	761	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	762	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	763	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	764	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	765	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	766	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	767	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	768	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	769	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	770	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	771	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	772	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	773	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	774	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	775	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	776	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	777	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	778	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	779	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	780	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	781	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	782	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	783	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	784	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	785	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	786	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	787	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	788	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	789	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	790	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	791	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	792	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	793	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	794	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	795	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	796	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	797	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	798	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	799	8"	30'	30'	30'	Good	Good	Good	
Yucca (Yucca schottii)	800	8"	30'	30'	30'	Good	Good	Good	

- CITY OF CAMPBELL STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION**
- CONSTRUCTION OF PRIVATE PROPERTY WHERE PROTECTED TREES ARE DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING DEVELOPMENT OF A PROPERTY BY COMPLIANCE WITH THE FOLLOWING:
- PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIFLINE, AND AS FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. PROTECTIVE FENCING SHALL BE INSTALLED AS FOLLOWS:
 - THE FENCE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE SET SQUARELY IN PLACE.
 - THE FENCE SHALL BE CHAIN LINK WITHOUT SLATS TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
 - THERE SHALL BE NO STORAGE OF ANY KIND PRIOR TO OR AT SUCH TIME AFTER THE PROTECTIVE FENCING IS INSTALLED.
 - THE FENCE MAY BE ADJUSTED AS NECESSARY TO ACCOMMODATE WORK APPROVED WITHIN THE DRIFLINE PROVIDED ANY EXCAVATION IS DONE IN ACCORDANCE WITH INSTRUCTIONS DIRECTED BY A QUALIFIED ARBORIST.
 - THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIFLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR WHEN IT IS REASONABLY DEMONSTRATED THAT THE ALTERNATE GRADE WILL NOT DAMAGE THE HEALTH OF THE TREE.
 - DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOF SYSTEM OF A PROTECTED TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
 - TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.
 - TREES CANNOT BE PRUNED TO ACCOMMODATE GRADING OR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY, UPON RECEIPT OF WRITTEN APPROVAL, PRUNING OF TREES MUST BE UNDERTAKEN IN ACCORDANCE WITH PRUNING STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND MUST BE CARRIED OUT BY A LICENSED ARBORIST.
 - SOIL COMPACTION OF THE AREA UNDER THE DRIFLINE OF THE TREE SHALL BE AVOIDED DURING ALL PHASES OF SITE CLEARING AND CONSTRUCTION.
 - NO SOIL STERILIZANTS OR WEED KILLER THAT WILL INHIBIT OR RESTRICT THE TREE'S GROWTH MAY BE APPLIED IN THE ROOT AREA.
 - NO SIGNS, WIRES OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.
 - ANY OTHER MEASURES DEEMED NECESSARY BY A QUALIFIED ARBORIST AND SPECIFIED IN ANY REPORT PREPARED FOR DEVELOPMENT PROJECTS WITH CITY REVIEW AND APPROVAL.
 - THE APPLICANT SHALL PROVIDE THE PROJECT PLANNER WITH PHOTOS OF THE INSTALLED PROTECTIVE FENCING PRIOR TO ISSUANCE OF A BUILDING PERMIT.

NOTE:
TREE NUMBER 740 TO BE PRESERVED.
ALL OTHER ON-SITE TREES TO BE REMOVED.

REVISIONS

NO.	DATE	BY

2000 Gateway Plaza
San Jose, CA 95128
Tel: (408) 435-1000

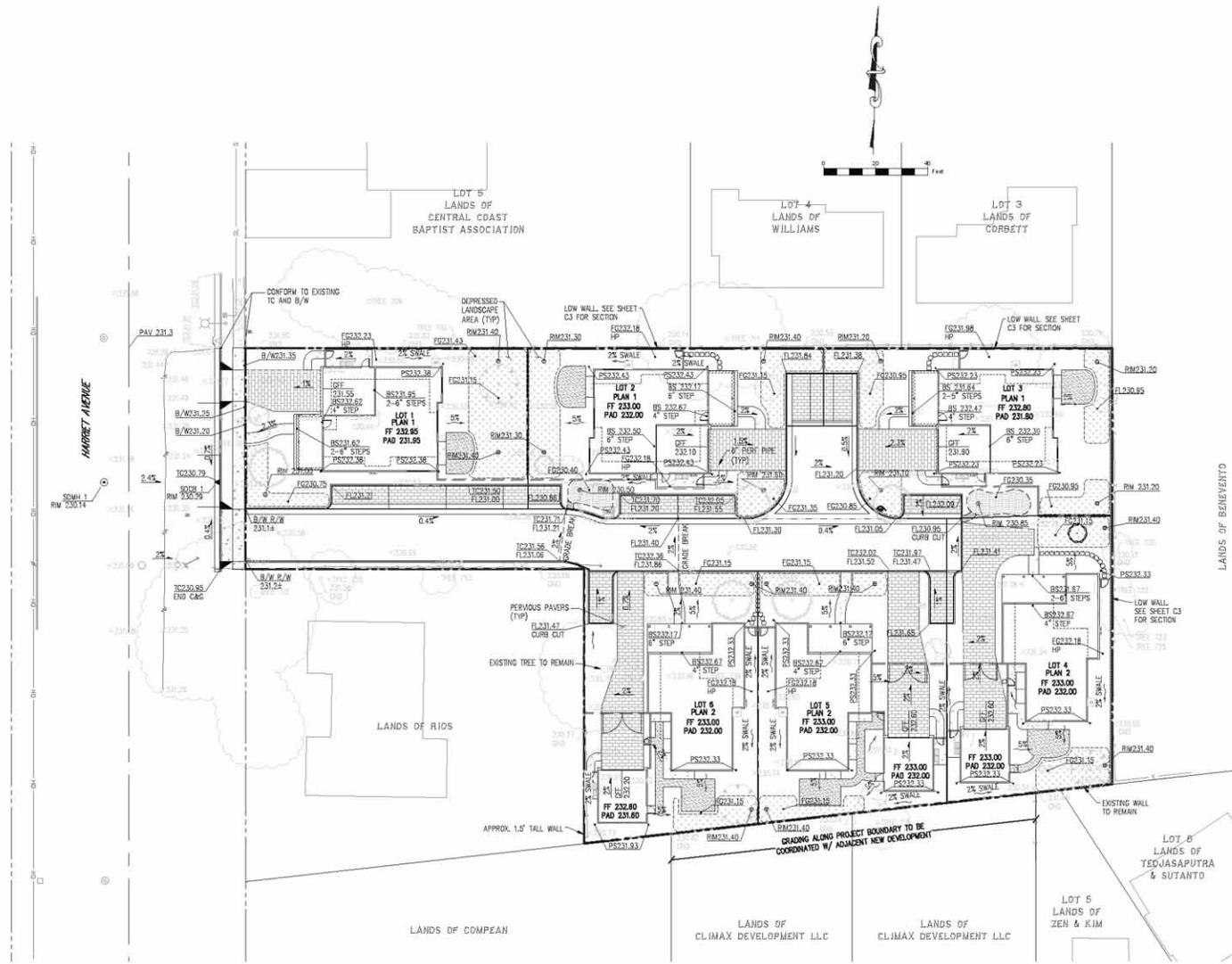
Civil Engineering Associates
Civil Engineers • Planners • Surveyors

ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
1000 GATEWAY PLAZA, SUITE 150
SAN JOSE, CA 95128
(408) 945-1707

PREPARED FOR:
**880 & 910 HARRIET AVENUE
EXISTING CONDITIONS AND
TREE DISPOSITION PLAN**

CAMPBELL CALIFORNIA

DATE: 9/26/2018
SCALE: 1"=20'
DESIGNED: JG
DRAWN: LRN
JOB NO.: 17-104
SHEET: **C2**
OF SHEETS



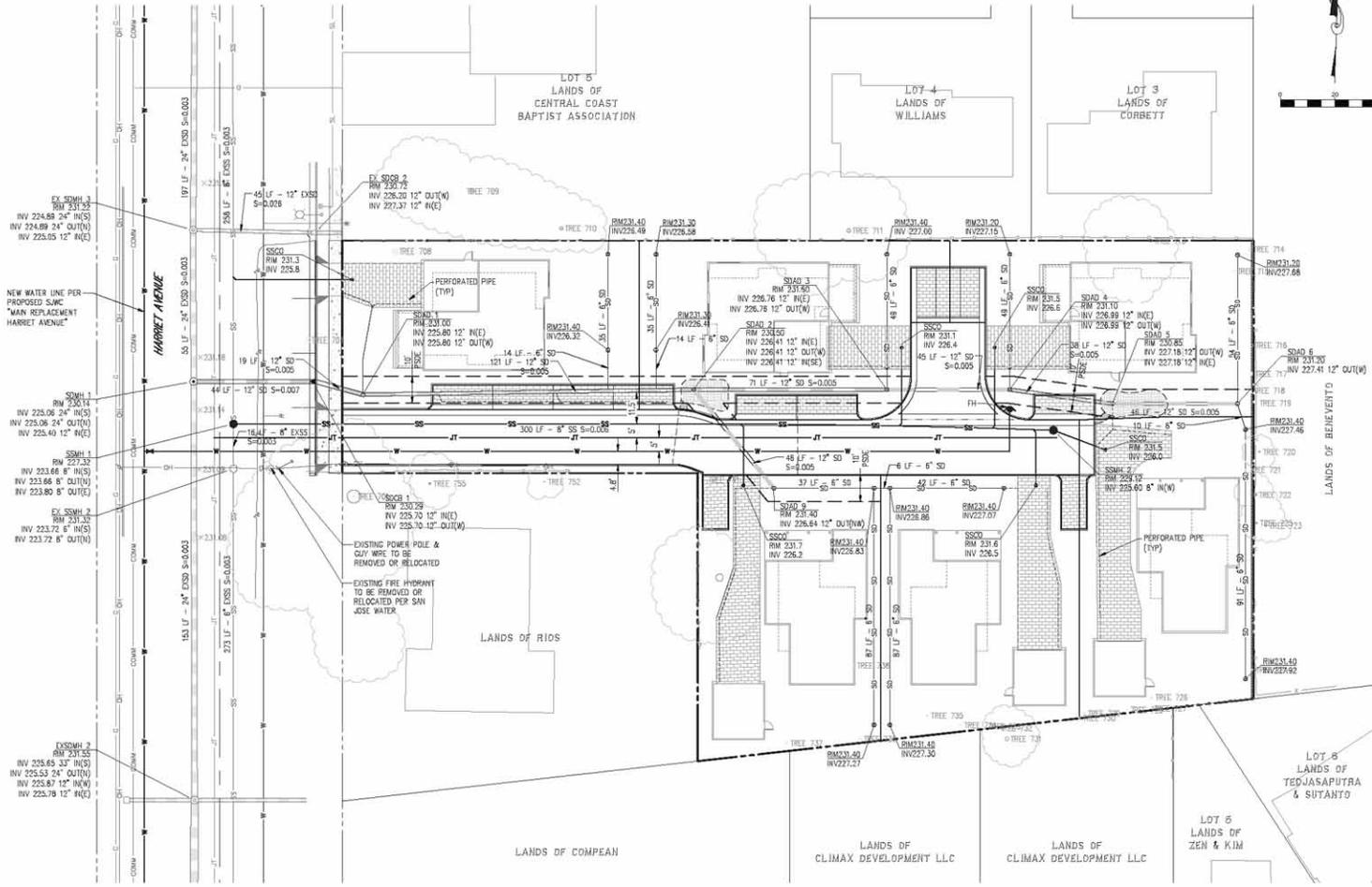
NO.	DATE	REVISIONS

2000 Gateway Plaza
 San Jose, CA 95128
 Tel: (408) 435-1066
Civil Engineering Associates
 Civil Engineers • Planners • Surveyors

ROBSON HOMES
 A CALIFORNIA LIMITED LIABILITY COMPANY
 1000 N. Market Street, Suite 150
 San Jose, CA 95128
 (408) 295-1767

PREPARED FOR:
**880 & 910 HARRIET AVENUE
 GRADING AND DRAINAGE PLAN**
 CALIFORNIA
 CAMPBELL

DATE	9/26/2018
SCALE	1"=20'
DESIGNED	JC
DRAWN	LRN
JOB NO.	17-104
SHEET	C4



NEW WATER LINE PER PROPOSED SMC MAIN REPLACEMENT HARRIET AVENUE

EXISTING POWER POLE & CUY WIRE TO BE REMOVED OR RELOCATED
EXISTING FIRE HYDRANT TO BE REMOVED OR RELOCATED PER SAN JOSE WATER

NOTE:
• ALL TRANSFORMERS AND SPICE BOXES BUILT WITH THIS PROJECT SHALL BE INSTALLED UNDERGROUND

NO.	DATE	REVISIONS

2000 Gateway Plaza
San Jose, CA 95128
Tel: (408) 933-1888

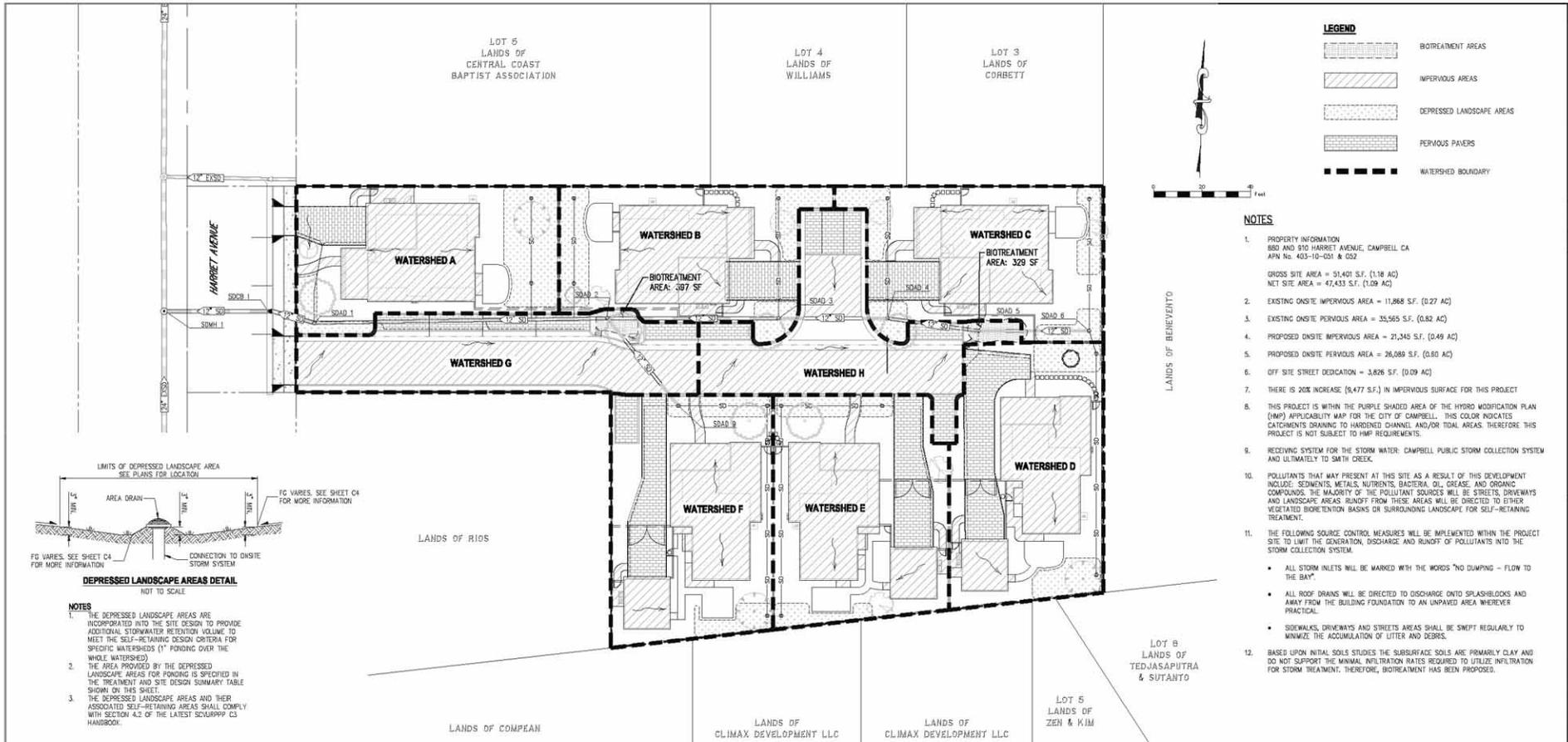
Civil Engineering Associates
Civil Engineers • Planners • Surveyors

PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
10000 N. SAN JOSE AVENUE, SUITE 130
SAN JOSE, CA 95131
(408) 245-1707

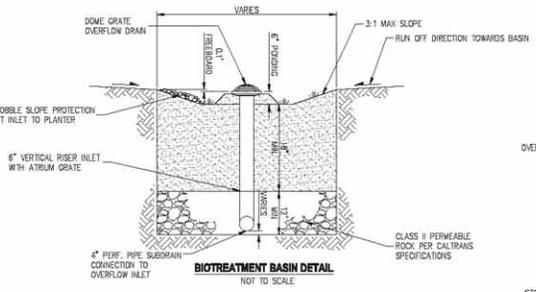
**880 & 910 HARRIET AVENUE
UTILITY PLAN**

CALIFORNIA
CAMPBELL

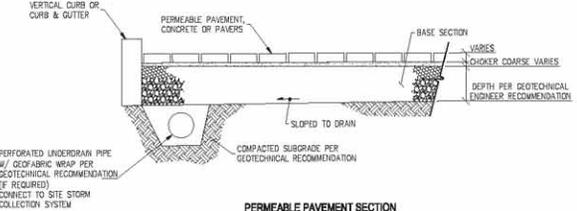
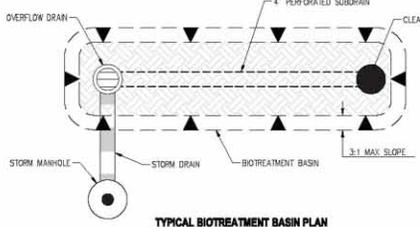
DATE	9/26/2018
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	17-104
SHEET	C5
OF	SHEETS



- NOTES**
- THE DEPRESSED LANDSCAPE AREAS ARE INCORPORATED INTO THE SITE DESIGN TO PROVIDE ADDITIONAL STORMWATER RETENTION VOLUME TO MEET THE SELF-RETAINING DESIGN CRITERIA FOR SPECIFIC WATERSHEDS (1" PONDING OVER THE WHOLE WATERSHED).
 - THE AREA PROVIDED BY THE DEPRESSED LANDSCAPE AREAS FOR PONDING IS SPECIFIED IN THE TREATMENT AND SITE DESIGN SUMMARY TABLE SHOWN ON THIS SHEET.
 - THE DEPRESSED LANDSCAPE AREAS AND THEIR ASSOCIATED SELF-RETAINING AREAS SHALL COMPLY WITH SECTION 4.5 OF THE LATEST SCUBURPP C3 HANDBOOK.



- NOTES**
- PERFORATION TO BE INSTALLED FACING DOWNWARD.
 - BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.C.1.(1)(B)(V)



TREATMENT AND SITE DESIGN SUMMARY TABLE

NO. & HSHL. ID	IMPERVIOUS SURFACES				PERVIOUS SURFACES				TREATMENT MEASURES		SITE DESIGN						
	TOTAL WATERWATER AREA (SF)	STREETS (S-F)	SIDEWALKS (SF)	DR. LENGTHS (SF)	TOTAL (SF)	STREETS (S-F)	DRIVEWAYS (SF)	LANDSCAPE (SF)	TOTAL (SF)	PROVIDED TREATMENT AREA (SF)	REQUIRED TREATMENT AREA (SF)	CALCULATION METHOD	TREATMENT MEASURE	PROVIDED PONDING AREA (CU)	RATIO OF IMPERVIOUS TO PERVIOUS PONDING AREAS	CRITERIA	SITE DES OR ELEMENT
A	5,970	-	74	2,076	2,418	-	640	3,182	3,822	-	-	4% METHOD	BIOTREATMENT	3,811	1.18-11	2.5 MAX (IMPERVIOUS/PERVIOUS)	SELF-RETAINING
B	3,864	-	78	2,076	2,152	-	177	3,015	3,512	-	-	4% METHOD	BIOTREATMENT	3,452	1.80-11	3.1 MAX (IMPERVIOUS/PERVIOUS)	SELF-RETAINING
C	5,966	-	78	2,076	2,152	-	177	3,337	3,814	-	-	4% METHOD	BIOTREATMENT	3,648	1.81-11	2.5 MAX (IMPERVIOUS/PERVIOUS)	SELF-RETAINING
D	6,597	-	10	2,201	2,299	-	1,199	3,511	4,290	-	-	4% METHOD	BIOTREATMENT	3,823	1.26-11	2.5 MAX (IMPERVIOUS/PERVIOUS)	SELF-RETAINING
E	6,597	-	78	2,269	2,247	-	881	3,449	4,230	-	-	4% METHOD	BIOTREATMENT	3,419	1.65-11	2.5 MAX (IMPERVIOUS/PERVIOUS)	SELF-RETAINING
F	6,743	-	78	2,269	2,247	-	1,008	3,357	4,396	-	-	4% METHOD	BIOTREATMENT	3,911	1.46-11	2.5 MAX (IMPERVIOUS/PERVIOUS)	SELF-RETAINING
G	5,107	-	-	-	4,169	776	-	-	938	168	167	4% METHOD	BIOTREATMENT	-	-	-	-
H	4,798	3,251	-	-	3,731	900	-	-	1,067	167	147	4% METHOD	BIOTREATMENT	-	-	-	-
TOTAL	47,433	7,000	416	13,001	33,245	6,701	6,361	19,741	36,283	339	-	-	-	-	-	-	-

RECORDS

NO. DATE

PREPARED FOR: **ROBSON HOMES**
A CALIFORNIA LIMITED LIABILITY COMPANY
1000 GARDEN FLOOR
SUITE 200
SAN JOSE, CA 95128
(408) 295-1707

PROJECT: **880 & 910 HARRIET AVENUE STORMWATER MANAGEMENT PLAN**

CAMPBELL CALIFORNIA

DATE: 9/26/2018
SCALE: 1"=20'
DESIGNED: JG
DRAWN: LKN
JOB NO: 17-104
SHEET: **C6**
OF SHEETS

HARRIET
880 & 910 HARRIET AVE.
CAMPBELL, CA 95008

LANDSCAPE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

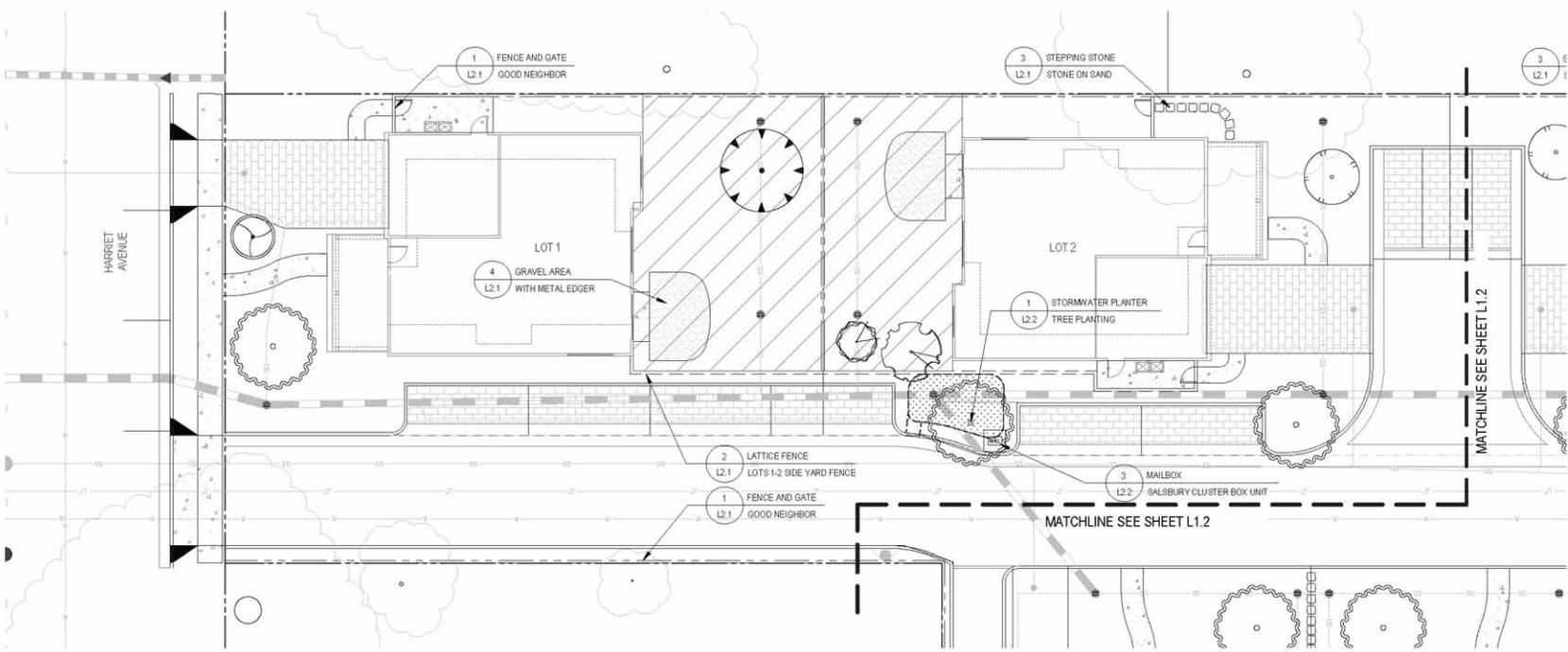
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 9/25/2018
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=10'-0"

L1.1



SITE TREES				
NAME	COUNT	SIZE	WUCOLS	NOTES
CERCIS FENIFORMIS 'ON-LAKOMAN'	1	24"	M	STANDARD
CHONDANTHUS RETICULUS	2	24"	M	STANDARD
GRAND O'BLOOM 'FAIRMONT' 15	1	150"	M	STANDARD
LAGERSTROEMIA 'MISHIGONEE'	1	24"	L	STANDARD
LAGERSTROEMIA 'MISHIGONEE' 150	3	150"	L	MULTI
PISTACIA CHINENSIS 'ZEITH DAKEY'	3	150"	L	
PLATANUS X ACERIFOLIA 'COLUMBIA'	6	24"	L	STANDARD

USABLE REAR YARD			
SYMBOL	LOT NO	REQUIRED SQFT	PROVIDED SQFT
[Hatched Pattern]	LOT 1	1,235	1,687
	LOT 2	1,238	1,238
	LOT 3	1,288	1,342
	LOT 4	1,276	2,061
	LOT 5	1,452	1,560
	LOT 6	1,360	1,870

LEGEND	
[Dashed Line]	FENCE GOOD NEIGHBOR, SEE DETAIL #1 SHEET L2.1
[Solid Line]	FENCE LATTICE, SEE DETAIL #2 SHEET L2.1
[Square with X]	GATE PEDESTRIAN GATE
[Stippled Area]	BIORETENTION SEE CIVIL PLANS

HARRIET
880 & 910 HARRIET AVE.
CAMPBELL, CA 95008

LANDSCAPE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

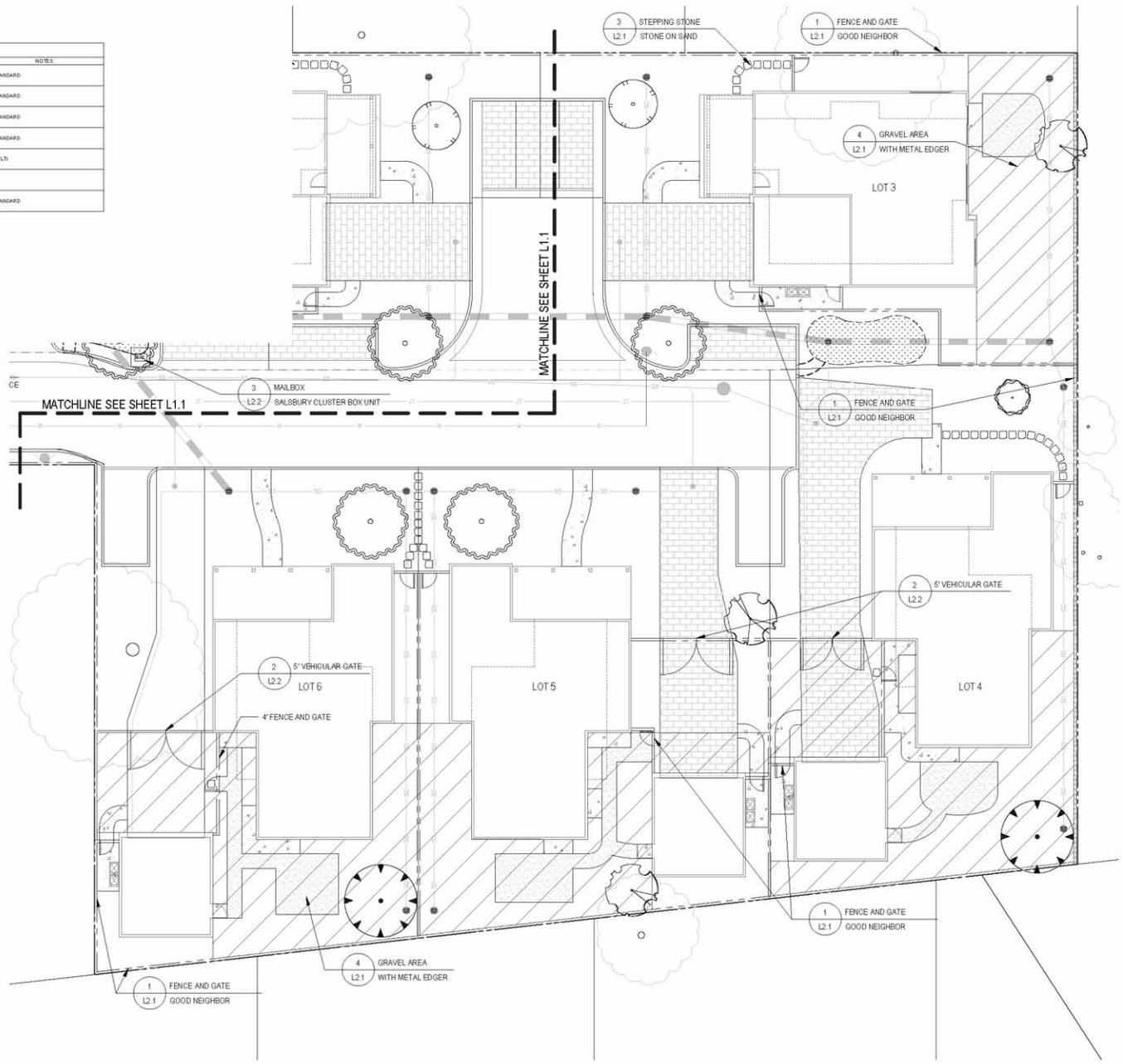
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DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

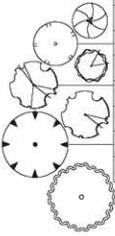


REVISED: 9/26/2018
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=10'-0"

L1.2



SITE TREES					
NAME	COUNT	SIZE	WINDS	NOTES	
CERCIS KENFORDIA 'CHALCOPHY'	1	24"	M	STANDARD	
DIODAPHNUS RETUSUS	2	24"	M	STANDARD	
QUINQ BLOOM 'FAIRWIND' 10	1	150"	M	STANDARD	
LAEGERSTROEMIA 'MIDWINTER'	1	24"	L	STANDARD	
LAEGERSTROEMIA 'MIDWINTER' 150	3	150"	L	MULTI	
PISTACHIA CHINENSIS 'VEITH DAVEY'	3	150"	L		
PLATANUS 'ACERIFOLIA' 'COLUMBI'	6	24"	L	STANDARD	



LEGEND	
	FENCE GOOD NEIGHBOR, SEE DETAIL #1 SHEET L2.1
	FENCE LATTICE, SEE DETAIL #2 SHEET L2.1
	GATE PEDESTRIAN GATE
	BIORETENTION SEE CIVIL PLANS

USABLE REAR YARD			
SYMBOL	LOT NO.	REQUIRED SQFT	PROVIDED SQFT
	LOT 1	1,238	1,697
	LOT 2	1,238	1,238
	LOT 3	1,288	1,342
	LOT 4	1,276	2,061
	LOT 5	1,452	1,690
	LOT 6	1,340	1,870

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LANDSCAPE
DETAILS

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PO BOX 485
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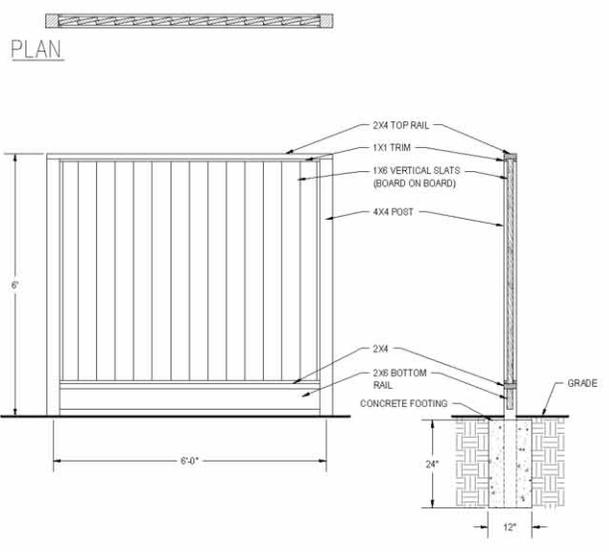
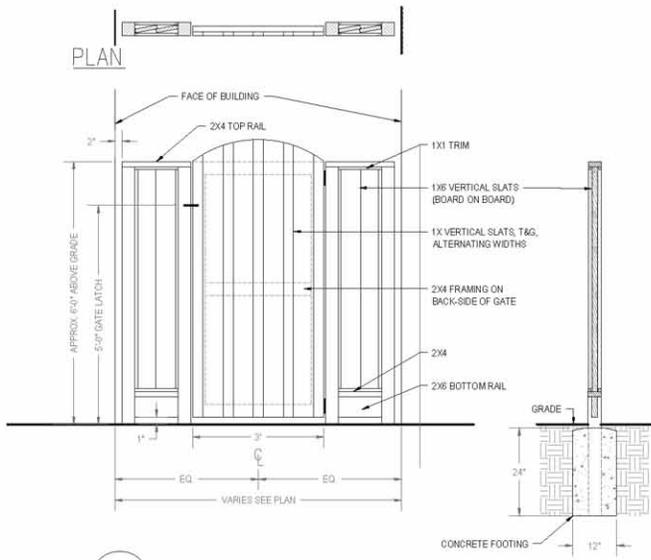
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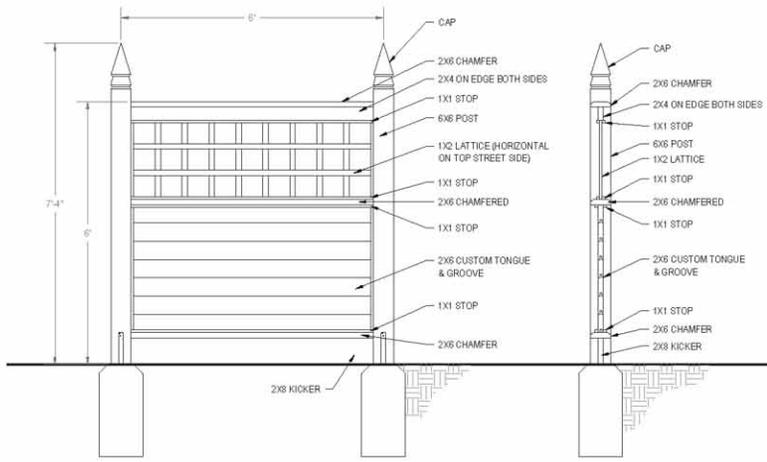
REVISED: 9/26/2018
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

L2.1



1 FENCE AND GATE
GOOD NEIGHBOR

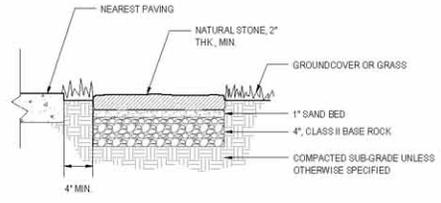
SCALE 3/4\"/>



NOTE:
WOOD TO BE PRIMED WITH 2 COATS PRIOR TO INSTALLATION.
ALL WOOD TO BE CONSTRUCTION HEART REDWOOD S4S. NO CENTER CUT WOOD SHOULD BE USED TO PREVENT TWISTING S4S KILN DRIED.
SAMPLE OF CAP DETAIL TO BE APPROVED BY LANDSCAPE ARCHITECT
LOTS 1-2 SIDE FENCE ONLY

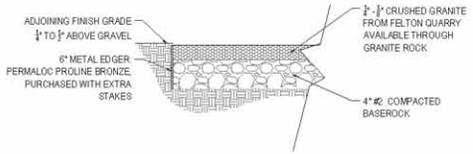
2 LATTICE FENCE
LOTS 1-2 SIDE YARD FENCE

SCALE 3/4\"/>



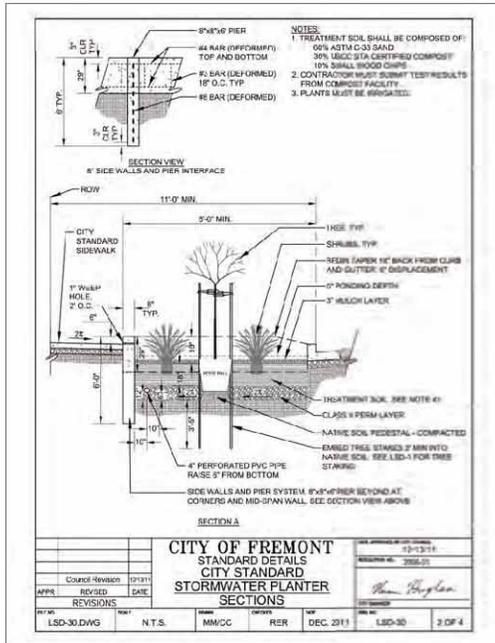
3 STEPPING STONE
STONE ON SAND

SCALE 1-1/2\"/>



4 GRAVEL AREA
WITH METAL EDGER

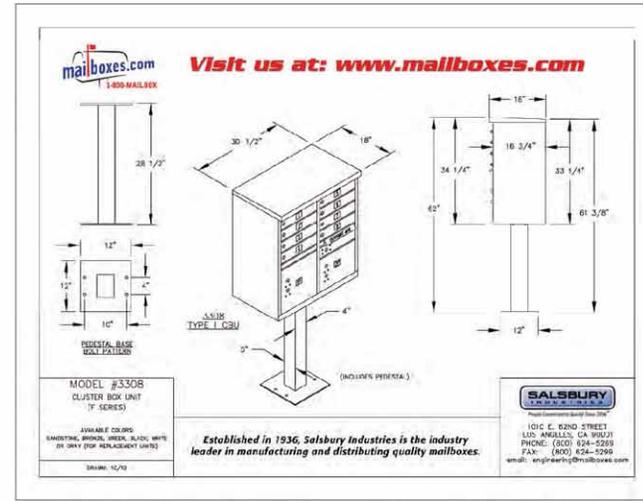
SCALE 1-1/2\"/>



1 STORMWATER PLANTER TREE PLANTING



2 VEHICULAR GATE



3 MAILBOX SALSBUURY CLUSTER BOX UNIT

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 880 & 910 HARRIET AVE.
 CAMPBELL, CA 95008

LANDSCAPE
 DETAILS

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DESIGN FOCUS
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 SCALE: AS NOTED

L2.2

HARRIET
880 & 910 HARRIET AVE.
CAMPBELL, CA 95008

PRELIMINARY
PLANTING PLAN

DESIGN

PO BOX 485
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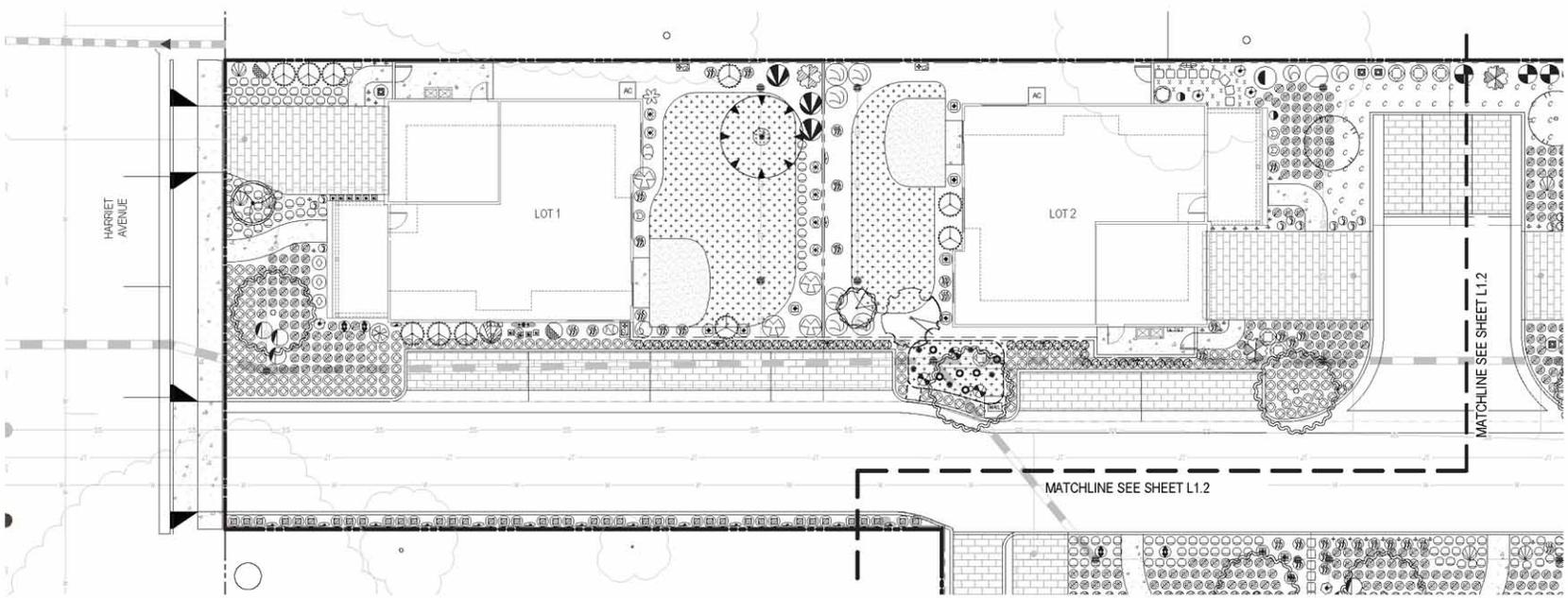
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
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SCALE: 1"=10'-0"

L3.1



SITE PLANTING				
NAME	COUNT	SIZE	WUCOLS	NOTES
ACERUM PLECKEOT ABALUQUINA 'GREEN PLATTER'	3	10	L	
ASAPANTHUS BABY FETE	300	10	L	SPR.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ASAPANTHUS STURM CLOUD	40	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ANEMONEFLAMMULUS - DARK RED 10	3	10	L	
ANEMONEFLAMMULUS - DARK RED 50	1	50	L	
BOUQUINILLA BUBBENBAUMST TRACHELOSPERMUM JAMNANENSE	4	10/50	LM	150 BUSHES/ANNUALS AND 50 SHRUBS/STW ED
BOUQUINILLA BUBBENBAUMST TRACHELOSPERMUM JAMNANENSE 50	40	50/50	LM	150 BUSHES/ANNUALS AND 50 SHRUBS/STW ED
BUECKELADAMEN PETITE PLUM 10	3	10	L	
BUECKELADAMEN PETITE PLUM 50	2	10	L	
BUNIA VIRENS BEAUTY 24	2	24"	M	TRIPARTY BALLS
CALYNDORUS COCCIDENTALIS	1	50	L	
CAMELLIA JAPONICA NOCO'S GEM	1	50	M	
CAMELLIA SASANQUA APPLE BLOSSOM	3	150	M	
CAREX SASAIA	50	10	L	
CHONDRIPETALUM TECTHUM EL COMPT'	2	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
CHONDRIPETALUM TECTHUM EL COMPT'	10	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
CITRUS AKA YUFI	1	24"	M	DWARF METER LEAVY BUSH
CLIMATIS JAMNAN M. DEISSON REBIC	2	50	M	LOW WATER W/ICE ESTABLISH
CLIMATIS 'JACOVAN'	8	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
CYTHUS AETER 'CONQUESTOR' LEWIS	70	10	L	SPR.C.
DAPHNE STRONGWATER/CLIFF	10	50	L	50 W/ICE W/ICE BUSHES/PLANT P/1000 LOW WATER ACCORDING TO L.A. EXPERIENCE
DELONIX REGALE YAKU'	6	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
DELONIX MAGNOLIA	1	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
DIPTERIS BUCONIFOLIA 10	10	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE. BLOOD RED TRUMPET VINE
DIPTERIS BUCONIFOLIA 50	10	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE. BLOOD RED TRUMPET VINE
ECHINERILEGANS	14	4"	L	SPR.C.
EUANEMIA JAPONICA MICROPHYLLA	50	10	L	
ELAEAGNUS BELLONIANA	1	50	L	
GERANIUM X CAROLINENSE 'CANDIDUS'	38	10	L	SPR.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
GERANIUM X TOZIANI'	62	10	L	SPR.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HEDERA HELIX 'MAGNIF' HEDERIF	40	50	M	
HYDRANGEA ANNE'S WINDMILL	10	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
HYDRANGEA ANNE'S WINDMILL 10	2	10	L	
IRIS GERANIUM PUPPLE	55	10	L	
IRISIA JAPONICA PLEURIFLORA 10	8	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
IRISIA JAPONICA PLEURIFLORA 50	1	10	L	
IRISIA JAPONICA PLEURIFLORA 50	5	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
IRISIA JAPONICA PLEURIFLORA 50	5	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE

SITE PLANTING				
NAME	COUNT	SIZE	WUCOLS	NOTES
LINDERA WHITEVENUS	8	100	L	
LINDERA PERSE	40	10	L	
LINDERA LINDERA BREEZE	100	10	L	
VIOLA EUROPAEA NAINTRA 24	4	10	VL	
VIOLA EUROPAEA NAINTRA 24	8	24"	VL	
VIOLA EUROPAEA NAINTRA 50	4	100	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
VIOLA EUROPAEA NAINTRA 50	70	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
VIOLA EUROPAEA NAINTRA 50	1	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
VIOLA EUROPAEA NAINTRA 50	10	10	L	
VIOLA EUROPAEA NAINTRA 50	3	10	L	
VIOLA EUROPAEA NAINTRA 50	1	10	L	DO NOT ENTER LEAVES
VIOLA EUROPAEA NAINTRA 50	10	10	L	
VIOLA EUROPAEA NAINTRA 50	2	24"	L	MULTI
VIOLA EUROPAEA NAINTRA 50	8	10	L	
VIOLA EUROPAEA NAINTRA 50	8	30	L	
VIOLA EUROPAEA NAINTRA 50	10	10	L	
VIOLA EUROPAEA NAINTRA 50	8	30	L	
VIOLA EUROPAEA NAINTRA 50	7	25	L	SPR.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
VIOLA EUROPAEA NAINTRA 50	1	10	L	SPR.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
VIOLA EUROPAEA NAINTRA 50	2	10	L	
VIOLA EUROPAEA NAINTRA 50	3	30	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
VIOLA EUROPAEA NAINTRA 50	3	30	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
VIOLA EUROPAEA NAINTRA 50	1	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
VIOLA EUROPAEA NAINTRA 50	10	10	L	
VIOLA EUROPAEA NAINTRA 50	3	30	L	
VIOLA EUROPAEA NAINTRA 50	5	10	L	
VIOLA EUROPAEA NAINTRA 50	10	30	L	
VIOLA EUROPAEA NAINTRA 50	4	10	L	
VIOLA EUROPAEA NAINTRA 50	1	100	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
VIOLA EUROPAEA NAINTRA 50	3	30	M	LOW WATER ACCORDING TO L.A. EXPERIENCE
VIOLA EUROPAEA NAINTRA 50	1	50	M	
VIOLA EUROPAEA NAINTRA 50	3	30	L	LOW WATER ACCORDING TO L.A. EXPERIENCE

BIORETENTION PLANTING				
NAME	COUNT	SIZE	WUCOLS	NOTES
CHONDRIPETALUM TECTHUM EL COMPT'	3	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
SATURIA WHITE	2	10	L	
HEDERA HELIX 'MAGNIF' HEDERIF	3	10	L	SPR.C.
VIOLA EUROPAEA NAINTRA 24	10	10	L	
PENTSTEMON X GIBBERNUS MICHX'	5	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE

SITE TREES				
NAME	COUNT	SIZE	WUCOLS	NOTES
CERCIS REMIFORMIS 'OLAHOMW'	1	24"	M	STANDARD
CHONDRIPETALUM TECTHUM EL COMPT'	2	24"	M	STANDARD
VIOLA EUROPAEA NAINTRA 10	1	100	M	STANDARD
LAGERSTROEMIA X MUISSONIEP	1	24"	L	STANDARD
LAGERSTROEMIA X MUISSONIEP 150	3	150	L	MULTI
PISACIA CHINENSIS 'VICTA DAMEY'	2	150	L	
PLATANUS X ACERIFOLIA 'COLUMBA'	8	24"	L	STANDARD

LEGEND		
[Symbol]	FENCE	0000 NIDHGR, SEE DETAIL #1 SHEET L2.1
[Symbol]	FENCE	LATTICE, SEE DETAIL #2 SHEET L2.1
[Symbol]	DATE	PEDESTRIAN GATE

NOTE - LANDSCAPING IS COMPLIANT WITH MWEO ADOPTED AS THE CITY OF CAMPBELL WATER EFFICIENT LANDSCAPE GUIDELINES - STORMWATER TREATMENT AREAS WILL BE PLANTED WITH LANDSCAPING CONSISTENT WITH APPENDIX D OF C-3 STORMWATER HANDBOOK



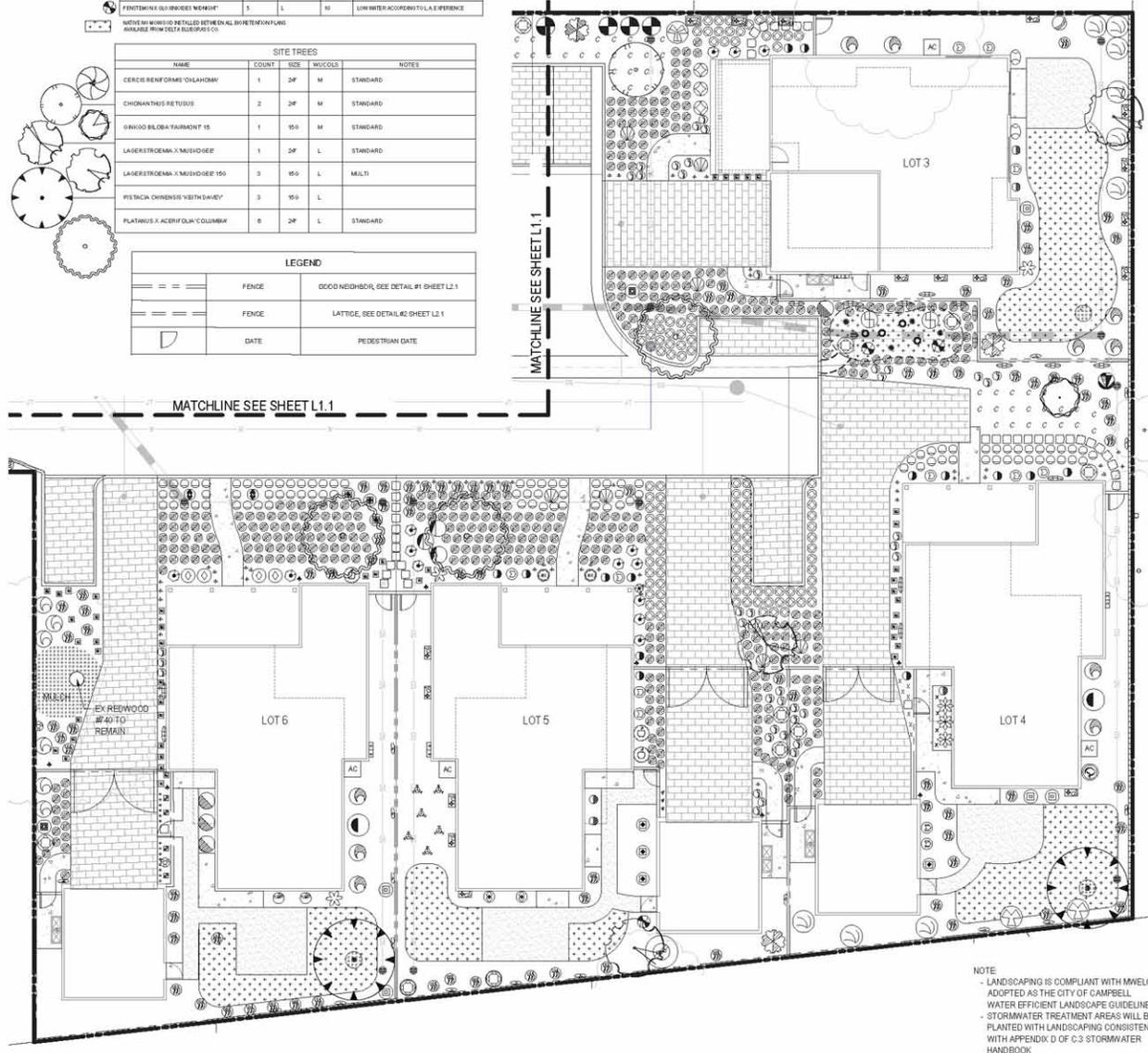
SITE PLANTING				
NAME	COUNT	SIZE	WISCONSIN	NOTES
ACER FRAXINIFOLIUM 'NINE BRIDGES'	3	10	L	
ADONIS VIBICIFOLIA	300	10	L	SPY C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'CLIPPER'	41	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 10'	3	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	30	L	
ADONIS VIBICIFOLIA 'DWARF RED 10'	4	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	18	50	LM	100 BUSH/WALKER AND SUGARHILL STAKED
ADONIS VIBICIFOLIA 'DWARF RED 50'	18	50	LM	100 BUSH/WALKER AND SUGARHILL STAKED
ADONIS VIBICIFOLIA 'DWARF RED 50'	2	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	2	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	10	50	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	50	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	50	M	
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	150	M	
ADONIS VIBICIFOLIA 'DWARF RED 50'	300	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	2	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	10	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	24"	M	DWARF HYDRANGEA BUSH
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	50	M	LOW WATER UNCE DETACHED
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	75	10	L	SPY C.
ADONIS VIBICIFOLIA 'DWARF RED 50'	10	50	L	DO NOT DISTURB EXISTING PLANTING PLANT LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	6	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	10	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE. BLOOD RED TRUNKED VINE
ADONIS VIBICIFOLIA 'DWARF RED 50'	10	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE. BLOOD RED TRUNKED VINE
ADONIS VIBICIFOLIA 'DWARF RED 50'	14	4"	L	SPY C.
ADONIS VIBICIFOLIA 'DWARF RED 50'	50	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	50	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	30	10	L	SPY C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	162	10	L	SPY C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	10	50	M	
ADONIS VIBICIFOLIA 'DWARF RED 50'	13	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	2	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	55	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	6	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	5	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	7	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	6	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	48	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	100	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	4	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	4	24"	M	
ADONIS VIBICIFOLIA 'DWARF RED 50'	4	150	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	70	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	11	50	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	50	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	15	10	L	DO NOT WATER LEAVES
ADONIS VIBICIFOLIA 'DWARF RED 50'	4	50	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	2	24"	M	MULTI
ADONIS VIBICIFOLIA 'DWARF RED 50'	8	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	4	50	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	10	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	8	50	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	7	50	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	7	25	L	SPY C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	7	25	L	SPY C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	2	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	10	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	11	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	8	50	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	5	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	10	30	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	4	10	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	150	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	50	M	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	50	M	
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	50	L	LOW WATER ACCORDING TO L.A. EXPERIENCE

NOTE: BROWN FILL
PAVEMENT FROM EXISTING DRIVEWAY
WALK

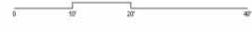
BIORETENTION PLANTING				
NAME	COUNT	SIZE	WISCONSIN	NOTES
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	L	50	LOW WATER ACCORDING TO L.A. EXPERIENCE
ADONIS VIBICIFOLIA 'DWARF RED 50'	2	M	50	
ADONIS VIBICIFOLIA 'DWARF RED 50'	9	M	50	SPY C.
ADONIS VIBICIFOLIA 'DWARF RED 50'	60	H	50	
ADONIS VIBICIFOLIA 'DWARF RED 50'	5	L	50	LOW WATER ACCORDING TO L.A. EXPERIENCE

SITE TREES				
NAME	COUNT	SIZE	WISCONSIN	NOTES
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	24"	M	STANDARD
ADONIS VIBICIFOLIA 'DWARF RED 50'	2	24"	M	STANDARD
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	150	M	STANDARD
ADONIS VIBICIFOLIA 'DWARF RED 50'	1	24"	L	STANDARD
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	150	L	MULTI
ADONIS VIBICIFOLIA 'DWARF RED 50'	3	150	L	
ADONIS VIBICIFOLIA 'DWARF RED 50'	6	24"	L	STANDARD

LEGEND		
[Symbol]	FENCE	GOOD NEIGHBOR, SEE DETAIL #1 SHEET L2.1
[Symbol]	FENCE	LATTICE, SEE DETAIL #2 SHEET L2.1
[Symbol]	GATE	PEDESTRIAN GATE



NOTE:
- LANDSCAPING IS COMPLIANT WITH MWLO ADOPTED AS THE CITY OF CAMPBELL
- WATER EFFICIENT LANDSCAPE GUIDELINES
- STORMWATER TREATMENT AREAS WILL BE PLANTED WITH LANDSCAPING CONSISTENT WITH APPENDIX D OF C-3 STORMWATER HANDBOOK



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880 & 910 HARRIET AVE.
CAMPBELL, CA 95008

PRELIMINARY
PLANTING PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 9/26/2018
DESIGN BY: RJD
DRAWN BY: KH
SCALE: 1"=10'-0"

L3.2



AEONIUM PSEUDOTABULARIFORME 'GREEN PLATTERS'



AGAPANTHUS 'BABY PETE'



AGAPANTHUS 'STORM CLOUD'



ANIGOZANTHOS FLAVIDUS - DARK RED



BOUGAINVILLEA BARBARA KARST - TRACHELOSPERMUM JASMINOIDES



BUDDELEIA DAVIDII 'PETITE PLUM'



BUXUS 'GREEN BEAUTY'



CALYCANTHUS OCCIDENTALIS



CAMELLIA JAPONICA 'NUCCIO'S GEM'



CAMELLIA SASANQUA 'APPLE BLOSSOM'



CAREX DIVULSA



CERCIS RENIFORMIS 'OKLAHOMA'



CHIONANTHUS RETUSUS



CHONDROPETALUM TECTORUM 'EL CAMPO'



CITRUS X MEYERI



CLEMATIS ARMANDII 'HENDERSONII RUBRA'



CLEMATIS 'JACKMANII'



COTONEASTER 'CONGESTUS LIKIANG'



DAPHNE X TRANSATLANTICA 'BLAFRA'



DATURA WHITE



DEUTZIA GRACILIS 'NIKKO'



DEUTZIA 'MAGICIAN'



DISTICTIS BUCCINATORIA



ECHEVERIA ELEGANS



EUONYMUS JAPONICUS MICROPHYLLUS



FEIJA (ACCA) SELLOWIANA



GERANIUM X CANTABRIGIENSE 'CAMBRIDGE'



GERANIUM X ROZANNE



GINKGO BILOBA 'FAIRMONT'



HARDENBERGIA VIOLACEA 'HAPPY WANDERER'



HEMEROCALLIS 'CRANBERRY BABY'



HYDRANGEA ARBORESCENS 'ANNABELLE'



IRIS GERMANICA 'PURPLE'



KERRIA JAPONICA 'PLENIFLORA'



KNIPHOFIA 'CHRISTMAS CHEER'



LAGERSTROEMIA X MUSKOGEE'



LANTANA MONTEVIDENSIS



LIMONIUM PEREZII



LOMANDRA LONGIFOLIA 'BREEZE'



MIMULUS GUTTATUS



OLEA EUROPAEA 'MONTRA'



OSMANTHUS HETEROPHYLLUS



PELARGONIUM PELTATUM 'VAGABOND'



PENSTEMON X GLOXINOIDES 'MIDNIGHT'



PHORMIUM 'CHOCOLATE BABY'



PHORMIUM COOKIANUM 'TRICOLOR'



PHORMIUM 'PLATT'S BLACK'



PISTACIA CHINENSIS 'KEITH DAVEY'



PLATANUS X ACERIFOLIA 'COLUMBIA'



PLUMBAGO AURICULATA



PUNICA GRANATUM - ESPALIER



PYRACANTHA 'RED ELF'



RHAMNUS CALIFORNICA 'LEATHERLEAF'



RIBES SANGUINEUM 'CLAREMONT'



ROSA 'FLOWER CARPET PINK'



ROSA 'FLOWER CARPET WHITE'



ROSA 'MUTABILIS'



ROSA 'NEARLY WILD'



SALVIA CHAPENSIS



SALVIA ELEGANS



SALVIA LEUCANTHA



SARCOCOCCA RUSCIFOLIA



SEDUM 'AUTUMN JOY'



THUJA OCCIDENTALIS 'EMERALD GREEN'



WISTERIA SINENSIS 'COOKE'S SPECIAL'



WOODWARDIA FIBRIATA

HARRIET
880 & 910 HARRIET AVE.
CAMPBELL, CA 95008

PLANT IMAGES

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 8/29/2018
DESIGN BY: RJD
DRAWN BY: KH
SCALE: AS NOTED

L3.3

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CAMPBELL, CA

SHEET INDEX

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SECOND FLOOR



FIRST FLOOR

**PLAN 1 - LOT 1
FLOOR AREA DIAGRAM**

- A - 1,402 SF
- B - 388 SF
- C - NOT INCLUDED
- D - 1,228 SF
- TOTAL: 3,018 SF

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ROBERT HIDEY ARCHITECTS

PROJECT: 18005

09/26/2018

A-2

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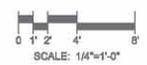
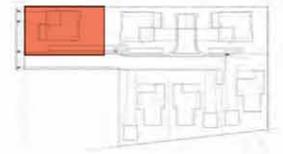
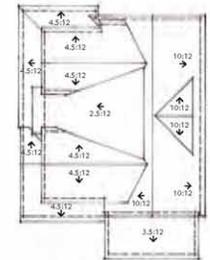
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FRONT ELEVATION



REAR ELEVATION



ELEVATIONS
PLAN 1A - LOT 1

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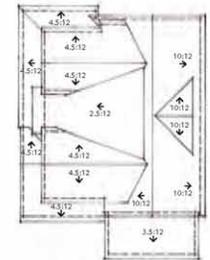
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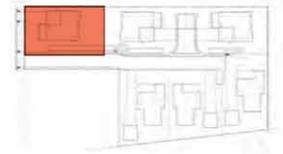
LEFT ELEVATION



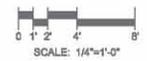
RIGHT ELEVATION



ROOF PLAN



KEY MAP



ELEVATIONS
PLAN 1A - LOT 1

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09/26/2018

A-4

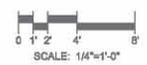


SECOND FLOOR



FIRST FLOOR

PLAN 1 - LOT 2
 FIRST FLOOR - 1,402 SF
 GARAGE - 388 SF
 PORCH - 184 SF
 SECOND FLOOR (OVERALL ROOFED AREA) - 1,228 SF



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PROJECT: 18005
 09/26/2018
 A-5



SECOND FLOOR



FIRST FLOOR

**PLAN 1 - LOT 2
FLOOR AREA DIAGRAM**

- A - 1,402 SF
- B - 388 SF
- C - NOT INCLUDED
- D - 1,228 SF
- TOTAL: 3,018 SF



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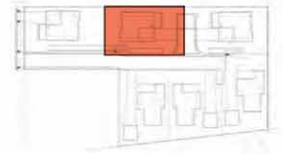
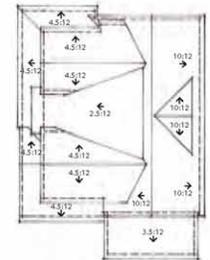
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PROJECT: 18005

09/28/2018

A-6



ELEVATIONS
PLAN 1A1 - LOT 2
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A-7



SECOND FLOOR

SHEET:
A-24



FIRST FLOOR

SHEET:
A-24

PLAN 1 - LOT 3
FIRST FLOOR - 1,402 SF

GARAGE - 388 SF
PORCH - 184 SF

SECOND FLOOR (OVERALL ROOFED AREA) - 1,228 SF



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A-9

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SECOND FLOOR



FIRST FLOOR

**PLAN 1 - LOT 3
FLOOR AREA DIAGRAM**

- A - 1,402 SF
- B - 388 SF
- C - NOT INCLUDED
- D - 1,228 SF
- TOTAL: 3,018 SF

HARRIET

CAMPBELL, CA



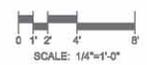
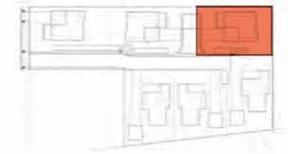
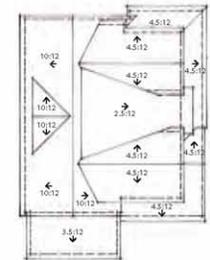
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09/26/2018

A-10



ELEVATIONS
PLAN 1A - LOT 3

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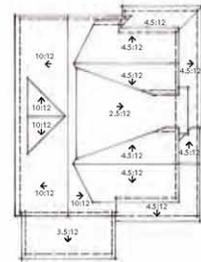
A-11



LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN



KEY MAP



ELEVATIONS
PLAN 1A - LOT 3

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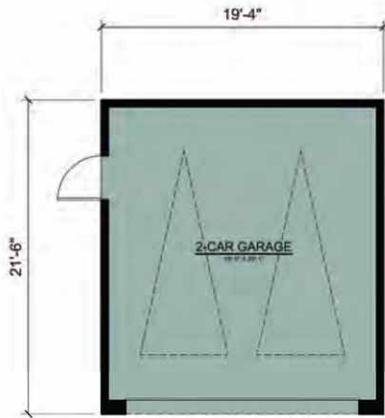
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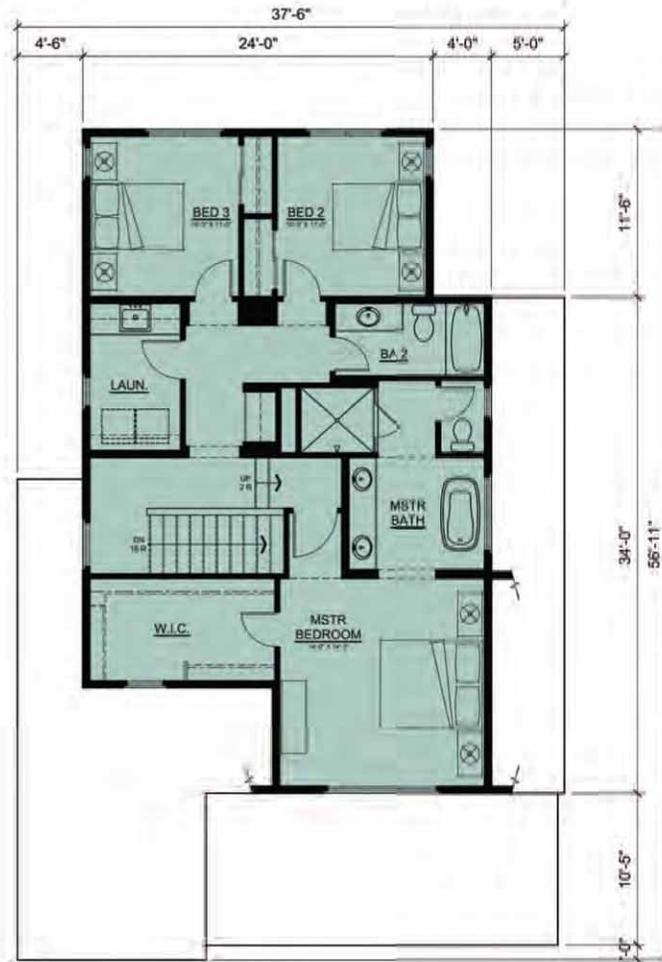
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A-12



DETACHED GARAGE



SECOND FLOOR



FIRST FLOOR

PLAN 2 - LOT 4
 FIRST FLOOR - 1,515 SF
 GARAGE - 416 SF
 PORCH - 251 SF
 SECOND FLOOR (OVERALL ROOFED AREA) - 1,117 SF



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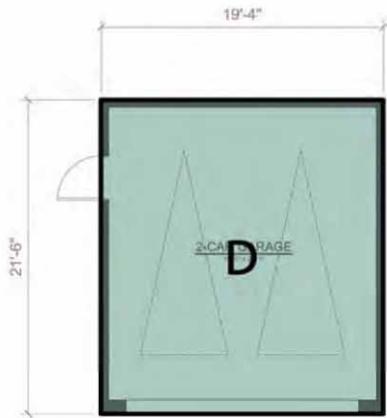
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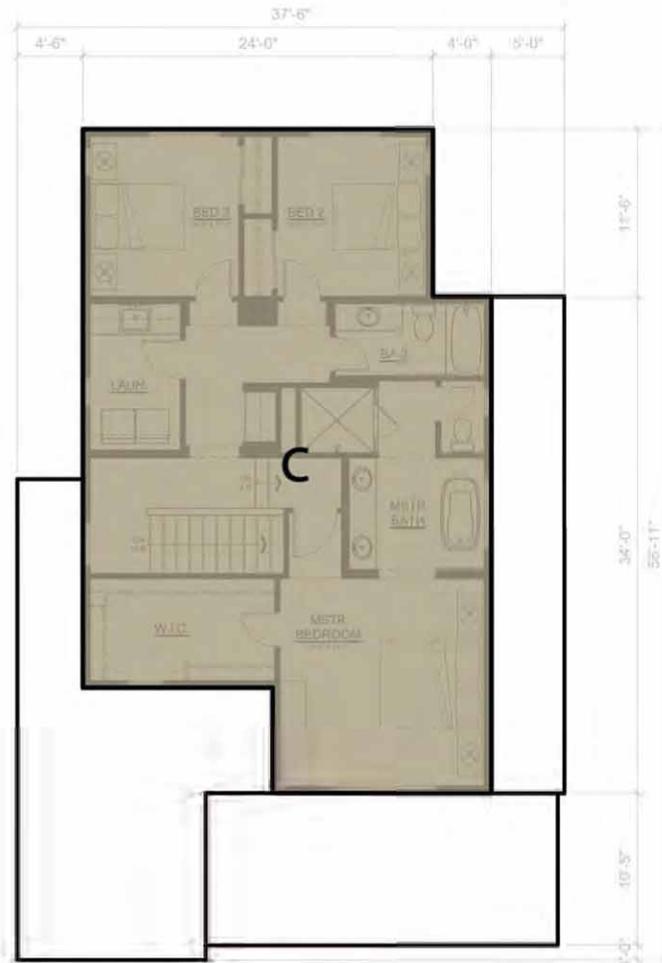
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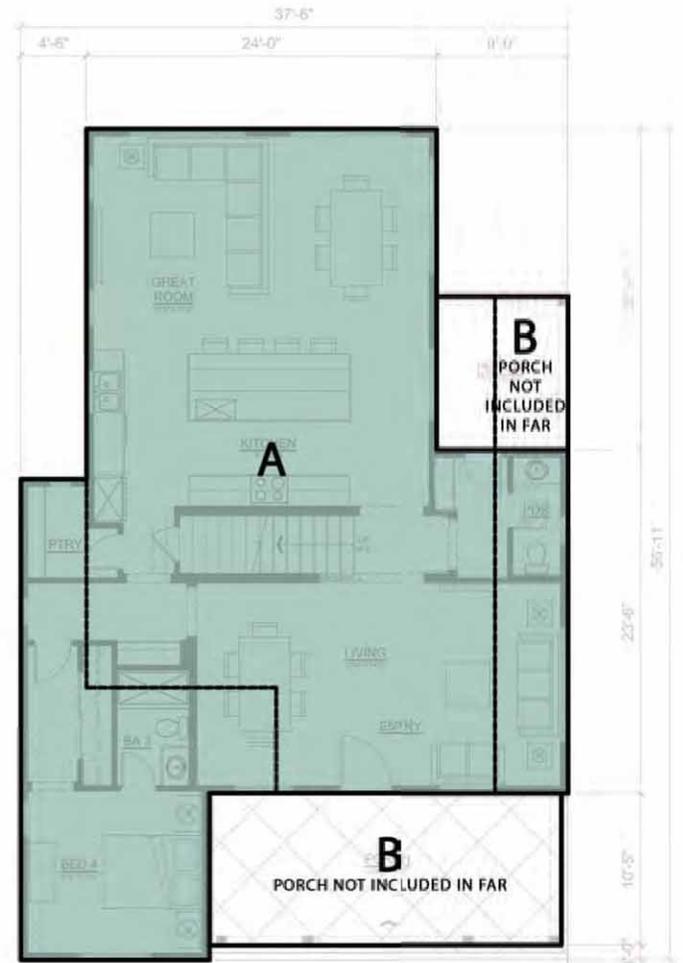
A-13



DETACHED GARAGE



SECOND FLOOR



FIRST FLOOR

**PLAN 2 - LOT 4
FLOOR AREA DIAGRAM**

- A - 1,515 SF
 - B - NOT INCLUDED
 - C - 1,117
 - D - 416 SF
 - TOTAL: 3,048 SF
- HARRIET**

CAMPBELL, CA



R H A

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09/26/2018

A-14



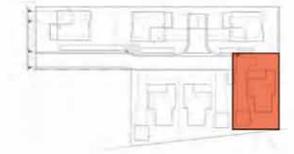
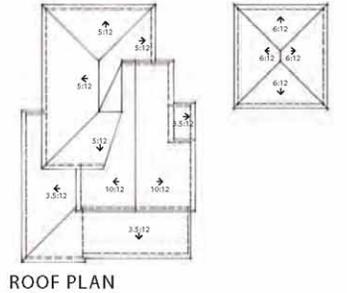
FRONT ELEVATION



REAR ELEVATION

ELEVATIONS
PLAN 2A - LOT 4

HARRIET
CAMPBELL, CA

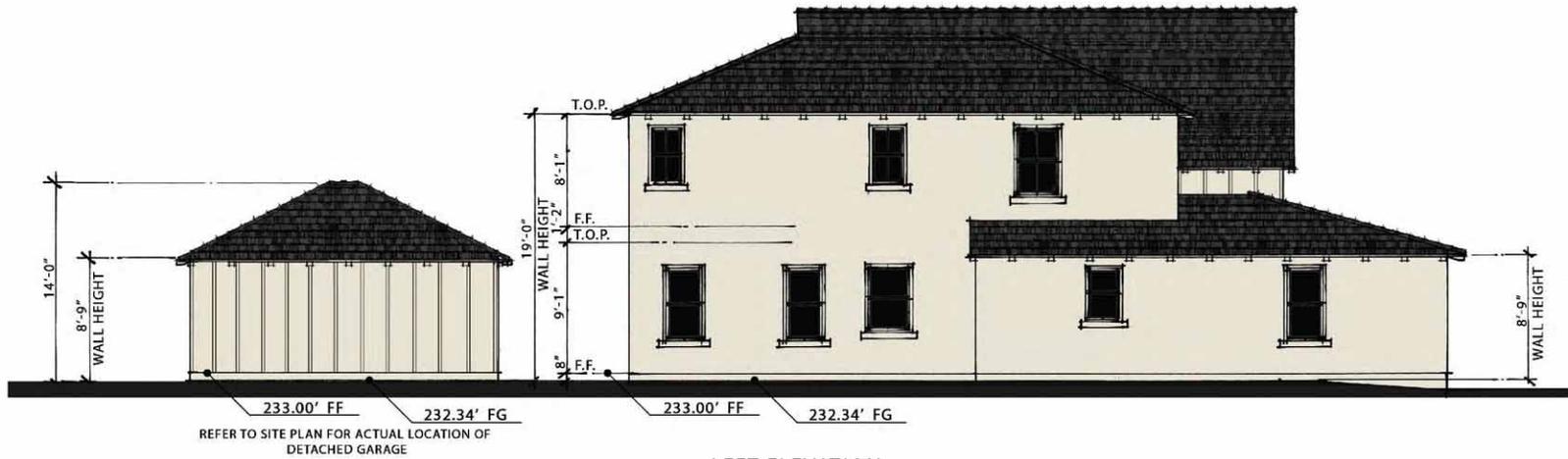


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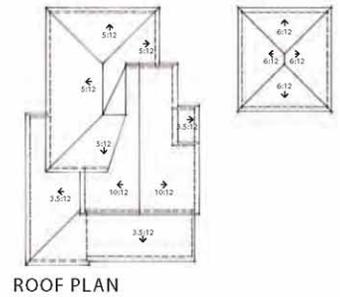
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A-15



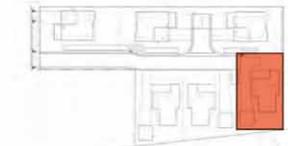
LEFT ELEVATION



RIGHT ELEVATION



ROOF PLAN



KEY MAP



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ELEVATIONS
 PLAN 2A - LOT 4

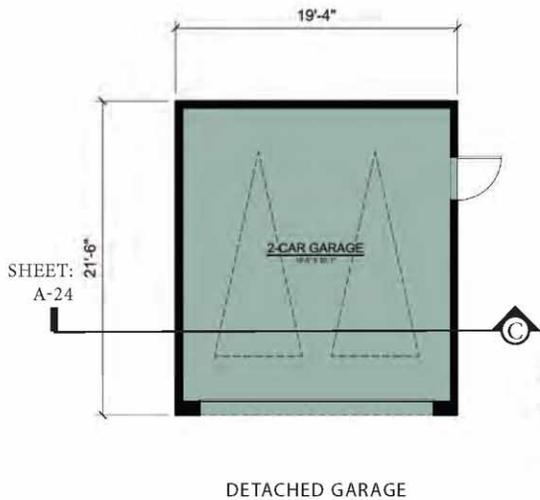
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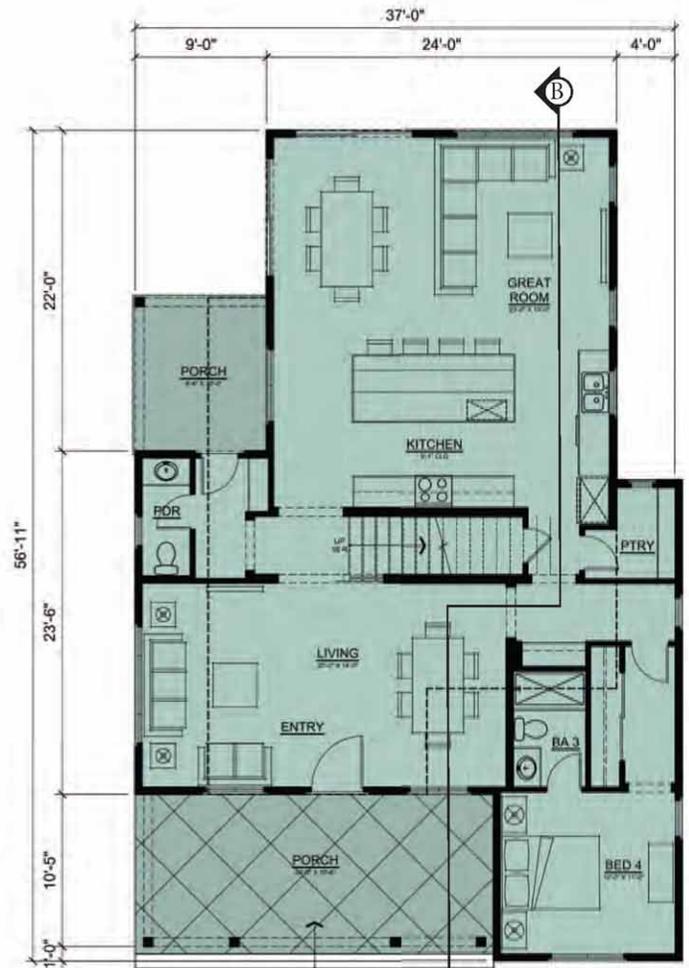
PROJECT: 18005

09/26/2018

A-16



SHEET: A-24
SECOND FLOOR



SHEET: A-24
FIRST FLOOR

PLAN 2 - LOT 5
 FIRST FLOOR - 1,515 SF
 GARAGE - 416 SF
 PORCH - 251 SF
 SECOND FLOOR (OVERALL ROOFED AREA) - 1,117 SF



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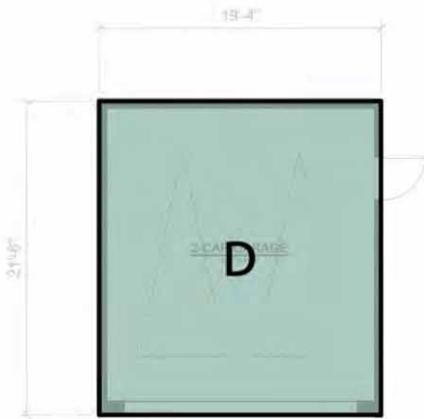
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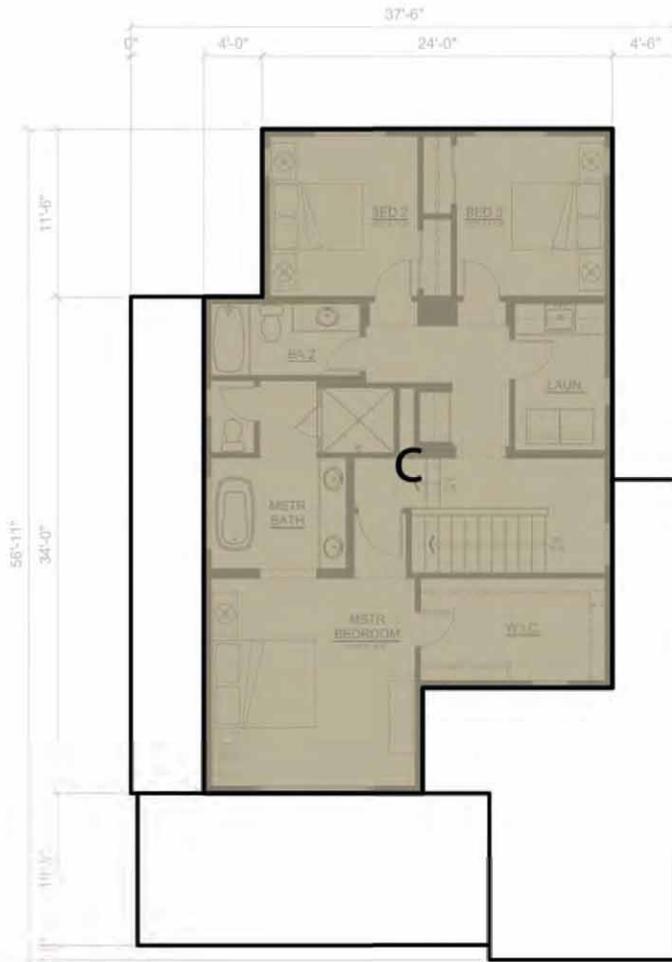
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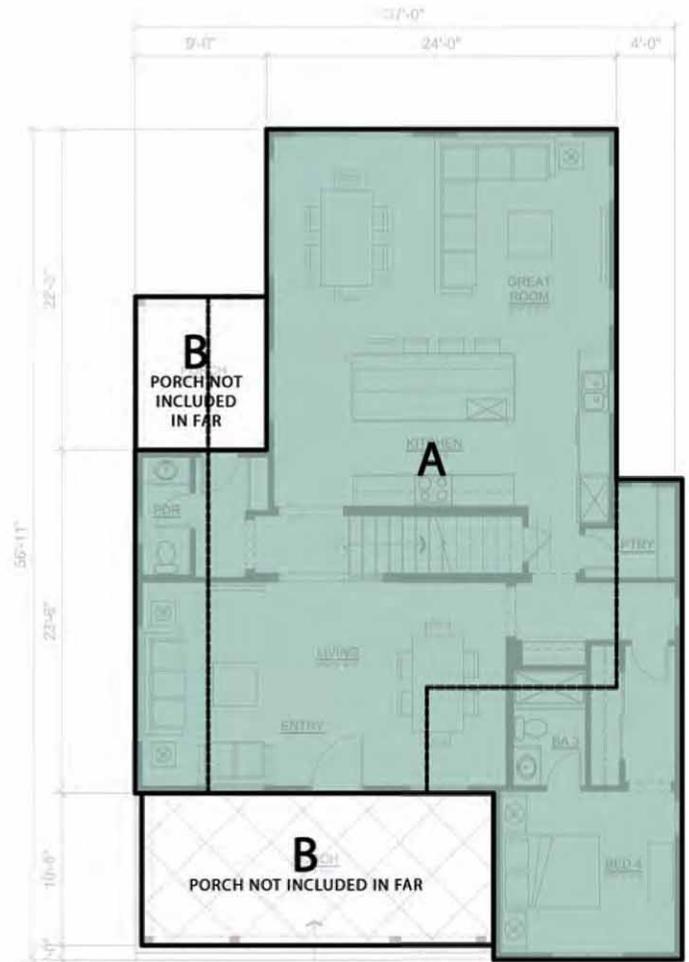
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 415.774.8888



DETACHED GARAGE



SECOND FLOOR



FIRST FLOOR

**PLAN 2 - LOT 5
FLOOR AREA DIAGRAM**

- A - 1,515 SF
 - B - NOT INCLUDED
 - C - 1,117
 - D - 416 SF
 - TOTAL: 3,048 SF
- HARRIET**

CAMPBELL, CA



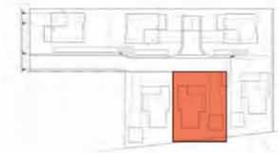
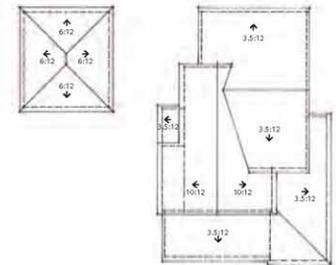
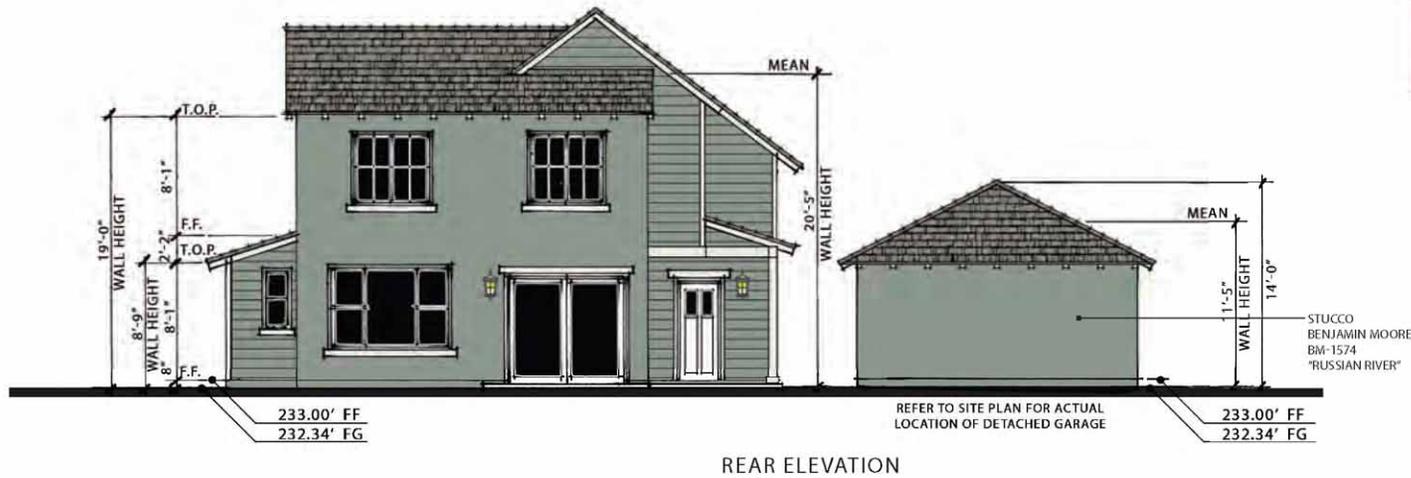
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A-18



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ELEVATIONS
PLAN 2A1 - LOT 5

HARRIET

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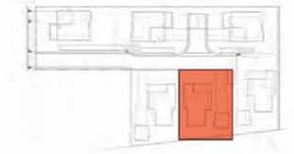
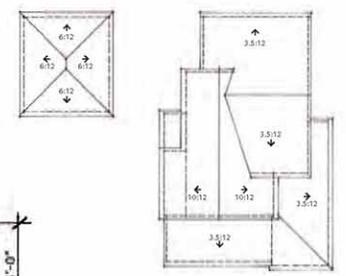
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A-19



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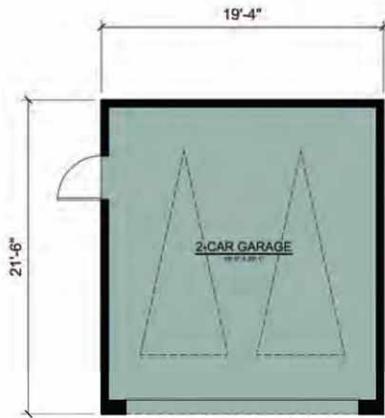
ELEVATIONS
PLAN 2A1 - LOT 5

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09/26/2018
A-20



DETACHED GARAGE



SECOND FLOOR



FIRST FLOOR

PLAN 2 - LOT 6
 FIRST FLOOR - 1,515 SF
 GARAGE - 416 SF
 PORCH - 251 SF
 SECOND FLOOR (OVERALL ROOFED AREA) - 1,117 SF



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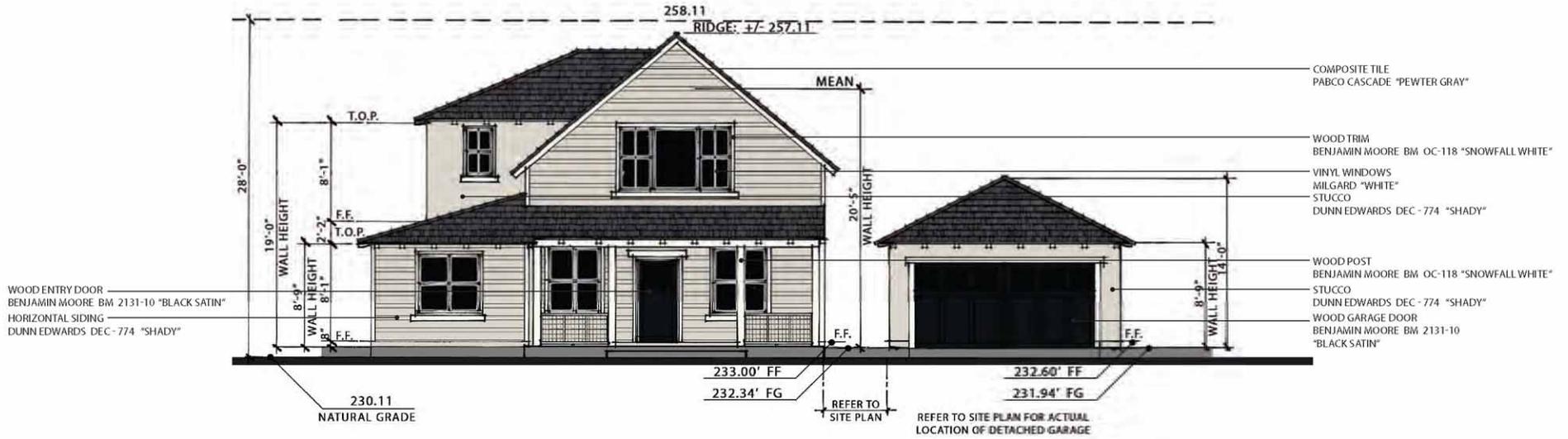
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A-21



FRONT ELEVATION

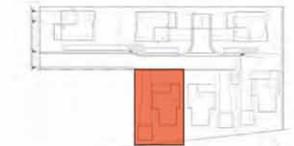
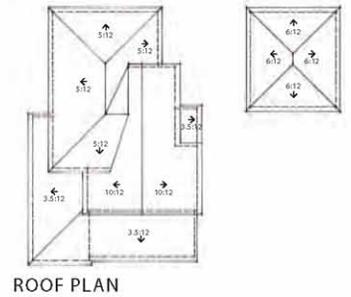


REAR ELEVATION

ELEVATIONS
PLAN 2B - LOT 6

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ROBSON HOMES

ROBSON HOMES ARCHITECTS
1000 W. BAYVIEW AVENUE, SUITE 100, OAKLAND, CA 94612
415.764.8888 WWW.ROBSONHOMES.COM



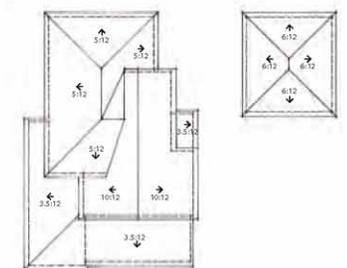
REFER TO SITE PLAN FOR ACTUAL LOCATION OF DETACHED GARAGE

LEFT ELEVATION

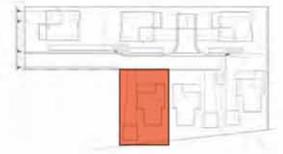


REFER TO SITE PLAN FOR ACTUAL LOCATION OF DETACHED GARAGE

RIGHT ELEVATION



ROOF PLAN



KEY MAP



ELEVATIONS
PLAN 2B - LOT 6

HARRIET
CAMPBELL, CA

ROBSON HOMES

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3075 THE BURNING BUSH DRIVE, SUITE 100, SAN DIEGO, CALIFORNIA 92108
4025 BALBOA BOULEVARD, SUITE 100, SAN JOSE, CALIFORNIA 95128
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R H A
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PLAN 1A
LOT 3

PLAN 2A
LOT 4

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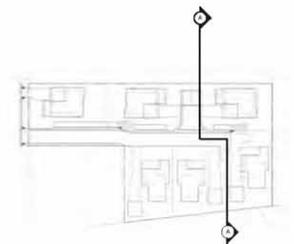
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2017 THE ROBSON HOMES, 1000 N. BAYVIEW AVENUE, SUITE 100, SAN JOSE, CA 95128
4000 BAYVIEW AVENUE, SUITE 100, FOLSOM, CA 95630
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SITE SECTION 'A'

HARRIET

CAMPBELL, CA

KEY MAP



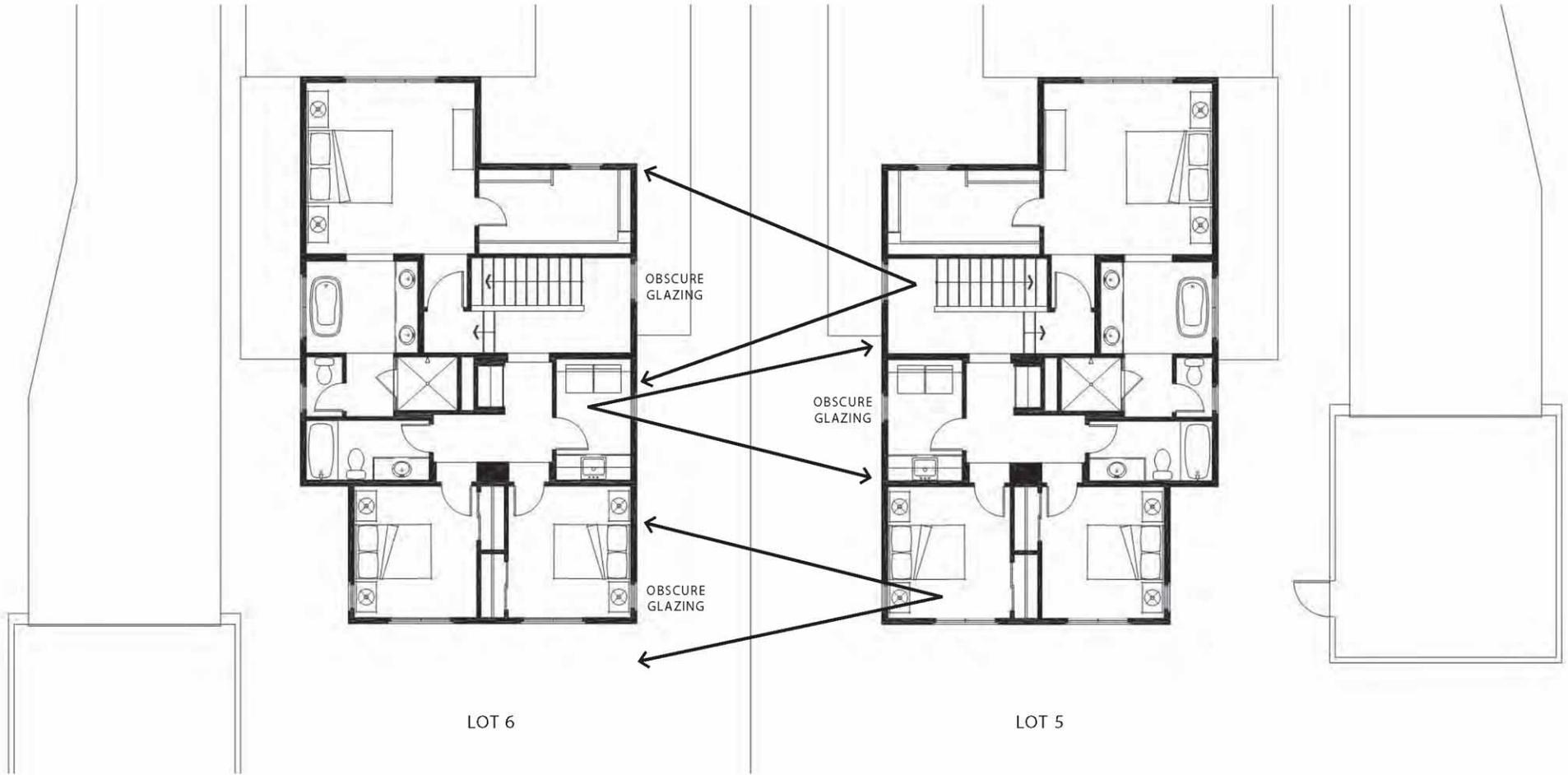
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LOT 6

LOT 5

PRIVACY PLAN

HARRIET

CAMPBELL, CA



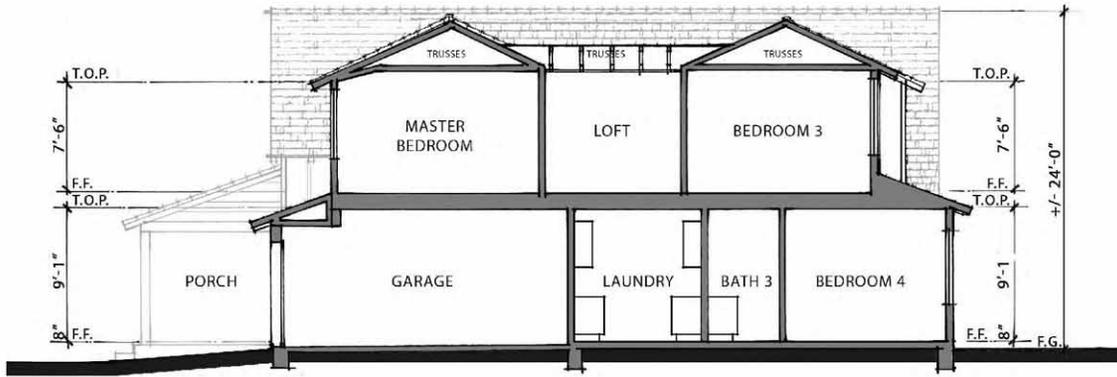
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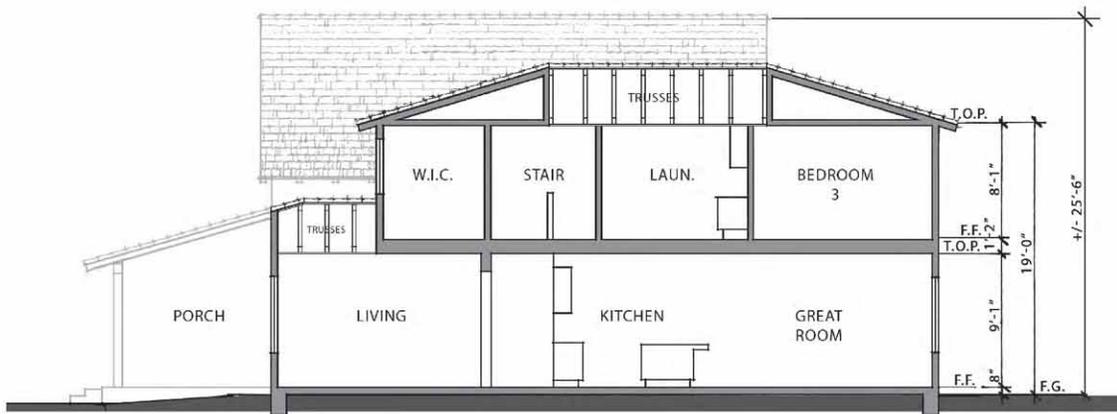
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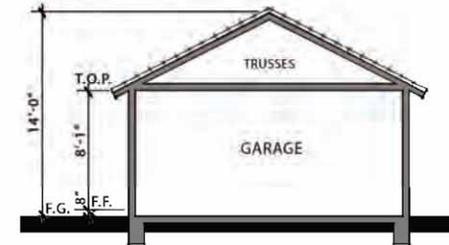
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SECTION A
(PLAN 1)



SECTION B
(PLAN 2)



SECTION C
(PLAN 2)

BUILDING CROSS SECTIONS

HARRIET

CAMPBELL, CA



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