



CITY OF CAMPBELL
Community Development Department

November 25, 2020

NOTICE OF STUDY SESSION
THIS MEETING WILL BE CONDUCTED ON-LINE USING ZOOM

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, **December 8, 2020**, for a Study Session to consider a Preliminary Application (PLN-2020-139) for a Planned Development rezoning to allow construction of five townhomes on a high-density residential property located at **523 Union Avenue**.

While members of the public will not be able to attend the meeting of the Campbell City Planning Commission physically, the meeting will be live-streamed on YouTube at (<https://www.youtube.com/user/CityofCampbell>).

Interested persons may register to electronically participate in this Zoom PC meeting at https://us02web.zoom.us/webinar/register/WN_Zc0V9mxtRgWk9O10N5ox2g. After registering, you will receive a confirmation email containing information about joining the webinar. The complete agenda packet will be posted by Friday, December 4th, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Planning-Commission-6>, and will include all materials for this meeting. 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 by email to planning@campbellca.gov. Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by Wednesday, November 25, 2020, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or ClerksOffice@campbellca.gov at least on week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

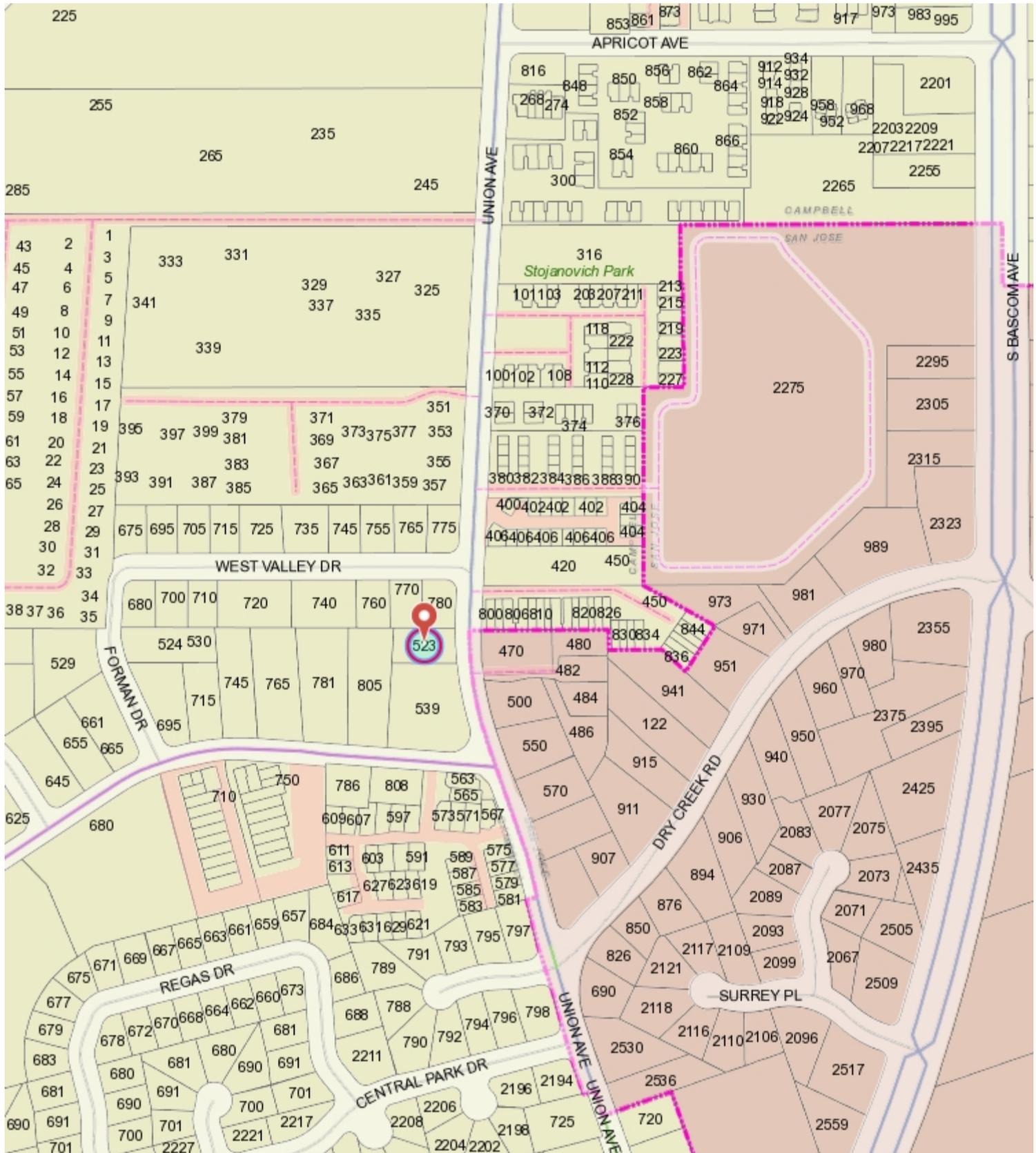
PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE:

When calling on this Notice, refer to **523 Union Avenue**



Location Map - 523 Union Ave



This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS INDICATED ON THESE DRAWINGS AND MAKE KNOWN ANY DISCREPANCIES PRIOR TO COMMENCING THEIR WORK.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS INCLUDING BUT NOT LIMITED TO NATIONAL, CITY, STATE, LOCAL CODES AND ORDINANCES WHICH MAY BE IN EFFECT. ALL MATERIALS, INSTALLATION PROCEDURES AND PLANS SHALL BE APPROVED BY ALL APPLICABLE CODE ENFORCEMENT AUTHORITIES HAVING JURISDICTION, AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.
- THESE DRAWINGS ARE INTENDED FOR USE IN A NEGOTIATED CONSTRUCTION CONTRACT AND THEREFORE MAY NOT SPECIFICALLY DETAIL OR SPECIFY MATERIAL AND/OR MANUFACTURERS. THE CONTRACTOR SHALL PROVIDE ALL SAMPLES AND OR CUTS AS REQUIRED TO ASSIST OWNER OR HIS AGENT IN MAKING MATERIAL SELECTIONS. FOR THE PURPOSE OF ESTIMATING, THE CONTRACTORS SHALL USE THE MATERIALS SELECTED BY THE OWNER OR IN ABSENCE OF SAME, SHALL PROVIDE AN ALLOWANCE AMOUNT AND SO CONDITION ANY COST ESTIMATE. ALL MATERIALS SPECIFIED IN THESE DRAWINGS SHALL BE INCLUDED IN SUCH ESTIMATE.
- NO GUARANTEE OF QUALITY OF CONSTRUCTION IS IMPLIED OR INTENDED BY THE ARCHITECTURAL DOCUMENTS, AND THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY OR ALL CONSTRUCTION DEFICIENCIES.
- THE GENERAL CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT FROM ANY ACTION INITIATED BY THE OWNER OR ANY SUBSEQUENT OWNERS FOR CONSTRUCTION DEFICIENCIES, MODIFICATIONS OR SUCH CONDITIONS WHICH MAY BE BEYOND THE CONTROL OF THE ARCHITECT.
- ALL WORK SHALL COMPLY WITH AND RECORD THE CONDITIONS OF ALL EXISTING SITE IMPROVEMENTS INCLUDING PAVED AREAS. THE GENERAL CONTRACTOR SHALL MAKE KNOWN ALL EXISTING DAMAGED OR DISREPAIR ITEMS AND CONDITIONS THAT MAY WORSEN DUE TO THE CONSTRUCTION. ALL ITEMS IN GOOD CONDITION SHALL BE MAINTAIN IN THEIR PRESENT CONDITION AND ANY REPAIR OR DAMAGE WHICH OCCURS DURING CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL THOROUGHLY EXAMINE THE SITE AND SATISFY HIM OR HERSELF AS OF THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED. THE CONTRACTOR SHALL VERIFY AT THE SITE ALL MEASUREMENTS AFFECTING HIS OR HER WORK AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR THE EXPENSES DUE TO HIS OR HER NEGLIGENCE TO EXAMINE OR FAILURE TO DISCOVER CONDITIONS WHICH MAY AFFECT HIS OR HER WORK.
- ALL WORK SHALL BE COORDINATED WITH THE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ARCHITECTURAL, FIRE PROTECTION AND LIGHTING DRAWINGS APPLYING TO THIS PROJECT PRIOR TO SUBMITTING SHOP DRAWINGS FOR FABRICATION APPROVAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH ALL INVOLVED PARTIES AND PREPARE SHOP DRAWINGS.
- ALL NEW INTERIOR PAINT COLOR, FLOOR, WALLS AND CEILING FINISHES SHALL BE SELECTED BY OWNER AT THE TIME WHEN IT IS NECESSARY FOR THE COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE BRACING, SHORING, AND PROTECTING ALL WORK DURING CONSTRUCTION, AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL PUBLIC IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE LATEST ADOPTED CITY STANDARDS. THE STORAGE OF GOOD AND MATERIALS ON SIDEWALK AND/OR STREET SHALL NOT BE ALLOWED UNLESS THE CONTRACTOR HAS APPLIED AND SECURED A SPECIAL PERMIT WHICH ALLOW SUCH STORAGE TO BE PLACED.
- OWNERSHIP OF DRAWINGS: THESE DRAWINGS ARE THE PROPERTY OF GKW ARCHITECTS - GORDON WONG, ARCHITECT. THE DRAWINGS SHALL NOT BE USED FOR ANY OTHER PURPOSE EXCEPT AS APPROVED BY THE ARCHITECT.
- LIMITATION OF THE WORK: THE LIMITS OF THE WORK ARE ESTABLISHED BY THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING TRADESMEN WITH THESE LIMITS.

GRAPHIC SYMBOLS

- | | | | | | | | |
|--|--------------------|--|--------------------------|--|-----------------|--|-------------|
| | CONCRETE PAD | | KEY NOTE | | DATUM REFERENCE | | WINDOW TYPE |
| | DETAIL REFERENCE | | BUILDING SECTION | | REMOVE | | ROOM TAG |
| | INTERIOR ELEVATION | | APPROXIMATE LINE OF WORK | | REVISION | | |
| | WALL TYPE | | DOOR TYPE | | | | |

ABBREVIATIONS

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|----------|----------------|--------------|------------|------------|------------|----------------|----------|---------|------------|--------------------|-------|--------|--------------------|-------|----|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|----------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|----------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|-------|-------|----------|----------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|----------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|----------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|----------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|------------|----------|--------|------|-------|----------|------|------------|------------------|----------|------------|--------------|--------|--------------|-----------|-------------|------------------|----------------|--------------|------------|------------|------------|----------------|---------|---------|------------|--------------------|-------|--------|--------------------|-------|-----------|--------|----------|----------|--------|-----------------------|------|--------------|--------------|
| A | ABV | AC | AD | ADDL | AFF | ASPH | B | BITUM | BKG | BLDG | BM | BR | BUR | BDR | BW | C | CAB | CB | CEM | CF | CL | CTL | CLG | CONC | OPT | D | D | DR | E | (E) | ELEC | EP | EXT | F | FDN | FH | FN | FF | FL | FLOR | FOC | FOF | FOS | FR | FS | FSL | FTG | FURR | G | GALV | GC | GL | GND | GWB | GYP | H | HDBD | HDR | HDWR | HWID | HTR | HVAC | I | IN | INCAND | INSUL | INT | INV | J | J | JST | JT | K | K | K | KIT | KP | L | L | LOC | LT | M | M | R | R | RAD | RCP | M | MECH | MEMB | MET | MH | MIS | MTD | MTL | N | N | (N) | N | NIC | NOM | NP | NR | NTS | O | O | OA | OC | OD | OFCI | OFI | P | PENN | PERF | PERP | PL | PL | PLAS | PLBG | PLVD | PLW | POC | PP | PF | PSI | PTD | PTR | PTRVD | QTY | R | R | R | UL | UTL | S | SCD | SCHD | SD | SECT | SED | SF | SHR | SHT | SHTG | SM | SJ | SL | SLD | SM | SMD | SOFF | SOG | SPD | SPEC'S | SQ | SS | SSD | STC | STD | STL | STOR | STRL | SY | T | T | T&B | T&G | TC | TOC | TOP | TOS | TRD | TW | V | V | VCP | VERT | VTR | W | W | WC | WD | WDW | WID | WP | WPT | WR | W | W | WC | WD | WDW | WID | WP | WPT | WR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION | INTERIOR | INVERT | DECK | DRAIN | EXISTING | EAST | ELECTRICAL | ELECTRICAL PANEL | EXTERIOR | FOUNDATION | FIRE HYDRANT | FINISH | FINISH FLOOR | FLOW LINE | FLUORESCENT | FACE OF CONCRETE | FACE OF FINISH | FACE OF STUD | FIRE RATED | FIRE RATED | FLOOR SINK | FIRE SPRINKLER | FOOTING | FURRING | GALVANIZED | GENERAL CONTRACTOR | GLASS | GROUND | GYPSPUM WALL BOARD | GYSUM | HARDBOARD | HEADER | HARDWARE | HARDWOOD | HEATER | HEATING, VENT. & A.C. | INCH | INCANDESCENT | INSULATION</ |



OPEN SPACE

| | | |
|----------------------------|----------------|-----------|
| TOTAL PRIVATE OPEN SPACE: | 1297.74 | SF |
| TOTAL COMMON OPEN SPACE: | 901.58 | SF |
| TOTAL OPEN SPACE: | 2199.32 | SF |
| REQUIRED OPEN SPACE | | |
| 500 SF X 5 UNITS: | 2500 | SF |

THE UNION TOWNHOUSES IS LOCATED (4 MINS WALKING) 0.2 MILE AWAY FROM A PUBLIC PARK. DUE TO THE OPEN PUBLIC SPACE THAT IS LOCATED IN A CLOSE PROXIMITY TO THE PROJECT, THE QUALITY OF LIFE ACCOMMODATED BY THE PROJECT WILL NOT BE COMPROMISED, AND THE RESIDENTS WILL BENEFIT FROM OTHER AMENITIES THAT ARE LOCATED IN CLOSE PROXIMITY TO THE PROJECT SITE.

PARK NAME: STOJANOVICH FAMILY PARK
 PARK ADDRESS: STOJANOVICH FAMILY PARK, 316 UNION AVE, CAMPBELL, CA 95008

MAP KEYNOTES

- 1 PROJECT LOCATION
- 2 PARK LOCATION
- 3 DISTANCE, 4 MINS (0.2 MILE)

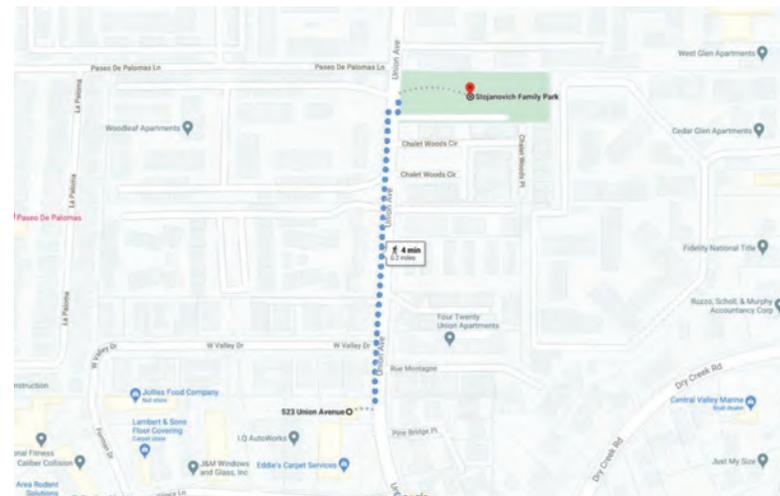
MAP NOTES

UNION AVE (THE WAY FROM THE PROJECT TO THE PARK) IS PEDESTRIAN FRIENDLY, ADA ACCESSIBLE, & HAS BIKE LANES.



MAP LEGEND

- PROJECT BOUNDARY
- PARK BOUNDARY
- WAY FROM PROPERTY TO PARK



DANA BAHADRAH, DESIGNER
 708 MCCLUNY LANE SUITE 109
 CAMPBELL, CA 95008
 (408) 796-1145
 GROWARCHITECTS.COM

GORDON K WONG
 ARCHITECT, A.A. LEED, CA
 708 MCCLUNY LANE SUITE 109
 CAMPBELL, CA 95008
 (408) 796-1145
 GROWARCHITECTS.COM



Private & Common Open Space

Union Townhouses
 523 Union Ave
 Campbell, CA 95008

Revision Schedule

| | | | |
|---|-----|---|--------|
| 1 | 001 | 1 | Issued |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

Private & Common Open Space

A004

SCALE 1" = 10'-0"

10/1/2020 2:50:04 PM

