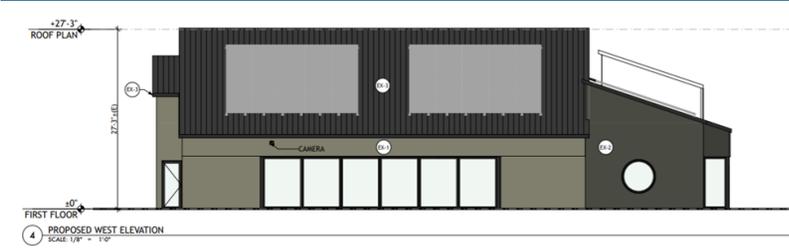



City of Campbell  
 70 North First Street  
 Campbell, CA 95008 -1423

## Project Image



# Notice of Public Hearing

Dear Campbell Resident,

February 15, 2023

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:30 p.m., or shortly thereafter, on Tuesday February 28th, 2022, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

**Project Address:** 2160 S Bascom Avenue

**Zoning | Area Plan:** C-2 | N/A

**Neighborhood Association(s):** N/A

**Council District:** 2

**File No:** PLN-2022-45

**APN:** 288-07-034

**Applicant:** Nielsen Studios

**Property Owner:** Norcal Management LLC

**Application Type:** Conditional Use Permit Modification with Site and Architectural Review

**Project Planner:** Tracy Tam, Associate Planner

**Email Contact:** tracyt@campbellca.gov

**Phone Contact:** (408) 871-5103

## Project Description:

To allow the expansion of a medical services, clinics use (i.e. dental office) in the remaining portion of a commercial building and associated site and architectural modifications.

## You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:  
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:  
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



- City of Campbell -  
Community Development Department  
70 N. First Street, Campbell CA 95008  
(408)866-2140 | [planning@campbellca.gov](mailto:planning@campbellca.gov)

**Note:** Applications may change after initial application submittal. To view the project plans, please scan the QR code.

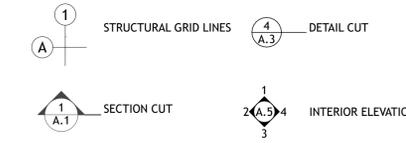
\*\*Asistencia en Español disponible,  
Simplemente marque (408) 866-2140 y pida traducción en Español



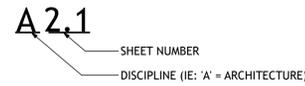
**HATCH LEGEND**

	ALUMINUM		CONTINUOUS LUMBER
	STEEL		PLYWOOD
	BATT INSULATION		GRANULAR MATERIAL
	RIGID INSULATION		EARTH
	CMU		CONCRETE
	BRICK		CMU GROUTED SOLID
	EIFS		GYPSUM BOARD

**SYMBOLS**



**SHEET NUMBER LEGEND**



**ABBREVIATIONS**

BLKG	BLOCKING	PT.	PRESSURE TREATED
BOT.	BOTTOM	PLWD	PLYWOOD
CONC.	CONCRETE	REF.	REFER
CONT.	CONTINUOUS	REQD	REQUIRED
CU. FT.	CUBIC FEET	SCHED	SCHEDULE
DIA.	DIAMETER	S.F.	SQUARE FEET
DWGS	DRAWINGS	S.S.	STAINLESS STEEL
(E)	EXISTING	STD	STANDARD
EA.	EACH	STL	STEEL
EN.	END NAIL	SQ.	SQUARE
EQ.	EQUAL	T&B	TOP & BOTTOM
EXT.	EXTERIOR	T&D	TO BE DETERMINED
FDTN	FOUNDATION	TYP.	TYPICAL
FT.	FEET OR FOOT	U.N.O.	UNLESS NOTED OTHERWISE
GYPBD	GYPSUM WALLBOARD	VERT.	VERTICAL
IN.	INCH	VIF	VERIFY IN FIELD
INT.	INTERIOR	WD	WOOD
LG	LONG	W/	WITH
MAX.	MAXIMUM		
MIN.	MINIMUM		
MTL	METAL		
(N)	NEW		
O/	OVER		
O.C.	ON CENTER		

**GENERAL NOTES**

- ALL CONSTRUCTION WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE FOLLOWING CODES AS APPLICABLE AND AS ADOPTED BY THE LOCAL GOVERNING AGENCIES:  
 2019 CALIFORNIA BUILDING CODE (2018 IBC)  
 2019 CALIFORNIA FIRE CODE (2018 IFC)  
 2019 CALIFORNIA MECHANICAL CODE (2018 UMC)  
 2019 CALIFORNIA PLUMBING CODE (2018 UPC)  
 2019 CALIFORNIA ELECTRICAL CODE (2017 NEC)  
 2019 ENERGY EFFICIENCY STANDARD (TITLE 24)  
 2019 GREEN BUILDING CODE (TITLE 24)  
 AND ALL ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.
- THE GENERAL CONTRACTOR SHALL MAINTAIN THE CURRENT AND COMPLETE SET OF APPROVED CONSTRUCTION DOCUMENTS ON THE SITE AT ALL TIMES IN A SECURE LOCATION.
- THE GENERAL CONTRACTOR SHALL PROVIDE COPIES OF THE APPROVED CONSTRUCTION DOCUMENTS FOR THE USE OF ALL TRADES AND SHALL PROVIDE THEM TO ALL SUBCONTRACTORS, WITH UPDATES AND APPROVED CHANGES AS REQUIRED AND NECESSARY.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.  
 1.05 PROJECT DIMENSIONING STANDARDS:  
 1. ALL DIMENSIONS ARE MEASURED FROM THE FACE OF THE EXISTING FINISH FOR EXISTING WALLS;  
 2. FACE OF EXTERIOR PLYWOOD FOR NEW EXTERIOR WALLS;  
 3. FACE OF STUD FOR NEW INTERIOR WALLS; AND  
 4. CENTER OF COLUMN OR OPENING, FACE OF CABINET, OR GRIDLINES.  
 MAINTAIN DIMENSIONS MARKED AS CLEAR, ALLOWING FOR THICKNESS OR MOUNTING OF FINISHES.  
 WHEN TIEING INTO (E) CONDITIONS, (N) AND (E) FINISHES SHOULD ALIGN, WHICH GOVERN ACTUAL DIMENSIONS.  
 GC TO CONFIRM LOCATION OF GRIDLINES IN FIELD AND ADVISE ARCHITECT OF ANY VARIANCE.
- DO NOT SCALE THE DRAWINGS. THE DIMENSIONS SHOWN SHALL SUPERSEDE THE SCALE OF THE DRAWINGS.
- ANY DISCREPANCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF THE WORK IS CONTINUED IN THE AFFECTED AREA, WITHOUT INSTRUCTION OR CLARIFICATION BY THE ARCHITECT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.
- AT JOB COMPLETION, PRIOR TO SUBMITTING THE REQUISITION FOR FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A REDLINED SET OF PRINTS SHOWING AS-CONSTRUCTED CONDITIONS.
- THE GENERAL CONTRACTOR SHALL PROVIDE PROPER CONTAINERS ON THE JOB SITE TO ASSURE CONTINUOUS RECYCLING OF MATERIALS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING SUBCONTRACTORS AND ASSUMING THEIR COMPLIANCE WITH THE RECYCLING PROGRAM.
- NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL THE INSULATION INSPECTION BY PROPER AUTHORITIES IS COMPLETED.

GROSS FLOOR AREA	EXISTING AREA (SQ. FT)	PROPOSED (SQ. FT)	TOTAL (N) AREA (G. SQ. FT)
FLOOR AREA	9,334	-741	8,593.0
TOTAL	9,334	-741	8,593.0

DIMENSIONAL CONTROL	EXISTING (FT)	PROPOSED (FT)	REQUIRED (FT)
FRONT YARD SET BACK	10'-0"	NO PROPOSED CHANGE	10'-0"
SIDE YARD SET BACK	30'-5"	NO PROPOSED CHANGE	13'-8"
SIDE YARD SET BACK - STREET SIDE	8'-0"	NO PROPOSED CHANGE	10'-0"
REAR YARD SET BACK	61'-0"	NO PROPOSED CHANGE	10'-0"
HEIGHT	27'-3"	NO PROPOSED CHANGE	75'-0" MAX

FLOOR AREA RATIO	EXISTING AREA (SQ. FT)	PROPOSED AREA (SQ. FT)	TOTAL (N) AREA (SQ. FT)
TOTAL FLOOR AREA	9,334	-741	8,593
NET SITE AREA	28,418	28,418	28,418
FLOOR AREA RATIO	32.8%	-2.6%	30.2%

LOT COVERAGE	EXISTING AREA (SQ. FT)	PROPOSED AREA (SQ. FT)	TOTAL (N) AREA (SQ. FT)
TOTAL FOOTPRINT AREA	8,389	0	8,389
NET SITE AREA	28,418	28,418	28,418
LOT COVERAGE	29.5%	0.0%	29.5%

IMPERVIOUS COVERAGE	EXISTING AREA (SQ. FT)	PROPOSED AREA (SQ. FT)	TOTAL (N) AREA (SQ. FT)
IMPERVIOUS SURFACES	15,932	0	15,932
TOTAL FOOTPRINT AREA	3,219	0	3,219
TOTAL IMPERVIOUS AREA	19,151	0	19,151
NET SITE AREA	28,418	28,418	28,418
IMPERVIOUS COVERAGE	67.4%	0.0%	67.4%

LANDSCAPE AREA/ PERVIOUS COVERAGE	EXISTING AREA (SQ. FT)	PROPOSED AREA (SQ. FT)	TOTAL (N) AREA (SQ. FT)
LANDSCAPE AREA	9,267	0	9,267

**PROJECT DIRECTORY**

OWNER / CLIENT: UENO CENTER DENTAL SPECIALISTS  
 JEREMY UENO, DDS  
 2160 S. BASCOM AVE.  
 CAMPBELL, CA 95008  
 CONTACT: JEREMY UENO, DDS  
 PH: (408) 371-7616  
 EMAIL: jeremy.ueno@gmail.com

ARCHITECT: NIELSEN STUDIOS  
 228 B FERN ST., SANTA CRUZ, CA 95060  
 CONTACT: CHRISTIAN NIELSEN  
 PH: (831) 621-3926  
 FAX: (925) 287-0666  
 EMAIL: cnielsen@nielsenarchitects.com

DESIGNER: ERIC SCHMIDT DESIGN ASSOCIATES  
 1227 LAUREL STREET  
 SANTA CRUZ, CA 95060  
 CONTACT: ERIC SCHMIDT  
 PH: (831) 427-1413  
 EMAIL: eric.schmidt.design@mac.com

**SHEET INDEX**

- G0.1 COVER SHEET
- G0.2 SITE PHOTOGRAPHY SHEET
- A0.1 EXISTING-DEMO SITE PLAN & UTILITY PLAN
- A0.2 PROPOSED SITE PLAN & UTILITY PLAN
- A0.3 PROPOSED CIRCULATION PLAN & EMERGENCY ACCESS PLAN
- A0.4 PROPOSED CONSTRUCTION/STAGING PLAN
- A1.1 EXISTING-DEMO FLOOR PLAN
- A1.2 PROPOSED FLOOR PLAN
- A1.3 PROPOSED FLOOR AREA DIAGRAM
- A1.4 EXISTING-DEMO ROOF PLAN
- A1.5 PROPOSED ROOF PLAN
- A2.1 EXISTING-DEMO ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A2.3 PROPOSED STREETSCAPE DRAWING
- A4.1 TRASH ENCLOSURE ENLARGED PLAN AND ELEVATIONS
- AZ.1 COLOR/MATERIAL SHEET
- TSP-1 TREE SURVEY AND PROTECTION PLAN

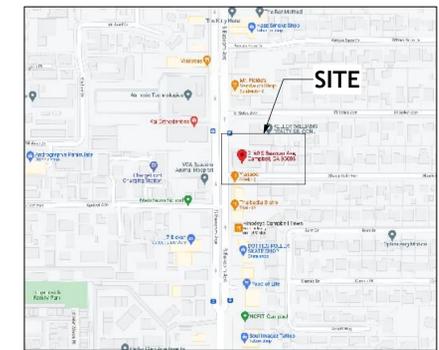
**PROJECT DATA**

APN: 288-07-034  
 ZONING DISTRICT: C-2  
 CONSTRUCTION TYPE: V-B NON-SPRINKLERED  
 AREA OF WORK: 3,011 SF  
 OCCUPANCY: B

**PROJECT DESCRIPTION**

- INTERIOR REMODEL TO EXPAND A DENTAL OFFICE CURRENTLY OCCUPYING SUITES A & B, INTO THE REMAINING OF THE BUILDING (SUITES C & D), PREVIOUS USE OF SUITES C & D: B - SERVICES, GENERAL.
- REMOVAL OF (E) MEZZANINES, INCLUDING THE REMOVAL OF A CANTILEVERED MEZZANINE, RESULTING ON CHANGES TO THE BUILDING EXTERIOR.
- ADDITION OF (N) WINDOWS.
- RESTRIPING OF PORTION OF THE PARKING LOT TO PROVIDE TWO (N) PARKING SPACES.

**VICINITY MAP**



**nielsen studios**  
 ARCHITECTURE + DESIGN  
 228-B Fern Street Santa Cruz 831 621 3926  
 1727 64th Street Emeryville 945 324 4247  
 info@nielsenarchitects.com  
 www.nielsenarchitects.com

DISCRETIONARY REVIEW ONLY

JOB NAME: UENO CENTER DENTAL  
 CLIENT: UENO CENTER DENTAL SPECIALISTS  
 ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008  
 APN: 288-07-034

THE QUALITY OF THE BUILDING PERMIT SHALL NOT BE GUARANTEED AS A GUARANTEE THAT ALL INFORMATION AND REQUIREMENTS ARE REFLECTED IN THE DOCUMENT. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT ALL INFORMATION AND REQUIREMENTS ARE REFLECTED IN THE DOCUMENT. LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

Date:	8/11/22
Scale:	AS NOTED
Drawn:	BF/EU
Checked:	CN
Job:	21-51

General Development Permit

**G0.1**

Plotted On: 8/11/22

COVER SHEET

RESERVED AREA FOR CITY DATE AND APPROVAL STAMPS:





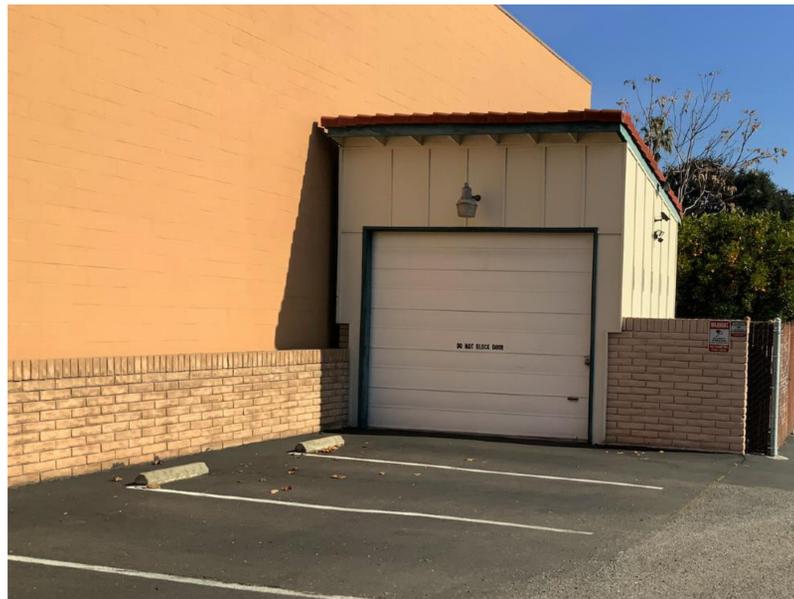
1 WEST FACADE



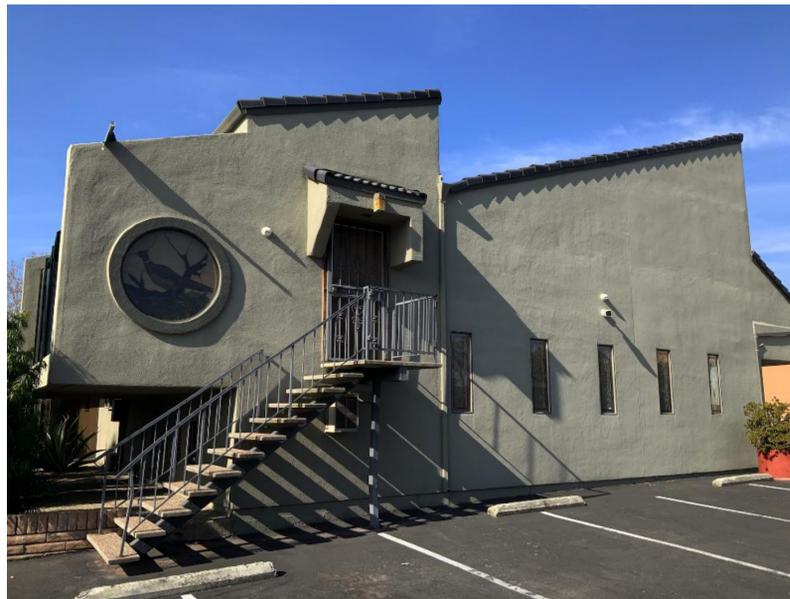
2 NORTH FACADE BY WEST DRIVEWAY



3 NORTH FACADE AND PARKING STALLS



4 STORAGE, TRASH ENCLOSURE, AND PARKING STALLS



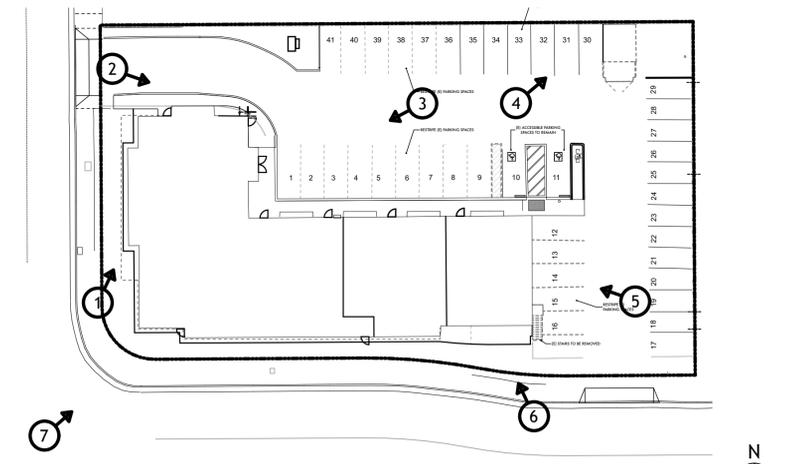
5 EAST FACADE AND PARKING STALLS



6 SOUTH FACADE



7 WEST & SOUTH FACADES



8 SITE PHOTOGRAPHY SHEET KEY PLAN  
SCALE: 1/32" = 1'-0"

DISCRETIONARY  
REVIEW ONLY

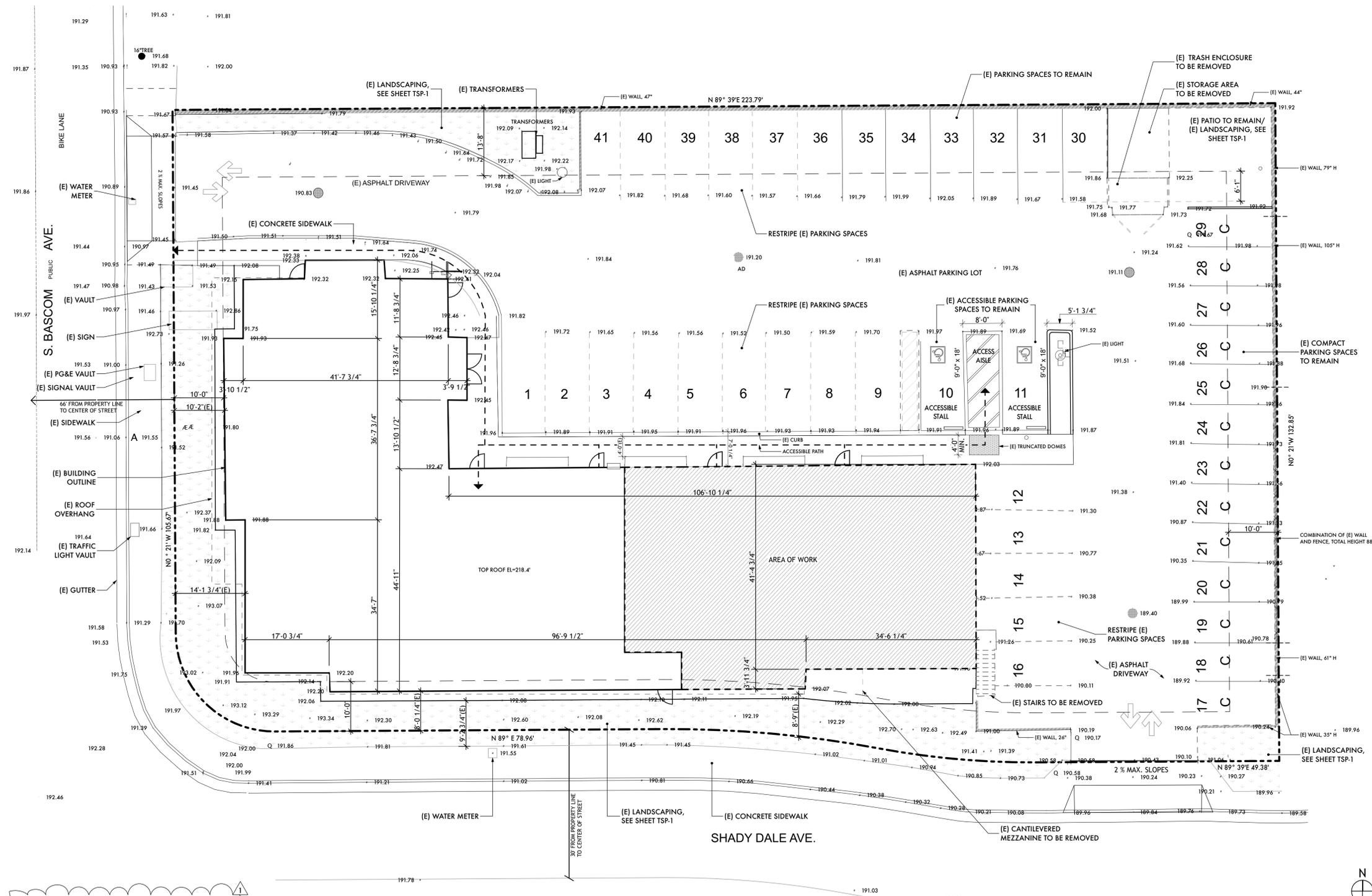
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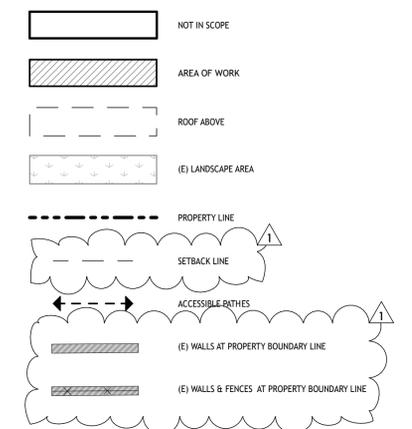
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General Development Permit	
<b>G0.2</b>	
Plotted On:	8/11/22



1 EXISTING-DEMO SITE PLAN & UTILITY PLAN  
SCALE: 3/32" = 1'-0"

**SITE PLAN LEGEND**

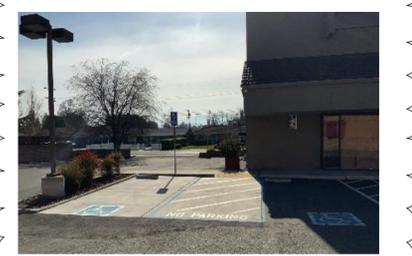


**GENERAL NOTES**

- ALL EXISTING CONDITIONS TO REMAIN U.N.C.
- CONTRACTOR TO PREVENT RUNOFF WITH EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.

DIMENSIONAL CONTROL	EXISTING (FT)	PROPOSED (FT)	REQUIRED (FT)
FRONT YARD SET BACK	10'-0"	NO PROPOSED CHANGE	10'-0"
SIDE YARD SET BACK	30'-5"	NO PROPOSED CHANGE	13'-8"
SIDE YARD SET BACK - STREET SIDE	8'-0"	NO PROPOSED CHANGE	10'-0"
REAR YARD SET BACK	61'-0"	NO PROPOSED CHANGE	10'-0"
HEIGHT	27'-3"	NO PROPOSED CHANGE	75'-0" MAX

EXISTING EXTERIOR LIGHTING



(E) PARKING LOT LIGHT FIXTURES HEIGHT: 18'-0" 20'-0" MAX. HEIGHT ALLOWED PER MUNICIPAL CODE, SECTION 21.18.090(D)(1)

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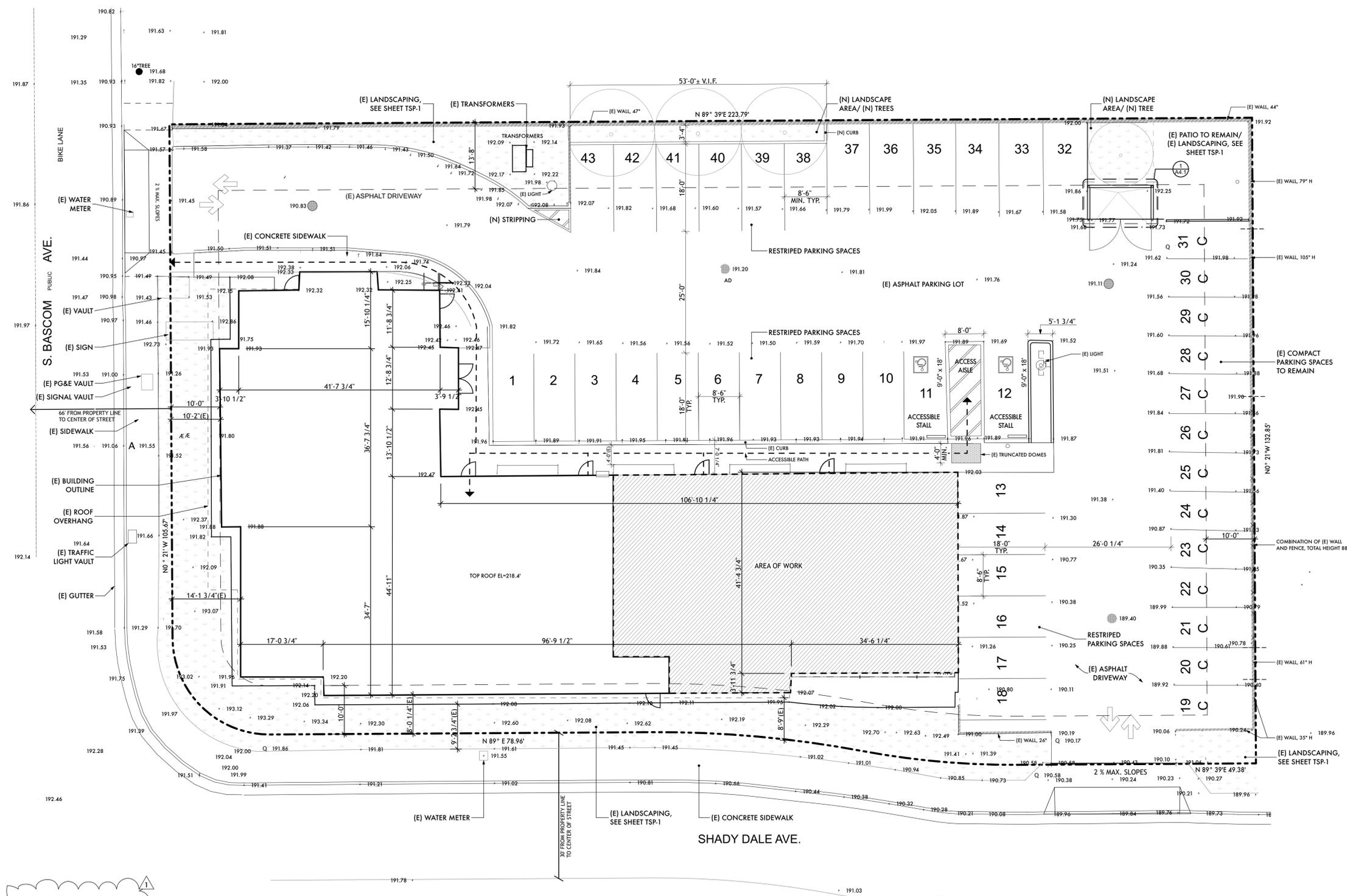
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BY	REVISIONS	DATE
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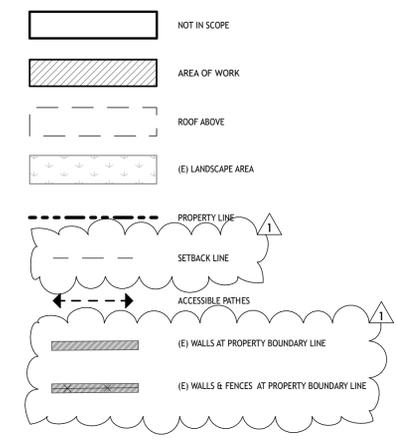
**A0.1**  
Plotted On: 8/11/22



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

SITE PLAN KEYNOTES

SITE PLAN LEGEND



GENERAL NOTES

1. ALL EXISTING CONDITIONS TO REMAIN U.N.O.
2. CONTRACTOR TO PREVENT RUNOFF WITH EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.
3. NEW TREES SPECIES: PISTACIA CHINENSES

PARKING STALLS CALCULATION	
TOTAL FLOOR AREA	8,593
PARKING RATIO - DENTAL OFFICE	1/200 SF
REQUIRED PARKING SPACES	42,965
PROPOSED PARKING SPACES	43

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THE SERVICES OF ARCHITECTURE AND ENGINEERING SHALL BE PROVIDED BY A LICENSED ARCHITECT AND ENGINEER REGISTERED IN THE STATE OF CALIFORNIA. THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
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**A0.2**  
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PROPOSED SITE PLAN & UTILITY PLAN



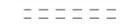




**EXIST-DEMO FLOOR PLAN KEYNOTES**

02.01	(E) INTERIOR & EXTERIOR STAIRCASES TO BE REMOVED
02.02	(E) PLUMBING FIXTURES AND MILLWORK TO BE REMOVED
02.03	(E) REMOVE ALL (E) PARTITIONS, DOORS, TYR.
02.04	(E) MEZZANINE SPACES ABOVE TO BE REMOVED
02.05	(E) WINDOWS TO BE REMOVED, TYR.
02.06	(E) SPLIT LEVEL BASEMENT TO BE FILLED
02.10	(E) MAILBOX TO REMAIN

**FLOOR PLAN LEGEND**

	(E) WALLS TO BE REMOVED
	(E) WALLS TO REMAIN
	KEY NOTE

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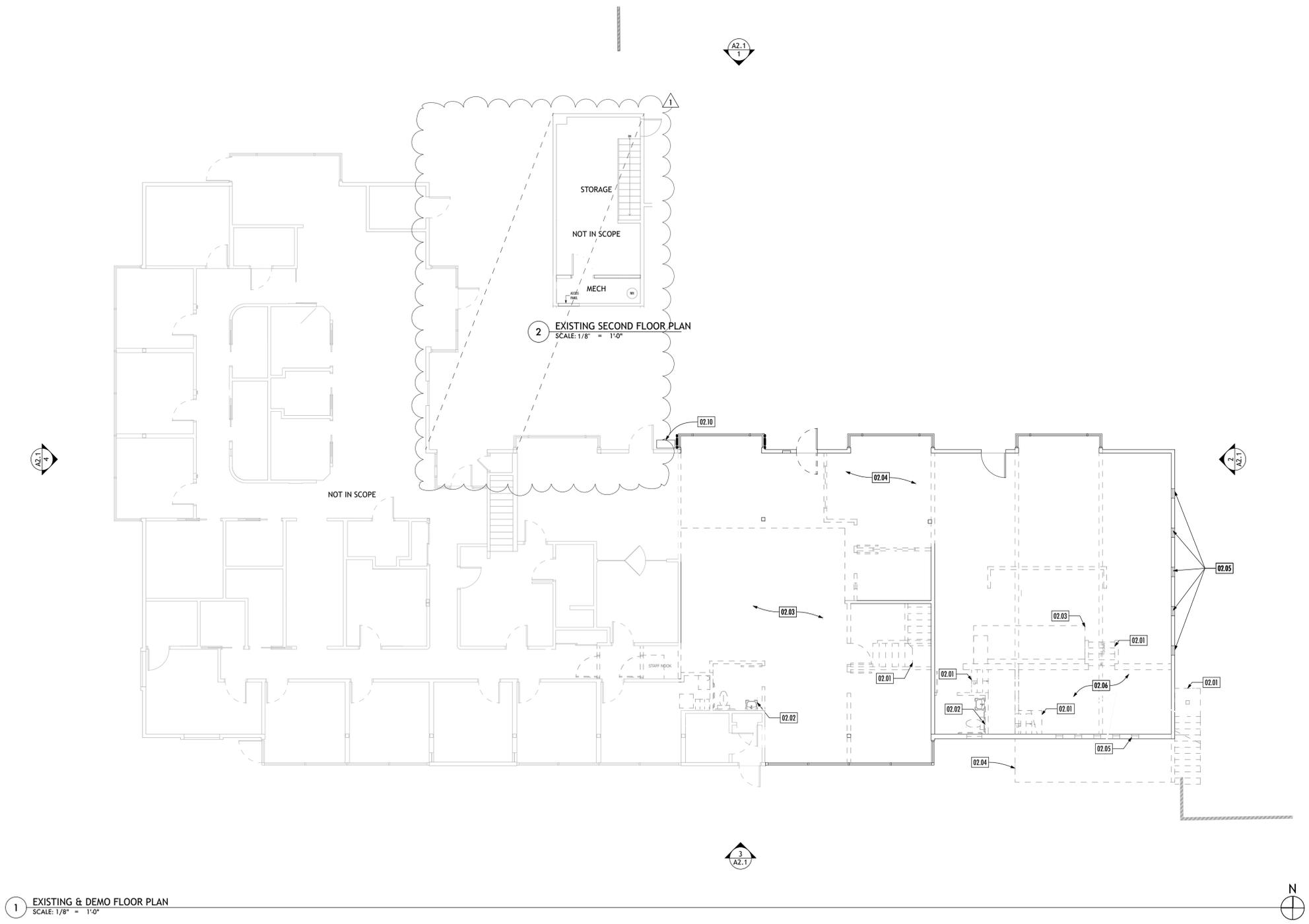
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General Development  
 Permit  
**A1.1**  
 Plotted On: 8/11/22

EXISTING-DEMO FLOOR PLAN



**1** EXISTING & DEMO FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**2** EXISTING SECOND FLOOR PLAN  
 SCALE: 1/8" = 1'-0"

**PROPOSED FLOOR PLAN KEYNOTES**

- 12.01 (N) APPLIANCES AND CABINETS
- 22.01 (N) PLUMBING FIXTURES

**FLOOR PLAN LEGEND**

-  (E) WALLS TO BE REMOVED
-  (E) WALLS TO REMAIN
-  (N) PARTIAL HEIGHT PARTITION (8'-8" AFF)
-  (N) PARTITION - ABOVE CEILING PLAN OR TO ROOF
-  KEY NOTE

**GENERAL NOTES**

1. EXISTING CONDITIONS TO REMAIN U.N.O.

**nielsen studios**  
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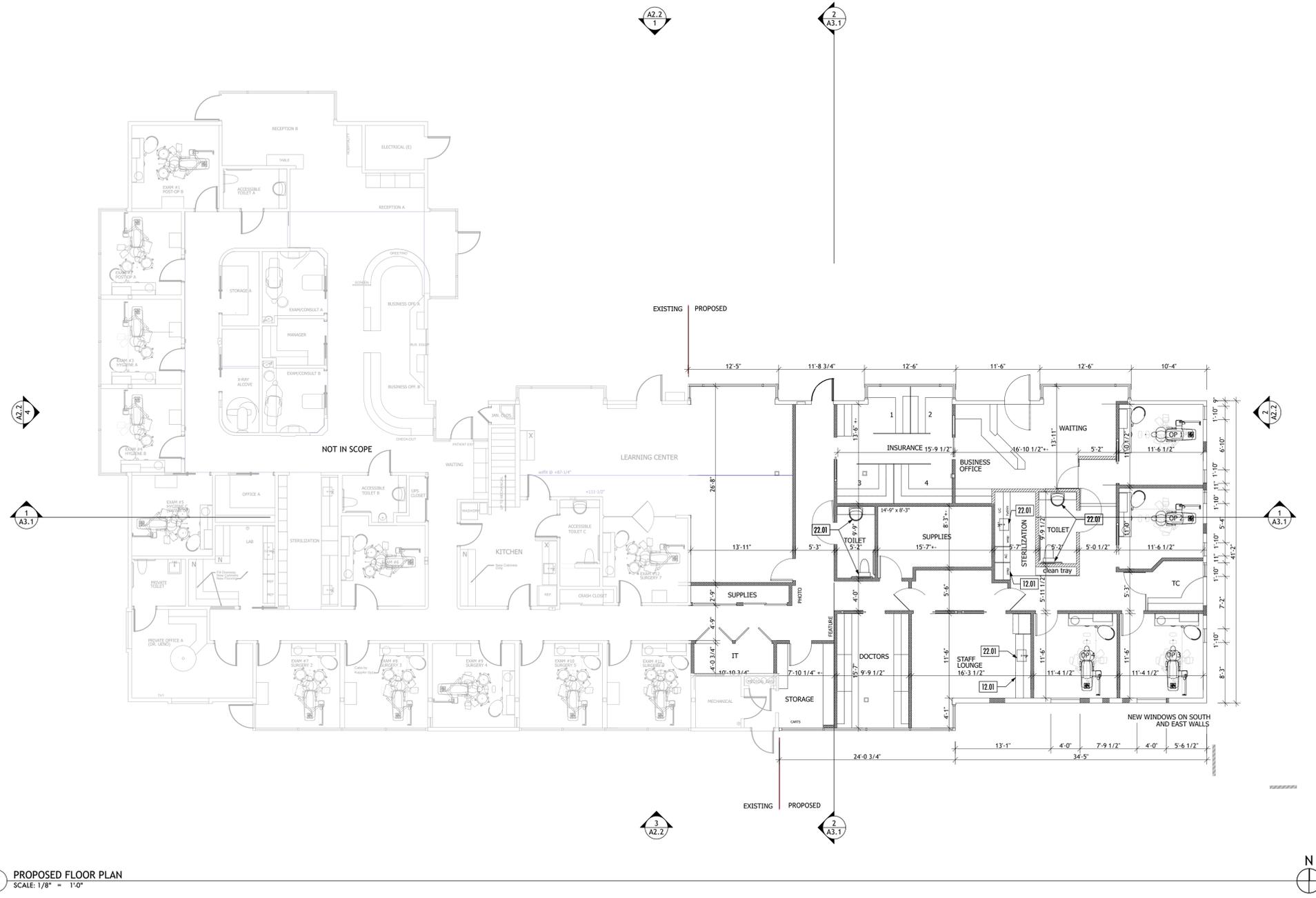
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BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

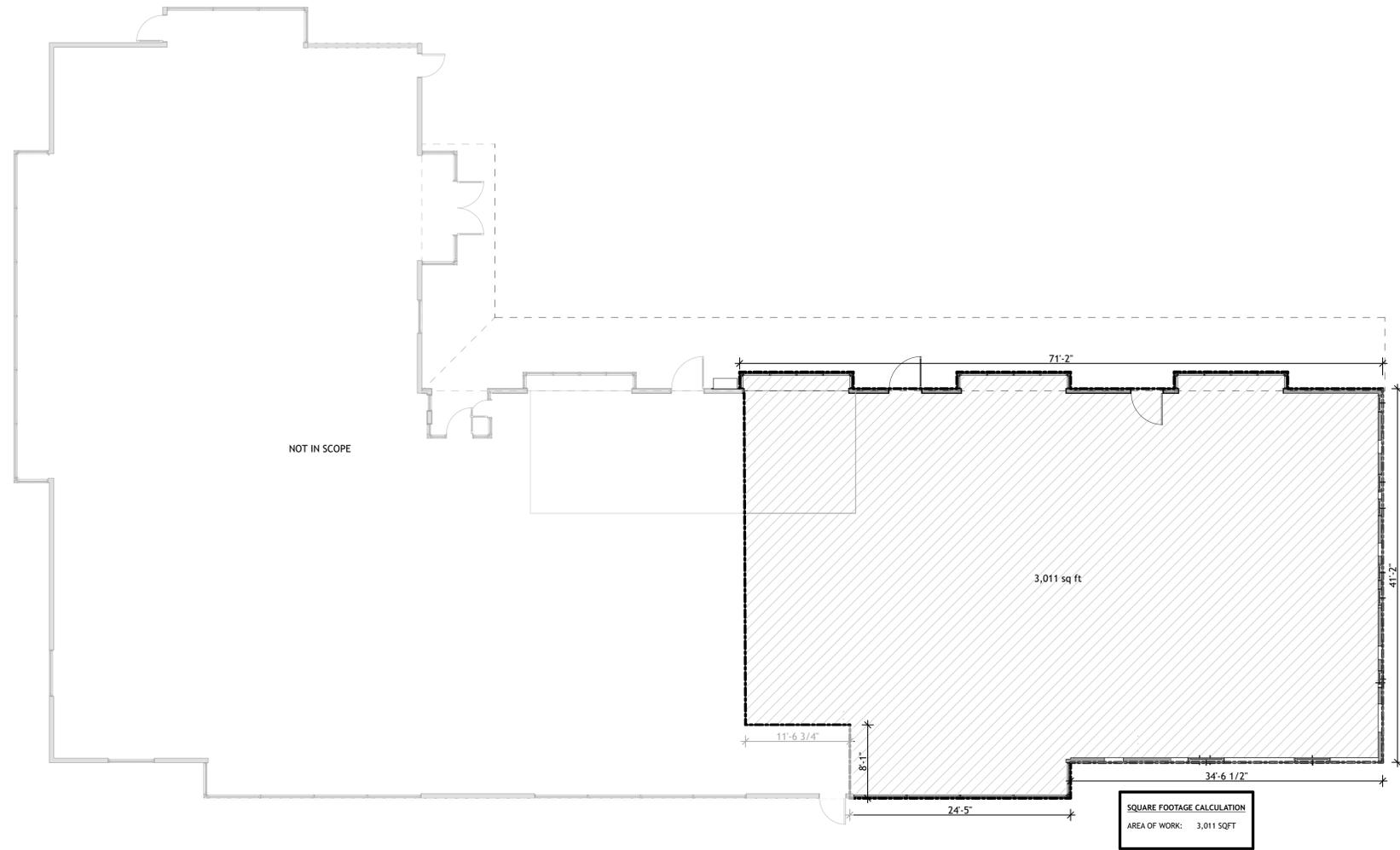
Date:	8/11/22
Scale:	AS NOTED
Drawn:	BF/EU
Checked:	CN
Job:	21-51

General Development  
 Permit  
**A1.2**  
 Plotted On: 8/11/22

**PROPOSED FLOOR PLAN**



**1 PROPOSED FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



1 PROPOSED FLOOR AREA DIAGRAM  
SCALE: 1/8" = 1'-0"



**GENERAL NOTES**

- EXISTING CONDITIONS TO REMAIN U.N.O.

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**CLIENT:** UENO CENTER DENTAL SPECIALISTS  
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**APN:** 288 07 034

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BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

Date:	8/11/22
Scale:	AS NOTED
Drawn:	BF/EU
Checked:	CN
Job:	21-51

General Development  
Permit  
**A1.3**  
Plotted On: 8/11/22

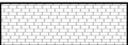
PROPOSED FLOOR AREA DIAGRAM



**PROPOSED ROOF PLAN KEYNOTES**

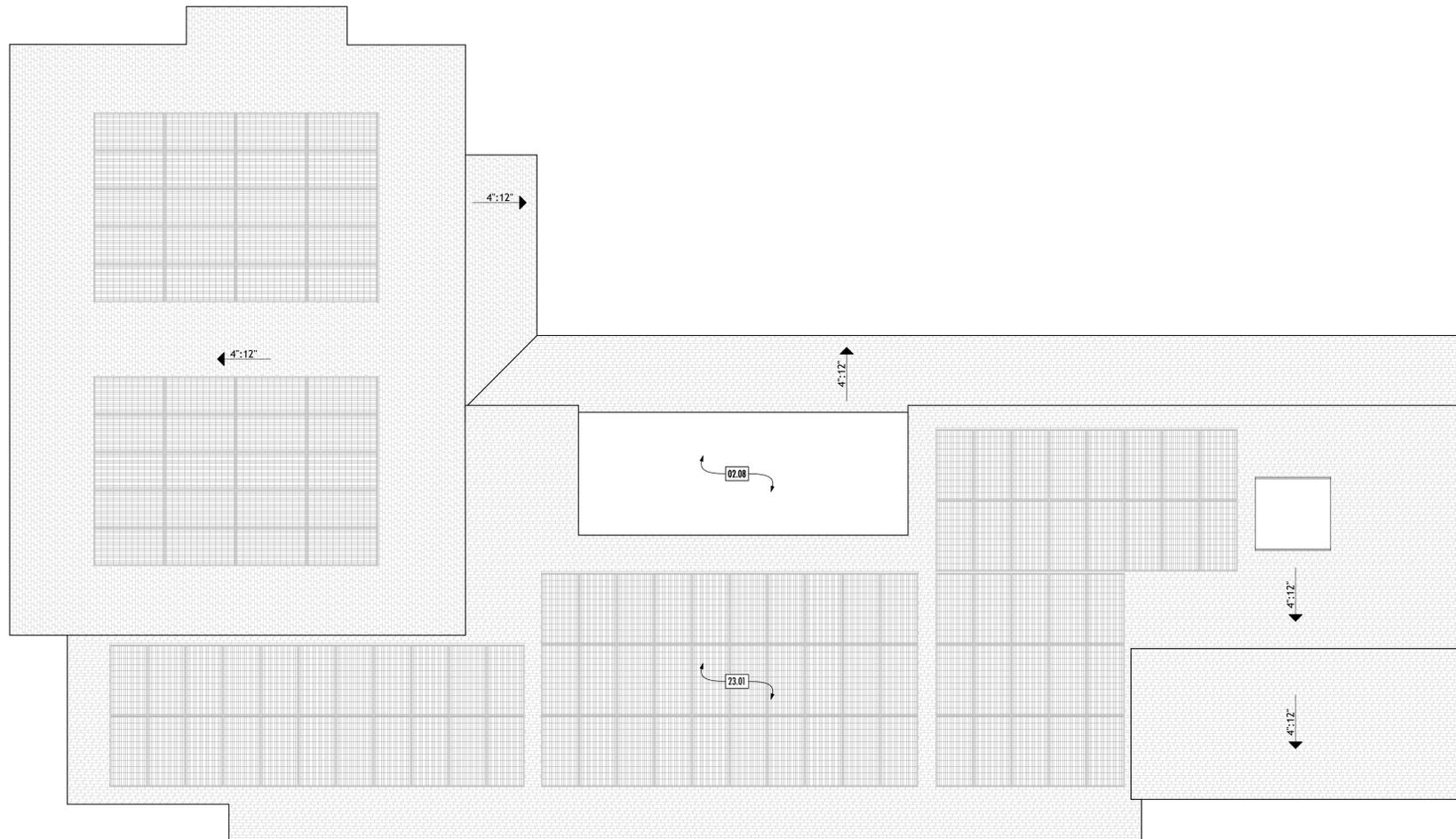
- 02.08 (E) MECHANICAL EQUIPMENT AREA TO REMAIN
- 23.01 APPROX. LOCATION AND (N) SOLAR PANELS, TYP.

**ROOF PLAN LEGEND**

-  (E) ROOF AREA TO REMAIN
-  KEY NOTE

**GENERAL NOTES**

1. EXISTING CONDITIONS TO REMAIN U.N.O.



**1** PROPOSED ROOF PLAN  
SCALE: 1/8" = 1'-0"

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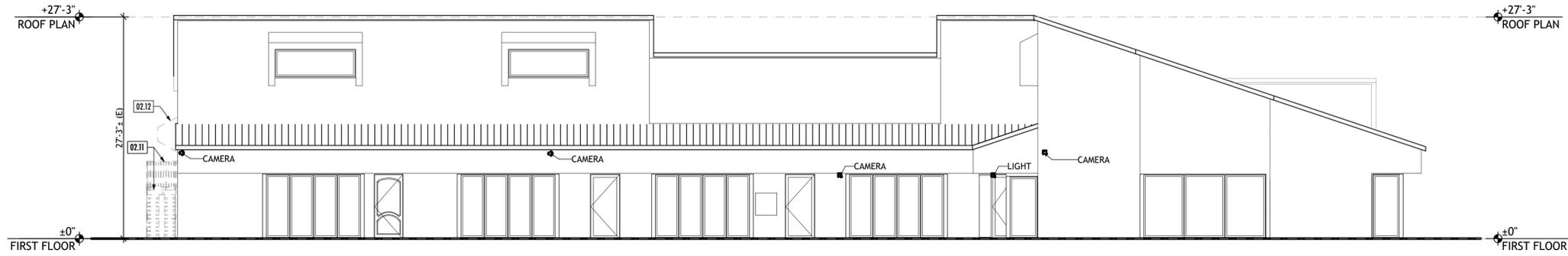
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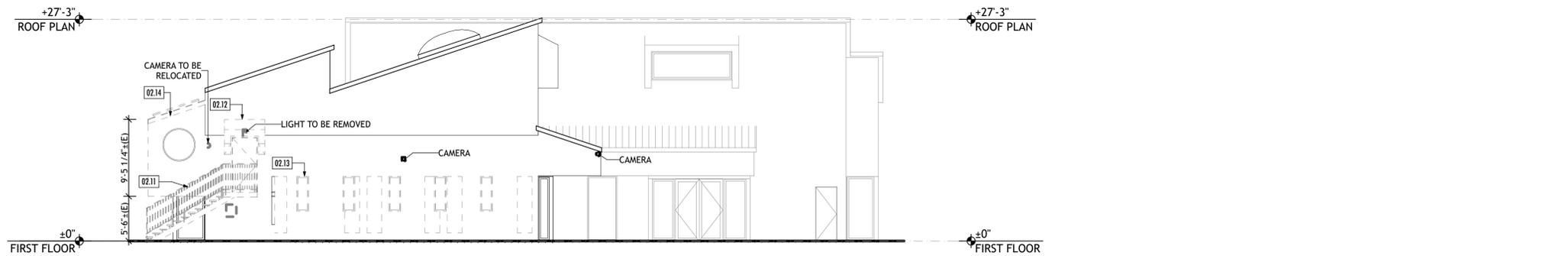
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Permit  
**A1.5**  
Plotted On: 8/11/22

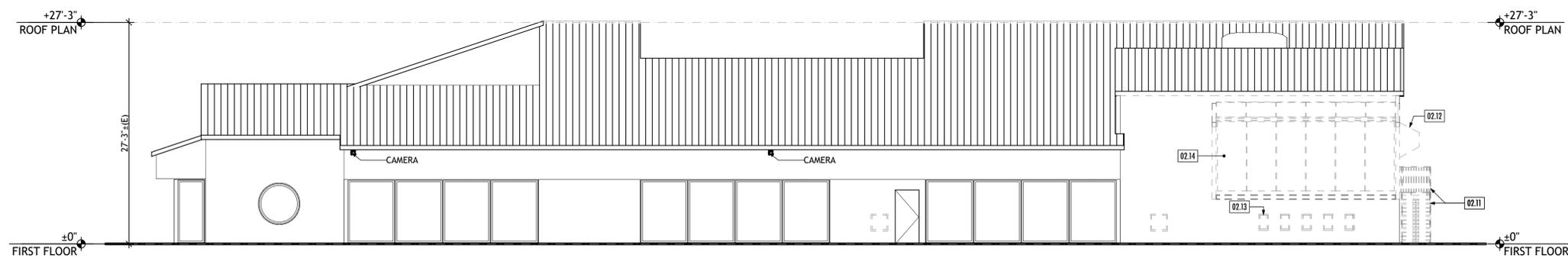
PROPOSED ROOF PLAN



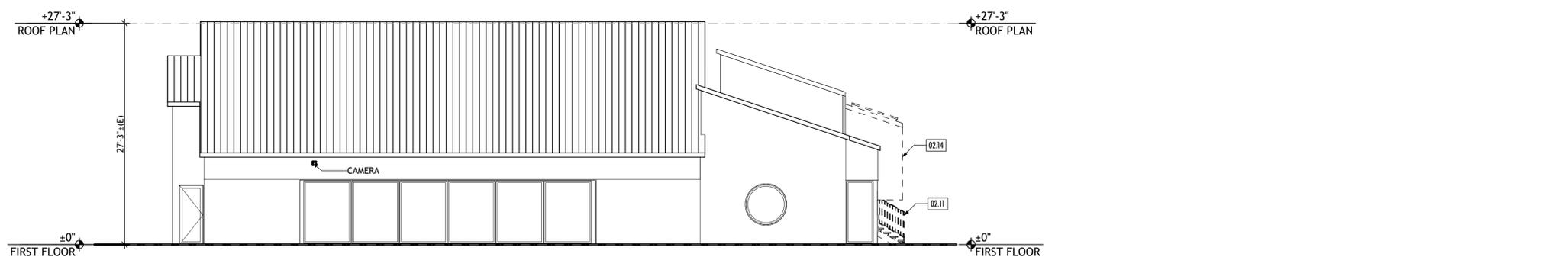
1 EXISTING-DEMO NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 EXISTING-DEMO EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 EXISTING-DEMO SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 EXISTING-DEMO WEST ELEVATION  
SCALE: 1/8" = 1'-0"

EXIST-DEMO ELEVATION KEYNOTES

02.11	(E) STAIRS & RAILING TO BE REMOVED
02.12	(E) CONC. AWNING AND ROOF TO BE REMOVED
02.13	(E) WINDOWS TO BE REMOVED, TYP. OF 5
02.14	(E) CANTILEVERED MEZZANINE TO BE REMOVED

ELEVATION LEGEND



GENERAL NOTES

- EXISTING CONDITIONS TO REMAIN U.N.O.
- NO CHANGE TO EXTERIOR OF BUILDING U.N.O. GC TO MATCH EXISTING MATERIALS AT AREAS OF PATCHING, FINISH FINISH & COLOR REF. FINISH SCHEDULE
- CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT ON REMOVING EXTRANEIOUS ITEMS FROM THE EXTERIOR WALLS SUCH AS UNUSED CONDUIT, PIPING, UTILITY BOXES, PLYWOOD PANELS, ETC. CONTRACTOR TO PATCH SIDING TO MATCH EXISTING ADJACENT CONDITIONS.
- CONTRACTOR TO PAINT UTILITY BOXES, CONDUIT, PIPING, AND VENTS TO MATCH ADJACENT WALL.

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BY	REVISIONS	DATE
1	PLAN CHECK	8/11/22

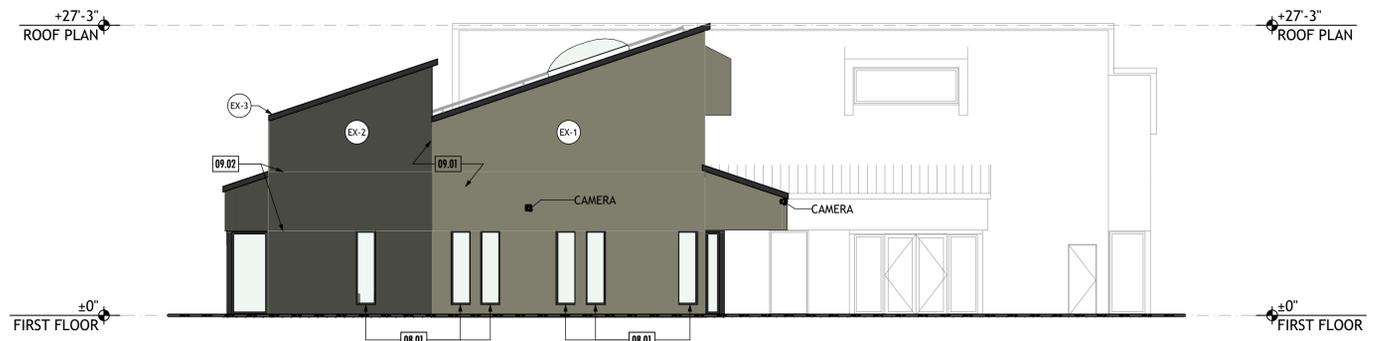
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**A2.1**  
Plotted On: 8/11/22

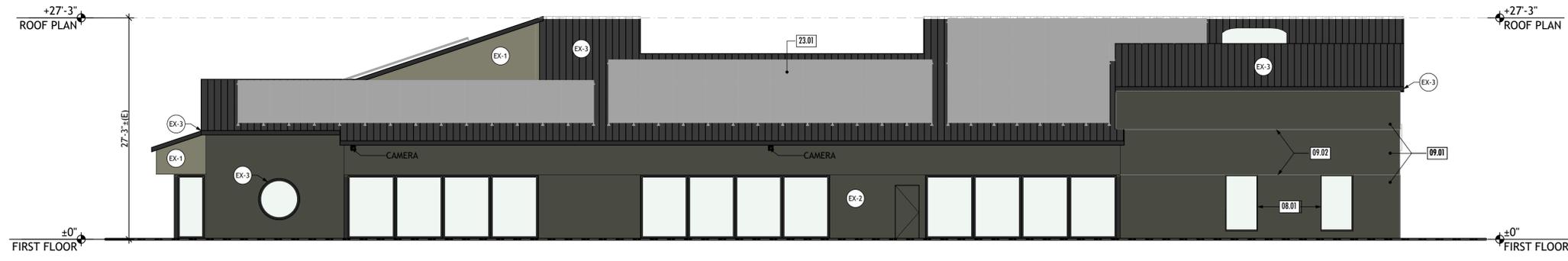
EXISTING-DEMO ELEVATIONS



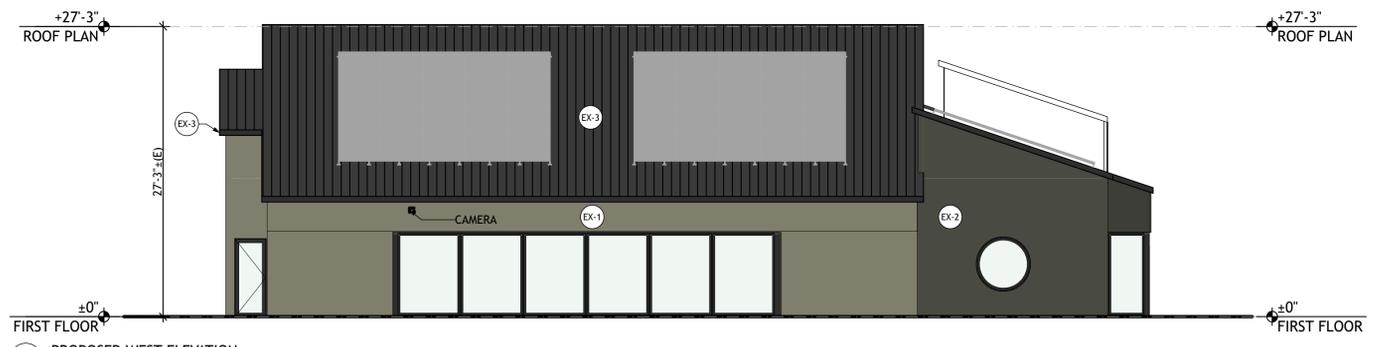
1 PROPOSED NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 PROPOSED EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 PROPOSED SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



4 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION KEYNOTES

08.01	(N) WINDOWS TO MATCH (E) IN MATERIAL AND COLOR
09.01	INFILL WALL AS NECESSARY, STUCCO FINISH TO MATCH (E). SEE SHEET A7.1 FOR COLOR SPECIFICATIONS
09.02	(N) STUCCO EXPANSION JOINT

ELEVATION LEGEND

	DATUM AND HEIGHT OF STRUCTURE
	KEYNOTE
	EXTERIOR MATERIAL TAG, SEE FINISH SCHEDULE ON SHEET A7.1

GENERAL NOTES

- EXISTING CONDITIONS TO REMAIN U.N.O.
- NO CHANGE TO EXTERIOR OF BUILDING U.N.O. GC TO MATCH EXISTING MATERIALS AT AREAS OF PATCHING. FINISH FINISH & COLOR REF: FINISH SCHEDULE
- CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT ON REMOVING EXTRANEIOUS ITEMS FROM THE EXTERIOR WALLS SUCH AS UNUSED CONDUIT, PIPING, UTILITY BOXES, PLYWOOD PANELS, ETC. CONTRACTOR TO PATCH SIGNING TO MATCH EXISTING ADJACENT CONDITIONS.
- CONTRACTOR TO PAINT UTILITY BOXES, CONDUIT, PIPING, AND VENTS TO MATCH ADJACENT WALL.

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APN: 288-07-034

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△	PLAN CHECK	8/11/22

Date:	8/11/22
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**A2.2**  
Plotted On: 8/11/22

PROPOSED ELEVATIONS

ELEVATION LEGEND

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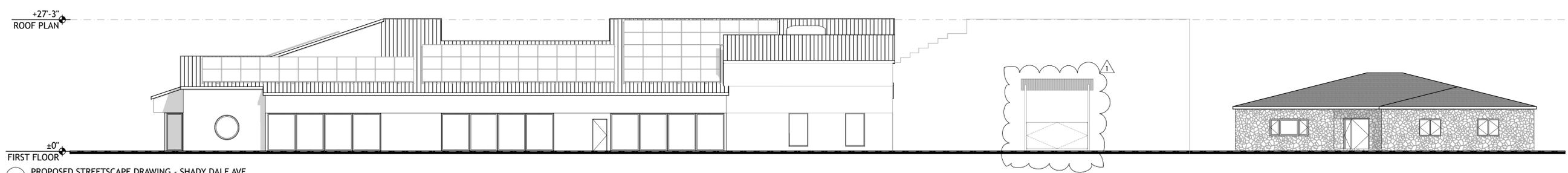
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1 PROPOSED STREETSCAPE DRAWING - SHADY DALE AVE  
 SCALE: 3/32" = 1'-0"

Date:	8/11/22
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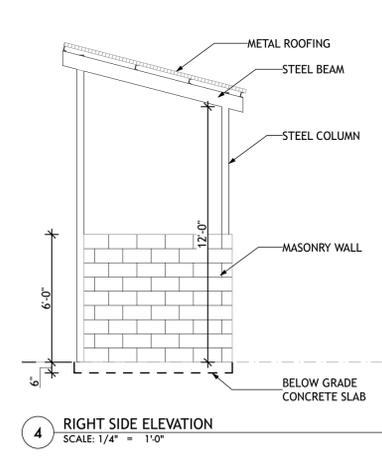
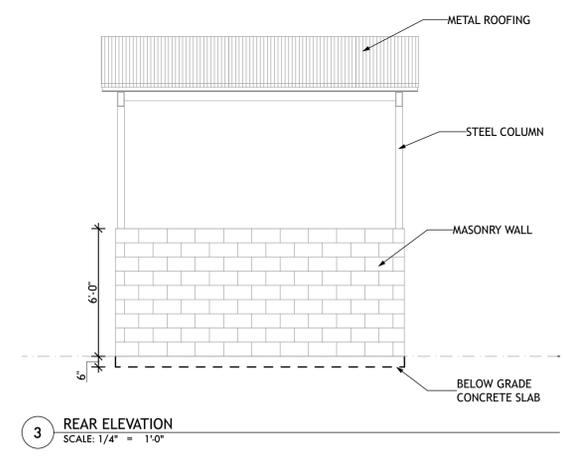
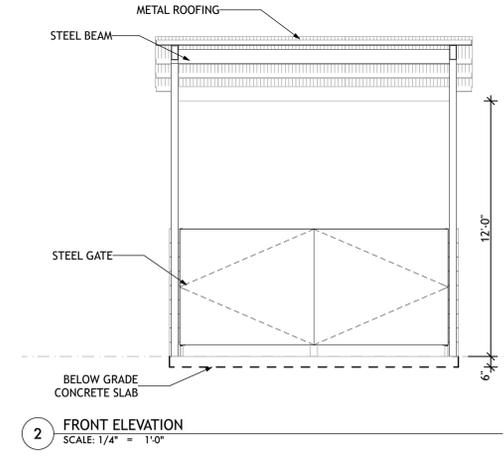
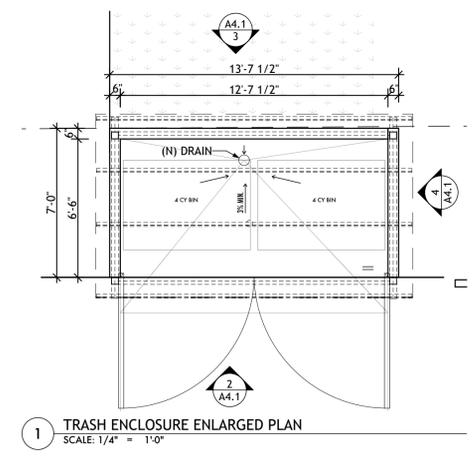
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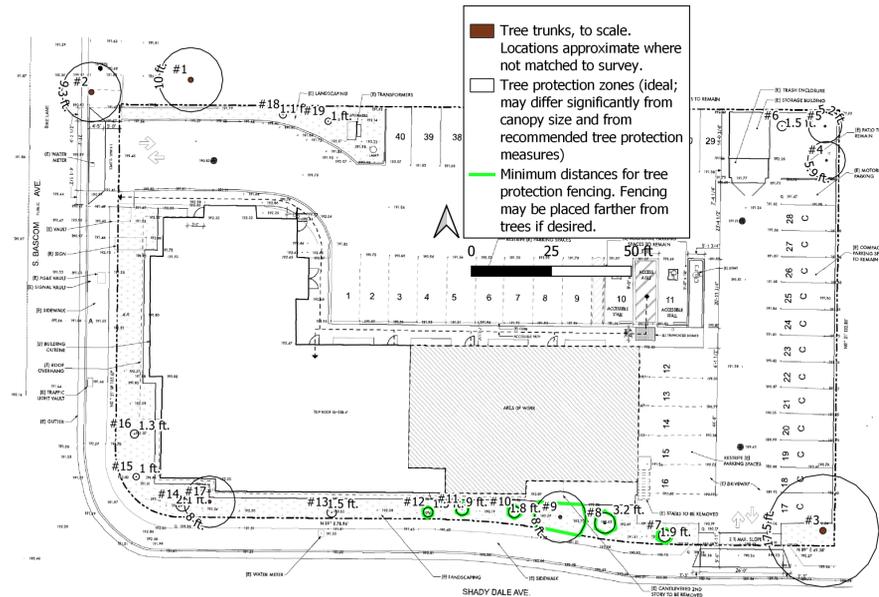
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General Development  
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**A4.1**  
 Plotted On: 8/11/22





TREE SURVEY AND PROTECTION PLAN



2160 S Bascom Tree Table

Aesculus Arboricultural Consulting

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Protected Private Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3) Remove?	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (ideal, ft. from center of trunk)	Expected Impacts	Notes
7	Crabapple	Malus, sp.	2.5	3				3	2.0	1.9	Minor from construction access to existing stairs to be demolished	-
8	Italian stone pine	Pinus pinea	6.4	3				3	3.0	3.2	Minor from construction access to cantilevered second story to be demolished	-
9	Mexican fan palm	Washingtonia robusta	12.0	3				3	N/A	8.0	Minor from construction access to cantilevered second story to be demolished	About 7' tall, no clear brown trunk. Monocot - protect 2' beyond root ball
10	Swamp myrtle	Tristaniopsis laurinum	2.4	3				3	2.0	1.8	Minor from construction access to cantilevered second story to be demolished	-
11	Swamp myrtle	Tristaniopsis laurinum	2.5	3				3	2.0	1.9	Minor from construction access to cantilevered second story to be demolished	DBH estimated due to planting stake at trunk
12	African fern pine	Afroparpus falcatus	3.0	3				3	3.0	1.5	Minor from construction access to cantilevered second story to be demolished	DBH estimated due to planting stake at trunk
13	African fern pine	Afroparpus falcatus	3.0	3				3	3.0	1.5	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	DBH estimated due to planting stake at trunk

3/15/2022

2

2160 S Bascom Tree Table

Aesculus Arboricultural Consulting

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Protected Private Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3) Remove?	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (ideal, ft. from center of trunk)	Expected Impacts	Notes
1	London plane	Platanus x acerifolia	20.0	3		X		3	3.0	10.0	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	Neighbor tree. DBH estimated.
2	London plane	Platanus x acerifolia	18.5	3	X		X	3	3.0	9.3	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	Neighbor street tree
3	Mulberry	Morus alba	23.3	3		X		2	2.0	17.5	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	Poor structure, with many leaders (trunks)
4	Mandarin	Citrus reticulata	7.8	3				3	2.0	5.9	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
5	Lemon	Citrus limon	6.9	3				3	2.0	5.2	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
6	Unknown	Unknown	1.5	3				3	1.0	1.5	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-

3/15/2022

1

2160 S Bascom Tree Table

Aesculus Arboricultural Consulting

Tree #	Common Name	Species	DBH (in.)	Vitality (0-3)	Protected Private Tree?	Street Tree?	Off-Site Tree?	Suitability for preservation (0-3) Remove?	Species Construction Tolerance (1 = poor, 3 = good)	TPZ radius (ideal, ft. from center of trunk)	Expected Impacts	Notes
14	Chinese pistache	Pistacia chinensis	4.2	3				3	3.0	2.1	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
15	Chinese pistache	Pistacia chinensis	1.9	3				3	3.0	1.0	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
16	Chinese pistache	Pistacia chinensis	2.6	3				3	3.0	1.3	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
17	Mexican fan palm	Washingtonia robusta	12.0	3				3	N/A	8.0	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	About 6' tall, no clear brown trunk. Monocot - protect 2' beyond root ball
18	Chinese pistache	Pistacia chinensis	2.2	3				3	3.0	1.1	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	-
19	Chinese pistache	Pistacia chinensis	2.0	3				3	3.0	1.0	Minimal - no tree protection needed, as proposed exterior work is well away from this tree	DBH estimated due to planting stake at trunk

3/15/2022

3

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Job: 21-51

General Development Permit  
**TSP-1**  
Plotted On: 8/11/22

TREE SURVEY AND PROTECTION PLAN