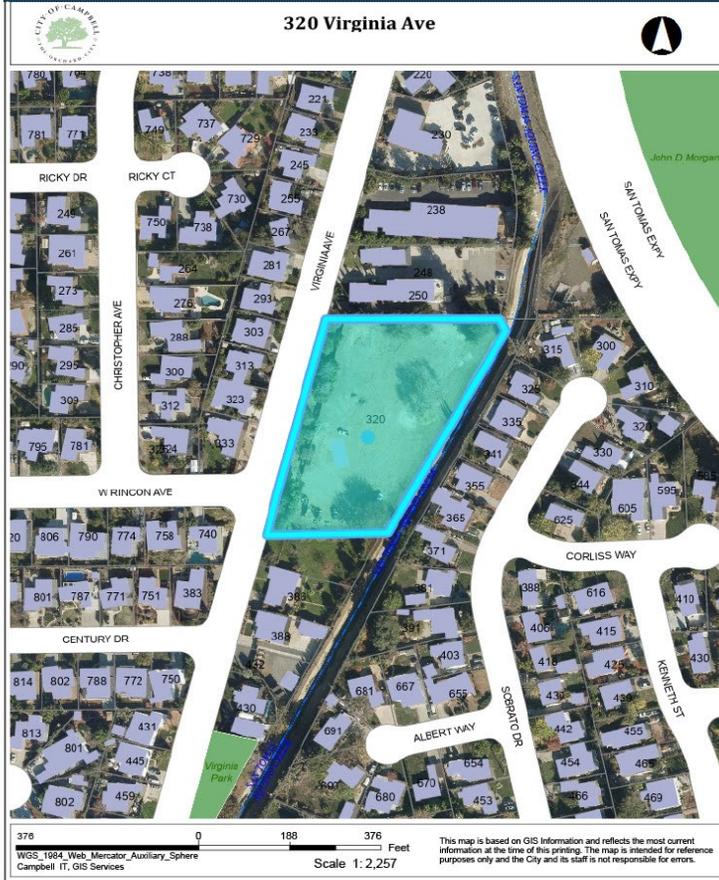


Location of Proposed Project



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

Project Image



Courtesy Notice

Dear Campbell Resident,

September 12, 2023

We are notifying you that the Planning Division of the Community Development Department of the City of Campbell has received an application for the following project:

Project Address: 320 Virginia Avenue

Zoning | Area Plan: MDR | N/A

Neighborhood Association(s): N/A

Council District: 4

File No: PLN-2023-157

APN: 404-07-033

Applicant: Valley Oak Partners (Scott Connelly)

Property Owner: VOP Ref Virginia, LLC

Application Type: Minor Housing Development Project Permit, Tree Removal Permit, and Tentative Map

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

A project utilizing Density Bonus law to allow up to 40 townhomes, removal of trees, and creation of 15 lots.

If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

Before a decision is reached you will receive a formal notice providing another opportunity for public comment.



- City of Campbell -
Community Development Department
70 N. First Street, Campbell CA 95008
(408)866-2140 | 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 traduccion en Español



SHEET INDEX:

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- Architectural Sheets
 - A1.1 Site Photography Sheet
 - A2.1 Architectural Site Plan
 - A3.1 Floor Plans: Unit Plan 1
 - A3.2 Floor Plans: Unit Plan 2
 - A3.3 Floor Plans: Unit Plan 2C
 - A3.4 Floor Plans: Unit Plan 2X
 - A3.5 Floor Plans: Unit Plan 3
 - A4.1 Floor Plans: Building 1A - 7 Plex - Style A, Levels 1 & 2
 - A4.2 Floor Plans: Building 1A - 7 Plex - Style A, Level 3 & Roof
 - A4.3 Floor Plans: Building 1A - 7 Plex - Style B, Levels 1 & 2
 - A4.4 Floor Plans: Building 1A - 7 Plex - Style B, Level 3 & Roof
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 - A5.1 Floor Area Diagram
 - A6.1 Building Elevations & Cross Sections: Building 1A - 7 Plex - Style A
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 - A6.3 Building Elevations & Cross Sections: Building 1A - 7 Plex - Style B
 - A6.4 Building Elevations & Cross Sections: Building 1A - 7 Plex - Style B
 - A6.5 Building Elevations & Cross Sections: Building 2A - 6 Plex
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 - A6.7 Building Elevations & Cross Sections: Building 2 - 6 Plex
 - A6.8 Building Elevations & Cross Sections: Building 2 - 6 Plex
 - A7.1 Color & Material Sheet: Style A
 - A7.2 Color & Material Sheet: Style B
 - A8.1 Streetscape Drawing
 - A9.1 Isometric Massing Plan
 - A9.2 Building Frontage Profile Sections
 - A9.3 Privacy Plan
 - A9.4 Architectural Detail Sheet
- Civil Sheets
 - C1 Abbreviations and Legend
 - C2 Existing Conditions, Demolition and Tree Removal Plan
 - C3 Tree Removal Notes and Details
 - C4 Tree pLAN
 - C5 Site Plan and Parking & Accessibility Plan
 - C6 Site Design Requirements Plan
 - C7 Site Sections
 - C8 Grading and Drainage Plan
 - C9 Utility Plan
 - C10 Stormwater Management Plan
 - C11 Stormwater Notes and Details
 - C12 Emergency Access Plan
 - TM1 Vesting Tentative Map
 - TM2 Vesting Tentative Map
- Landscape Sheets
 - L-1 Overall Landscape Plan
 - L-2 Open Space Enlargement
 - L-3 Conceptual Irrigation Design
 - L-4 Mailbox Routing & Circulation Plan
 - L-5 Plant Imagery
- Supplemental Sheets
 - EXH1 Joint Trench Intent Exhibit
 - Tree Assessment Plan
 - Photometric Plan



PROJECT TEAM:

APPLICANT:
 Valley Oak Partners, LLC
 734 The Alameda, San Jose, CA 95126
 Tel: 408-640-0383
 Contact: Scott Connelly

ARCHITECT:
 DAHLIN
 5865 Owens Drive,
 Pleasanton, CA 94588
 Tel: 925-251-7200
 Contact: Eric Muzzy

CIVIL ENGINEER:
 CEA (Civil Engineering Associates)
 128 Railway Ave, Campbell, CA 95008
 Tel: 408-453-1066 x.207
 Contact: John Gaylord

LANDSCAPE ARCHITECT:
 vanderToolen Associates
 855 Bordeaux Way, Suite 240
 Napa, CA 94558
 Tel: 707-224-2299
 Contact: Phil vanderToolen

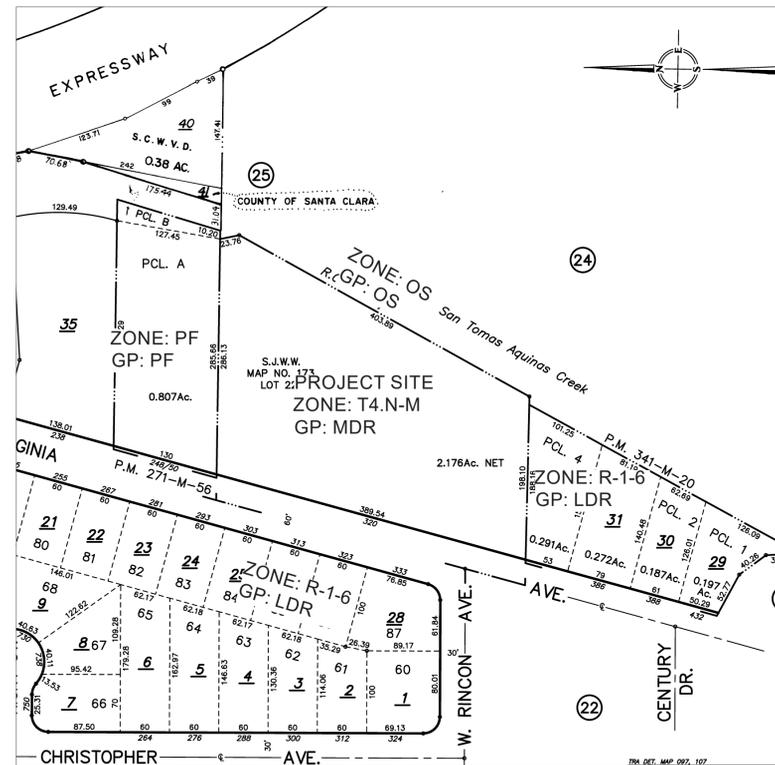
CODE INFORMATION:

APPLICABLE CODES:
 2022 CALIFORNIA BUILDING CODE (CBC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA ENERGY CODE
 2022 CALIFORNIA FIRE CODE (CFC)
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen Code)
 CITY OF CAMPBELL, CALIFORNIA MUNICIPAL CODE
OCCUPANCY GROUP: R-2
CONSTRUCTION TYPE: VB
ALLOWABLE AREA: 21,000 SF
ALLOWABLE HEIGHT: 3 STORIES, 40'
SPRINKLER SYSTEM: NFPA 13

ARCHITECTURAL SUMMARY										
unit name	unit count	bedroom count	bathroom count	gross living area / unit	total gross living area	garage area	porch area	deck area	courtyard area	private open space / unit
plan 1	12	2	2.5	1,410	16,920	598	20	100	84	204
plan 2	16	4	3.5	1,975	31,600	498	15	110	146	271
plan 2x	6	4	3.5	2,050	12,300	561	25	106	163	294
plan 2C	1	4	3.5	1,963	1,963	498	26	81	150	257
plan 3	5	4	3.5	2,093	10,465	514	51	105	337	493
Total	40				73,248					

BUILDING CALCULATIONS									
bldg name	bldg count	unit count / bldg	building area - level 1	building area - level 2	building area - level 3	building area / bldg	total building area	coverage area / bldg	total coverage area
bldg 1a	4	7	5,684	5,349	5,978	17,011	68,044	6,191	24,764
bldg 2	1	6	4,824	4,494	5,006	14,324	14,324	5,191	5,191
bldg 2a	1	6	4,837	4,555	5,095	14,487	14,487	5,334	5,334
Total	6								35,289

PARCEL MAP:



PROJECT DATA		
Site APN	404-07-033	
Project Site Area (Gross) ¹	2.44	Acres
Project Site Area (Net) ²	2.08	Acres
DEVELOPMENT STANDARD	STANDARD	PROPOSED
General Plan Land Use	Medium Density Residential	
Density (Units / Net Ac.)	18-25	19.22
Total Number of Units	40	
2 Bedroom	12	
4 Bedroom	28	
Average Unit Size (Gross SF)	1,831	
Zoning District	T4 N-M	T4 N-M
Coverage		
Structure	35,289 sf, 39%	
Landscaping	32,631 sf, 36%	
Paving	26,840 sf, 30%	
Design Site		
Number of Sites, Type	1, Townhouse	
Buildings per Design Site	6	
Size - Width	16' min	+/- 390'
Size - Depth	65' min (85' min w/ 20' reduction @ alley)	188' - 287'
Height		
Stories	3 max	3
To Eave / Parapet	35' max	+/- 32' max
Overall	45' max	+/- 36' max
Ground Floor Finish Level	6' min	6' min
Floor-to-Floor (Ground)	10' min	8' min
Building Placement		
Front Setback	15'-20'	15' min
Interior Side Setback	5' min	13' min
Rear Setback	Height/2 min (18' min)	27' min
Front Façade Zone	65% min	11%
Ground Floor Habitable Depth	25' min for 80% of Façade	11' - 21'
Encroachments		
Private Frontages (Front)	10' max	7' max
Architectural Features (Front)	3' max	2' max (roof)
Parking		
Parking Setback (Front)	40' min	10' min
Parking Setback (Side)	0' min	6' min
Parking Setback (Rear)	0' min	32' min
Total Number of Spaces	120	94
Spaces per 2 Bedroom Unit	2.5 covered + .5 guest	2 covered
Spaces per 4 Bedroom Unit	2.5 covered + .5 guest	2 covered + .5 surface
Garage Spaces	80 (2 / unit)	
Surface Spaces	14	
Private Open Space	72 sf / unit min	204 sf / unit min

Notes:
 1) Gross Project Site Area includes street dedication & flood control easement.
 2) Net Project Site Area excludes street dedication & flood control easement.

320 VIRGINIA AVENUE

IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

COVER SHEET

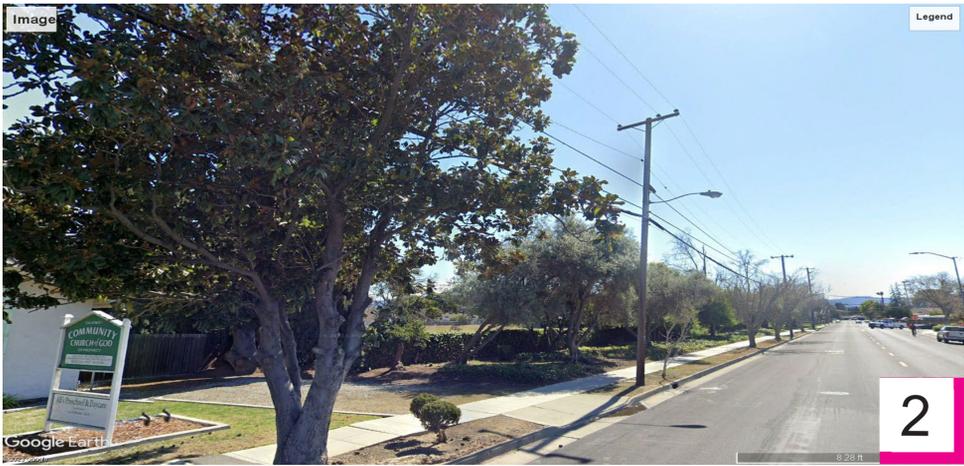
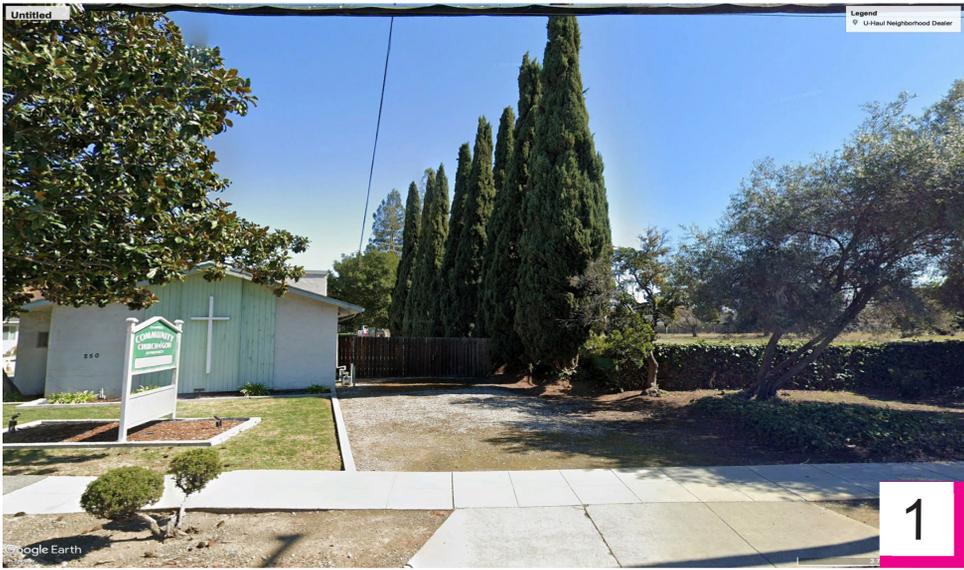


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PROJECT NO. 1005.005 | SEPTEMBER 6, 2023





320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

SITE PHOTOGRAPHY SHEET

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SHEET A1.1



VIRGINIA AVENUE



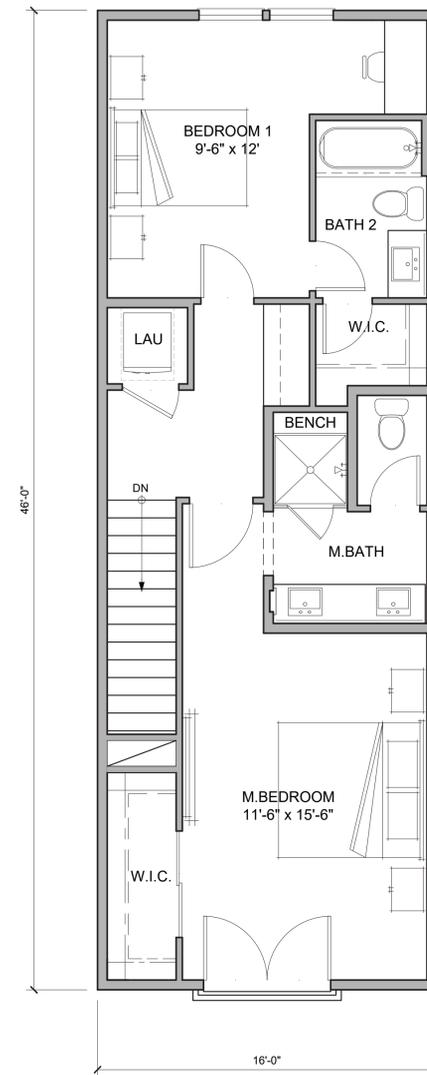
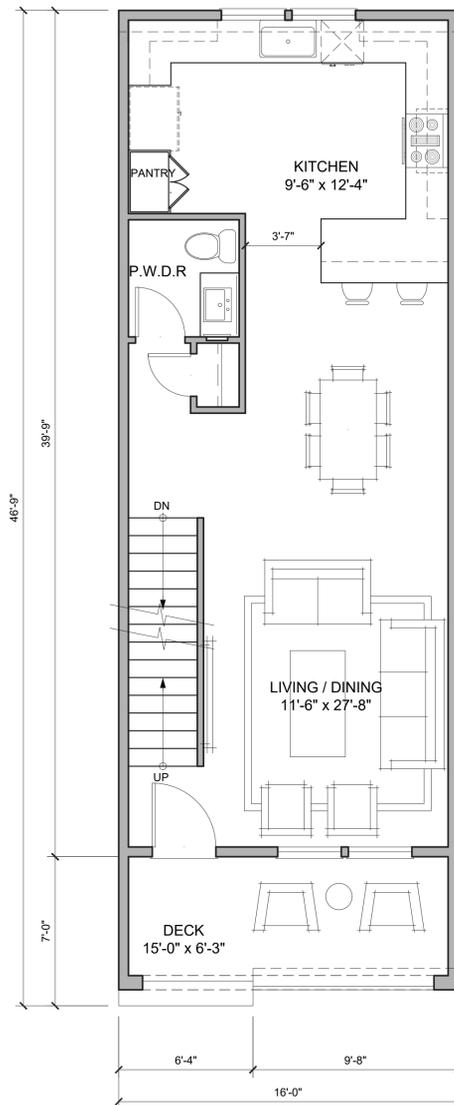
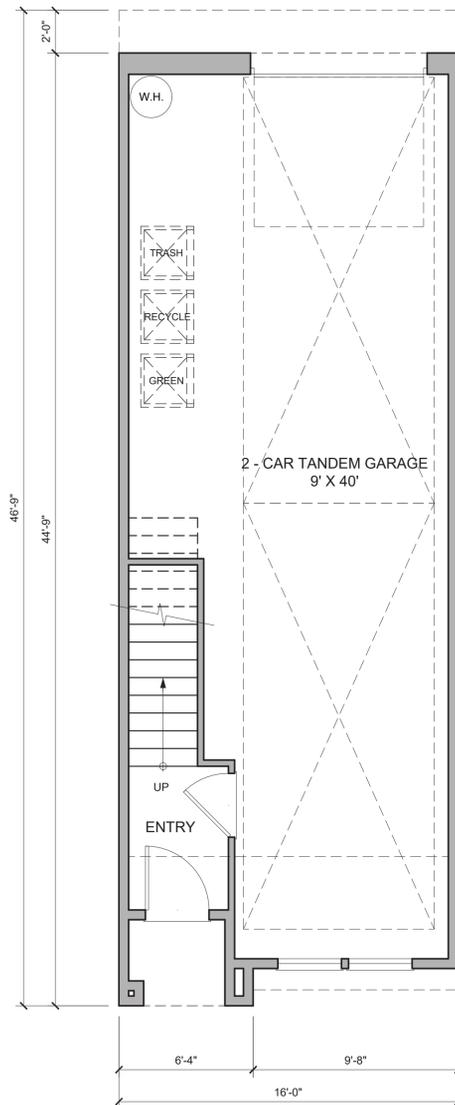
SHEET A2.1

320 VIRGINIA AVENUE
IN CAMPBELL, CA

ARCHITECTURAL SITE PLAN

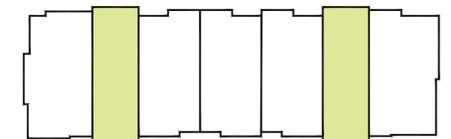
DEVELOPMENT APPLICATION PLANS





PLAN 1
2 BEDROOMS / 2.5 BATHS

FIRST FLOOR:	79 SQ. FT.
SECOND FLOOR:	636 SQ. FT.
THIRD FLOOR:	695 SQ. FT.
TOTAL LIVING:	1410 SQ. FT.
GARAGE:	598 SQ. FT.
PORCH:	20 SQ. FT.
2ND FLOOR DECK:	100 SQ. FT.



SHEET **A3.1**

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

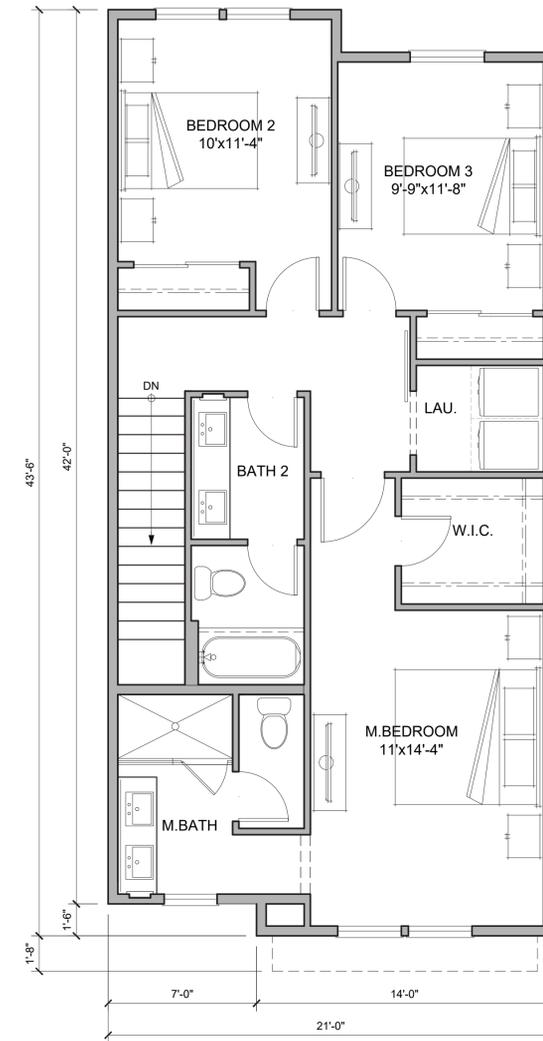
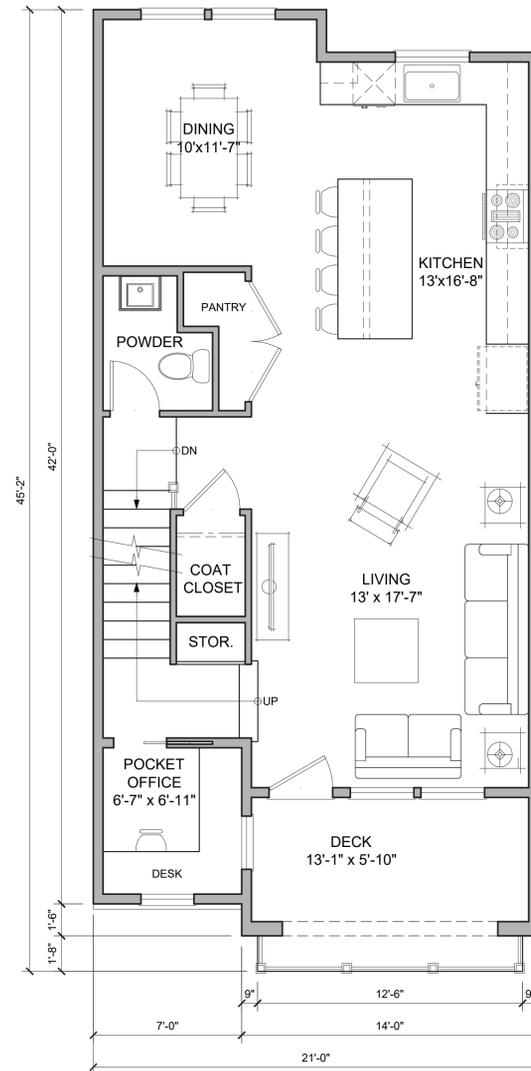
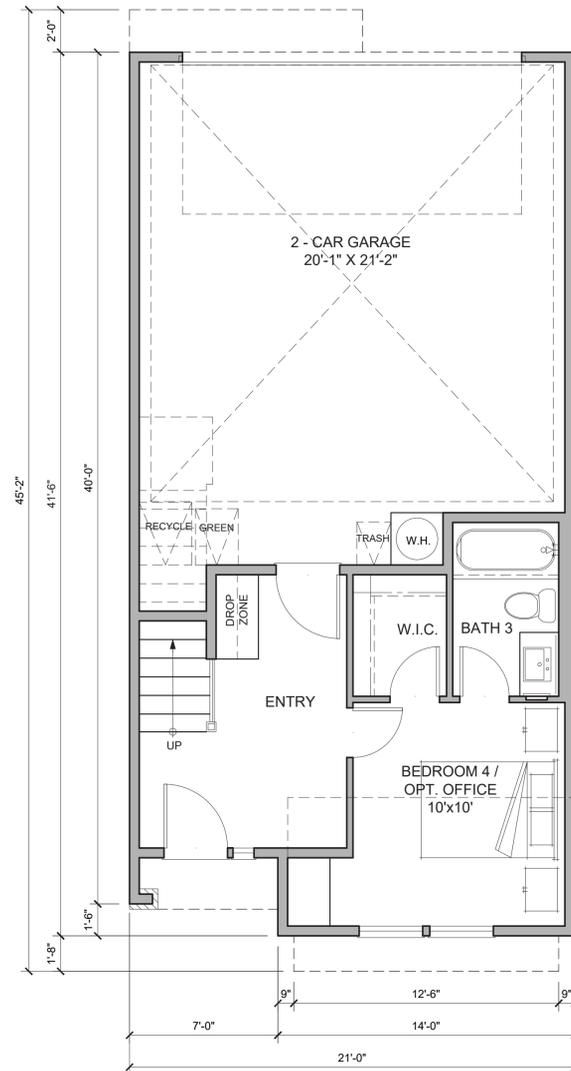
FLOOR PLANS
UNIT PLAN 1

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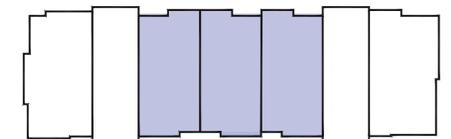


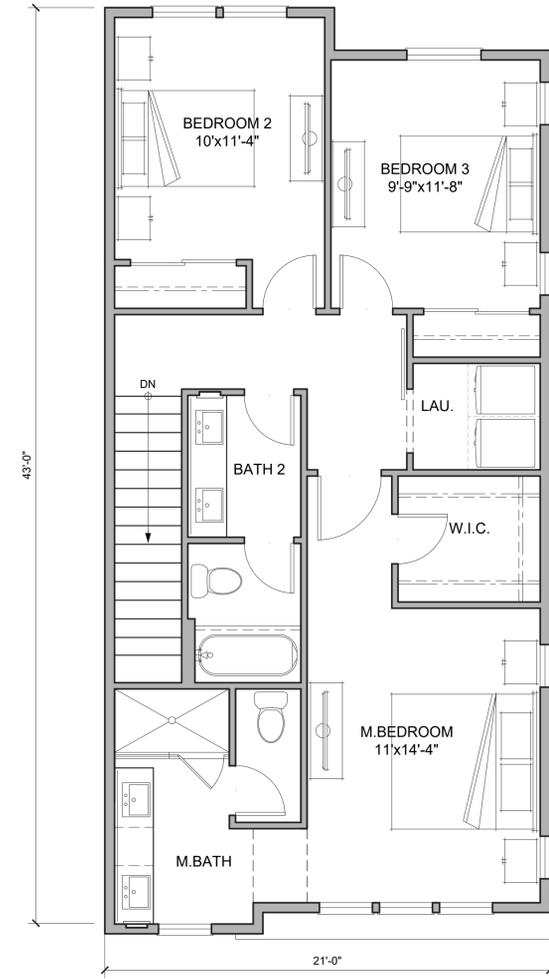
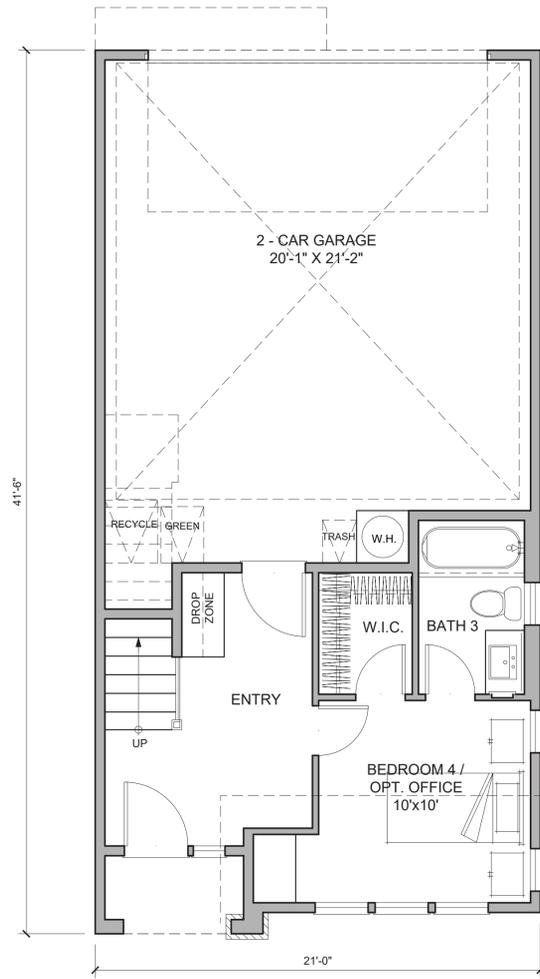
PLAN 2
4 BEDROOMS / 3.5 BATHS

FIRST FLOOR: 347 SQ. FT.
SECOND FLOOR: 794 SQ. FT.
THIRD FLOOR: 834 SQ. FT.

TOTAL LIVING: 1975 SQ. FT.

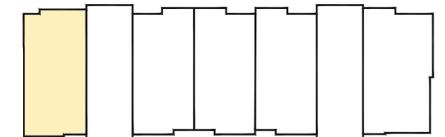
GARAGE: 498 SQ. FT.
PORCH: 15 SQ. FT.
2ND FLOOR DECK: 110 SQ. FT.





PLAN 2C (Corner)
4 BEDROOMS / 3.5 BATHS

FIRST FLOOR:	333 SQ. FT.
SECOND FLOOR:	799 SQ. FT.
THIRD FLOOR:	831 SQ. FT.
TOTAL LIVING:	1963 SQ. FT.
GARAGE:	498 SQ. FT.
PORCH:	26 SQ. FT.
2ND FLOOR DECK:	81 SQ. FT.



320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

FLOOR PLANS
UNIT PLAN 2C

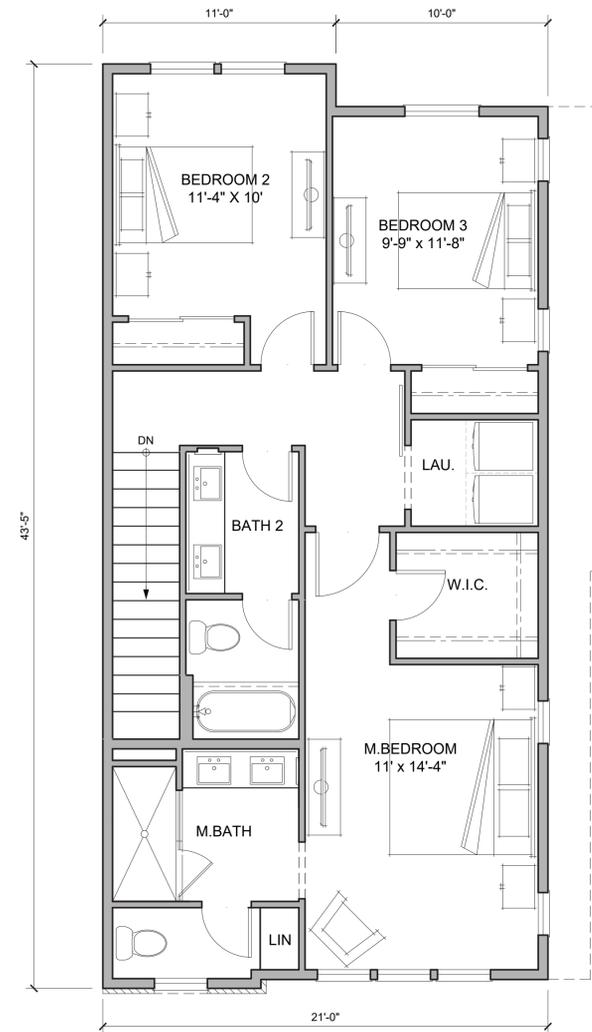
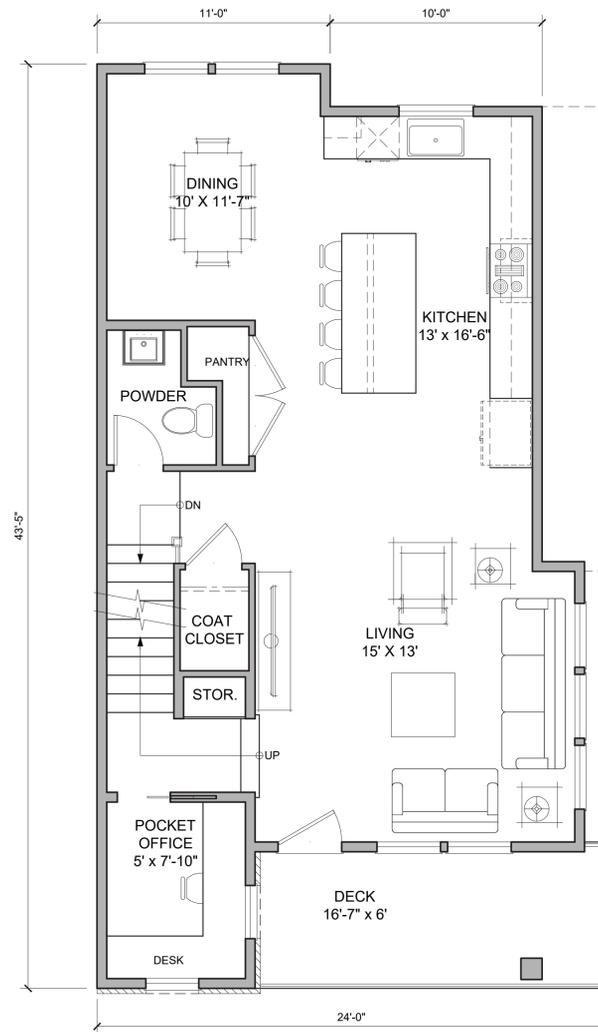
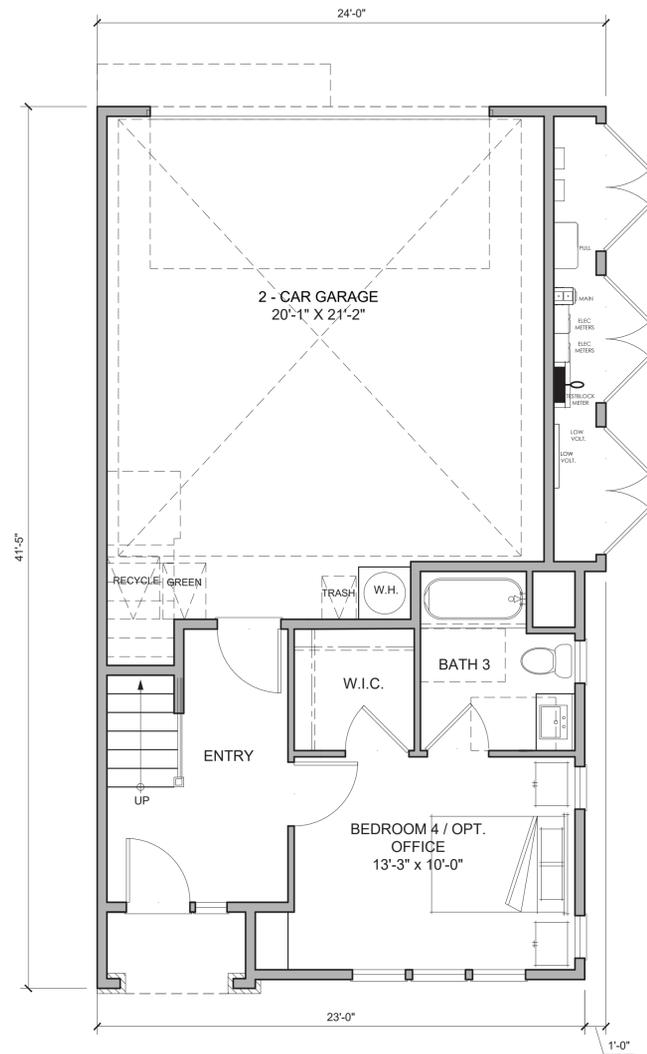
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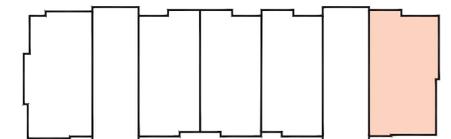
SHEET A3.3

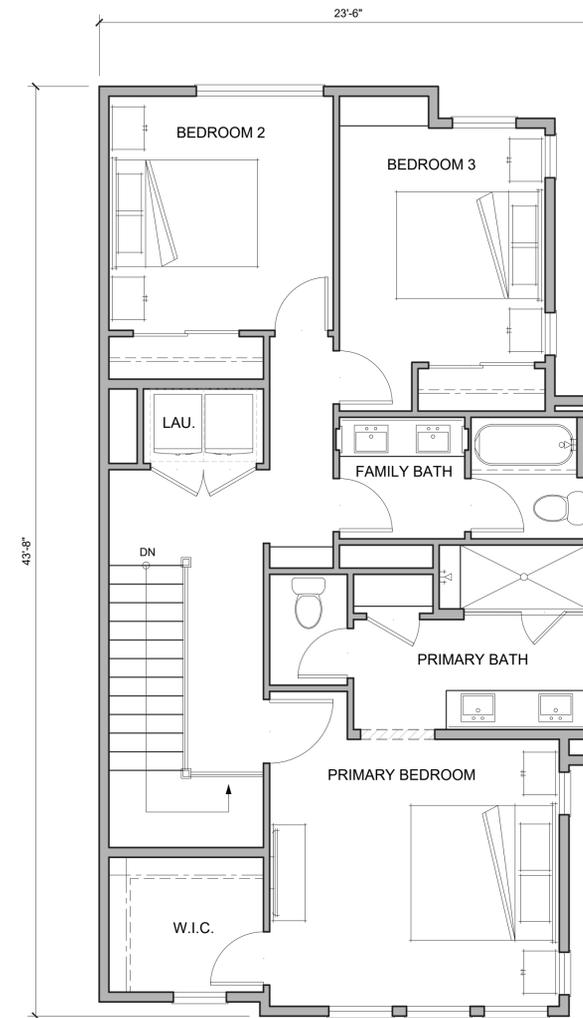
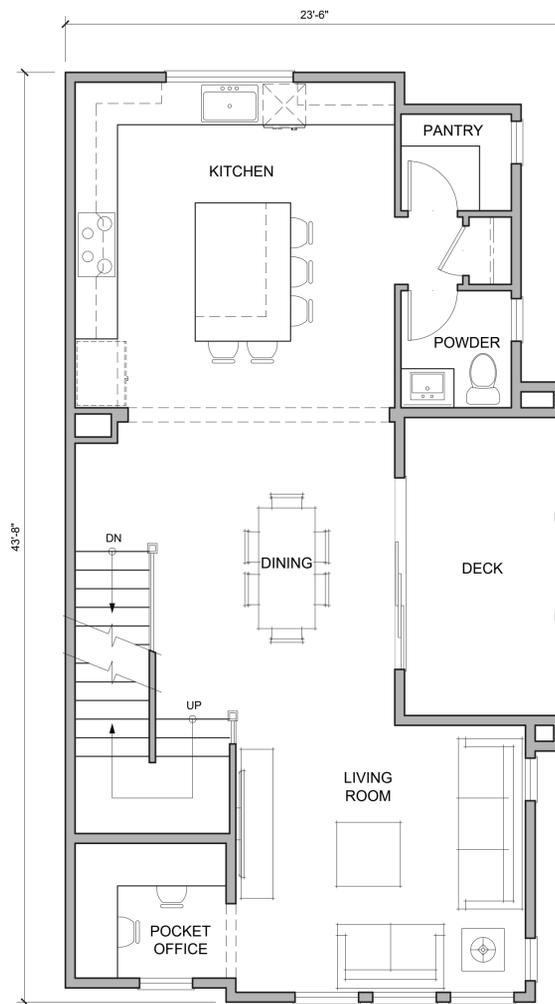
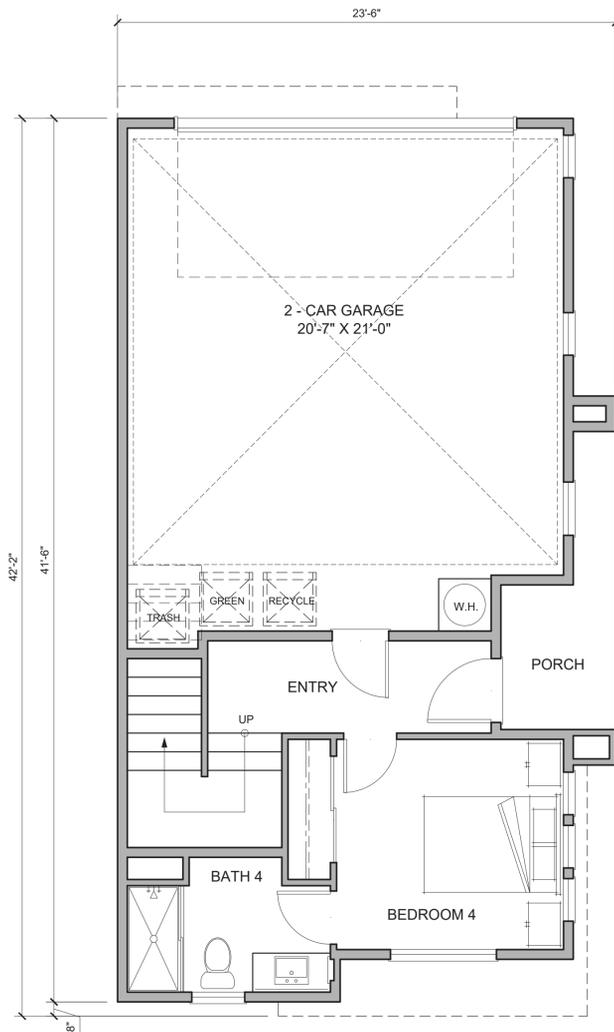




PLAN 2X
4 BEDROOMS / 3.5 BATHS

FIRST FLOOR:	381 SQ. FT.
SECOND FLOOR:	832 SQ. FT.
THIRD FLOOR:	837 SQ. FT.
TOTAL LIVING:	2050 SQ. FT.
GARAGE:	561 SQ. FT.
PORCH:	25 SQ. FT.
2ND FLOOR DECK:	106 SQ. FT.



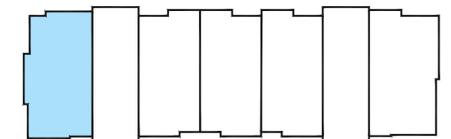


PLAN 3
4 BEDROOMS / 3.5 BATHS

FIRST FLOOR: 333 SQ. FT.
SECOND FLOOR: 857 SQ. FT.
THIRD FLOOR: 903 SQ. FT.

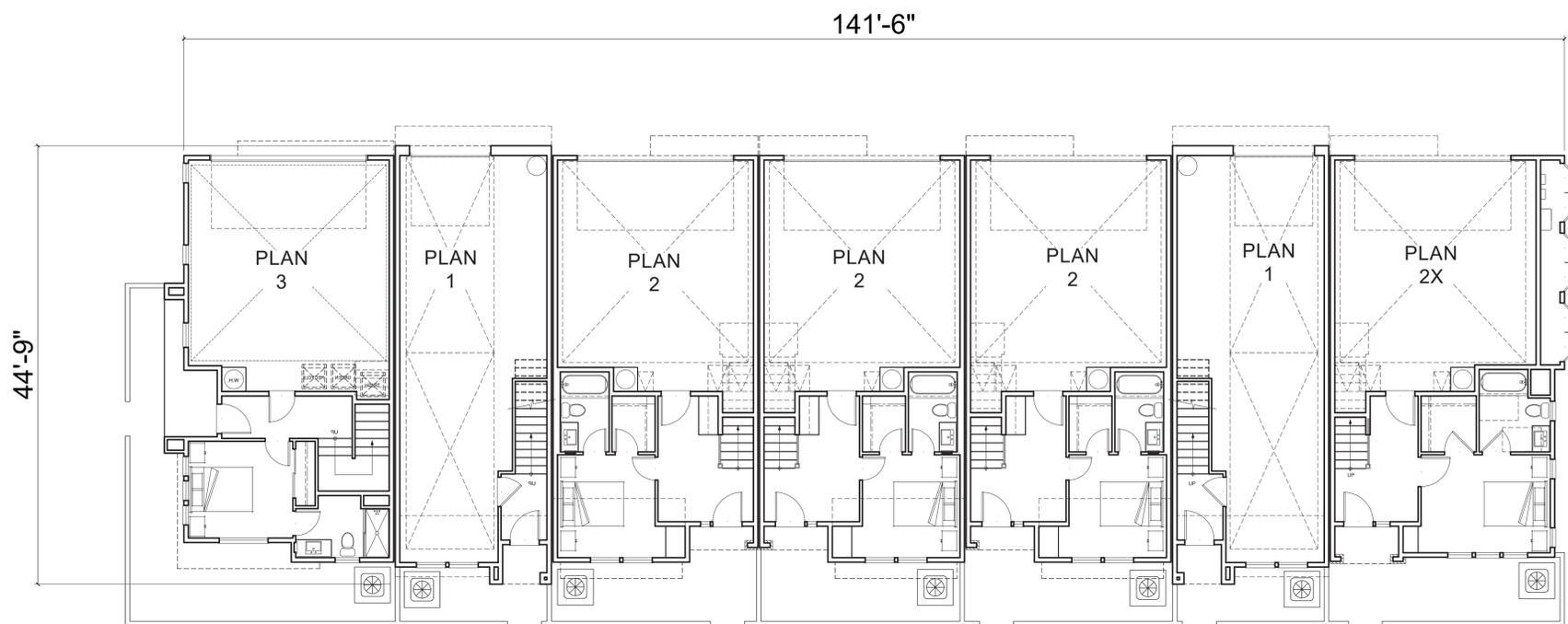
TOTAL LIVING: 2093 SQ. FT.

GARAGE: 514 SQ. FT.
PORCH: 51 SQ. FT.
2ND FLOOR DECK: 105 SQ. FT.





BUILDING PLAN - LEVEL 2



BUILDING PLAN - LEVEL 1



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

FLOOR PLANS

BUILDINGS 1A - 7 PLEX - STYLE A

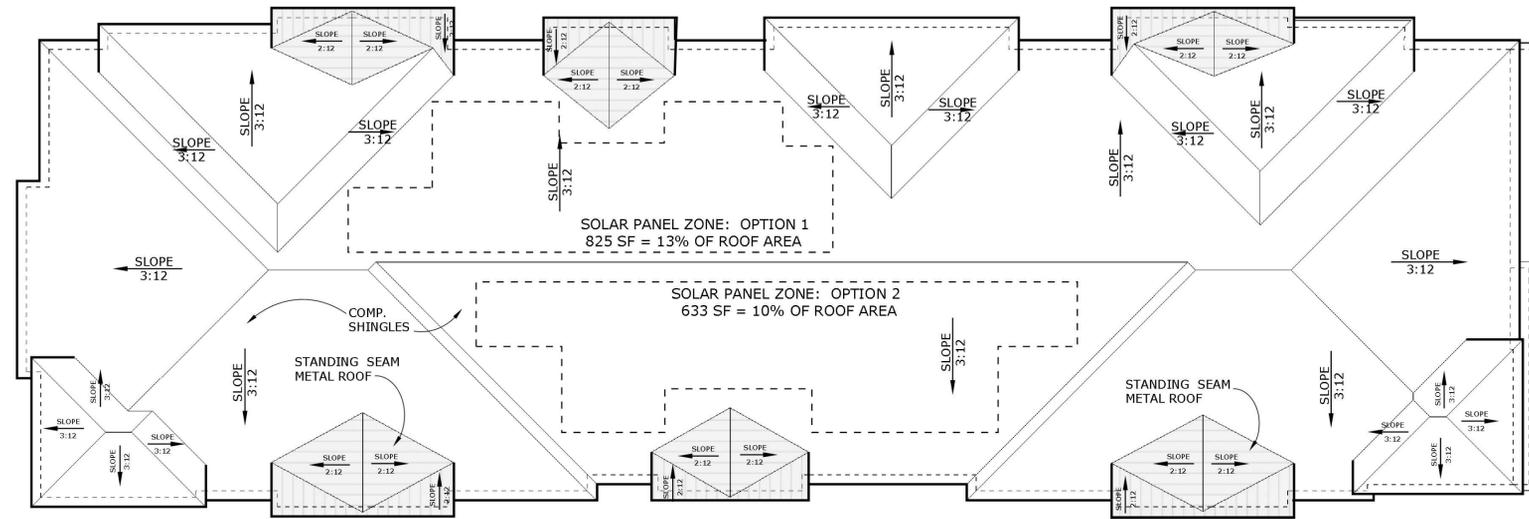
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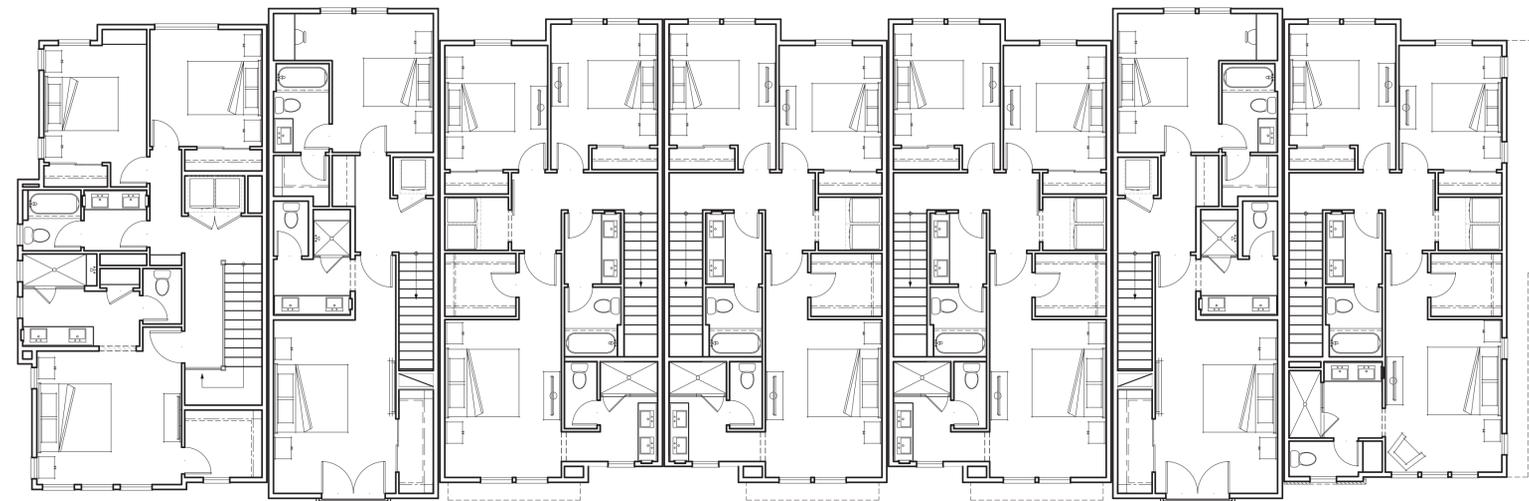
PROJECT NO. 1005.005 | SEPTEMBER 6, 2023

SHEET A4.1





BUILDING PLAN - ROOF PLAN



BUILDING PLAN - LEVEL 3



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

FLOOR PLANS
BUILDINGS 1A - 7 PLEX - STYLE A

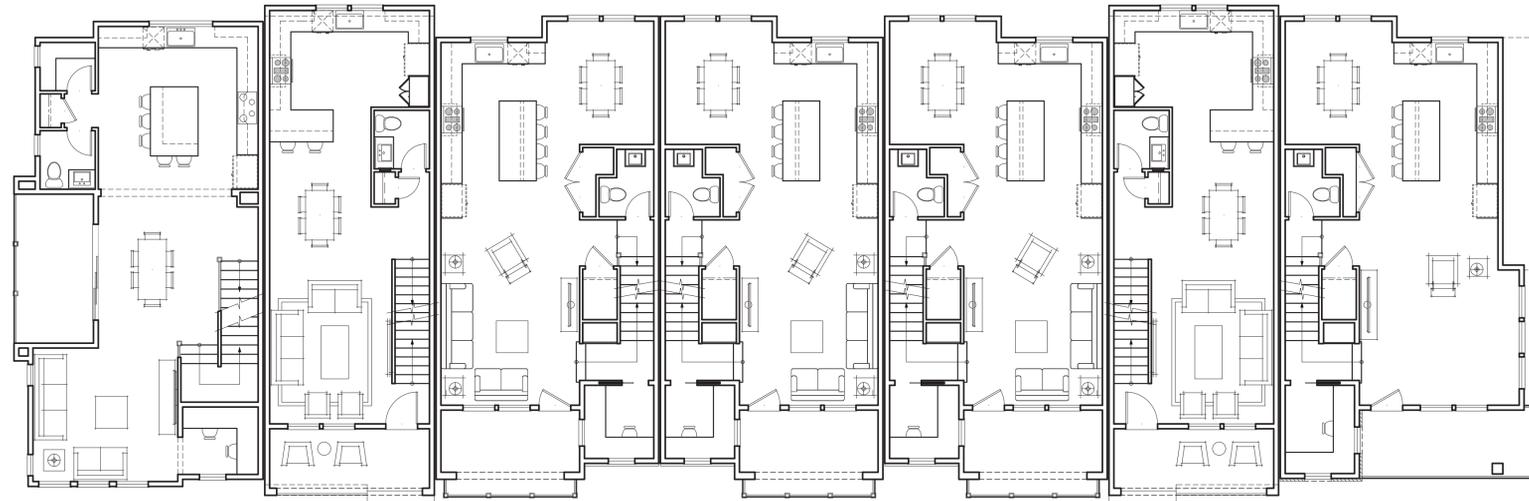
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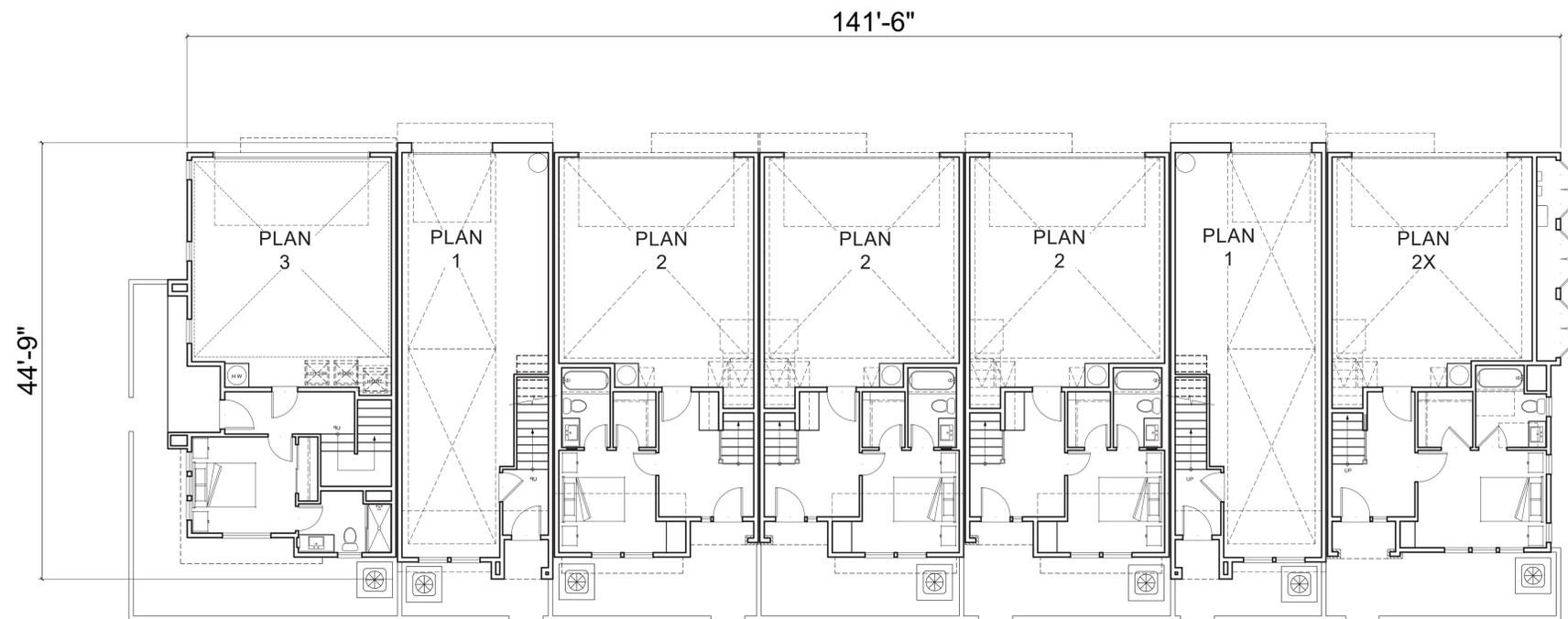
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SHEET A4.2





BUILDING PLAN - LEVEL 2



BUILDING PLAN - LEVEL 1



KEY MAP

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IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

FLOOR PLANS
BUILDING 1A - 7 PLEX - STYLE B

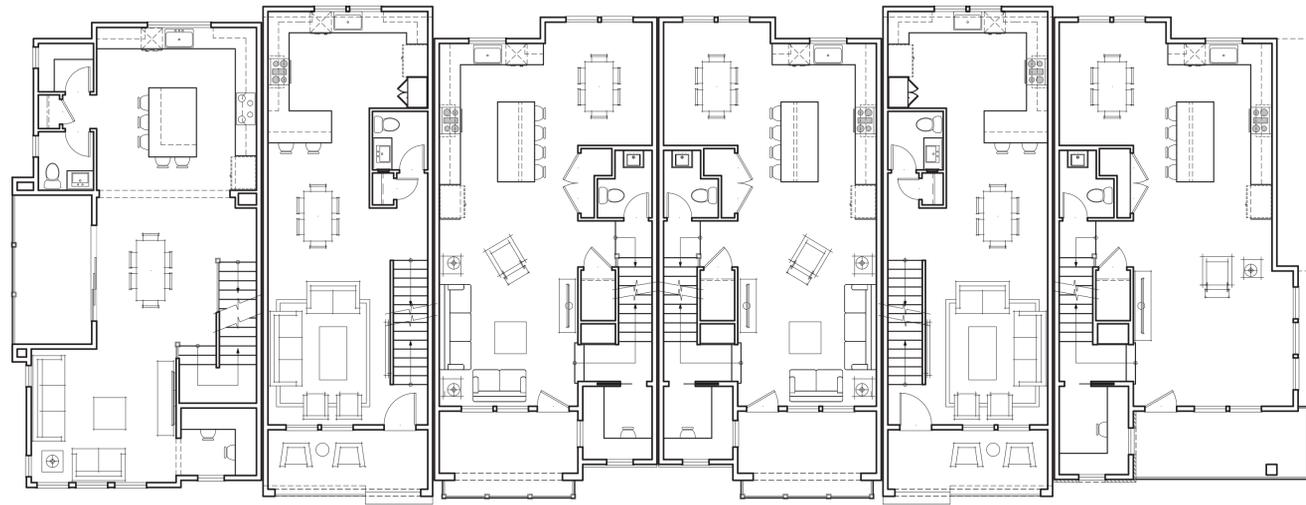
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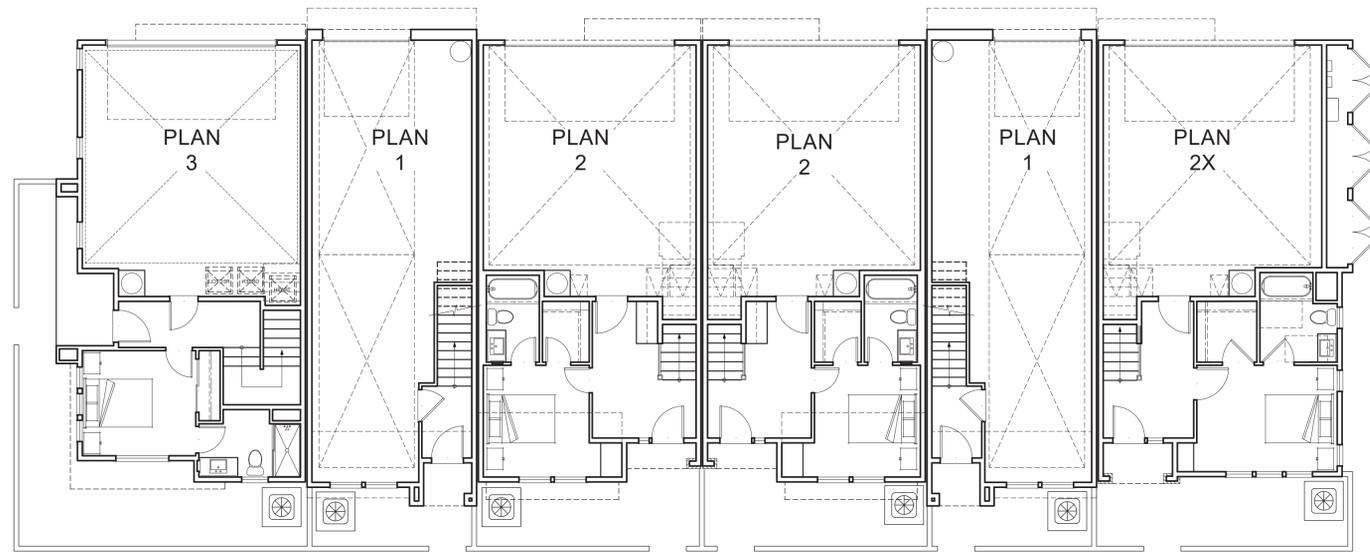
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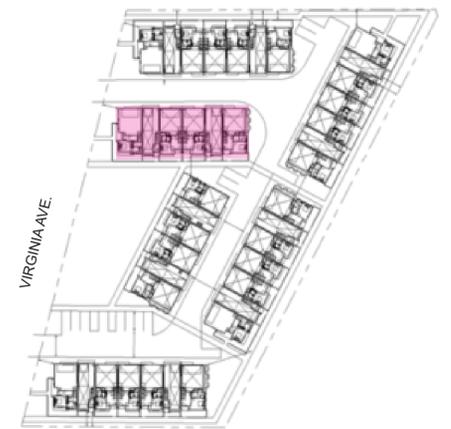




BUILDING PLAN - LEVEL 2



BUILDING PLAN - LEVEL 1



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

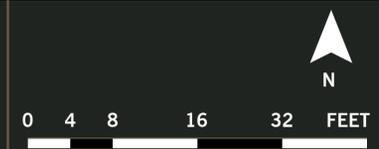
DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

FLOOR PLANS

BUILDING 2A - 6 PLEX

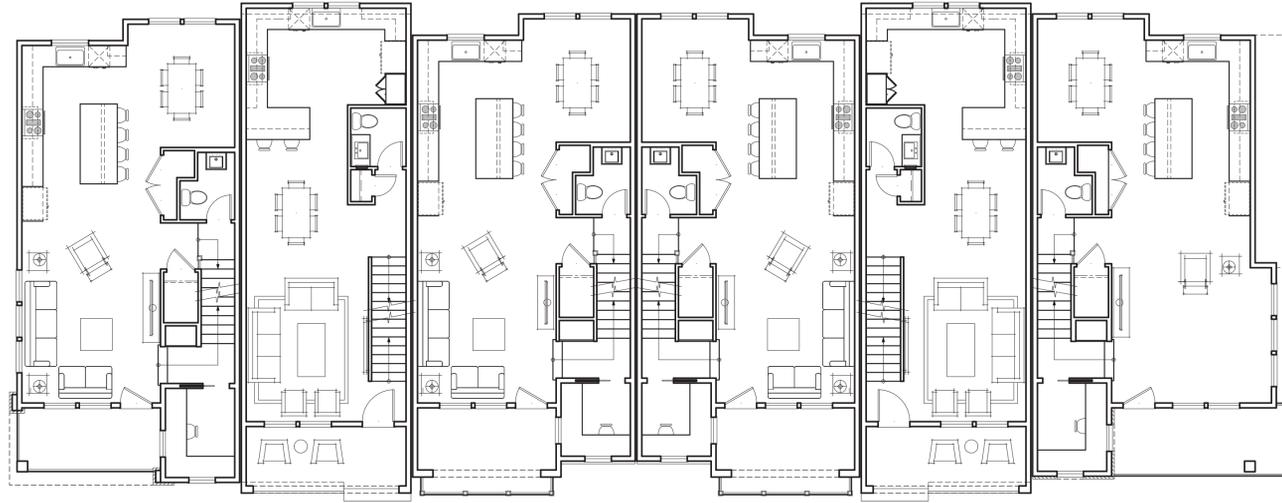
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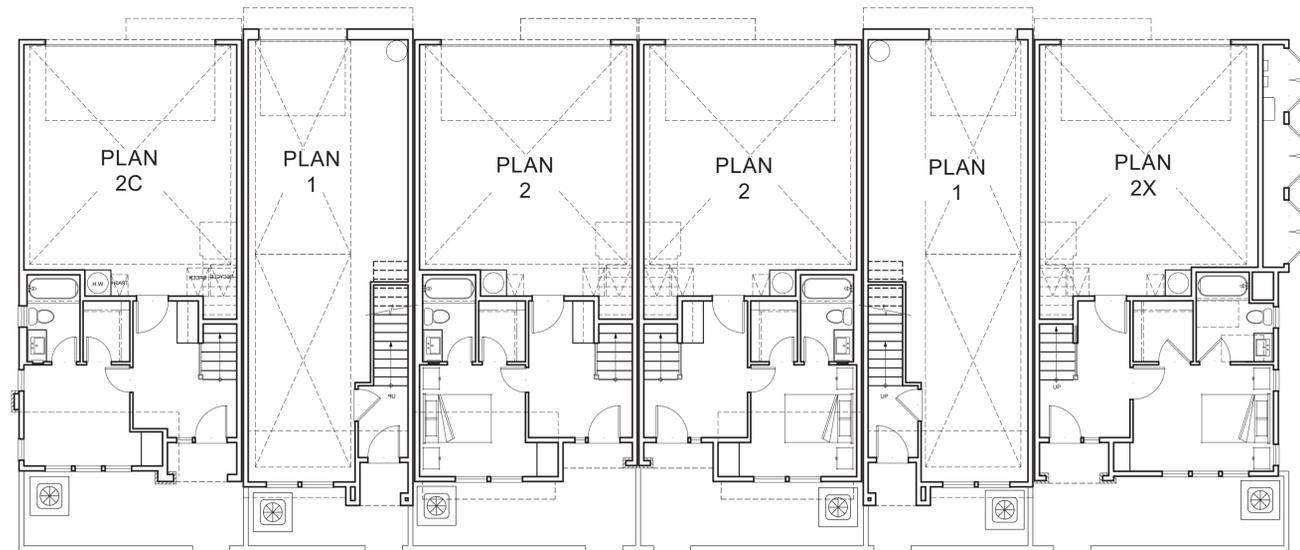
PROJECT NO. 1005.005 | SEPTEMBER 6, 2023

SHEET A4.5





BUILDING PLAN - LEVEL 2



BUILDING PLAN - LEVEL 1



KEY MAP

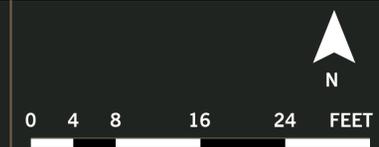
320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

FLOOR PLANS
BUILDING 2 - 6 PLEX

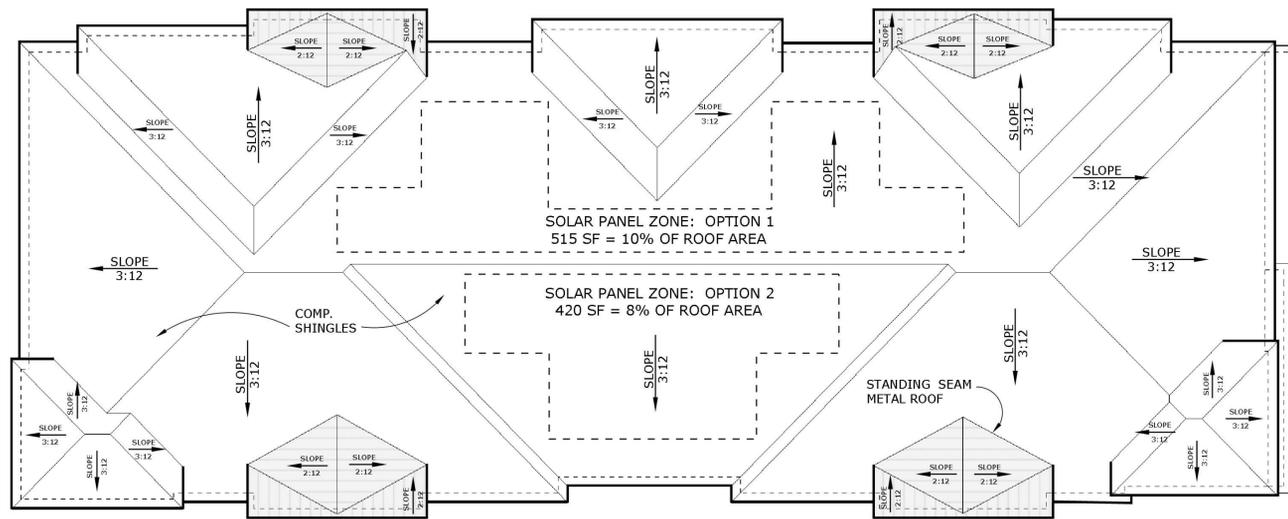
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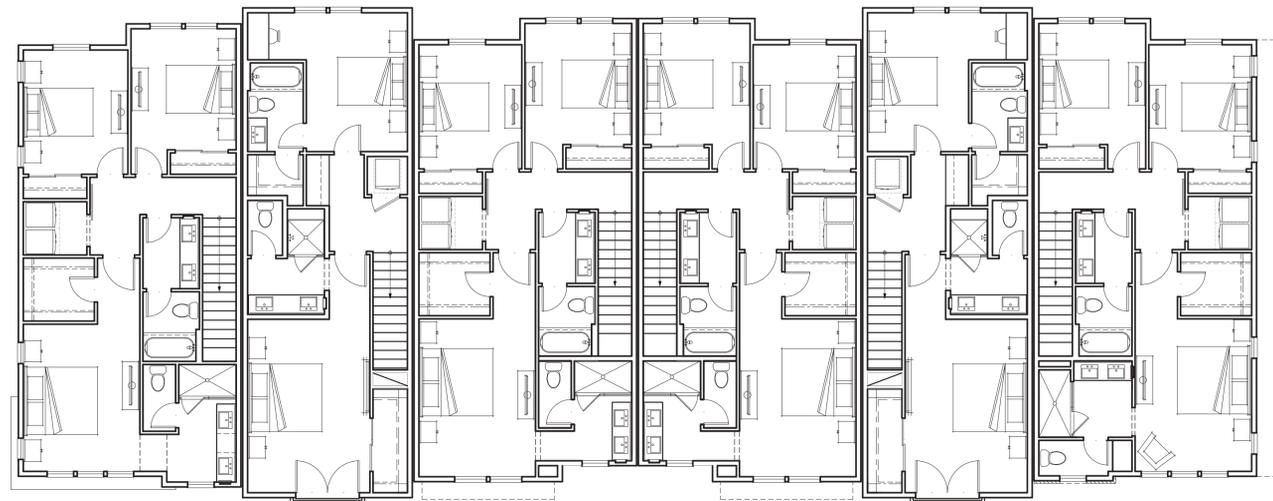
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SHEET A4.7





BUILDING PLAN - ROOF PLAN



BUILDING PLAN - LEVEL 3



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

FLOOR PLANS
BUILDING 2 - 6 PLEX

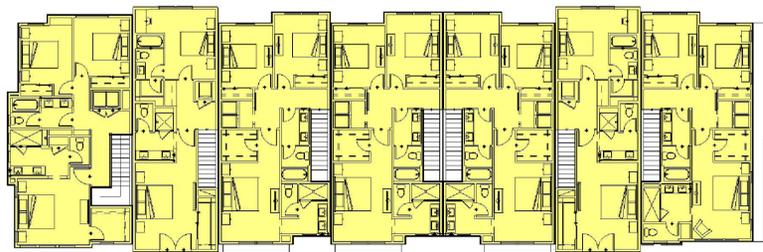
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PROJECT NO. 1005.005 | SEPTEMBER 6, 2023

SHEET A4.8

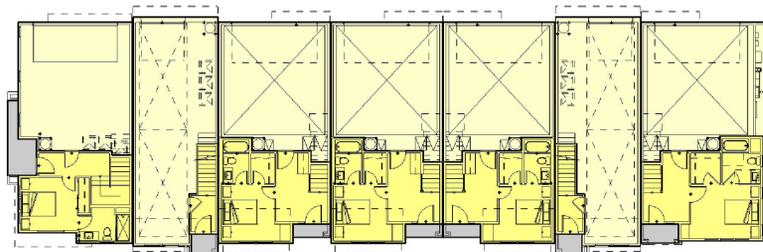




BUILDING PLAN - LEVEL 3

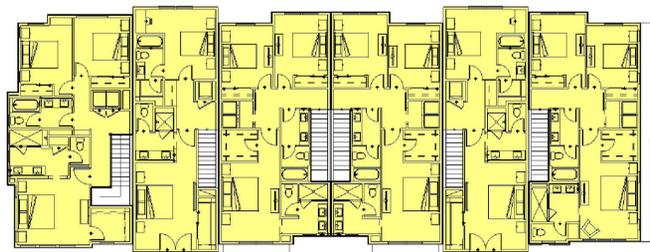


BUILDING PLAN - LEVEL 2



BUILDING PLAN - LEVEL 1

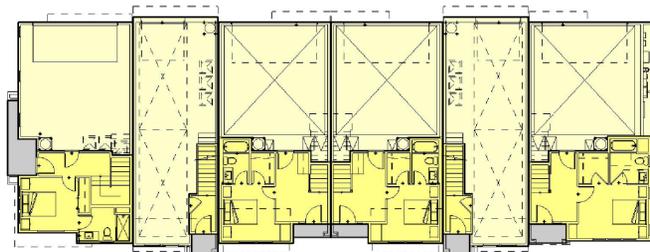
BUILDING 1A - 7 PLEX



BUILDING PLAN - LEVEL 3

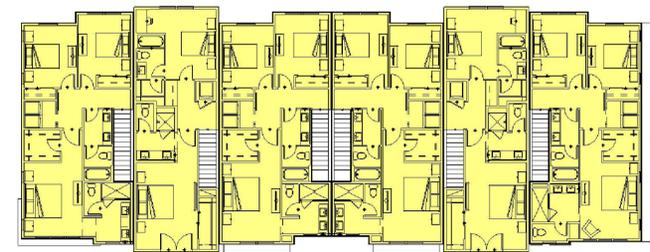


BUILDING PLAN - LEVEL 2



BUILDING PLAN - LEVEL 1

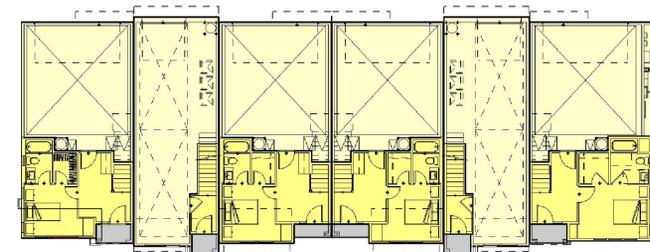
BUILDING 2A - 6 PLEX



BUILDING PLAN - LEVEL 3



BUILDING PLAN - LEVEL 2



BUILDING PLAN - LEVEL 1

BUILDING 2 - 6 PLEX

ARCHITECTURAL SUMMARY										
unit name	unit count	bedroom count	bathroom count	gross living area / unit	total gross living area	garage area	porch area	deck area	courtyard area	private open space / unit
plan 1	12	2	2.5	1,410	16,920	598	20	100	84	204
plan 2	16	4	3.5	1,975	31,600	498	15	110	146	271
plan 2x	6	4	3.5	2,050	12,300	561	25	106	163	294
plan 2C	1	4	3.5	1,963	1,963	498	26	81	150	257
plan 3	5	4	3.5	2,093	10,465	514	51	105	337	493
Total	40				73,248					

BUILDING CALCULATIONS									
bldg name	bldg count	unit count / bldg	building area - level 1	building area - level 2	building area - level 3	building area / bldg	total building area	coverage area / bldg	total coverage area
bldg 1a	4	7	5,684	5,349	5,978	17,011	68,044	6,191	24,764
bldg 2	1	6	4,824	4,494	5,006	14,324	14,324	5,191	5,191
bldg 2a	1	6	4,837	4,555	5,095	14,487	14,487	5,334	5,334
Total	6					96,855			35,289

LEGEND:

- GROSS LIVING AREA
- GARAGE / UTILITY AREA
- PORCH / DECK AREA (NOT INCLUDED IN BUILDING AREA CALCULATION)

GROSS LIVING AREA CALCULATION NOTES:
 1. EXCLUDES 2" AIRGAP & UPPER LEVEL STAIR
 2. EXCLUDES PORCH & DECK AREA

BUILDING AREA CALCULATION NOTES:
 1. INCLUDES 2" AIRGAP & UPPER LEVEL STAIR
 2. EXCLUDES PORCH & DECK AREA

320 VIRGINIA AVENUE
 IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

FLOOR AREA DIAGRAM

0 8 16 32 48 FEET

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SHEET A5.1





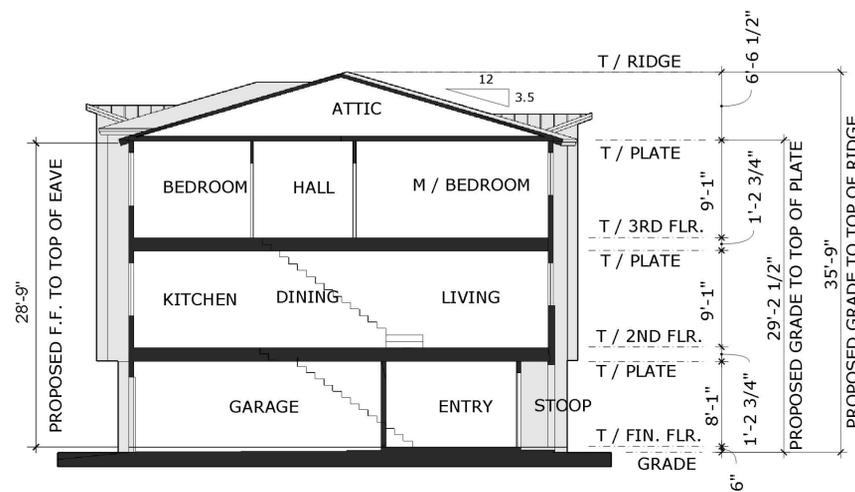
1 FRONT ELEVATION

MATERIAL LIST

- 1** FIBERGLASS DOOR
- 2** VINYL SINGLE HUNG WINDOWS
- 3** 3 COAT STUCCO W/ METAL REVEALS
- 4** 5" PAINTED HORIZONTAL LAP SIDING
- 5** 8" PAINTED HORIZONTAL LAP SIDING
- 6** PAINTED BOARD & BATTEN SIDING
- 7** COMPOSITION SHINGLE ROOF
- 8** PAINTED METAL GARAGE DOOR W/ LITES
- 9** STONE VENEER
- 10** PAINTED METAL RAILING
- 11** PAINTED ACCENT PANEL
- 12** PAINTED MECHANICAL ROOM DOORS
- 13** PAINTED FASCIA AND TRIM
- 14** METAL WINDOW SHADE / CANOPY
- 15** 8" PREFINISHED HORIZ. LAP SIDING



2 LEFT ELEVATION



BUILDING SECTION



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

BUILDING ELEVATIONS & CROSS SECTIONS

BUILDING 1A - 7 PLEX - STYLE A

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SHEET A6.1





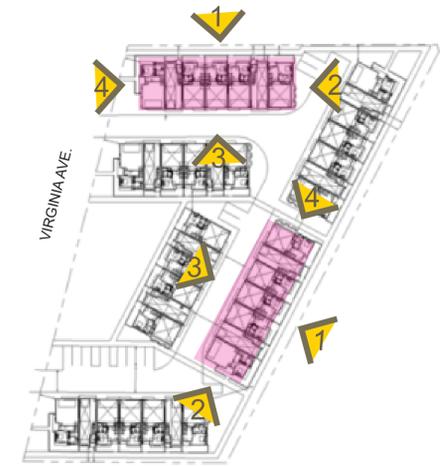
3 REAR ELEVATION



4 RIGHT SIDE ELEVATION

MATERIAL LIST

- 1** FIBERGLASS DOOR
- 2** VINYL SINGLE HUNG WINDOWS
- 3** 3 COAT STUCCO W/ METAL REVEALS
- 4** 5" PAINTED HORIZONTAL LAP SIDING
- 5** 8" PAINTED HORIZONTAL LAP SIDING
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KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

BUILDING ELEVATIONS & CROSS SECTIONS

BUILDING 1A - 7 PLEX - STYLE A

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SHEET **A6.2**

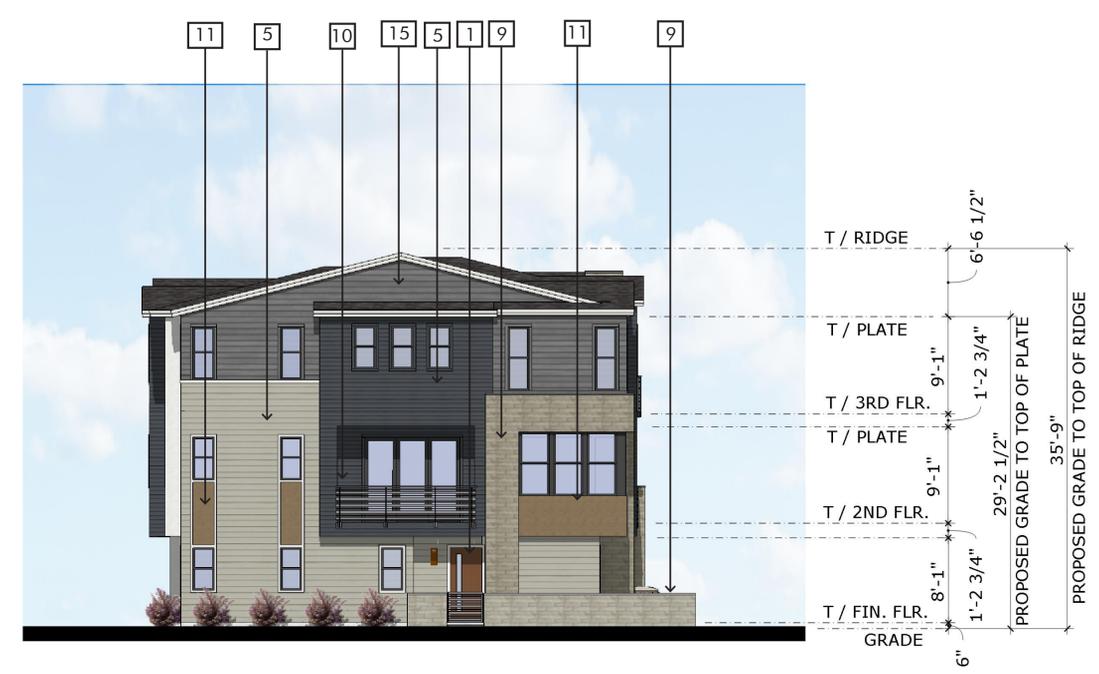


MATERIAL LIST

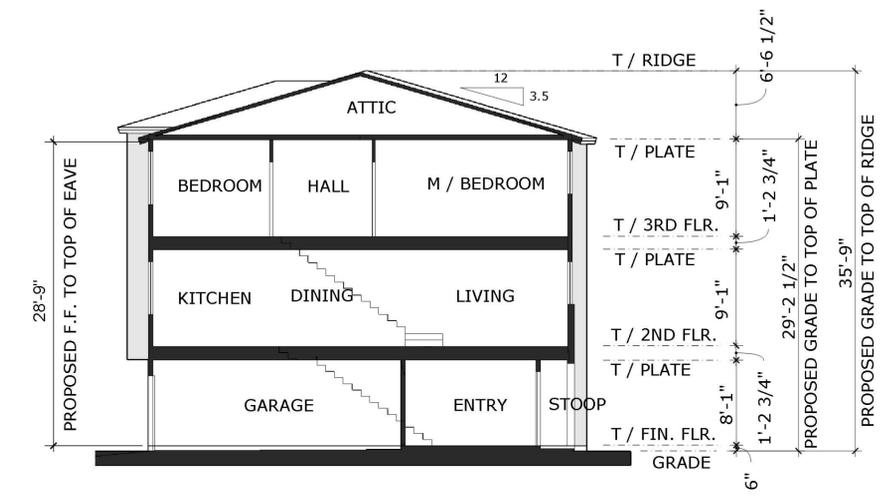
- 1** FIBERGLASS DOOR
- 2** VINYL SINGLE HUNG WINDOWS
- 3** 3 COAT STUCCO W/ METAL REVEALS
- 4** 5" PAINTED HORIZONTAL LAP SIDING
- 5** 8" PAINTED HORIZONTAL LAP SIDING
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- 13** PAINTED FASCIA AND TRIM
- 14** METAL WINDOW SHADE / CANOPY
- 15** 8" PREFINISHED HORIZ. LAP SIDING



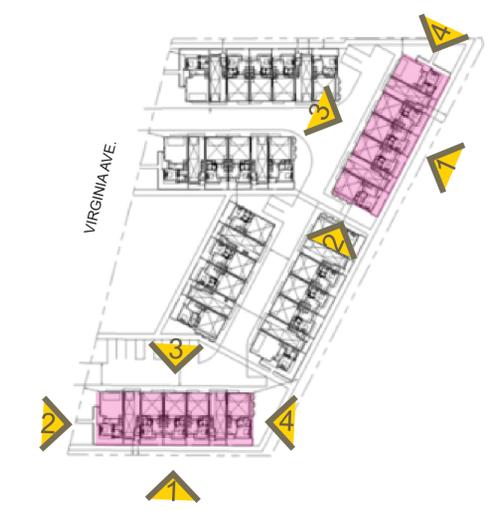
1 FRONT ELEVATION



2 LEFT SIDE ELEVATION



BUILDING SECTION



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA
DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

BUILDING ELEVATIONS & CROSS SECTIONS
BUILDING 1A - 7 PLEX - STYLE B

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SHEET A6.3





3 REAR ELEVATION

MATERIAL LIST

- 1** FIBERGLASS DOOR
- 2** VINYL SINGLE HUNG WINDOWS
- 3** 3 COAT STUCCO W/ METAL REVEALS
- 4** 5" PAINTED HORIZONTAL LAP SIDING
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- 10** PAINTED METAL RAILING
- 11** PAINTED ACCENT PANEL
- 12** PAINTED MECHANICAL ROOM DOORS
- 13** PAINTED FASCIA AND TRIM
- 14** METAL WINDOW SHADE / CANOPY
- 15** 8" PREFINISHED HORIZ. LAP SIDING



4 RIGHT SIDE ELEVATION



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

BUILDING ELEVATIONS & CROSS SECTIONS

BUILDING 1A - 7 PLEX - STYLE B

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SHEET **A6.4**

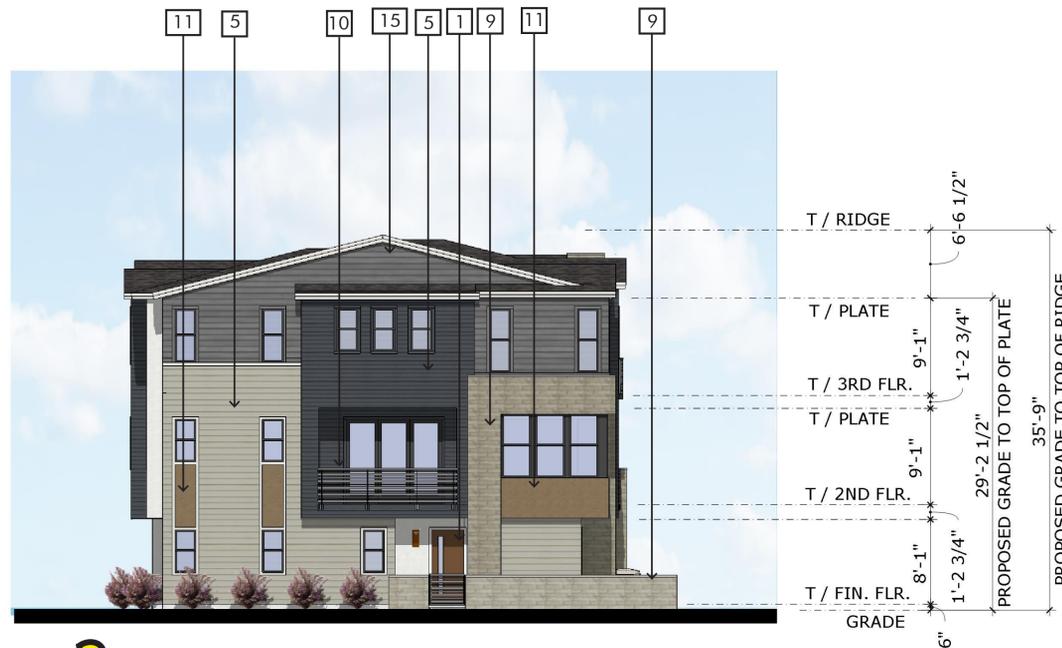




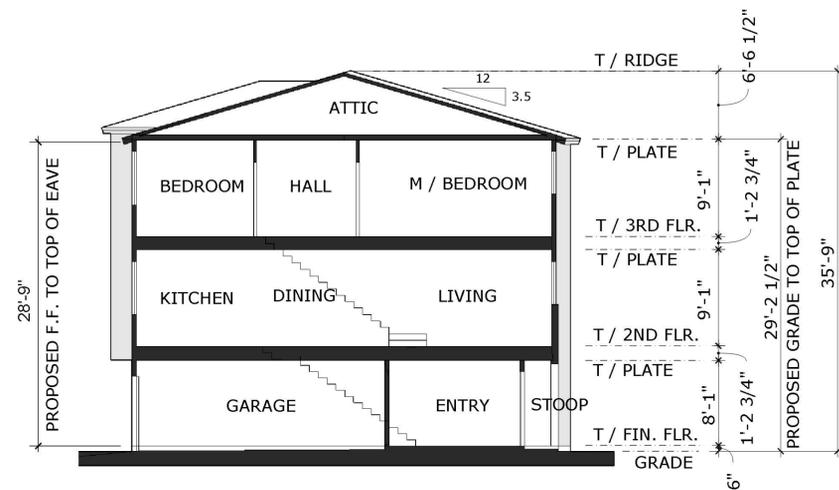
1 FRONT ELEVATION

MATERIAL LIST

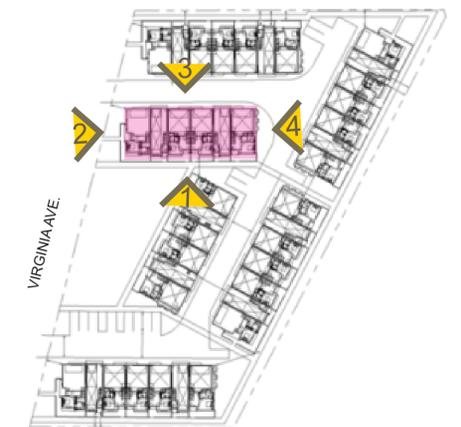
- 1** FIBERGLASS DOOR
- 2** VINYL SINGLE HUNG WINDOWS
- 3** 3 COAT STUCCO W/ METAL REVEALS
- 4** 5" PAINTED HORIZONTAL LAP SIDING
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- 11** PAINTED ACCENT PANEL
- 12** PAINTED MECHANICAL ROOM DOORS
- 13** PAINTED FASCIA AND TRIM
- 14** METAL WINDOW SHADE / CANOPY
- 15** 8" PREFINISHED HORIZ. LAP SIDING



2 LEFT SIDE ELEVATION



BUILDING SECTION



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

BUILDING ELEVATIONS & CROSS SECTIONS

BUILDING 2A - 6 PLEX

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SHEET **A6.5**





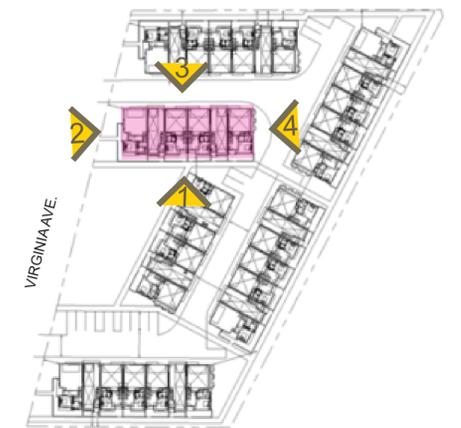
3 REAR ELEVATION



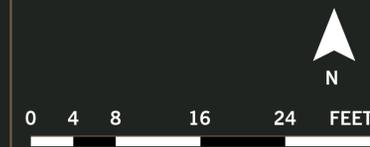
4 RIGHT SIDE ELEVATION

MATERIAL LIST

- 1** FIBERGLASS DOOR
- 2** VINYL SINGLE HUNG WINDOWS
- 3** 3 COAT STUCCO W/ METAL REVEALS
- 4** 5" PAINTED HORIZONTAL LAP SIDING
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- 13** PAINTED FASCIA AND TRIM
- 14** METAL WINDOW SHADE / CANOPY
- 15** 8" PREFINISHED HORIZ. LAP SIDING



KEY MAP





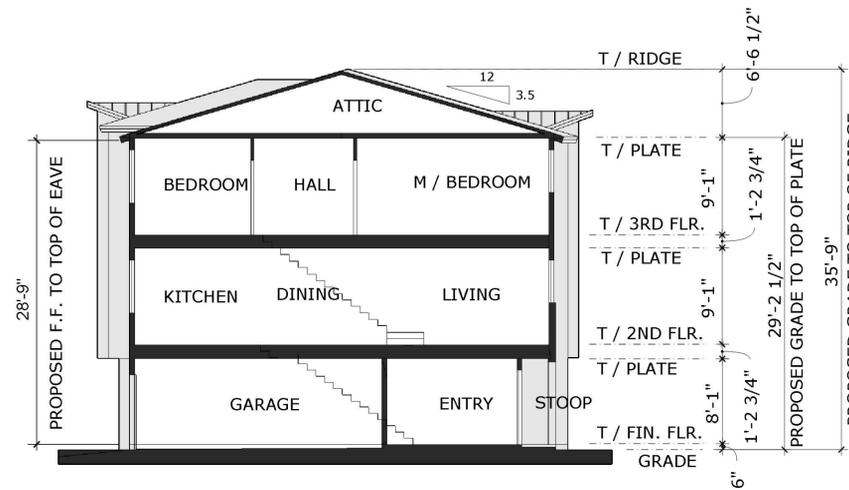
1 FRONT ELEVATION

MATERIAL LIST

- 1** FIBERGLASS DOOR
- 2** VINYL SINGLE HUNG WINDOWS
- 3** 3 COAT STUCCO W/ METAL REVEALS
- 4** 5" PAINTED HORIZONTAL LAP SIDING
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- 11** PAINTED ACCENT PANEL
- 12** PAINTED MECHANICAL ROOM DOORS
- 13** PAINTED FASCIA AND TRIM
- 14** METAL WINDOW SHADE / CANOPY
- 15** 8" PREFINISHED HORIZ. LAP SIDING



2 LEFT SIDE ELEVATION



BUILDING SECTION



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

BUILDING ELEVATIONS & CROSS SECTIONS

BUILDING 2 - 6 PLEX

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SHEET **A6.7**



MATERIAL LIST

- 1** FIBERGLASS DOOR
- 2** VINYL SINGLE HUNG WINDOWS
- 3** 3 COAT STUCCO W/ METAL REVEALS
- 4** 5" PAINTED HORIZONTAL LAP SIDING
- 5** 8" PAINTED HORIZONTAL LAP SIDING
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- 7** COMPOSITION SHINGLE ROOF
- 8** PAINTED METAL GARAGE DOOR W/ LITES
- 9** STONE VENEER
- 10** PAINTED METAL RAILING
- 11** PAINTED ACCENT PANEL
- 12** PAINTED MECHANICAL ROOM DOORS
- 13** PAINTED FASCIA AND TRIM
- 14** METAL WINDOW SHADE / CANOPY
- 15** 8" PREFINISHED HORIZ. LAP SIDING



3 REAR ELEVATION



4 RIGHT SIDE ELEVATION



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

BUILDING ELEVATIONS & CROSS SECTIONS

BUILDING 2 - 6 PLEX

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SHEET **A6.8**



PAIN T COLORS

- A** BODY COLOR #1
SHERWIN WILLIAMS
SW 9129
"JADE DRAGON"
- B** BODY COLOR #2
SHERWIN WILLIAMS
SW 6188
"SHADE GROWN"
- C** BODY COLOR #3
SHERWIN WILLIAMS
SW 9165
"GOSSIMER VEIL"
- D** TRIM COLOR #1
SHERWIN WILLIAMS
SW 7636
"ORIGAMI WHITE"
- E** ACCENT COLOR #1
SHERWIN WILLIAMS
SW 7020
"BLACK FOX"
- F** ACCENT COLOR #2
SHERWIN WILLIAMS
SW 6062
"VINTAGE LEATHER"

MATERIALS / PRODUCTS/ MANUFACTURER



1
ENTRY DOOR
THERMATRU OR EQUAL
ECHO, PULSE SERIES
PAINTED



2
WINDOWS
MILGARD VINYL
"STYL-LINE" SERIES
BRONZE FINISH



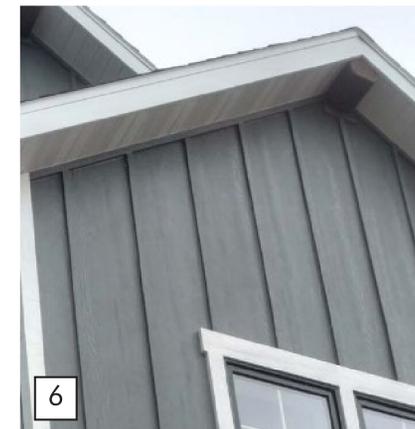
3
STUCCO
20/30 FINISH



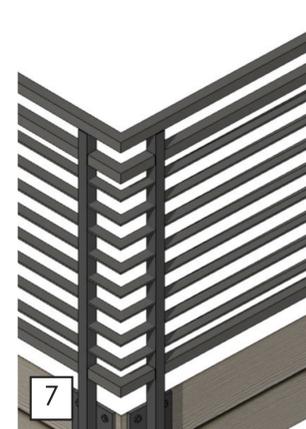
4
COMP. SHINGLE ROOF
OWENS-CORNING OR
EQUAL
"ESTATE GRAY"



5
HORIZONTAL LAP SIDING
JAMES HARDIE OR EQUAL
HARDIE PLANK LAP SIDING
SMOOTH FINISH



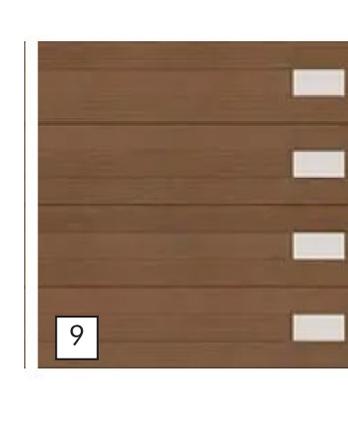
6
BOARD & BATTEN SIDING:
JAMES HARDIE OR EQUAL
HARDIE PANEL VERTICAL SIDING
SMOOTH FINISH



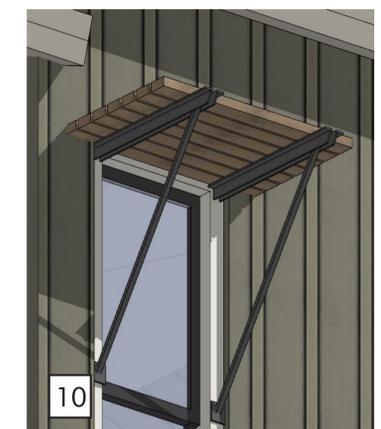
7
BALCONY RAILING:
METAL



8
MASONRY VENEER:
CREATIVE MINES
CRAFT BOARD FORM
"SYCAMORE"



9
GARAGE DOOR:
WAYNE DALTON OR EQ.
PAINTED STEEL
GLASS PANELS



10
WINDOW CANOPY
PAINTED STEEL FRAME
PRE-FINISHED ALUM.
B+N INDUSTRIES
FORTINA
"ANTIQUE CEDAR"

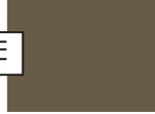
PAIN T COLO RS

- A


BODY COLOR #1
SHERWIN WILLIAMS
SW 6992
"INKWELL"
- B


BODY COLOR #2
SHERWIN WILLIAMS
SW 7016
"MINDFUL GRAY"
- C


BODY COLOR #3
SHERWIN WILLIAMS
SW 7757
"HIGH REFLECTIVE WHITE"
- D


TRIM COLOR #1
SHERWIN WILLIAMS
SW 7636
"ORIGAMI WHITE"
- E


ACCENT COLOR #1
SHERWIN WILLIAMS
SW 6160
"BEST BRONZE"
- F


ACCENT COLOR #2
SHERWIN WILLIAMS
SW9100
"UMBER RUST"
- G


ACCENT COLOR #3
SHERWIN WILLIAMS
SW 6405
"FERVENT BRASS"

MATERIALS / PRODUCTS/ MANUFACTURER



ENTRY DOOR
THERMATRU OR EQUAL
LINEA, PULSE SERIES
PAINTED



WINDOWS
MILGARD VINYL
"STYL-LINE" SERIES
BRONZE FINISH



STUCCO
20/30 FINISH



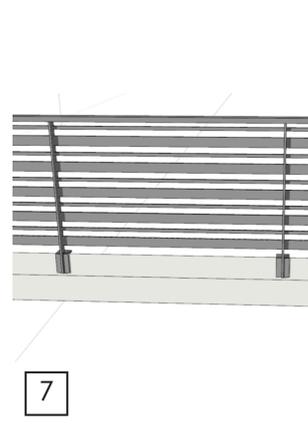
COMP. SHINGLE ROOF
OWENS-CORNING OR
EQUAL
"ESTATE GRAY"



HORIZONTAL LAP SIDING
JAMES HARDIE OR EQUAL
HARDIE PLANK LAP SIDING
SMOOTH FINISH



PRE-FINISHED SIDING:
WOODTONE OR EQUAL
RUSTIC SERIES / 8" EXPOSURE
"CASCADE SLATE"



BALCONY RAILING:
METAL



MASONRY VENEER:
CREATIVE MINES
CRAFT BOARD FORM
"GRAYSCALE"



GARAGE DOOR:
WAYNE DALTON OR EQ.
PAINTED STEEL
GLASS PANELS



BUILDING 1A

BUILDING 2A

BUILDING 2

BUILDING 1A



BUILDING 1A

BUILDING 2A

BUILDING 2

BUILDING 1A



KEY MAP

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

DAHLIN GROUP ARCHITECTURE | PLANNING

STREETSCAPE DRAWING



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SHEET A8.1





BUILDING 1A-A



BUILDING 1A-B



BUILDING 2A



BUILDING 2

MASSING TYPE: SIDE GABLE SHEET A9.1

320 VIRGINIA AVENUE
IN CAMPBELL, CA

DEVELOPMENT APPLICATION PLANS

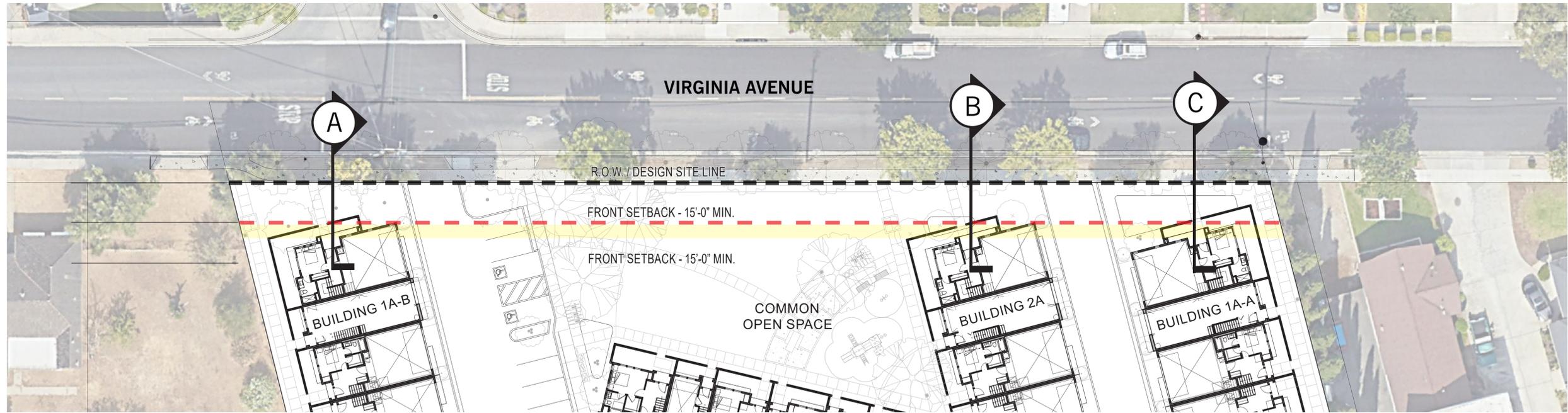
DAHLIN GROUP ARCHITECTURE | PLANNING

ISOMETRIC MASSING PLAN

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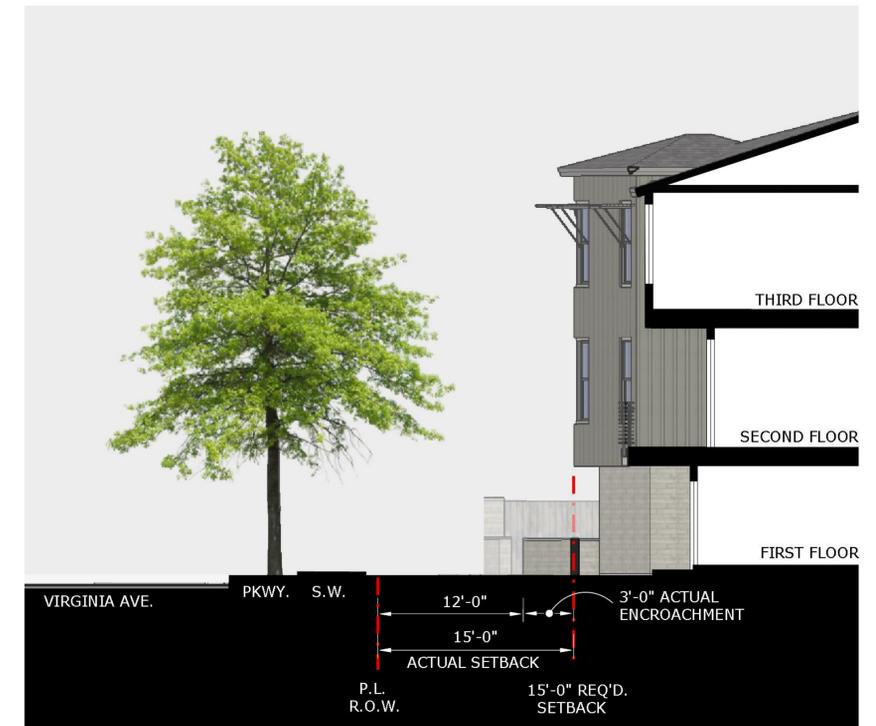
PARTIAL SITE PLAN



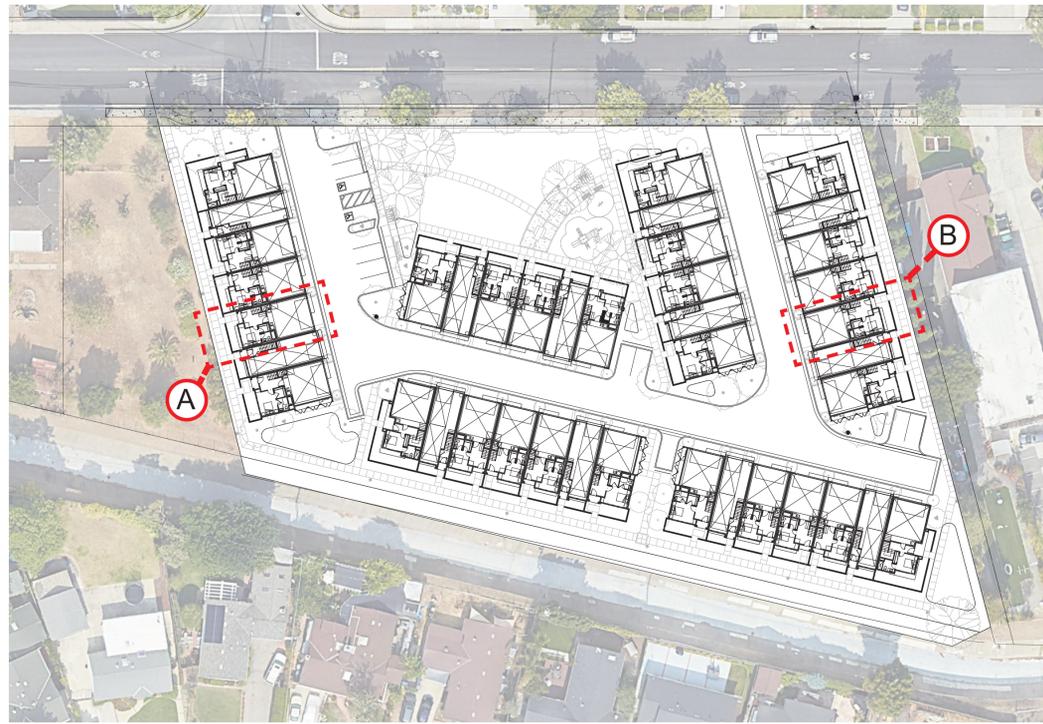
SECTION 'A'



SECTION 'B'



SECTION 'C'



SITE PLAN

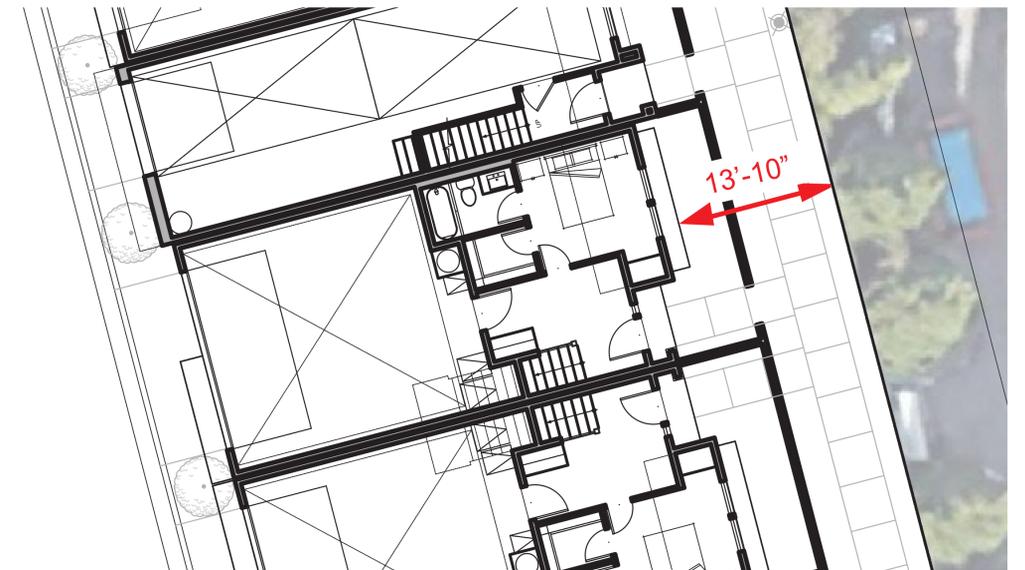


(A) ENLARGED UNIT PLAN 2 (SOUTH P.L.)

7.070 Privacy Standards

1. **Intent.** These standards are designed to provide privacy between primary living spaces of buildings on each side of a lot line where side setbacks are required or provided where not required. Windows and balconies along the side of a building within 20 feet of an interior side lot line in all zones are subject to these standards.
2. **Standards**
 - A. Primary living spaces adjoining an interior side setback shall either:
 - (1) Orient principal/main windows/glazed openings toward the front and rear of the building, away from interior side lot lines; or
 - (2) Set the window/glazing openings:
 - (a) Perpendicular to interior side lot lines; or
 - (b) More than six feet from interior side lot lines
 - B. Windows within 6 feet of an interior side lot line shall either:
 - (1) Have a minimum sill height of 44 inches; or
 - (2) Place the window at an angle of at least 30 degrees, measured perpendicular to the adjacent side lot line.
 - C. Balconies are prohibited within 6 feet of an interior side lot line.

PER THE PRIVACY STANDARDS SECTION OF THE MFDDS, THE CLOSEST DISTANCE FROM SIDE PROPERTY LINE TO GLAZING IS GREATER THAN 6'-0"



(B) ENLARGE UNIT PLAN 2 (NORTH P.L.)



TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EDGE OF PAVEMENT
		CURB, GUTTER, SIDEWALK & DRIVEWAY
		SANITARY SEWER PIPE & MANHOLE
		STORM DRAIN PIPE & MANHOLE
		WATER LINE
		JOINT TRENCH
		OVERHEAD LINE
		GAS LINE
		WOODEN FENCE
		CHAINLINK FENCE
		AREA DRAIN PIPE & AREA DRAIN
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
		WATER METER
		POWER POLE
		ELECTROLIER
		DECORATIVE ELECTROLIER
		SIGN
		GRADE TO DRAIN
		DIRECTION OF FLOW & GRADIENT
		OVERLAND RELEASE
		CURB RAMP
		UTILITY BOXES & VAULTS
		ABOVE GRADE TRANSFORMER

ABBREVIATIONS	
AB	AGGREGATE BASE
ABND	ABANDON
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ADU	ACCESSORY DWELLING UNIT
AP	ANGLE POINT
APN	ASSESSORS PARCEL NUMBER
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
AU	ACCESSIBLE UNIT
BC	BEGIN CURVE
BK	BOOK
BW	BOTTOM OF WALL
B/W	BACK OF WALK
BFP	BACK FLOW PREVENTOR
BOL	BOLLARD
BLDG	BUILDING
BRK	BRICK
BS	BOTTOM OF STEP
C&G	CURB & GUTTER
CB	CATCH BASIN
CEN	CENTER
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CO	CLEAN OUT
CONC	CONCRETE
CONST	CONSTRUCT
COR	CORNER
CR	CURB RAMP
DC	DEPRESSED CURB
DI	DRAINAGE INLET
DIAM	DIAMETER
DIP	DUCTILE IRON PIPE
DBL	DOUBLE
DS	DOWNSPOUT
DW	DRIVEWAY
EC	END CURVE
ESMT	EASEMENT
ELEC	ELECTRICAL
ELECT	ELECTROLIER
ENCL	ENCLOSURE
ENCR	ENCROACHING
EP	EDGE OF PAVEMENT
ER	END OF RETURN
EX	EXISTING
FB	FLUSH BAND
FD	FOUND
FDC	FIRE DEPARTMENT CONNECTION
FC	FACE OF CURB
FEN	FENCE
FF	FINISH FLOOR
FFG	FINISH FLOOR GARAGE
FG	FINISH GRADE
FH	FIRE HYDRANT
FI	FIELD INLET
FL	FLOWLINE
FS	FIRE SERVICE
F/W	FRONT OF WALK
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
GRT	GRATE
GV	GAS VALVE
HP	HIGH POINT
IM	IMAGE
INT	INTERSECTION
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
JT	JOINT TRENCH
LT	LATERAL
LP	LOW POINT
LS	LANDSCAPE
MH	MANHOLE
M	MAPS
MEAS	MEASURED
MON	MONUMENT
OR	OFFICIAL RECORDS
P	PAGE
PG	PAGE
PLNT	PLANTER
PT	POINT
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PS	PROTECTIVE SLOPE
PVC	POLYVINYL CHLORIDE PIPE
RC	ROLLED CURB
RCE	REGISTERED CIVIL ENGINEER
RCP	REINFORCED CONCRETE PIPE
RE	REEL
R&R	REMOVE AND REPLACE
RW	RECYCLED WATER
R/W	RIGHT OF WAY
SD	STORM DRAIN
SER	SERVICE
SS	SANITARY SEWER
SLB	STREET LIGHT BOX
STD	STANDARD
SQ	SQUARE
S/W	SIDEWALK
TC	TOP OF CURB
TDC	TOP OF DEPRESSED CURB
TEL	TELEPHONE
TC	TOP OF GUTTER
TRC	TOP OF ROLLED CURB
TS	TOP STEP
TSB	TRAFFIC SIGNAL BOX
TW	TOP OF WALL
TYP	TYPICAL
UB	UTILITY BOX
UTIL	UTILITY
VCP	VITRIFIED CLAY PIPE
VT	VAULT
WB	WATER BOX
WM	WATER METER
WT	WATER
WV	WATER VALVE
WD	WOOD
XING	CROSSING

BY	
REVISIONS	
NO.	DATE
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Campbell, CA 95008
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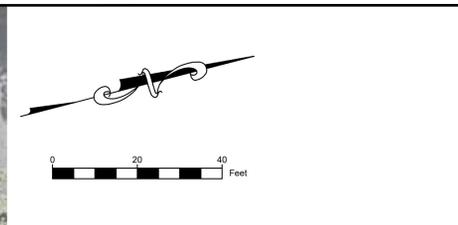
VALLEY OAK PARTNERS

734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

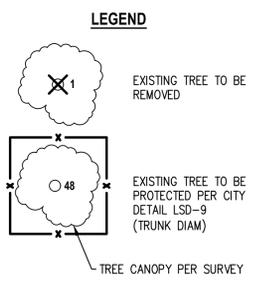
320 VIRGINIA AVENUE
ABBREVIATIONS AND LEGEND

CAMPBELL CALIFORNIA

DATE	07/27/2023
SCALE	N/A
DESIGNED	JG
DRAWN	CH
JOB NO.	21-134
SHEET	C1
OF	SHEETS



- NOTE:**
- SEE SHEET C3 FOR TREE INVENTORY
 - SEE SHEET C3 FOR CITY OF CAMPBELL STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION
 - ALL ONSITE TREES TO BE REMOVED UNLESS OTHERWISE NOTED



NO.	DATE	BY

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V P
VALLEY OAK PARTNERS

734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

DATE	07/27/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	JR
JOB NO.	21-134
SHEET	C2
OF	SHEETS

NOTES

TREE ASSESSMENT TABLES BELOW PER THE PRELIMINARY ARBORIST REPORT PREPARED BY HORTSCIENCE BARTLETT CONSULTING DATED OCTOBER 1, 2021. REFER TO THE REPORT FOR ADDITIONAL INFORMATION.

Tree Assessment

320 Virginia Avenue
Campbell, CA
September 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Olive	12,10,10	Yes	3	Moderate	Codominant stems at base; vase form; wide crown.
2	Olive	12,10	Yes	3	Moderate	3' from fence; codominant stems at 2'; 1-sided to W.
3	Xylosma	11,4	No	1	Low	Codominant stems at 3'; girdling root at base; suppressed by #2; branch dieback.
4	Xylosma	12	Yes	2	Low	3' from fence; leans W.; crowded.
5	Olive	8,7,7,6	No	3	Moderate	Multiple attachments arise from base; crowded by #4; 1-sided to W.
6	Xylosma	12	Yes	2	Low	Bowed; sinuous trunk; poor form and structure; crowded.
7	Xylosma	14	Yes	2	Low	Bowed; sinuous trunk; correcting lean W.; wide crown.
8	Sweetgum	16	Yes	0	-	Multiple attachments at 10'; dead.
9	Olive	8,8	No	2	Low	Codominant stems at base; leans S.W.; sparse.
10	Olive	6,6,5,4,3	No	2	Low	Multiple attachments arise from base; leans W.; suppressed by #11.
11	Olive	8,8	No	1	Low	Codominant stems arise from base w/ removed stem and cavity; decayed stem leans W.; branch dieback.
12	Xylosma	8	No	1	Low	Trunk bends sharply S. at base and corrects; extremely suppressed by #13.
13	Xylosma	12	Yes	1	Low	Upper trunk bends S. over #12; suppressed by #14.
14	Sweetgum	14	Yes	0	-	Crowded by #13 and 15; dead.
15	Xylosma	12	Yes	1	Low	Trunk twisted at base; sinuous form; trunk divides at 10'; 15'; crowded.
16	Xylosma	11,3	No	2	Low	Codominant stems at 2' and 8'; sinuous form; suppressed by #17.
17	Xylosma	10	No	2	Low	1-sided to E.; sinuous form; crowded.
18	Xylosma	11	No	2	Low	Sinuous trunk; crowded.
19	Xylosma	13	Yes	2	Low	Leans N.; sinuous form; crowded.
20	Xylosma	12	Yes	1	Low	Leans sharply N.; sinuous trunk; extremely suppressed by #19.

Tree Assessment

320 Virginia Avenue
Campbell, CA
September 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
21	Olive	9,7,7	No	3	Moderate	Multiple attachments arise from base; decay on E. stem; vase form.
22	Strawberry tree	10,9,4	No	1	Low	Leans S.; multiple attachments arise from base w/ decayed stems.
23	Strawberry tree	9,7	No	1	Low	Codominant stems arise from base; W. stem decayed and splitting; wide vase form.
24	Olive	11,11,7	No	3	Moderate	Trunk divides at 1 and 4'; history of limb removal; 4" cavity in main stem.
25	Olive	7,7,6	No	2	Low	Leans S.W.; multiple attachments at 1'; many suckers at base.
26	Strawberry tree	8	No	1	Low	Enlarged base; decayed trunk; divides at 4, 5, and 7'; extensive branch dieback.
27	Sawleaf zelkova	14,10	Yes	3	Moderate	Slight lean N.W.; codominant stems at 4'; multiple attachments at 6'; thinning crown w/ some twig dieback.
28	Sawleaf zelkova	20	Yes	2	Low	Multiple attachments at 4'; crowded; vase form; branch dieback.
29	Sawleaf zelkova	13	Yes	1	Low	Codominant stems at 5'; leans S.; narrow form; extremely suppressed and crowded.
30	Sawleaf zelkova	26	Yes	3	Moderate	Multiple attachments at 5.5'; wide spreading crown; dead 10" stem to S. w/ decay; best of the group.
31	Modesto ash	10	No	1	Low	Leans S.W.; extremely suppressed by #32; all but dead.
32	Modesto ash	31	Yes	2	Low	Multiple attachments at 4'; fused stem; wide spreading crown; branch dieback.
33	Modesto ash	19	Yes	1	Low	Measured at base; trunk splitting open to base; leans N.; extensive branch dieback.
34	Coast redwood	30	Yes	1	Low	Strong lean S.E., slightly correcting; crowded; sparse; drought-stressed.
35	Coast redwood	38	Yes	3	Moderate	Typical form and structure; codominant stems at ~35'; slightly crowded; drought-stressed.

Tree Assessment

320 Virginia Avenue
Campbell, CA
September 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
36	Coast redwood	20	Yes	2	Low	Leans E.; crowded.
37	Coast redwood	29	Yes	2	Low	Crowded; thin crown; drought-stressed.
38	Coast redwood	24	Yes	2	Low	Trunk bows E. and corrects; drought-stressed.
39	Blackwood acacia	~14	Yes	3	Low	Off-site; no tag. Slight lean W.; vigorous; overhangs site: 8'.
40	Coast live oak	~20	Yes	3	Moderate	Off-site; no tag. Base at fence; displacing asphalt gutter; multiple attachments at 5.5'; slight lean N.; vigorous; overhangs site: 12'.
41	Sawleaf zelkova	31	Yes	1	Low	Leans E.; multiple attachments at 5'; narrow attachment; 2/3 crown dead; history of limb removal; history of limb failure.
42	Sawleaf zelkova	25	Yes	2	Low	Multiple attachments at 6'; narrow attachment; dead 8" stem; vase form.
43	Sawleaf zelkova	15	Yes	1	Low	Codominant stems at 6'; leans S.W.; suppressed by #42; extensive branch dieback.
44	Ginkgo	3	Yes	1	Low	Street tree in 5' planting strip. Leans W.; trunk wound E. side; young tree.
45	Ginkgo	17	Yes	3	Moderate	Street tree in 5' planting strip. 6" from sidewalk; multiple attachments at 5'; old tag #181; vase form; history of limb removal; upper crown topped under utility lines; slightly sparse.
46	Ginkgo	15,14	Yes	3	Moderate	Street tree in 5' planting strip. Codominant stems at 4'; vase form.
47	Ginkgo	19	Yes	3	Moderate	Street tree in 5' planting strip. Codominant stems at 5'; enlarged base W. side; vase form; best of the group.
48	Ginkgo	16	Yes	2	Low	Street tree in 5' planting strip. Codominant stems at 4' w/ large removed stems; crown bows S.; sparse; narrow form; ~10' from utility pole.
49	Italian cypress	~24	Yes	3	Moderate	Offsite; no tag. 1' from fence; crowded; typical narrow upright form; some gaps in crown and drooping branches with dieback; crowded.

Tree Assessment

320 Virginia Avenue
Campbell, CA
September 2021

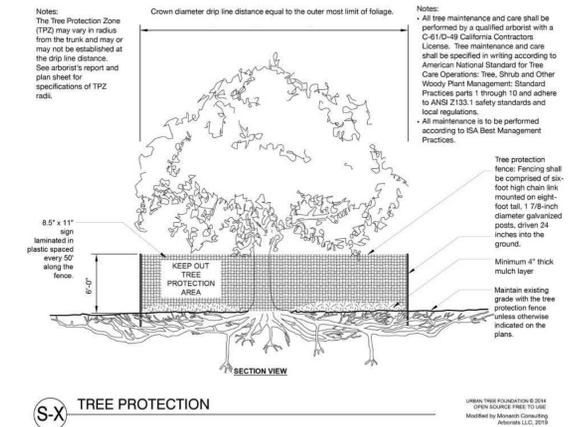


Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
50	Italian cypress	~24	Yes	3	Moderate	Offsite; no tag. 1' from fence; crowded; typical narrow upright form; some gaps in crown and drooping branches with dieback; crowded.
51	Italian cypress	~24	Yes	3	Moderate	Offsite; no tag. 1' from fence; crowded; typical narrow upright form; some gaps in crown and drooping branches with dieback; crowded.
52	Italian cypress	~24	Yes	3	Moderate	Offsite; no tag. 1' from fence; crowded; typical narrow upright form; some gaps in crown and drooping branches with dieback; crowded.
53	Italian cypress	~24	Yes	3	Moderate	Offsite; no tag. 1' from fence; crowded; typical narrow upright form; some gaps in crown and drooping branches with dieback; crowded.
54	Italian cypress	~24	Yes	4	High	Offsite; no tag. 1' from fence; crowded; typical narrow upright form; crowded; vigorous.
55	Italian cypress	~24	Yes	4	High	Offsite; no tag. 1' from fence; crowded; typical narrow upright form; crowded; vigorous.
56	Italian cypress	~24	Yes	4	High	Offsite; no tag. 1' from fence; crowded; typical narrow upright form; crowded; vigorous.
57	Italian cypress	~24	Yes	4	High	Offsite; no tag. 1' from fence; crowded; typical narrow upright form; crowded; vigorous.
58	Italian cypress	~24	Yes	4	High	Offsite; no tag. 1' from fence; crowded; typical narrow upright form; crowded; vigorous.

**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 DRIPLINE, AND 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 SECURELY 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 DRIPLINE 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 DRIPLINE 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 ROOT 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 DRIPLINE OF THE TREE SHALL BE AVOIDED DURING ALL PHASES OF SITE CLEARING AND CONSTRUCTION.
- NO SOIL STERILANTS 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.



(S-X) TREE PROTECTION

WARNING
Tree Protection Zone

This Fence Shall not be moved without approval. Only authorized personnel may enter this area!

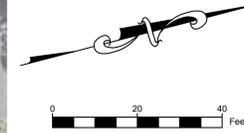
Project Arborist

CUIDADO
Zona De Arbol Pretejido

Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

BY																							
REVISIONS																							
NO.	DATE	BY	DATE	BY	DATE	BY	DATE	BY	DATE														
1	<	<	<	<	<	<	<	<	<														
<p style="font-size: small;">28 Bailey Avenue Campbell, CA 95008 T: (408) 453-1066</p> <p style="font-size: x-large; font-weight: bold; text-align: center;">Civil Engineering Associates</p> <p style="font-size: small; text-align: center;">Civil Engineers • Planners • Surveyors</p> <p style="font-size: small; text-align: center;">734 THE ALAMEDA SAN JOSE, CA 95126 T: (408) 282-9700 F: (408) 282-9797</p> <p style="font-size: x-large; font-weight: bold; text-align: center;">V P VALLEY OAK PARTNERS</p> <p style="font-size: small; text-align: center;">PREPARED FOR: 320 VIRGINIA AVENUE TREE REMOVAL NOTES AND DETAILS CALIFORNIA</p> <p style="font-size: small; text-align: center;">CAMPBELL</p> <table style="width: 100%; font-size: x-small;"> <tr><td>DATE</td><td>07/27/2023</td></tr> <tr><td>SCALE</td><td>N/A</td></tr> <tr><td>DESIGNED</td><td>JG</td></tr> <tr><td>DRAWN</td><td>CH</td></tr> <tr><td>JOB NO.</td><td>21-134</td></tr> <tr><td>SHEET</td><td>C3</td></tr> <tr><td>OF SHEETS</td><td></td></tr> </table>										DATE	07/27/2023	SCALE	N/A	DESIGNED	JG	DRAWN	CH	JOB NO.	21-134	SHEET	C3	OF SHEETS	
DATE	07/27/2023																						
SCALE	N/A																						
DESIGNED	JG																						
DRAWN	CH																						
JOB NO.	21-134																						
SHEET	C3																						
OF SHEETS																							



- NOTE:**
- SEE SHEET C3 FOR TREE INVENTORY
 - SEE SHEET C3 FOR CITY OF CAMPBELL STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION
 - TREE NUMBERS 39-40 & 49-58 ARE OFFSITE AND ARE NOT SHOWN NOR IMPACTED BY DEVELOPMENT.

- LEGEND**
- TREE 739 EXISTING TREE TO BE REMOVED (NOT PROTECTED OR DEAD/DYING)
 - TREE 739 EXISTING TREE TO BE REMOVED (PROTECTED TREE)
 - TREE 739 EXISTING TREE TO REMAIN
- NOTE: TREE CANOPY SHOWN PER AERIAL SURVEY

NO.	DATE	BY

28 Railway Avenue
Campbell, CA 95008
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Civil Engineers • Planners • Surveyors

PREPARED FOR:

V P
VALLEY OAK PARTNERS

734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

320 VIRGINIA AVENUE TREE PLAN	CAMPBELL CALIFORNIA
DATE	07/27/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	JR
JOB NO.	21-134
SHEET	C4
OF	SHEETS



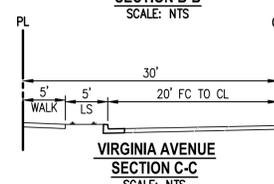
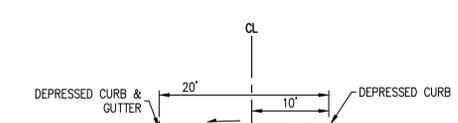
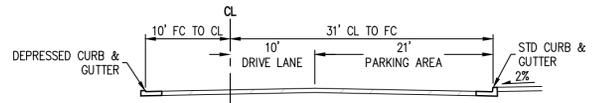
NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

LEGEND
(SEE SHEET C1 FOR COMPLETE LEGEND AND ABBREVIATIONS)

- CONCRETE WALKWAY
- CURB AND GUTTER
- VALLEY GUTTER
- CENTERLINE
- MONUMENT LINE
- BIO-RETENTION BASIN
- FIRE TRUCK TURN RADIUS
- BUILDING NUMBER
- ACCESSIBLE UNIT
- GUEST PARKING
- EXISTING TREE
- ACCESSIBLE PATH OF TRAVEL
- COVERED PARKING

NOTES

1. ALL ONSITE WALKWAYS AND DRIVEWAYS TO BE CONCRETE.
2. ALL ONSITE ROADS AND ALLEYS TO BE ASPHALT.
3. REFER TO THE LANDSCAPE PLANS FOR BICYCLE PARKING & MAILBOX LOCATIONS, FENCING, AND LANDSCAPING IMPROVEMENTS.



NO.	DATE	BY

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T: (408) 282-9700
F: (408) 282-9797

PREPARED FOR:
VALLEY OAK PARTNERS

320 VIRGINIA AVENUE
SITE PLAN AND PARKING & ACCESSIBILITY PLAN

CAMPBELL CALIFORNIA

DATE	07/27/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	JR
JOB NO.	21-134
SHEET	C5
OF	SHEETS



NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

0 20 40 Feet

LEGEND

--- DESIGN SITE

/// FACADE ZONE

NO.	DATE	BY

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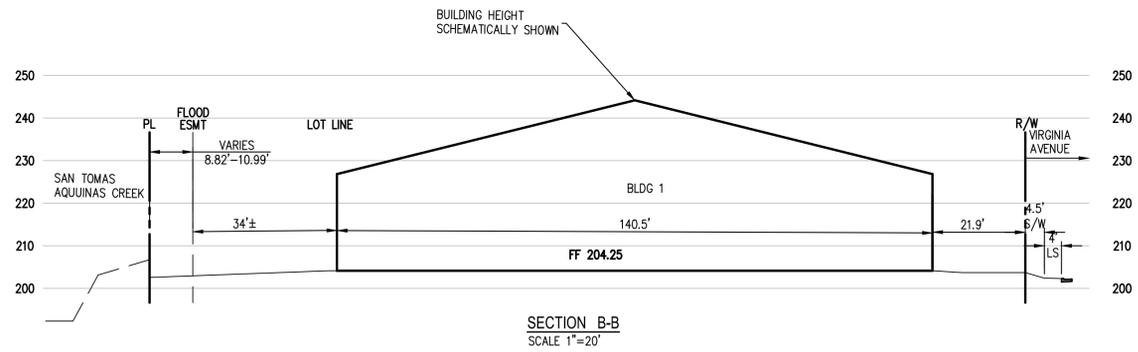
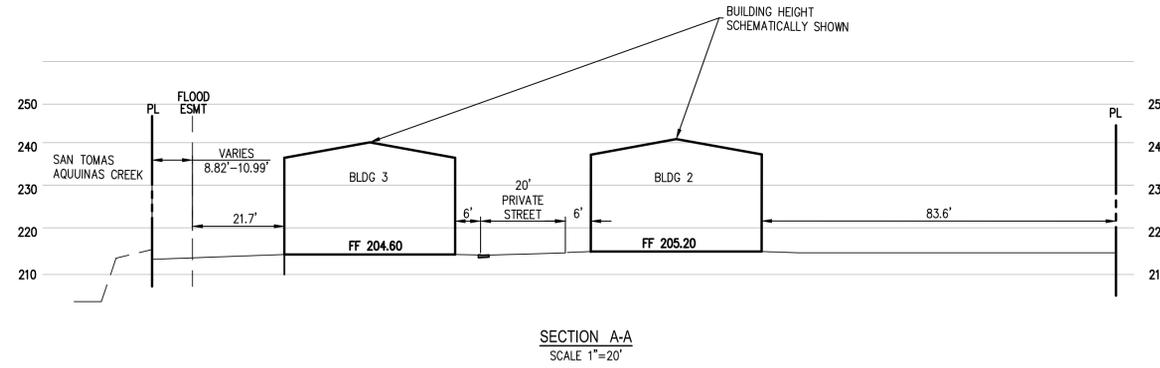
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V P
VALLEY OAK PARTNERS

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SAN JOSE, CA 95126
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F: (408) 282-9797

320 VIRGINIA AVENUE	CAMPBELL	CALIFORNIA
SITE DESIGN REQUIREMENT PLAN		
DATE	07/27/2023	
SCALE	1"=20'	
DESIGNED	JG	
DRAWN	JR	
JOB NO.	21-134	
SHEET	C6	
OF	SHEETS	



NO.	DATE	REVISIONS	BY
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PREPARED FOR:

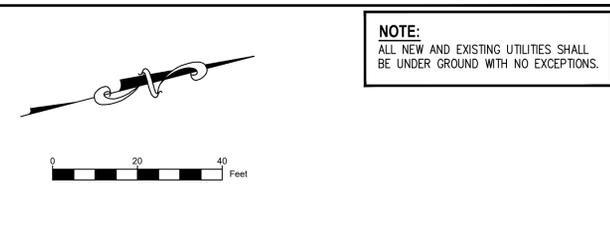
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320 VIRGINIA AVENUE
SITE SECTIONS

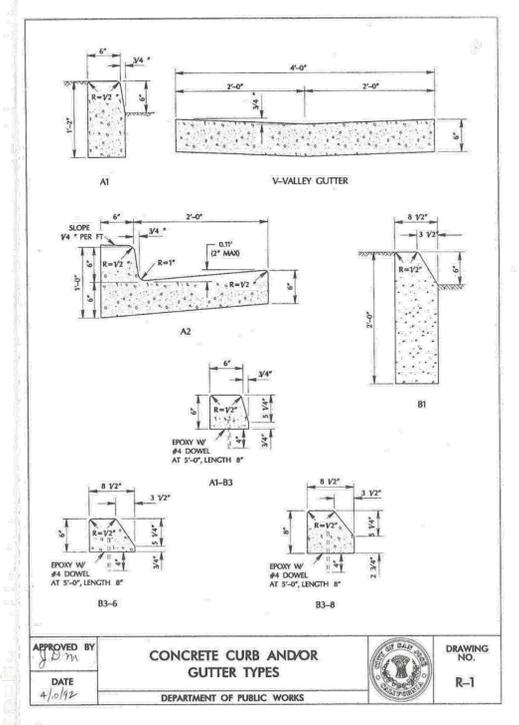
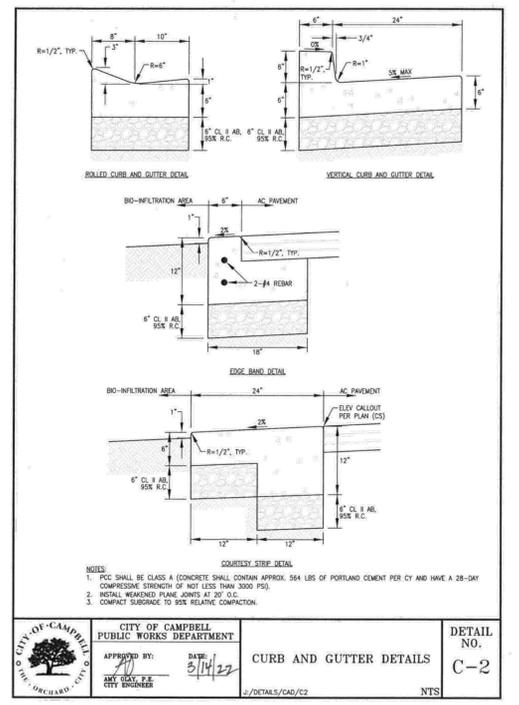
CAMPBELL CALIFORNIA

DATE	07/27/2023
SCALE	N/A
DESIGNED	JG
DRAWN	CH
JOB NO.	21-134
SHEET	C7
OF	SHEETS



NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

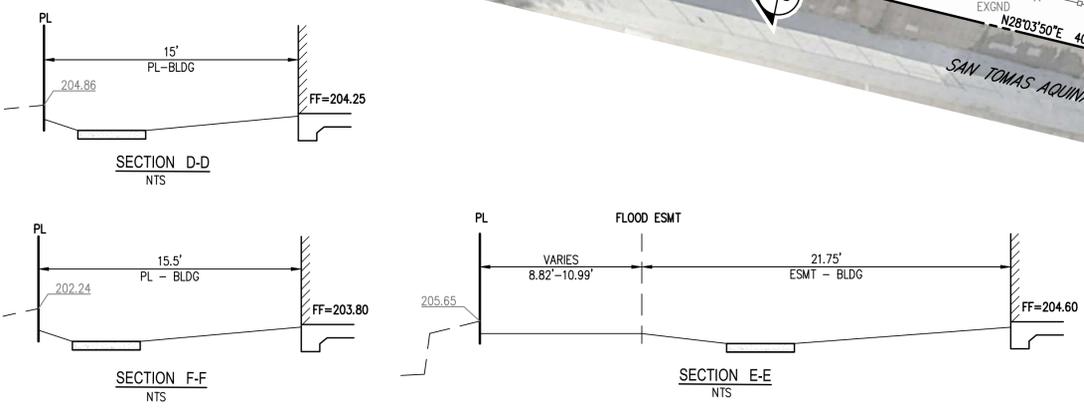
EARTHWORK QUANTITIES			
CUT (CY)	FILL (CY)	NET (CY)	
1,097	2,295	1,198	FILL
		1,198	IMPORT



NOTES

BASIS OF BEARINGS: THE BEARING NORTH N14°25'00" EAST AS FOUND MONUMENTED ON VIRGINIA AVENUE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD IN BOOK 138 OF MAPS AT PAGE 28, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS SURVEY.

BENCHMARK: SCVD ID: BM389, CITY OF CAMPBELL BRASS DISK ON TOP OF CURB AT SOUTHWEST CORNER OF THE INTERSECTION OF VIRGINIA AVENUE AND BUCKNALL ROAD AT THE SOUTHERLY END RETURN AT BASE OF ELECTROLIER. NAVD88 ELEVATION: 198.68



BY: _____

REVISIONS: _____

NO. DATE _____

320 VIRGINIA AVENUE
GRADING AND DRAINAGE PLAN

CAMPBELL CALIFORNIA

DATE 07/27/2023
SCALE 1"=20'
DESIGNED JG
DRAWN CH
JOB NO. 21-134
SHEET C8 OF SHEETS

PREPARED FOR:
V P
VALLEY OAK PARTNERS

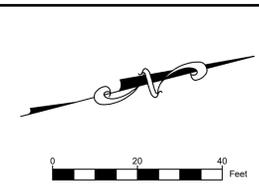
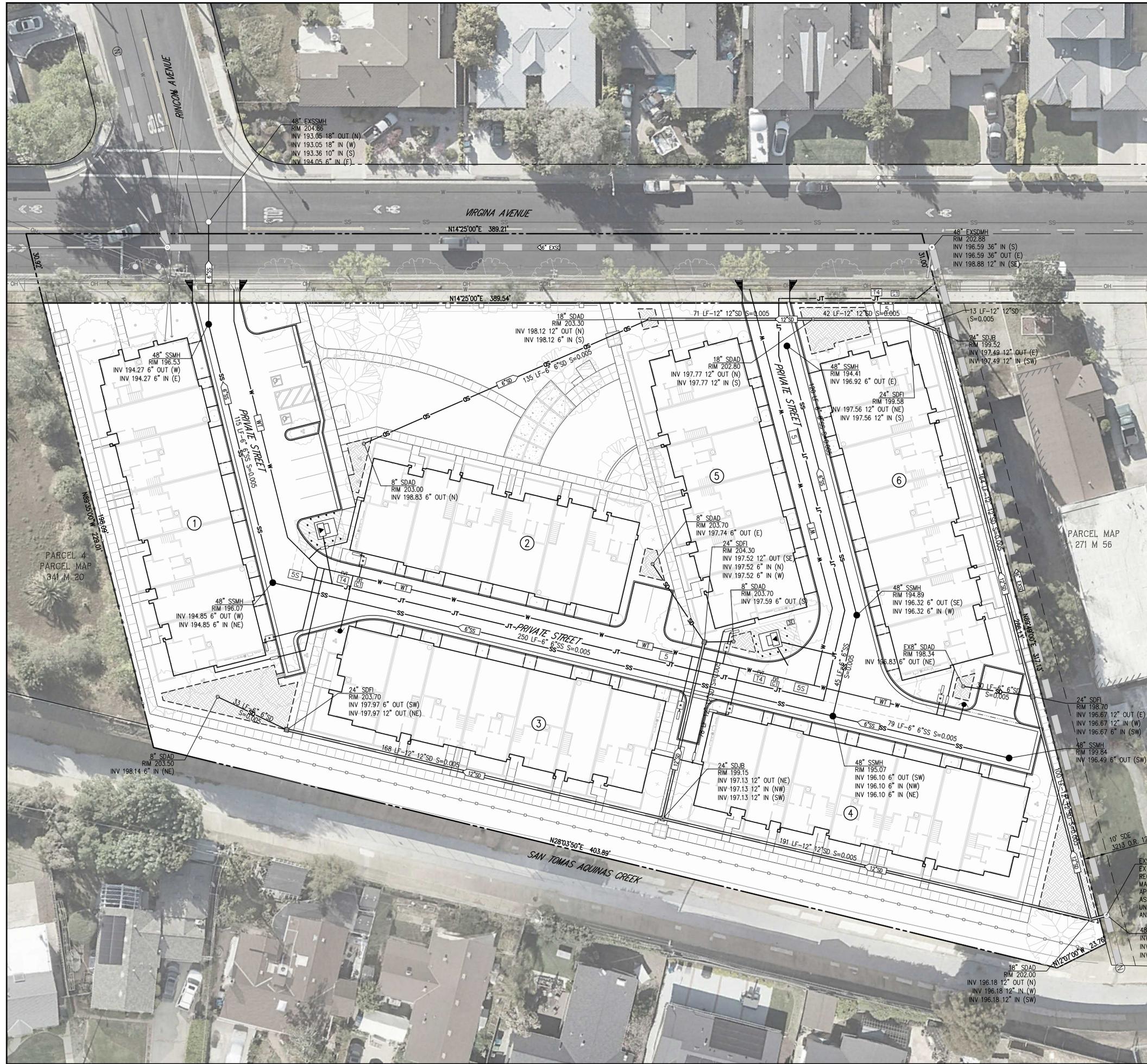
CITY OF CAMPBELL
PUBLIC WORKS DEPARTMENT
APPROVED BY: [Signature] DATE: 3/14/23
CITY ENGINEER

CONCRETE CURB AND/OR GUTTER TYPES
DEPARTMENT OF PUBLIC WORKS

DRAWING NO. R-1

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Battery Avenue
Campbell, CA 95008
T: (408) 453-1066

734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797



NOTE:
ALL NEW AND EXISTING UTILITIES SHALL BE UNDER GROUND WITH NO EXCEPTIONS.

NO.	DATE	BY

28 Bailey Avenue
Campbell, CA 95008
T: (408) 453-1066

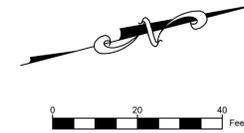
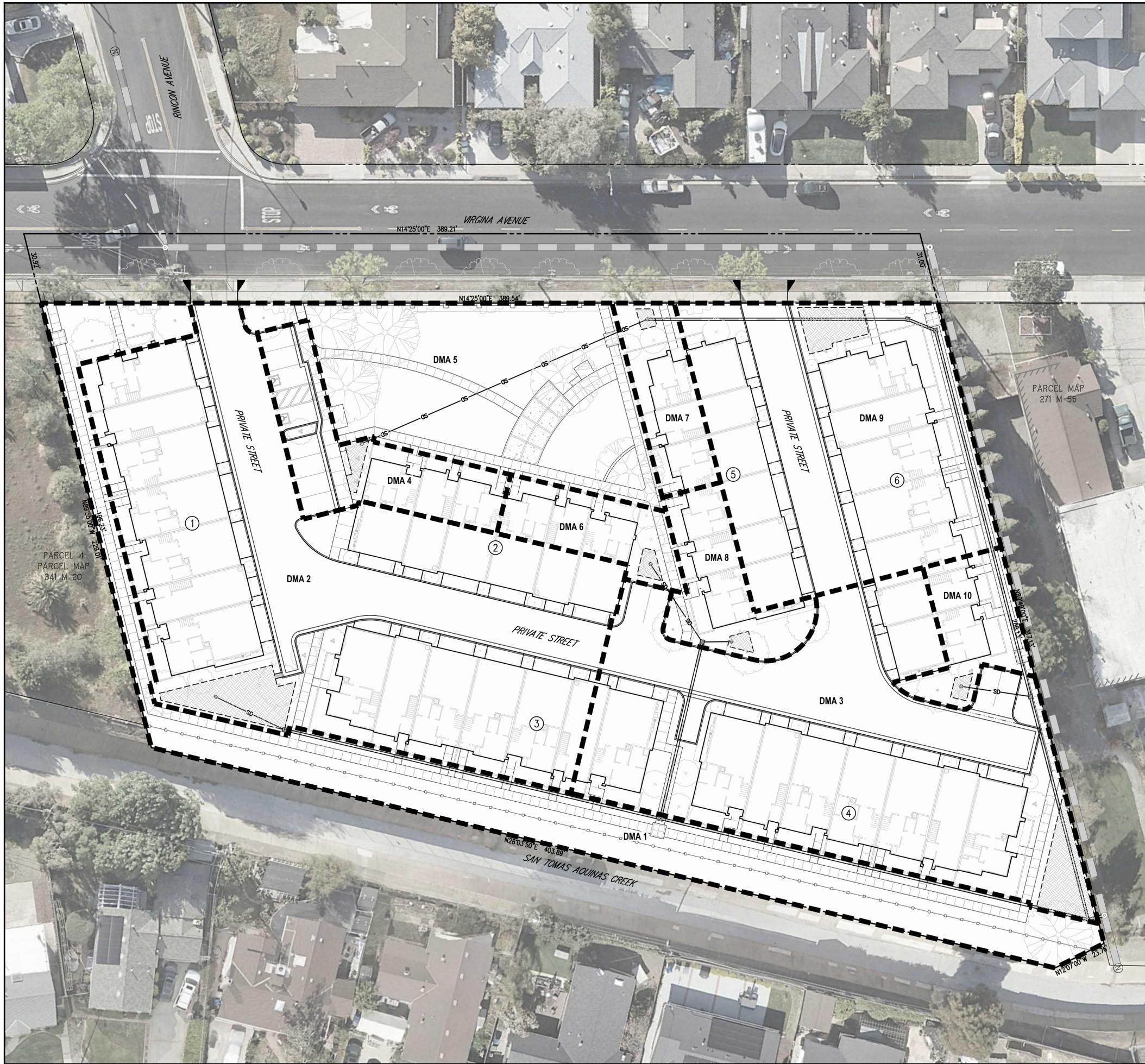
Civil Engineering Associates
Civil Engineers • Planners • Surveyors

PREPARED FOR:

V P
VALLEY OAK PARTNERS

734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

320 VIRGINIA AVENUE UTILITY PLAN	CAMPBELL CALIFORNIA
DATE	07/27/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	JR
JOB NO.	21-134
SHEET	C9
OF	SHEETS



LEGEND

- BIO-RETENTION BASINS
- WATERSHED BOUNDARY

NOTES

1. PROPERTY INFORMATION
320 VIRGINIA AVENUE, CAMPBELL, CALIFORNIA
APN NO. 404-07-033
GROSS SITE AREA = 106,460 (2.444 AC)
NET SITE AREA = 94,760 (2.175 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 1,110 SF (0.03 AC)
3. EXISTING ONSITE PERVIOUS AREA = 93,650 SF (2.15 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 61,883 SF (1.42 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 32,877 SF (0.75 AC)
6. OFF-SITE STREET DEDICATION = 11,700 SF (0.27 AC)
7. THERE IS A 60,773 SF, INCREASE IN IMPERVIOUS SURFACE FOR THIS PROJECT
8. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO SAN TOMAS AQUINAS CREEK.
9. 79,844 SF (84%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO BIO-TREATMENT BASINS.
10. 14,916 SF (16%) OF THE SITE WILL BE SELF-RETAINING.
11. 11,700 SF OF THE SITE WILL BE DEDICATED TO THE CITY AND IS EXEMPT FROM REQUIRED TREATMENT.
12. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIO-TREATMENT BASINS, UNDERGROUND SILVA CELLS, OR A MEDIA FILTER MECHANICAL DEVICE.
13. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
 - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING - FLOW TO THE BAY".
 - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
 - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEEPED REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
14. A SWPPP PERMIT WILL BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE > 1 ACRE.
15. CITY OF CAMPBELL STAFF WILL BE GRANTED ACCESS TO ALL OF THE ONSITE STORMWATER TREATMENT BASINS FOR INSPECTION PURPOSES PER THE TERM DESCRIBED IN THE PROJECT'S CC&R'S.

NO.	DATE	BY

28 Bailey Avenue
Campbell, CA 95008
T: (408) 453-1066

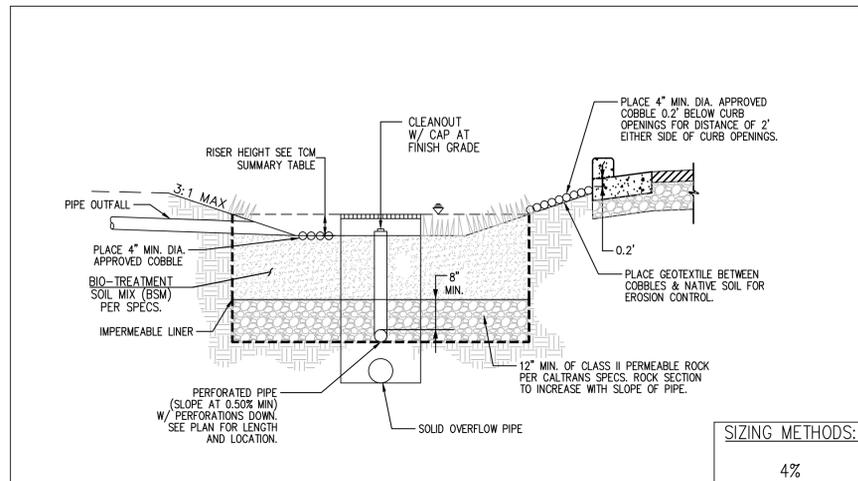
Civil Engineering Associates
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PREPARED FOR:

V P
VALLEY OAK PARTNERS

734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

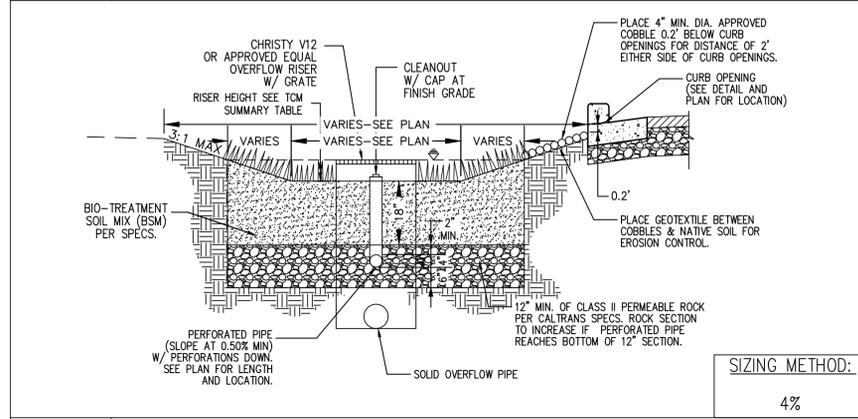
320 VIRGINIA AVENUE STORMWATER MANAGEMENT PLAN	CAMPBELL CALIFORNIA
DATE	07/27/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	CH
JOB NO.	21-134
SHEET	C10
OF	SHEETS



SIZING METHODS:
4%

BIORETENTION BASIN W/ LINER

N.T.S.



SIZING METHOD:
4%

BIORETENTION BASIN W/O LINER

N.T.S.

STORMWATER TREATMENT SUMMARY TABLE

WATERSHED ID	TOTAL WATERSHED AREA (SF)	IMPERVIOUS SURFACES				PERVIOUS SURFACES				TREATMENT MEASURES				
		STREETS (SF)	SIDEWALKS / HARDSCAPE (SF)	BUILDINGS (SF)	TOTAL (SF)	STREETS (SF)	SIDEWALKS (SF)	PARKING LOTS (SF)	LANDSCAPE (SF)	TOTAL (SF)	PROVIDED TREATMENT	REQUIRED TREATMENT	CALCULATION METHOD	TREATMENT METHOD
1	12,224	-	2,698	-	2,698	-	-	-	9,526	9,526	157	108	2:1 RATIO	SELF-RETAINING
2	26,135	6,618	2,170	12,993	21,781	-	-	-	4,354	4,354	879	871	4%	BIOTREATMENT
3	19,585	6,280	1,721	7,992	15,983	-	-	-	3,602	3,602	680	639	4%	BIOTREATMENT
4	3,721	1,372	605	1,136	3,113	-	-	-	608	608	141	125	4%	BIOTREATMENT
5	10,158	-	2,266	-	2,266	-	-	-	7,892	7,892	98	91	4%	BIOTREATMENT
6	2,164	-	276	1,093	1,369	-	-	-	795	795	56	55	4%	BIOTREATMENT
7	2,185	-	183	1,094	1,277	-	-	-	908	908	59	51	4%	BIOTREATMENT
8	2,692	-	228	1,214	1,442	-	-	-	1,250	1,250	66	58	2:1 RATIO	SELF-RETAINING
9	13,688	2,690	1,552	6,537	10,779	-	-	-	2,909	2,909	436	431	4%	BIOTREATMENT
10	2,208	-	343	832	1,175	-	-	-	1,033	1,033	73	47	4%	BIOTREATMENT
SUBTOTAL (SF)	94,760	16,960	12,042	32,881	61,883	-	-	-	32,877	32,877	2,645	2,475		
EXISTING SITE	94,760	-	1,110	-	1,110	-	-	-	93,650	93,650				

NO.	DATE	REVISIONS	BY
△	△	△	△
△	△	△	△
△	△	△	△
△	△	△	△
△	△	△	△

28 Railway Avenue
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V P
VALLEY OAK PARTNERS

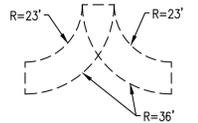
320 VIRGINIA AVENUE
STORMWATER NOTES AND DETAILS

CAMPBELL CALIFORNIA

DATE 07/27/2023
SCALE N/A
DESIGNED JG
DRAWN CH
JOB NO. 21-134
SHEET
C11
OF SHEETS



LEGEND



FIRE TRUCK TURNING RADIUS



150' MAX FIRE HOSE WRAP

NOTES

1. AERIAL APPARATUS NOT REQUIRED - BUILDING AT 30' MAX HEIGHT

NO.	DATE	BY

28 Bailey Avenue
Campbell, CA 95008
T: (408) 453-1066

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

PREPARED FOR:

V P
VALLEY OAK PARTNERS

734 THE ALAMEDA
SAN JOSE, CA 95126
T: (408) 282-9700
F: (408) 282-9797

320 VIRGINIA AVENUE EMERGENCY ACCESS PLAN	CAMPBELL CALIFORNIA
DATE	07/27/2023
SCALE	1"=20'
DESIGNED	JG
DRAWN	JR
JOB NO.	21-134
SHEET	C12
OF	SHEETS



PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. PROPOSED TREE LOCATIONS ARE BASED ON STANDARD JOINT TRENCH LOCATIONS. FINAL TREE LOCATIONS TO BE DETERMINED WHEN FINAL UTILITY LOCATIONS ARE PROVIDED. TREE PLACEMENT MAY BE ADJUSTED AND FINAL TREE COUNT MAY CHANGE.
3. ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
4. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

OPEN SPACE CALCULATIONS

PARK: OTHER LANDSCAPE AREAS:	9,425 SF 21,911 SF
PRIVATE OPEN SPACE: (GROUND LEVEL)	11,270 SF TOTAL
TOTAL OPEN SPACE:	36,016

IRRIGATION NOTES

1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
5. ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

PRELIMINARY LEGEND

- 1 CONCRETE WALK, TYP.
- 2 ENHANCED PAVING AT WALKWAY NOTES AND PICNIC AREA W/ DECORATIVE SCORE PATTERN AND FINISH
- 3 FRONT YARD PATIOS PER ARCHITECT
- 4 3' HT. SPLIT RAIL FENCE ALONG RIGHT OF WAY, TYP.
- 5 DIRECTORY / MAP SIGN
- 6 CLUSTER MAILBOX UNITS
- 7 PLAYGROUND WITH RUBBERIZED SURFACE
- 8 TRASH AND RECYCLING RECEPTACLES
- 9 (3) BENCHES
- 10 (2) PICNIC TABLE
- 11 (5) BIKE RACK
- 12 PLANTING AREA, TYP.
- 13 TURF AREA, TYP. (DELTA BLUEGRASS 90/10 TALL FESCUE BLEND - MODERATE WATER USE)
- 14 BIO-RETENTION AREA, TYP.
- 15 EXISTING RIGHT OF WAY WALKWAY TO REMAIN
- 16 EXISTING TREE TO REMAIN
- 17 BOLLARD LIGHTS PER LIGHTING CONSULTANT
- 18 CONCRETE DRIVEWAY PER CIVIL ENGINEER
- 19 CONCRETE SEAT WALL
- 20 6' HT. WOOD BOUNDARY FENCE
- 21 VISION TRIANGLE
- 22 POST TOP LIGHTS PER LIGHTING CONSULTANT

PROPOSED TREE LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY
	DODONAEA VISCOSA 'PURPUREA' STANDARD	PURPLE LEAFED HOPSEED BUSH	15 GAL	LOW	20
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	24"BOX	LOW	8
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	36"BOX	LOW	9
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	MOD	6
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24"BOX	LOW	3
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE-LEAF PLUM	24"BOX	LOW	9
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	V. LOW	5
	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORNE	15 GAL	LOW	22

NOTE: ALL TREES TO BE IN STANDARD FORM.

PROPOSED PLANT PALETTE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
	ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	5 GAL	LOW	36" o.c.
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	60" o.c.
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW	36" o.c.
	CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW	48" o.c.
	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	MARITIME CEANOTHUS	5 GAL	LOW	36" o.c.
	CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	LOW	72" o.c.
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	LOW	72" o.c.
	EUONYMUS JAPONICUS 'GREENSPIRE'	GREENSPIRE UPRIGHT EUONYMUS	1 GAL	LOW	24" o.c.
	GALVEZIA SPECIOSA 'BOCA ROSA'	ISLAND SNAPDRAGON	5 GAL	LOW	36" o.c.
	GREVILLEA X 'NOELLI'	GREVILLEA	15 GAL	LOW	48" o.c.
	HELIANTHEMUM N. 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT ROCK ROSE	1 GAL	LOW	24" o.c.
	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	LOW	48" o.c.
	LAVATERA MARITIMA	TREE MALLOW	5 GAL	LOW	48" o.c.
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	LOW	48" o.c.
	LOROPETALUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	LOW	48" o.c.
	PHORMIUM TENAX 'FIREBIRD'	FIRE BIRD FLAX	5 GAL	LOW	48" o.c.
	PHORMIUM X 'BLACK ADDER'	NEW ZEALAND FLAX	5 GAL	LOW	36" o.c.
	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	LOW	48" o.c.
	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	LOW	72" o.c.
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL	LOW	60" o.c.
	SALVIA CLEVELANDII 'WINIFRED GILLMAN'	CLEVELAND SAGE	5 GAL	LOW	36" o.c.
	SALVIA GREGGII 'PINK'	PINK AUTUMN SAGE	5 GAL	LOW	36" o.c.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	15 GAL	LOW	48" o.c.
	SALVIA MICROPHYLLA 'HOT LIPS'	BABY SAGE	5 GAL	LOW	48" o.c.
	TEUFRUM FRUTICOSA 'COMPACTA'	BUSH GERMANDER	5 GAL	LOW	36" o.c.
	VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL	MOD	36" o.c.
GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	LOW	24" o.c.
	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 GAL	MOD	24" o.c.
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW	36" o.c.
	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	LOW	48" o.c.
	LOMANDRA HYSTRIX 'TROPIC BELLE'	TROPIC BELLE MAT RUSH	1 GAL	LOW	30" o.c.
	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME TUFF DWARF MAT RUSH	1 GAL	LOW	24" o.c.
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA 'YARROW	1 GAL	LOW	24" o.c.
	DIETES VEGETA	AFRICAN IRIS	1 GAL	LOW	36" o.c.
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	LOW	36" o.c.
	ERIOGONUM GRANDE RUBESCENS	RED BUCKWHEAT	1 GAL	LOW	24" o.c.
	LIMONILUM PEREZII	STATICE	1 GAL	LOW	24" o.c.
	MIMULUS X 'JELLY BEAN ORANGE'	ORANGE MONKEYFLOWER	1 GAL	LOW	12" o.c.
	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME NANDINA	1 GAL	LOW	36" o.c.
	NEPETA X FAASSENII 'SELECT BLUE'	CATMINT	1 GAL	LOW	24" o.c.
	FENESTEMON H. 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW	18" o.c.
	SALVIA MICROPHYLLA 'BERZERKELEY'	BERZERKELEY SAGE	1 GAL	LOW	36" o.c.
	SCAEVOLA AEMULA 'MAUVE CLUSTERS'	FAN FLOWER	1 GAL	LOW	36" o.c.
	VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GAL	LOW	30" o.c.
	ZAUSCHNERIA C. 'SCHIEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	LOW	36" o.c.
BIORETENTION BASIN PLANTING	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	LOW	24" o.c.
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	36" o.c.
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	18" o.c.
	LIPPIA NODIFLORA	KURAPIA	PLUGS	LOW	24" o.c.
BIORETENTION BANK/UPLAND PLANTING	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	60" o.c.
	BOULEA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	LOW	18" o.c.
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW	24" o.c.
	ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL	LOW	18" o.c.
	FESTUCA IDAHOENSIS 'STONY CREEK'	IDAHO FESCUE	1 GAL	V. LOW	24" o.c.
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	V. LOW	36" o.c.
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW	36" o.c.
	SALVIA SONOMENSIS	CREeping SAGE	1 GAL	LOW	36" o.c.
	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	LOW	18" o.c.

VALLEY OAK PARTNERS
734 THE ALAMEDA
SAN JOSE, CA 95126

320 VIRGINIA AVENUE
Campbell, California

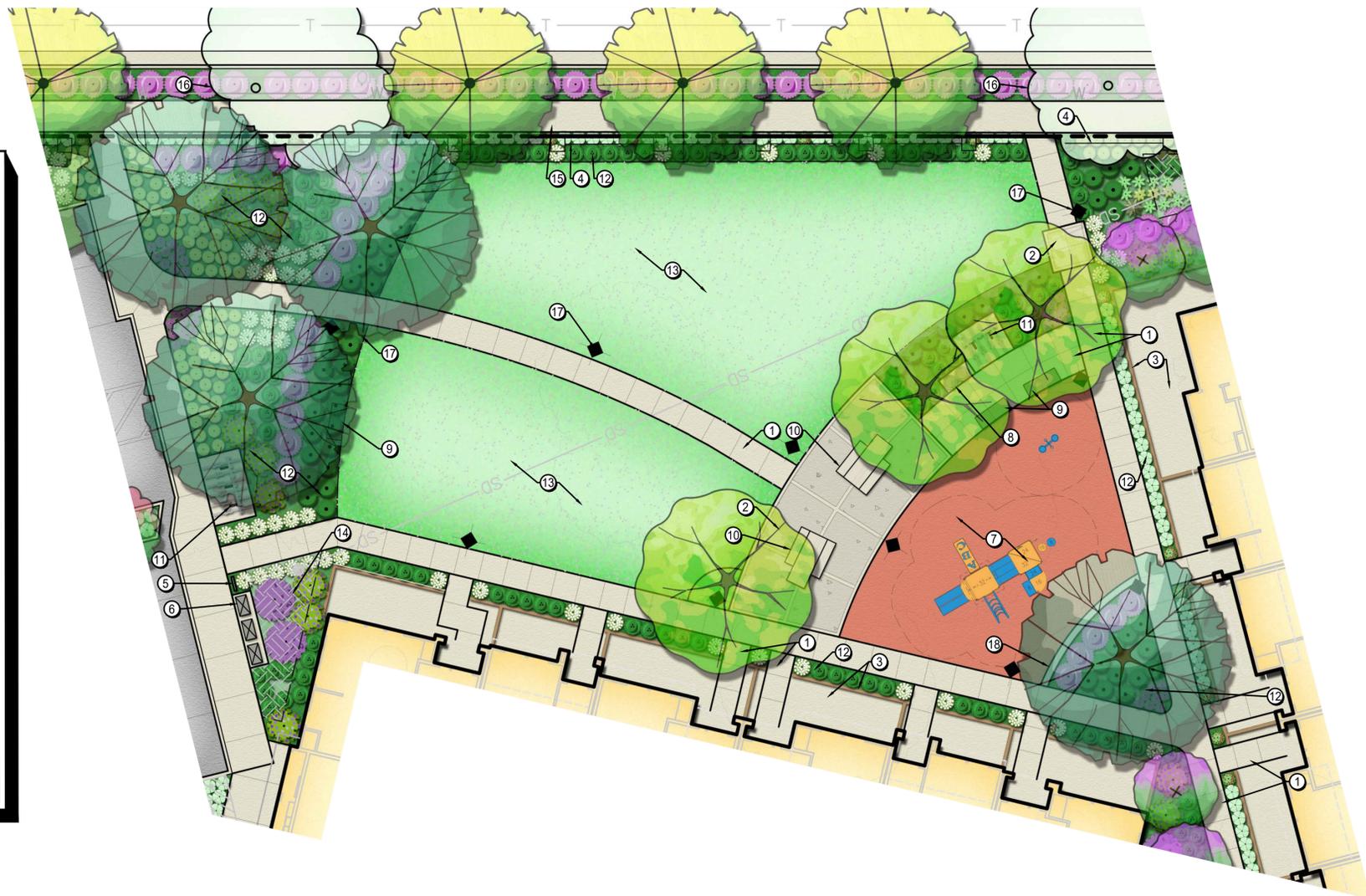
OVERALL LANDSCAPE PLAN
CONCEPTUAL LANDSCAPE PLAN
AUGUST 3, 2023

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH
L-1
Project No. 02322

PRELIMINARY LEGEND

- ① CONCRETE WALK, TYP.
- ② ENHANCED PAVING AT WALKWAY NOTES AND PICNIC AREA W/ DECORATIVE SCORE PATTERN AND FINISH
- ③ FRONT YARD PATIOS PER ARCHITECT
- ④ 3' HT. SPLIT RAIL FENCE ALONG RIGHT OF WAY, TYP.
- ⑤ DIRECTORY / MAP SIGN
- ⑥ CLUSTER MAILBOX UNITS
- ⑦ PLAYGROUND WITH RUBBERIZED SURFACE
- ⑧ TRASH AND RECYCLING RECEPTACLES
- ⑨ (3) BENCHES
- ⑩ (2) PICNIC TABLE
- ⑪ (5) BIKE RACK
- ⑫ PLANTING AREA, TYP.
- ⑬ TURF AREA, TYP. (DELTA BLUEGRASS 90/10 TALL FESCUE BLEND - MODERATE WATER USE)
- ⑭ BIO-RETENTION AREA, TYP.
- ⑮ EXISTING RIGHT OF WAY WALKWAY TO REMAIN
- ⑯ EXISTING TREE TO REMAIN
- ⑰ BOLLARD LIGHTS PER LIGHTING CONSULTANT
- ⑱ CONCRETE DRIVEWAY PER CIVIL ENGINEER
- ⑲ CONCRETE SEAT WALL
- ⑳ 6' HT. WOOD BOUNDARY FENCE
- ㉑ VISION TRIANGLE
- ㉒ POST TOP LIGHTS PER LIGHTING CONSULTANT



PROPOSED SHRUB PALETTE

SHRUBS		COMMON NAME	SIZE	WATER USE	SPACING
	ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	5 GAL	LOW	36" o.c.
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	60" o.c.
	CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW	36" o.c.
	CARPENTERIA CALIFORNICA	BUSH AERONE	5 GAL	LOW	48" o.c.
	CEANOTHUS MARITIMUS 'VALLEY VIOLET'	MARITIME CEANOTHUS	5 GAL	LOW	36" o.c.
	CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	LOW	72" o.c.
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	LOW	72" o.c.
	EUONYMUS JAPONICUS 'GREENSPIRE'	GREENSPIRE UPRIGHT EUONYMUS	1 GAL	LOW	24" o.c.
	GALVEZIA SPECIOSA 'BOCA ROSA'	ISLAND SNAPDRAGON	5 GAL	LOW	36" o.c.
	GREVILLEA X 'NOELLII'	GREVILLEA	15 GAL	LOW	48" o.c.
	HELIANTHEMUM N. 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT ROCK ROSE	1 GAL	LOW	24" o.c.
	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	LOW	48" o.c.
	LAVATERA MARITIMA	TREE MALLOW	5 GAL	LOW	48" o.c.
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	LOW	48" o.c.
	LOROPETALUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	LOW	48" o.c.
	PHORMIUM TENAX 'FIREBIRD'	FIRE BIRD FLAX	5 GAL	LOW	48" o.c.
	PHORMIUM X 'BLACK ADDER'	NEW ZEALAND FLAX	5 GAL	LOW	36" o.c.
	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	LOW	48" o.c.
	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	LOW	72" o.c.
	ROSA CALIFORNICA	ROSA CALIFORNIA WILD ROSE	5 GAL	LOW	60" o.c.
	SALVIA CLEVELANDII 'WINIFRED GILLMAN'	CLEVELAND SAGE	5 GAL	LOW	36" o.c.
	SALVIA GREGGII 'PINK'	PINK AUTUMN SAGE	5 GAL	LOW	36" o.c.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	15 GAL	LOW	48" o.c.
	SALVIA MICROPHYLLA 'HOT LIPS'	'HOT LIPS' SAGE	5 GAL	LOW	36" o.c.
	TEUCRIUM FRUTICANS 'COMPACTA'	BUSH GERMANDER	5 GAL	LOW	36" o.c.
	VIBURNUM DAVIIDII	DAVID VIBURNUM	5 GAL	MOD	36" o.c.
GRASSES		COMMON NAME	SIZE	WATER USE	SPACING
	CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	LOW	24" o.c.
	CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 GAL	MOD	24" o.c.
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW	36" o.c.
	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	LOW	48" o.c.
	LOMANDRA HYSTRIX 'TROPIC BELLE'	TROPIC BELLE MAT RUSH	1 GAL	LOW	30" o.c.
	LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME TUFF DWARF MAT RUSH	1 GAL	LOW	24" o.c.
PERENNIALS		COMMON NAME	SIZE	WATER USE	SPACING
	ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	LOW	24" o.c.
	DIETES VEGETA	AFRICAN IRIS	1 GAL	LOW	36" o.c.
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	LOW	36" o.c.
	ERIOGONUM GRANDE RUBESCENS	RED BUCKWHEAT	1 GAL	LOW	24" o.c.
	LIMONIUM PEREZII	STATICE	1 GAL	LOW	24" o.c.
	MIMULUS X 'JELLY BEAN ORANGE'	ORANGE MONKEYFLOWER	1 GAL	LOW	12" o.c.
	NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME NANDINA	1 GAL	LOW	36" o.c.
	NEPETA X FAASSENII 'SELECT BLUE'	CATMINT	1 GAL	LOW	24" o.c.
	PENSTEMON H. 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW	18" o.c.
	SALVIA MICROPHYLLA 'BERZERKELEY'	BERZERKELEY SAGE	1 GAL	LOW	36" o.c.
	SCAEVOLA AEMULA 'MAUVE CLUSTERS'	FAN FLOWER	1 GAL	LOW	36" o.c.
	VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GAL	LOW	30" o.c.
	ZAUSCHNERIA C. 'SCHIEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	LOW	36" o.c.
BIORETENTION BASIN PLANTING		COMMON NAME	SIZE	WATER USE	SPACING
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	LOW	24" o.c.
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	36" o.c.
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	18" o.c.
	LIPPIA NODIFLORA	KURAPIA	PLUGS	LOW	24" o.c.
BIORETENTION BANK/UPLAND PLANTING		COMMON NAME	SIZE	WATER USE	SPACING
	ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	60" o.c.
	BOUTELOUA GRAEGLIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	LOW	18" o.c.
	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW	24" o.c.
	ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL	LOW	18" o.c.
	FESTUCA IDAHOENSIS 'STONY CREEK'	IDAHO FESCUE	1 GAL	V. LOW	24" o.c.
	MIMULUS ALPENTACULUS	STICKY MONKEY FLOWER	5 GAL	V. LOW	36" o.c.
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW	36" o.c.
	SALVIA SONOMENSIS	CREeping SAGE	1 GAL	LOW	36" o.c.
	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	LOW	18" o.c.



RECREATIONAL TURF



PLAYGROUND WITH RUBBER SURFACING



METAL SITE FURNISHINGS



SPLIT RAIL FENCE



ACCENT PAVING AT PICNIC TABLES

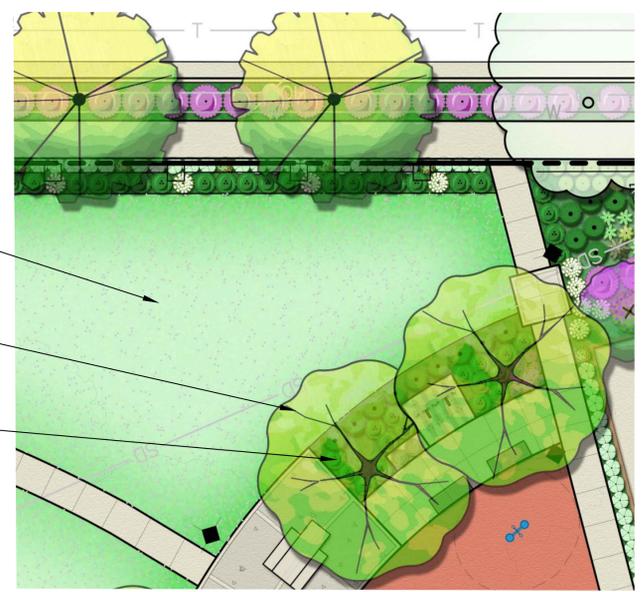


CONCRETE SEAT WALL

TURF TO BE IRRIGATED WITH HIGH-EFFICIENCY HUNTER MP ROTATORS

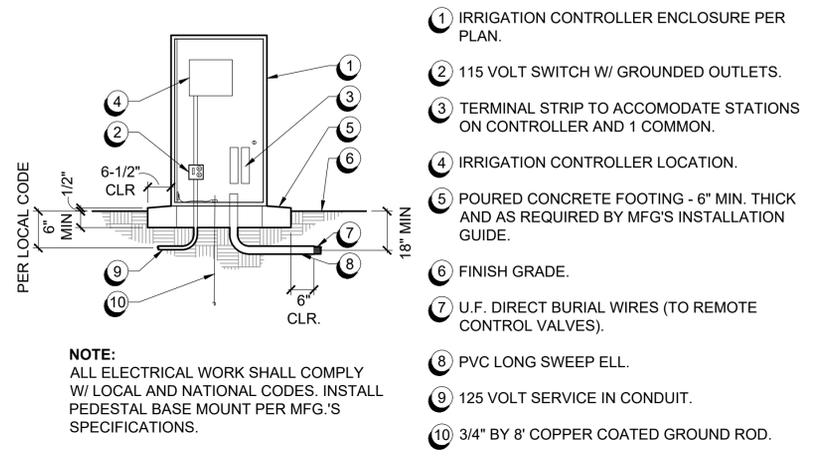
TREES TO BE IRRIGATED WITH RAIN BIRD PRESSURE COMPENSATING BUBBLERS

SHRUBS TO BE IRRIGATED WITH RAIN BIRD XFCV SURFACE DRIPLINE



IRRIGATION NOTES

- THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEO).
- THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
- THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
- PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.
- ALL MWEO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

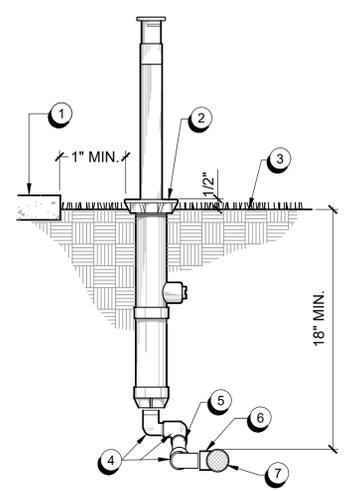


NOTE: ALL ELECTRICAL WORK SHALL COMPLY W/ LOCAL AND NATIONAL CODES. INSTALL PEDESTAL BASE MOUNT PER MFG.'S SPECIFICATIONS.

- IRRIGATION CONTROLLER ENCLOSURE PER PLAN.
- 115 VOLT SWITCH W/ GROUNDED OUTLETS.
- TERMINAL STRIP TO ACCOMMODATE STATIONS ON CONTROLLER AND 1 COMMON.
- IRRIGATION CONTROLLER LOCATION.
- POURED CONCRETE FOOTING - 6" MIN. THICK AND AS REQUIRED BY MFG.'S INSTALLATION GUIDE.
- FINISH GRADE.
- U.F. DIRECT BURIAL WIRES (TO REMOTE CONTROL VALVES).
- PVC LONG SWEEP ELL.
- 125 VOLT SERVICE IN CONDUIT.
- 3/4" BY 8' COPPER COATED GROUND ROD.

A CONTROLLER ENCLOSURE

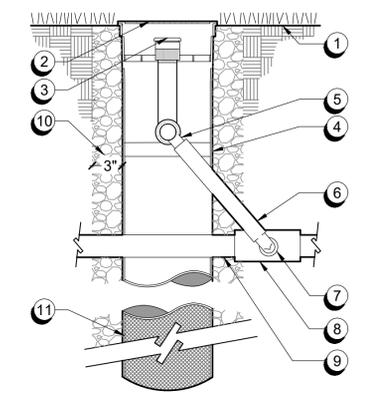
N.T.S.



- SIDEWALK, CURB, ETC.
- POP-UP SHRUB SPRAY HEAD WITH PURPLE COVER. INSTALL 1/2" ABOVE FINISH GRADE.
- FINISH GRADE.
- MARLEX STREET ELL.
- PVC SCH. 80 NIPPLE LENGTH AS REQUIRED.
- PVC SCH. 40 SST TEE.
- PVC LATERAL LINE.

B 6" POP-UP SHRUB SPRAY HEAD

N.T.S.

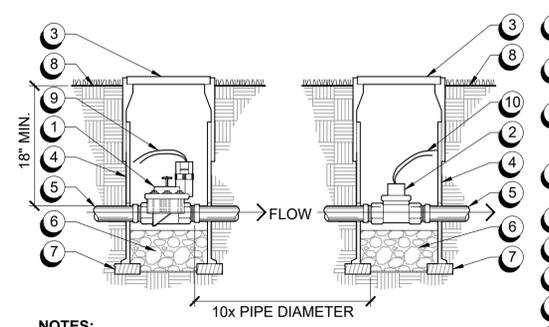
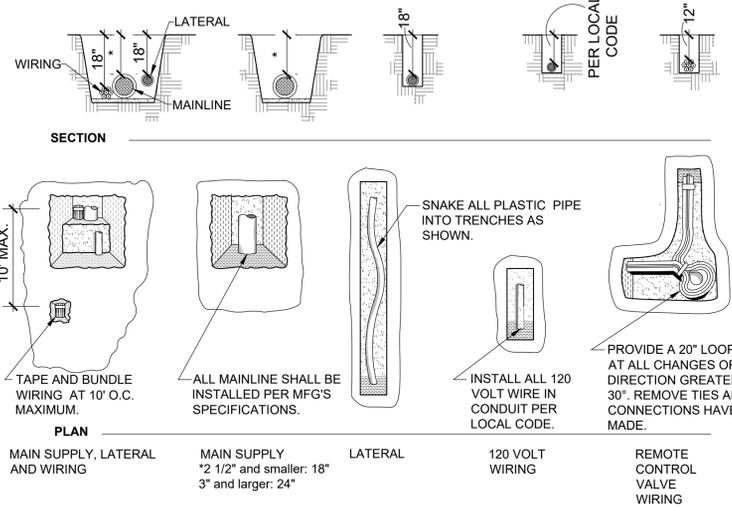


- FINISH GRADE.
- 4" LOCKING GRATE. INSTALL FLUSH WITH FINISH GRADE OR TOP OF MULCH. (SEE NOTE #3)
- PRESSURE COMPENSATING BUBBLER PER LEGEND
- ROOT WATERING SYSTEM (RWS) UNIT (QUANTITY PER LEGEND). SEE NOTES BELOW.
- PRE-ASSEMBLED FITTINGS.
- 1/2" FLEXIBLE SWING PIPE. MAXIMUM LENGTH OF 18".
- 1/2" NPT X BARB SWING PIPE ELBOW.
- PVC SCH 40 TEE OR ELL. (ST.)
- LATERAL PVC PIPE.
- PEA GRAVEL FOR CLAY SOILS, WHERE APPLICABLE.
- SAND SOCK FOR SANDY SOILS, WHERE APPLICABLE.

NOTES:
 1. ONCE RWS HAS BEEN INSTALLED, FILL THE BASKET WITH PEA GRAVEL.
 2. RWS INCLUDES FACTORY ASSEMBLED RISER, BUBBLER, GRATE, SWING ASSEMBLY, CANISTER & FITTINGS.
 3. FOR RECLAIMED WATER APPLICATION, INSTALL PURPLE GRATE.

C TREE BUBBLER - ROOT WATERING SYSTEM (RWS)

N.T.S.

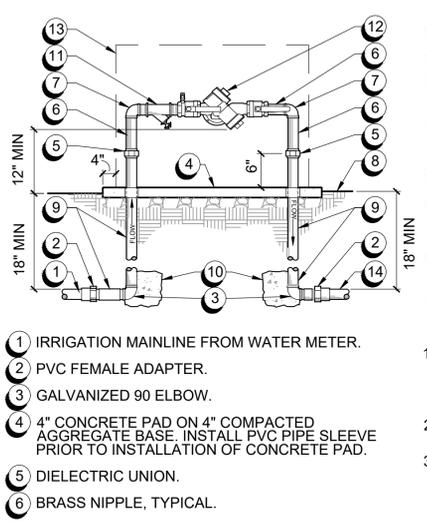


NOTES:
 1. ALL WIRES SHALL BE INSTALLED PER LOCAL CODE.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE W/ MANUFACTURER'S SPECIFICATIONS.
 3. PROVIDE EXPANSION COILS AT EACH WIRE CONNECTION IN VALVE BOX (10 WRAPS AROUND AT 1/2" DIA. PIPE).
 4. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREAS AND SET FLUSH WITH FINISH GRADE IN TURF AREAS.
 5. UTILIZE PURPLE IDENTIFICATION FOR RECLAIMED LINES.

- MASTER VALVE. SEE LEGEND FOR TYPE.
- FLOW SENSOR. SEE LEGEND FOR TYPE.
- ROUND VALVE BOX W/ M.V. OR F.S. BURNED INTO LID (MIN. 2" HIGH)
- VALVE BOX EXTENSION, LENGTH AS REQUIRED
- PVC MAINLINE
- PEA GRAVEL
- BRICK SUPPORTS
- FINISH GRADE
- WIRE W/ SHIELDED CABLE TO CONTROLLER ASSEMBLY W/ 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS. WIRE COLORS PER SPECIFICATIONS.
- FLOW SENSOR WIRES W/ SHIELDED CABLE TO CONTROLLER ASSEMBLY.

D MASTER VALVE W/ FLOW SENSOR

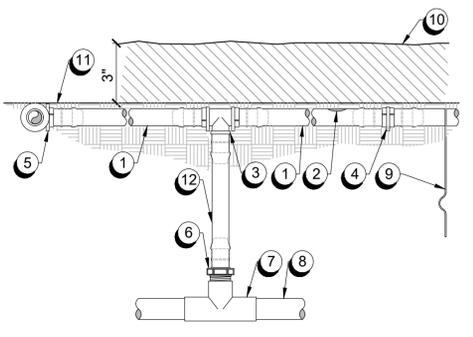
SCALE: N.T.S.



- BRASS 90 ELBOW, TYPICAL.
 - FINISH GRADE.
 - GALVANIZED NIPPLES, WRAP UNDERGROUND PIPE WITH (2) WRAPS PIPE TAPE.
 - CONCRETE THRUST BLOCK ON 2 1/2" PIPE SIZE OR LARGER. SIZE OF THRUST BLOCK AS SPECIFIED BY PIPE MFR.
 - BRONZE WYE STRAINER, LINE SIZE.
 - REDUCED PRESSURE BACKFLOW PREVENTER WITH IN LINE VALVES. INSTALL PER LOCAL CODE & PREFER APPROVED LIST OF DEVICES.
 - BACKFLOW PREVENTER ENCLOSURE BY LEMEUR MANUFACTURING OR APPROVED EQ.
 - PVC MAINLINE SUPPLY TO VALVES.
- NOTES:**
 1. LEMEUR ENCLOSURE UNIT SHALL BE HINGED; PROVIDE ADEQUATE SIZE AS REQUIRED TO HINGE OVER BACKFLOW UNIT. CAST SUPPORT HARDWARE INTO CONCRETE SLAB.
 2. PROVIDE INSULATED BLANKET, POLAR BLANKET OR EQ.
 3. INSTALLATION SHALL BE APPROVED & DEVICE SHALL BE TESTED BY AN AWWA CERTIFIED BACKFLOW TESTER.

G REDUCED PRESSURE BACKFLOW PREVENTER

N.T.S.



- ON-SURFACE DRIPLINE. SEE IRRIGATION FOR TYPE.
- INLINE DRIP EMITTER OUTLET. SEE PLANS FOR DRIPLINE OUTLET SPACING.
- BARB TEE
- BARB COUPLING
- BARB ELBOW
- BARB MALE ADAPTER
- PVC TEE (SST)
- DRIPLINE LATERAL SUPPLY HEADER
- GALVANIZED TIE DOWN STAKE
- DECORATIVE BARK MULCH
- FINISH GRADE
- BLANK DRIP TUBING

NOTES:
 1. PLACE TIE DOWN STAKES EVERY THREE - FOUR FEET TO SECURE DRIPLINE TO GRADE.
 2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

E ON-SURFACE DRIPLINE RISER ASSEMBLY

N.T.S.

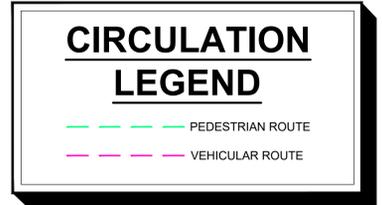
F PIPE & WIRE TRENCHING DETAIL

SCALE: N.T.S.



LOCATION OF DIRECTORY/ MAP SIGN

LOCATION OF CLUSTER MAILBOX UNITS.
(2) 16-UNIT MAILBOXES & (1) 8-UNIT MAILBOX



CLUSTER MAILBOX UNITS



DIRECTORY/ MAP SIGN

VALLEY OAK PARTNERS
734 THE ALAMEDA
SAN JOSE, CA 95126

320 VIRGINIA AVENUE
Campbell, California

MAILBOX ROUTING & CIRCULATION PLAN
CONCEPTUAL LANDSCAPE PLAN
AUGUST 3, 2023

vanderToolen Associates
855 Bordeaux Way
Suite 240
Napa, CA 94558
tel: 707.224.2299
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

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PROPOSED TREE LEGEND

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	QTY
	DODONAEA VISCOSA 'PURPUREA' STANDARD	PURPLE LEAFED HOPSEED BUSH	15 GAL	LOW	20
	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	24"BOX	LOW	8
	LAURUS NOBILIS 'SARATOGA'	SWEET BAY	36"BOX	LOW	9
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM DWARF SOUTHERN MAGNOLIA	24"BOX	MOD	6
	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24"BOX	LOW	3
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	KRAUTER VESUVIUS PURPLE-LEAF PLUM	24"BOX	LOW	9
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	V. LOW	5
	RHAPHIOLEPIS INDICA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY INDIAN HAWTHORNE	15 GAL	LOW	22

NOTE: ALL TREES TO BE IN STANDARD FORM.



DODONAEA V. 'PURPUREA'



GINKGO BILOBA 'AUTUMN GOLD'



LAGERSTROEMIA X 'MUSKOGEE'



LAGERSTROEMIA X 'TUSCARORA'



LAURUS NOBILIS 'SARATOGA'



QUERCUS AGRIFOLIA



RHAPHIOLEPIS I. 'MAJESTIC BEAUTY'

PROPOSED SHRUB PALETTE

SHRUBS

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	5 GAL	LOW	36" o.c.
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	60" o.c.
CALLISTEMON CITRINUS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	LOW	36" o.c.
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	LOW	48" o.c.
CEANOTHUS MARITIMUS 'VALLEY VIOLET'	MARITIME CEANOTHUS	5 GAL	LOW	36" o.c.
CEANOTHUS RIGIDUS 'SNOWBALL'	CEANOTHUS SNOWBALL	5 GAL	LOW	72" o.c.
DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	15 GAL	LOW	72" o.c.
EUONYMUS JAPONICUS 'GREENSPIRE'	GREENSPIRE UPRIGHT EUONYMUS	1 GAL	LOW	24" o.c.
GALVEZIA SPECIOSA 'BOCA ROSA'	ISLAND SNAPDRAGON	5 GAL	LOW	36" o.c.
GREVILLEA X 'NOELLII'	GREVILLEA	15 GAL	LOW	48" o.c.
HELIANTHEMUM N. 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT ROCK ROSE	1 GAL	LOW	24" o.c.
JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	LOW	48" o.c.
LAVATERA MARITIMA	TREE MALLOW	5 GAL	LOW	48" o.c.
LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	LOW	48" o.c.
LOROPETALUM C. 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL	LOW	48" o.c.
PHORMIUM TENAX 'FIREBIRD'	FIRE BIRD FLAX	5 GAL	LOW	48" o.c.
PHORMIUM X 'BLACK ADDER'	NEW ZEALAND FLAX	5 GAL	LOW	36" o.c.
PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	LOW	48" o.c.
RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	5 GAL	LOW	72" o.c.
ROSA CALIFORNICA WILD ROSE	CALIFORNIA WILD ROSE	5 GAL	LOW	60" o.c.
SALVIA CLEVELANDII 'WINIFRED GILLMAN'	CLEVELAND SAGE	5 GAL	LOW	36" o.c.
SALVIA GREGGII 'PINK'	PINK AUTUMN SAGE	5 GAL	LOW	36" o.c.
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	15 GAL	LOW	48" o.c.
SALVIA MICROPHYLLA 'HOT LIPS'	BABY SAGE	5 GAL	LOW	48" o.c.
TEUCRIUM FRUTICANS 'COMPACTA'	BUSH GERMANDER	5 GAL	LOW	36" o.c.
VIBURNUM DAVIDII	DAVID VIBURNUM	5 GAL	MOD	36" o.c.

GRASSES

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
CALAMAGROSTIS X A. 'KARL FOERSTER'	FEATHER REED GRASS	5 GAL	LOW	24" o.c.
CAREX TESTACEA 'PRAIRIE FIRE'	PRAIRIE FIRE SEDGE	1 GAL	MOD	24" o.c.
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	LOW	36" o.c.
LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	1 GAL	LOW	48" o.c.
LOMANDRA HYSTRIX 'TROPIC BELLE'	TROPIC BELLE MAT RUSH	1 GAL	LOW	30" o.c.
LOMANDRA LONGIFOLIA 'LIME TUFF'	LIME TUFF DWARF MAT RUSH	1 GAL	LOW	24" o.c.

PERENNIALS

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
ACHILLEA MILLEFOLIUM 'TERRA COTTA'	TERRA COTTA YARROW	1 GAL	LOW	24" o.c.
DIETES VEGETA	AFRICAN IRIS	1 GAL	LOW	36" o.c.
ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	LOW	36" o.c.
ERIOGONUM GRANDE RUBESCENS	RED BUCKWHEAT	1 GAL	LOW	24" o.c.
LIMONIUM PEREZII	STATICE	1 GAL	LOW	24" o.c.
MIMULUS X 'JELLY BEAN ORANGE'	ORANGE MONKEYFLOWER	1 GAL	LOW	12" o.c.
NANDINA DOMESTICA 'LEMON LIME'	LEMON LIME NANDINA	1 GAL	LOW	36" o.c.
NEPETA X FAASSENII 'SELECT BLUE'	CATMINT	1 GAL	LOW	24" o.c.
PENSTEMON H. 'MARGARITA BOP'	BEARD TONGUE	1 GAL	LOW	18" o.c.
SALVIA MICROPHYLLA 'BERZERKELEY'	BERZERKELEY SAGE	1 GAL	LOW	36" o.c.
SCAEVOLA AEMULA 'MAUVE CLUSTERS'	FAN FLOWER	1 GAL	LOW	36" o.c.
VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GAL	LOW	30" o.c.
ZAUSCHNERIA C. 'SCHEFFLIN'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL	LOW	36" o.c.

BIORETENTION BASIN PLANTING

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	LOW	24" o.c.
CHONDROPETALUM TECTORUM	CARE RUSH	5 GAL	LOW	36" o.c.
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	18" o.c.
LIPPIA NODIFLORA	KURAPIA	PLUGS	LOW	24" o.c.

BIORETENTION BANK/UPLAND PLANTING

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
ARCTOSTAPHYLOS D. 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	LOW	60" o.c.
BOUTELLOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	LOW	24" o.c.
DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	LOW	24" o.c.
ERIOGONUM LATIFOLIUM	COAST BUCKWHEAT	1 GAL	LOW	18" o.c.
FESTUCA IDAHOENSIS 'STONY CREEK'	IDAHO FESCUE	1 GAL	V. LOW	24" o.c.
MIMULUS ALPINEUS	STICKY MONKEY FLOWER	5 GAL	V. LOW	36" o.c.
MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW	36" o.c.
SALVIA SONOMENSIS	CREeping SAGE	1 GAL	LOW	36" o.c.
SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL	LOW	18" o.c.



ACACIA C. 'COUSIN ITT'



ACHILLEA M. 'TERRA COTTA'



ARCTOSTAPHYLOS 'HOWARD MCMINN'



BOUTELLOUA G. 'BLONDE AMBITION'



CALLISTEMON C. 'LITTLE JOHN'



CARPENTERIA CALIFORNICA



CEANOTHUS M. 'VALLEY VIOLET'



CHONDRPETALUM TECTORUM



DESCHAMPSIA CESPITOSA



DIETES VEGETA



ERIGERON KARVINSKIANUS



ERIOGONUM GRANDE RUBESCENS



GREVILLEA X 'NOELLII'



HELICTOTRICHON SEMPERVIRENS



JUNIPERUS C. 'SEA GREEN'



LAVATERA MARITIMA



LIMONIUM PEREZII



MIMULUS X 'JELLY BEAN ORANGE'



MUHLENBERGIA RIGENS



PENSTEMON H. 'MARGARITA BOP'



PHORMIUM TENAX 'FIREBIRD'



SALVIA LEUCANTHA



SCAEVOLA A. 'MAUVE CLUSTERS'



VERBENA L. 'DE LA MINA'

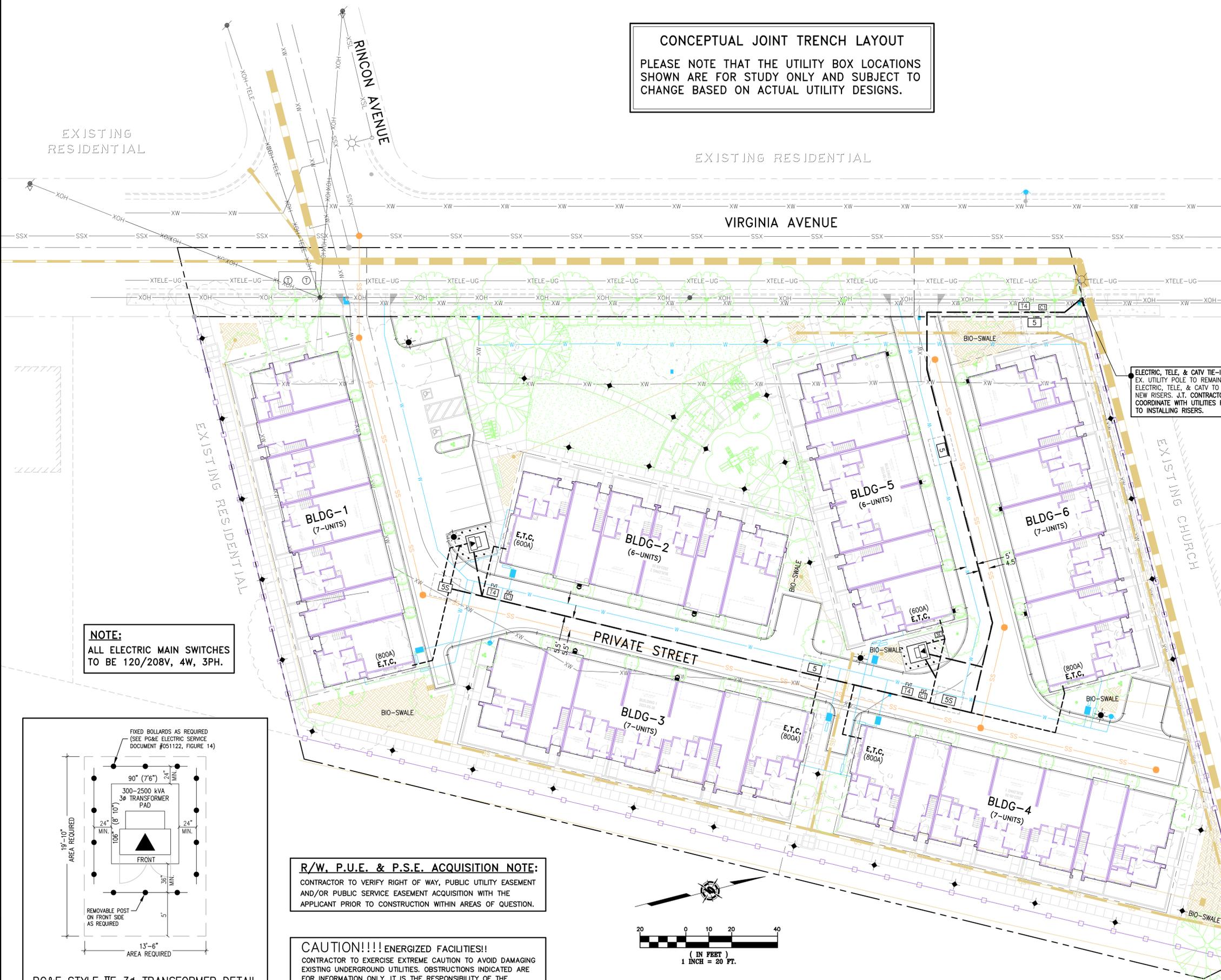
CONCEPTUAL JOINT TRENCH LAYOUT
 PLEASE NOTE THAT THE UTILITY BOX LOCATIONS SHOWN ARE FOR STUDY ONLY AND SUBJECT TO CHANGE BASED ON ACTUAL UTILITY DESIGNS.

LEGEND

	EXISTING TRENCH OR UTILITIES
	PROPOSED TRENCH (DISTRIBUTION)
	PROPOSED TRENCH (SERVICE)
	PROPOSED STREET LIGHT TRENCH
	EXISTING UTILITY SPLICE BOX
	24"x36"x26" PG&E SPLICE BOX
	36"x60"x30" PG&E SECONDARY BOX WITH 12" EXTENSION
	3"x5"x3"x6" PG&E SPLICE BOX
	90"x106" PG&E PAD MOUNT TRANSFORMER
	30"x48"x34" TELEPHONE SPLICE BOX
	24"x36"x14" CATV BOX (B40)
	PROPOSED POST TOP STREET LIGHT (29-LED)
	PROPOSED BOLLARD LIGHT (15-LED)
	PROPOSED WALLPACK LIGHT (TYPE-WP1)
	PROPOSED WALLPACK LIGHT (TYPE-WP2)
	PG&E SKETCH LOCATION NUMBER
(F.V.T.)	FULL VEHICULAR TRAFFIC LID
(N.T.S.)	NOT TO SCALE
(U.O.N.)	UNLESS OTHERWISE NOTED

REVISIONS

SYMBOL	DATE	DESCRIPTION



ELECTRIC, TELE, & CATV TIE-IN LOCATION:
 EX. UTILITY POLE TO REMAIN.
 ELECTRIC, TELE, & CATV TO CONSTRUCT NEW RISERS. J.T. CONTRACTOR TO COORDINATE WITH UTILITIES PRIOR TO INSTALLING RISERS.

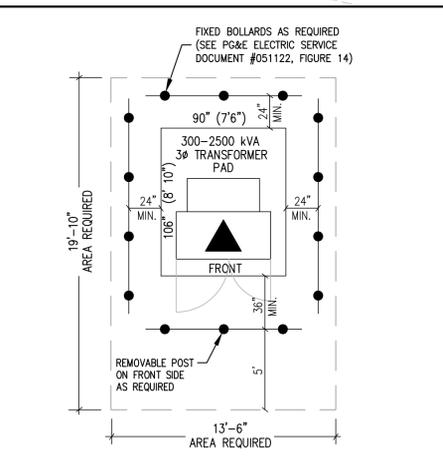
NOTE:
 ALL ELECTRIC MAIN SWITCHES TO BE 120/208V, 4W, 3PH.

NOTE
 PLEASE VERIFY THAT THE SERVICE POINTS IN THIS DRAWING MATCH YOUR DESIGN. IF THERE ARE ANY DISCREPANCIES, PLEASE CONTACT THE PROJECT MANAGER IN OUR OFFICE.

NOTE TO UTILITIES:
 PLEASE INDICATE TIE-IN POINTS ON INTENT RESPONSE

**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**

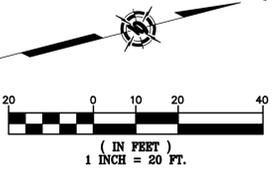
TWO DAYS BEFORE YOU DIG
 CALL USA TOLL FREE
811
 CALL BEFORE YOU DIG



PG&E STYLE III 30 TRANSFORMER DETAIL
 90" x 106"
 (PHYSICAL PROTECTION REQUIREMENTS IN PARKING LOT, TRAVELED WAY, ETC. ...) NOT TO SCALE

R/W, P.U.E. & P.S.E. ACQUISITION NOTE:
 CONTRACTOR TO VERIFY RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.

CAUTION!!! ENERGIZED FACILITIES!!
 CONTRACTOR TO EXERCISE EXTREME CAUTION TO AVOID DAMAGING EXISTING UNDERGROUND UTILITIES. OBSTRUCTIONS INDICATED ARE FOR INFORMATION ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH WITH THE APPROPRIATE AGENCIES. NEITHER THE OWNER NOR THE DESIGNER ASSUME ANY RESPONSIBILITY THAT THE OBSTRUCTIONS INDICATED WILL ACTUALLY BE THE OBSTRUCTIONS ENCOUNTERED. POT-HOLING IS REQUIRED. HAND EXCAVATE ONLY IN PRESENCE OF UTILITY INSPECTOR.



GIACALONE
 DESIGN SERVICES, INC.
 5200 STONERIDGE MALL, RD. #545 | PLEASANTON, CA 94688
 925.477.1740 | WWW.GIACALONE.COM

JOINT TRENCH INTENT EXHIBIT
 VALLEY OAK PARTNERS
 320 VIRGINIA AVENUE
 CALIFORNIA
 CAMPBELL

PROJECT MANAGER:
 FRED YARRA, JR.
 DRAWN BY:
 D. SHAY
 CHECKED BY:
 DAVID CROWFOOT, P.E.
 SCALE:
 1"=20'
 JOB NUMBER:
 23-108
 DATE LAST MODIFIED:
 08-03-23
 SHEET
EXH1
 OF 1 SHEETS

Tree Assessment Plan

**320 Virginia Avenue
Campbell, CA**

Prepared for:
Valley Oak Partners, LLC
San Jose, CA

September 2021



No Scale

Notes:

- Base map provided by:
Civil Engineering Associates
San Jose, CA
- Numbered tree locations are approximate.

 = Tree to be Removed

 = Tree to be Preserved



Gardco GeoForm black small LED wall sconce features a compact geometric design that will complement a range of architectural styles. GeoForm is available with two light engines: precision plus optics which feature type 2, 3, and 4 distributions, as well as light effects optics which offer wall wash, spot, and pencil beam distributions. GeoForm with light effects may be inverted for a wall location uplight option. A diffuse lens is also available for over doorway applications. Emergency battery back-up option provides path-of-egress illumination, and multiple control options further enhance energy savings.

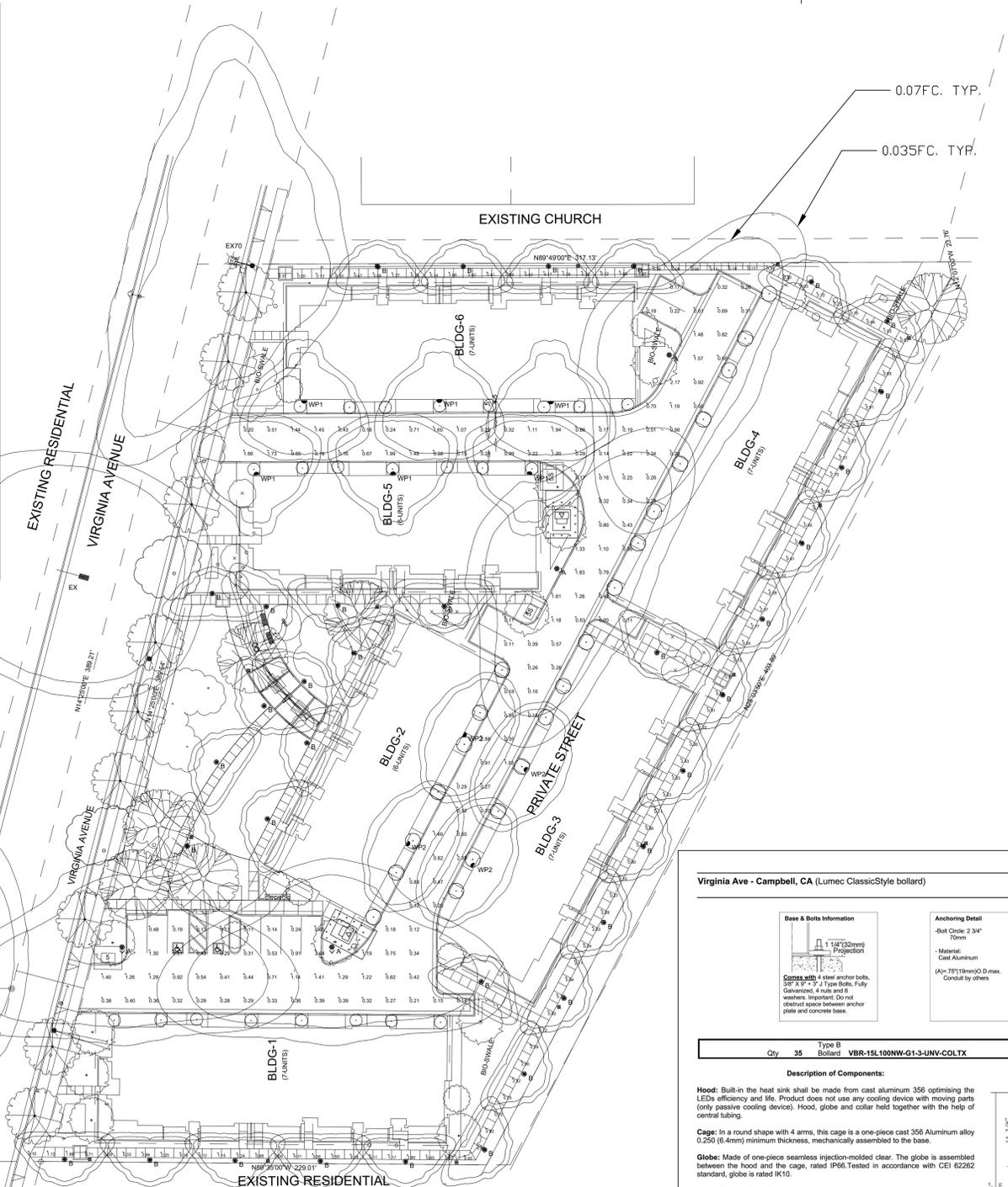
Ordering guide example: GBS-A01-840-T3M-UNV-MG

Component	Options	Color Temperature	Distribution	Mounting	Mounting Orientation	Material	Emergency	Finish
GBS - Sconce	A01	340	T3M	UNV	Down	Aluminum	None	Black
LED - Sconce	A02	340	T3M	UNV	Down	Aluminum	None	Black
LED - Sconce	A03	340	T3M	UNV	Down	Aluminum	None	Black
LED - Sconce	A04	340	T3M	UNV	Down	Aluminum	None	Black
LED - Sconce	A05	340	T3M	UNV	Down	Aluminum	None	Black
LED - Sconce	A06	340	T3M	UNV	Down	Aluminum	None	Black
LED - Sconce	A07	340	T3M	UNV	Down	Aluminum	None	Black
LED - Sconce	A08	340	T3M	UNV	Down	Aluminum	None	Black
LED - Sconce	A09	340	T3M	UNV	Down	Aluminum	None	Black
LED - Sconce	A10	340	T3M	UNV	Down	Aluminum	None	Black

1. Only available in 100-277V or 120V.
2. Only one option can be selected from Mounting Orientation column.
3. Not available with Emergency battery pack.
4. 100-277V only. Luminaire must be ordered with UL84 option if using WAP.
5. Only available in 100-277V. Must specify voltage.
6. Not available with Light Effects (LE) lens.

Luminaire Accessories (order separately)
GF-WS-BK Wall Mounted Box for surface conduit, painted black.

GBS_GeoForm_black_small_LED_page 1 of 6



0.07FC. TYP.
0.035FC. TYP.

Calculation Summary

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND ALLEY DRIVES (PRIVATE STREET)	Illuminance	Fc	0.66	2.88	0.11	6.00	26.18
PERIMETER PATHWAYS	Illuminance	Fc	0.98	4.67	0.07	14.00	66.71

Luminaire Schedule - LED

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
☉	4	A	Single	0.900	3338	32.8	LUMEC VLR-29L350NW-G1-3 - 12' POLE	vr-29l350nw-g1-3_crt1508171449-002-009b-ies
☉	35	B	Single	0.900	401	7	LUMEC VBR-15L100NW-G1-3	vbr-15l100nw-g1-3_crt1508171449-007-009a-ies
☉	6	WP1	Single	0.900	1521	10.2	GARDCO GBS-A01-840-T4M @ 5.5'	GBS-A01-840-T4M.ies
☉	4	WP2	Single	0.900	1558	10.2	GARDCO GBS-A01-840-T3M @ 5.5'	GBS-A01-840-T3M.ies
☉	2	EX	Single	0.608	3875	0	EXISTING LPS COBRAHEAD @ 30' + 6' ARM	LM_L13_L_R2_FP.ies
☉	1	EX70	Single	0.608	4559	87	EXISTING 70HPS COBRAHEAD @ 25' + 4' ARM ON UTILITY POLE	GE453236.IES

Virginia Ave - Campbell, CA (Lumec ClassicStyle bollard)

Base & Bolt Information
- Bolt Circle: 2.34" (70mm)
- Material: Cast Aluminum
- (Use 3/16" Dia. max. Conduit by others)

Anchoring Detail
- Bolt Circle: 2.34" (70mm)
- Material: Cast Aluminum
- (Use 3/16" Dia. max. Conduit by others)

Description of Components:
Hood: Built-in the heat sink shall be made from cast aluminum 356 optimizing the LEDs efficiency and life. Product does not use any cooling device with moving parts (only passive cooling device). Hood, globe and collar held together with the help of central tubing.
Cage: In a round shape with 4 arms, this cage is a one-piece cast 356 Aluminum alloy 0.250 (6.4mm) minimum thickness, mechanically assembled to the base.
Globe: Made of one-piece seamless injection-molded clear. The globe is assembled between the hood and the cage, rated IP68. Tested in accordance with CEI 62262 standard, globe is rated IK10.
Light Engine: ClearGuide technology, use of a light guide to create a clear transparent visual appearance during the day while achieving comfortable uniform light at night. Composed of 4 main components: Heat Sink / LED Module / Optical System / Driver. Electrical components are RoHS compliant, LEDs tested by ISO 17025 2005 accredited lab in accordance with IESNA LM 80 guidelines, extrapolations in accordance with IESNA TM 21. Metal core board ensures greater heat transfer and longer lifespan.
LED Module: Composed of 15 high-performance white LEDs. Color temperature as per ANSINEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K), CRI 70 Min. 75 Typical.
Optical System: ClearGuide technology (3). IES type III (asymmetrical). Composed of high-performance optical grade molded PMMA (polymethyl methacrylate) acrylic light guide with precision rings providing superior optical control to achieve desired distribution optimized to get maximum spacing and target lumens. Use of ClearGuide technology optics for optimal light distribution without direct view of the LEDs. This system provides glare control, visual comfort, facial recognition for safety and creates light designed for vertical uniform illumination of the environment. Performance shall be tested per LM 63, LM 79 and TM 15 (IESNA) certifying its photometric performance. Street side indicated.

SPEC20230720_191442_10361.0
07-20-2023 Page 1 / 4

Virginia Ave - Campbell, CA (Lumec ClassicStyle post-top, on 12' RTA800 pole)

Base & Bolt Information
- Bolt Circle: 5.12" (130mm)
- Material: Cast Aluminum
- (Use 3/16" Dia. max. Conduit by others)

Anchoring Detail
- Bolt Circle: 5.12" (130mm)
- Material: Cast Aluminum
- (Use 3/16" Dia. max. Conduit by others)

Description of Components:
Hood: Made of 356 Aluminum alloy 0.188 (4.8mm) minimum thickness, mechanically assembled to the die cast aluminum heat sink.
Light Engine: ClearGuide technology, use of a light guide to create a clear transparent visual appearance during the day while achieving comfortable uniform light at night. Composed of 4 main components: Heat Sink / LED Module / Optical System / Driver. Electrical components are RoHS compliant, LEDs tested by ISO 17025 2005 accredited lab in accordance with IESNA LM 80 guidelines, extrapolations in accordance with IESNA TM 21. Metal core board ensures greater heat transfer and longer lifespan.
Heat Sink: Heat Sink: Made of die cast A360 aluminum optimizing the LEDs efficiency and life. Mechanically assembled to the globe. Product does not use any cooling device with moving parts (only passive cooling device).
Globe: (ACDR-C). Made of one-piece seamless injection-molded clear impact-resistant (DR) acrylic. The globe is assembled on the filter and is rated IP68.
LED Module: Composed of 29 high-performance white LEDs. Color temperature as per ANSINEMA bin Neutral White, 4000 Kelvin nominal (3985K +/- 275K or 3710K to 4260K), CRI 70 Min. 75 Typical.
Optical System: ClearGuide technology (3). IES type III (asymmetrical). Composed of high-performance optical grade molded PMMA (polymethyl methacrylate) acrylic light guide with precision rings providing superior optical control to achieve desired distribution optimized to get maximum spacing and target lumens. Use of ClearGuide technology optics for optimal light distribution without direct view of the LEDs. This system provides glare control, visual comfort, facial recognition for safety and creates light designed for vertical uniform illumination of the environment. Performance shall be tested per LM 63.

SPEC20230720_191442_10361.0
07-20-2023 Page 1 / 5

Virginia Ave - Campbell, CA (Lumec ClassicStyle post-top, on 12' RTA800 pole)

Base & Bolt Information
- Bolt Circle: 5.12" (130mm)
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Anchoring Detail
- Bolt Circle: 5.12" (130mm)
- Material: Cast Aluminum
- (Use 3/16" Dia. max. Conduit by others)

Description of Components:
Pole Shaft: Shall be made from an aluminum tapered shaft 6" (152mm) to 4" (102mm), having a 0.125" (3.2mm) wall thickness, welded to both the bottom and top of the anchor plate.
Maintenance Opening: The pole shall have a 3" x 5" (76mm x 127mm) maintenance opening centered 21" (533mm) from the bottom of the anchor plate, complete with a weatherproof aluminum cover and a copper ground lug.
Base Cover: Two piece round base cover made from cast 356 aluminum, complete with a cast-in access door, mechanically fastened with stainless steel screws.
Note: A tenon will be provided when the luminaire or bracket does not fit directly on pole shaft. Tenon not shown on the drawing.
IMPORTANT: Lumec strongly recommends the installation of the complete lighting assembly with all of its accessories upon the anchoring of the pole. This will ensure that the structural integrity of the product is maintained throughout its lifetime.
Pole Weight: 25 lbs (11.4 kg)

SPEC20230720_191442_10361.0
07-20-2023 Page 3 / 5

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP RATINGS. FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: GIACALONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; KRISTIAN REYES

AG132 LIGHTING ANALYSTS
www.ag32.com

AG132 VERSION 20.1
AGI (C) 2021 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION
VIRGINIA AVE
CITY OF CAMPBELL

DRAWING NO. / INPUT FILE
22086REY.DWG / 22086REY.A32

SCALE 1" = 30'
SHEET 1 OF 1
DATE 07.19.2023
REV X