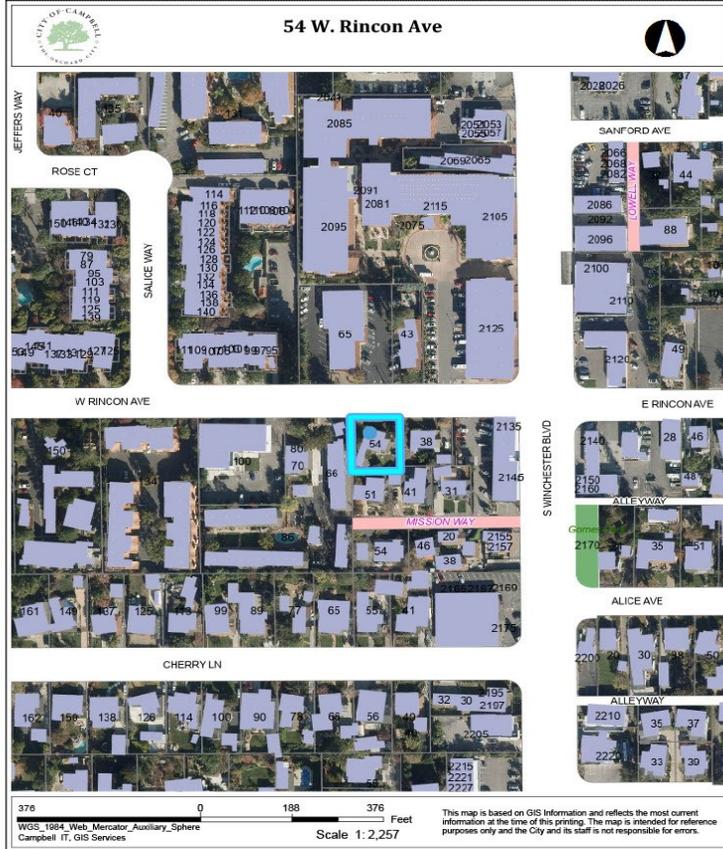


Location of Proposed Project




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

Project Image



Courtesy Notice

Dear Campbell Resident,

January 4, 2024

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: 54 W. Rincon Ave.

Zoning | Area Plan: MDH | N/A

Neighborhood Association(s):N/A

Council District: 3

File No.: PLN-2023-197

APN: 305-33-017

Applicant: FTG Builders Inc

Property Owner: FTG Builders Inc

Application Type: Administrative Housing Development Project Permit, Tentative Parcel Map, and Tree Removal Permit.

Project Planner: Daniel Fama, Senior Planner

Email Contact: daniel@campbellca.gov

Project Description:

Construction of an approximately 10,000 square-foot 4-unit residential condominium building.

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 traducción en Español



FOUR NEW RESIDENCES

54 W. RINCON AVENUE
CAMPBELL, CALIFORNIA

BY
FTG BUILDERS, INC.

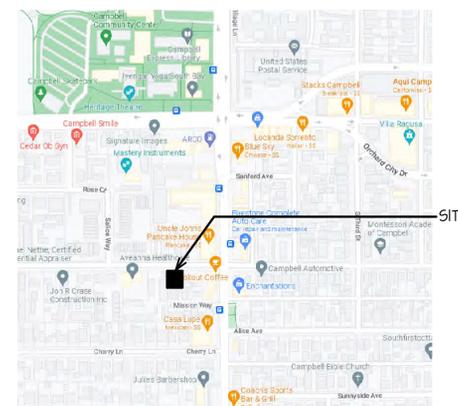
PROJECT DATA (SQUARE FEET, UNLESS OTHERWISE NOTED)

A	UNIT NUMBER	1	2	3	4	COMMON	WHOLE SITE
B	LOT SIZE (GROSS & NET)	--	--	--	--	--	8,000 (0.1836541 acre)
C	UNIT PLAN TYPE	A	A REV.	B	B REV.	--	
D	FIRST FLOOR	568.54	568.54	0	0	270.02	3,586.16*
E	SECOND FLOOR	632.56	632.56	971.55	971.55	55.91	3,389.04*
F	THIRD FLOOR	660.46	660.46	815.31	815.31	0	3,162.35*
G	TOTAL LIVING SPACE	1,861.56	1,861.56	1,786.86	1,786.86	325.93	10,137.55*
H	AVERAGE UNIT SIZE	--	--	--	--	--	1,824.21
I	GARAGE	--	--	--	--	1,791.43	1,791.43
J	PRIVATE STORAGE ROOM	62.44	62.44	55.72	62.44	--	242.74
K	COVERED PORCH / STOOP	13.38	13.38	--	--	51.09	77.85
L	BUILDING LOT COVERAGE (STRUCTURE COVERAGE)	--	--	--	--	--	3,586.16
M	BUILDING LOT COVERAGE %	--	--	--	--	--	44.83
N	FLOOR AREA RATIO	--	--	--	--	--	1.27
O	LANDSCAPING COVERAGE	--	--	--	--	--	1,540.33
P	LANDSCAPING COVERAGE %	--	--	--	--	--	19.25
Q	PAVEMENT COVERAGE	--	--	--	--	--	2,817.75
R	PAVEMENT COVERAGE %	--	--	--	--	--	35.22
S	REQ. MIN. PRIVATE OPEN SPACE	0	0	0	0	--	--
T	"DOOR YARD" (PRIVATE OPEN SPACE)	217.71	217.71	--	--	--	435.42
U	REAR DECK (PRIVATE OPEN SPACE)	--	--	147.37	147.37	--	294.74
V	NUMBER OF BEDROOMS	4	4	4	4	--	16
W	PARKING SPACES: MINIMUM / PROPOSED	--	--	--	--	--	0 / 6
X	FRONT SETBACK: MIN. / MAX. / PROPOSED	--	--	--	--	--	15' / 20' / 15'
Y	LEFT SIDE (EAST) SETBACK: MINIMUM / PROPOSED	--	--	--	--	--	5'-0" / 6'-4"
Z	RIGHT SIDE (WEST) SETBACK: MINIMUM / PROPOSED	--	--	--	--	--	5'-0" / 25'-5 3/4"
AA	REAR SETBACK: MINIMUM / PROPOSED	--	--	--	--	--	3'-0" or HALF OF BLDG. HT. / 5'-6" & < HALF OF BLDG. HT.
BB	FLOOR TO FLOOR HEIGHT: 1ST TO 2ND	--	--	--	--	--	10'-3"***
CC	FLOOR TO FLOOR HEIGHT: 2ND TO 3RD	--	--	--	--	--	9'-3"
DD	BUILDING HEIGHT: MAXIMUM / PROPOSED	--	--	--	--	--	45' / 29'-11"
EE	HEIGHT TO EAVES WITHIN 25' OF REAR P.L.: MAX. / PROP.	--	--	--	--	--	25' / 25'
FF	DEPTH OF MAIN BODY OF BUILDING: MAX. / PROP.	--	--	--	--	--	120' / 74'-6"
GG	DEPTH OF HABITABLE SPACE AT GROUND FLOOR: MIN. / PROP.	--	--	--	--	--	25' / 30'
HH	DISTANCE FROM FRONT P.L. TO PARKING: MIN. / PROP.	--	--	--	--	--	40' / 45'
II	BLDG. WITHIN 6' SIDE SETBACK WINDOW PRIVACY ZONE:	--	--	--	--	--	NONE
JJ	BUILDING TYPE:	--	--	--	--	--	"MAIN STREET BUILDING"
KK	"DESIGN SITE" MINIMUM / MAXIMUM / PROPOSED	--	--	--	--	--	25'W X 100'D / 100'W X 100'D / 80'W X 100'D
LL	BUILDING MASSING TYPE:	--	--	--	--	--	"FLAT ROOF BOX"

* INCLUDES VOIDS FOR UTILITY CHASES AND 1" AIR GAP BETWEEN UNITS, EXCEEDS SUM OF LIVING UNITS AND COMMON AREAS.

** NOTE: VERTICAL CLEARANCES AT ACCESSIBLE PARKING SHALL BE 8'-2" MIN. A.F.F. TO THE NEAREST OVERHEAD PROJECTIONS.

VICINITY MAP



SITE ADDRESS

54 W. RINCON AVENUE
CAMPBELL, CA 95008

ASSESSOR'S PARCEL NUMBER

305-33-017

ZONING DISTRICT

T4N.M-OPEN : NEIGHBORHOOD MEDIUM WITH "WALKABLE OVERLAY"

GENERAL PLAN LAND USE DISTRICT

MJ-N : NEIGHBORHOOD COMMERCIAL MIXED USE

DESIGN SITES

ONE DESIGN SITE 80' X 100' (WHOLE PARCEL) WITH ONE BUILDING

GROUND FLR. NON-RESIDENTIAL REQ.

NOT REQUIRED. SITE IS NOT IN A DESIGNATED TIER 1 OR TIER 2 AREA.

"LARGE SITE"

SITE IS NOT A "LARGE SITE" PER MFDD'S SECTION 3.020.

SHEET INDEX

CS	COVER SHEET
S1	ARCHITECTURAL SITE PLAN
S2	SITE PHOTOGRAPHY SHEET
S3	PRIVACY PLAN, PARKING PLAN
S4	EMERGENCY ACCESS PL., TRASH MANAGEMENT PL.
S5	MAIL DELIVERY PLAN, ACCESSIBILITY PLAN
A1	FLOOR PLANS
A2	ROOF PLAN & SITELINE DIAGRAM
A3	EXTERIOR ELEVATIONS
A4	FLOOR AREA DIAGRAMS - WHOLE STRUCTURE
A5	FLOOR AREA DIAGRAMS - PER UNIT
A6	BUILDING CROSS SECTIONS & BUILDING FRONTAGE PROFILE SECTION
A7	ARCHITECTURAL DETAILS
A8	STREETSCAPE & ISOMETRIC MASSING PLAN
A9	COLOR FRONT ELEVATION & PROPOSED COLORS & MATERIALS
TM-1	PROPOSED SUBDIVISION PLAN & NOTES
TM-2	EXISTING CONDITION MAP & PRELIM. DEMO. PLAN
TM-3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
L1.1	IRRIGATION PLAN
L1.2	WELO APPLICATION AND CALCS. PLAN
L2.1	PLANTING PLAN
L2.2	PLANT PALETTE AND IMAGERY
L3.0	IRRIGATION DETAILS

SCOPE OF WORK

REDEVELOP 8,000 S.F. SITE FROM ONE SINGLE-FAMILY RESIDENCE TO FOUR RESIDENTIAL CONDOMINIUMS IN ONE THREE-STORY BUILDING. PROPOSED RESIDENCES WOULD SHARE A COMMON ENTRY AT THE FRONT OF THE BUILDING AND INCLUDE FOUR BEDROOMS AND 1,786-1,862 S.F. OF LIVING SPACE. THERE WILL BE SIX OFF-STREET PARKING SPACES IN A COMMON GARAGE WITH PRIVATE STORAGE ROOMS FOR EACH UNIT AROUND THE EDGES. A COMMON TRASH ROOM, CONNECTED TO THE GARAGE, WILL PROVIDE SPACE TO STORE GARBAGE AND RECYCLING CARTS. THE GARAGE WOULD BE ACCESSED VIA A DRIVEWAY ALONG THE WEST SIDE.

ADJACENCY MAP

SEE DEVELOPMENT SITE PLAN ON SHEET S1 FOR ADJACENT PROPERTY INFO.

RESIDENTIAL DENSITY

21.78 UNITS / ACRE

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54 WEST RINCON AVENUE

CAMPBELL, CALIFORNIA

COVER SHEET

DECEMBER 17, 2023
Project No.: 121.001

CS

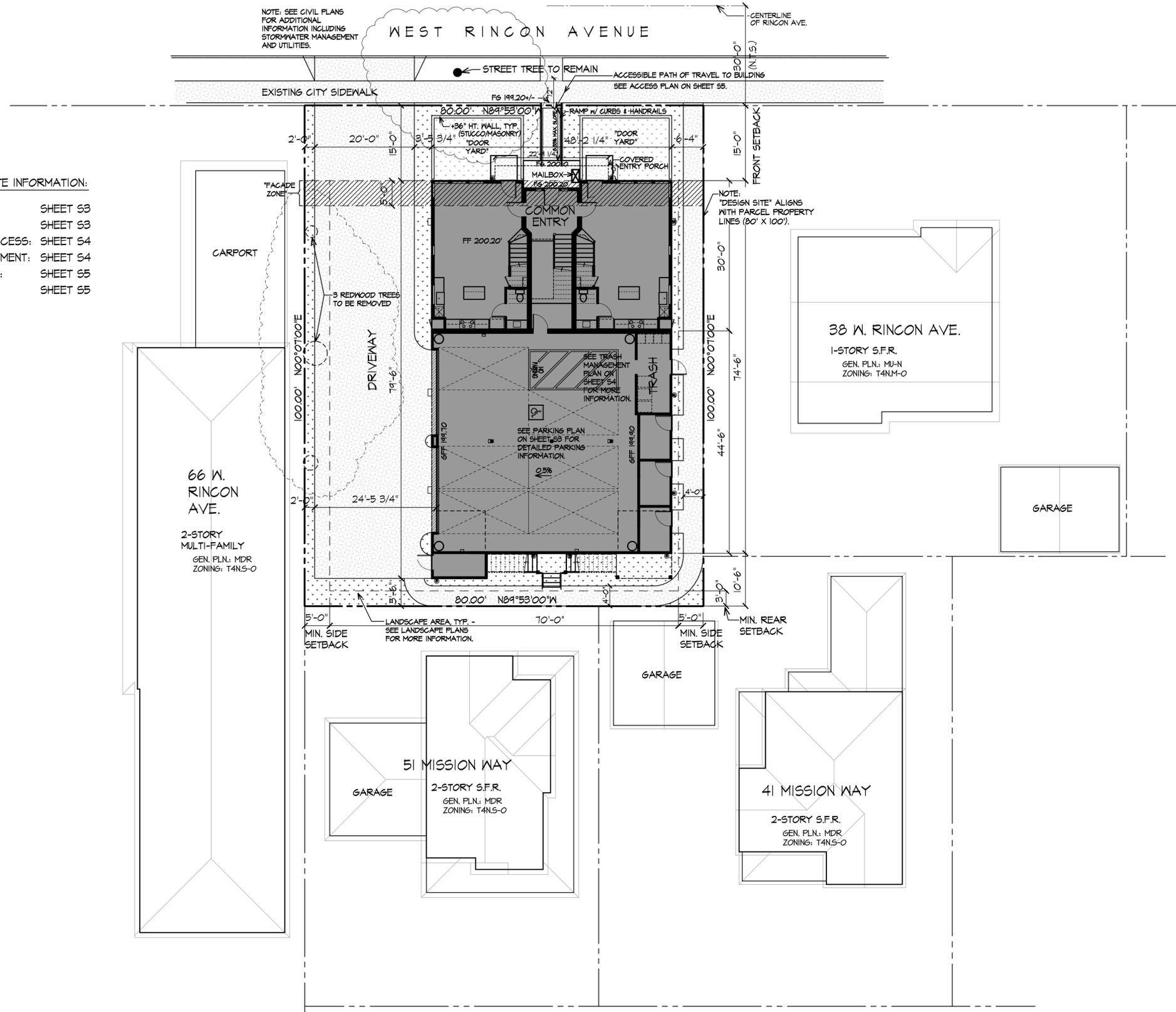
NOTE: SEE CIVIL PLANS FOR ADDITIONAL INFORMATION INCLUDING STORMWATER MANAGEMENT AND UTILITIES.

WEST RINCON AVENUE

CENTERLINE OF RINCON AVE.

ADDITIONAL SITE INFORMATION:

- PRIVACY: SHEET S3
- PARKING: SHEET S3
- EMERGENCY ACCESS: SHEET S4
- TRASH MANAGEMENT: SHEET S4
- MAIL DELIVERY: SHEET S5
- ACCESSIBILITY: SHEET S5



DEVELOPMENT SITE PLAN



54 WEST RINCON AVENUE

CAMPBELL, CALIFORNIA

DEVELOPMENT SITE PLAN

DECEMBER 17, 2023
Project No.: 121001

S1

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① ADJACENT LOT - EAST
(38 W. RINCON AVE.)



② PROJECT SITE
(54 W. RINCON AVE.)



③ ADJACENT LOT - WEST
(66 W. RINCON AVE.)



④ ACROSS THE STREET
(65 W. RINCON AVE.)



⑤ PROJECT SITE



⑥ REDWOOD TREES &
ADJACENT BUILDING
FROM SITE



⑦ REAR NEIGHBORS
FROM SITE

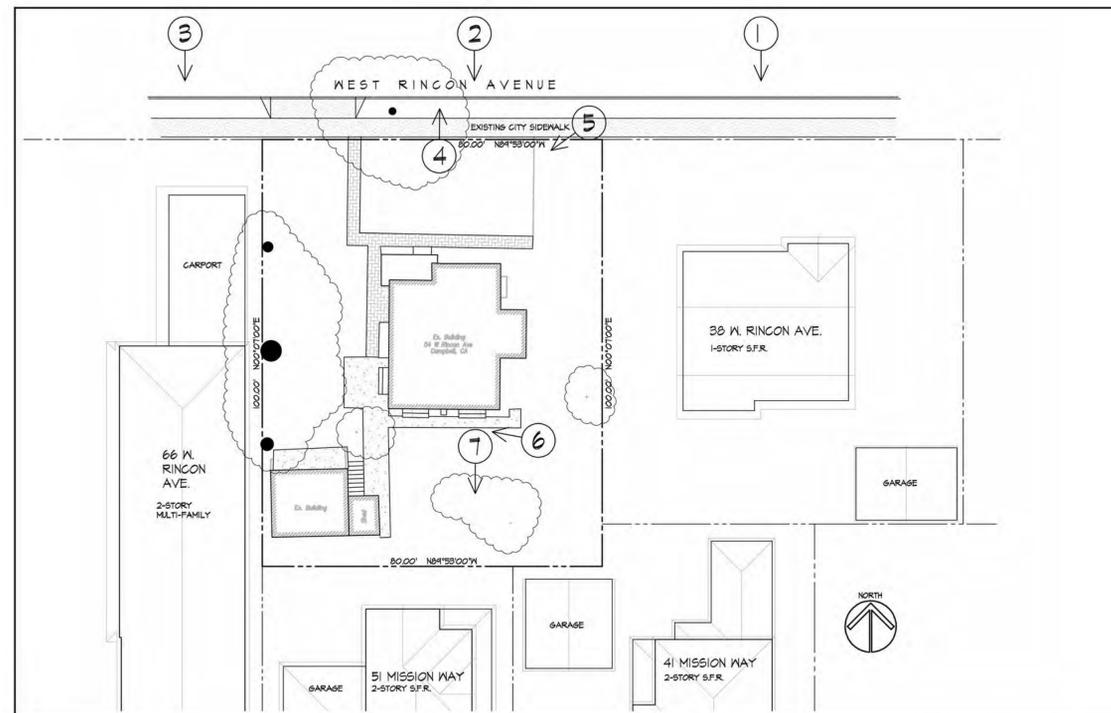
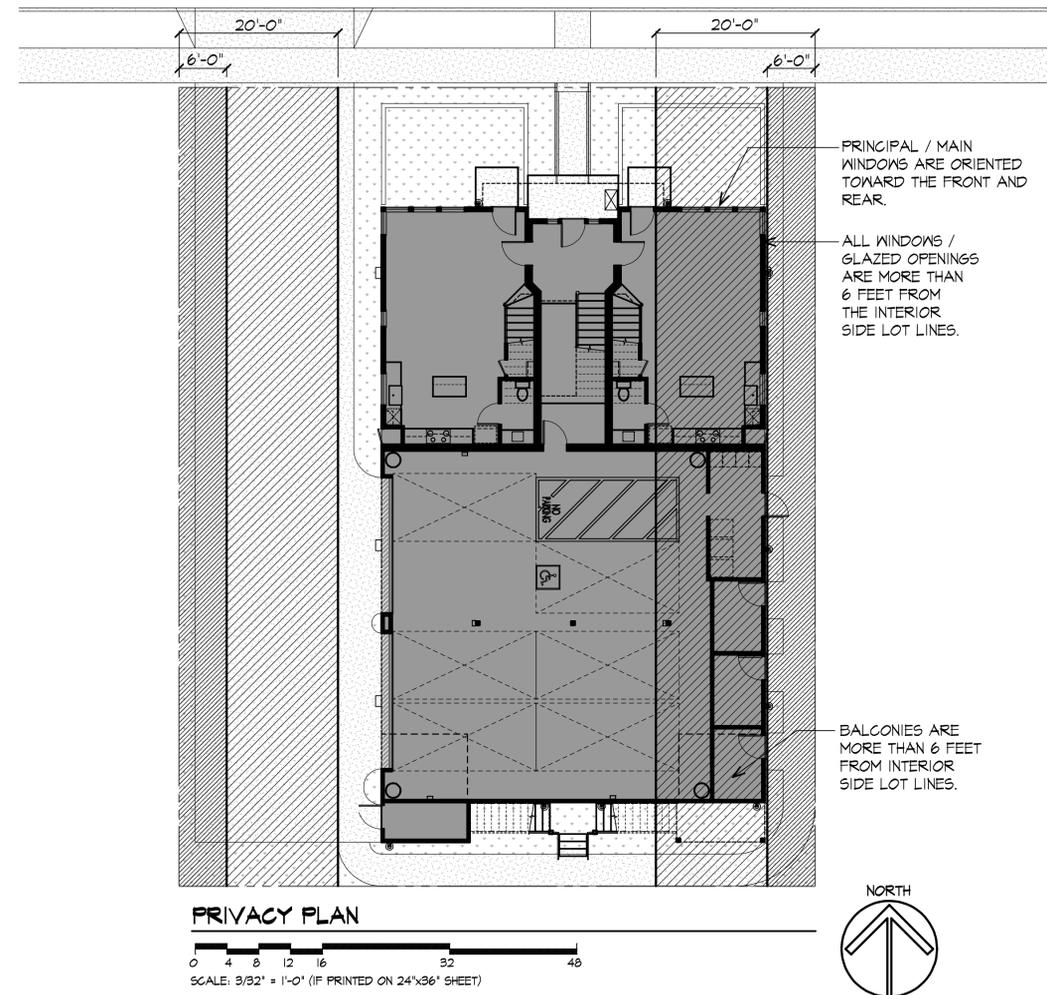
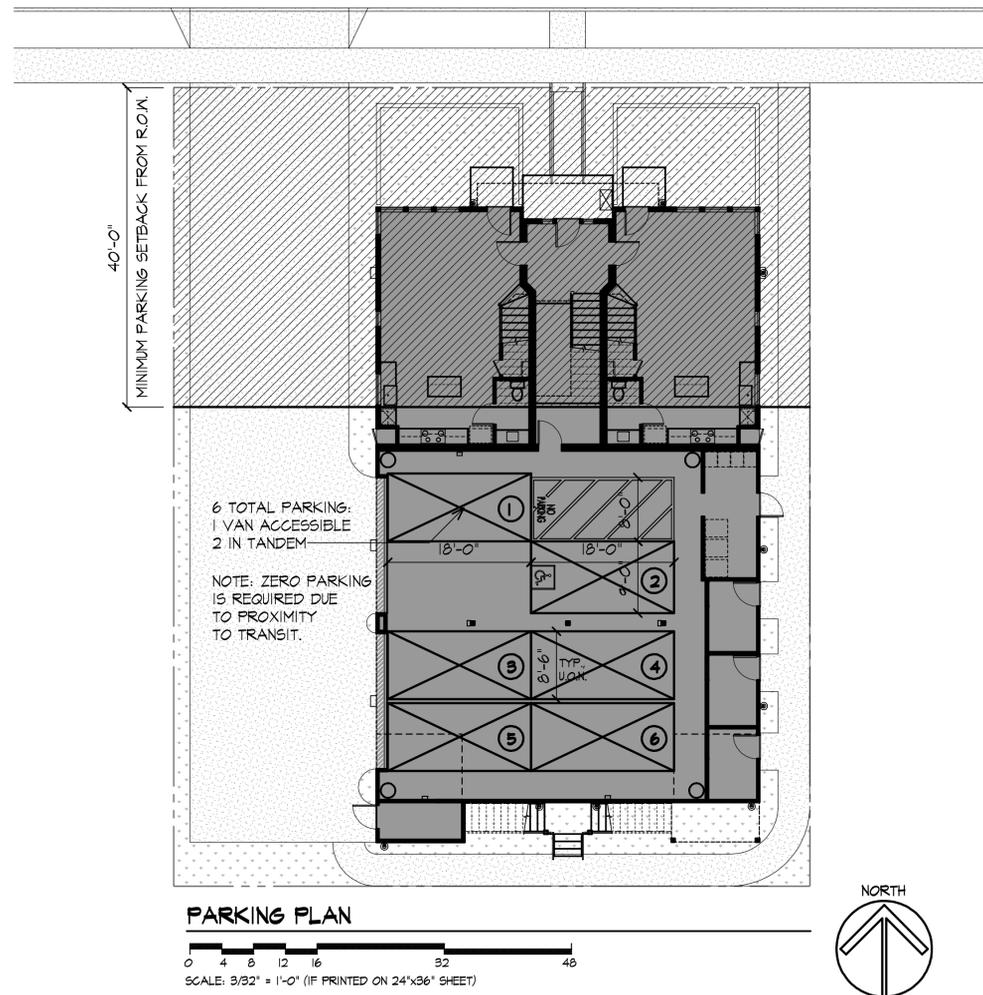
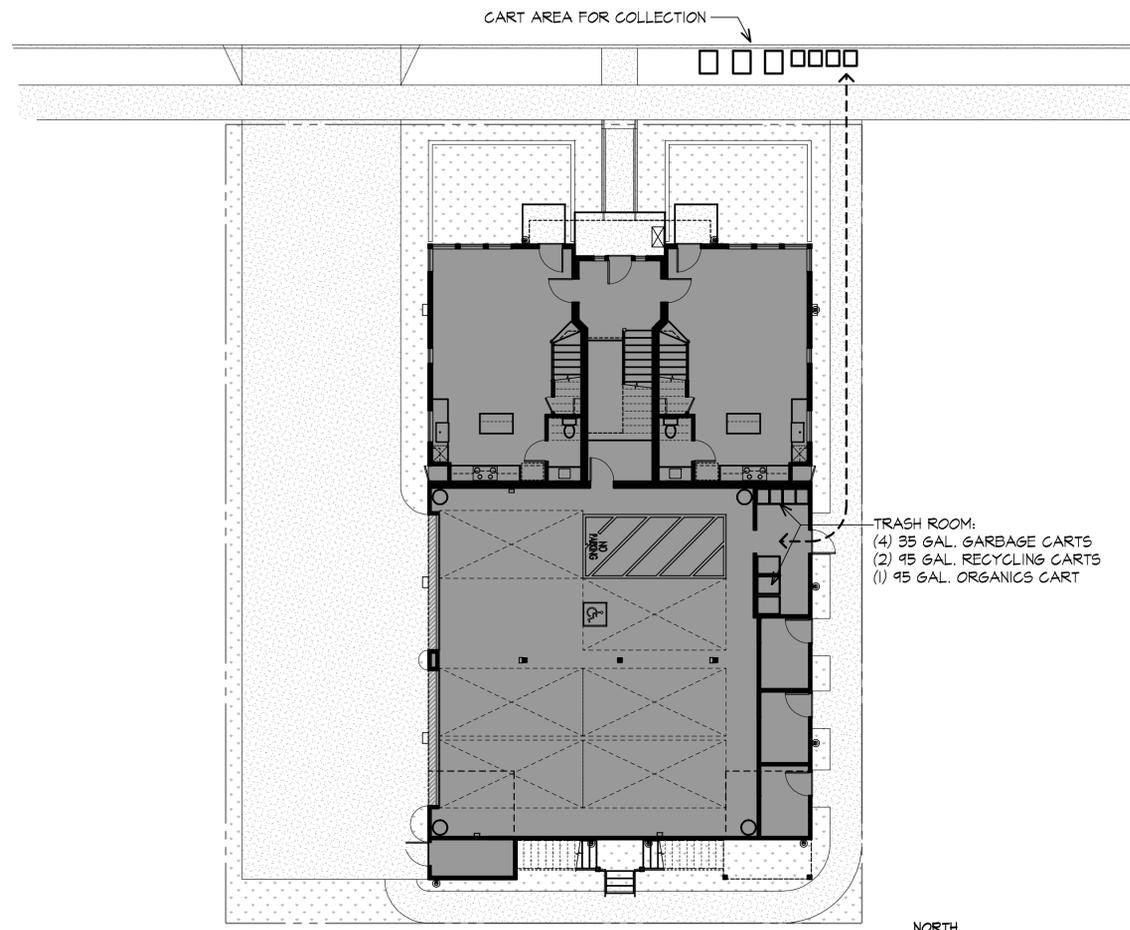


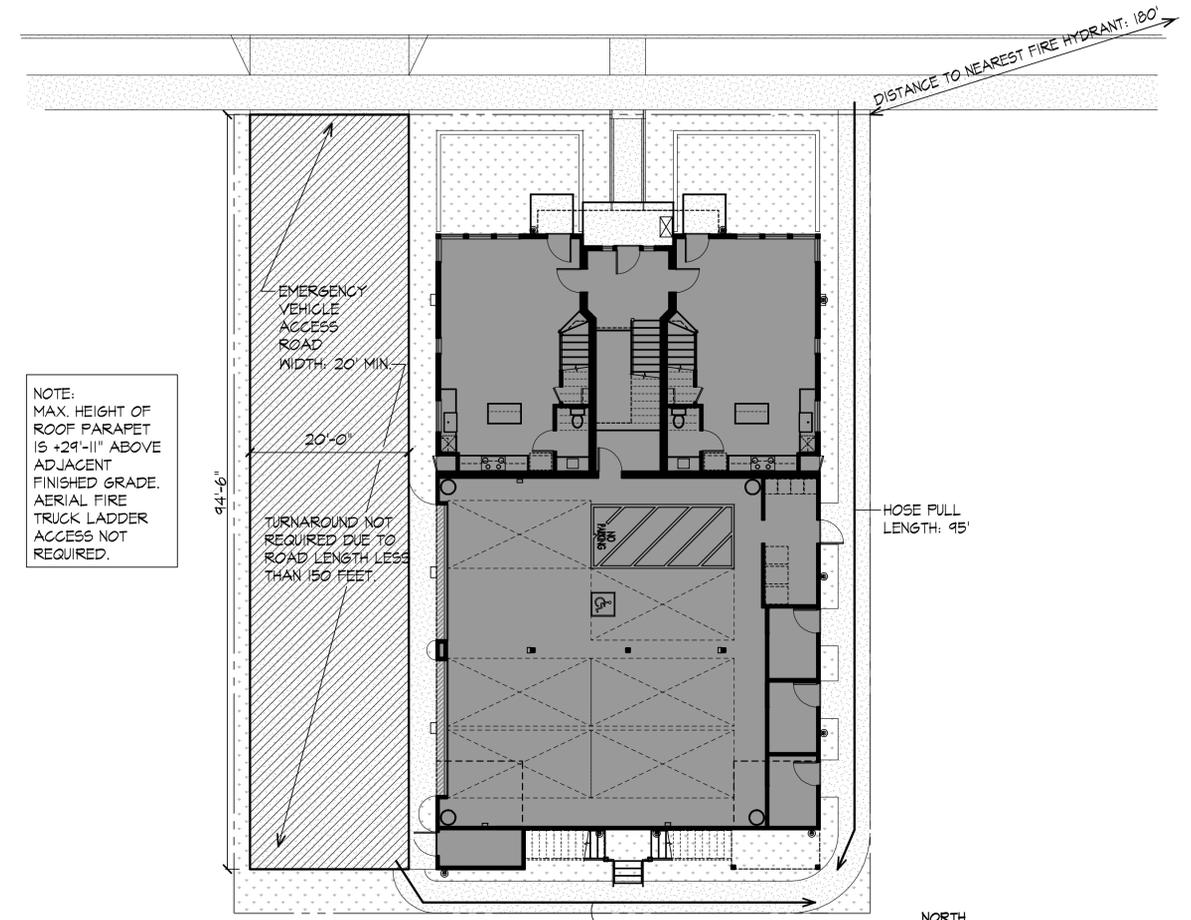
PHOTO KEY/LEGEND





TRASH MANAGEMENT PLAN

0 4 8 12 16 32 48
 SCALE: 3/32" = 1'-0" (IF PRINTED ON 24"x36" SHEET)

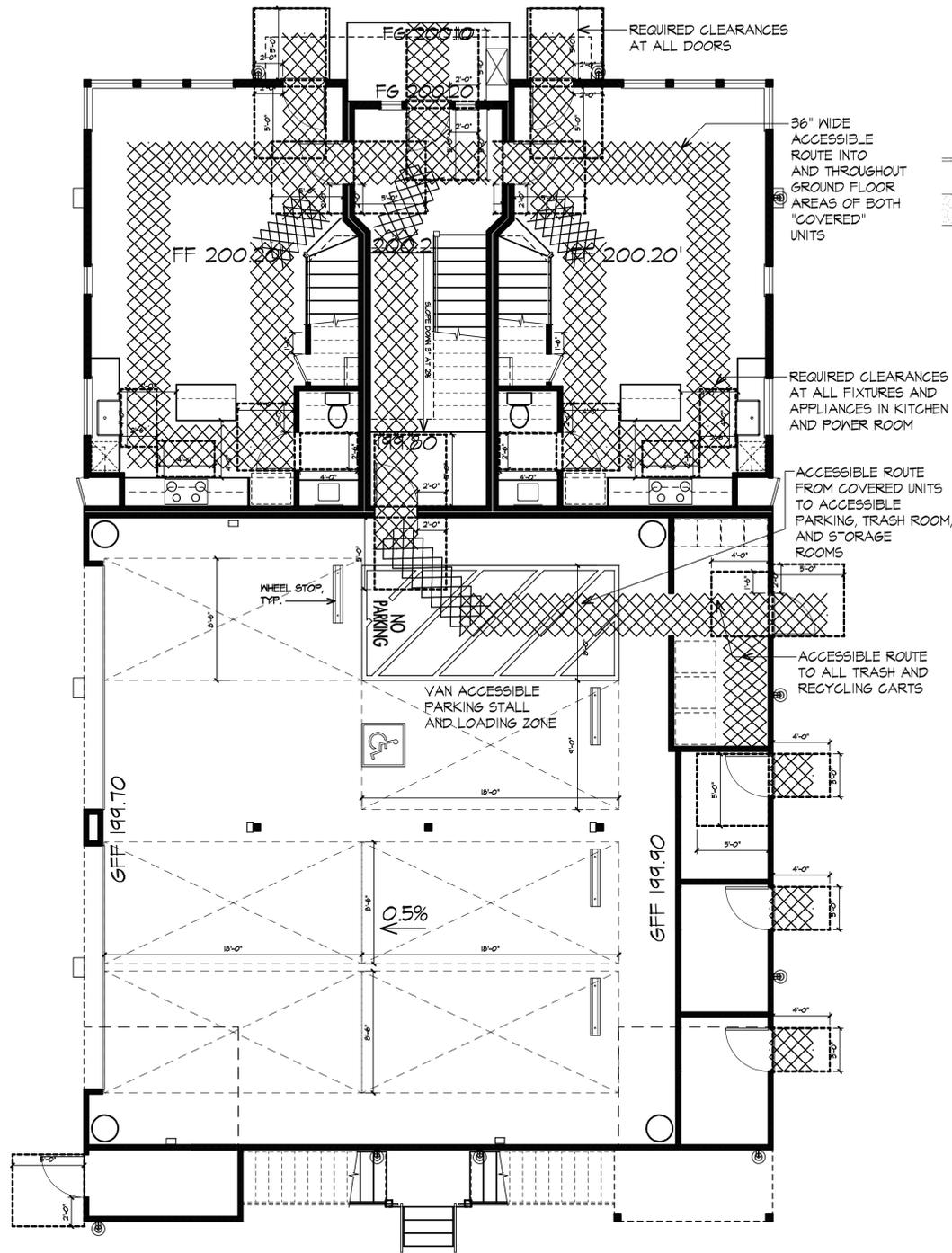


NOTE:
 MAX. HEIGHT OF ROOF PARAPET IS +24'-11" ABOVE ADJACENT FINISHED GRADE. AERIAL FIRE TRUCK LADDER ACCESS NOT REQUIRED.

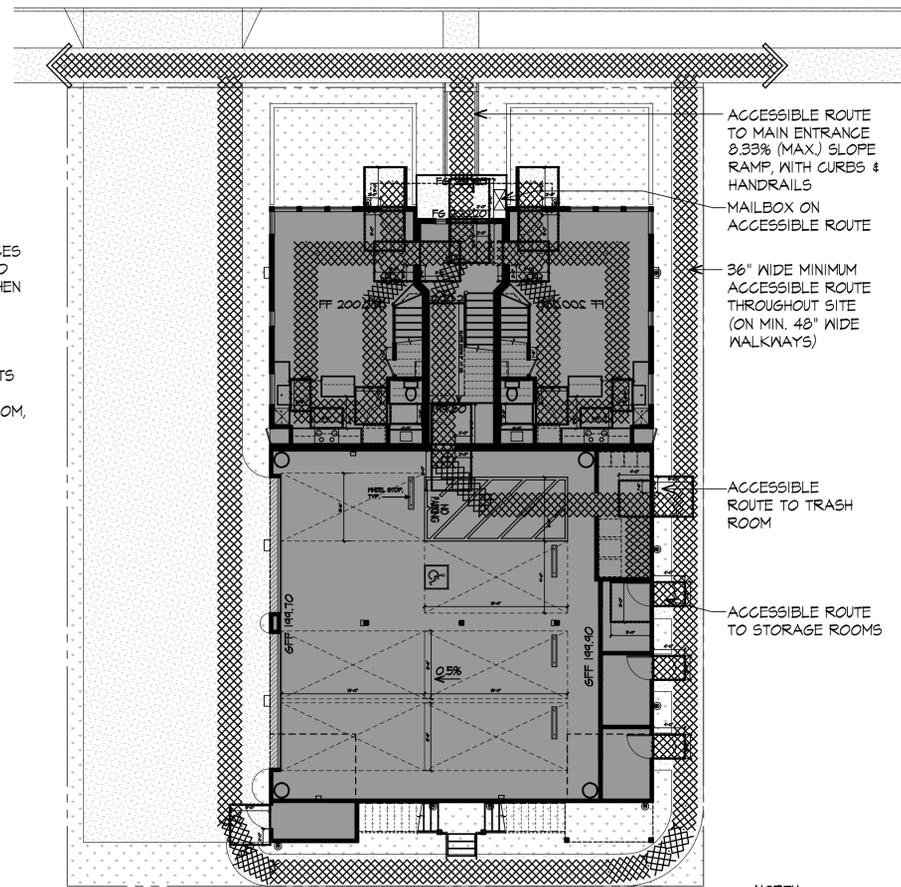
EMERGENCY ACCESS PLAN

0 4 8 12 16 32 48
 SCALE: 3/32" = 1'-0" (IF PRINTED ON 24"x36" SHEET)





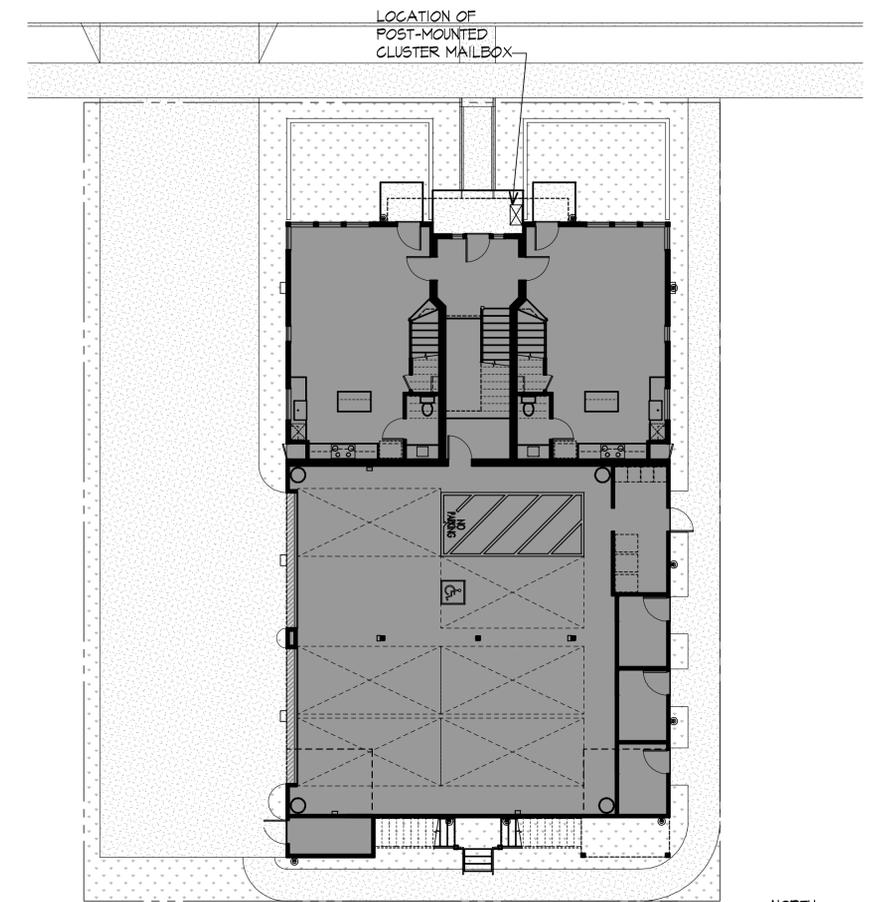
ACCESSIBILITY PLAN - INTERIOR



ACCESSIBILITY PLAN

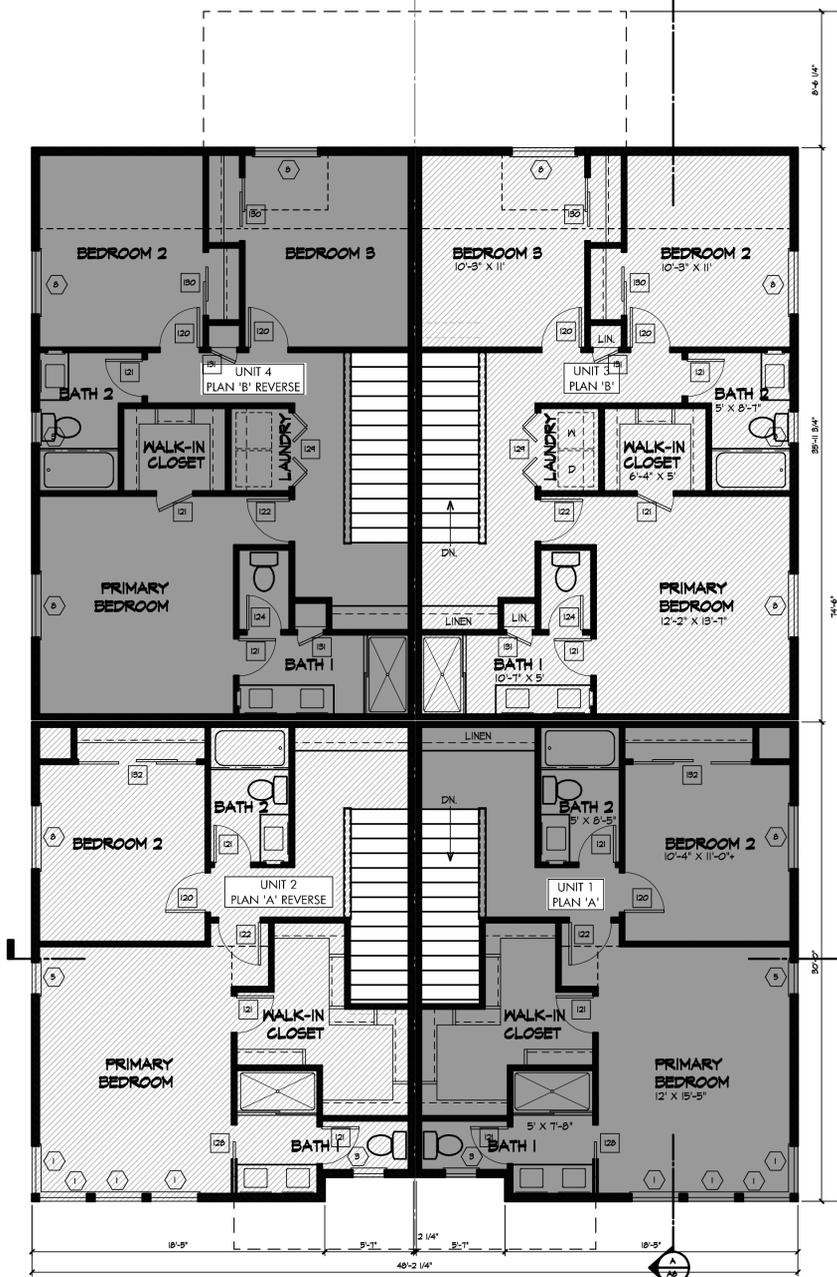


NOTE:
ALL ASPECTS OF THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE FAIR HOUSING ACT (FHA) AND CALIFORNIA BUILDING CODE (CBC) CHAPTER 11A. THE "SAFE HARBOR" IS THE FAIR HOUSING ACT DESIGN MANUAL.



MAIL DELIVERY PLAN

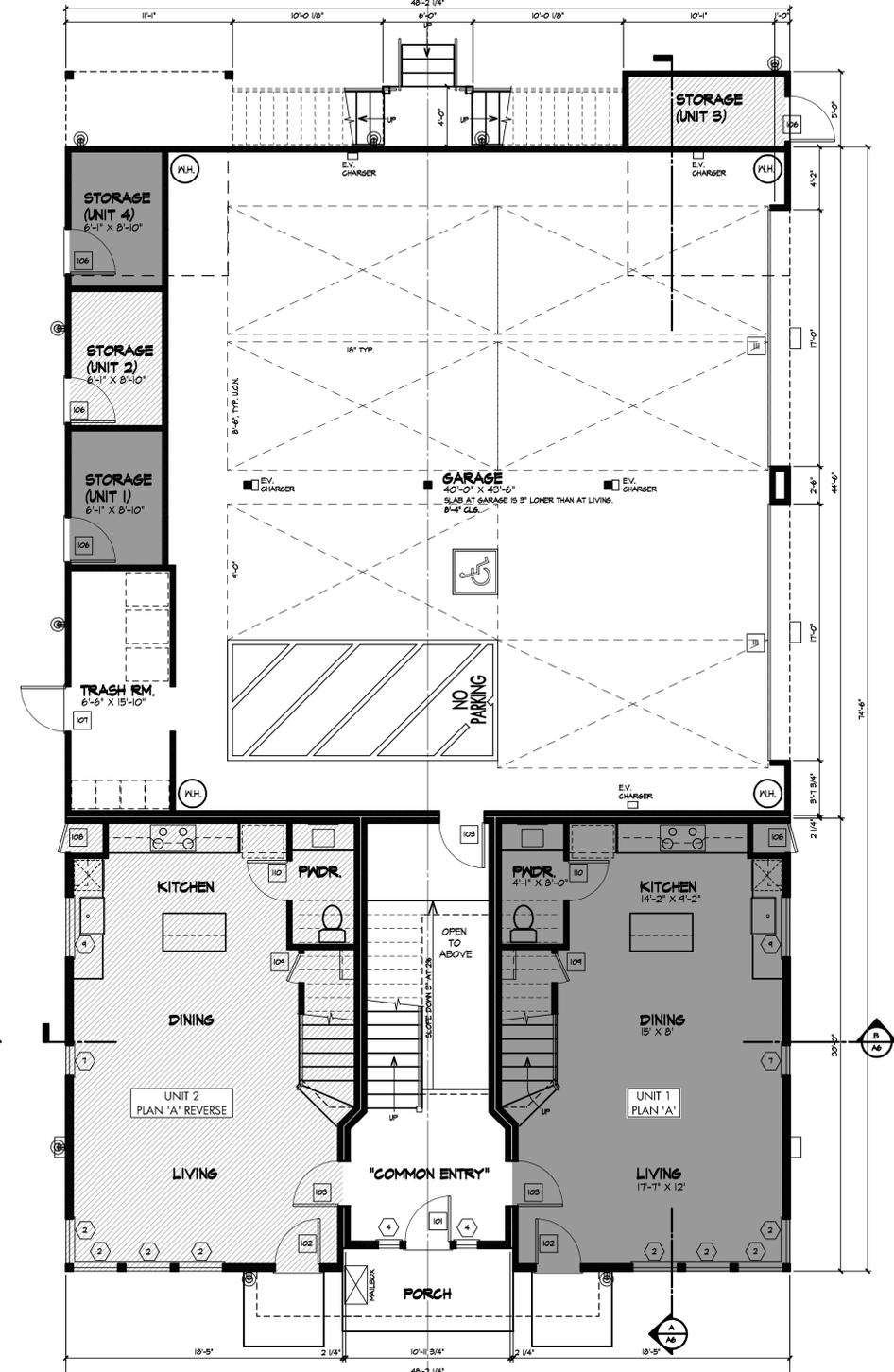




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



WINDOW SCHEDULE

#	WINDOW TYPE	NOMINAL UNIT SIZE	FR. UNIT NO.	MATERIAL	TEMPERED GLAZING	WINDOW HEAD HT.	REMARKS
1	CASEMENT	3046		GLAD WOOD	N	6'-0"	
2	CASEMENT	3050		GLAD WOOD	N	6'-0"	
3	CASEMENT	3030		GLAD WOOD	Y	6'-0"	
4	FIXED	1616		GLAD WOOD	Y	6'-0"	
5	CASEMENT	2046		GLAD WOOD	N	6'-0"	
6	CASEMENT	2226		GLAD WOOD	Y	6'-0"	
7	CASEMENT	2050		GLAD WOOD	N	6'-0"	
8	FRENCH CASEMENT	4046		GLAD WOOD	N	6'-0"	
9	FRENCH CASEMENT	4050		GLAD WOOD	N	6'-0"	
10	CSMT. #FIXED	2040 @/2020		GLAD WOOD	Y	6'-0"	
11	FIXED #FIXED	2040 @/2020		GLAD WOOD	Y	6'-0"	
12	CSMT. #FIXED	2640 @/2620		GLAD WOOD	Y	6'-0"	
13	FIXED #FIXED	2640 @/2620		GLAD WOOD	Y	6'-0"	

DOOR SCHEDULE

#	DOOR TYPE	PANEL WIDTH	PANEL HEIGHT	MATERIAL	HARDWARE GROUP	REMARKS
101	SINGLE EXTERIOR	3'-0"	6'-0"	WOOD w/ GLASS		
102	SINGLE EXTERIOR	3'-0"	6'-0"	WOOD w/ GLASS		
103	SINGLE INTERIOR	3'-0"	6'-0"	SOLID CORE WOOD		
104	SINGLE INTERIOR	3'-0"	6'-0"	METAL		
105	SINGLE INTERIOR	3'-0"	6'-0"	METAL		
106	SINGLE EXTERIOR	3'-0"	6'-0"	METAL		
107	SINGLE EXTERIOR	3'-0"	6'-0"	METAL		
108	SINGLE EXTERIOR	2'-0"	6'-0"	METAL		
109	SINGLE INTERIOR	2'-0"	6'-0"	SOLID CORE WOOD		
110	SINGLE INTERIOR	2'-0"	6'-0"	SOLID CORE WOOD		
111	DRAGAGE DOOR	17'-0"	8'-0"	METAL		
120	SINGLE INTERIOR	2'-4"	6'-0"	SOLID CORE WOOD		
121	SINGLE INTERIOR	2'-4"	6'-0"	SOLID CORE WOOD		
122	SINGLE INTERIOR	2'-4"	6'-0"	SOLID CORE WOOD		
123	3-PANEL BYPASS	2'-4"	6'-0"	SOLID CORE WOOD		
124	SINGLE INTERIOR	2'-2"	6'-0"	SOLID CORE WOOD		
125	2-PANEL BYPASS	3'-0"	6'-0"	SOLID CORE WOOD		
126	PAIR FRENCH	3'-0"	6'-0"	WOOD w/ GLASS		
127	POCKET	2'-0"	6'-0"	SOLID CORE WOOD		
128	DOUBLE INFOLD	11'-2"	6'-0"	SOLID CORE WOOD		
130	2-PANEL BYPASS	2'-0"	6'-0"	SOLID CORE WOOD		
131	SINGLE INTERIOR	1'-6"	6'-0"	SOLID CORE WOOD		
132	3-PANEL BYPASS	2'-4"	6'-0"	SOLID CORE WOOD		

UNIT & BUILDING SIZE (SQ. FT.)

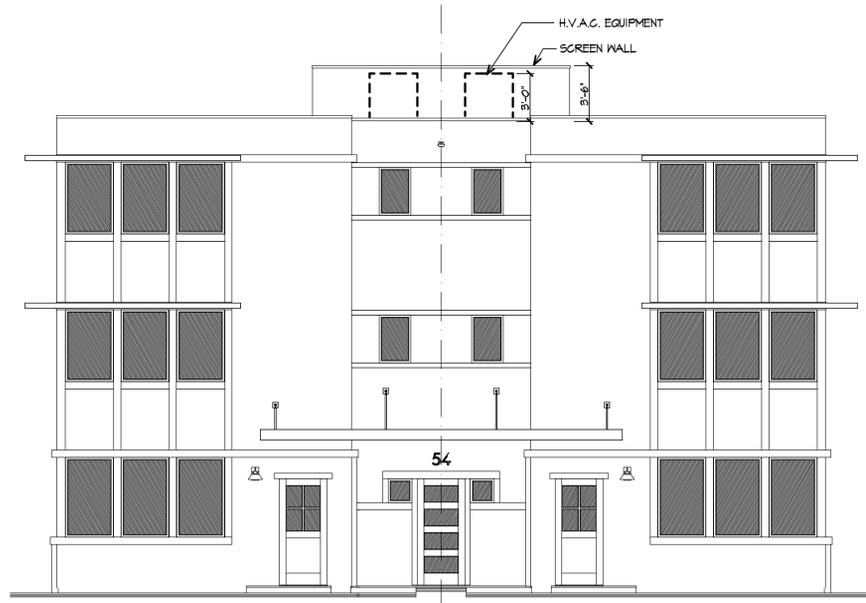
	PLAN 'A'	PLAN 'B'	COMMON AREAS	WHOLE BLDG.
FIRST FLOOR:	560.54	0	260.80	1,406.06
SECOND FLOOR:	632.56	471.55	55.44	3,264.16
THIRD FLOOR:	660.46	815.31	0	2,481.54
TOTAL:	1,853.56	1,286.86	324.42	7,621.76
PRIVATE STORAGE:	11.04	11.04	N.A.	309.36
GARAGE:	N.A.	N.A.	1,170.65	1,170.65
TRASH ROOM:	N.A.	N.A.	64.71	64.71
COVERED PORCH (FRONT):	N.A.	N.A.	51.01	51.01
PRIVATE DECK (REAR):	0	147.37	0	244.74

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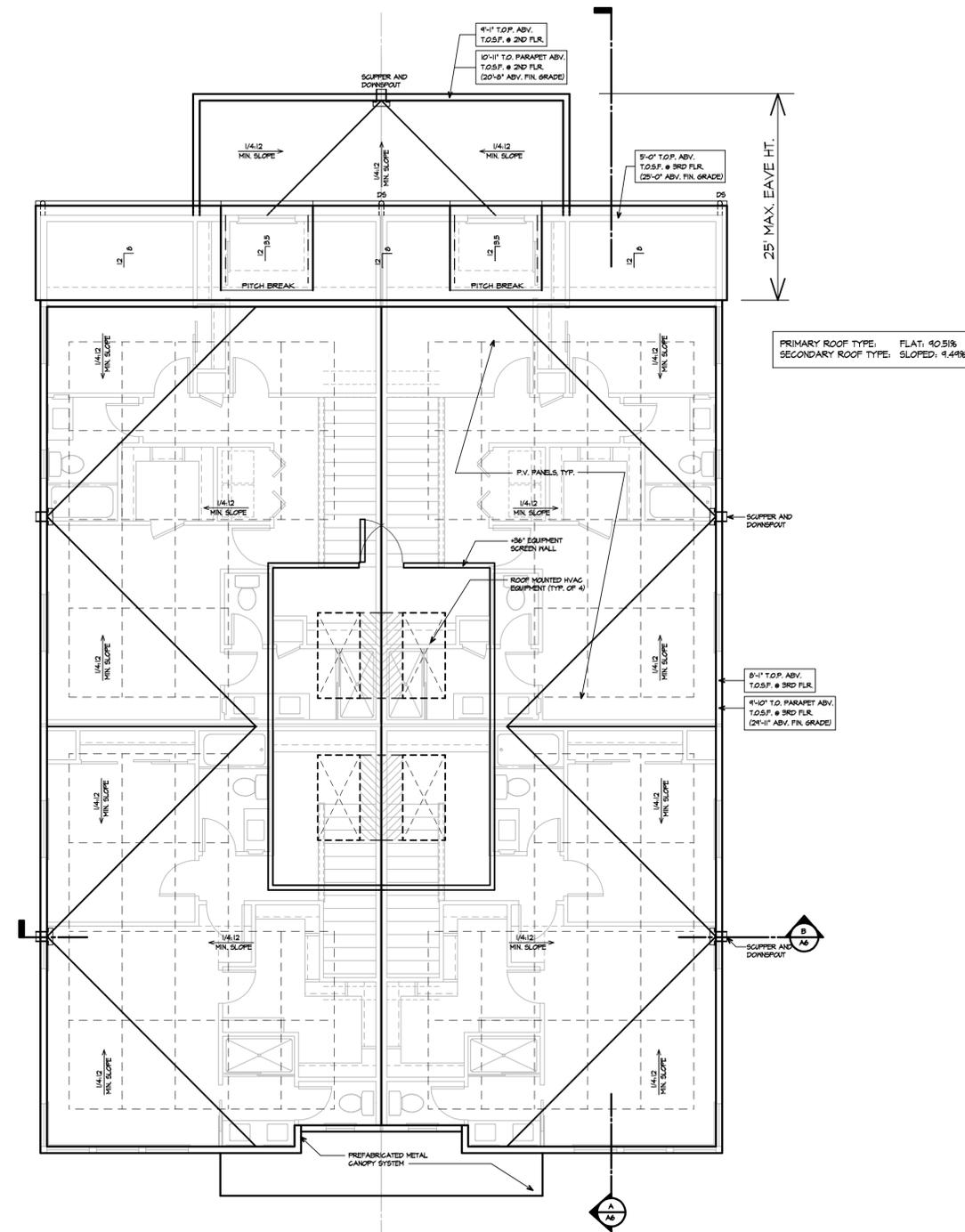
54 WEST RINCON AVENUE

CAMPBELL, CALIFORNIA

DECEMBER 17, 2023
 Project No.: 121.001



SITELINE DRAWING



ROOF PLAN



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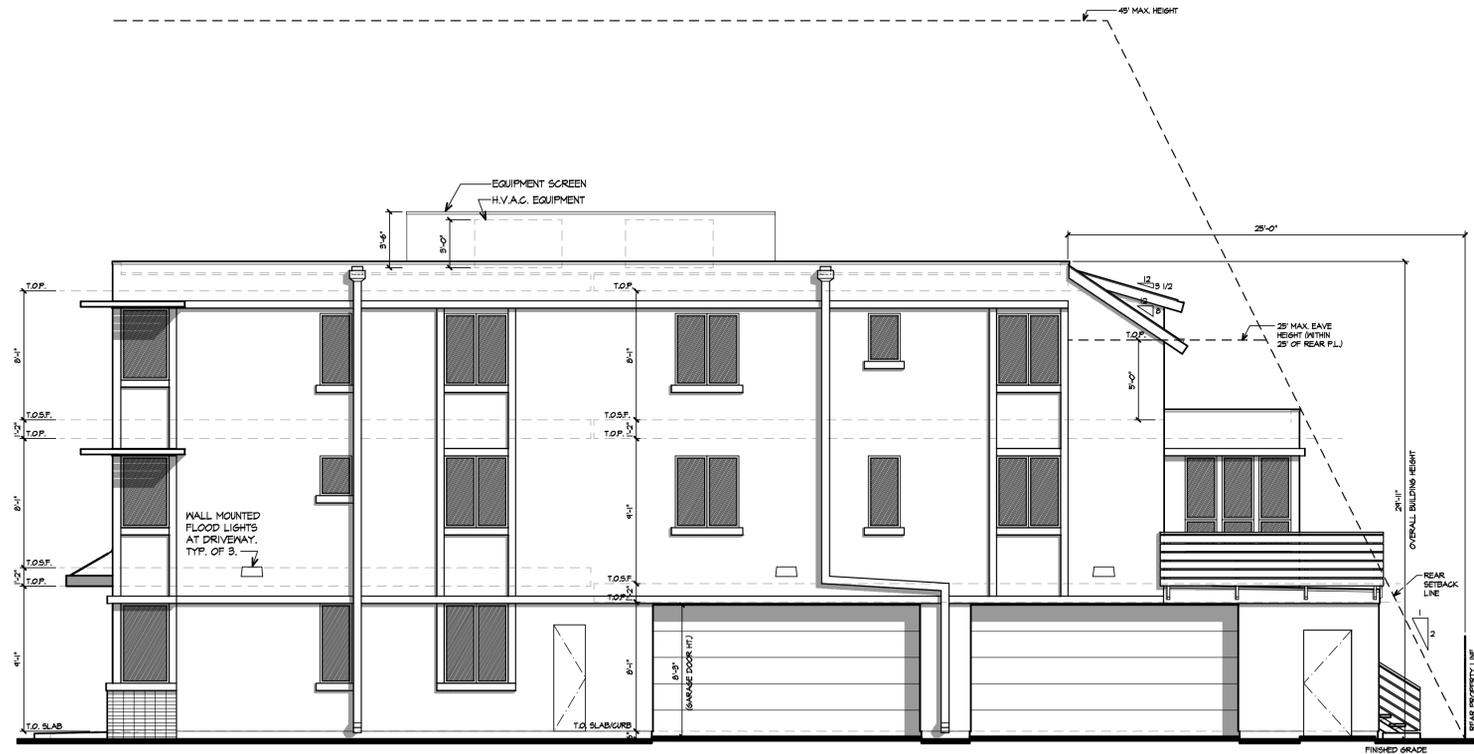
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54 WEST RINCON AVENUE

CAMPBELL, CALIFORNIA

ROOF PLAN
 SITELINE DIAGRAM

NOVEMBER 30, 2023
 Project No.: 121.001



RIGHT SIDE / WEST ELEVATION



REAR / SOUTH ELEVATION



LEFT SIDE / EAST ELEVATION



FRONT / NORTH ELEVATION



NOTE:
SEE SHEET A1 FOR COLORS,
MATERIALS, AND COLOR ELEVATION.

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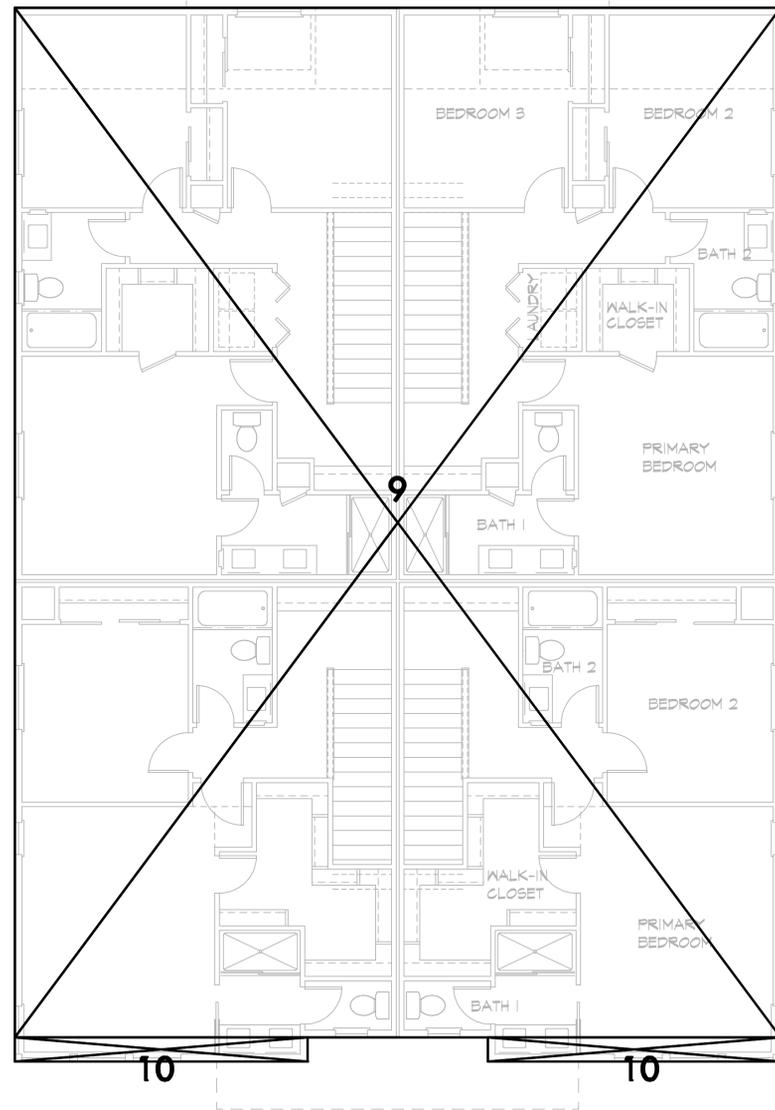
54 WEST RINCON AVENUE

CAMPBELL, CALIFORNIA

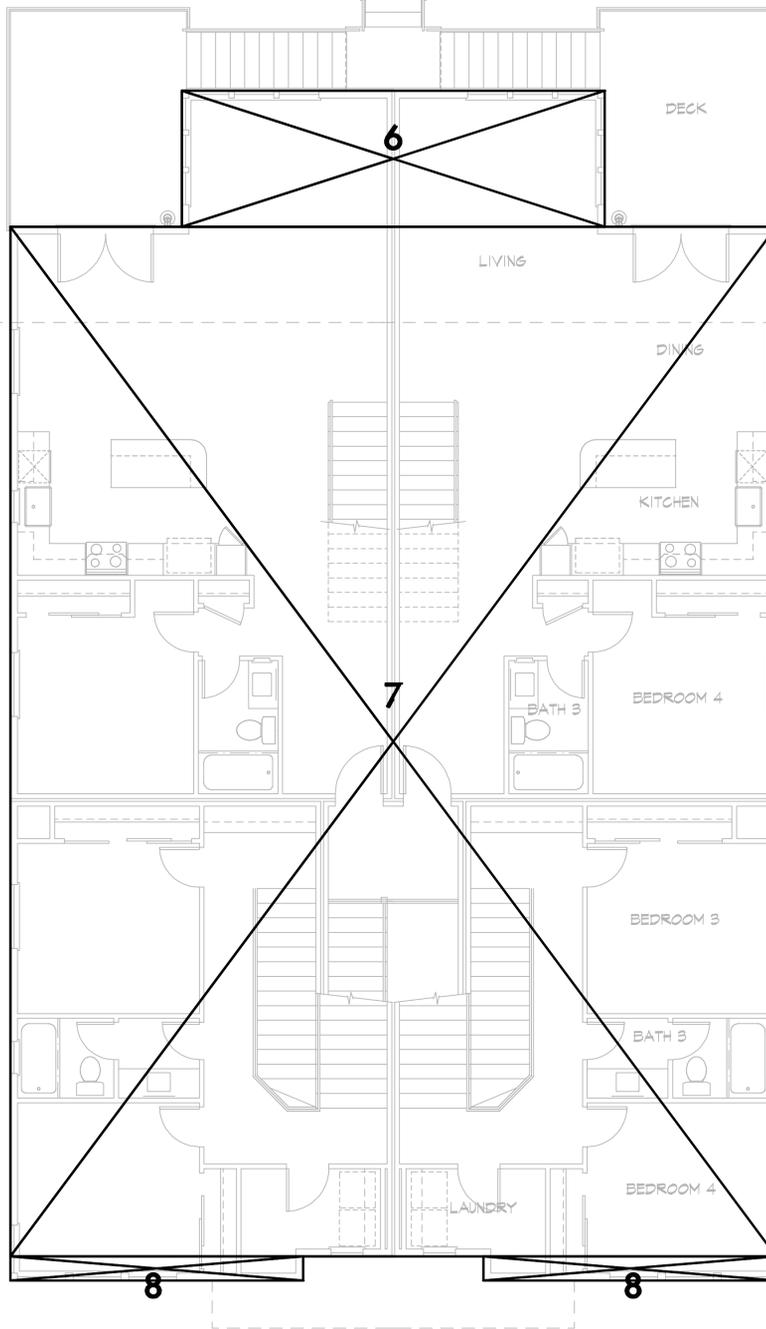
EXTERIOR ELEVATIONS

DECEMBER 11, 2023
Project No.: 121.001

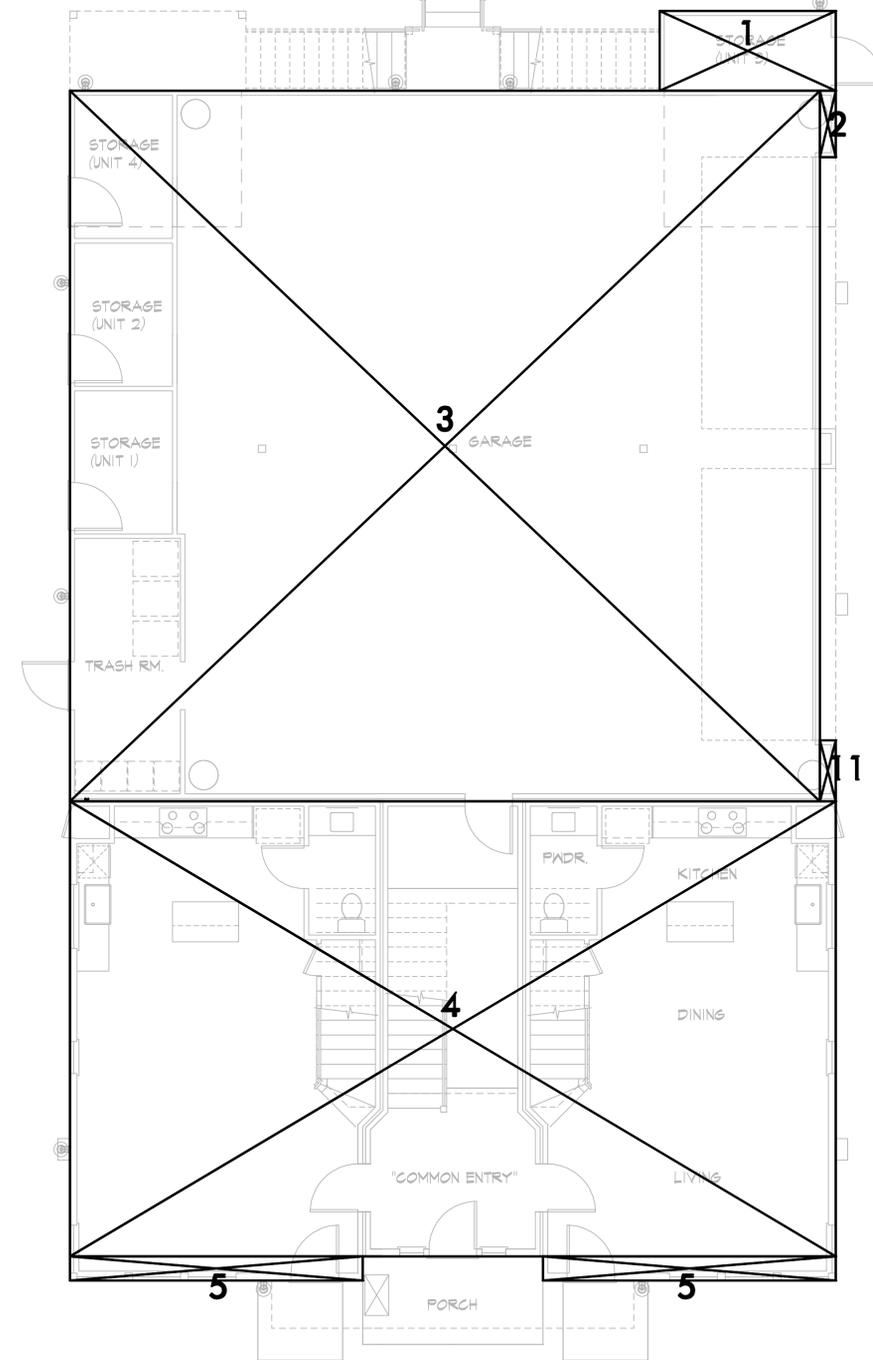
A3



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



FLOOR AREA CALCULATIONS (SQUARE FEET)

FIRST FLOOR

1: 11'-1" x 5'-0" =	55.42	x 1 =	55.42
2: 1'-0" x 4'-2" =	4.17	x 1 =	4.17
3: 47'-2 1/4" x 44'-6" =	2,099.84	x 1 =	2,099.84
4: 48'-2 1/4" x 28'-6" =	1,373.34	x 1 =	1,373.34
5: 18'-5" x 1'-6" =	27.63	x 2 =	55.26
11: 1'-0" x 3'-10" =	3.83	x 1 =	3.83
TOTAL:			3,591.86

SECOND FLOOR

6: 26'-7 1/4" x 8'-6 1/4" =	226.69	x 1 =	226.69
7: 48'-2 1/4" x 64'-5 3/4" =	3,107.09	x 1 =	3,107.09
8: 18'-5" x 1'-6" =	27.63	x 2 =	55.26
TOTAL:			3,389.04
A9: 3'-8 1/2" x 11'-8 1/4" =	43.32	x 2 =	86.64
A10: 2'-0" x 1'-8 1/2" =	3.42	x 2 =	6.84
A11: (2'-0" x 2'-0")/2 =	2.00	x 2 =	4.00
TOTAL (STAIRWELL VOID TO BE SUBTRACTED):			97.48

THIRD FLOOR

9: 48'-2 1/4" x 64'-5 3/4" =	3,107.09	x 1 =	3,107.09
10: 18'-5" x 1'-6" =	27.63	x 2 =	55.26
TOTAL:			3,162.35
A5: 3'-8 1/2" x 12'-2 1/2" =	45.27	x 2 =	90.54
B4: 3'-8 1/2" x 11'-11" =	44.19	x 2 =	88.38
TOTAL (STAIRWELL VOID TO BE SUBTRACTED):			178.92

WHOLE STRUCTURE

FIRST FLOOR:	3,591.86
SECOND FLOOR:	3,389.04
THIRD FLOOR:	3,162.35
TOTAL:	10,143.25

AJS Architecture | Planning

FTG Builders, Inc.

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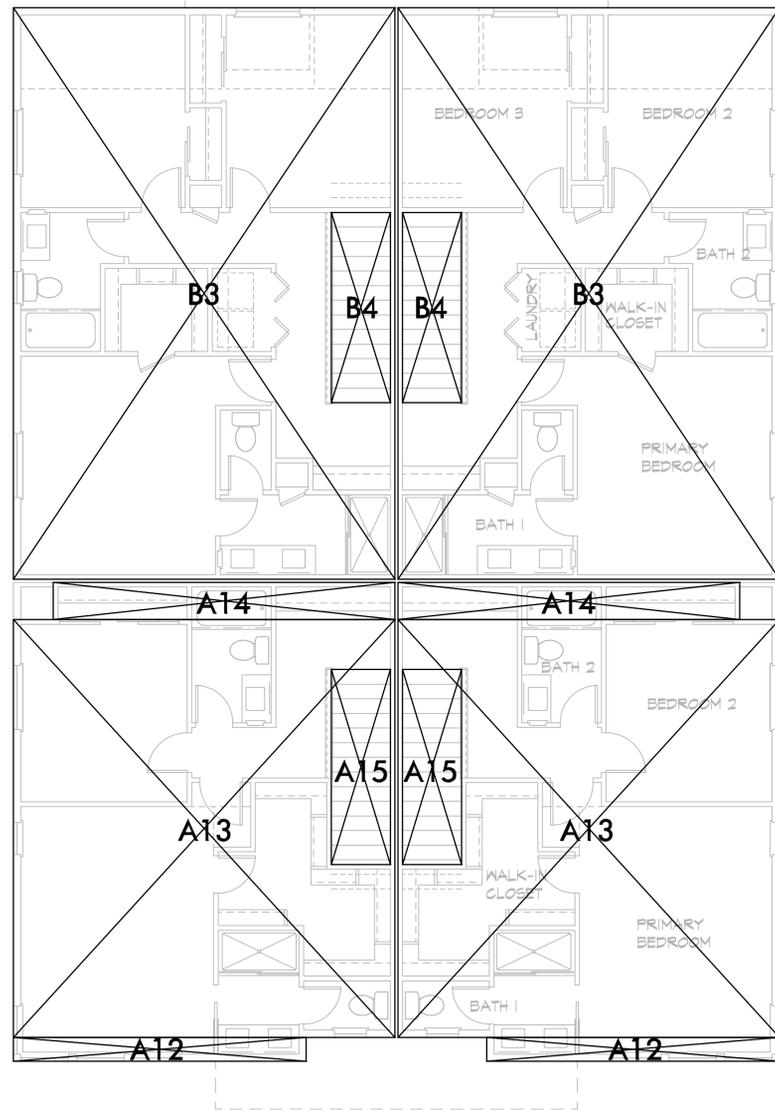
54 WEST RINCON AVENUE

CAMPBELL, CALIFORNIA

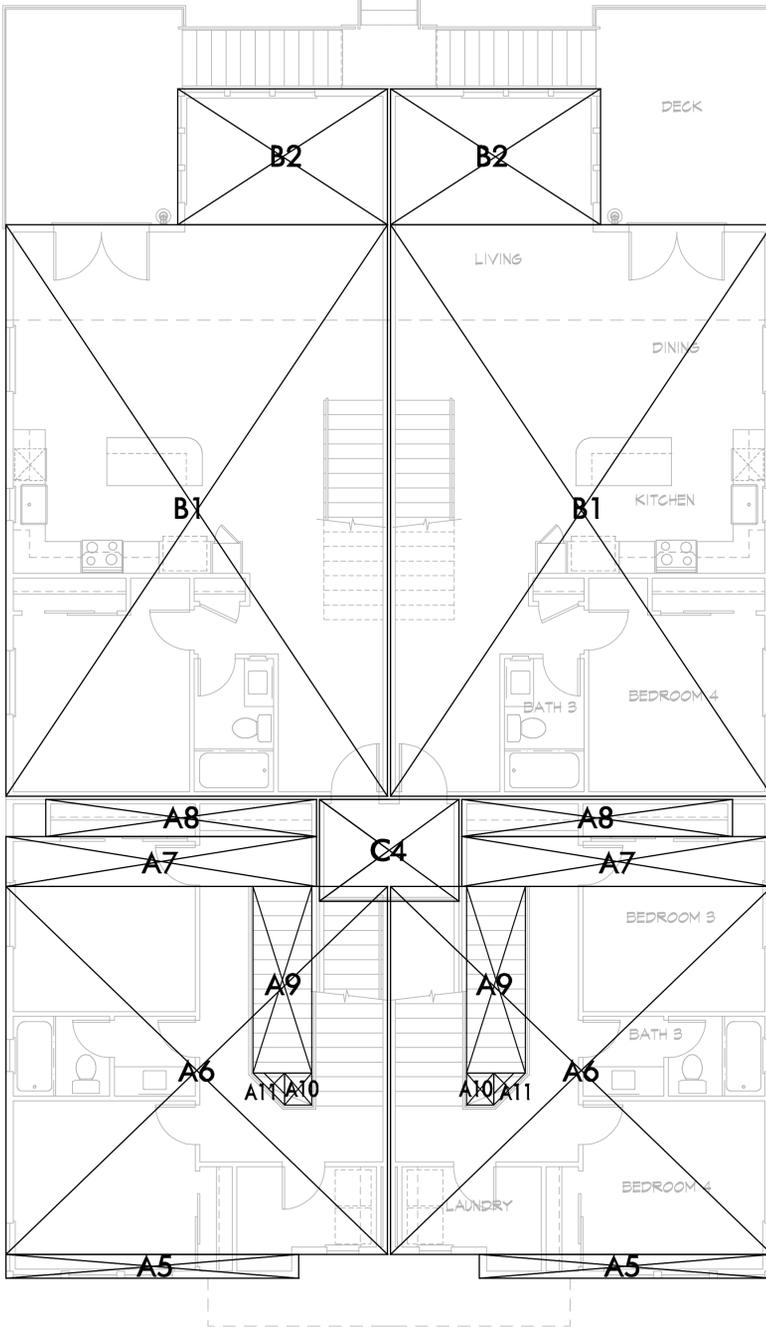
FLOOR AREA DIAGRAMS - WHOLE STRUCTURE

DECEMBER 17, 2023
Project No.: 121.001

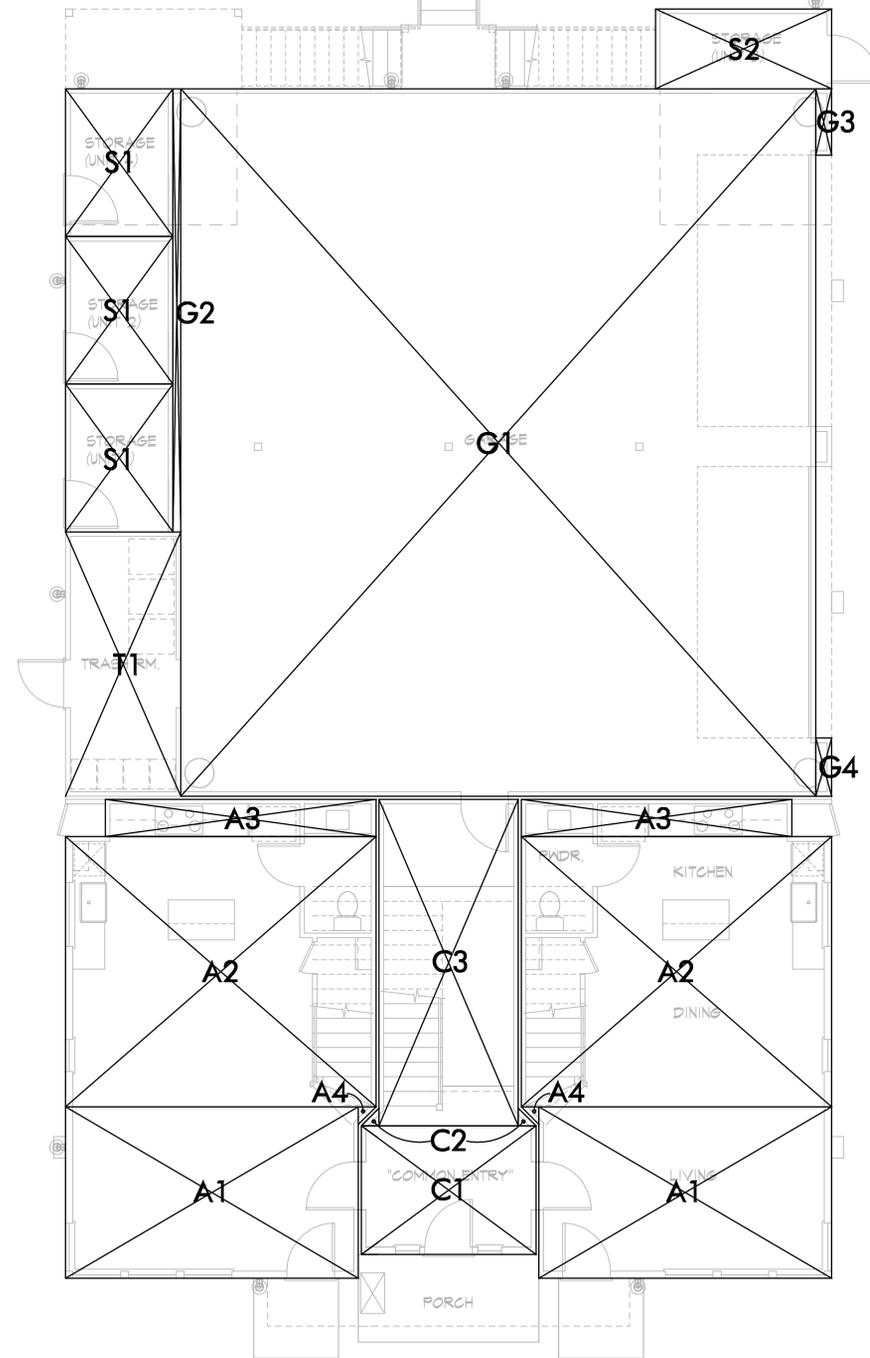
A4



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



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 1565 Lafayette Street
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 408.878.5327
 doris@ftgbuilders.com

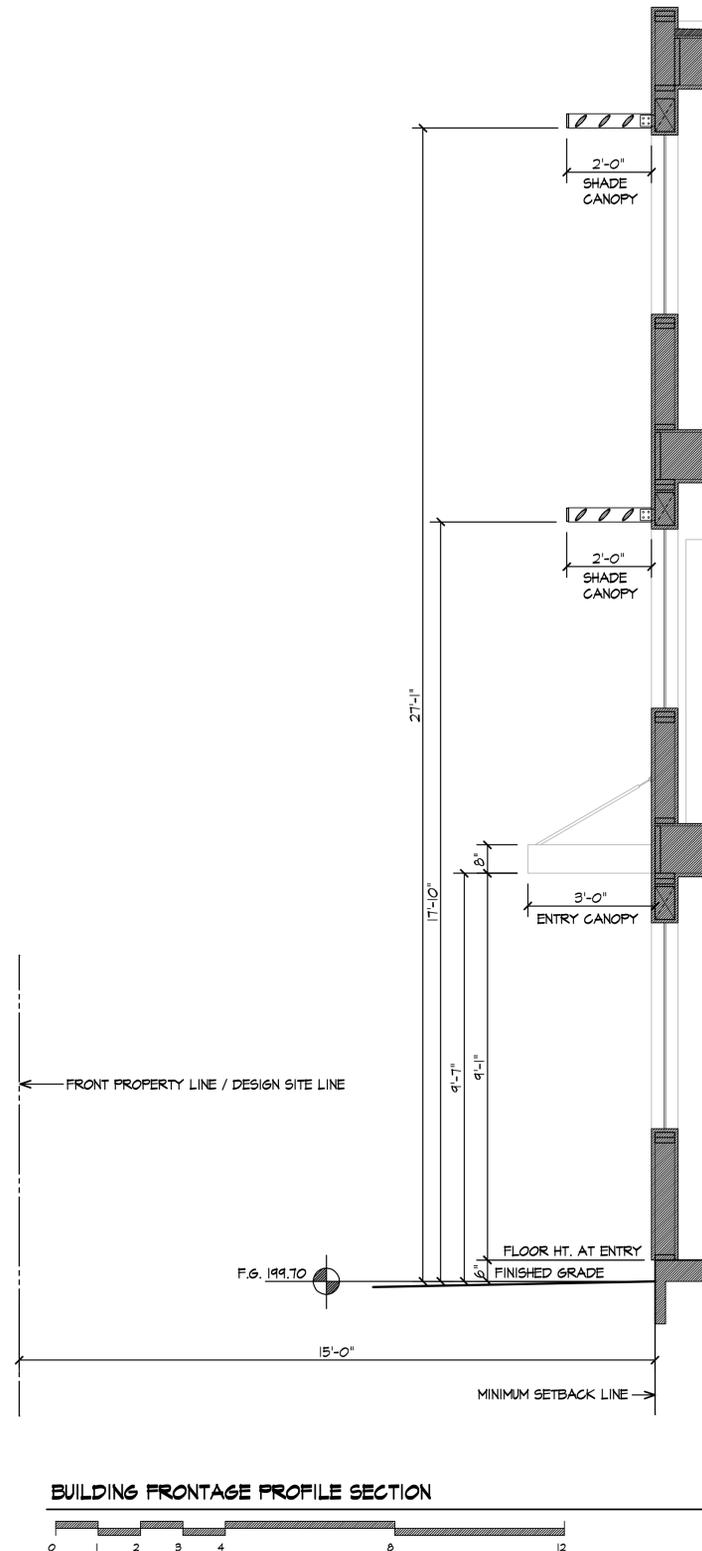
54 WEST RINCON AVENUE

CAMPBELL, CALIFORNIA

FLOOR AREA DIAGRAMS - PER UNIT

DECEMBER 11, 2023
 Project No.: 121.001

A5



SECTION "A"



SECTION "B"

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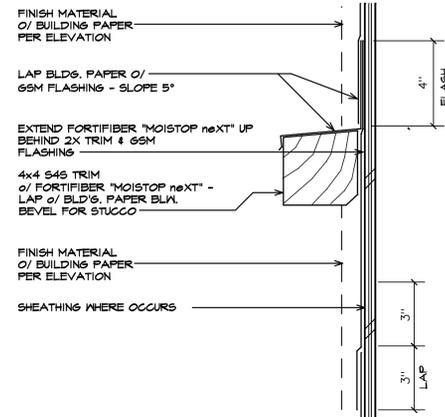
54 WEST RINCON AVENUE

CAMPBELL, CALIFORNIA

BUILDING CROSS SECTIONS
 BUILDING FRONTAGE PROFILE SECTION

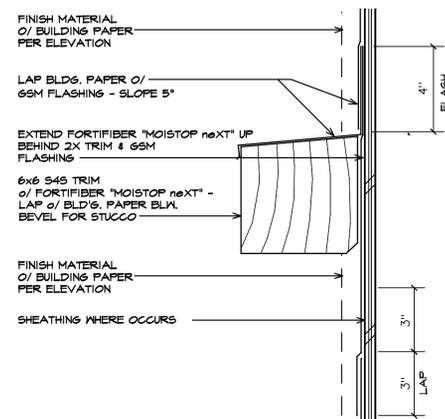
DECEMBER 17, 2023
 Project No.: 121.001

AG



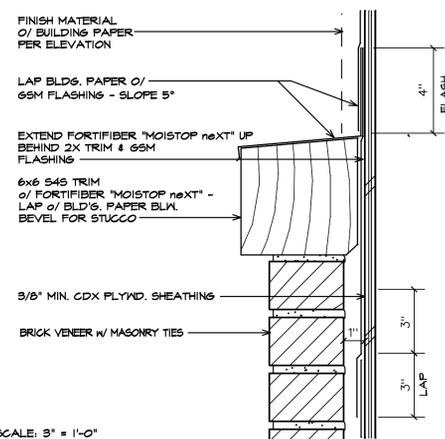
SCALE: 3" = 1'-0"

1-PIECE HORIZONTAL TRIM BAND - MEDIUM



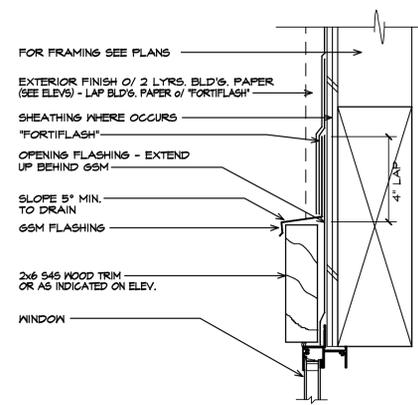
SCALE: 3" = 1'-0"

1-PIECE HORIZONTAL TRIM BAND - LARGE



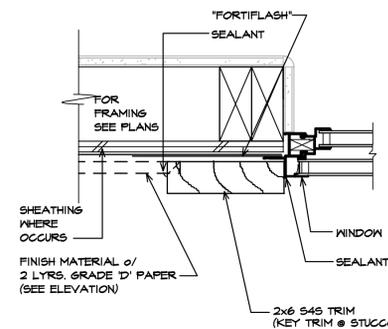
SCALE: 3" = 1'-0"

TRIM AT BRICK VENEER



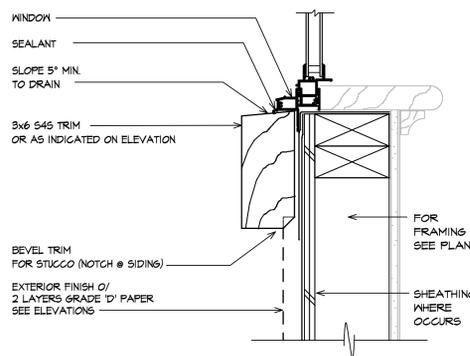
SCALE: 3" = 1'-0"

WINDOW HEAD TRIM



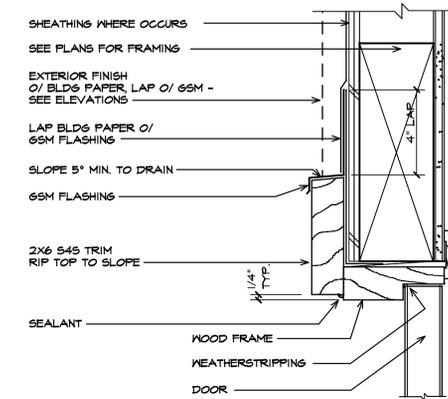
SCALE: 3" = 1'-0"

WINDOW JAMB TRIM



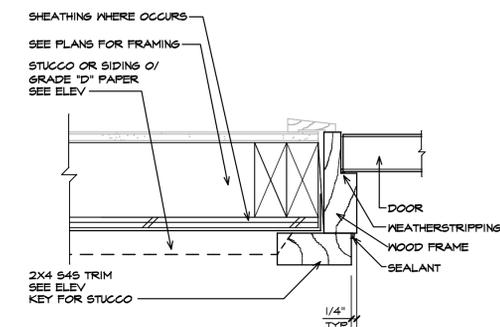
SCALE: 3" = 1'-0"

WINDOW SILL TRIM



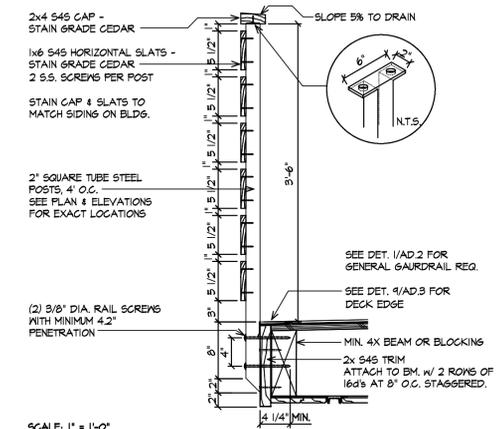
SCALE: 3" = 1'-0"

INSWINGING DOOR HEAD



SCALE: 3" = 1'-0"

INSWINGING DOOR JAMB



SCALE: 1\"/>

DECK RAILING

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54 WEST RINCON AVENUE

CAMPBELL, CALIFORNIA

ARCHITECTURAL DETAILS

DECEMBER 13, 2023
Project No.: 121.001

A7



SHADE CANOPY

Manufacturer: MASA
 Model: Ecoshade 200 Series
 Color: Black



LIGHT FIXTURE

Manufacturer: Avalon
 Model: 20131LEDDMG-BL
 Color: Black
 Size: 10 inch



WALL-MOUNTED FLOOD LIGHTS
 (Lights located on the driveway)

Manufacturer: McNear
 Model: Town
 Color: Manchester
 Size: Modular



BRICK VENEER

Manufacturer: McNear
 Model: Town
 Color: Manchester
 Size: Modular

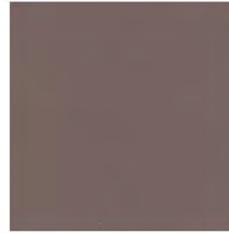


MAILBOX

Manufacturer: Florence Corp.
 Model: Vital 1570-4T5
 Color: Black

EXTERIOR PAINT COLORS

Note: All paint colors listed are by Sherwin-Williams.



Main Body Color
 SW 6075 | Garret Gray



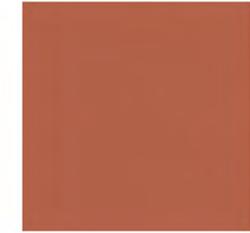
Secondary Color
 SW 7030 | Anew Gray



Trim Color
 SW 7551 | Greek Villa



Sec. Trim Color
 SW 7069 | Iron Ore



Accent Color
 SW 6348 | Raynard



COLOR FRONT ELEVATION

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54 WEST RINCON AVENUE

CAMPBELL, CALIFORNIA

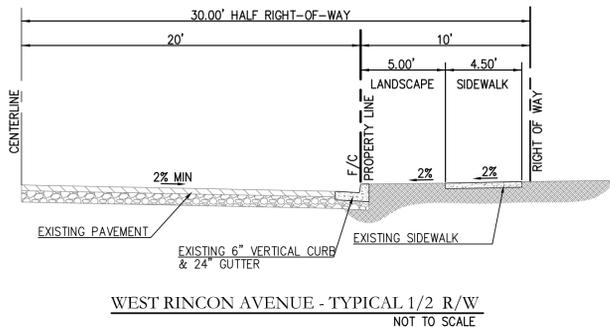
COLOR / MATERIALS & COLOR
 FRONT ELEVATION

NOVEMBER 30, 2023
 Project No.: 121.001



LEGEND

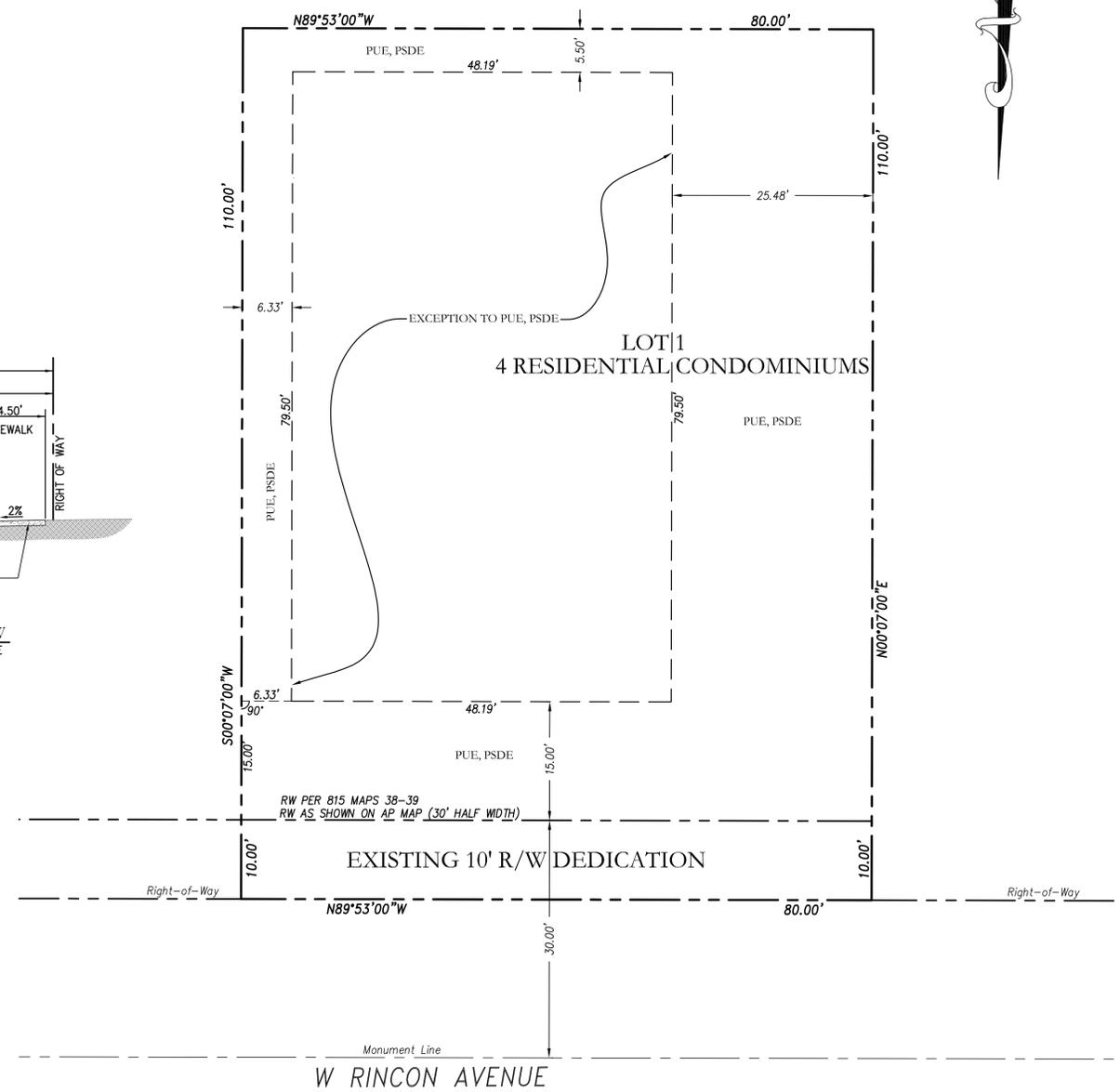
SYMBOL	DESCRIPTION
	HINGE LINE/TOP/TOE
	CONCRETE V-DITCH
	GRADED SWALE
	CONTOUR LINES
	DAYLIGHT LINE/LIMIT OF GRADING
	PROPERTY LINE / BOUNDARY / RIGHT-OF-WAY
	EASEMENT LINE
	CENTERLINE (CL)
	FENCE (CHAIN LINK)
	DRIVEWAY
	CURB, GUTTER & SIDEWALK
	RETAINING WALL (AS DESCRIBED) w/ SUB-DRAIN
	CITY STANDARD BARRICADE
	WATER LINE AND VALVE
	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
	STORM DRAIN LINE AND MANHOLE
	SOLID SUBDRAIN WITH CLEANOUTS
	WATER LATERAL / METER
	SANITARY SEWER CLEANOUT (SSCO)
	AREA DRAIN WITH SUMP BOTTOM (NDS 1212 OR APPROVED EQUAL)
	FLAT DRAIN INLET AS SPECIFIED
	FIRE HYDRANT
	STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLIER)
	PULL BOX (AS NOTED)
	ELECTRICAL CONDUIT
	GAS MAIN
	TELEPHONE CONDUIT
	STREET MONUMENT
	BOLLARD
	JOINT POLE w/ GUY ANCHOR
	PERCENT GRADE
	VERTICAL GRADE BREAK (PROFILE)
	BIO-RETENTION AREA NUMBER
	TREE



TENTATIVE PARCEL MAP

54 W RINCON AVENUE

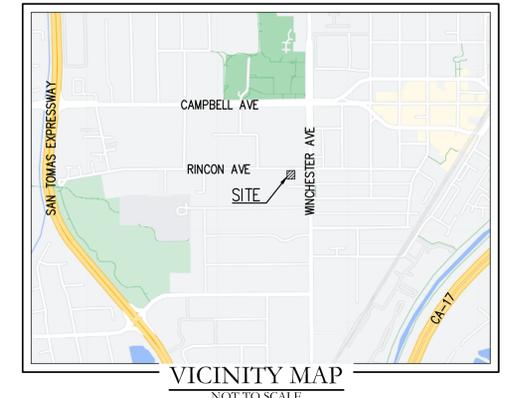
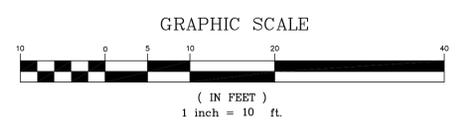
CITY OF CAMPBELL SANTA CLARA COUNTY CALIFORNIA



PROPOSED SUBDIVISION PLAN
SCALE: 1"=10'

SHEET INDEX

SHEET NO.	DESCRIPTION
TM-1	PROPOSED SUBDIVISION PLAN & NOTES
TM-2	EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
TM-3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
L-1.0	LANDSCAPE PLAN



PROJECT GENERAL NOTES:

- OWNER: JRR, LLC
2975 SCOTT BLVD, SUITE 100
SANTA CLARA, CA 95054
- APPLICANT/DEVELOPER: JRR, LLC
2975 SCOTT BLVD, SUITE 100
SANTA CLARA, CA 95054
- CIVIL ENGINEER: STERLING CONSULTANTS
4650 FREMONT BLVD, SUITE 205
FREMONT, CA 94538
CONTACT: DILIP S. KISHNANI, P.E., QSD
TEL: 925-705-3633
- LANDSCAPE ARCHITECT: WILSON AND ASSOCIATES
815 SAN DIEGO ROAD
BERKELEY, CA 94707
CONTACT: CHARLES WILSON, LA
TEL: 510-644-9602
- SOILS ENGINEER: TBD
- APNs: 305-33-017
- EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED LAND USE: MULTI FAMILY RESIDENTIAL
- SITE AREA: GROSS - 8,800 SF (0.2020 ACRES)
NET - 8,000 SF (0.1837 ACRES)
- NUMBER OF UNITS: 4 FOR SALE CONDOMINIUMS
- GENERAL PLAN: PROFESSIONAL OFFICE
- EXISTING ZONING: P-D (PLANNED DEVELOPMENT)
- PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
- WATER SYSTEM: SAN JOSE WATER COMPANY
- SEWER SYSTEM: WEST VALLEY SANITATION DISTRICT
- STORM DRAIN SYSTEM: CITY OF CAMPBELL
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC (P.G.&E.)
- CABLE: COMCAST CABLE
- TOPOGRAPHY: EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN DECEMBER 2021.
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS IN DECEMBER 2021.
- STREETS: ACCESS TO THE PROPOSED LOTS IS THROUGH WEST RINCON AVENUE.
- FLOOD ZONE: ZONE x; PANEL NO. 06085C0237H
- GRADING: TENTATIVE GRADES FOR THE PROPOSED SUBDIVISION ARE SHOWN ON SHEET TM-3.
- DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- CONTOURS: EXISTING CONTOURS ARE SHOWN.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.
- STORMWATER: THE LOT IS UNDER 10,000 SF AND THEREFORE WILL NOT REQUIRE TREATMENT AREAS BASED ON C3.
- MONUMENTS: DEVELOPER SHALL INSTALL IRON PIPES AT PROPERTY CORNERS PER APPROVED FINAL MAP TO THE SATISFACTION OF THE CITY ENGINEER.
- FIRE SPRINKLERS: FIRE SPRINKLER SYSTEM WILL BE PROVIDED AND INSTALLED PER NFPA 13D 2016 EDITION STANDARD.

ABBREVIATIONS

AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVATURE
BMP	BEST MANAGEMENT PRACTICE	PERF.	PERFORATED
BOT.	BOTTOM	PIE	PRIVATE INGRESS & EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVATURE
BVC	BEGIN VERTICAL CURVE	PROJ.	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CO	CLEAN OUT	PVI	POINT OF VERTICAL INTERSECTION
CR	CURB RETURN	R	RADIUS OF CURVE
DI	DRAIN INLET	Δ=	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L=	ARC LENGTH OF CURVE
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RIM	RIM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
FC, F/C	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR	SDMH	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SF	SQUARE FEET
FL	FLOW LINE	S.O.	SIDE OPENING
FOGLN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
GI	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
HP	HIGH POINT	TB	TOP OF BERM
IRR	IRRIGATION	TC	TOP OF CURB
JT	JOINT TRENCH	TCM	TREATMENT CONTROL MEASURE
LF	LINEAL FEET	TW	TOP OF WALL
LIP	LIP OF GUTTER	TYP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MAX	MAXIMUM	W	WATER LINE
MH	MANHOLE	WM	WATER METER

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DATE:	SCALE:	DRAWN:	DESIGNED:	ENGINEER:	MANAGER:	NO.	BY	DATE	REVISIONS	CITY APPR
DECEMBER 7, 2023	AS NOTED	DSK	DSK	DSK	DSK					

PREPARED BY, OR UNDER THE DIRECTION OF:
NOT APPROVED FOR CONSTRUCTION

PREPARED BY:

STERLING CONSULTANTS
4650 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

JJRR, LLC
2975 SCOTT BLVD., SUITE 100
SANTA CLARA, CA 95054

APN: 305-33-017

54 WEST RINCON HOMES
PROPOSED SUBDIVISION PLAN & NOTES

CITY OF CAMPBELL COUNTY OF SANTA CLARA CALIFORNIA

SHEET NO.
TM-1
1 OF 4 SHEETS
JOB NO.
2021-133

DEMOLITION LEGEND

- PROPERTY LINE
- SAWCUT LINE
- 183.45
27' DIA + TAG 3 EX. TREE WITH GROUND ELEV., DBH.
- ✕ REMOVE EXISTING TREE
- ▨ REMOVE EXISTING AC/CONC./BUILDING

REMOVAL NOTES

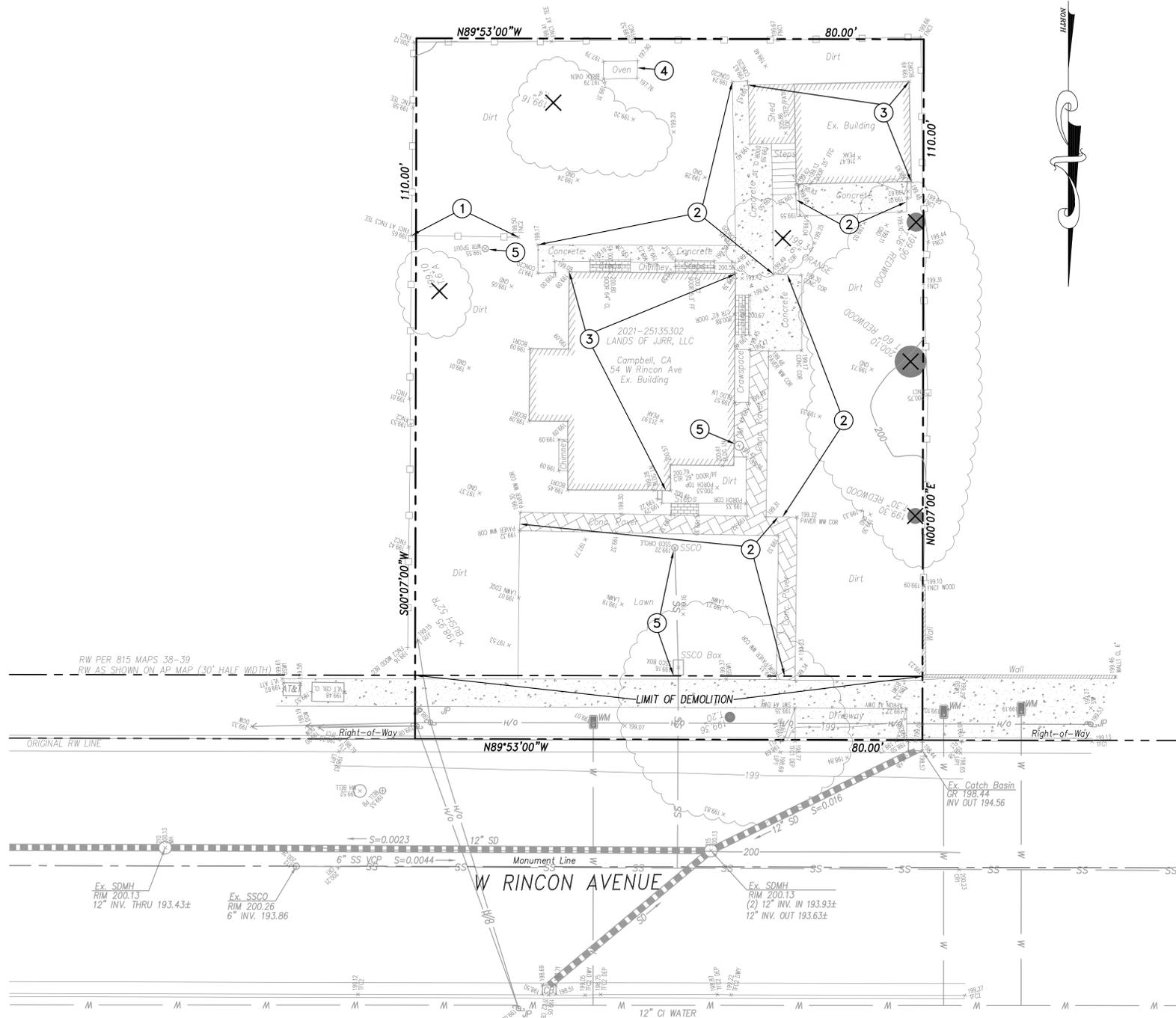
- ① REMOVE EXISTING FENCE
- ② REMOVE EXISTING CONCRETE
- ③ REMOVE EXISTING BUILDING
- ④ REMOVE EXISTING OVEN
- ⑤ REMOVE EXISTING UTILITY

PROTECTION NOTES

- Ⓐ PROTECT EXISTING UTILITY

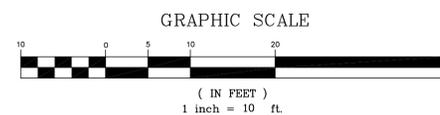
DEMOLITION NOTES

1. DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF CAMPBELL'S BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE PERMIT.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.



EXISTING CONDITION & PRELIMINARY DEMOLITION PLAN
SCALE: 1"=10'

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GROSS LOT AREA = 8,800.00 SQ. FT. (0.2020 ACRES)

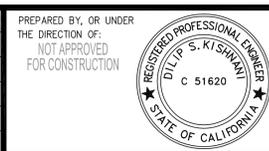
BOUNDARY: BOUNDARY BASED UPON FIELD SURVEY PERFORMED BY OR UNDER DIRECTION OF HELMUT KORSTICK, PLS 7739.



VERTICAL DATUM: NAVD 88. HELD ELEVATION OF 199.81' AT CITY OF CAMPBELL BM 38

BASIS OF BEARINGS: BASIS OF BEARINGS: S 89°53'00" E ALONG THE CENTERLINE OF W. RINCON AVE. AS SHOWN ON PARCEL MAP, BOOK 815 OF MAPS AT PAGES 38-39, SANTA CLARA COUNTY RECORDS.

DATE: DECEMBER 7, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR



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PREPARED FOR:
JJRR, LLC
2975 SCOTT BLVD., SUITE 100
SANTA CLARA, CA 95054

APN: 305-33-017
54 WEST RINCON HOMES
EXISTING CONDITION MAP & PRELIMINARY DEMOLITION PLAN
CITY OF CAMPBELL, COUNTY OF SANTA CLARA, CALIFORNIA

SHEET NO.
TM-2
2 OF 4 SHEETS
JOB NO.
2021-133

GRADING NOTES:

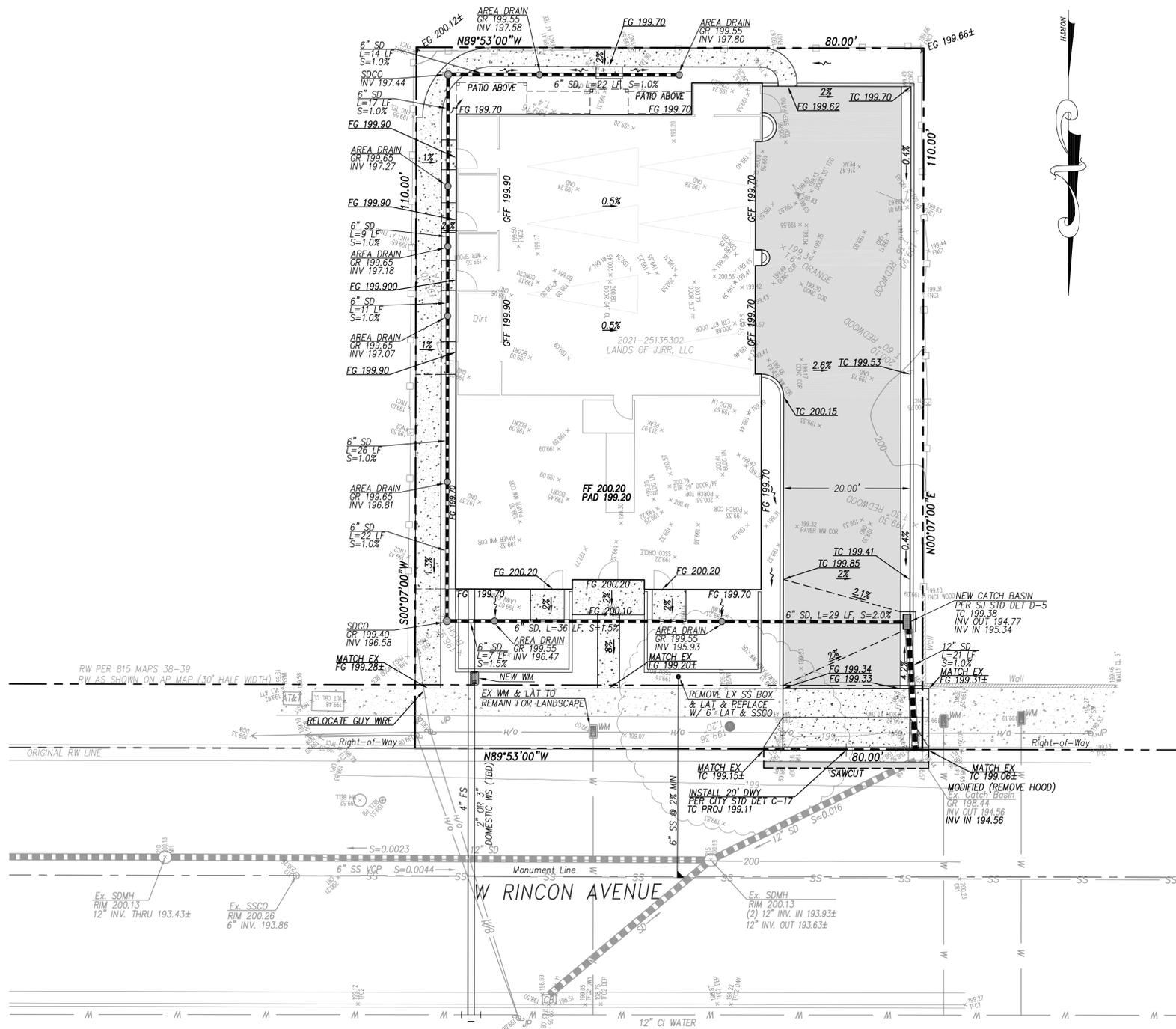
1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS, BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES, IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH. THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF CAMPBELL'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
13. ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.

EARTHWORK SUMMARY

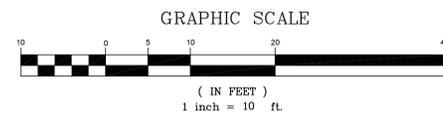
MEASURED RAW CUT: 54 CY
 (UNDER FOOTPRINT & DRIVEWAY) (ASSUME 12" DRIVEWAY SECTION)
 MEASURED RAW FILL: 5 CY
 (UNDER FOOTPRINT)
 ESTIMATED EXPORT: 49 CY

EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE ONLY FOR ESTABLISHMENT OF FEES. CONTRACTORS SHALL BASE BID AND OR CONTRACT AMOUNTS UPON THEIR OWN EARTHWORK ESTIMATES FOR COMPLETION OF THE WORK SHOWN HEREON, NOT ON THE QUANTITIES SHOWN ABOVE.

NO ADJUSTMENTS HAVE BEEN APPLIED FOR SHRINK OR SWELL.



PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
 SCALE: 1"=10'



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DATE: DECEMBER 7, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR

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 4650 FREMONT BOULEVARD, SUITE NO. 205
 FREMONT, CA 94538
 1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:
 JJRR, LLC
 2975 SCOTT BLVD., SUITE 100
 SANTA CLARA, CA 95054

APN: 305-33-017
 54 WEST RINCON HOMES
 PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN
 CITY OF CAMPBELL, COUNTY OF SANTA CLARA, CALIFORNIA

SHEET NO.
TM-3
 3 OF 4 SHEETS
 JOB NO. 2021-133



PATRICK HEALY DESIGN
3820 QUINLAN LN
SAN JOSE CA 95118

STAMP

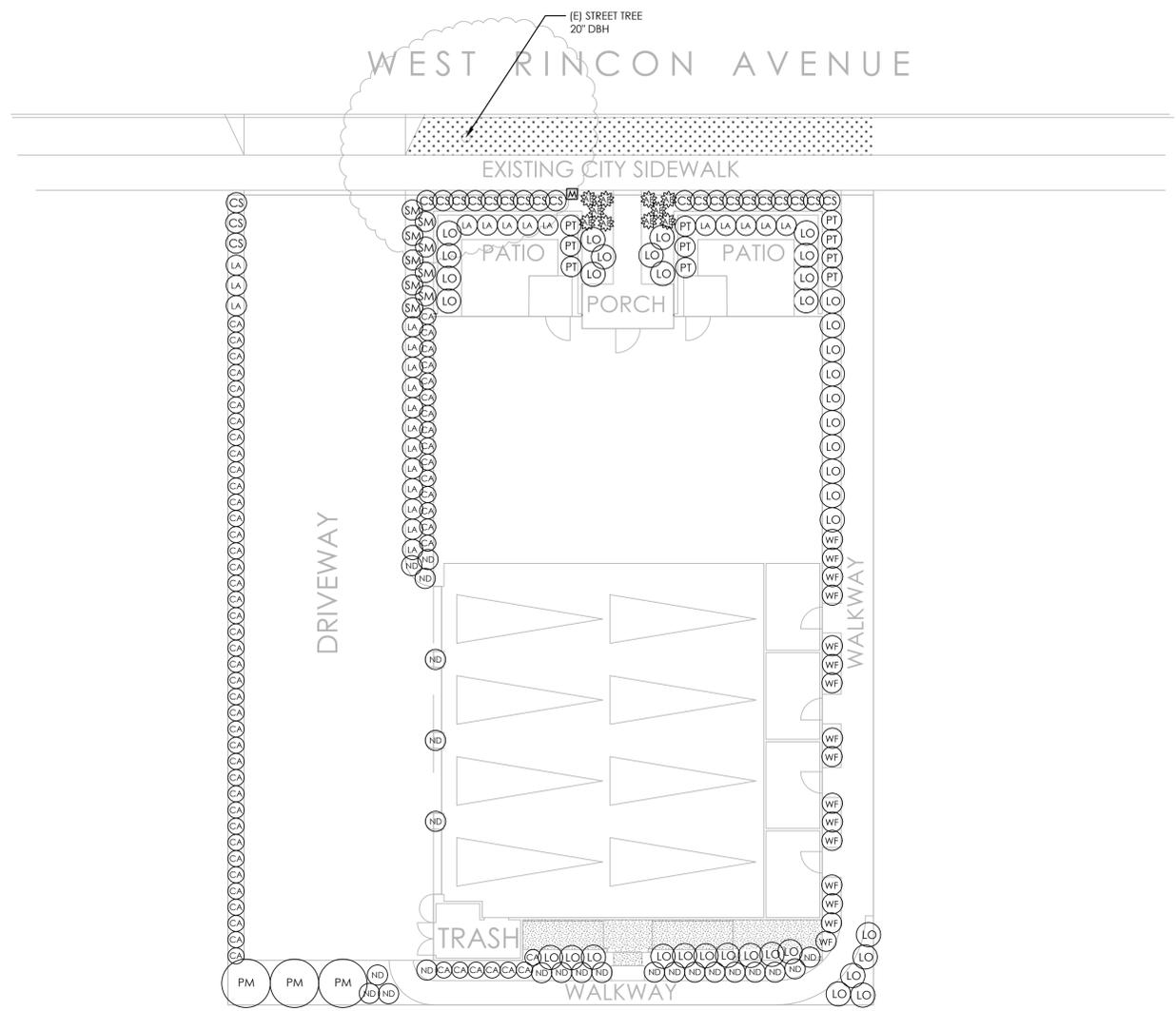


PLANTING NOTES

- CONTRACTOR SHALL SUPPLY ALL PLANTS REQUIRED TO FULFILL DESIGN INTENT AS SHOWN.
- CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PLANT MATERIAL FROM TIME OF DELIVERY TO TIME OF FINAL ACCEPTANCE. OWNER SHALL NOT BE RESPONSIBLE FOR LOSSES DUE TO VANDALISM, THEFT OR SEVERE WEATHER.
- CONTRACTOR SHALL PLACE PLANT MATERIALS SO THEY DO NOT INTERFERE WITH IRRIGATION SYSTEM OR INHIBIT REQUIRED COVERAGE. PLANT LOCATIONS MAY BE ADJUSTED AS LONG AS DESIGN INTENT IS NOT COMPROMISED. CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE ACCEPTANCE FROM OWNER'S REPRESENTATIVE WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 2 WORKING DAYS NOTICE FOR OBSERVATION AND SHALL HAVE ALL PLANT MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME. CONTRACTOR SHALL REPLACE ANY MATERIAL AS REQUESTED BY OWNER'S REPRESENTATIVE.
- WHEN WORK HAS TO OCCUR UNDER THE DRIPLINE OF EXISTING TREES NOT SCHEDULED FOR REMOVAL, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO THE TREES AND TREE ROOTS. GRADE IN LINES RADIAL TO THE EXISTING TREES RATHER THAN TANGENTIAL. ALL PARTIAL CUTS OR TEARS THROUGH ROOTS TWO INCHES IN DIAMETER AND LARGER SHALL BE CUT CLEAN. TRENCHES ADJACENT TO TREES SHALL BE FILLED WITHIN 24 HOURS AFTER EXCAVATION, BUT WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE, AND ANY EXPOSED ROOTS SHALL BE KEPT SHADED AND MOIST WITH DAMPENED BURLAP OR CANVAS.
- REFER TO DETAIL SHEET D2.0 FOR TREE AND SHRUB PLANTING.
- AT THE TIME OF INSTALLATION, A MINIMUM OF EIGHT (8) INCHES OF NON-COMPACTED TOPSOIL SHALL BE AVAILABLE FOR WATER ABSORPTION AND ROOT GROWTH IN PLANTED AREAS. THIS REQUIREMENT MAY BE WAIVED WHERE A LANDSCAPE PROFESSIONAL HAS DETERMINED THAT PRACTICAL LIMITATIONS (E.G., SLOPE, GEOTECHNICAL FACTORS), NECESSITATE A LESSER SOIL DEPTH THAT IS VIABLE FOR CHOSEN PLANT MATERIALS.
- COMPOST SOIL AMENDMENT, AT A RATIO OF 4 CUBIC YARDS PER 1000 SF, SHALL BE ADDED TO TOP 6" OF NATIVE SOIL. COMPOST SOIL AMENDMENT SHALL BE 'SUPER HUMUS COMPOST' FROM SOUTH BAY MATERIALS, OR EQUIVALENT.
- A MINIMUM THREE (3)-INCH LAYER OF ORGANIC MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS. MULCH SHALL BE 'MAHOGANY CHIP' AVAILABLE FROM LYNGSO GARDEN MATERIALS, OR EQUIVALENT.
- JUTE NETTING SHALL BE USED TO STABILIZE MULCH PRODUCTS WHEN USED ON SLOPES.

PLANTING LEGEND

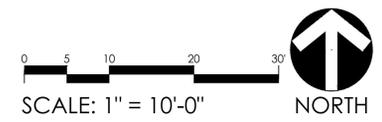
SYM	QTY	SIZE	BOTANICAL/COMMON NAME	WUCOLS RATING	HEIGHT/SPREAD	DTL REF
SHRUBS/GROUNDCOVER						
AB	10	1 GAL.	AGAVE 'BLUE GLOW' BLUE GLOW AGAVE	LOW (0.3)	2'-6" X 2'-6"	
CA	62	1 GAL.	CALAMGROSIS X. KARL FOERSTER KARL FOERSTER FEATHER REED GRASS	MODERATE (0.5)	6'-0" X 2'-0"	
CS	22	1 GAL.	CALANDRINIA SPECTABILIS ROCK PURSLANE	LOW (0.3)	1'-0" X 2'-6"	
LA	25	1 GAL.	LAVANDULA STOECHAS SPANISH LAVENDAR	LOW (0.3)	1' X 2'-6"	
LO	39	1 GAL.	LOMANDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH	LOW (0.3)	3'-0" X 3'-0"	F 13.0
ND	23	1 GAL.	NANDINA DOMESTICA 'TUSCAN FLAME' DWARF HEAVENLY BAMBOO	LOW (0.3)	3'-6" X 2'-6"	
PM	3	5 GAL.	PITOSPORUM TENUIFOLIUM 'MARJORIE CHANNON' MARJORIE CHANNON MOCK ORANGE	MODERATE (0.5)	10'-0" X 7'-0"	
PT	10	1 GAL.	PITOSPORUM TOBIRA 'WHEELER'S DWARF' DWARF MOCK ORANGE	LOW (0.3)	2'-6" X 2'-6"	
SM	9	1 GAL.	SENECIO MANDRALISCAE BLUE CHALKSTICKS	LOW (0.3)	5'-0" X 5'-0"	
WF	16	1 GAL.	WESTRINGIA FRUITICOSA 'GRAY BOX' DWARF GRAY COAST ROSEMARY	LOW (0.3)	2'-6" X 2'-6"	
OTHER						
	PEA GRAVEL	3/8" PEA GRAVEL - AVAILABLE FROM LYNGSO GARDEN MATERIALS, OR EQUIVALENT				
	MULCH	'MAHOGANY CHIP' MULCH - AVAILABLE FROM LYNGSO GARDEN MATERIALS, OR EQUIVALENT (SEE NOTES)				



54 WEST RINCON AVE
CAMPBELL, CA 95008

LICENSED LANDSCAPE PROFESSIONAL/APPLICANT STATEMENT:
"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE
PRESCRIPTIVE COMPLIANCE OPTION TO THE MWLO".

 11/10/2023
 PATRICK HEALY, CA RLA #6267



NO.	REVISIONS	DATE

DATE: NOVEMBER 7, 2023
SCALE: AS SHOWN
DESIGNED BY: PH
DRAWN BY: PH
JOB NO: **23-008**
SHEET TITLE: **PLANTING PLAN**
SHEET NAME: **L2.1**

GROUNDCOVERS



CALANDRINIA SPECTABILIS
ROCK PURSLANE



SENECIO MANDRAUSCAE
BLUE CHALKSTICKS

ACCENT SHRUBS



AGAVE 'BLUE GLOW'
BLUE GLOW AGAVE



LAVANDULA STOECHAS
SPANISH LAVENDAR



NANDINA DOMESTICA 'TUSCAN FLAME'
DWARF HEAVENLY BAMBOO

MEDIUM GRASSES/SHRUBS



LOMANDRA 'BREEZE'
BREEZE DWARF MAT RUSH



PITOSPORUM 'WHEELER'S DWARF'
DWARF PITOSPORUM



WESTRINGIA FRUTICOSA 'GRAY BOX'
DWARF COAST ROSEMARY

LARGE SCREENING SHRUBS

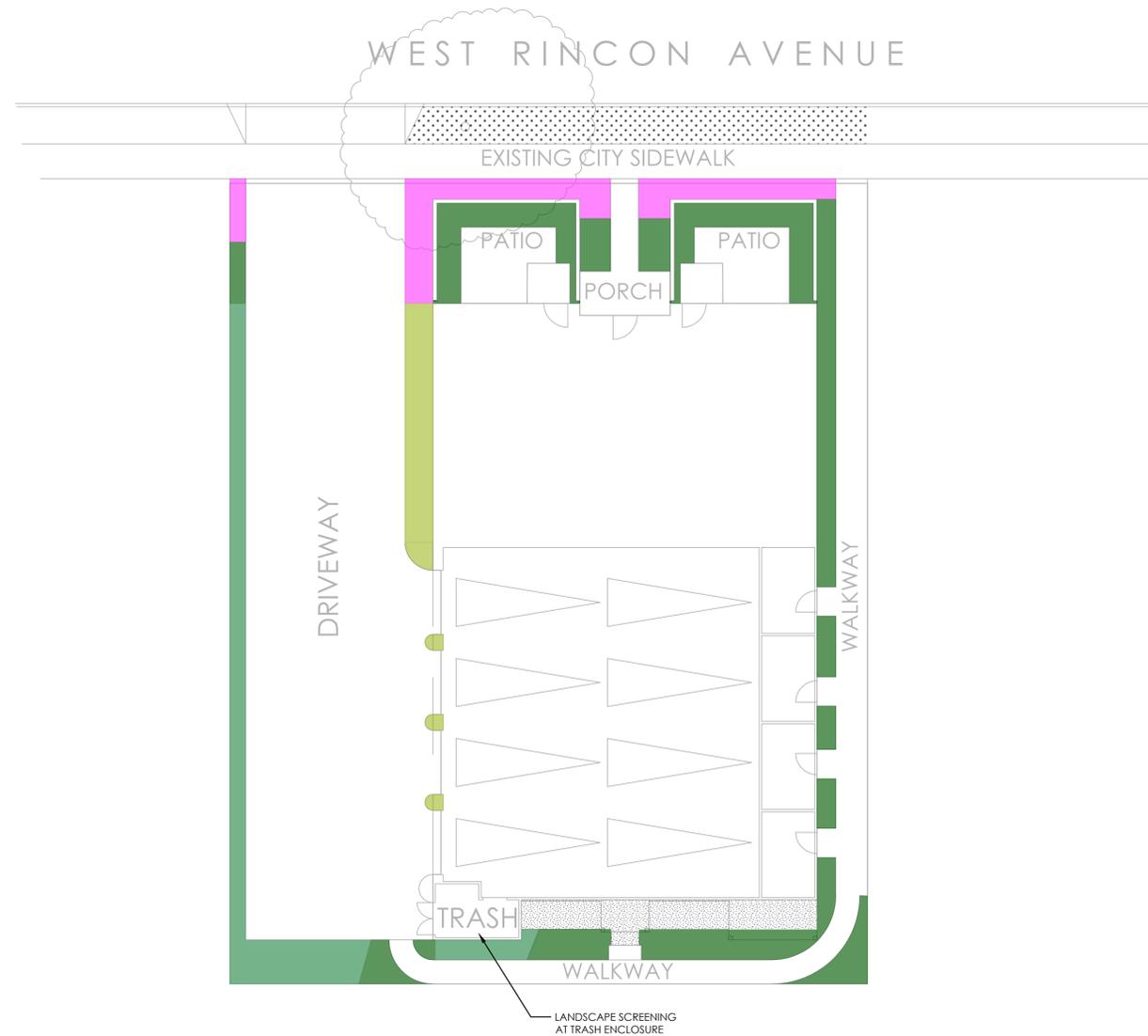


PITOSPORUM MARJORIE CHANNON
MARJORIE CHANNON PITOSPORUM



CALAMAGROSTIS X. KARL FOERSTER
KARL FOERSTER FEATHER REED GRASS

PROPOSED PLANT PALETTE



CONSULTANT



PATRICK HEALY DESIGN
3820 QUINLAN LN
SAN JOSE CA 95118

STAMP



54 WEST RINCON AVE
CAMPBELL, CA 95008

SUBMITTAL	DATE

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DATE: NOVEMBER 7, 2023

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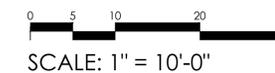
JOB NO:

23-008

SHEET TITLE:
**PLANT PALETTE AND
IMAGERY**

SHEET NAME:

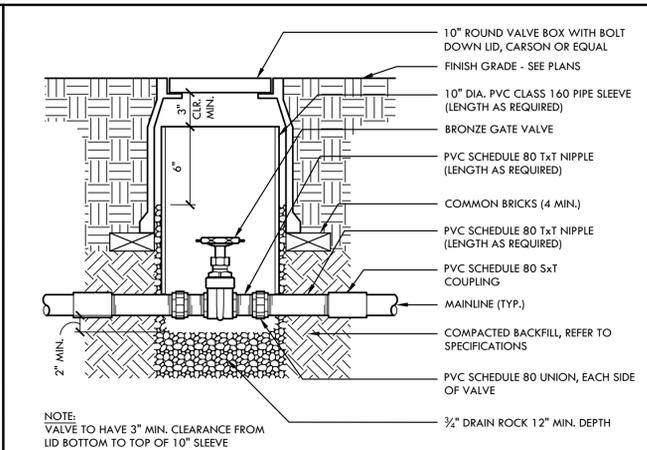
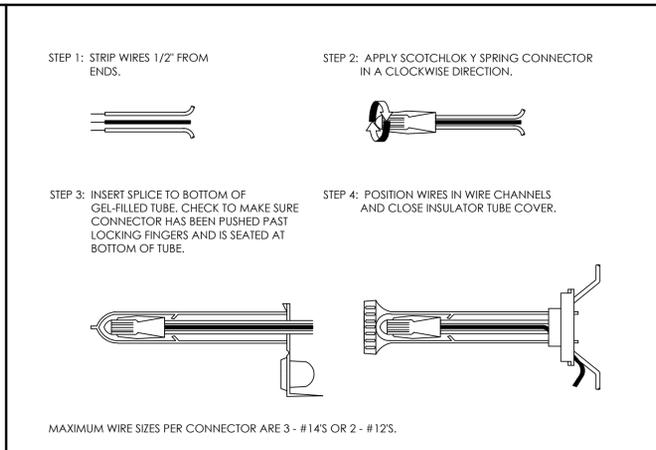
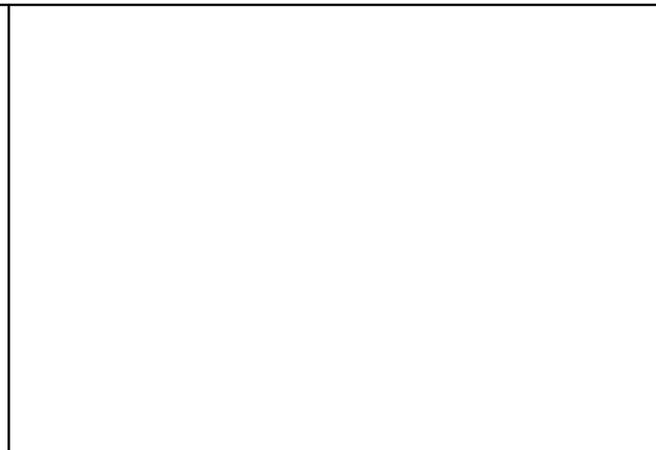
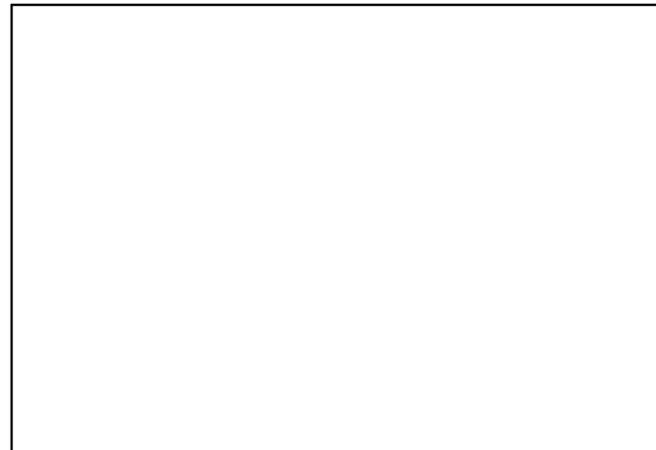
L2.2





PATRICK HEALY DESIGN
3820 QUINLAN LN
SAN JOSE CA 95118

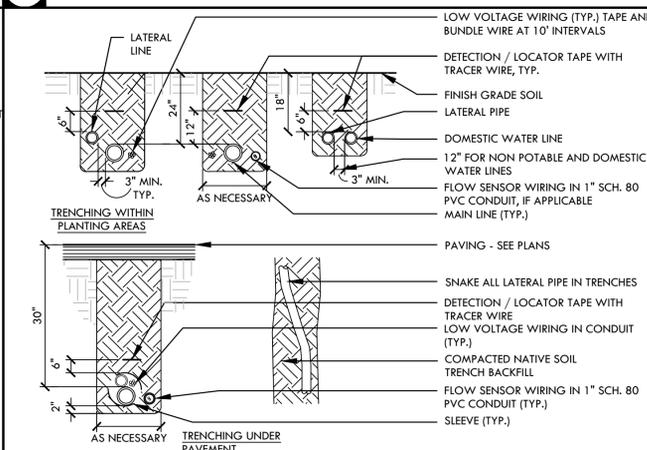
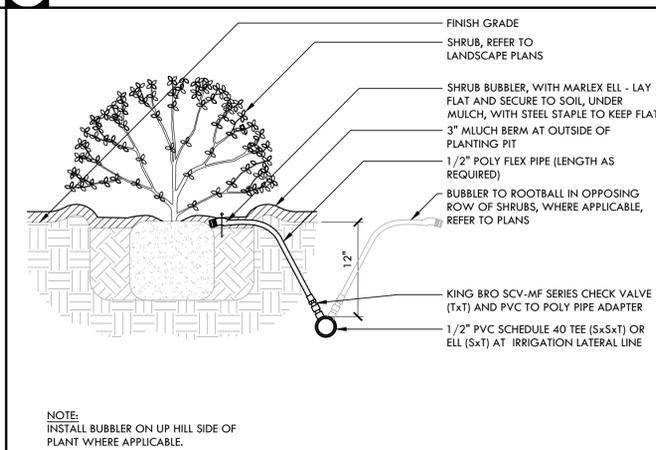
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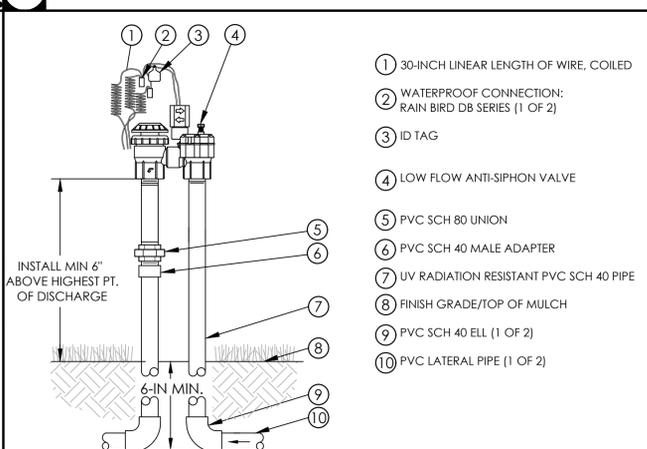
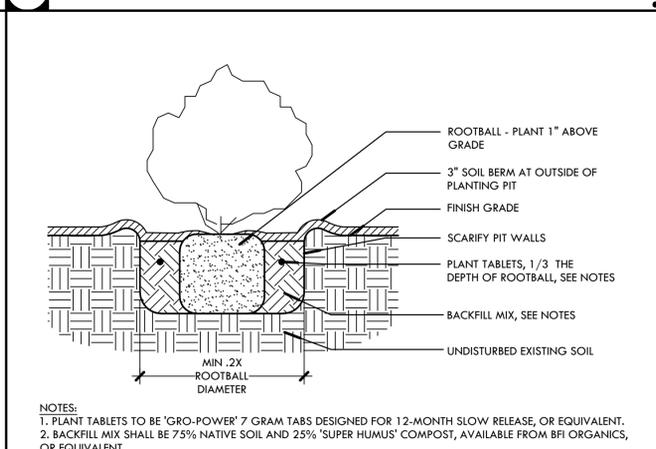
H CONTROL WIRE CONNECTION NTS

D GATE VALVE - 2" AND SMALLER IN SIZE NTS



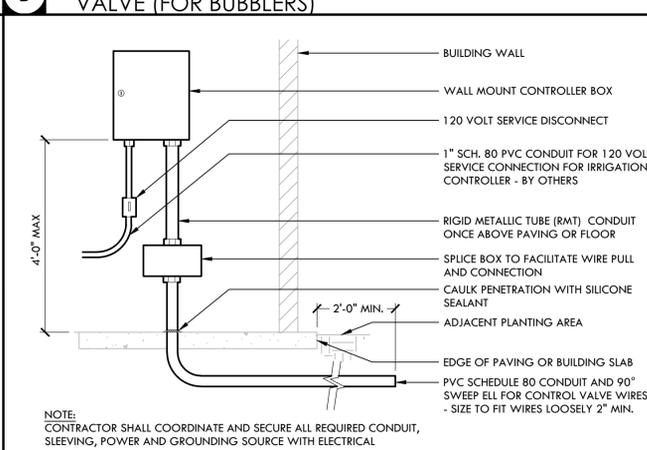
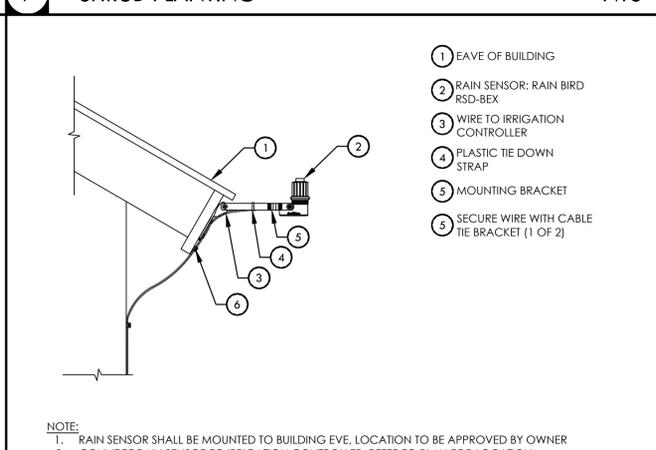
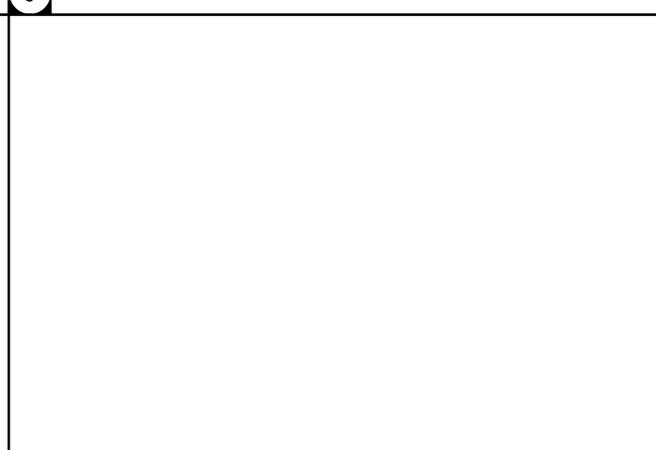
G SHRUB BUBBLER ASSEMBLY NTS

C IRRIGATION PIPE TRENCHING NTS



F SHRUB PLANTING NTS

B ANTI-SIPHON REMOTE CONTROL VALVE (FOR BUBBLERS) NTS



E RAIN SENSOR ROOF BRACKET NTS

A WALL MOUNT CONTROLLER NTS

54 WEST RINCON AVE
CAMPBELL, CA 95008

SUBMITTAL DATE

NO. REVISIONS DATE

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JOB NO: 23-008

SHEET TITLE: IRRIGATION DETAILS

SHEET NAME: L3.0