Location of Proposed Project

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

Project Image

Courtesy Notice

Dear Campbell Resident, **July 11, 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: 832-864 S. San Tomas Aquino Road

Zoning | Area Plan: LMDR | STANP

Neighborhood Association(s): N/A

Council District: 5

File No.: PLN-2024-101

APN: 406-03-034, 406-03-033, 406-03-032, 406-03-031

Applicant: YJY Investments LLC

Property Owner: Yujia Yang

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

Project Planner: Tracy Tam, Associate Planner

Email Contact: tracyt@campbellca.gov

Phone Contact: (408) 871-5103

Project Description:

To allow the construction of 13 units inclusive of 8 townhouses (across 2 buildings) and 5 single-family detached residences with associated site improvements, removal of protected trees, creation of 13 residential lots and 1 common lot with related public and private easements, and use of Density Bonus Waivers from the Multi-Family Development and Design Standards (MFDDS).

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 I 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

832-864 SOUTH SAN TOMAS AQUINO RD.

CAMPBELL, CA

VICINITY MAP: PROJECT LOCATION

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PROJECT DESCRIPTION

EXISTING CONDITIONS:

THE PROJECT SITE IS LOCATED ON SAN TOMAS AQUINO ROAD CLOSE TO THE INTERSECTION OF SAN TOMAS AQUINO ROAD AND SMITH AVENUE. THE PROJECT SITE CONSISTS OF FOUR (4) PARCELS (864, 852, 842 AND 832 SAN TOMAS AQUINO ROAD) THAT TOTAL APPROXIMATELY ONE (1) ACRE.

THE EXISTING ZONING IS R-M AND IS ALSO SUBJECT TO THE SAN TOMAS AREA NEIGHBORHOOD PLAN. THE PROJECT SITE IS PLANNED AND ZONED FOR UP TO 13 DWELLING UNITS PER ACRE.

PROPOSED PROJECT:

THE PROPOSED PROJECT INCLUDES 13 DWELLING UNITS AS ALLOWED BY THE GENERAL PLAN AND ZONING CODE. THE PROPOSED UNITS ARE A MIX OF TOWNHOME AND SINGLE-FAMILY UNITS. THE EIGHT TOWNHOME UNITS ARE LOCATED ALONG SAN TOMAS AQUINO ROAD AND THE FIVE SINGLE-FAMILY UNITS ALONG THE REAR OF THE LOT, CREATING A TRANSITION TO THE EXISTING RESIDENTIAL FABRIC. TO CREATE A STRONG PEDESTRIAN PRESENCE AND TO IMPROVE PEDESTRIAN CONNECTIVITY ON SAN TOMAS AQUINO ROAD, THE PROJECT IS DEDICATING TEN FEET ALONG THE PROJECT FRONTAGE ON SAN TOMAS AQUINO ROAD FOR PEDESTRIAN INFRASTRUCTURE IMPROVEMENTS. THE TOWNHOMES ALONG SAN TOMAS AQUINO ROAD ARE ALLEY LOADED WITH FRONT DOORS AND PORCHES FRONTING ON TO THE PUBLIC STREET. THIS HELPS CREATE A STRONG PEDESTRIAN-ORIENTED STREET PRESENCE WHILE MINIMIZING THE IMPACT OF GARAGE DOORS ALONG THE PUBLIC STREET. TO BLEND IN WITH THE NEIGHBORHOOD PATTERN, SCALE AND CHARACTER THE TOWNHOME UNITS FRONTING SAN TOMAS AQUINO ROAD ARE BROKEN INTO MULTIPLE BUILDINGS -TWOTWO-UNIT BUILDINGS AND ONE FOUR-UNIT BUILDING. TO REDUCE THE IMPERVIOUS PAVING AND THE IMPACT OF VEHICULAR CIRCULATION, THE SINGLE-FAMILY UNITS ALONG THE REAR OF THE PARCEL ARE ACCESSED FROM THE ALLEY THAT IS SHARED WITH THE TOWNHOMES.

ALL HOMES HAVE A PEDESTRIAN PATH THAT ALLOWS SAFE PATH OF TRAVEL FROM EACH UNIT TO THE PUBLIC ROADS. THE SITE PLAN HAS BEEN CAREFULLY DESIGNED TO MINIMIZE CONFLICTS BETWEEN VEHICULAR AND PEDESTRIAN TRAVEL. THE LOCATION OF THE SINGLE-FAMILY UNITS ALONG THE REAR OF THE LOTS ALLOWS FOR REAR YARDS ADJACENT TO THE SURROUNDING RESIDENTIAL UNITS RESPECTING THE PRIVACY OF THE NEIGHBORS AND CREATING A TRANSITION FROM THE DENSER AND LARGER ATTACHED UNITS ALONG SAN TOMAS AQUINO ROAD TO SMALLER DETACHED RESIDENTIAL UNITS ALONG THE REAR OF THE LOTS.

THE MIX OF UNIT TYPES RANGING FROM TOWNHOME TO SINGLE FAMILY UNITS ALLOWS FOR THE PROJECT TO PROVIDE HOUSING TYPES TO MEET DIFFERENT NEEDS, AT VARYING PRICE RANGES. THE UNITS RANGE FROM TWO BEDROOM TO FOUR BEDROOM UNITS. THE TYPE AND MIX OF UNITS CREATE A HEALTHY, MIXED-INCOME AND INCLUSIVE COMMUNITY WITH THE POTENTIAL TO AGE IN PLACE.

THE PROJECT IS PROPOSING TO PROVIDE TWO UNITS AS AFFORDABLE TO MODERATE INCOME HOUSEHOLDS. BASED ON THE STATE DENSITY BONUS LAW, THIS ALLOWS THE PROJECT TO ONE CONCESSION AND UNLIMITED WAIVERS. THE PROJECT IS REQUESTING A CONCESSION AND WAIVERS AS ALLOWED BY THE STATE LAW. THE LIST OF WAIVERS AND CONCESSIONS IS INCLUDED IN A SEPARATE LETTER INCLUDED AS A PART OF THIS APPLICATION.

THE PROJECT IS ASSUMED TO START CONSTRUCTION 6-9 MONTHS AFTER ENTITLEMENT. THE PROJECT WILL BE SUBJECT TO THE CONDITIONS OF APPROVAL AT THE TIME OF ENTITLEMENT REGARDING CONSTRUCTIONS HOURS, TIME OF OPERATION ETC. THE PROJECT IS SEEKING THE FOLLOWING ENTITLEMENT – VESTING TENTATIVE MAP, SITE AND ARCHITECTURAL REVIEW, AND DENSITY BONUS REQUEST, AND TREE REMOVAL PERMIT.

CONCLUSION:

THE PROPOSED PROJECT WITH ITS MIX OF HOUSING TYPES WOULD BE A WONDERFUL ADDITION TO THE NEIGHBORHOOD AND THE CITY OF CAMPBELL. THE PROJECT IS AN EXAMPLE OF SUSTAINABLE, COMPACT INFILL DEVELOPMENT THAT BLENDS WITH THE EXISTING CONTEXT WHILE ALSO PROVIDING "MISSING MIDDLE HOUSING" THAT THE CITY AND REGION SO DESPERATELY NEED.

SITE DEVELOPMENT SUMMARY:

PROJECT SITE ADDRESS: 832, 842, 852, 864 SAN TOMAS AQUINO RD, CAMPBELL, CA

APN: 406-03-031
406-03-032
406-03-033
406-03-034

ACREAGE:

GROSS: +/- 1.1 AC (MEASURED TO CENTRELINE OF SAN TOMAS AQUINO RD)

PARCEL: +/- 1.0 ACRES

ZONING: R-M (6 - 13 DU/AC)

UNITS: 13 UNITS

PROPOSED DENSITY: 11.8 DU/AC

BMR REQUIREMENT: 15% OR 1.95 UNITS PROPOSED: 2 MODERATE BMR UNITS - UNIT 3 AND UNIT 6

PROJECT DATA TABLE

GROSS LOT SIZE:	45,397 SF
AREA FOR DEDICATION (RIGHT OF WAY)	2,405 SF
NET LOT SIZE:	42,992 SF
BUILDING FLOOR AREA:	35,796 SF
PROPOSED FAR:	0.833

BUILDING FLOOR AREA CALCULATION:

	1ST FL	2ND FL	3RD FL	TOTAL	#BLDG / TYPE
BLDG TYPE 1	916 SF	3,114 SF	2,852 SF	9,113 SF	1 BUILDING
BLDG TYPE 2	997 SF	1,963 SF	1,735 SF	5,677 SF	2 BUILDINGS
BLDG TYPE 3	548 SF	1,040 SF	919 SF	2,989 SF	4 BUILDINGS
BLDG TYPE 4	1,520 SF	1,426 SF	N/A	3,373 SF	1 BUILDING

TOTAL BUILDING FLOOR AREA (INCL. GARAGE): 35,796 SF

BUILDING LOT COVERAGE:	14,512 SF
LANDSCAPING COVERAGE:	16,505 SF
PAVING COVERAGE:	11,978 SF

NUMBER OF UNITS: 13

UNIT TYPES:			LIVABLE SF:	# UNITS / TYPE:
UNIT A	2 BED / 2.5 BATH	3 STORY	1,415 SF	2 UNITS
UNIT B1	3 BED / 2.5 BATH	3 STORY	1,964 SF	1 UNIT
UNIT B2	4 BED / 3.5 BATH	3 STORY	2,062 SF	1 UNIT
UNIT C	4 BED / 3.5 BATH	3 STORY	2,337 SF	4 UNITS
UNIT D	4 BED / 3.5 BATH	3 STORY	2,507 SF	4 UNITS
UNIT E	4 BED / 3.5 BATH (+1 BED / 1 BATH ADU)	2 STORY	2,946 SF	1 UNIT

TOTAL LIVABLE SF: 29,180 SF

PARKING REQUIRED (PER DENSITY BONUS LAW): 28 SPACES

2 BEDROOM UNIT	1.5 SPACES (x2 UNITS)	= 1.5 SPACES
3 BEDROOM UNIT	1.5 SPACES (x1 UNIT)	= 1.5 SPACES
4 BEDROOM UNIT	2.5 SPACES (x10 UNITS)	= 25 SPACES

PARKING PROVIDED: 34 SPACES

26 COVERED SPACES
7 UNCOVERED GUEST SPACES
1 UNCOVERED DRIVEWAY SPACE AT UNIT 13

PROJECT TEAM INFO

DEVELOPER

YJY INVESTMENTS LLC
433 CAMBRIDGE AVENUE
PALO ALTO, CA 94306
CONTACTS:
YOGA YANG
ZACK HOU
yoga@yjyinvest.com
zack@yjyinvest.com

ARCHITECT

DAHLIN GROUP
5865 OWENS DRIVE
PLEASANTON, CA 94588
TEL: (925) 251-7200
CONTACT: JAIME MATHERON, AIA
jaime.matheron@dahlingroup.com

LANDSCAPE

LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CA 94501
TEL: (510) 521-6700
CONTACT: KEVIN LEVESQUE
ktlplanning@gmail.com

CIVIL ENGINEER

LEA & BRAZE ENGINEERING, INC.
2495 INDUSTRIAL PKWY WEST
HAYWARD, CA 94545
TEL: (510) 887-4086
CONTACT: PETER CARLINO, P.E.
pcarlino@leabraze.com

RESERVED FOR CITY STAMP

COVER SHEET

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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DATE 06-04-2024

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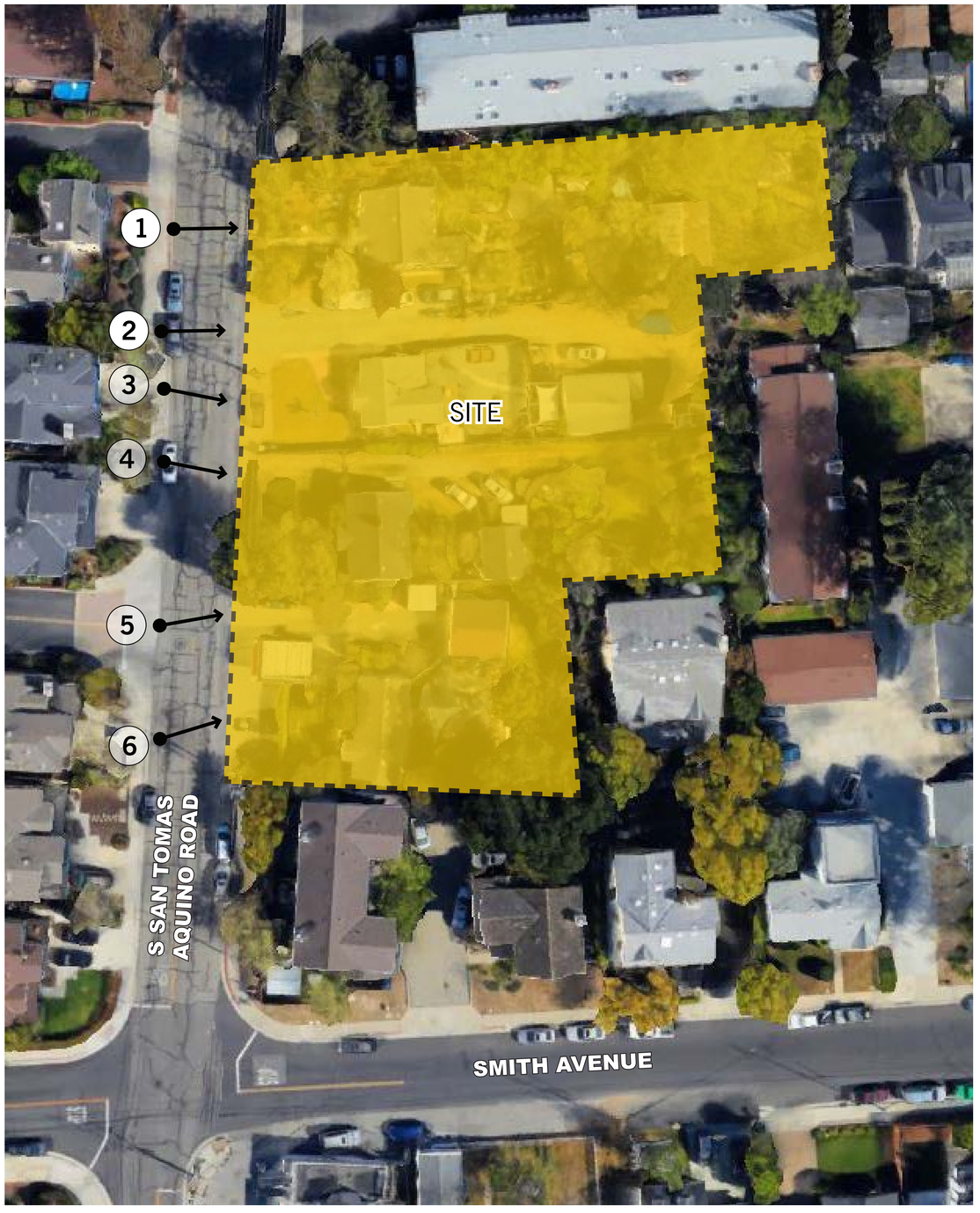

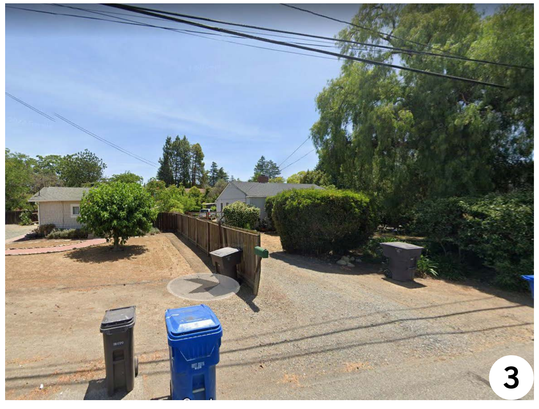

SITE PHOTOS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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A.2

LEGEND

- PROPERTY LINE
- EXISTING TREE
- TRASH/RECYCLE STORAGE
- ACCESSIBLE PATH OF TRAVEL
- * SEE SHEET TM-9 FOR EMERGENCY ACCESS PLAN

SITE PLAN KEYNOTES

901	LANDSCAPE AREA, S.L.D.
902	CONCRETE WALK, S.C.D./S.L.D.
903	CONCRETE DRIVEWAY, S.C.D.
904	CONCRETE STEP PADS, S.L.D.
905	PORCH
906	PATIO
907	YARD BY HOMEOWNER
908	FIRE HYDRANT
909	TRANSFORMER
910	ACCESSIBLE PARKING SPACE, S.C.D.
911	PARKING SPACE, 9'X18' TYP.
912	ELECTRIC VEHICLE CHARGING
913	AC UNIT

ARCHITECTURAL SITE PLAN

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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A.3

LEGEND:

- BOUNDARY LINE
- PROPERTY LINE
- DESIGN SITE LINE

DESIGN SITE 1:

BUILDINGS PER DESIGN SITE - 1

TYPE OF DESIGN SITE - TOWNHOUSE

UNITS PER BUILDING - 4 UNIT

DESIGN SITE 2 - 3:

BUILDINGS PER DESIGN SITE - 1

TYPE OF DESIGN SITE - DUPLEX SIDE-BY-SIDE

UNITS PER BUILDING - 2 UNIT

DESIGN SITE 4 - 8:

BUILDINGS PER DESIGN SITE - 1

TYPE OF DESIGN SITE - HOUSE

UNITS PER BUILDING - 1 UNIT

DESIGN SITE BOUNDARIES

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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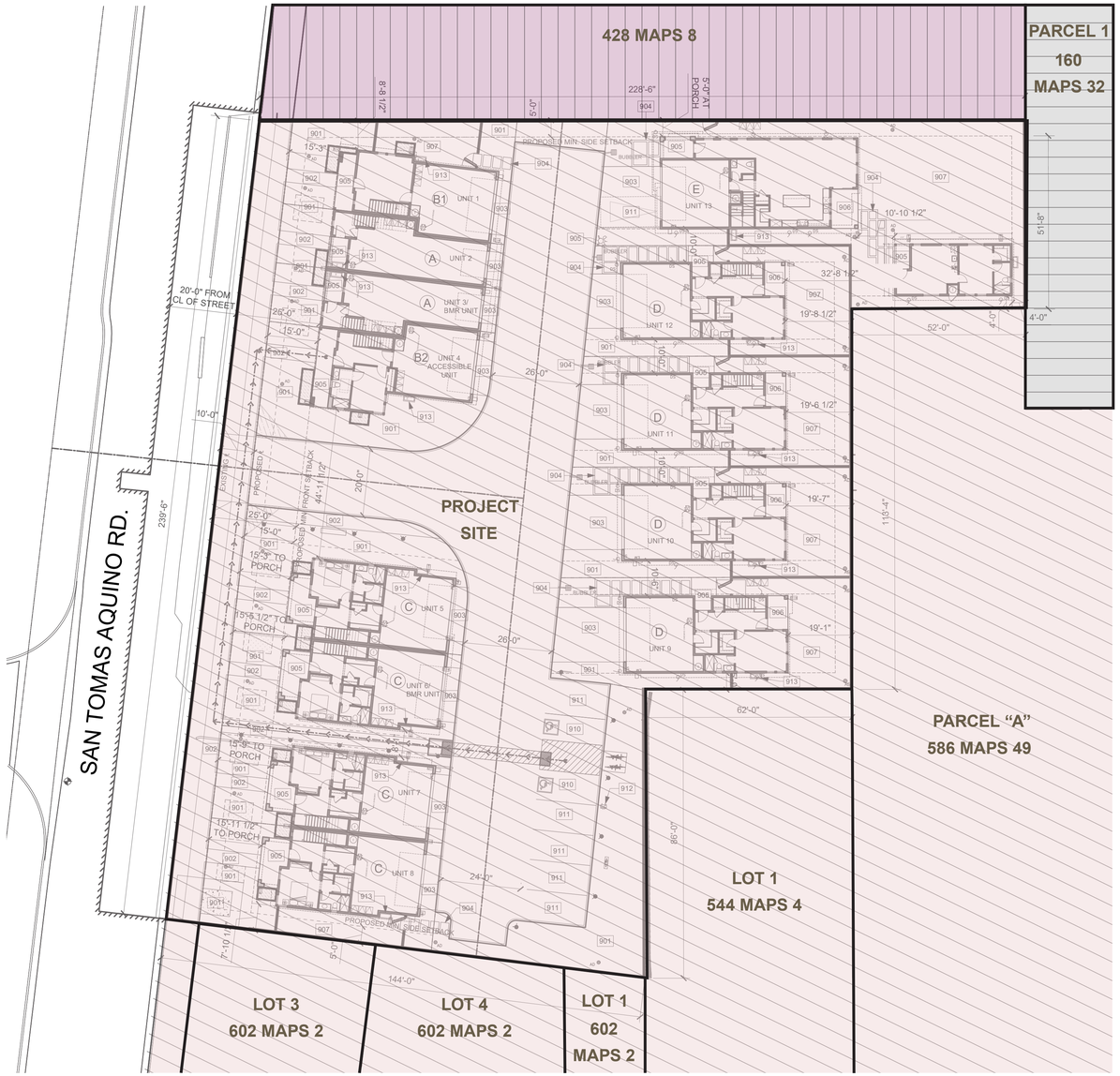
A.3.1



LEGEND:

FORM-BASED ZONE:

- T3N | T3 NEIGHBORHOOD
- T4N.S | T4 NEIGHBORHOOD. SMALL
- NO ZONE APPLIED

RESIDENTIAL USES:

- LOW DENSITY RESIDENTIAL
  [LESS THAN 7.5]

MULTI-FAMILY RESIDENTIAL USES:

- LOW-MEDIUM DENSITY RESIDENTIAL
  [8 -16 UNITS/GR. ACRE]
- MEDIUM DENSITY RESIDENTIAL
  [18 -25 UNITS/GR. ACRE]

ADJACENCY SITE PLAN

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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A.3.2

FIRST FLOOR

SECOND FLOOR

LEGEND:
PRIVATE OPEN SPACE:

TOWNHOUSE

UNIT	PRIVATE YARDS (SQ. FT.)	PORCH (SQ. FT.)	DECK (SQ. FT.)	TOTAL
B1	353	120	88	**561**
A	N/A	53	53	**106**
A	N/A	53	53	**106**
B2	N/A	120	203	**323**

DUPLEX SIDE-BY-SIDE

UNIT	PRIVATE YARDS (SQ. FT.)	PORCH (SQ. FT.)	DECK (SQ. FT.)	TOTAL
C	N/A	107	89	**196**
C	N/A	107	89	**196**
C	N/A	107	89	**196**
C	300	107	89	**496**

HOUSE

UNIT	PRIVATE YARDS (SQ. FT.)	PORCH (SQ. FT.)	DECK (SQ. FT.)	TOTAL
E	2639	65	N/A	**2704**
D	781	32	N/A	**813**
D	777	32	N/A	**809**
D	776	32	N/A	**808**
D	769	32	N/A	**801**

OPEN SPACE EXHIBIT

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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A.3.3

LEGEND:

VEHICULAR ROUTE:

- TWO-WAY TRAFFIC
- PARKING GARAGE ENTRANCES AND EXITS
- PARKING SPACES / ACCESSIBLE PARKING SPACES

PEDESTRIAN ROUTE:

- PRIMARY PEDESTRIAN CIRCULATION PATH
- SECONDARY PEDESTRIAN CIRCULATION PATH

BIKE ROUTE:

- BIKE ROUTE
- BIKE PARKING

CIRCULATION PLAN

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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A.3.4

SECOND FLOOR PRIVACY DIAGRAM

THIRD FLOOR PRIVACY DIAGRAM

PROPOSED WINDOW LOCATION

PRIVACY DIAGRAMS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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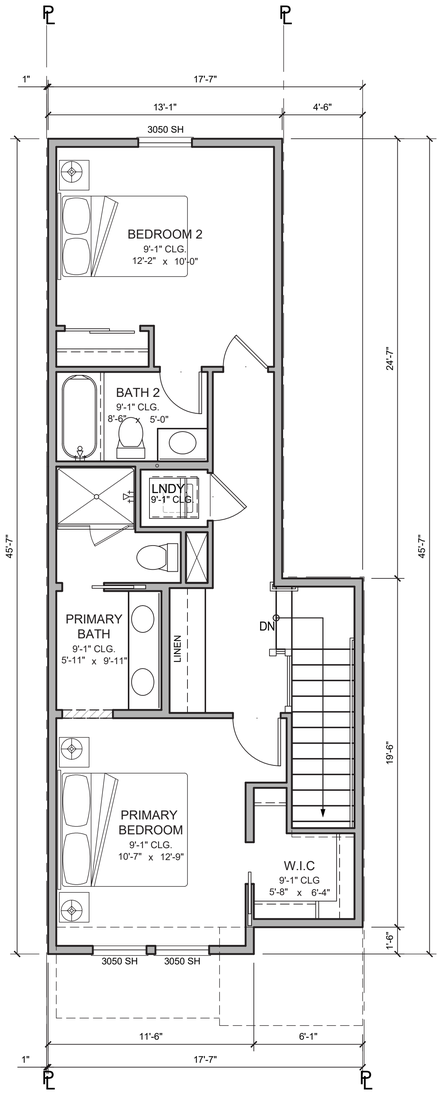
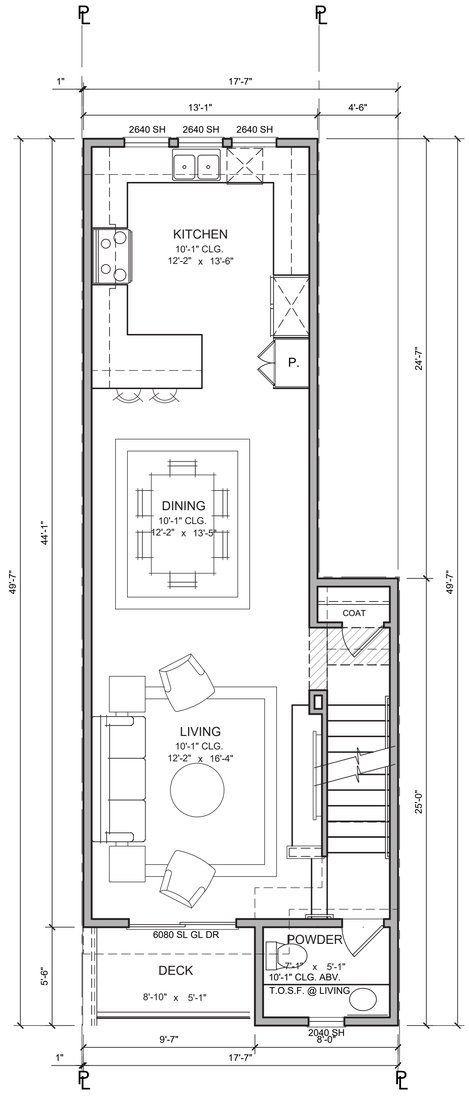
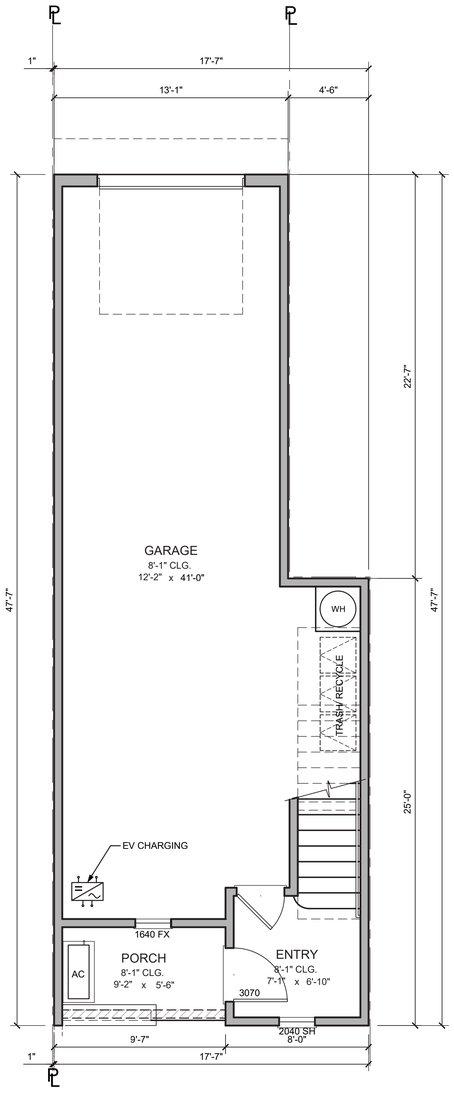


THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

UNIT A
2 BED / 2.5 BATH
3 STORY

SQUARE FOOTAGE SUMMARY	
FIRST FLOOR	84 SQ. FT.
SECOND FLOOR	709 SQ. FT.
THIRD FLOOR	623 SQ. FT.
TOTAL LIVING	1415 SQ. FT.
GARAGE	599 SQ. FT.
PORCH	53 SQ. FT.
DECK	53 SQ. FT.

THREE STORY ALLEY LOADED TOWNHOMES - FLOOR PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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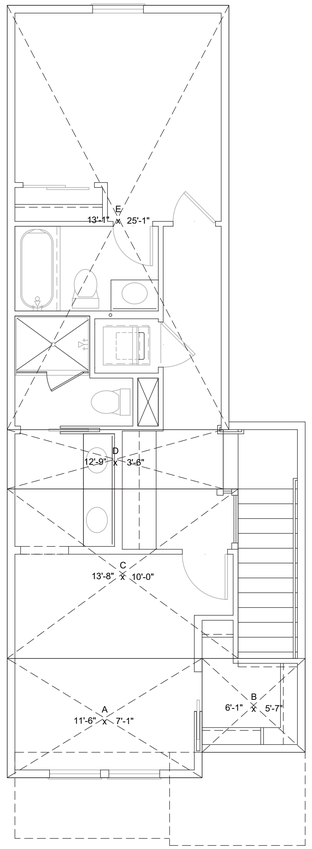
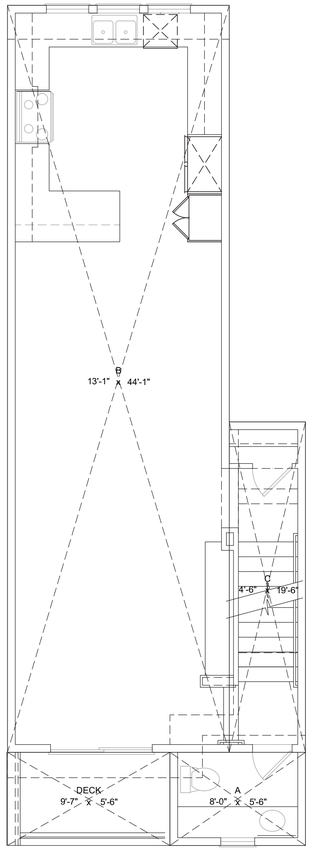
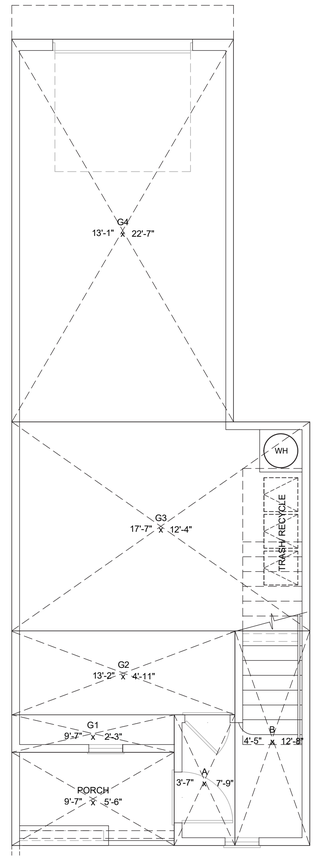


THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA	
A	28 SQ. FT.
B	56 SQ. FT.
TOTAL	84 SQ. FT.
GARAGE	
G1	21 SQ. FT.
G2	65 SQ. FT.
G3	217 SQ. FT.
G4	295 SQ. FT.
TOTAL	599 SQ. FT.
SECOND FLOOR AREA	
A	44 SQ. FT.
B	577 SQ. FT.
C	88 SQ. FT.
TOTAL	709 SQ. FT.
THIRD FLOOR AREA	
A	81 SQ. FT.
B	34 SQ. FT.
C	136 SQ. FT.
D	45 SQ. FT.
E	328 SQ. FT.
TOTAL	623 SQ. FT.
DECK	53 SQ. FT.
FLOOR AREA RATIO	
FIRST FLOOR	84 SQ. FT.
SECOND FLOOR	709 SQ. FT.
THIRD FLOOR	623 SQ. FT.
TOTAL	1415 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	84 SQ. FT.
GARAGE	599 SQ. FT.
PORCH	53 SQ. FT.
TOTAL	735 SQ. FT.

THREE STORY ALLEY LOADED TOWNHOMES - UNIT A FLOOR AREA PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

DAHLIN

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JOB NO. 1717.002
DATE 06-04-2024

5865 Owens Drive
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925-251-7200

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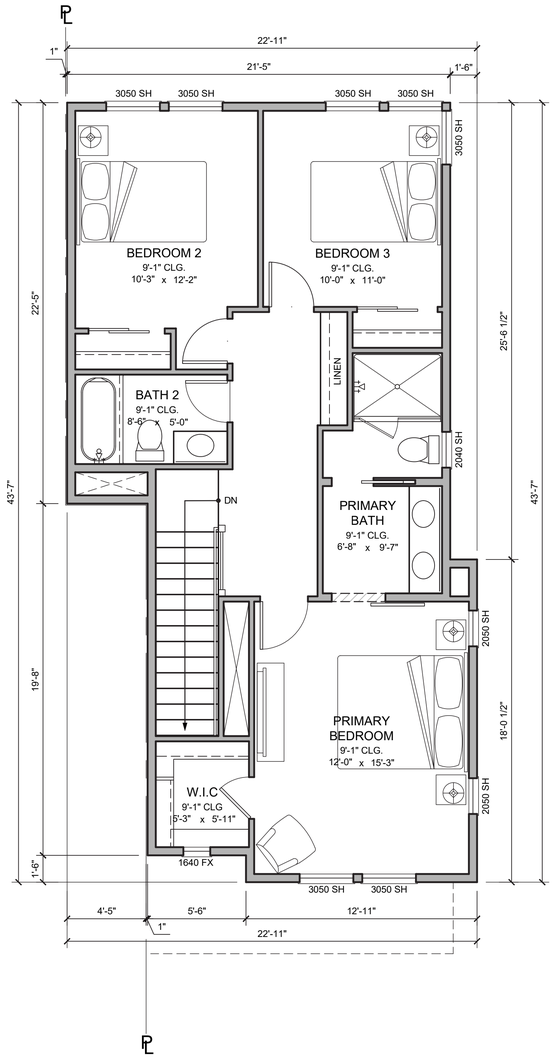
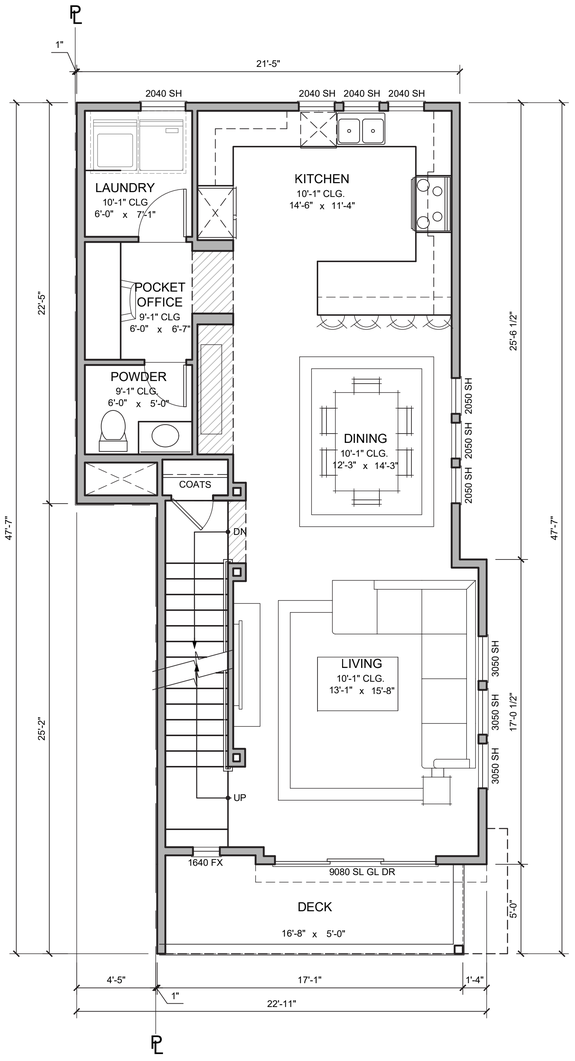
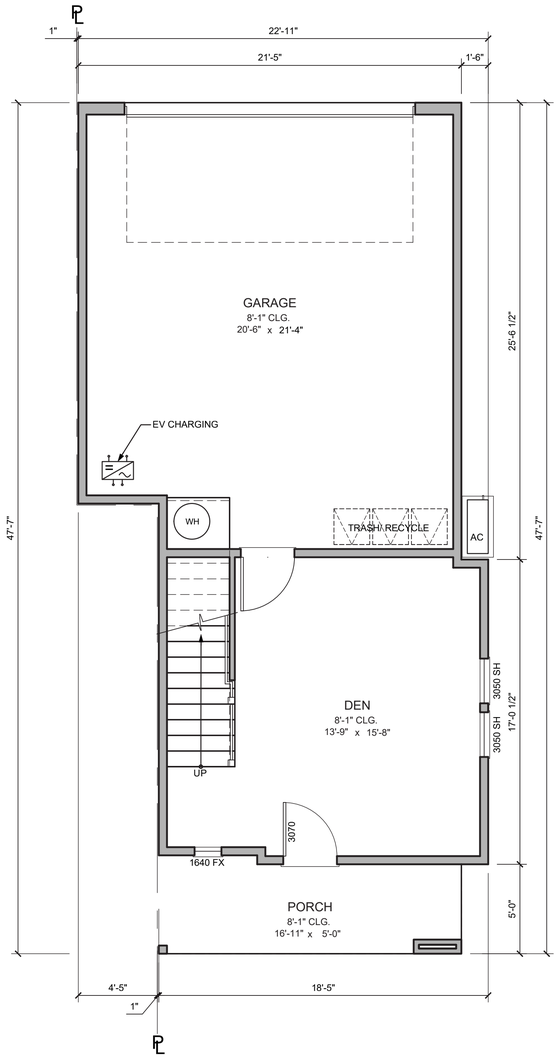


THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

UNIT B1
3 BED / 2.5 BATH
3 STORY

SQUARE FOOTAGE SUMMARY	
FIRST FLOOR	321 SQ. FT.
SECOND FLOOR	844 SQ. FT.
THIRD FLOOR	799 SQ. FT.
TOTAL LIVING	1964 SQ. FT.
GARAGE	523 SQ. FT.
PORCH	120 SQ. FT.
DECK	88 SQ. FT.

THREE STORY ALLEY LOADED TOWNHOMES - FLOOR PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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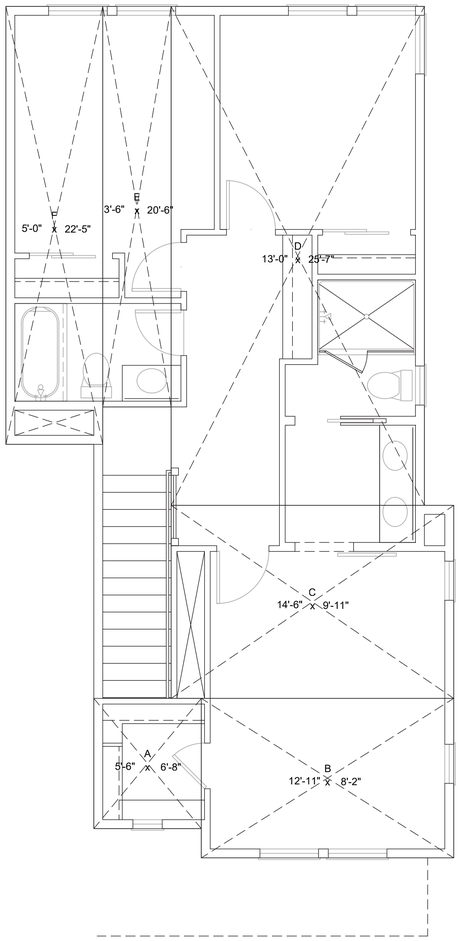
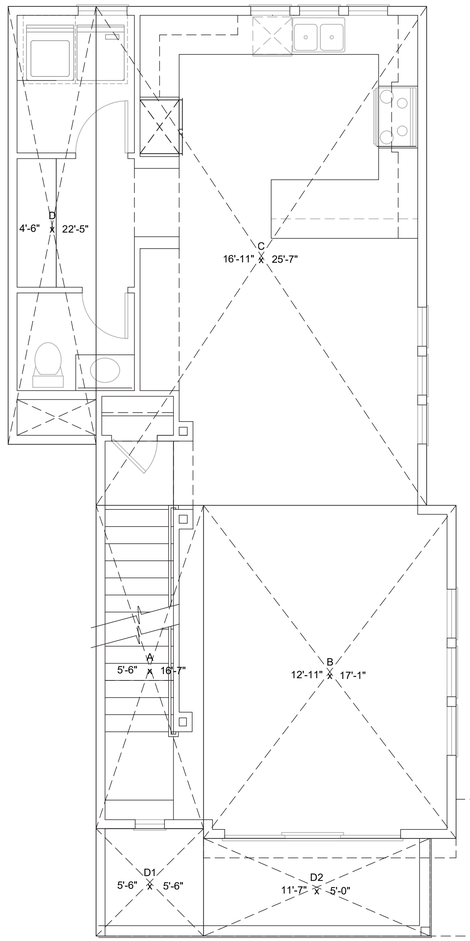
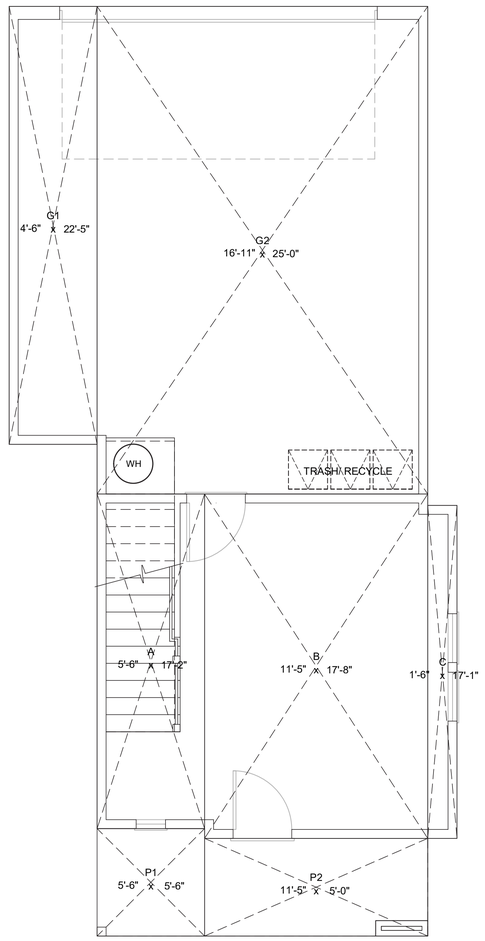


THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA	
A	94 SQ. FT.
B	201 SQ. FT.
C	26 SQ. FT.
TOTAL	321 SQ. FT.
GARAGE	
G1	101 SQ. FT.
G2	422 SQ. FT.
TOTAL	523 SQ. FT.
SECOND FLOOR AREA	
A	91 SQ. FT.
B	220 SQ. FT.
C	432 SQ. FT.
D	101 SQ. FT.
TOTAL	844 SQ. FT.
THIRD FLOOR AREA	
A	37 SQ. FT.
B	105 SQ. FT.
C	143 SQ. FT.
D	331 SQ. FT.
E	72 SQ. FT.
F	111 SQ. FT.
TOTAL	799 SQ. FT.
PORCH	
P1	30 SQ. FT.
P2	57 SQ. FT.
TOTAL	87 SQ. FT.
DECK B1	
D1	30 SQ. FT.
D2	58 SQ. FT.
TOTAL	88 SQ. FT.
DECK B2	
D1	30 SQ. FT.
D2	90 SQ. FT.
D3	85 SQ. FT.
TOTAL	205 SQ. FT.
FLOOR AREA RATIO	
FIRST FLOOR	321 SQ. FT.
SECOND FLOOR	844 SQ. FT.
THIRD FLOOR	799 SQ. FT.
TOTAL	1964 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	321 SQ. FT.
GARAGE	523 SQ. FT.
PORCH	87 SQ. FT.
TOTAL	931 SQ. FT.

THREE STORY ALLEY LOADED TOWNHOMES - UNIT B1 FLOOR AREA PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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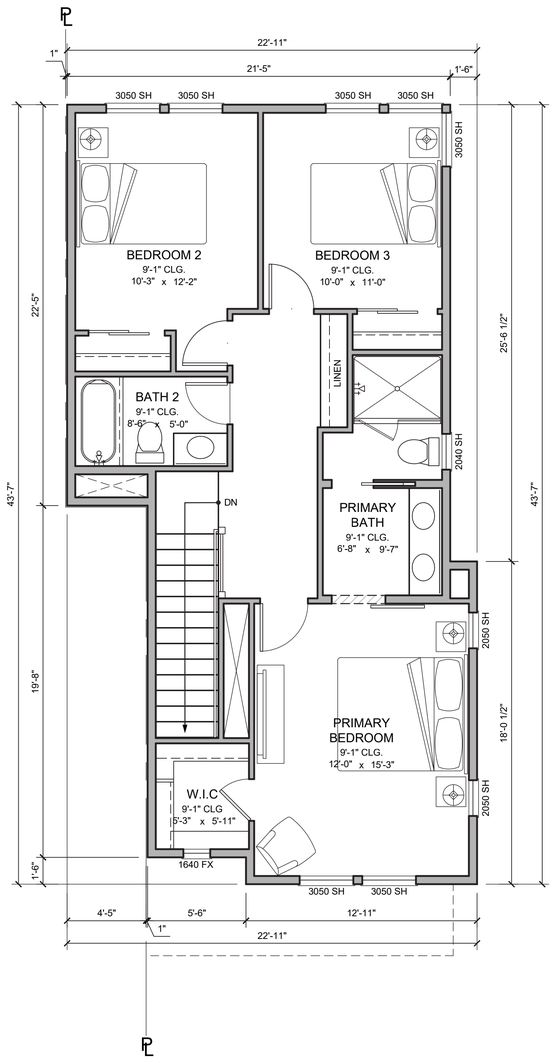
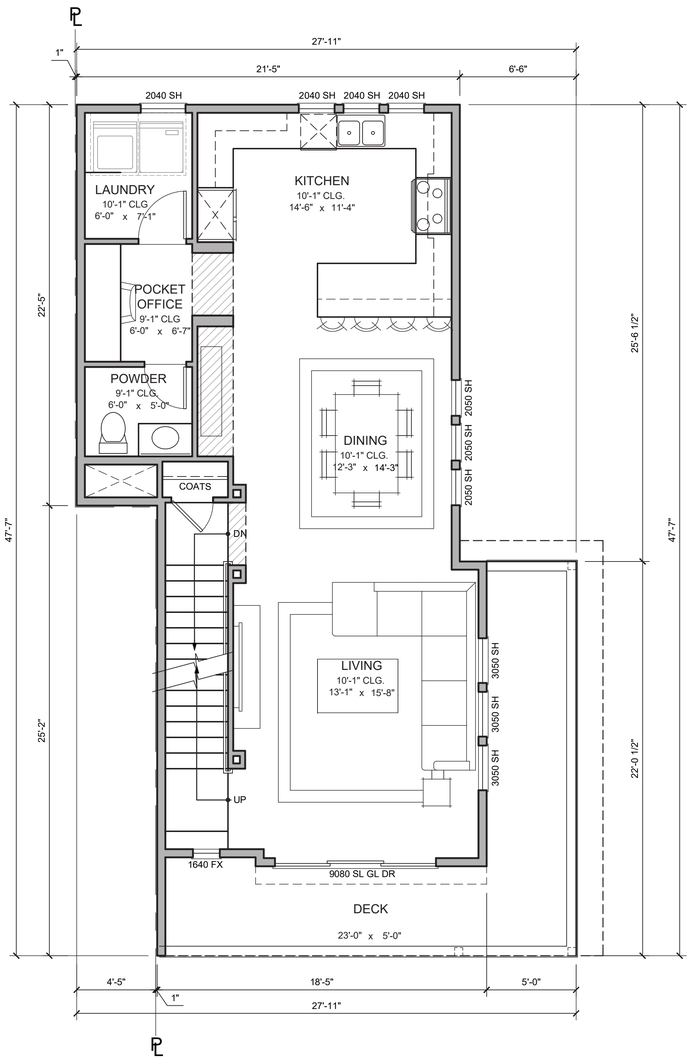
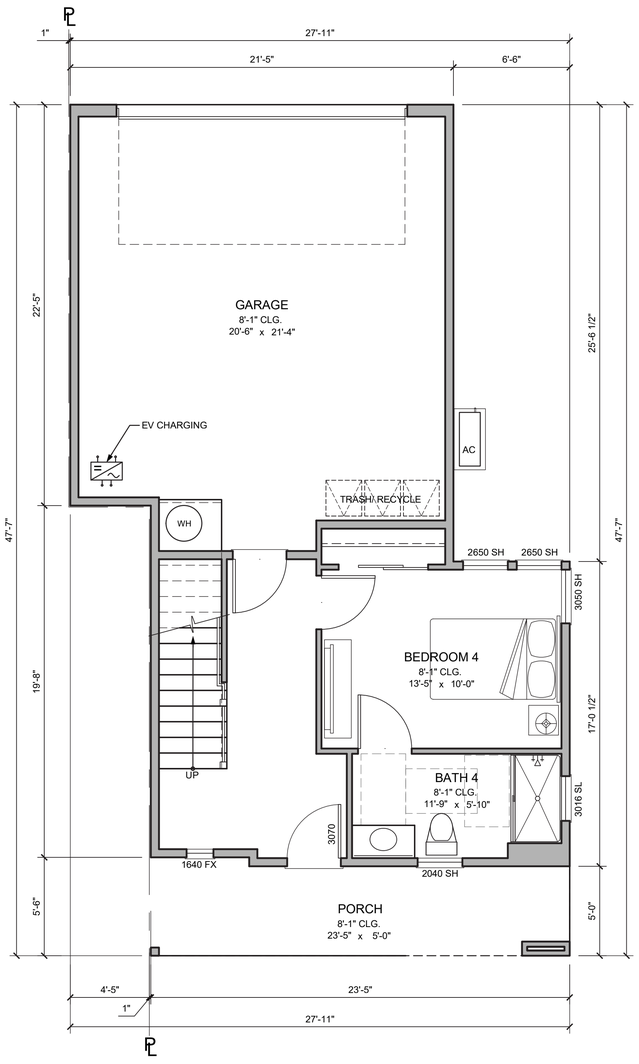


THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

UNIT B2
4 BED / 3.5 BATH
3 STORY

SQUARE FOOTAGE SUMMARY	
FIRST FLOOR	419 SQ. FT.
SECOND FLOOR	844 SQ. FT.
THIRD FLOOR	799 SQ. FT.
TOTAL LIVING	2062 SQ. FT.
GARAGE	510 SQ. FT.
PORCH	120 SQ. FT.
DECK	203 SQ. FT.

THREE STORY ALLEY LOADED TOWNHOMES - FLOOR PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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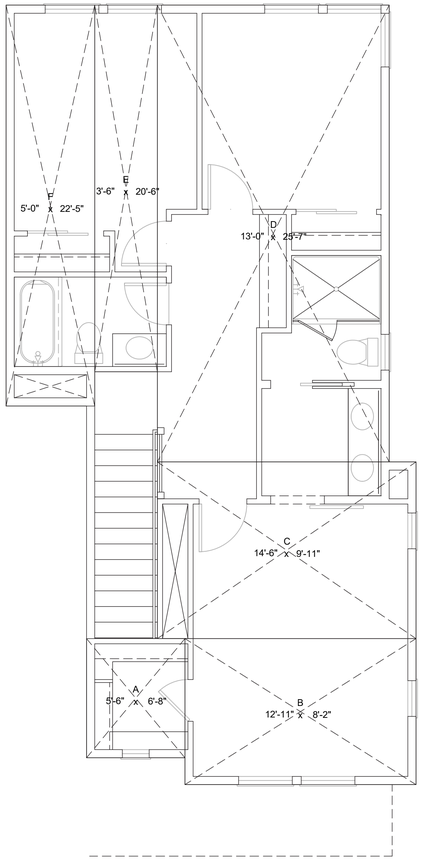
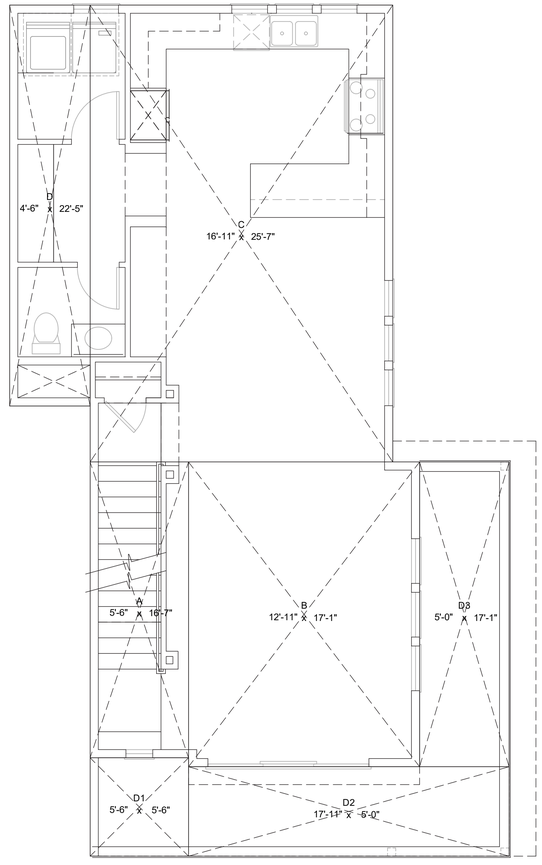
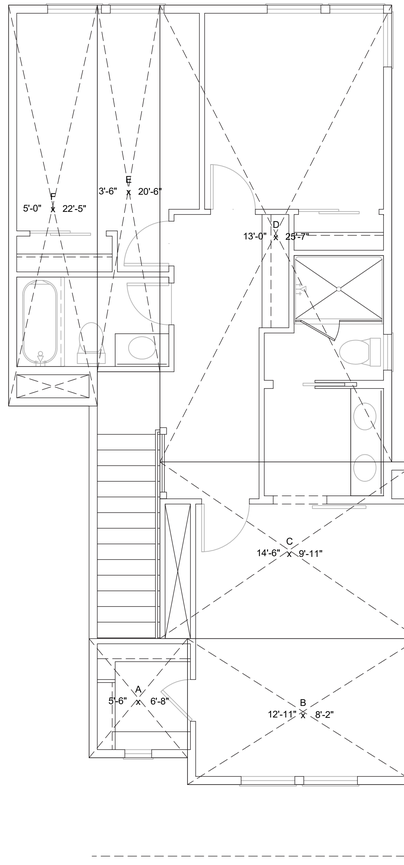


THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA	
A	94 SQ. FT.
B	201 SQ. FT.
C	26 SQ. FT.
TOTAL	321 SQ. FT.
GARAGE	
G1	101 SQ. FT.
G2	422 SQ. FT.
TOTAL	523 SQ. FT.
SECOND FLOOR AREA	
A	91 SQ. FT.
B	220 SQ. FT.
C	432 SQ. FT.
D	101 SQ. FT.
TOTAL	844 SQ. FT.
THIRD FLOOR AREA	
A	37 SQ. FT.
B	105 SQ. FT.
C	143 SQ. FT.
D	331 SQ. FT.
E	72 SQ. FT.
F	111 SQ. FT.
TOTAL	799 SQ. FT.
PORCH	
P1	30 SQ. FT.
P2	57 SQ. FT.
TOTAL	87 SQ. FT.
DECK B1	
D1	30 SQ. FT.
D2	58 SQ. FT.
TOTAL	88 SQ. FT.
DECK B2	
D1	30 SQ. FT.
D2	90 SQ. FT.
D3	85 SQ. FT.
TOTAL	205 SQ. FT.
FLOOR AREA RATIO	
FIRST FLOOR	321 SQ. FT.
SECOND FLOOR	844 SQ. FT.
THIRD FLOOR	799 SQ. FT.
TOTAL	1964 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	321 SQ. FT.
GARAGE	523 SQ. FT.
PORCH	87 SQ. FT.
TOTAL	931 SQ. FT.

THREE STORY ALLEY LOADED TOWNHOMES - UNIT B2 FLOOR AREA PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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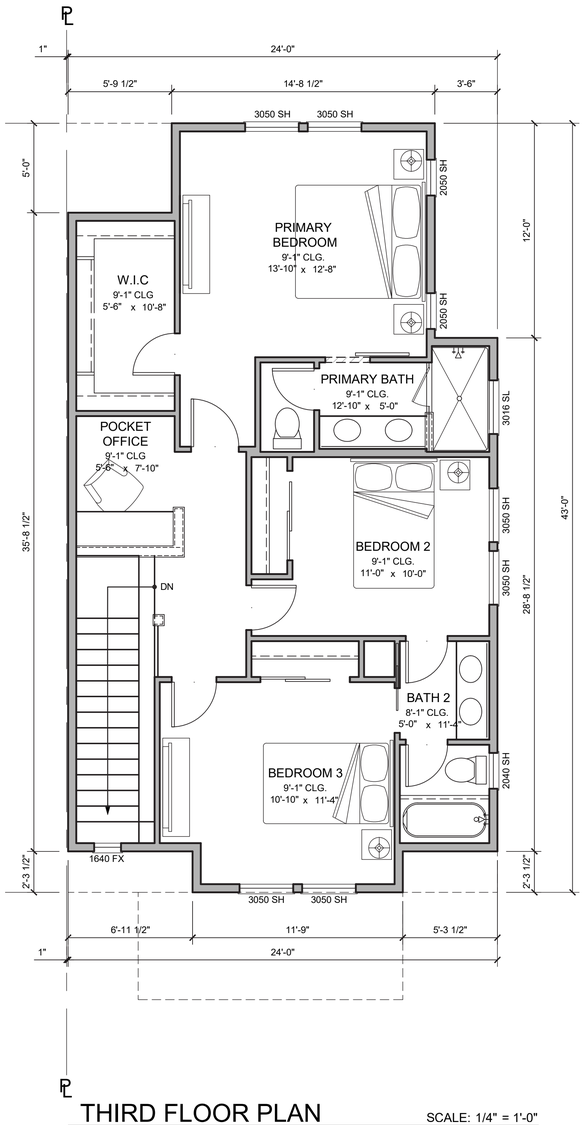
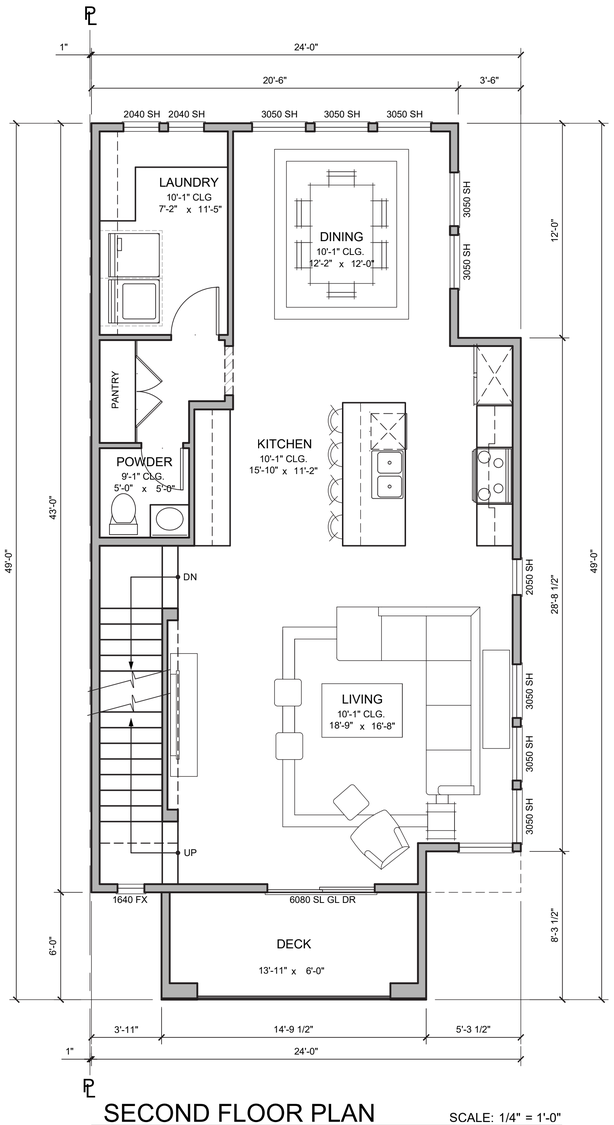
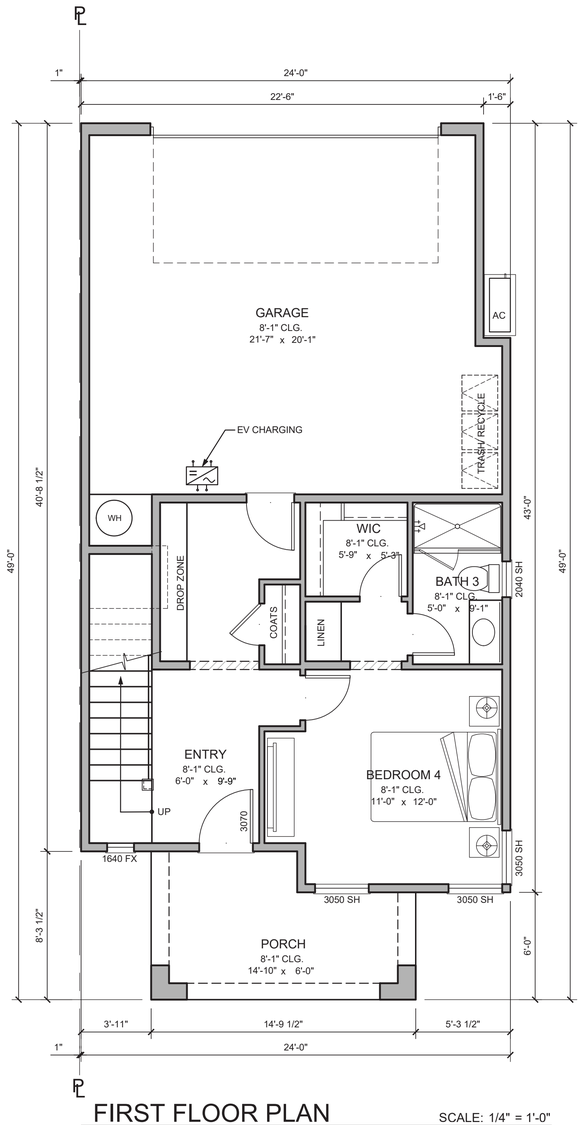


THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

UNIT C
4 BED / 3.5 BATH
3 STORY

SQUARE FOOTAGE SUMMARY	
FIRST FLOOR	495 SQ. FT.
SECOND FLOOR	978 SQ. FT.
THIRD FLOOR	864 SQ. FT.
TOTAL LIVING	2337 SQ. FT.
GARAGE	491 SQ. FT.
PORCH	107 SQ. FT.
DECK	89 SQ. FT.

THREE STORY ALLEY LOADED DUETS - FLOOR PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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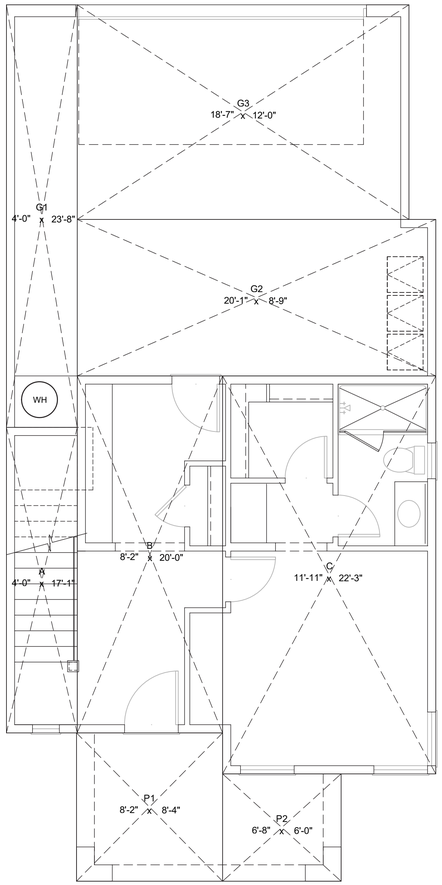
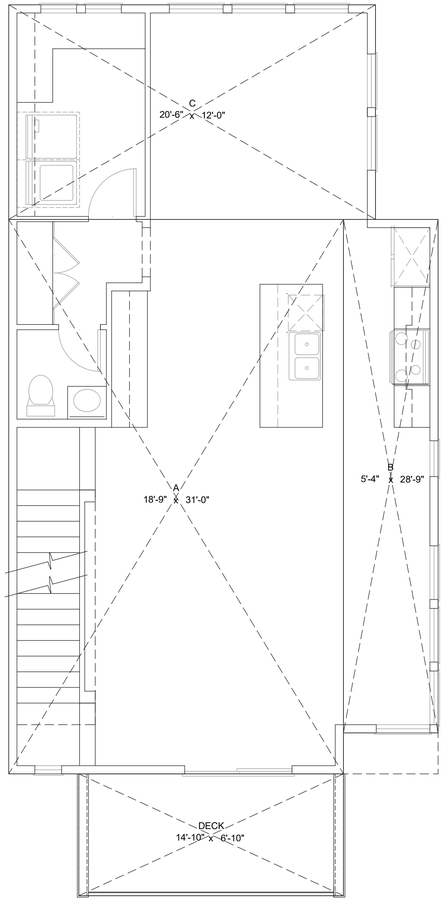
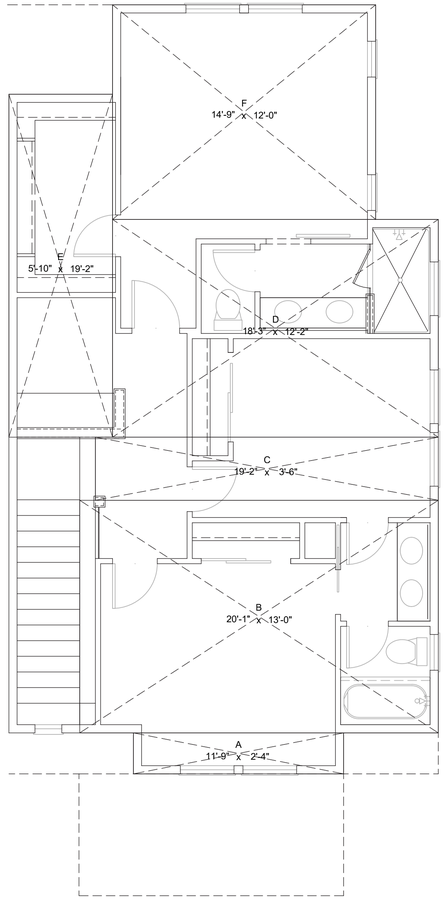


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA	
A	68 SQ. FT.
B	162 SQ. FT.
C	265 SQ. FT.
TOTAL	495 SQ. FT.
GARAGE	
G1	94 SQ. FT.
G2	175 SQ. FT.
G3	222 SQ. FT.
TOTAL	491 SQ. FT.
SECOND FLOOR AREA	
A	580 SQ. FT.
B	152 SQ. FT.
C	246 SQ. FT.
TOTAL	978 SQ. FT.
THIRD FLOOR AREA	
A	27 SQ. FT.
B	261 SQ. FT.
C	68 SQ. FT.
D	222 SQ. FT.
E	111 SQ. FT.
F	177 SQ. FT.
TOTAL	864 SQ. FT.
PORCH	
P1	68 SQ. FT.
P2	40 SQ. FT.
TOTAL	107 SQ. FT.
FLOOR AREA RATIO	
FIRST FLOOR	495 SQ. FT.
SECOND FLOOR	978 SQ. FT.
THIRD FLOOR	864 SQ. FT.
TOTAL	2337 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	495 SQ. FT.
GARAGE	491 SQ. FT.
PORCH	107 SQ. FT.
TOTAL	1094 SQ. FT.

THREE STORY ALLEY LOADED DUETS - UNIT C FLOOR AREA PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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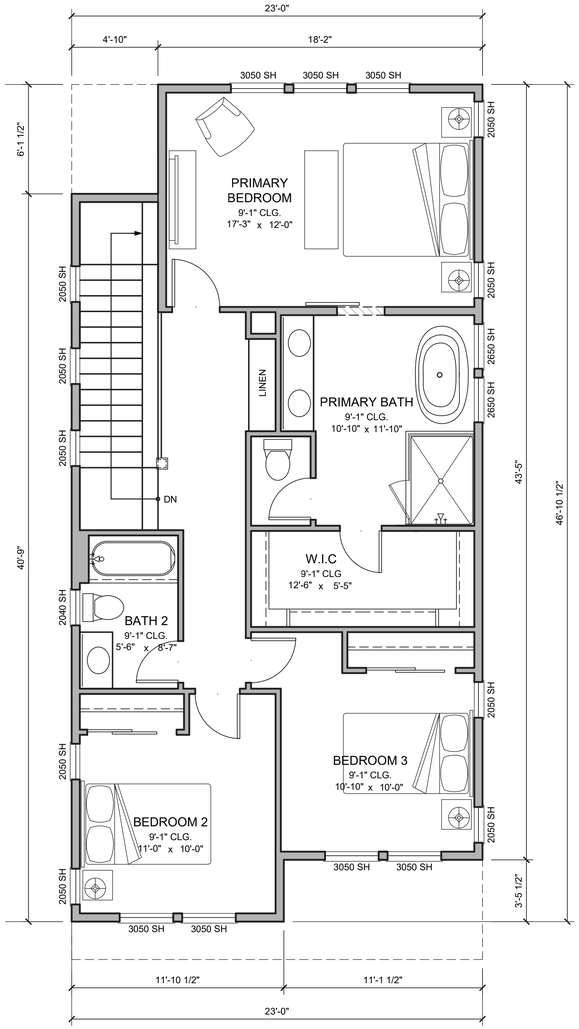
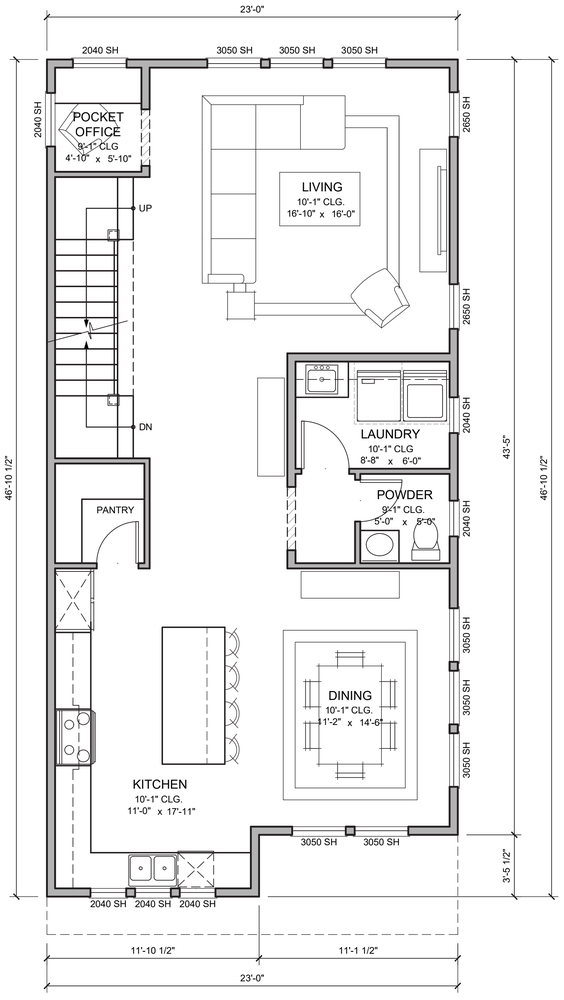
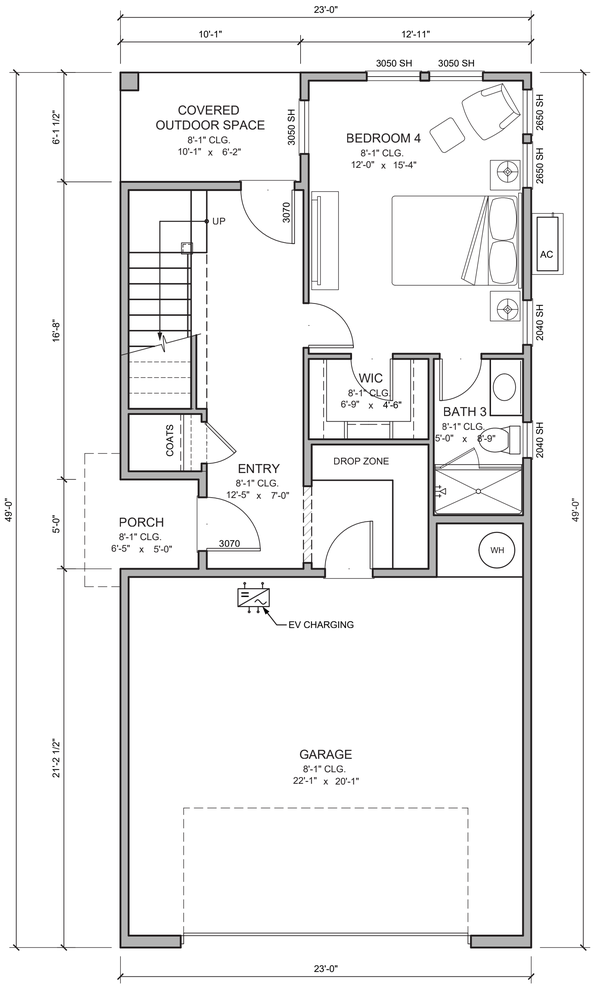


THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"

UNIT D
4 BED / 3.5 BATH
3 STORY

SQUARE FOOTAGE SUMMARY	
FIRST FLOOR	548 SQ. FT.
SECOND FLOOR	1040 SQ. FT.
THIRD FLOOR	919 SQ. FT.
TOTAL LIVING	2507 SQ. FT.
GARAGE	495 SQ. FT.
PORCH	32 SQ. FT.

THREE STORY FRONT LOADED SFD - FLOOR PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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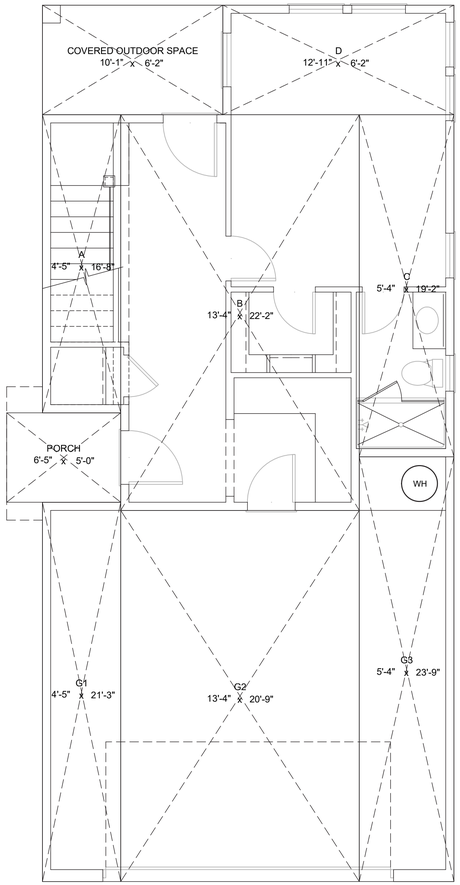
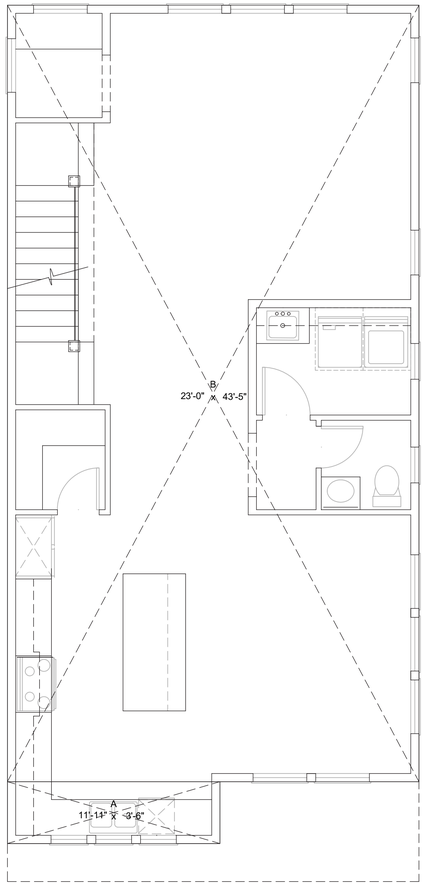
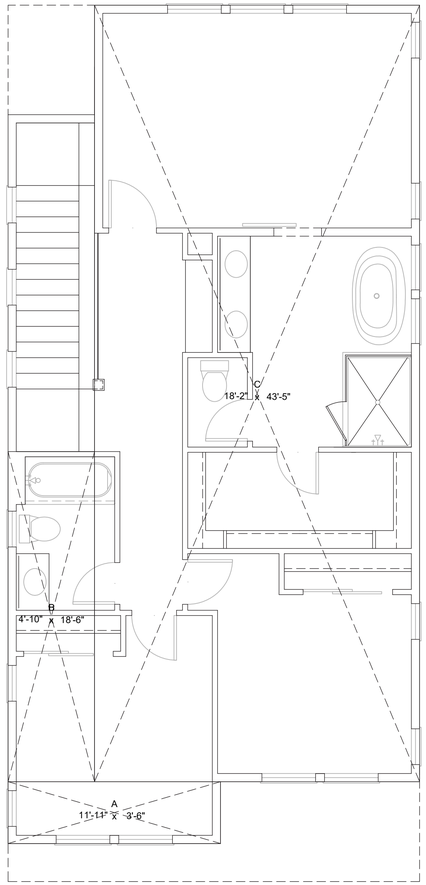


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA	
A	73 SQ. FT.
B	295 SQ. FT.
C	101 SQ. FT.
D	79 SQ. FT.
TOTAL	548 SQ. FT.
GARAGE	
G1	93 SQ. FT.
G2	277 SQ. FT.
G3	126 SQ. FT.
TOTAL	495 SQ. FT.
SECOND FLOOR AREA	
A	41 SQ. FT.
B	999 SQ. FT.
TOTAL	1040 SQ. FT.
THIRD FLOOR AREA	
A	41 SQ. FT.
B	89 SQ. FT.
C	789 SQ. FT.
TOTAL	919 SQ. FT.
FLOOR AREA RATIO	
FIRST FLOOR	548 SQ. FT.
SECOND FLOOR	1040 SQ. FT.
THIRD FLOOR	919 SQ. FT.
TOTAL	2507 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	548 SQ. FT.
GARAGE	495 SQ. FT.
PORCH	32 SQ. FT.
COVERED OUTDOOR SPACE	62 SQ. FT.
TOTAL	1137 SQ. FT.

THREE STORY FRONT LOADED SFD - UNIT D FLOOR AREA PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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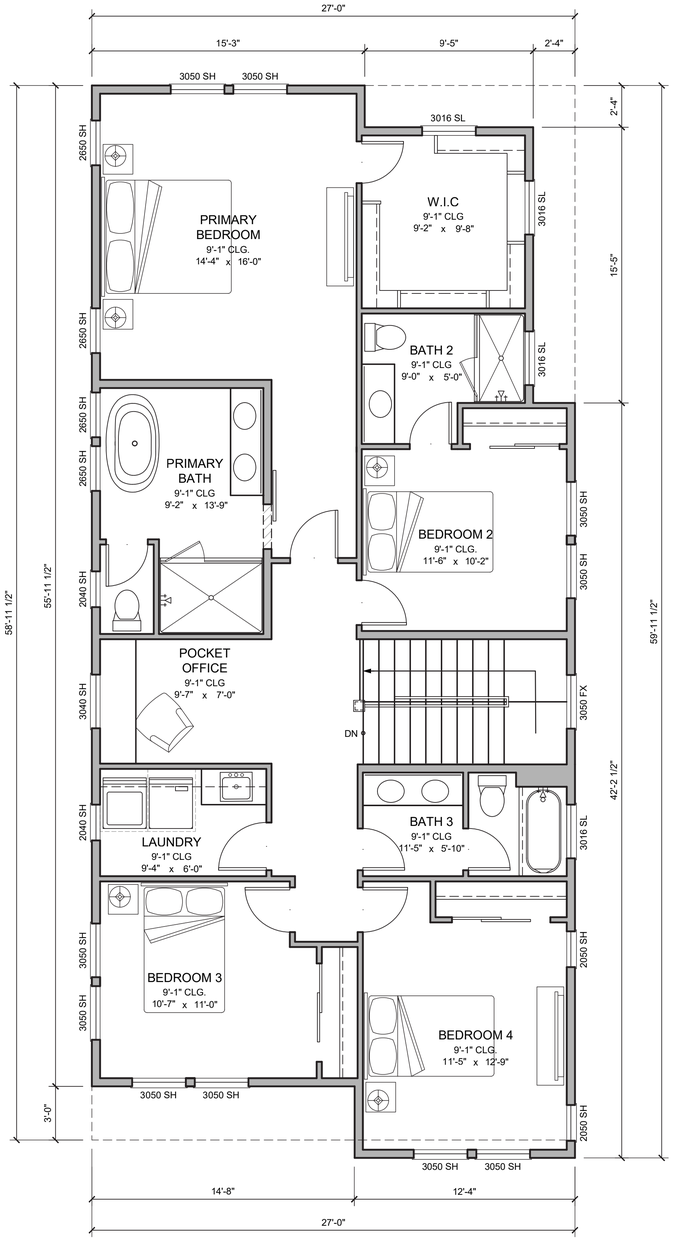
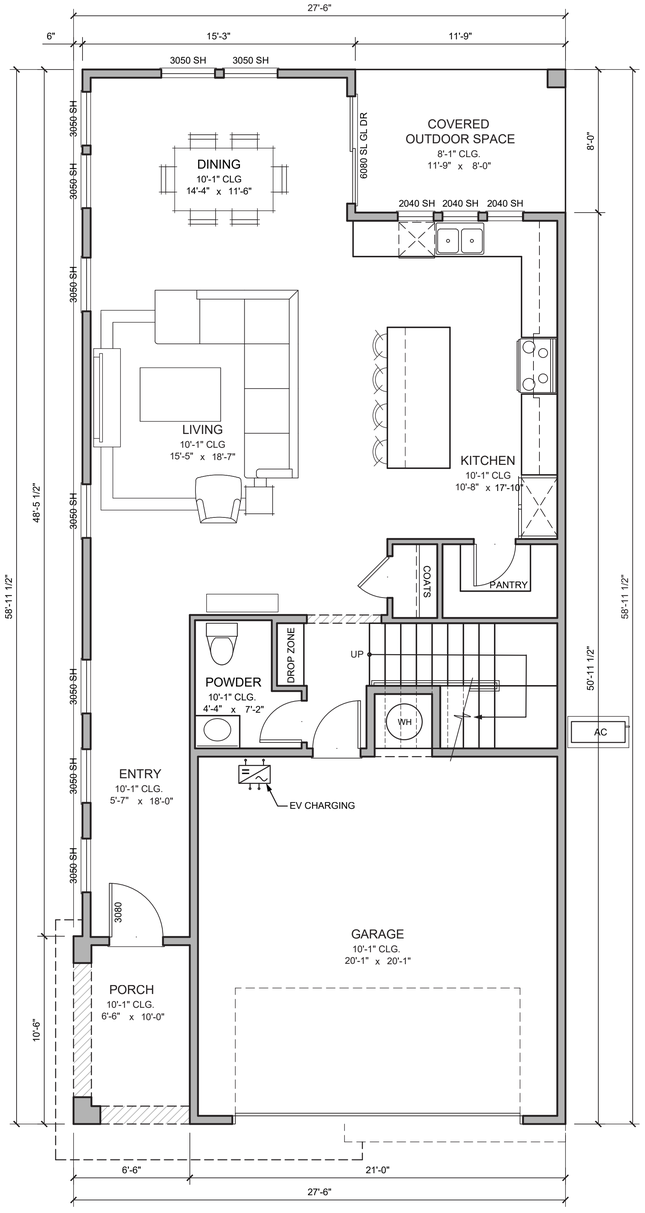
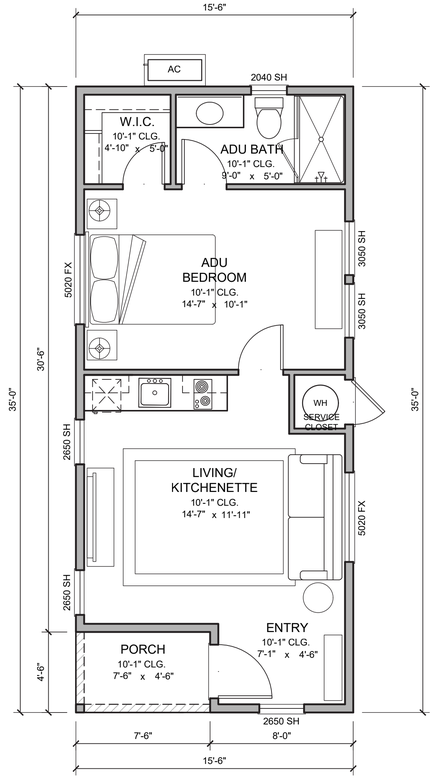


SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



ADU FLOOR PLAN SCALE: 1/4" = 1'-0"

UNIT E
4 BED / 3.5 BATH
2 STORY
+ DETACHED ADU

SQUARE FOOTAGE SUMMARY	
FIRST FLOOR	1011 SQ. FT.
SECOND FLOOR	1426 SQ. FT.
TOTAL LIVING	2437 SQ. FT.
GARAGE	427 SQ. FT.
PORCH	65 SQ. FT.
ADU LIVING	509 SQ. FT.
ADU PORCH	34 SQ. FT.

MAIN HOME + ADU = 2946 SQ. FT.

TWO STORY FRONT LOADED SFD - FLOOR PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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DATE 06-04-2024

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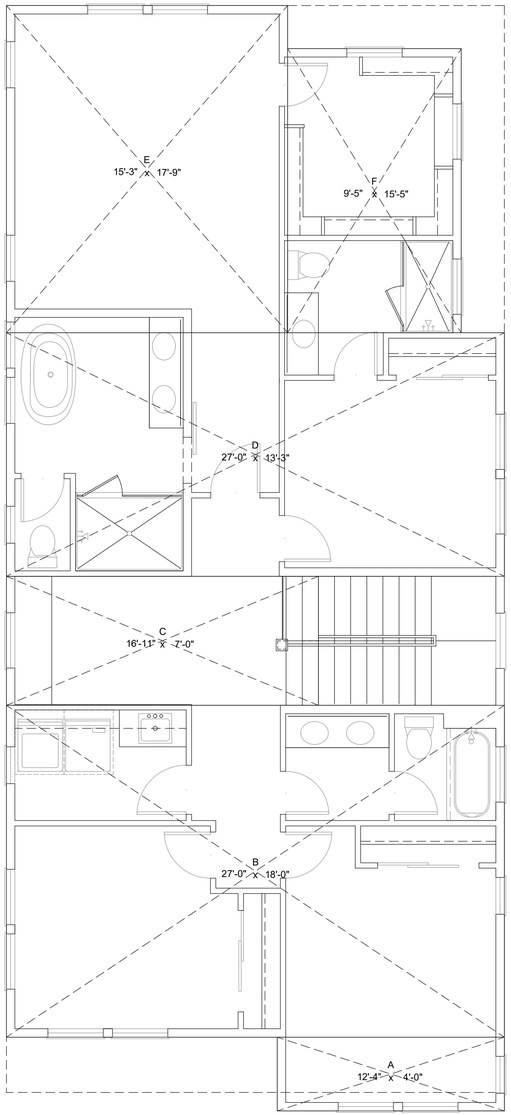
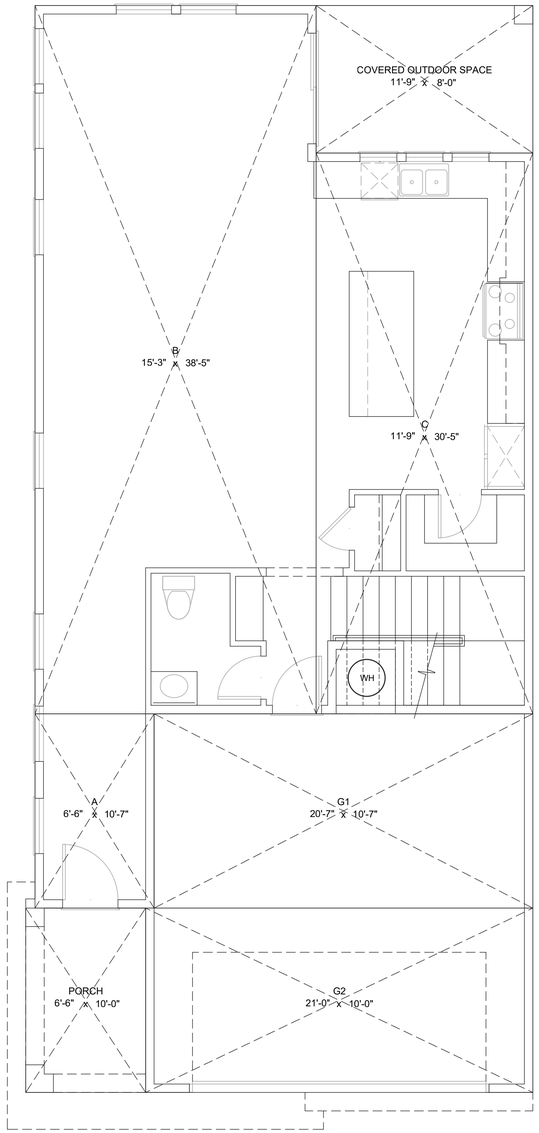
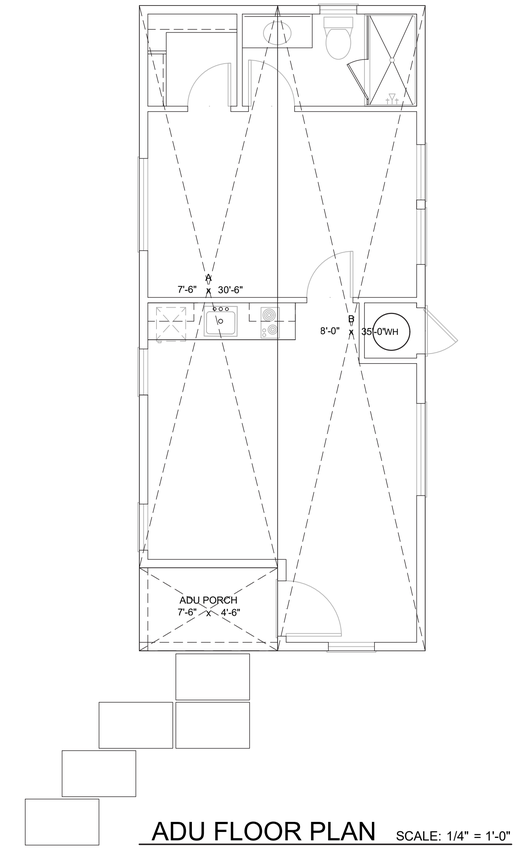


SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"



ADU FLOOR PLAN SCALE: 1/4" = 1'-0"

FIRST FLOOR AREA	
A	68 SQ. FT.
B	586 SQ. FT.
C	357 SQ. FT.
TOTAL	1011 SQ. FT.
GARAGE	
G1	217 SQ. FT.
G2	210 SQ. FT.
TOTAL	427 SQ. FT.
SECOND FLOOR AREA	
A	49 SQ. FT.
B	486 SQ. FT.
C	118 SQ. FT.
D	357 SQ. FT.
E	271 SQ. FT.
F	145 SQ. FT.
TOTAL	1426 SQ. FT.
ADU	
A	229 SQ. FT.
B	280 SQ. FT.
TOTAL	509 SQ. FT.
FLOOR AREA RATIO	
FIRST FLOOR	1011 SQ. FT.
SECOND FLOOR	1426 SQ. FT.
ADU	509 SQ. FT.
TOTAL	2946 SQ. FT.
LOT COVERAGE	
FIRST FLOOR	1011.3 SQ. FT.
GARAGE	426.5 SQ. FT.
PORCH	65.0 SQ. FT.
ADU PORCH	33.7 SQ. FT.
TOTAL	1536.6 SQ. FT.

TWO STORY FRONT LOADED SFD - UNIT E FLOOR AREA PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

DAHLIN

0 4 8 16

JOB NO. 1717.002
DATE 06-04-2024

5865 Owens Drive
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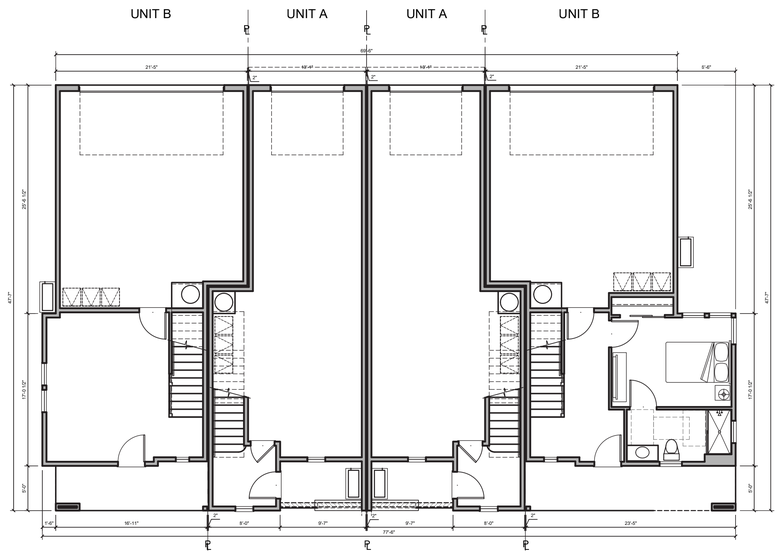
925-251-7200

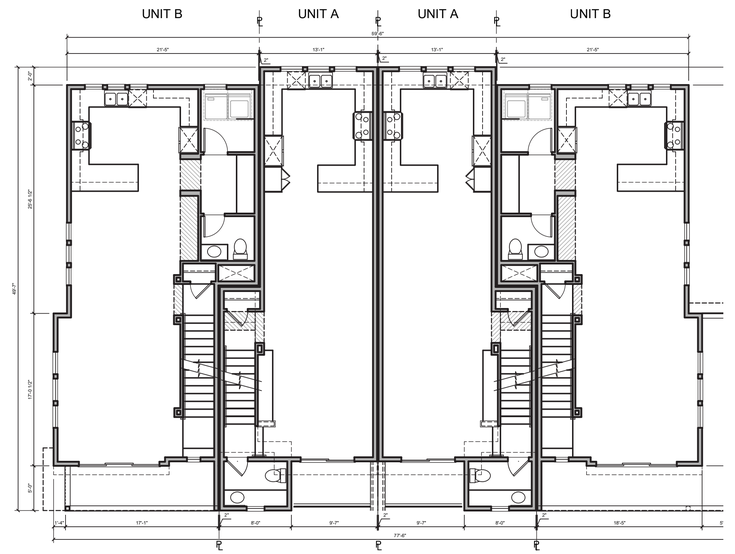
N

A.16



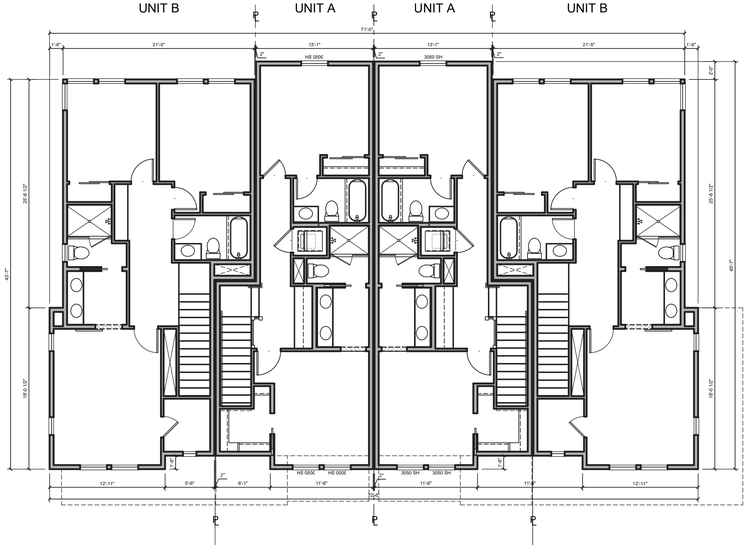
FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"



THIRD FLOOR PLAN

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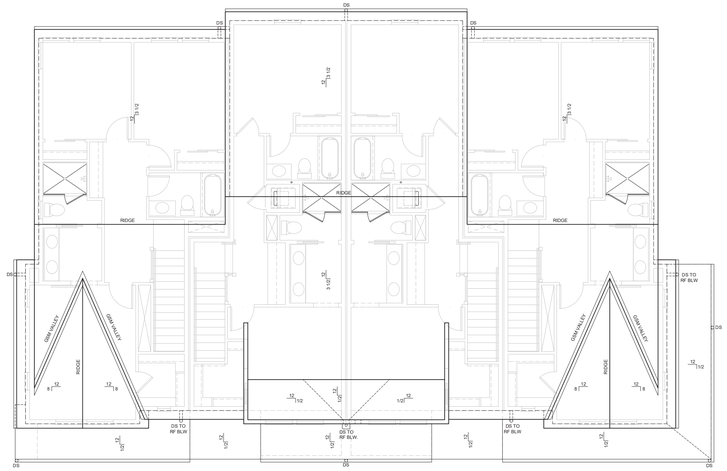

ROOF PLAN

SCALE: 1/8" = 1'-0"

THREE STORY ALLEY LOADED TOWNHOMES - BUILDING TYPE 1 PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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DATE 06-04-2024

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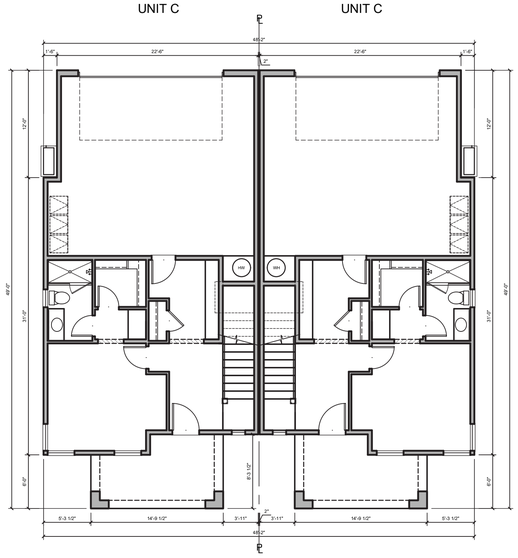
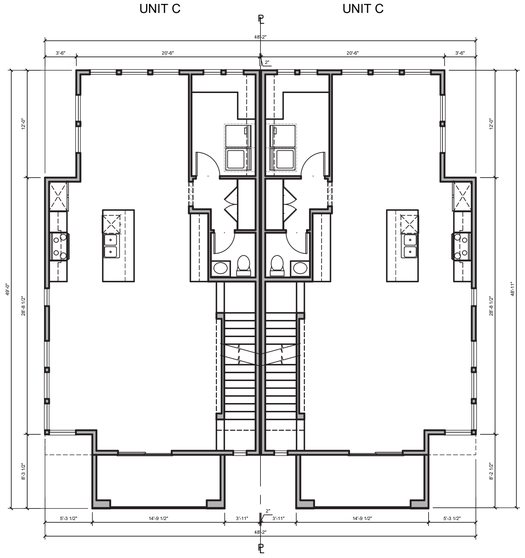
N

A.17



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



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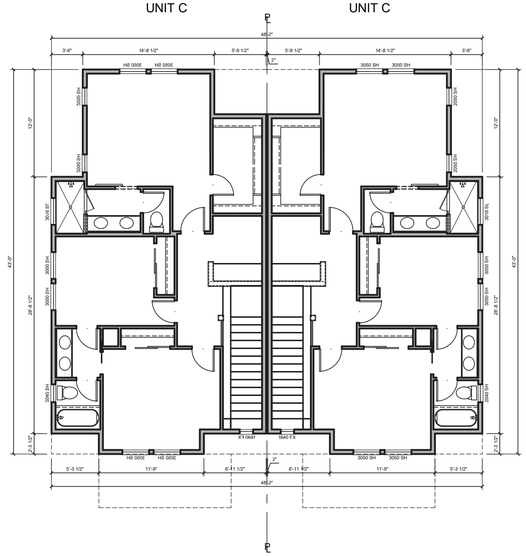
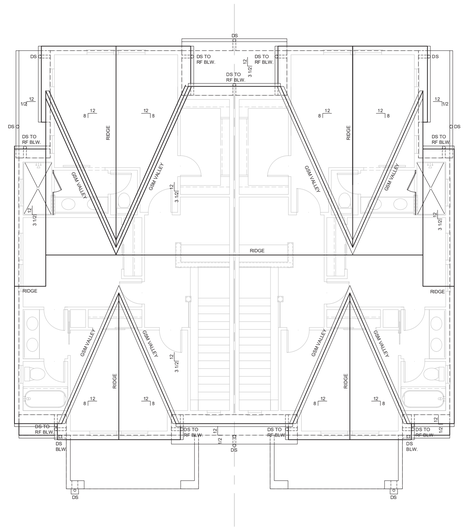


THIRD FLOOR PLAN SCALE: 1/8" = 1'-0"



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

THREE STORY ALLEY LOADED DUETS - BUILDING TYPE 2 PLANS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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JOB NO. 1717.002
DATE 06-04-2024

5865 Owens Drive
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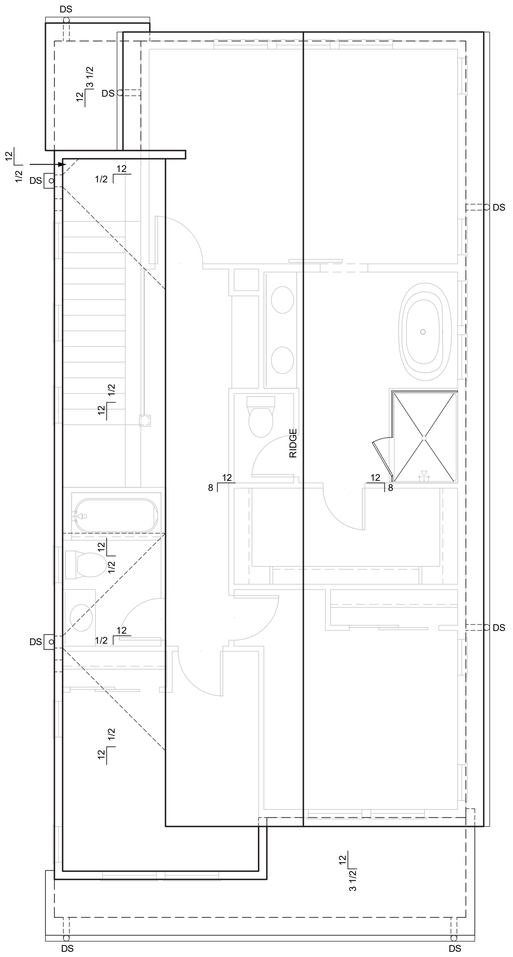
N

A.18



THREE STORY FRONT LOADED SFD - UNIT D ROOF PLAN

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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JOB NO. 1717.002
DATE 06-04-2024

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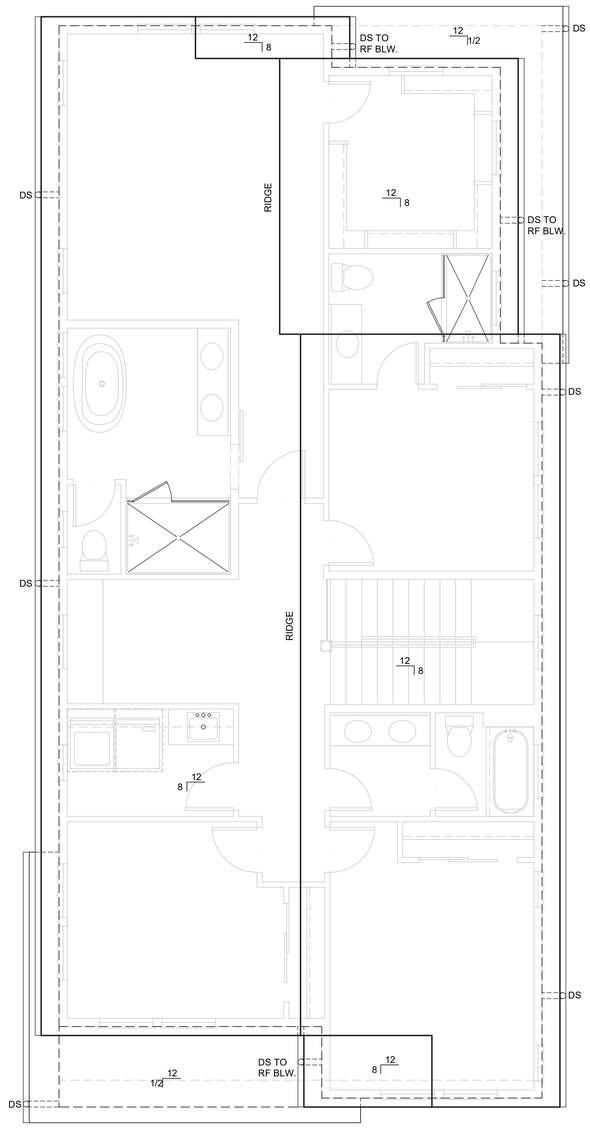
N

A.19



THREE STORY FRONT LOADED SFD - UNIT E ROOF PLAN

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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DATE 06-04-2024

5865 Owens Drive
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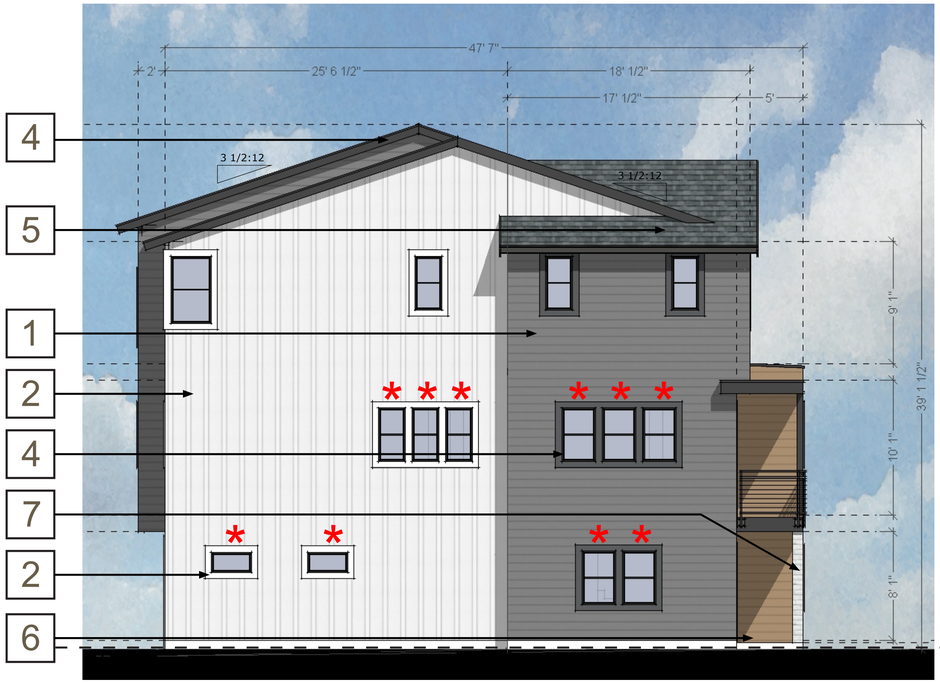
N

A.20



* GLAZING TO HAVE A BIRD SAFETY SCREEN PATTERN, PER 7.080 BIRD SAFETY

(N) GRADE = +/- 225.5
(E) GRADE = +/- 225.5

COLOR KEYNOTES

FOR MORE INFORMATION SEE SHEET A.33

1. BODY COLOR **HORIZONTAL SIDING**
2. BODY COLOR **B&B SIDING/WINDOW TRIM**
3. BODY COLOR **HORIZONTAL SIDING**
4. ACCENT COLOR **ROOF TRIM/WINDOW TRIM/ GARAGE DOOR/FRONT DOOR**
5. ROOF MATERIAL **COMPOSITION SHINGLE**
6. ACCENT MATERIAL **HORIZONTAL SIDING/FRONT DOOR**
7. ACCENT MATERIAL **BRICK VENEER**
8. ROOF MATERIAL 2 **STANDING SEAM**

(N) GRADE = +/- 225.5
(E) GRADE = +/- 225.5

THREE STORY ALLEY LOADED TOWNHOMES - ELEVATIONS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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DATE 06-04-2024

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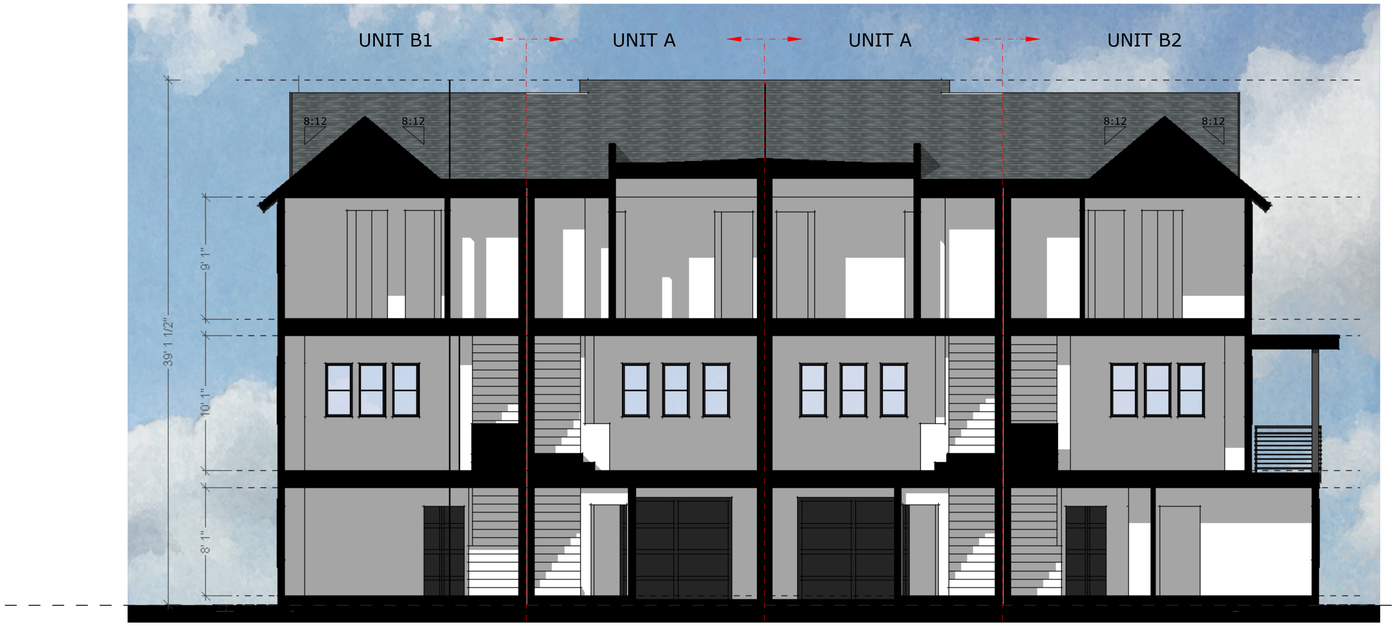
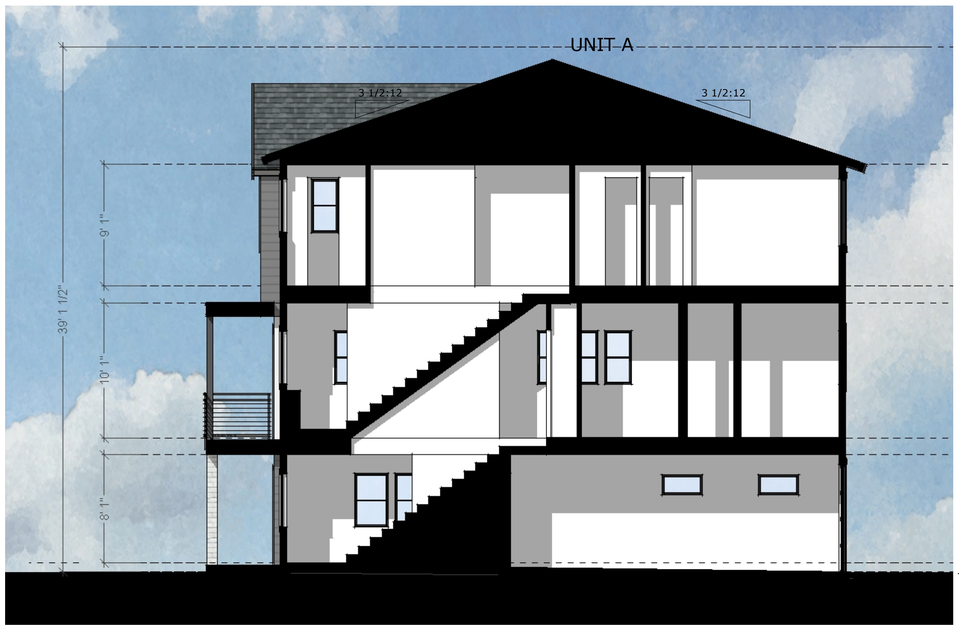
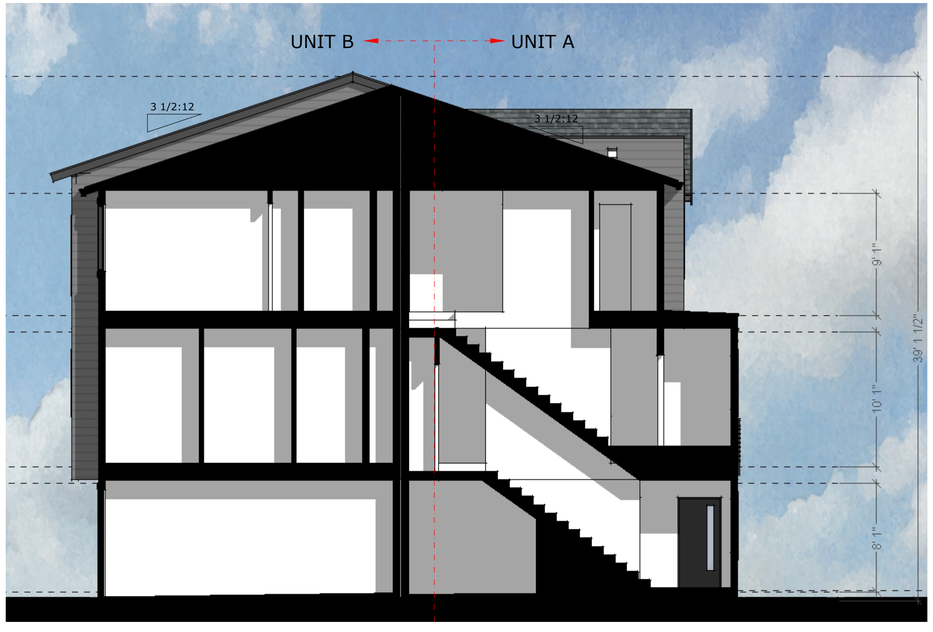
A.21







THREE STORY ALLEY LOADED TOWNHOMES - SECTIONS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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THREE STORY ALLEY LOADED TOWNHOMES - FRONTAGE & MASSING

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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DATE 06-04-2024

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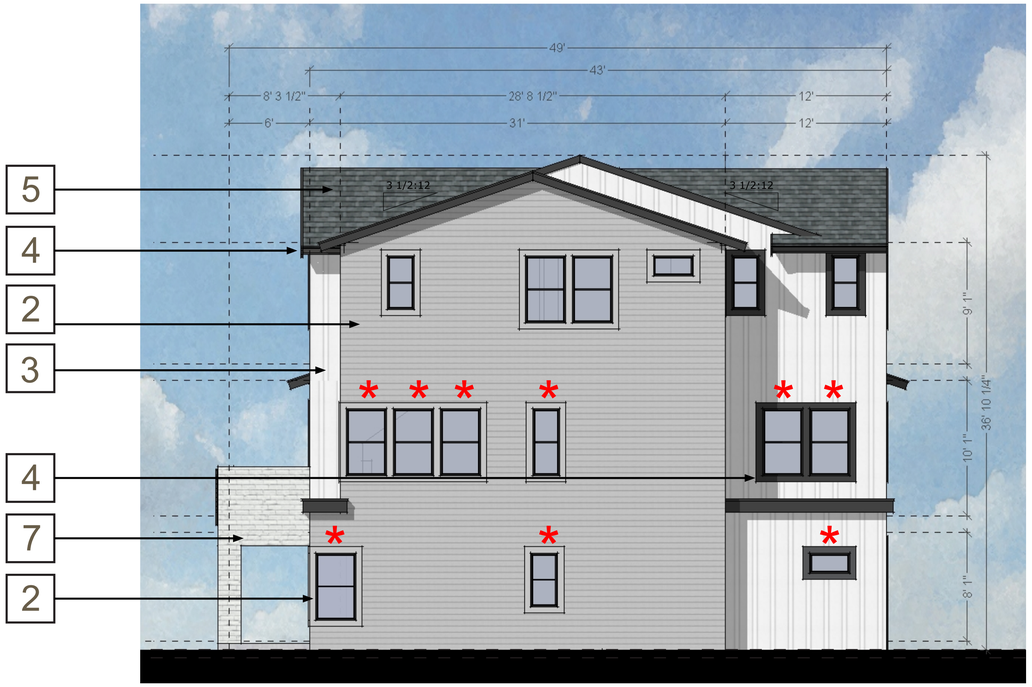


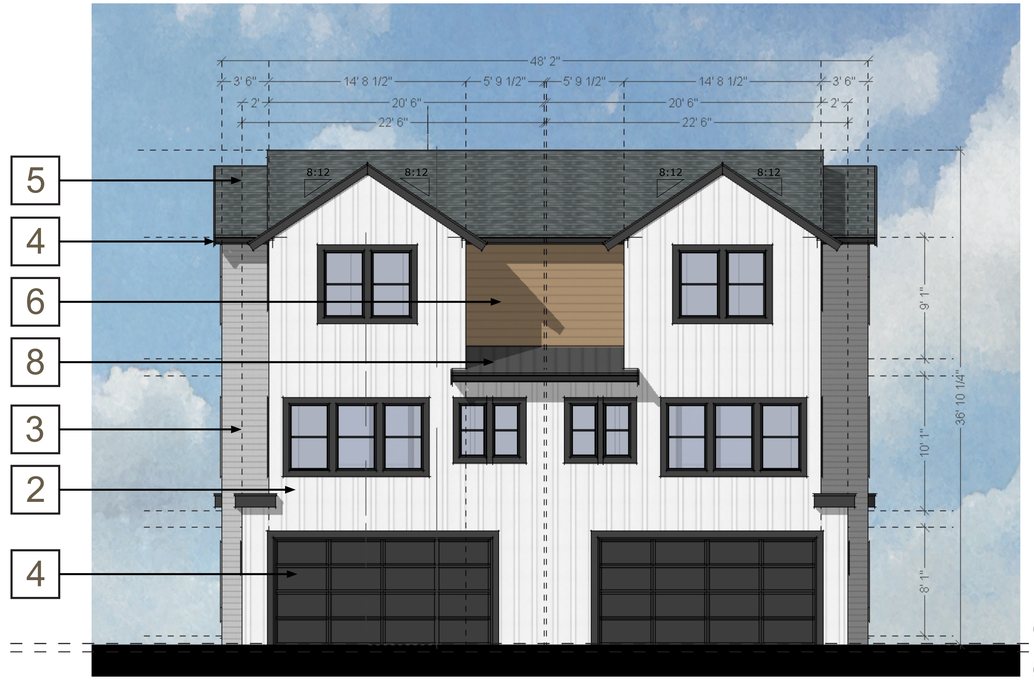
* GLAZING TO HAVE A BIRD SAFETY SCREEN PATTERN, PER 7.080 BIRD SAFETY

UNIT 5 REQUIRES BIRD SAFETY SCREEN PATTERN ON LEFT ELEVATION

UNIT 8 REQUIRES BIRD SAFETY SCREEN PATTERN ON RIGHT ELEVATION

(N) GRADE = +/- 226.4

(E) GRADE = +/- 226



(N) GRADE = +/- 226.4

(E) GRADE = +/- 226

COLOR KEYNOTES

FOR MORE INFORMATION SEE SHEET A.33

1. BODY COLOR **HORIZONTAL SIDING**
2. BODY COLOR **B&B SIDING/WINDOW TRIM**
3. BODY COLOR **HORIZONTAL SIDING**
4. ACCENT COLOR **ROOF TRIM/WINDOW TRIM/ GARAGE DOOR/FRONT DOOR**
5. ROOF MATERIAL **COMPOSITION SHINGLE**
6. ACCENT MATERIAL **HORIZONTAL SIDING/FRONT DOOR**
7. ACCENT MATERIAL **BRICK VENEER**
8. ROOF MATERIAL 2 **STANDING SEAM**

THREE STORY ALLEY LOADED DUETS - ELEVATIONS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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DATE 06-04-2024

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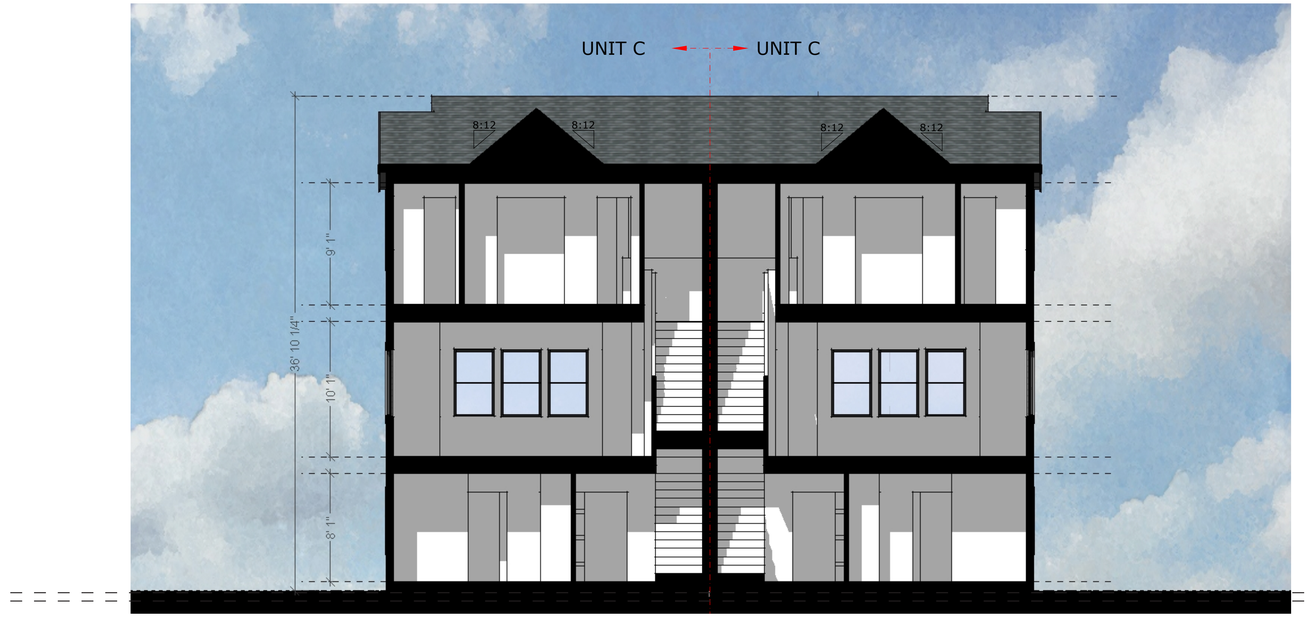
A.23

SECTION A-A



SECTION B-B

THREE STORY ALLEY LOADED DUETS - SECTIONS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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JOB NO. 1717.002
DATE 06-04-2024

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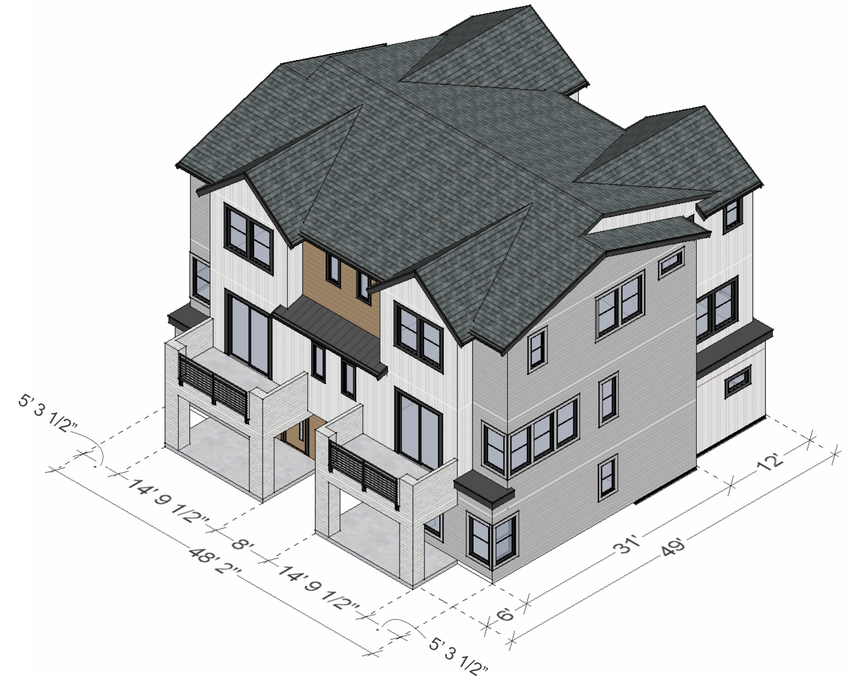
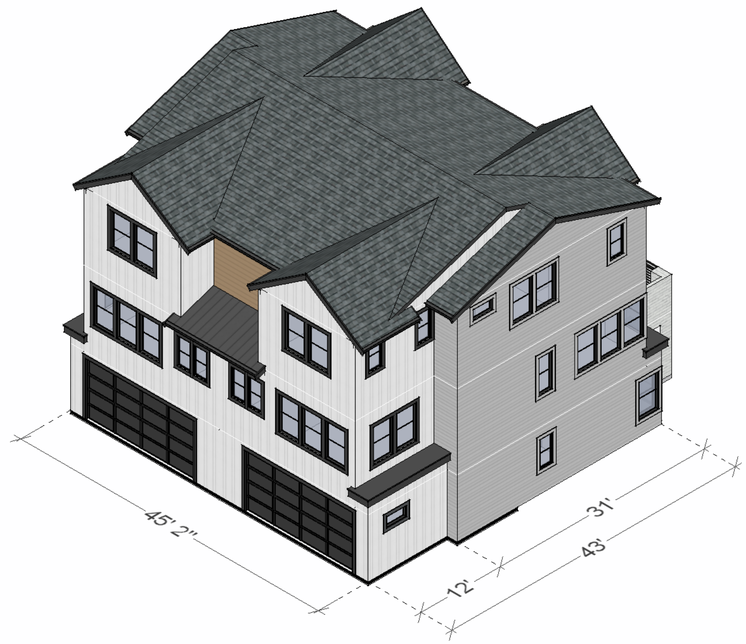
A.24





THREE STORY ALLEY LOADED DUETS - FRONTAGE & MASSING

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

DAHLIN

JOB NO. 1717.002
DATE 06-04-2024

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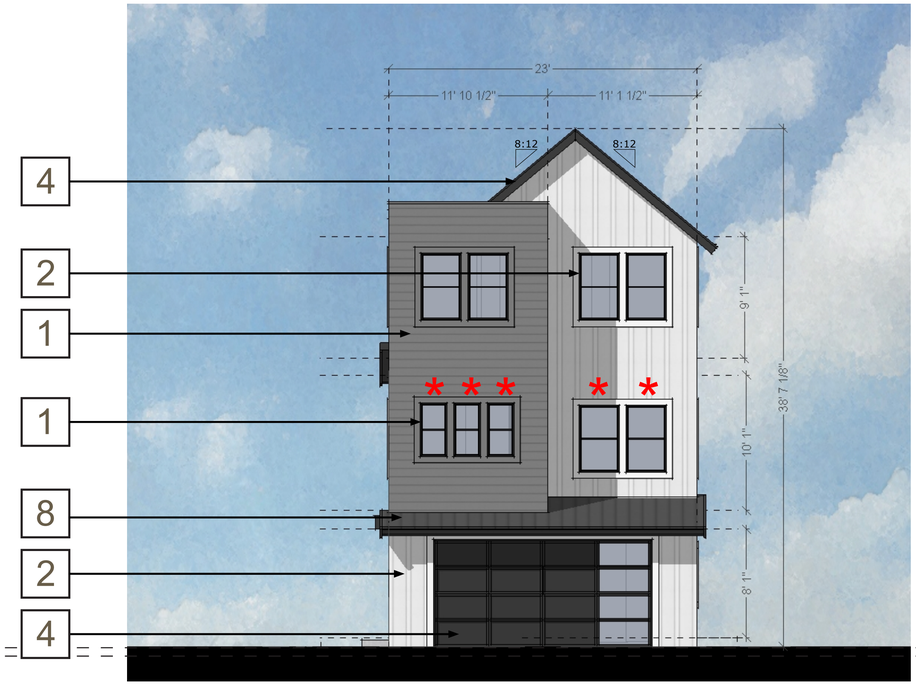
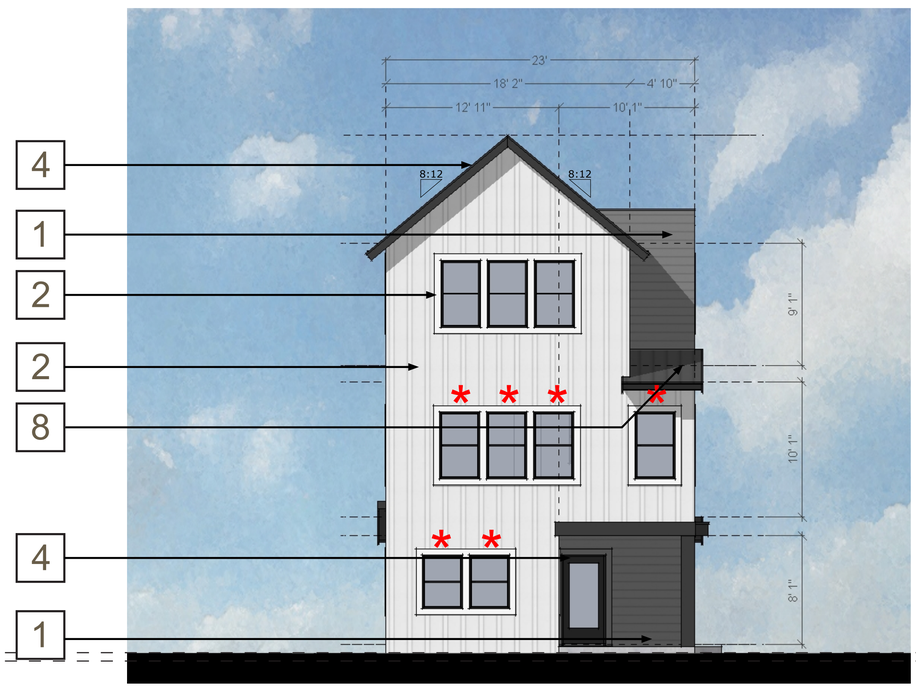


* GLAZING TO HAVE A BIRD SAFETY SCREEN PATTERN, PER 7.080 BIRD SAFETY

(N) GRADE = +/- 226.5
(E) GRADE = +/- 226



(N) GRADE = +/- 226.5
(E) GRADE = +/- 226

COLOR KEYNOTES

FOR MORE INFORMATION SEE SHEET A.33

1. BODY COLOR **HORIZONTAL SIDING**
2. BODY COLOR **B&B SIDING/WINDOW TRIM**
3. BODY COLOR **HORIZONTAL SIDING**
4. ACCENT COLOR **ROOF TRIM/WINDOW TRIM/ GARAGE DOOR/FRONT DOOR**
5. ROOF MATERIAL **COMPOSITION SHINGLE**
6. ACCENT MATERIAL **HORIZONTAL SIDING/FRONT DOOR**
7. ACCENT MATERIAL **BRICK VENEER**
8. ROOF MATERIAL 2 **STANDING SEAM**

THREE STORY FRONT LOADED SFD - ELEVATIONS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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A.25

(N) GRADE = +/- 226.5
(E) GRADE = +/- 226

SECTION A-A

(N) GRADE = +/- 226.5
(E) GRADE = +/- 226

SECTION B-B

THREE STORY FRONT LOADED SFD - SECTIONS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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JOB NO. 1717.002
DATE 06-04-2024

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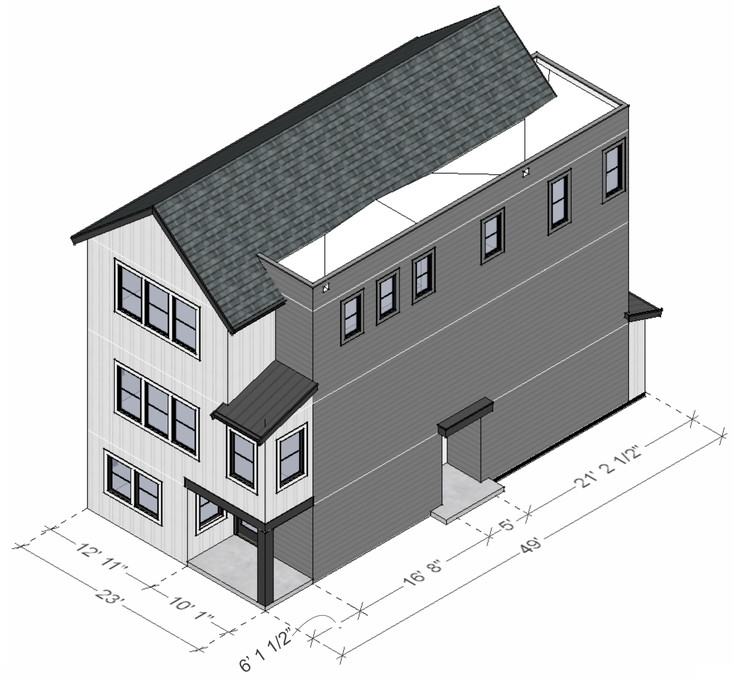
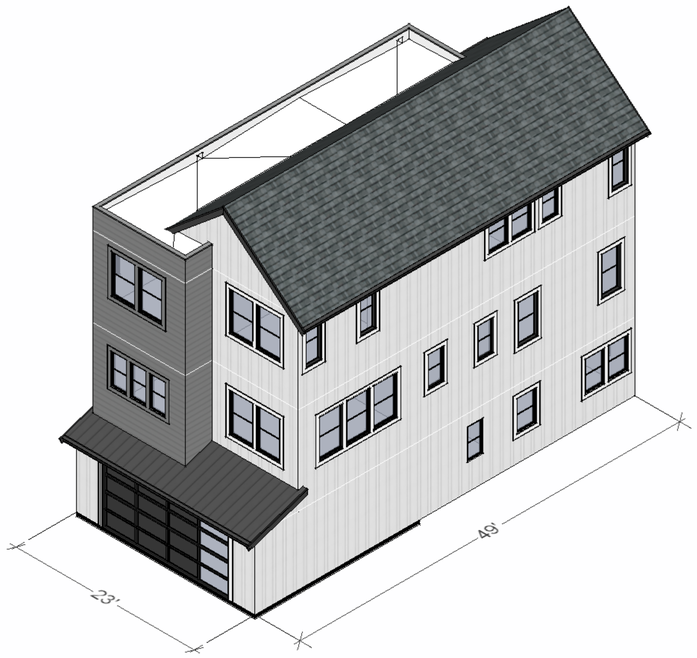
925-251-7200

A.26





THREE STORY FRONT LOADED SFD - FRONTAGE & MASSING

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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DATE 06-04-2024

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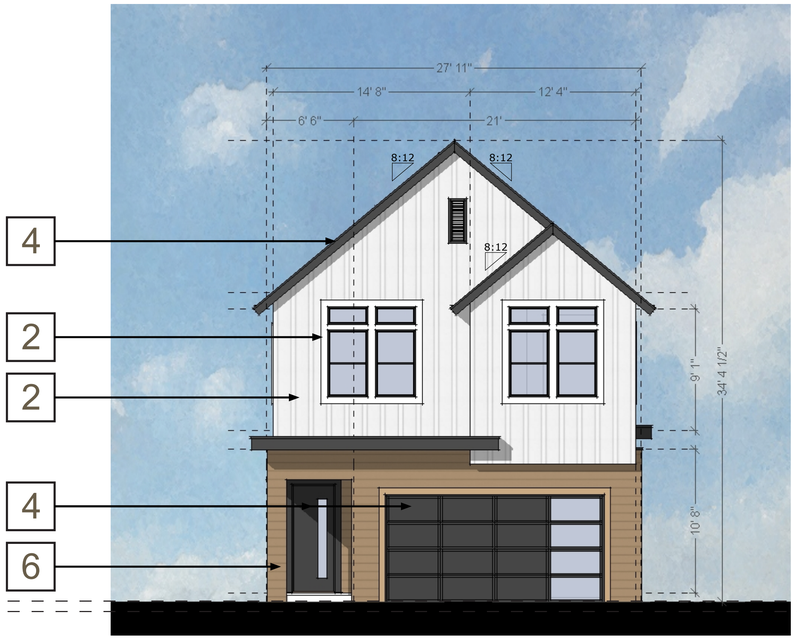
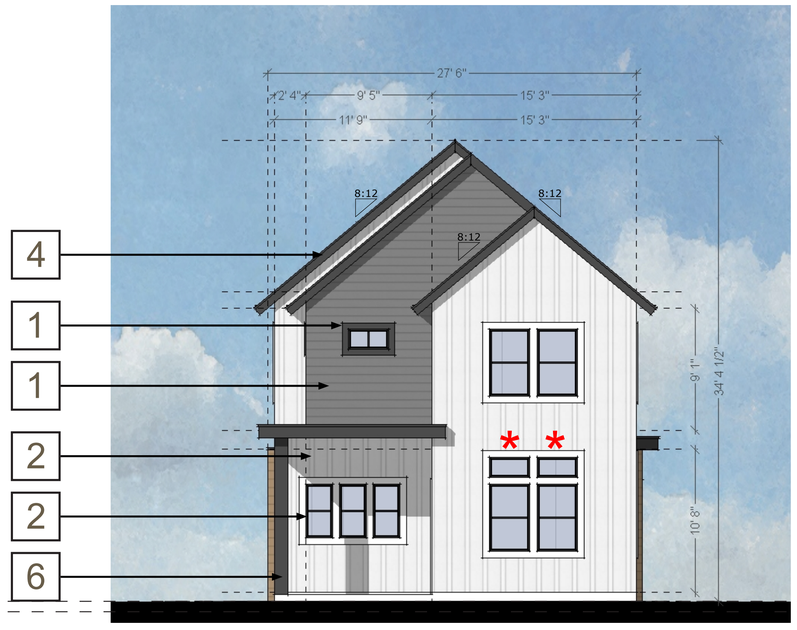


* GLAZING TO HAVE A BIRD SAFETY SCREEN PATTERN, PER 7.080 BIRD SAFETY

(N) GRADE = +/- 226.3

(E) GRADE = +/- 225.5



(N) GRADE = +/- 226.3

(E) GRADE = +/- 225.5

COLOR KEYNOTES

FOR MORE INFORMATION SEE SHEET A.33

1	BODY COLOR **HORIZONTAL SIDING**
2	BODY COLOR **B&B SIDING/WINDOW TRIM**
3	BODY COLOR **HORIZONTAL SIDING**
4	ACCENT COLOR **ROOF TRIM/WINDOW TRIM/ GARAGE DOOR/FRONT DOOR**
5	ROOF MATERIAL **COMPOSITION SHINGLE**
6	ACCENT MATERIAL **HORIZONTAL SIDING/FRONT DOOR**
7	ACCENT MATERIAL **BRICK VENEER**
8	ROOF MATERIAL 2 **STANDING SEAM**

TWO STORY FRONT LOADED SFD - ELEVATIONS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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DAHLIN

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JOB NO. 1717.002

DATE 06-04-2024

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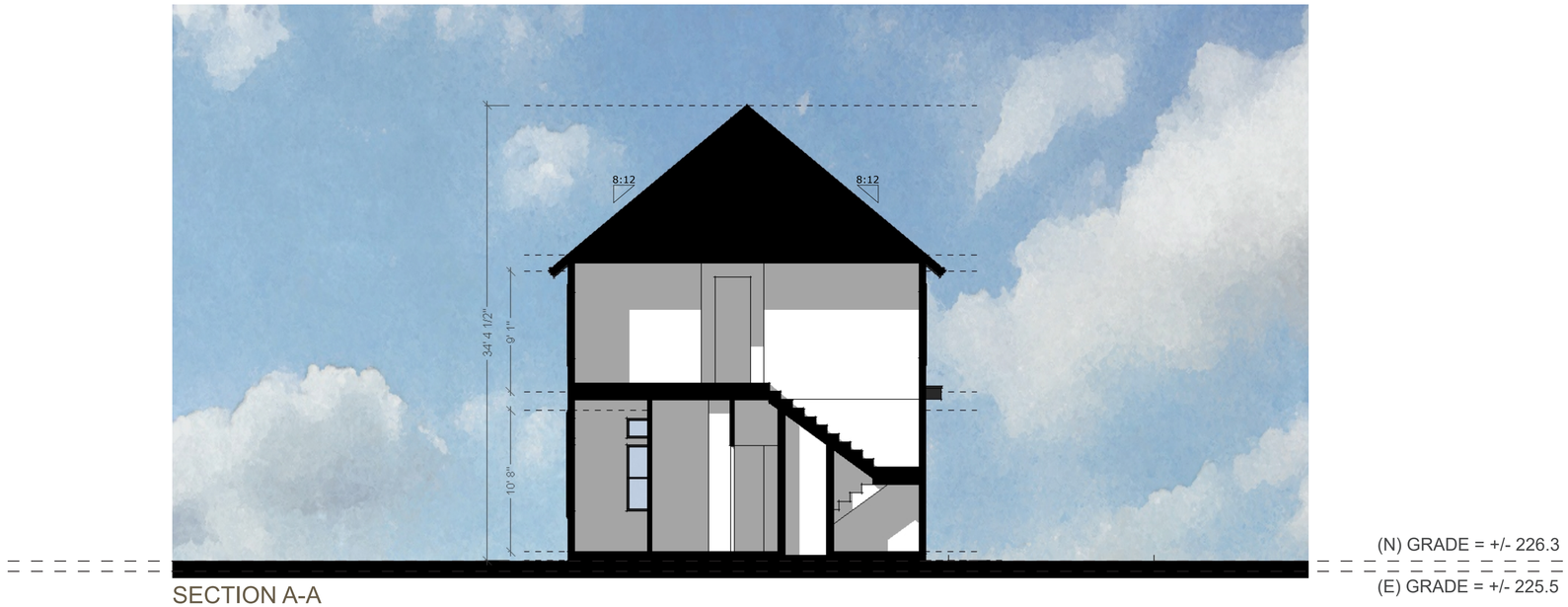

SECTION A-A

SECTION B-B

TWO STORY FRONT LOADED SFD - ELEVATIONS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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0 4 8 16

JOB NO. 1717.002
DATE 06-04-2024

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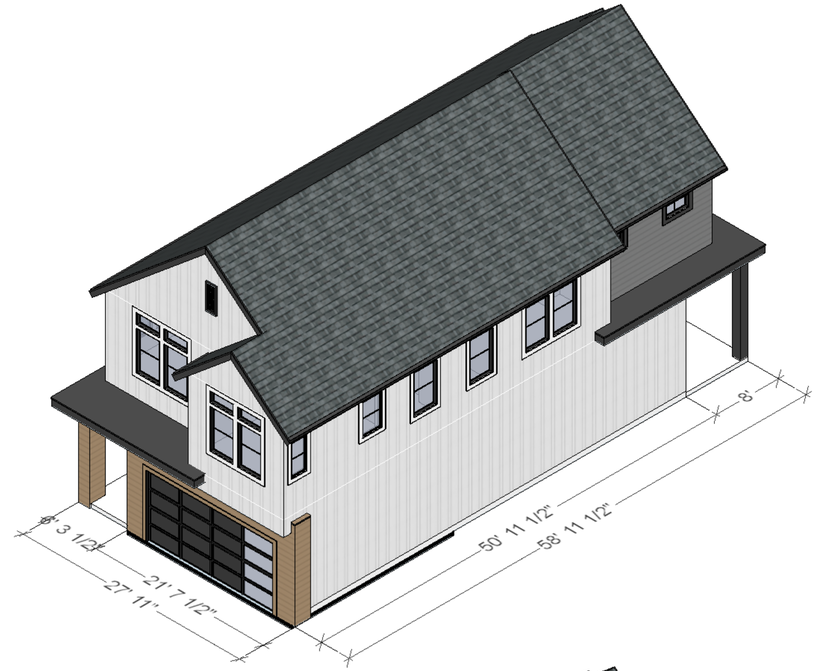

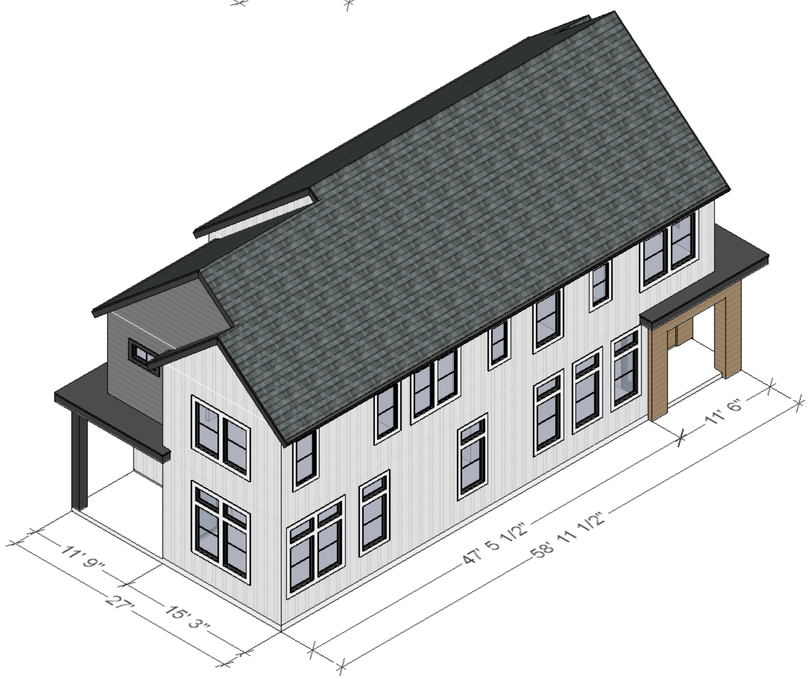

TWO STORY FRONT LOADED SFD - FRONTAGE & MASSING

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

DAHLIN

JOB NO. 1717.002
DATE 06-04-2024

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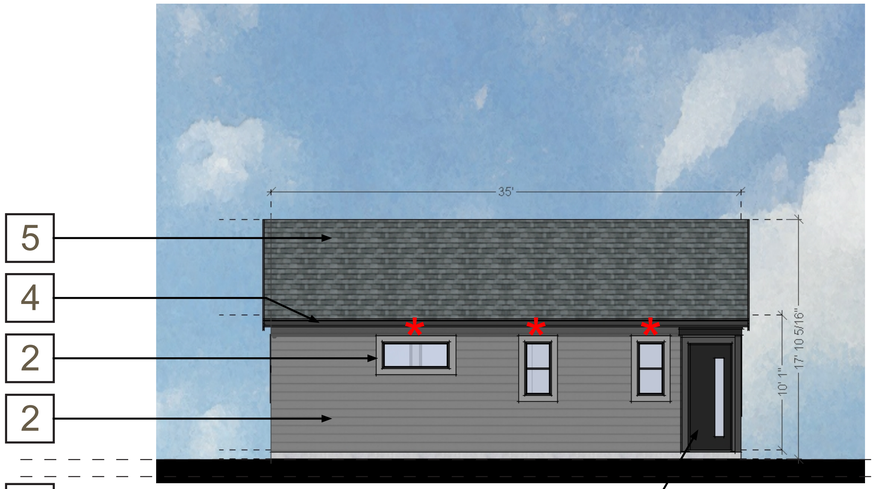
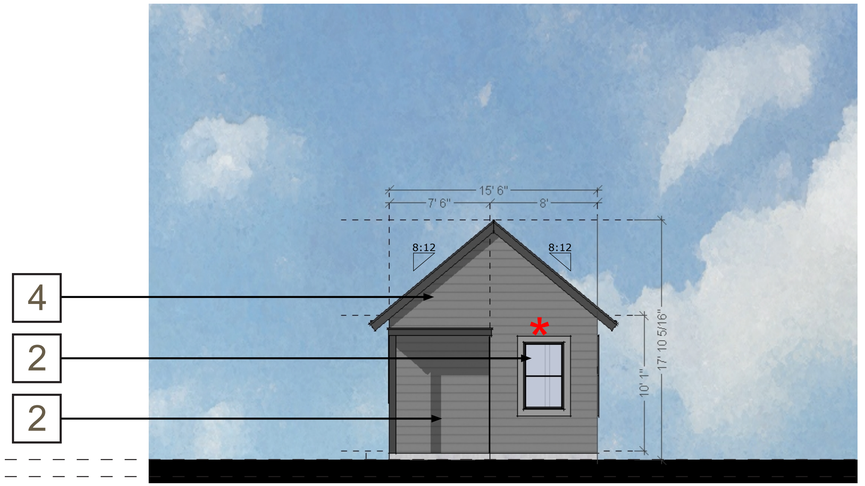
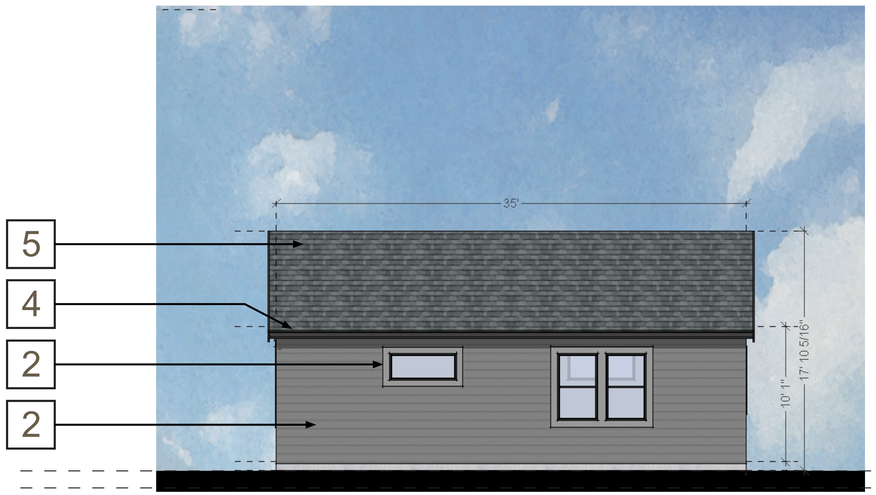
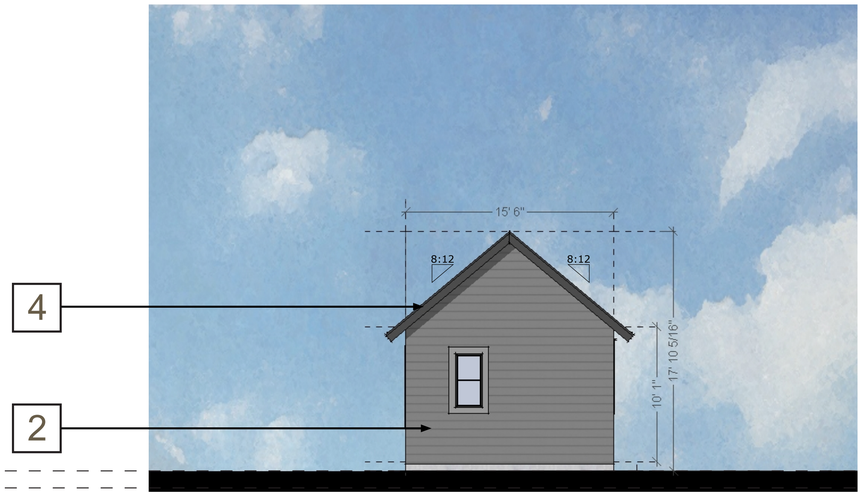




(N) GRADE = +/- 226.8

(E) GRADE = +/- 225.5





(N) GRADE = +/- 226.8

(E) GRADE = +/- 225.5

* GLAZING TO HAVE A BIRD SAFETY SCREEN PATTERN, PER 7.080 BIRD SAFETY

COLOR KEYNOTES

FOR MORE INFORMATION SEE SHEET A.33

1	BODY COLOR **HORIZONTAL SIDING**
2	BODY COLOR **B&B SIDING/WINDOW TRIM**
3	BODY COLOR **HORIZONTAL SIDING**
4	ACCENT COLOR **ROOF TRIM/WINDOW TRIM/ GARAGE DOOR/FRONT DOOR**
5	ROOF MATERIAL **COMPOSITION SHINGLE**
6	ACCENT MATERIAL **HORIZONTAL SIDING/FRONT DOOR**
7	ACCENT MATERIAL **BRICK VENEER**
8	ROOF MATERIAL 2 **STANDING SEAM**

TWO STORY FRONT LOADED SFD (ADU) - ELEVATIONS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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DATE 06-04-2024

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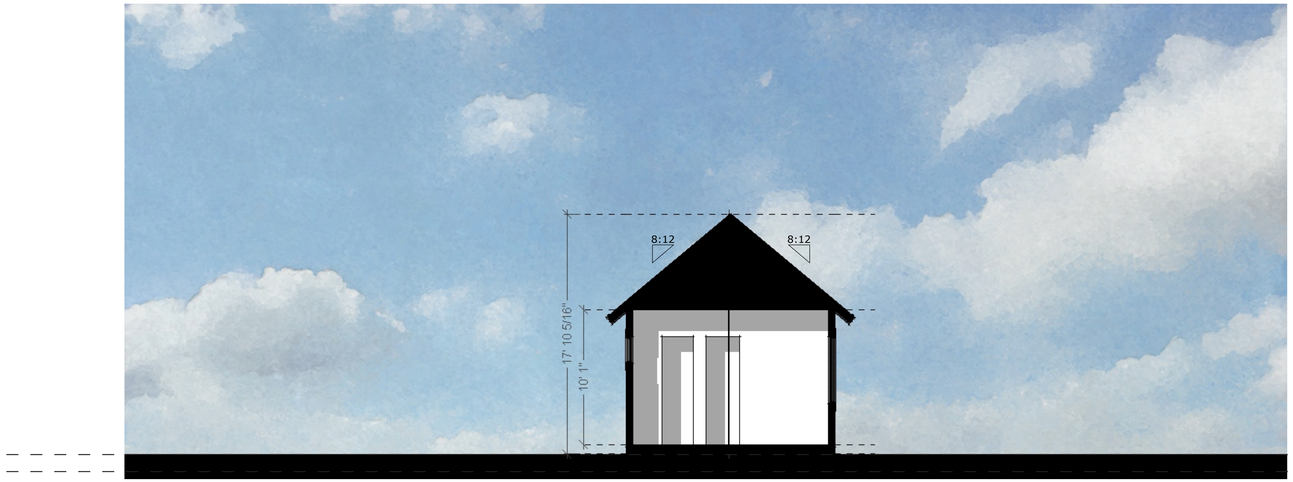

TWO STORY FRONT LOADED SFD (ADU) - SECTIONS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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JOB NO. 1717.002
DATE 06-04-2024

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

STREET SCENE 1

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1717.002
DATE 06-04-2024

STREET SCENE 2

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1717.002
DATE 06-04-2024

STREET SCENE 3

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

DAHLIN

JOB NO. 1717.002
DATE 06-04-2024

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

AERIAL

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

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925-251-7200

JOB NO. 1717.002
DATE 06-04-2024

818, 820, 822, 824, 826 & 828 SAN TOMAS AQUINO RD.

PROPOSED PROJECT

1213 & 1215 SAN TOMAS AQUINO RD.

STREETSCAPE

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

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JOB NO. 1717.002
DATE 06-04-2024

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BODY COLOR

HORIZONTAL SIDING
SW 2849 WESTCHESTER GRAY

BODY COLOR

B&B SIDING/WINDOW TRIM
SW 7757 HIGH REFLECTIVE WHITE

BODY COLOR

HORIZONTAL SIDING
SW 6002 ESSENTIAL GRAY

ACCENT COLOR

ROOF TRIM/WINDOW TRIM/GARAGE DOOR/ FRONT DOOR
SW 7069 IRON ORE

ROOF MATERIAL 1

COMPOSITION SHINGLE
PEWTER GRAY - TIMBERLINE HD SHINGLES

ACCENT MATERIAL

HORIZONTAL SIDING
STAINED CEDAR

ACCENT MATERIAL

BRICK VENEER
CRAFT WAREHOUSE BRICK, CREATIVE MINES

ROOF MATERIAL 2

STANDING SEAM
SLATE GRAY, AEP SPAN DURA TECH

COLORS & MATERIAL BOARD

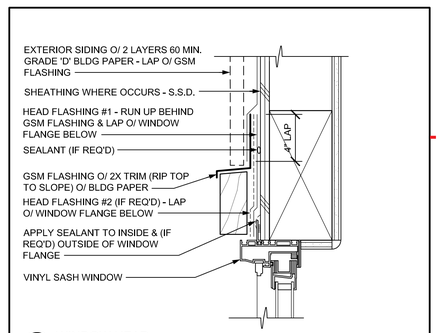
832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

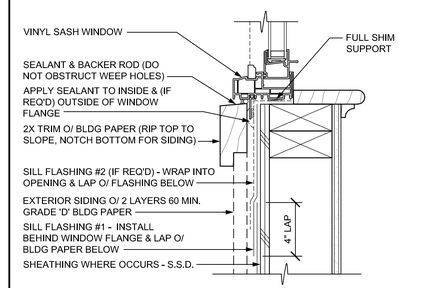
DAHLIN

JOB NO. 1717.002
DATE 06-04-2024

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



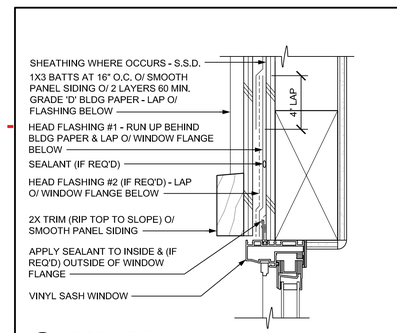
C WINDOW HEAD



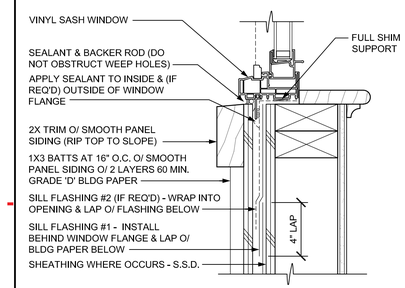
A WINDOW SILL

SCALE: 3"=1'-0"

WINDOW - SIDING
PATH\NAME:



C WINDOW HEAD



A WINDOW SILL

SCALE: 3"=1'-0"

WINDOW - BOARD & BATT
PATH\NAME:

ARCHITECTURAL DETAILS

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

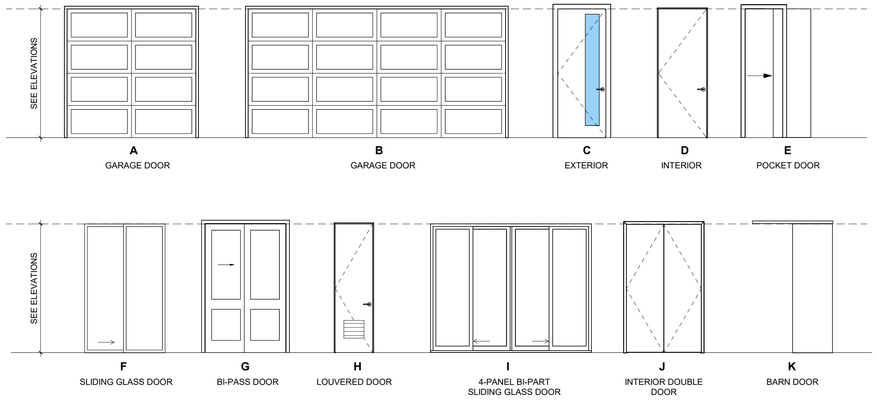
DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1717.002
DATE 06-04-2024

A.40

DOOR TYPES



DOOR NOTES

1. SEE FLOOR PLANS FOR DOOR LOCATIONS.
2. EXIT DOORS SHALL BE OPENABLE FROM INSIDE WITHOT USE OF A KEY OR ANY SPECIAL KNOWLEGE OR EFFORT
3. WIDTH AND HEIGHT OF DOORWAYS SHALL COMPLY WITH CRC R311.2.
4. VEHICULAR ACCESS DOORS SHALL COMPLY WITH SECTION R612.7.
5. AUTOMATIC GARAGE DOOR OPENERS SHALL BE LISTED IN ACCORDNACE WITH UL325.
6. FIRE RESISTIVE ASSEMBLIES FOR PROTECTION OF OPENINGS SHALL COMPLY WITH CRC R302.1(1).
7. MANUFACTURER: MILGARD OR EQUAL.

PLAN A DOOR SCHEDULE

DOOR NO.	DOOR TYPE	LOCATION		WIDTH	HEIGHT	DOOR FINISH	FRAME FINISH	NOTES
		FROM ROOM NAME	TO ROOM NAME					
1	C	PORCH	ENTRY	3'-0"	7'-0"	GL/PT	PT	3070 ENTRY DOOR W/ TEMPERED LITE
2	D	ENTRY	GARAGE	2'-8"	7'-0"	PT	PT	GARAGE ACCESS DOOR W/ SELF LATCH, CLOSER AND SEAL
3	A	GARAGE		8'-0"	7'-0"	GL/PT	PT	SECTIONAL GARAGE DOOR W/ BATTERY BACKUP BY CLOPAY OR EQUAL
4	D	LIVING	COATS	2'-4"	8'-0"	PT	PT	
5	F	DECK	LIVING	6'-0"	8'-0"	PT	PT	
6	D	POWDER	LIVING	2'-4"	8'-0"	PT	PT	
7	D	BEDROOM 2	HALL	2'-6"	8'-0"	PT	PT	
8	G	CLOSET	BEDROOM 2	4'-0"	8'-0"	PT	PT	
9	D	BATH 2	BEDROOM 2	2'-4"	8'-0"	PT	PT	
10	H	HALL	LNDY	2'-8"	8'-0"	PT	PT	LOUVERED DOOR - PROVIDE OPENING OF NOT LESS THAN 100 SQ. IN. FOR MAKE UP AIR PER CMC 504.4.1(1)
11	D	PRIMARY BEDROOM	HALL	2'-8"	8'-0"	PT	PT	
12	E	PRIMARY BEDROOM	W.I.C.	2'-4"	8'-0"	PT	PT	
13	E	PRIMARY BATH	WATER CLOSET	2'-4"	8'-0"	PT	PT	

PLAN B1 DOOR SCHEDULE

DOOR NO.	DOOR TYPE	LOCATION		WIDTH	HEIGHT	DOOR FINISH	FRAME FINISH	NOTES
		FROM ROOM NAME	TO ROOM NAME					
1	C	DEN	PORCH	3'-0"	7'-0"	GL/PT	PT	3070 ENTRY DOOR W/ TEMPERED LITE
2	D	DEN	GARAGE	3'-0"	7'-0"	PT	PT	GARAGE ACCESS DOOR W/ SELF LATCH, CLOSER AND SEAL
3	B		GARAGE	16'-0"	7'-0"	GL/PT	PT	SECTIONAL GARAGE DOOR W/ BATTERY BACKUP BY CLOPAY OR EQUAL
4	I	DECK	LIVING	9'-0"	8'-0"	GL/PT	PT	
5	D		COATS	2'-4"	8'-0"	PT	PT	
6	D	LAUNDRY	POCKET OFFICE	2'-8"	8'-0"	PT	PT	
7	D	POWDER	POCKET OFFICE	2'-4"	8'-0"	PT	PT	
8	D	PRIMARY BEDROOM	HALL	2'-8"	8'-0"	PT	PT	
9	D	W.I.C.	PRIMARY BEDROOM	2'-4"	8'-0"	PT	PT	
10	E	PRIMARY BATH	WATER CLOSET	2'-4"	8'-0"	PT	PT	
11	D	BEDROOM 3	HALL	2'-6"	8'-0"	PT	PT	
12	G	CLOSET	BEDROOM 3	4'-0"	8'-0"	PT	PT	
13	D	BEDROOM 2	HALL	2'-6"	8'-0"	PT	PT	
14	G	CLOSET	BEDROOM 2	4'-0"	8'-0"	PT	PT	
15	D	BATH 2	HALL	2'-4"	8'-0"	PT	PT	

PLAN B2 DOOR SCHEDULE

DOOR NO.	DOOR TYPE	LOCATION		WIDTH	HEIGHT	DOOR FINISH	FRAME FINISH	NOTES
		FROM ROOM NAME	TO ROOM NAME					
1	C	PORCH	ENTRY	3'-0"	7'-0"	GL/PT	PT	3070 ENTRY DOOR W/ TEMPERED LITE
2	D	GARAGE	ENTRY	3'-0"	7'-0"	PT	PT	GARAGE ACCESS DOOR W/ SELF LATCH, CLOSER AND SEAL
3	B	GARAGE		16'-0"	7'-0"	GL/PT	PT	SECTIONAL GARAGE DOOR W/ BATTERY BACKUP BY CLOPAY OR EQUAL
4	D	ENTRY	BEDROOM 4	3'-0"	7'-0"	PT	PT	
5	G	CLOSET	BEDROOM 4	5'-0"	7'-0"	PT	PT	
6	D	BATH 2	BEDROOM 4	3'-0"	7'-0"	PT	PT	
7	D	COATS	DINING	2'-4"	8'-0"	PT	PT	
8	D	POCKET OFFICE	POWDER	2'-4"	8'-0"	PT	PT	
9	D	POCKET OFFICE	LAUNDRY	2'-8"	8'-0"	PT	PT	
10	I	DECK	LIVING	9'-0"	8'-0"	GL/PT	PT	
11	D	HALL	BATH 2	2'-4"	8'-0"	PT	PT	
12	D	HALL	BEDROOM 2	2'-6"	8'-0"	PT	PT	
13	G	BEDROOM 2	CLOSET	4'-0"	8'-0"	PT	PT	
14	D	HALL	BEDROOM 3	2'-6"	8'-0"	PT	PT	
15	G	BEDROOM 3	CLOSET	4'-0"	8'-0"	PT	PT	
16	D	HALL	PRIMARY BEDROOM	2'-8"	8'-0"	PT	PT	
17	E	WATER CLOSET	PRIMARY BATH	2'-4"	8'-0"	PT	PT	
18	D	PRIMARY BEDROOM	W.I.C.	2'-4"	8'-0"	PT	PT	

PLAN C DOOR SCHEDULE

DOOR NO.	DOOR TYPE	LOCATION		WIDTH	HEIGHT	DOOR FINISH	FRAME FINISH	NOTES
		FROM ROOM NAME	TO ROOM NAME					
1	C	PORCH	ENTRY	3'-0"	7'-0"	GL/PT	PT	3070 ENTRY DOOR W/ TEMPERED LITE
2	D	BEDROOM 4	ENTRY	2'-6"	7'-0"	PT	PT	
3	D	BATH 3	LINEN	2'-4"	7'-0"	PT	PT	
4	D	LINEN	W.I.C.	2'-4"	7'-0"	PT	PT	
5	D	DROP ZONE	COAT CLOSET	2'-4"	7'-0"	PT	PT	
6	D	DROP ZONE	GARAGE	2'-8"	7'-0"	PT	PT	GARAGE ACCESS DOOR W/ SELF LATCH, CLOSER AND SEAL
7	B	GARAGE		16'-0"	8'-0"	GL/PT	PT	SECTIONAL GARAGE DOOR W/ BATTERY BACKUP BY CLOPAY OR EQUAL
8	F	LIVING	DECK	6'-0"	8'-0"	GL/PT	PT	
9	D	LAUNDRY	HALL	2'-8"	8'-0"	PT	PT	
10	J	PANTRY	HALL	4'-8"	8'-0"	PT	PT	
11	D	POWDER	HALL	2'-4"	8'-0"	PT	PT	
12	D	BEDROOM 3	HALL	2'-6"	8'-0"	PT	PT	
13	G	BEDROOM 3	CLOSET	5'-0"	8'-0"	PT	PT	
14	D	BEDROOM 2	HALL	2'-6"	8'-0"	PT	PT	
15	G	BEDROOM 2	CLOSET	5'-0"	8'-0"	PT	PT	
16	D	BATH 2	BEDROOM 2	2'-4"	8'-0"	PT	PT	
17	D	WATER CLOSET	BATH 2	2'-4"	8'-0"	PT	PT	
18	D	HALL	PRIMARY BEDROOM	2'-8"	8'-0"	PT	PT	
19	D	W.I.C.	PRIMARY BEDROOM	2'-4"	8'-0"	PT	PT	
20	K	PRIMARY BEDROOM	PRIMARY BATH	2'-6"	8'-0"	PT	PT	
21	D	PRIMARY BATH	WATER CLOSET	2'-0"	8'-0"	PT	PT	

PLAN D DOOR SCHEDULE

DOOR NO.	DOOR TYPE	LOCATION		WIDTH	HEIGHT	DOOR FINISH	FRAME FINISH	NOTES
		FROM ROOM NAME	TO ROOM NAME					
1	B	GARAGE		16'-0"	7'-0"	GL/PT	PT	SECTIONAL GARAGE DOOR W/ BATTERY BACKUP BY CLOPAY OR EQUAL
2	D	GARAGE	DROP ZONE	2'-8"	7'-0"	PT	PT	GARAGE ACCESS DOOR W/ SELF LATCH, CLOSER AND SEAL
3	C	PORCH	ENTRY	3'-0"	7'-0"	GL/PT	PT	3070 ENTRY DOOR W/ TEMPERED LITE
4	D	CLOSET	ENTRY	2'-4"	7'-0"	PT	PT	
5	C	ENTRY	COVERED OUTDOOR SPACE	3'-0"	7'-0"	GL/PT	PT	3070 ENTRY DOOR W/ TEMPERED LITE
6	D	BEDROOM 4	ENTRY	2'-6"	7'-0"	PT	PT	
7	D	BEDROOM 4	W.I.C.	2'-4"	7'-0"	PT	PT	
8	D	BEDROOM 4	BATH 3	2'-4"	7'-0"	PT	PT	
9	D	KITCHEN	PANTRY	2'-4"	8'-0"	PT	PT	
10	D		LAUNDRY	2'-8"	8'-0"	PT	PT	
11	D		POWDER	2'-4"	8'-0"	PT	PT	
12	D	HALL	PRIMARY BEDROOM	2'-8"	8'-0"	PT	PT	
13	K	PRIMARY BEDROOM	PRIMARY BATH	2'-6"	8'-0"	PT	PT	
14	D	PRIMARY BATH	WATER CLOSET	2'-4"	8'-0"	PT	PT	
15	D	PRIMARY BATH	W.I.C.	2'-4"	8'-0"	PT	PT	
16	D	BEDROOM 3	HALL	2'-6"	8'-0"	PT	PT	
17	G	CLOSET	BEDROOM 3	5'-0"	8'-0"	PT	PT	
18	D	HALL	BEDROOM 2	2'-6"	8'-0"	PT	PT	
19	G	CLOSET	BEDROOM 2	5'-0"	8'-0"	PT	PT	
20	D	BATH 2	HALL	2'-4"	8'-0"	PT	PT	

PLAN E DOOR SCHEDULE

DOOR NO.	DOOR TYPE	LOCATION		WIDTH	HEIGHT	DOOR FINISH	FRAME FINISH	NOTES
		FROM ROOM NAME	TO ROOM NAME					
1	C	ENTRY	PORCH	3'-0"	8'-0"	GL/PT	PT	3080 ENTRY DOOR W/ TEMPERED LITE
2	B	GARAGE		16'-0"	8'-0"	GL/PT	PT	SECTIONAL GARAGE DOOR W/ BATTERY BACKUP BY CLOPAY OR EQUAL
3	D	DROP ZONE	GARAGE	2'-8"	8'-0"	PT	PT	GARAGE ACCESS DOOR W/ SELF LATCH, CLOSER AND SEAL
4	D	DROP ZONE	POWDER	2'-4"	8'-0"	PT	PT	
5	D		LIVING	2'-4"	8'-0"	PT	PT	
6	D	PANTRY	KITCHEN	2'-4"	8'-0"	PT	PT	
7	F	DINING	COVERED OUTDOOR SPACE	6'-0"	8'-0"	GL	PT	
8	D	HALL	BATH 3	2'-4"	8'-0"	PT	PT	
9	D	BATH 3	Room	2'-4"	8'-0"	PT	PT	
10	D	HALL	BEDROOM 4	2'-6"	8'-0"	PT	PT	
11	G	BEDROOM 4	CLOSET	5'-0"	8'-0"	PT	PT	
12	D	HALL	BEDROOM 3	2'-6"	8'-0"	PT	PT	
13	G		CLOSET	5'-0"	8'-0"	PT	PT	
14	D	HALL	LAUNDRY	2'-6"	8'-0"	PT	PT	
15	D	HALL	PRIMARY BEDROOM	2'-8"	8'-0"	PT	PT	
16	E	PRIMARY BEDROOM	PRIMARY BATH	2'-6"	8'-0"	PT	PT	
17	D	PRIMARY BATH	Room	2'-4"	8'-0"	PT	PT	
18	D	PRIMARY BEDROOM	W.I.C.	2'-4"	8'-0"	PT	PT	
19	D	HALL	BEDROOM 2	2'-6"	8'-0"	PT	PT	
20	D	BEDROOM 2	BATH 2	2'-4"	8'-0"	PT	PT	
21	G	BEDROOM 2	CLOSET	5'-0"	8'-0"	PT	PT	

PLAN E ADU DOOR SCHEDULE

DOOR NO.	DOOR TYPE	LOCATION		WIDTH	HEIGHT	DOOR FINISH	FRAME FINISH	NOTES
		FROM ROOM NAME	TO ROOM NAME					
1	C	LIVING/KITCHENETTE	PORCH	3'-0"	8'-0"	GL/PT	PT	3080 ENTRY DOOR W/ TEMPERED LITE
2	H	SERVICE CLOSET		2'-4"	8'-0"	PT	PT	LOUVERED DOOR - PROVIDE OPENING OF NOT LESS THAN 100 SQ. IN. FOR MAKE UP AIR
3	D	LIVING/KITCHENETTE	ADU BEDROOM	2'-6"	8'-0"	PT	PT	
4	D	ADU BATH	ADU BEDROOM	2'-6"	8'-0"	PT	PT	
5	D	ADU BEDROOM	W.I.C.	2'-4"	8'-0"	PT	PT	

DOOR SCHED. ABBREV.

MATERIALS

AL.	ALUMINUM
SGD.	SLIDING GLASS DOOR
T.G.	TEMPERED GLASS
S.C.WD.	SOLID CORE WOOD
FG	FIBERGLASS

FINISHES

CLR.	CLEAR GLASS
FACT.	FACTORY FINISH
PT.	PAINT FINISH
GL	GLASS

WINDOW & DOOR SCHEDULE

832-864 SOUTH SAN TOMAS AQUINO RD, CAMPBELL

YJY INVESTMENTS LLC

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1717.002
DATE 06-04-2024

A.41

PAVING LEGEND

Concrete Paving:
Finish: Broom Finish
Color: Standard Gray

LEGEND

3 / L-4.3 — Detail # / Layout Plans / Sheet #

13 / LD — Qty. / Planting Plans / Plant

CL — Center Line

PL — Property Line

Match Line

AD	Area Drain
BOC	Back of Curb
BC	Back of Curb
CL	Center Line
CO	Clean Out
CP	Center Point
DIA	Diameter
DI	Drain Inlet
EQ	Equal
EJ	Expansion Joint
FOC	Face of Curb
FC	Face of Curb
GALV	Galvanized
MA	Mulch Area
MAX	Maximum
MIN	Minimum
PA	Planting Area
PL	Property Line
POC	Point of connection
PREF	Perforated
PREP	Perpendicular
PT	Pressure Treated
RDRW	Redwood
RW	Right of Way
ROW	Right of Way
SAD	See Architect's Drawings
SCD	See Civil Engineer's Drawings
SED	See Electrical Engineer's Drawings
SHT	Sheet
SP	Start Point
SSD	See Structural Engineer's Drawings
TBD	To Be Determined
TYP	Typical

Align

Start Point

LAYOUT NOTES

1. The Contractor shall verify all distances and dimensions in the field and bring any discrepancies to the attention of the builder and Landscape Architect for a decision before proceeding with the work.

2. All written dimensions supersede all scaled distances and dimensions. Dimensions shown are from the face of building, wall, face of curb, edge of walk, property line, or centerline of street or column unless otherwise noted on the drawings.

3. Walk scoring, expansion joints and headers shall be located as indicated on the Plans or as field adjusted under the direction of the Landscape Architect.

4. The contractor is to verify location of all on-site utilities before commencing with the work. The contractor shall also be responsible for the repair of any damaged utilities.

5. All work is to be in compliance with the City of Mountain View's Conditions of Approval, standard plans and specifications.

7. Project directory

CLIENT
DeNardi Wang Homes
Contacts: Kevin DeNardi
408-439-8325
kdenardi@denardiwang.com
Albert Wang
650-937-9373
albert@denardiwang.com

ARCHITECT
Dahlin Group Architecture Planning
Contacts: Jaime Matheron
925-251-7304
jaime.matheron@dahlingroup.com

CIVIL ENGINEER
Lea & Braze
Contact: Tou Thao
501-887-4086 x 147
touthao@leabraze.com

ARBORIST
Kielty Arborist Services LLC
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

[redacted]

FINE GRADING NOTES:

1. The Landscape Contractor is responsible for fine grading and positive surface drainage in all landscape areas. The Contractor shall verify all rough grades in the field and bring any discrepancies to the attention of the General Contractor, Landscape Architect and Civil Engineer for a decision before proceeding with the work.

2. See Civil Engineer's drawings for road surface elevations, roadway sections, catch basins, sidewalks, and top of curb elevations.

3. Contractors are to exercise extreme care in backfilling and compacting any excavation or trenching in areas previously compacted for other aspects of the work.

4. The Landscape Contractor shall remove from the site all debris and unsuitable material generated by their construction operations.

5. All on-grade areas marked for planting shall be verified, by the fine grading contractor, that they are within a tenth of a foot of final grade. The Landscape Contractor shall rip compacted rough graded soil to a depth of 12 inches in both directions (park site), then till in the soil amendment. Soil amendment shall be determined by an agricultural suitability's analysis (see Planting Note 5). A minimum of one foot depth of non- mechanically compacted soil is available for water absorption and root growth in planted areas.

6. Review structural soils report for recommendations on soil type, grading procedures, soil compaction, maximum allowable slopes, flatwork base material, etc. Copies of the report are available from the Owner.

7. Minimum paving slope to be typically 1 percent . Minimum planting area slope to be typically 2 percent. Bring any discrepancies to the attention of the Landscape Architect for a decision prior to fine grading.

8. Groundcover areas: Finish grades shall be 2 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

9. Lawn Areas: Finish grades shall be 1 inch below the top of adjacent pavement, headers, curbs, or walls, unless otherwise specified. Lower headers where required to allow water to flow to drainage structures.

CERTIFICATE OF COMPLETION

Final Acceptance section / Certificate of Completion
At the completion of the project the contractor shall supply a Certificate of Completion document. Document shall include:
1. Project information sheet that contains:
   a. Date,
   b. Project name,
   c. Project applicant name, telephone and mailing address,
   d. Project address and location,
   e. Property owner name, telephone, and mailing address.
2. Certification by either the signer of the landscape design plan, the designer of the irrigation design plan or the licensed landscape contractor that the landscape project has been installed per the approved Landscape documentation Package.
   a. Where that have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with he certification.
   b. A diagram of the irrigation plan showing hydrozones shall be kept with he irrigation controller for subsequent management purposes.
3. Irrigation scheduling parameters used to set he controller.
4. Landscape and irrigation maintenance schedule.
5. Irrigation audit report.
6. Soils analysis report if not submitted with he Landscape Documentation package and documentation verifying implementation of the soil recommendations.

SHEET SCHEDULE

L-1.0	NOTES AND LEGENDS
L-1.1	EXISTING TREE PLAN / TREE PROTECTION PLAN
L-1.2	ARBORIST REPORT
L-1.3	ARBORIST REPORT
L-1.4	ARBORIST REPORT
L-3.1	LAYOUT PLAN / LANDSCAPE ELEMENTS
L-3.2	LAYOUT PLAN / LANDSCAPE ELEMENTS
L-3.3	LANDSCAPE LIGHTING PHOTOMETRIC
L-4.1	SITE DETAILS
L-4.2	SITE DETAILS
L-5.0	IRRIGATION NOTES AND LEGENDS
L-5.1	IRRIGATION PLAN
L-5.2	IRRIGATION PLAN
L-5.3	IRRIGATION DETAILS
L-5.4	IRRIGATION DETAILS
L-6.0	PLANTING NOTES
L-6.1	PLANTING PLAN
L-6.2	PLANTING PLAN
L-6.3	PLANTING DETAILS

I AGREE TO COMPLY WITH THE REQUIREMENTS
WATER EFFICIENT LANDSCAPE ORDINANCE

KEVIN LEVESQUE LA 4177

CERTIFICATE OF COMPLETION

This certificate is filled out by the project applicant upon completion of the landscape project.

PART 1. PROJECT INFORMATION SHEET

Date		
Project Name		
Name of Project Applicant	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Project Address and Location:

Street Address		Parcel, tract or lot number, if available.
City		Latitude/Longitude (optional)
State	Zip Code	

Property Owner or his/her designee:

Name	Telephone No.	
	Fax No.	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner
"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

Property Owner Signature Date

Please answer the questions below:
1. Date the Landscape Documentation Package was submitted to the local agency_____
2. Date the Landscape Documentation Package was approved by the local agency_____
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor_____

PART 2. CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."

Signature*	Date	
Name (print)	Telephone No.	
	Fax No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

*Signer of the landscape design plan, signer of the irrigation plan, or a licensed landscape contractor.

PART 3. IRRIGATION SCHEDULING
Attach parameters for setting the irrigation schedule on controller per ordinance Section 492.10.

PART 4. SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE
Attach schedule of Landscape and Irrigation Maintenance per ordinance Section 492.11.

PART 5. LANDSCAPE IRRIGATION AUDIT REPORT
Attach Landscape Irrigation Audit Report per ordinance Section 492.12.

PART 6. SOIL MANAGEMENT REPORT
Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per ordinance Section 492.6.
Attach documentation verifying implementation of recommendations from soil analysis report per ordinance Section 492.6.

1	Plan Check Comments, Jan. 12, 2023	KTL	6/20/23

Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:

DENARDI WANG HOMES

773 Cuesta LLC
C/O DeNardi Wang Homes
4962 El Camino Real, Suite 223
Los Altos, CA 94022
info@denardihomes.com

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Renewal 03-31-2024 Renewal Date
Date
STATE OF CALIFORNIA

832, 852, 864
San Tomas Aquino Rd.
CAMPBELL, CALIFORNIA

LANDSCAPE PLANS

NOTES & LEGENDS

Scale:

Date: June 20, 2023		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL
North:		Sheet: L-1.0	

Sheets

PROTECTED TREE REPLACEMENT REQUIREMENTS

TREES			MITIGATION
#2	19" MAHALEB CHERRY	TO BE REMOVED	1-24" box
#23	24" VALLEY OAK	TO BE REMOVED	1-24" box
#26	12.8" TREE OF HEAVEN	TO BE REMOVED	1-24" box
#29	20.6" TREE OF HEAVEN	TO BE REMOVED	1-24" box
#38	24.5" JEFFERY PINE	TO BE REMOVED	1-36" BOX
#43	57" CALIFORNIA PEPPER	TO BE REMOVED	1-36" BOX
#63	33.4" VALLEY OAK	TO BE REMOVED	1-36" BOX

ALL ON SITE EXISTING TREES TO BE REMOVED

Contractors shall review, prior to commencement of construction:
The arborist's letter dated: September 23, 2022
for 832,842,853 and 864 San Tomas Aquino Road.
Prepared by:

Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

TREE PROTECTION MEASURES

864, 852, 842, 832 San Thomas Aquino (13)

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6-foot-tall metal chain link type supported by 2-inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing for the protected trees on site should be placed at the distances noted below. All other non-protected trees are recommended to be protected by fencing placed at the dripline. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering and construction scheduling shall be implemented in full by the owner and contractor. The following tree protection distances should be followed throughout the entire length of the project:

- The only surveyed trees to be retained are located on the neighboring properties. These trees are to be protected by the existing property line fences.

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees (canopy spread), or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone. If plywood is used the pieces of plywood shall be attached in a way that minimizes movement.

Tree Pruning
During construction any Pruning will be supervised by the site arborist and must stay underneath 25% of the trees total foliage. No Pruning is expected on this site.

Root Cutting
Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation
Trenching for irrigation, electrical, drainage or any other reason, should be located outside of the trees calculated root zone of 10 times the tree diameters when possible. If not possible trenching shall be hand dug when beneath the dripline of desired trees. Any excavation underneath the dripline of a protected tree will need to be supervised by the Project Arborist. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation
Normal irrigation should be maintained throughout the entire length of the project for the imported trees. Irrigation should consist of surface flooding, with enough water to wet the entire root zone once a week during the dry season. The top foot of soil shall be saturated.

Grading
All existing grades underneath the dripline of a protected tree shall remain as is.

Inspections
The site will be inspected after the tree protection measures are installed and before the start of construction. It is the contractor's responsibility to notify the site arborist when construction is to start, and whenever there is to be work performed within the dripline of a protected tree on site at least 48 hours in advance. During the site visits the site arborist will offer mitigation measures specific to the work completed. Kielty Arborist Services can be reached at 650-532-4418, or by email at davidkieltyarborist@gmail.com

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.
Sincerely,

David Beckham Certified Arborist WE#10724A TRAQ Qualified

David Beckham

TREE PROTECTION MEASURES PER:
The arborist's letter dated: September 23, 2022
for 832,842,853 and 864 San Tomas Aquino Road.
Prepared by:

Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

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LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Renewal 03-31-2024 Renewal Date
Date
STATE OF CALIFORNIA

832, 852, 864 San Tomas Aquino Rd.

CAMPBELL, CALIFORNIA

LANDSCAPE PLANS

EXISTING TREE PLAN

Scale:
SCALE: 1" = 20'-0"
0 10 20 40 60

Date: June 20, 2023	Scale:
Job: 22-226 / Design: KTL	Checked: KTL / KTL
North:	Sheet: L-1.1

Sheets

Kielty Arborist Services LLC

Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

September 23rd, 2022

DeNardi Wang Homes
4962 El Camino Real, Suite 223
Los Altos, CA 94022

Site: 832, 842, 852, and 864 San Tomas Aquito Road, Campbell CA

Dear DeNardi Wang Homes,

As requested on Wednesday, June 29th 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. Development is proposed for this site, and your concern as to the future health and safety of the trees has prompted this visit. The pre application submittal package dated 9/12/22 was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan unless stated otherwise.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition ratings are based on 50 percent vitality and 50 percent form, using the following scale.

1 - 29 Very Poor
30 - 49 Poor
50 - 69 Fair
70 - 89 Good
90 - 100 Excellent

The height of the trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:
DBH-Diameter at breast height (48" above grade)
CON- Condition rating (1-100)
HT/SP- Tree height/ canopy spread
*indicates neighbor's trees
P-*Indicates protected tree by city ordinance*

864, 852, 842, 832 San Thomas Aquino (2)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1	Orange *(Citrus sinensis)*	7.0	20	10/10	Poor vigor, poor form, nearly dead. **Dying fruit tree, no permit required for removal, under protected size.**
2**P**	Mahaleb Cherry *(Prunus mahaleb)*	19.0	20	20/15	Poor vigor, poor form, decay at root crown, extensive die back. **Dying fruit tree, no permit required for removal.**
3	Spanish Dagger *(Yucca gloriosa)*	8-4	0	10/10	DEAD, **Dead tree no permit required for removal, under protected size.**
4	Privet *(Ligustrum japonicum)*	3"x4	30	10/12	Poor vigor, poor form, multi leader at grade. **Dying tree, no permit required for removal, under protected size.**
5	Privet *(Ligustrum japonicum)*	10.0	30	15/12	Poor vigor, poor form, girdled by ivy. **Dying tree, no permit required for removal, under protected size.**
6***P***	Redwood *(Sequoia sempervirens)*	18est	40	55/15	Poor vigor, fiar form, drought stressed, in decline.
7	Flowering plum *(Prunus cerasifera)*	7.5	50	15/15	Fair vigor, fair form, drought stressed. **Fruit tree, no permit requried for removal, under protected size.**
8	Honey Locust *(Gleditsia triacanthos)*	9.8	40	35/20	Fair to poor vigor, poor form, decay at root crown, **Dying tree, no permit required for removal, under protected size.**
9	Mulberry *(Morus alba)*	8.2	45	15/15	Good vigor, poor form, topped in past. **Fruit tree, no permit required, under protected size.**
10*	Evergreen Pear *(Pyrus kawakamii)*	10est	65	25/30	Good vigor, fair form.
11	Strawberry Madrone *(Arbutus marina)*	5.5-9.8	10	30/25	NEARLY DEAD, **dying tree, under protected size.**
12	Strawberry Madrone *(Arbutus marina)*	9.0	10	30/25	NEARLY DEAD. **dying tree, under protected size.**

864, 852, 842, 832 San Thomas Aquino (3)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comment
13*	Privet *(Ligustrum japonicum)*	6.0	0	10/10	DEAD, **dead tree, under protected size.**
14	Spanish Dagger *(Yucca gloriosa)*	4-3-2-3	45	10/10	Fair vigor, poor form, decayed leaders. **under protected size.**
15*	Evergreen Pear *(Pyrus kawakamii)*	8est	65	20/20	Fair vigor, fair form, at property line.
16*	Evergreen Pear *(Pyrus kawakamii)*	8est	65	20/20	Fair vigor, fair form, at property line.
17*	Evergreen Pear *(Pyrus kawakamii)*	5est	65	20/20	Fair vigor, fair form, at property line.
18*	Evergreen Pear *(Pyrus kawakamii)*	5est	65	20/20	Fair vigor, fair form, at property line.
19	Tree Of Heaven *(Ailianthus altissima)*	9.7	45	35/25	Good vigor, good form, invasive, damaging concrete, **under protected size**
20	Privet *(Ligustrum japonicum)*	4-3-3-3	50	20/15	Good vigor, poor form, multi leader at grade, **under protected size.**
21	Strawberry Madrone *(Arbutus marina)*	6.9	0	20/12	DEAD, **under protected size.**
22	Cherry plum *(Prunus cerasifera)*	3"x5	40	15/15	Fair to poor vigor, poor form, multi leader at grade, suppressed, **under protected size.**
23**P**	Valley Oak *(Quercus lobata)*	24.0	70	40/45	Good vigor, good form, codominant at 8'.
24	Black Walnut *(Juglans nigra)*	11.9	30	30/20	Poor vigor, poor form, in decline. **Under protected size.**
25	Tree Of Heaven *(Ailanthus altissima)*	9-7-6	40	45/30	Fair vigor, poor form, multi leader at grade, invasice, **under protected size.**
26**P**	Tree Of Heaven *(Ailanthus altissima)*	12.8	40	45/30	Fair vigor, poor form, multi leader at grade, invasive.

864, 852, 842, 832 San Thomas Aquino (4)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comment
27	Tree Of Heaven *(Ailanthus altissima)*	6.9	40	45/30	Fair vigor, poor form, multi leader at grade, invasive, **under protected size.**
28	Tree Of Heaven *(Ailanthus altissima)*	8.5	40	45/30	Fair vigor, poor form, multi leader at grade, invasive, **under protected size.**
29**P**	Tree Of Heaven *(Ailanthus altissima)*	20.6	40	45/30	Fair vigor, poor form, multi leader at grade, invasive.
30	Tree Of Heaven *(Ailanthus altissima)*	8.7	40	45/30	Fair vigor, poor form, multi leader at grade, invasive, **under protected size.**
31*	Evergreen Pear *(Pyrus kawakamii)*	6est	50	30/20	Fair vigor, fair form, suppressed, thin canopy.
32*	Evergreen Pear *(Pyrus kawakamii)*	6est	50	30/20	Fair vigor, fair form, suppressed, thin canopy.
33*	Evergreen Pear *(Pyrus kawakamii)*	6est	50	30/20	Fair vigor, fair form, suppressed, thin canopy.
34	Tree Of Heaven *(Ailanthus altissima)*	7.0	45	45/25	Fair vigor, fair form, suppressed. **under protecte size.**
35*	African Fern Pine *(Afrocarpus falcatus)*	7est	60	20/12	Fair vigor, fair form.
36	Mulberry *(Morus alba)*	10.2	45	12/12	Good vigor, poor form, topped. **under protected size.**
37	Spanish Dagger *(Yucca gloriosa)*	5.2-5.5-3.5	40	10.6	Fair vigor, poor form, decayed trunks. **under protected size.**
38**P**	Jeffrey Pine *(Pinus jeffreryi)*	24.5	45	50/45	Fair vigor, poor form, codominant at 15', dead wood, canker die back.
39	Tree Of Heaven *(Ailanthus altissima)*	4-4	45	20/15	Good vigor, fair form, invasive, codominant. **under protected size.**
40	Tree Of Heaven *(Ailanthus altissima)*	5-3	45	20/15	Good vigor, fair form, invasive, codominant. **under protected size.**

864, 852, 842, 832 San Thomas Aquino (5)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comment
41	Tree Of Heaven *(Ailanthus altissima)*	5.0	45	20/15	Good vigor, fair form, invasive. **under protected size.**
42*	African Fern Pine *(Afrocarpus falcatus)*	8est	65	15/15	Good vigor, fair form.
43**P**	California Pepper *(Schinus molle)*	57.0	65	40/40	Good vigor, fair form, pruned for utilities on one side of canopy, crown reduced in past, mature, **fruit tree, no permit required.**
44	Holly Oak *(Quercus ilex)*	4.0	50	15/10	Fair viogr, fair form, suppressd, leans towards home, **under protected size.**
45	Birch *(Betula pendula)*	6.2	45	20/10	Fair to poor vigor, fair form, dead wood at top, **under protected size.**
46	Birch *(Betula pendula)*	5.5	45	15/12	DEAD, **under protected size.**
47	Plum *(Prunus domestica)*	6.0	70	12/10	Good vigor, good form, **under protected size.**
48	Olive *(Olea europaea)*	8-6	0	16/12	DEAD, **under protected size.**
49	Olive *(Olea europaea)*	5.9	20	16/12	NEARLY DEAD, **under protected size.**
50	Leyland Cypress *(Cupressocyparis x leylandii)*	7.8	0	15/12	DEAD, **under protected size.**
51	Silk Tree *(Albizia julibrissin)*	8.0	10	20/15	NEARLY DEAD, **under protected size.**
52*	Privet *(Ligustrum japonicum)*	4-3-3est	45	15/12	Fair to poor vigor, poor form, in decline.
53	Pittosporum *(Pittosporum eugenioides)*	5-5-4	50	18/15	Good vigor, poor form, multi leader at grade, **under protected size.**
54	Pittosporum *(Pittosporum eugenioides)*	6-2-2-2	50	18/15	Good vigor, poor form, multi leader at grade, **under protected size.**

864, 852, 842, 832 San Thomas Aquino (6)
Survey:

Tree#	Species	DBH	CON	HT/SP	Comment
55	Privet *(Ligustrum japonicum)*	8.3	30	20/12	Poor vigor, poor form, in decline. **under protected size.**
56	Almond *(Prunus dulcis)*	6-5-3	45	10/10	Fair to poor vigor, poor form, multi leader at 2', **under protected size.**
57	Apple *(Malus sylvestris)*	10.8	45	12/12	Fair vigor, poor form, topped, decay on limbs and trunk, **fruit tree, under protected size.**
58	Pineapple Guava *(Acca sellowiana)*	4.7-4-4	45	10/8	Good vigor, poor form, topiary pruned. **Fruit tree, under protected size.**
59	Loquat *(Eriobotrya japonica)*	9.3	45	15/12	Fair vigor, poor form, topped. **Fruit tree, under protected size.**
60	Orange *(Citrus sinensis)*	5.2	10	8/6	NEARLY DEAD. **Dying fruit tree under protected size.**
61	Privet *(Ligustrum japonicum)*	8.0	45	15/10	Poor vigor, poor form, girdled by ivy. **under protected size.**
62	Privet *(Ligustrum japonicum)*	9.6	45	15/12	Poor vivor, fair form, in decline. **under protected size.**
63**P**	Coast Live Oak *(Quercus agrifolia)*	33.4	70	45/40	Good vigor, good form.
64	Sweet Bay *(Laurus nobilis)*	4"x15	45	25/30	Good vigor, poor form, stump resprout. **under protected size.**
65	Catalpa *(Catalpa speciosa)*	7-4	20	20/20	NEARLY DEAD. **under protected size.**
66	Tree Of Heaven *(Ailanthus altissima)*	10-6-5	45	25/25	Fair vigor, poor form, invasive. **under protected size.**
67***P***	Mexican Fan Palm *(Washingtonia robusta)*	14.0	50	14/8	Good vigor, good form, poor location, directly under utility lines.

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LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4777
Renewal 03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

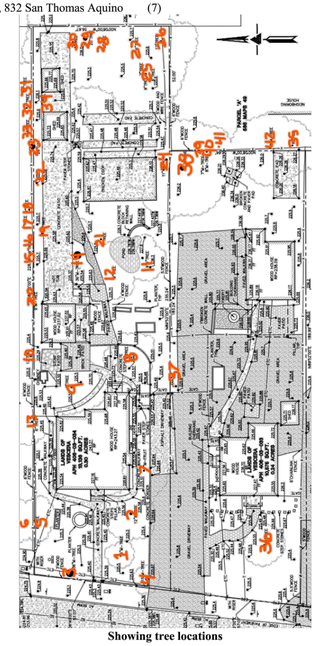
832, 842, 852, 864 San Tomas Aquino Rd.
CAMPBELL, CALIFORNIA

LANDSCAPE PLANS

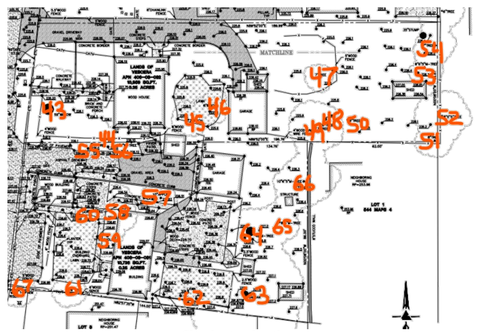
ARBORIST REPORT

Scale:

Date: June 20, 2023
Scale:
Job: 22-226
Design: KTL
Checked: KTL
KTL
North:
Sheet: L-1.2
Sheets



Showing tree locations



Showing tree locations

Summary of protected trees:
The trees on site are a mix of imported trees with two native oak trees observed (#23 and #63). All of the surveyed trees within the bounds of the property are proposed for removal to facilitate the proposed construction. The majority of the trees surveyed are under the protected size of 12" in diameter for the city of Campbell. 47 out of the 67 trees surveyed are in poor condition due to lack of irrigation or disease. 12 *Ailanthus altissima (*tree of heaven) trees were observed on site. This species is highly invasive and recommended for removal regardless of the proposed construction. Only 7 trees of a protected size (over 12" in diameter) are proposed for removal. Only 3 of the protected size trees to be removed are in fair to good condition (#43, 23, & 63). Below is a discussion of each tree proposed to be removed measuring 12" in diameter or larger.

Protected trees (over 12") proposed for removal
Mahaleb Cherry tree #2 is in very poor condition. Decay at the tree's root crown along with extensive die back was observed. This tree is dying as it is not expected to improve with any possible mitigation measures. Fruit trees as well as dying trees are exempt from tree protection regulations and can be removed without a permit.

Showing Mahaleb Cherry #2 in decline

California Pepper tree #43 is in fair condition. The tree has been pruned in the past on one side of its canopy for line clearance pruning. The tree has been well maintained through crown reductin pruning. The tree is considered to be matur. This species is classified as a fruit tree in the city of Campbell and is exempt from the tree protection regulations and can be removed without a permit.

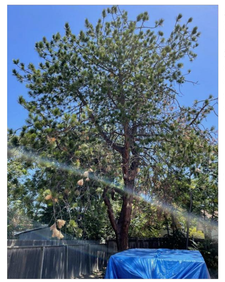
Showing California Pepper #43

Valley Oak tree #23 and Coast Live Oak tree #63 are both in good condition. These are the only native trees observed on site. Both trees will require tree removal as they are either within the footprint of the proposed work or too close to the proposed work to adaquately protect the tree from construction activity.

Showing oak #63 **Showing oak #23**

Tree of Heaven trees #26 and #29 are both proposed for removal as they are in poor condition. This species is highly invasive and recommended for removal regardless of the proposed work on site.

Showing Tree of Heaven trees #26 and #29



Jeffrey Pine tree #38 is in poor condition. The tree is codominant at 15' with mild included bark observed. Included bark often leads to large leader failures if not properly mitigated through pruning or cabling. Areas of die back and decline were observed in the tree's canopy. The tree is not well suited for preservation within the landscape as it is already in decline. Tree remvoal is recommended.

Showing Pine tree #38

Tree replacement measures:
The city of Campbell has their own replacement tree requirements as seen below. A 24" box size tree will be needed as tree replacements to satisfy the requirements of trees #2, 23, 26, and 29 to be removed. A 36" box size tree will be needed for trees #43, and #63 to be removed.

REPLACEMENT TREE REQUIREMENTS			
Trunk Size of Removed Tree (measured at 4 feet above grade)		**Replacement Ratio Required** (per tree removed)	
Diameter (inches)	*Circumference (inches)*	*Number of replacement trees*	*Minimum Size*
12 to 24	38 to 75	One (1)	24-inch box
Greater than 24	Greater than 75	One (1)	36-inch box
City-designated Heritage Trees (any size)		One (1)	48-inch box
In-Lieu Fee: If a property cannot reasonably accommodate the required replacement tree(s) in compliance with the above table, the City may accept payment of an in-lieu fee equal to the fair market value of a standard City street tree (delivered and installed) at the sole the discretion of the Community Development Director.			

Showing Redwood #6 in decline

Impacts/Recommendations:
The only neighboring trees of a protected size observed are Redwood tree #6 and Mexican Fan Palm tree #67. Neighboring Redwood tree #6 is in poor condition. The tree is under severe drought stress causing the vigor of the tree to be poor. The tree is located at 12' from the property line (8x the tree's diameter). Grading impacts (likely, no grading and drainage plan reviewed) and impacts from the storm water treatment area will be taking place near this tree. Impacts to the tree are expected to be minor to moderate as the tree is already in decline. Irrigation at the property line is recommended to be given to the tree. Every week during the dry season it is recommended to irrigate the tree at the property line using 40 gallons of clean water. Generally, a redwood tree of this size would not be expected to be impacted by the proposed construction. Due to the tree's current state of heath, even what would usually be considered minor impacts could have a moderate to high impact on the trees health. Deep water fertilizing the tree from the property side is recommended to take place in early spring of 2023 to try and help improve the trees health. Without the neighbor also addressing the drought stress symptoms observed, the tree is likely to continue its decline.

Mexican Fan Palm tree #67 is in fair condition. The tree is located directly under high voltage utility lines. Palm trees cannot be pruned to avoid utility interruption. Once the tree reaches the height of the utility lines the tree will need to be removed as the tree would die if pruned. Hand excavation under the Project Arborist supervision is recommended for the storm water treatment area. All encountered roots are recommended to be cleanly cut under the Project Arborist supervision. Impacts are expected to be minor. Once roots have been cut, the tree is recommended to be immediately irrigated using 50 gallons of clean water.

Showing Palm tree #67

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LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4777
Renewal 03-31-2024 Renewal Date
Date
STATE OF CALIFORNIA

832, 852, 864
San Tomas Aquino Rd.
CAMPBELL, CALIFORNIA

LANDSCAPE PLANS

ARBORIST REPORT

Scale:

Date: June 20, 2023
Scale:
Job: 22-226
Design: KTL
Checked: KTL
KTL
North:
Sheet: L-1.3
Sheets

Tree Protection Plan:

Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6-foot-tall metal chain link type supported by 2-inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing for the protected trees on site should be placed at the distances noted below. All other non-protected trees are recommended to be protected by fencing placed at the dripline. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering and construction scheduling shall be implemented in full by the owner and contractor. The following tree protection distances should be followed throughout the entire length of the project:

- The only surveyed trees to be retained are located on the neighboring properties. These trees are to be protected by the existing property line fences.

Landscape Buffer
Where tree protection does not cover the entire root zone of the trees (canopy spread), or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone. If plywood is used the pieces of plywood shall be attached in a way that minimizes movement.

Tree Pruning
During construction any Pruning will be supervised by the site arborist and must stay underneath 25% of the trees total foliage. No Pruning is expected on this site.

Root Cutting
Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching and Excavation
Trenching for irrigation, electrical, drainage or any other reason, should be located outside of the trees calculated root zone of 10 times the tree diameters when possible. If not possible trenching shall be hand dug when beneath the dripline of desired trees. Any excavation underneath the dripline of a protected tree will need to be supervised by the Project Arborist. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below.

Irrigation
Normal irrigation should be maintained throughout the entire length of the project for the imported trees. Irrigation should consist of surface flooding, with enough water to wet the entire root zone once a week during the dry season. The top foot of soil shall be saturated.

Grading
All existing grades underneath the dripline of a protected tree shall remain as is.

Inspections
The site will be inspected after the tree protection measures are installed and before the start of construction. It is the contractor's responsibility to notify the site arborist when construction is to start, and whenever there is to be work performed within the dripline of a protected tree on site at least 48 hours in advance. During the site visits the site arborist will offer mitigation measures specific to the work completed. Kielty Arborist Services can be reached at 650-532-4418, or by email at davidkieltyarborist@gmail.com

This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.
Sincerely,

David Beckham Certified Arborist WE#10724A TRAQ Qualified

David Beckham

Kielty Arborist Services
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: David Beckham
David Beckham

Date: September 23rd, 2022

1	Plan Check Comments, Jan. 12, 2023	KTL	6/20/23

Prepared By:
LEVESQUE DESIGN
1414 BAY STREET, SUITE 100
ALAMEDA, CALIFORNIA 94501
(510) 521 6700

Prepared For:

DENARDI WANG HOMES
773 Cuesta LLC
C/O DeNardi Wang Homes
4962 El Camino Real, Suite 223
Los Altos, CA 94022
info@denardihomes.com

LICENSED LANDSCAPE ARCHITECT
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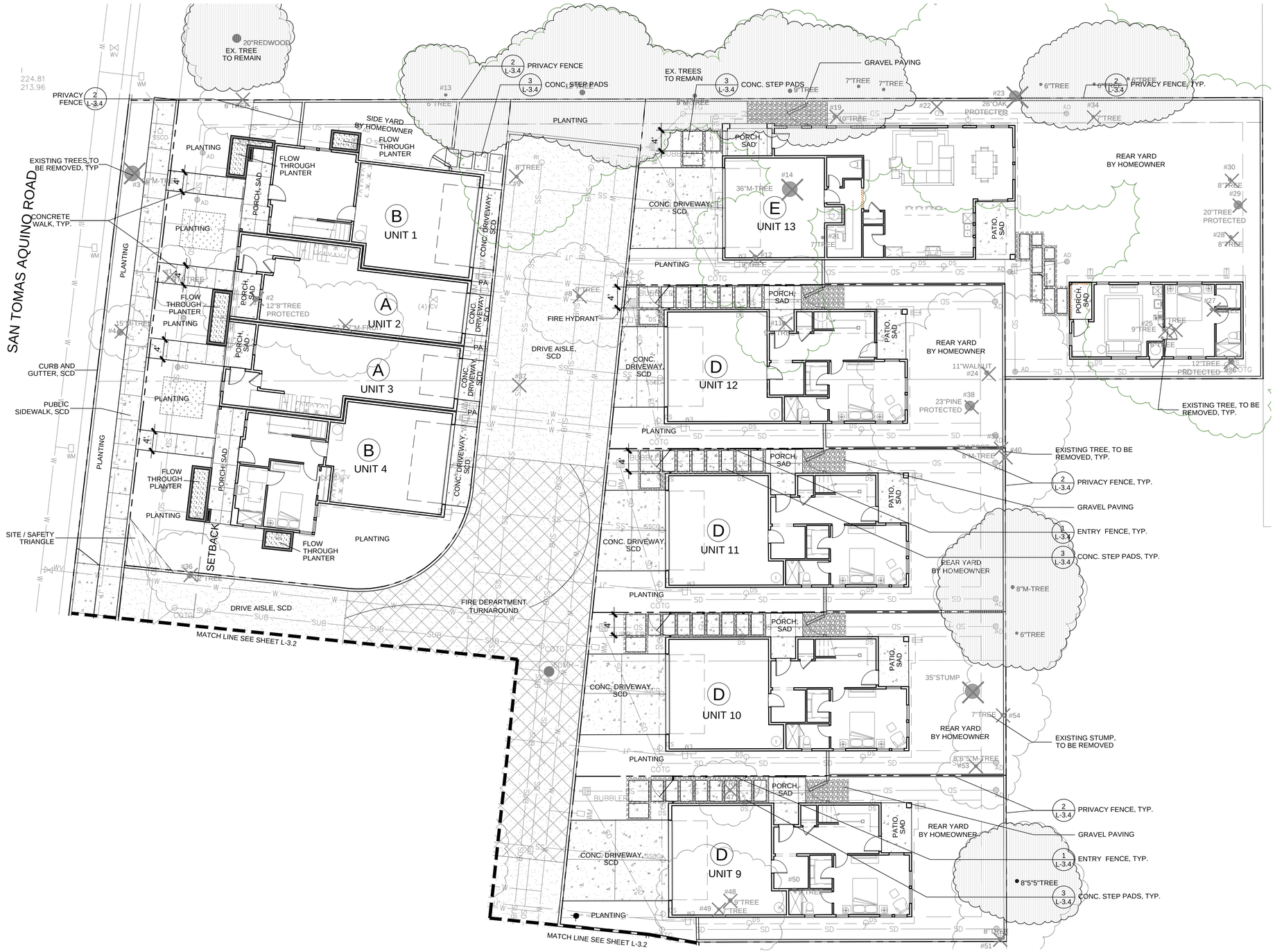
LANDSCAPE PLANS

ARBORIST REPORT

Scale:

Date: June 20, 2023		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL
North:		Sheet: L-1.4 Sheets	



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LANDSCAPE PLANS

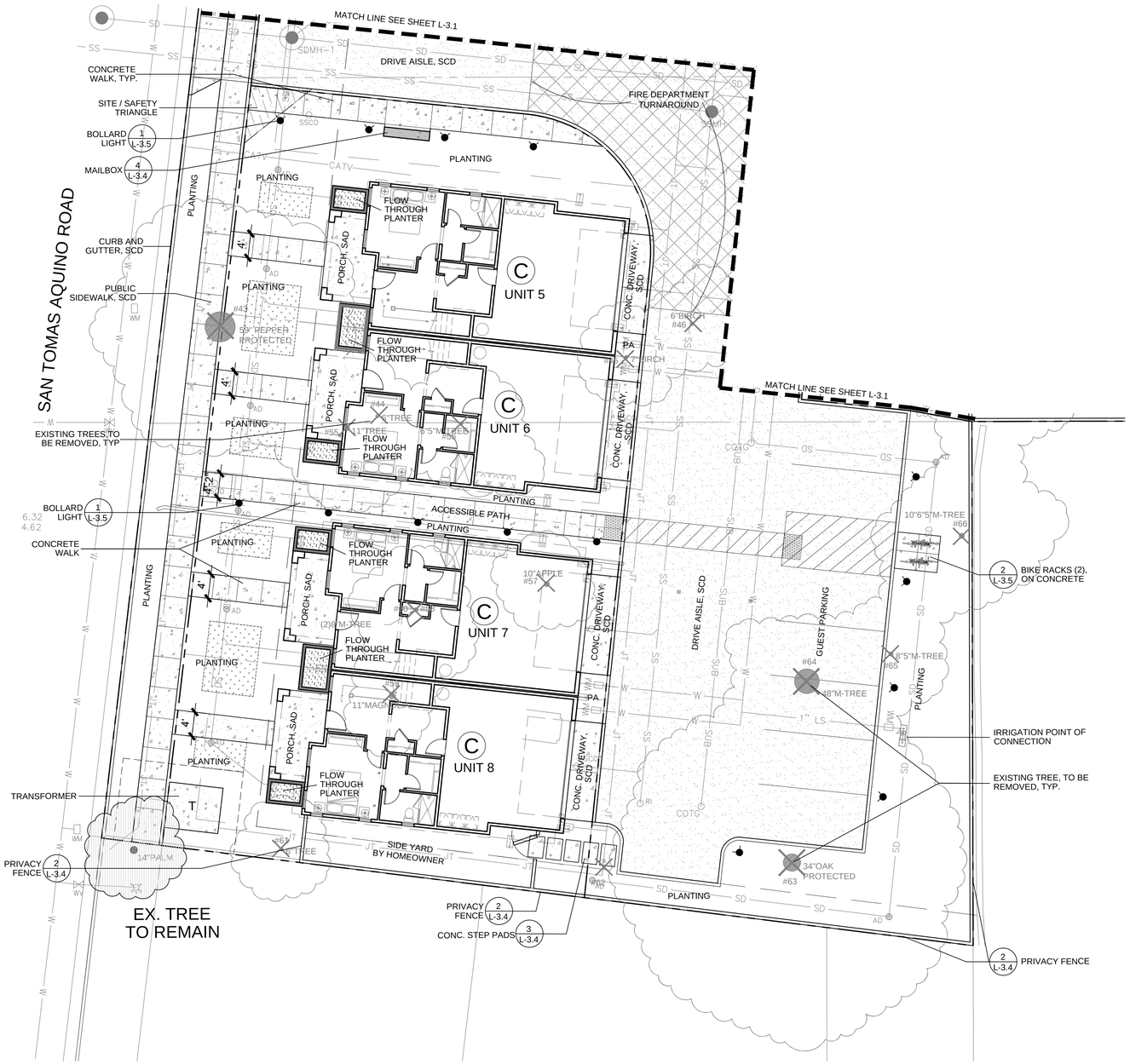
LAYOUT PLAN

Scale:
SCALE: 1" = 10'-0"
0 5 10 20 30

Date: June 20, 2023		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL

North:

Sheet:
L-3.1
Sheets



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LAYOUT PLAN

Scale:
SCALE: 1" = 10'-0"
0 5 10 20 30

Date: June 20, 2023		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL
North:		Sheet: L-3.2	

Sheets

Plan View
Scale: 1 inch= 8 Ft.

Luminaire Schedule						
Symbol	**Qty**	**Fixture Type**	**Manufacturer and Part Number**	**LLF**	**Lumens**	**Watts**
	15	E	MegaBlinkerS6040W	0.903	759	34.4

NOTES:
1. The luminaire fixture types and part numbers included on the schedule above are for photometric purposes only and may need to be revised for real world conditions. Please refer to the manufacturer specification sheets and make sure to confirm voltages, finishes, mounting options, dimming and control options, accessories, etc. before specifying and/or ordering the fixtures.

2. LLF = Light Loss Factor = Lamp Lumen Depreciation (LLD) x Lamp Dirt Depreciation (LDD) = 0.95 x 0.95 = 0.90

3. The "MH" tag beneath the fixture type designations shown in plan view indicates fixture mounting height AFF (above finished floor).

Illuminance Calculation Summary							
Calculation Grid Description	**Grid Location**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
UNIT C BIKE RACK		Fc	0.08	0.3	0.0	N.A.	N.A.
UNIT C MALBOX AND PATH		Fc	7.44	26.0	0.2	37.20	130.00
UNIT C WALK ACCESS PATH		Fc	5.28	32.5	0.1	52.80	325.00
UNIT C DRIVE AISLE		Fc	0.20	8.9	0.0	N.A.	N.A.
UNIT C GUEST PARKING		Fc	0.91	14.8	0.1	9.10	148.00

PHOTOMETRIC PLAN L-3.3

LIGHTING SYSTEMS
www.ltgsys.com

510-982-3900
2322 6th Street
Berkeley, CA 94710

916-772-5800
1310 Blue Oaks Blvd
Suite 400
Roseville, CA, 95678

San Tomas Aquino Campbell

Filename: San Tomas Aquino Campbell_HOUSE_102422.AGI

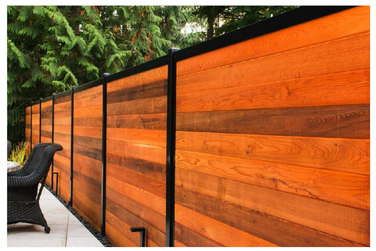
DISCLAIMER:
This lighting calculation report attempts to approximate the maintained light levels and is based on the information provided to Lighting Systems. Please verify the information provided (space dimensions, fixture mounting heights, surface reflectances, etc.) to ensure the accuracy of the report. Many factors that can affect field-measured lighting levels cannot be anticipated when using the calculation software and as such Lighting Systems cannot guarantee lighting levels.

Date: 10/24/2022

Calcs by: Alessia Pope
Phone: (510)-982-3936
alessiap@ltgsys.com

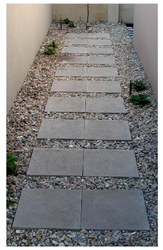
1 ENTRY FENCE W/ ADDRESS (UNITS 9 TO 13)

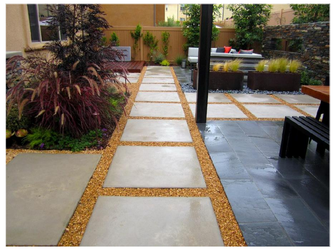
SCALE: N/A



2 PRIVACY FENCE

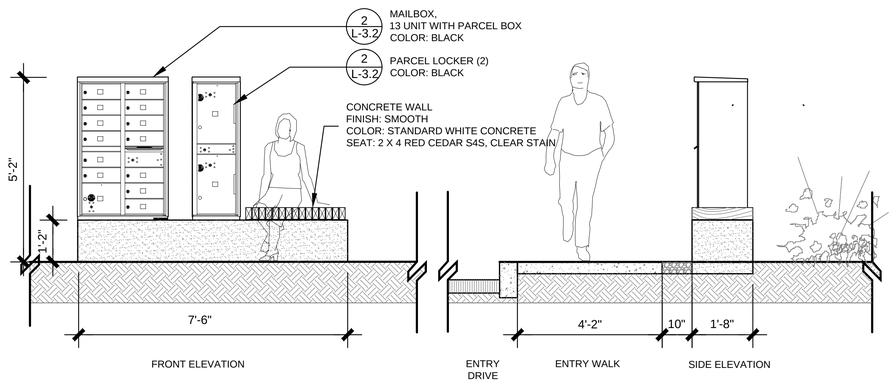
SCALE: N/A





3 CONCRETE STEP PADS (UNITS 9 TO 13)

SCALE: N/A



4 MAIL BOX

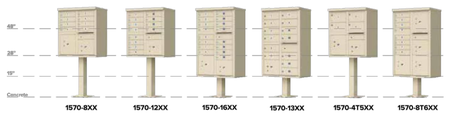
SCALE: N/A

Cluster Box Units

PRODUCT SELECTIONS

vital™ Cluster Box Units

Pre-configured units include parcel lockers and outgoing mail collection to be used alone or in large groupings. Pedestal included ensures mailboxes and parcel lockers comply with USPS installation regulations. Available in six architectural colors (see page 6).

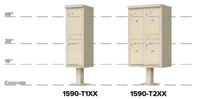


MODEL #	CBU TYPE	INSTALLED HEIGHT	INSTALLED WIDTH	INSTALLED DEPTH	PEDESTAL HEIGHT	WEIGHT (LBS)	STANDARD TENANT COMPARTMENT DIMENSIONS	MAILBOX COMPARTMENTS	PARCEL LOCKERS
1570-8XX	vital™ Type I CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	8	2
1570-12XX	vital™ Type II CBU	62"	30-1/2"	18"	28-1/2"	144	3"H x 12"W x 15"D	12	1
1570-16XX	vital™ Type III CBU	62"	30-1/2"	18"	14-1/2"	175	3"H x 12"W x 15"D	16	2
1570-13XX	vital™ Type IV CBU	62"	30-1/2"	18"	14-1/2"	167	4-3/4"H x 12"W x 15"D	13	1
1570-4T5XX	vital™ Type V CBU	62"	30-1/2"	18"	28-1/2"	145	6-1/2"H x 12"W x 15"D	4	2
1570-8T6XX	vital™ Type VI CBU	62"	30-1/2"	18"	14-1/2"	176	3"H x 12"W x 15"D	8	4

Note: Exchange "XX" in Model # above for two-digit color reference: Black=BK Dark Bronze=DB Sandstone=SD Postal Grey=PG White = WH Forest Green = FG

valiant™ Outdoor Parcel Lockers

Industry unique package delivery system with key trapping locks can be used alone or with CBU installation to accomodate USPS-delivered packages in a secure locker.



Florence "F" Series CBU is Officially Licensed by the US Postal Service

The Florence vital™ 1570 series CBU line is an Officially Licensed CBU product of the US Postal Service for centralized mail delivery.

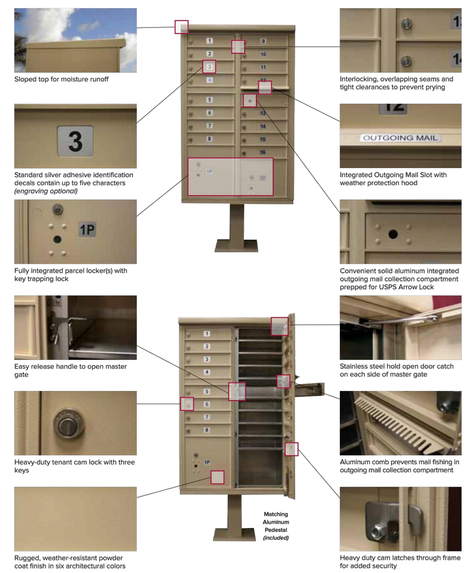
License #2021212

MODEL #	OPL TYPE	INSTALLED HEIGHT	INSTALLED WIDTH	INSTALLED DEPTH	PEDESTAL HEIGHT	WEIGHT (LBS)	STANDARD TENANT COMPARTMENT DIMENSIONS	MAILBOX COMPARTMENTS	PARCEL LOCKERS
1590-T1XX	valiant™ Type I OPL	62"	15"	18"	14-1/2"	100	19-5/8"H x 12"W x 15"D	0	2
1590-T2XX	valiant™ Type II OPL	62"	30-1/2"	18"	14-1/2"	139	19-5/8"H x 12"W x 15"D	0	4

Note: Exchange "XX" in Model # above for two-digit color reference: Black=BK Dark Bronze=DB Sandstone=SD Postal Grey=PG White = WH Forest Green = FG

Cluster Box Units

PRODUCT DESIGN & SECURITY FEATURES



5 MAIL BOX / PARCEL LOCKERS

SCALE: N/A

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Prepared For:

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LANDSCAPE PLANS

SITE DETAILS

Scale:

Date: June 20, 2023		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL
North:		Sheet: L-3.4	

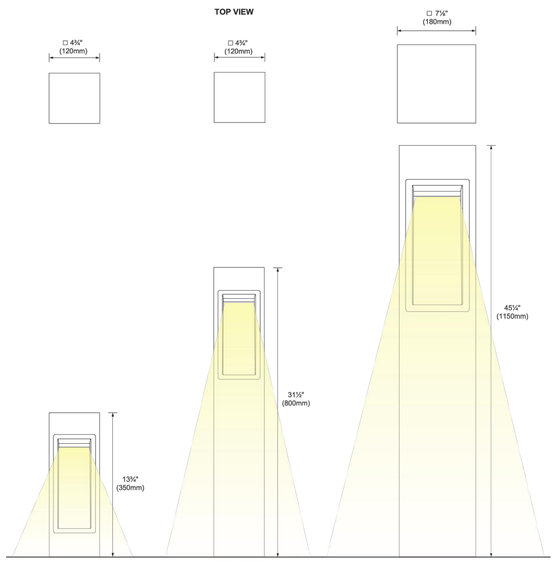
Sheets

Collection of bollards for exterior commercial and institutional applications. Exceptional European build quality with high corrosion resistant finish. Robust marine grade die-cast aluminum construction with stainless steel fasteners and factory sealed micro-prismatic glass diffuser.

Luminaire characteristics:	**Power input:** 16.5W to 34.4W **Lumens:** 281lm to 759lm (for 3000K, 90CRI) **Luminaire efficacy:** Up to 22lm/W
Source:	LED module (LM-80 tested) 2700K: 90CRI, 3000K: 90CRI, 4000K: 90CRI.
Lumen maintenance:	80% of initial lumens at 70 000 hours(L80)(LM-79)
Optics:	Accent light.
Material:	Body: Die-cast aluminum Reflector: 99.98% pure anodized aluminum Diffuser: 4mm thick acid etched tempered glass Hardware: Stainless steel screws and silicone gaskets.
Mounting:	Install with flange accessory or fasten to ground.
Electrical:	Integral high efficiency electronic remote LED driver,rated at 50 000 hours, 120-277V.
Dimming:	0-10V (120-277V), down to 15%.
Finish:	Aluminum gray.
Weight:	7.3 to 30.2lbs (3.3 to 13.7kg)
Warranty:	5 year limited warranty.
Ratings:	IP65, IK06
Certification:	cULus listed for wet location

DIMENSIONS

Mini Blinker Bollard S6050	Mini Blinker Bollard S6090	Mega Blinker Bollard S6040



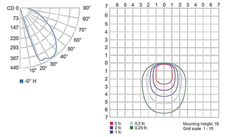
1 BOLLARD LIGHT CUT SHEET
SCALE: N/A

PHOTOMETRIC DATA
Visit sistemalux.com for complete photometric data.

S6050

CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODELS
3000K	90	16.5W	Accent light	281	17	437	S6050W

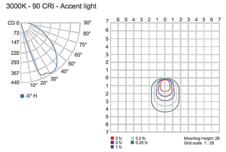
3000K - 90 CRI - Accent light



S6090

CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODELS
3000K	90	16.5W	Accent light	281	17	437	S6090W

3000K - 90 CRI - Accent light



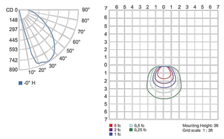
CCT options	2700K	3000K	4000K
CRI options	90CRI	90CRI	90CRI
Multiplier	**0.94**	**1**	**1.07**

PHOTOMETRIC DATA
Visit sistemalux.com for complete photometric data.

S6040

CCT (K)	CRI	LOAD (W)	OPTIC	LUMENS (lm)	EFFICACY (lm / W)	MAX CANDELA (cd)	MODELS
3000K	90	34.4W	Accent light	759	22	882	S6040W

3000K - 90 CRI - Accent light



CCT options	2700K	3000K	4000K
CRI options	90CRI	90CRI	90CRI
Multiplier	**0.94**	**1**	**1.09**

MOUNTING (TO BE ORDERED SEPARATELY)

☐ **S5310 -** Flange with stainless steel screws for Mega Blinker Bollard (S6040)
Ø 7" x H: 9½"
(Ø178mm x 241mm)
(To be installed in concrete)

☐ **S6309 -** Flange with stainless steel screws for Mini Blinker Bollard (S6050/90)
Ø 4½" x H: 6½"
(Ø 118mm x H: 165mm)
(To be installed in concrete)

ORDERING INFO

- UNV - **- D10**
FIXTURE

RESET INFO

MODELS

☐ **S6040 -** Megablinker, 1150mm ☐ **S6050 -** Miniblinker, 350mm ☐ **S6090 -** Miniblinker, 800mm

LED

☐ **H -** 2700K, 90CRI ☐ **W -** 3000K, 90CRI ☐ **N -** 4000K, 90CRI

ELECTRICAL

■ **UNV -** 120-277V

FINISH

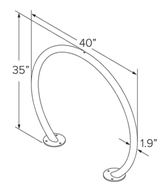
☐ **14 -** Aluminum gray

DIMMING

■ **D10 -** 0-10V

2 BIKE RACK
SCALE: NA

ROUND RACK
Submittal Sheet



CAPACITY 2 Bikes

MATERIALS 1.5" schedule 40 pipe (1.9" OD)

FINISHES

☐ **Galvanized**
An after fabrication hot dipped galvanized finish is our standard option.

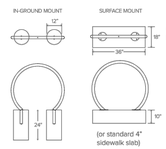
☐ **Powder Coat**
Our powder coat finish assures a high level of adhesion and durability by following these steps:
1. Sandblast
2. Epoxy primer electrostatically applied
3. Final thick TGIC polyester powder coat

☐ **Stainless**
Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

MOUNT OPTIONS

☐ **In-ground**
In ground mount is embedded into concrete base. Specify in ground mount for this option.

☐ **Surface**
Foot Mount has two 6" circular feet with three anchors per foot. Specify foot mount for this option.



OPTIONAL LEAN BAR ☐ **Add Lean Bar**

DERO
a PLAYCORE company
www.dero.com | 1-888-337-6729

Notes:
1. SURFACE MOUNT
2. COLOR: STAINLESS STEEL

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Sheet: L-3.5
Sheets

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.

3. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

4. IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLERS TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.

5. AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.

6. 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

7. CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.

8. IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.

9. CONTROLLER PROGRAMMING:
   A. CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
   B. CONTRACTOR SHALL PROGRAM CONTROLLER TO MONITOR FLOW CONDITIONS AND RESPOND WITH CONTROL OF MASTER VALVE AND/OR RECORDING ALARM CONDITIONS FOR USE BY MAINTENANCE PERSONNEL.

10. IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICE SHALL BE MADE WITH 3M-DBR/Y-6 SEAL PACKS.

11. FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE, SIZE #16. NO SPLICES ALLOWED.

12. INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAINLINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.

13. SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-DBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.

14. PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.

15. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.

16. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE (NOT IN LAWN AREA).

17. THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.

18. ALL IRRIGATION PIPING THAT IS NOT A DIRECT LINE TO TREES SHALL BE A MINIMUM FIVE (5) FEET FROM CENTER OF TREE.

19. LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.

20. INSTALL AN NDS FLOW MANAGEMENT INLINE SPRING LOADED CHECK VALVE (CV-0500-FM) BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

21. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.

22. IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

23. PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
   A. NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
   B. PERFORM TESTING AT HIS OWN EXPENSE.
   C. CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
   D. APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
      1. TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
      2. TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.

24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

25. IRRIGATION DEMAND: __ GPM AT 60 PSI STATIC PRESSURE AFTER THE PRESSURE REDUCING VALVE. ACTUAL PRESSURE IN THE STREET MAIN IS 87 PSI. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.

26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.

27. SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.

28. RECORD DRAWINGS:
   A. THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL IRRIGATION DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
   B. ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
   C. UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.

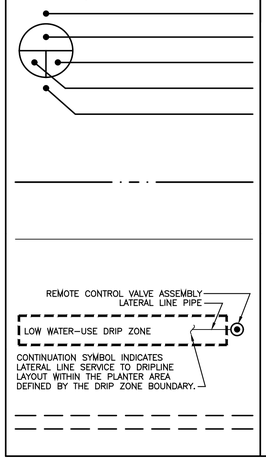
29. FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.

30. WARRANTY:
   A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
   B. THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

31. AN IRRIGATION AUDIT REPORT BY A DISINTERESTED 3RD PARTY SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING THE INDEPENDENT AUDITOR.

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION
■	1401 / CV-0500-FM	RAIN BIRD BUBBLER / NDS FLOW MANAGEMENT INLINE SPRING CHECK VALVE (TREE)
▲	LT-S	FLUSH VALVE (SEE DETAIL) – KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)
⊠	ARV050	RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE
	OPERIND – (SEE SUB-SURFACE DRIP LAYOUT DETAILS)	RAIN BIRD DRIP SYSTEM OPERATION INDICATOR
◔	PESB-SERIES / LT-T	RAIN BIRD REMOTE CONTROL VALVE / KBI SCHEDULE 80 PVC FULL PORT BALL VALVE
⊙	XCZ-100-FLOW-PRB	RAIN BIRD CONTROL ZONE KIT – PVC BALL VALVE, 1" PESB VALVE, AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH) WITH FLOW INDICATION
◆	33DRC	RAIN BIRD QUICK COUPLING VALVE
⋈	T-113-LF	NIBCO GATE VALVE – LEAD FREE (LINE SIZE)
Ⓜ	3200100-1"	SUPERIOR NORMALLY CLOSED MASTER CONTROL VALVE
F	FSI-T10-001-1"/P7162D-A (PART OF CONTROLLER EQUIPMENT)	CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH PAIGE SHIELDED COMMUNICATION CABLE (SEE CONTROLLER DESCRIPTION BELOW)
▣	975XL2-1"	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY (LEAD FREE)
⬡	CA6-HUB-XX / HWSS / LPP / EMP-16 / FAN-16 / GTFS-100P / P7162D-A	SiteOne GREEN TECH CONTROLLER ASSEMBLY WITH HUNTER I-CORE CONTROLLER IN A TOP OPENING STAINLESS STEEL STRONG BOX ENCLOSURE, WITH LINE PRIMARY PROTECTION, CST FLOW SENSOR, SENSOR CABLE (P7162D-A), AND WIRELESS SOLAR SYNC SENSOR ASSEMBLY. CONTACT NICK MANFRE, SiteOne GREEN TECH REPRESENTATIVE, FOR ORDER, PURCHASE AND WARRANTY. (925.558.5965)
SSI	WSS-SEN (PART OF CONTROLLER EQUIPMENT PACKAGE)	HUNTER WIRELESS SOLAR SYNC SENSOR (MOUNT IN A STRONG BOX VANDAL RESISTANT ENCLOSURE)



SEE PLANT WATER REQUIREMENT INFORMATION BELOW
SM – SHRUB & GROUNDCOVER/MODERATE WATER
SL – SHRUB & GROUNDCOVER/LOW WATER
TM – TREE/MODERATE WATER
TL – TREE/LOW WATER

MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.

LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.

SUB-SURFACE DRIP BOUNDARY: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT, AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" COVER.

SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.

VALVE BOXES SHALL BE BLACK IN COLOR.

PRELIMINARY
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DICKSON & ASSOCIATES, INC.
LANDSCAPE IRRIGATION
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PALO CEDRO, CALIFORNIA 96073

1	Plan Check Comments, Jan. 12, 2023	KTL	6/20/23

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Prepared For:

DENARDI WANG HOMES
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4962 El Camino Real, Suite 223
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info@denardihomes.com

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4777
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

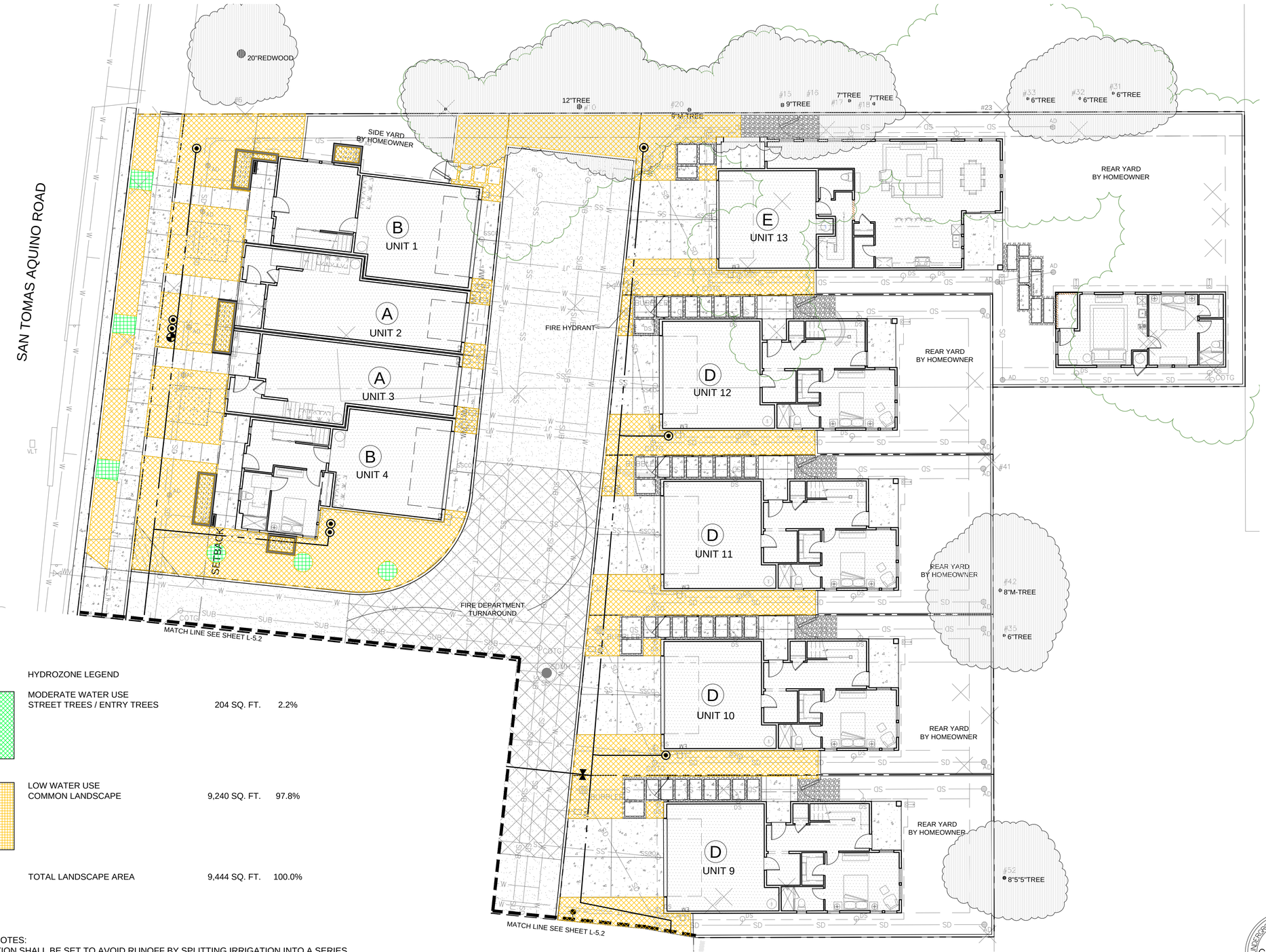
832, 852, 864
San Tomas Aquino Rd.
CAMPBELL, CALIFORNIA

LANDSCAPE PLANS

IRRIGATION NOTES & LEGEND

Scale:

Date: June 20, 2023		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL
North:		Sheet: L-5.0	Sheets



HYDROZONE LEGEND

MODERATE WATER USE			
STREET TREES / ENTRY TREES	204 SQ. FT.	2.2%	
LOW WATER USE			
COMMON LANDSCAPE	9,240 SQ. FT.	97.8%	
TOTAL LANDSCAPE AREA	9,444 SQ. FT.	100.0%	

IRRIGATION NOTES:

1. IRRIGATION SHALL BE SET TO AVOID RUNOFF BY SPLITTING IRRIGATION INTO A SERIES OF SHORT CYCLES.
2. THE IRRIGATION PLAN SHALL HAVE A MULTI-PROGRAMMABLE CONTROLLER.
3. A RAIN SHUT OFF VALVE SHALL BE EMPLOYED TO SHUT OFF THE SYSTEM AFTER SIGNIFICANT PRECIPITATION.
4. DRIP SHALL BE USED IN ALL PLANTER AREAS.
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LANDSCAPE PLANS

IRRIGATION PLAN

Scale:
SCALE: 1" = 10'-0"
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Date: June 20, 2023		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL

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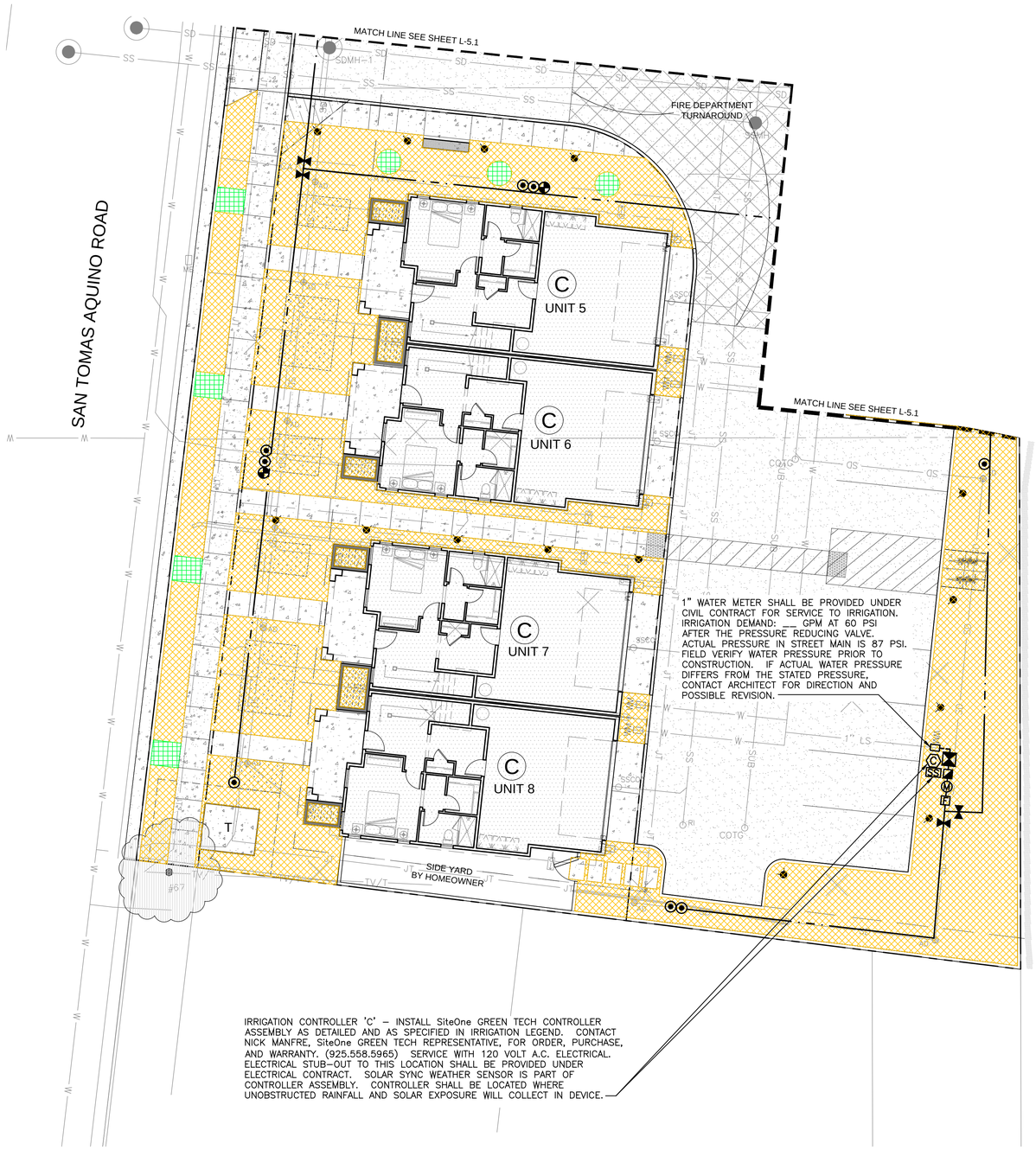

WATER EFFICIENT LANDSCAPE WORKSHEET–WELO

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 45.3

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas							
Low Water-Use Plants	**0.30**	**Drip**	**0.81**	**0.37**	**9,240**	**3,419**	**96,020**
Moderate Water- Use Plants	**0.50**	**Drip**	**0.81**	**0.62**	**204**	**126**	**3,552**
					(A)	**(B)**	
				Totals	**9,444**	**3,545**	**99,573**
Special Landscape Areas							
					(C)	**(D)**	
				Totals	**0**	**0**	
						ETWU Total	**99,573**
			Maximum Allowed Water Allowance (MAWA)[e]				**119,360**

[a] Hydrozone #/Planting Description
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] Irrigation Method
overhead spray
or drip

[c] Irrigation Efficiency
0.75 for spray head
0.81 for drip

*[e] **ETWU** (Annual Gallons Required) = **Eto x 0.62 x ETAF x Area***
where 0.62 is a conversion factor that converts acre- inches per acre per year to gallons per square foot per year.

*[e] **MAWA (Annual Gallons Allowed) =** {Eto} (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

Regular Landscape Areas

Total ETAF x Area (B)	3,545
Total Area (A)	9,444
Average ETAF	**0.38**

All Landscape Areas

Total ETAF x Area (B+D)	3,545
Total Area (A+C)	9,444
Sitewide ETAF (B+D) ÷ (A+C)	**0.38**

HYDROZONE LEGEND

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IRRIGATION PLAN

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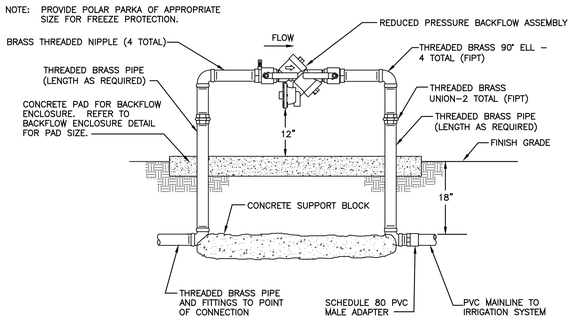
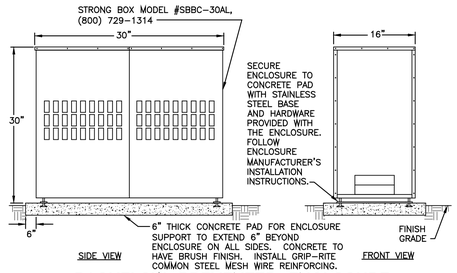
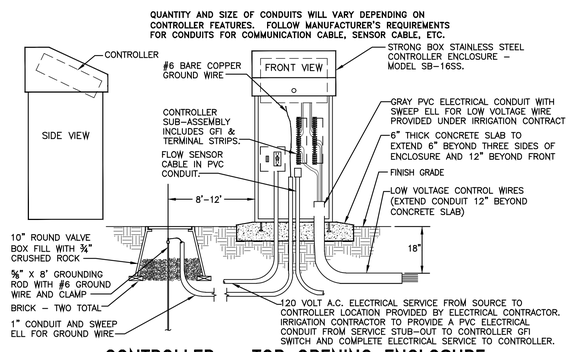


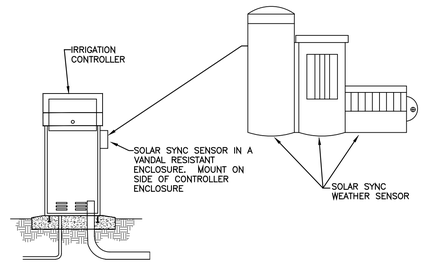
REDUCED PRESSURE BACKFLOW ASSEMBLY
NOT TO SCALE



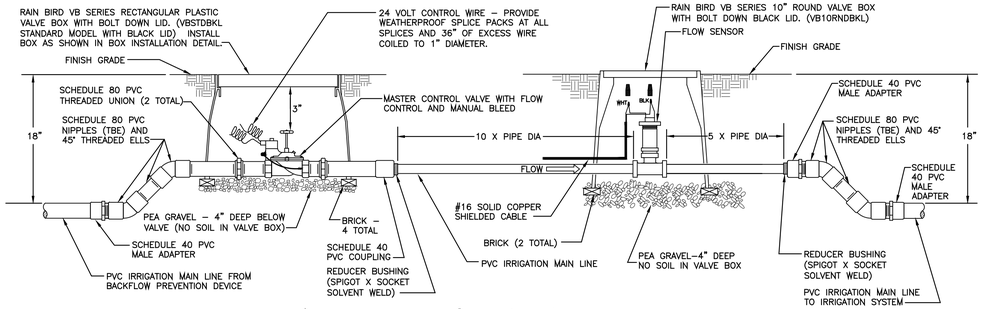
BACKFLOW PREVENTER ENCLOSURE
NOT TO SCALE



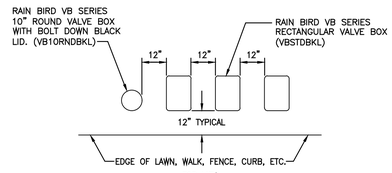
CONTROLLER – TOP OPENING ENCLOSURE
NOT TO SCALE



SOLAR SYNC SENSOR
NOT TO SCALE

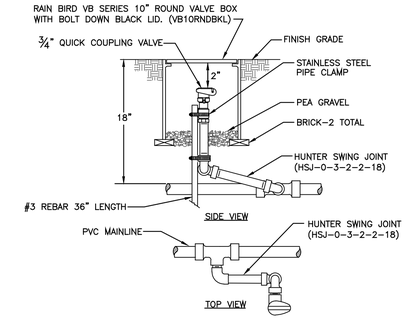


MASTER VALVE / FLOW SENSOR
NOT TO SCALE

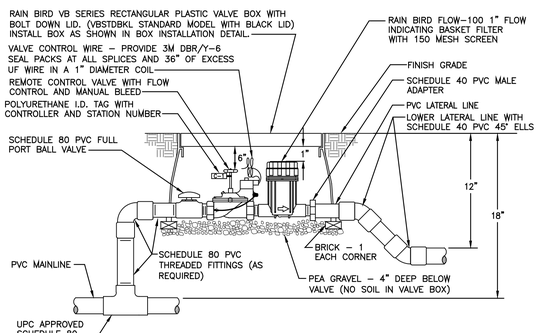


1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

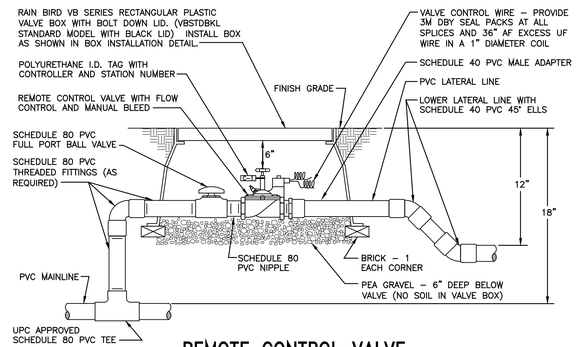
VALVE BOX INSTALLATION
NOT TO SCALE



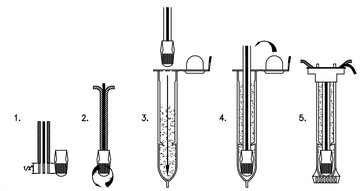
QUICK COUPLING VALVE
NOT TO SCALE



REMOTE CONTROL VALVE WITH FILTER
NOT TO SCALE



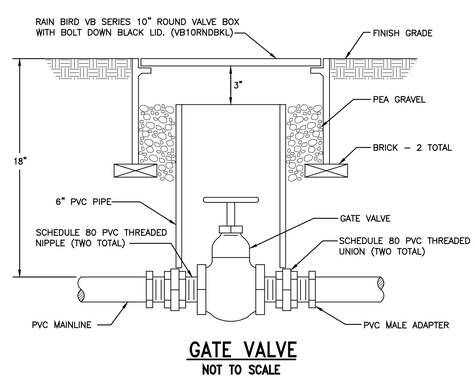
REMOTE CONTROL VALVE
NOT TO SCALE



INSTRUCTIONS:

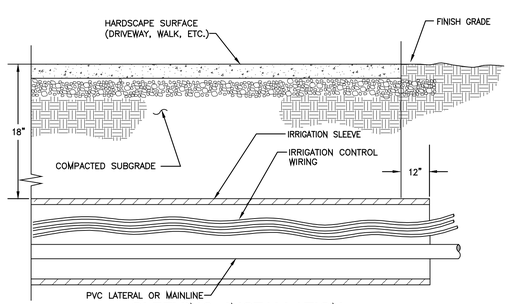
1. USE 3M–DBR/Y–6 WEATHER PROOF SPLICE.
2. STRIP WIRES APPROXIMATELY 1/2" (12.7 MM) TO EXPOSE WIRE.
3. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
4. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS PAST LIP IN BOTTOM OF TUBE.
5. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
6. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

WEATHERPROOF SPLICE ASSEMBLY
NOT TO SCALE

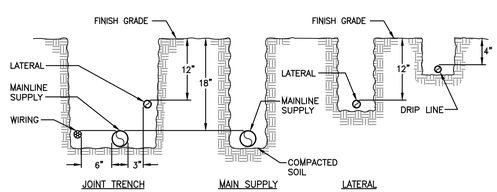


GATE VALVE
NOT TO SCALE

NOTES:
1. SLEEVE UNDER VEHICULAR PAVING SHALL BE BURIED TO A DEPTH OF 24" COVER.
2. SLEEVE IS TO EXTEND 12" BEYOND EDGE OF PAVING.



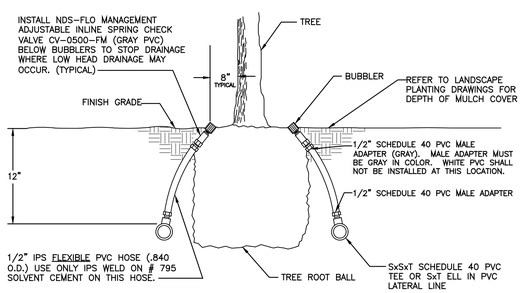
SLEEVING INSTALLATION
NOT TO SCALE



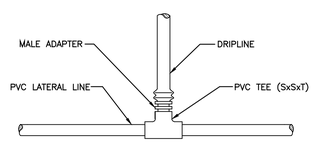
NOTES:

1. ALL PLASTIC PIPING SHALL BE INSTALLED IN THE TRENCH IN A SERPENTINE MANNER AS PER THE MANUFACTURER'S SPECIFICATIONS.
2. ALL SUPPLY LINES TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. TAPE AND BUNDLE TUBING OR WIRING AT 10 FEET INTERVALS.
4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS, CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS. CAREFULLY SELECT BACKFILL THAT IS TO BE PLACED NEXT TO PLASTIC PIPE TO AVOID ANY SHARP OBJECTS WHICH MAY DAMAGE THE PIPE.

TRENCHING DETAIL
NOT TO SCALE



TREE BUBBLERS
NOT TO SCALE



DRIPLINE TO PVC CONNECTION
NOT TO SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

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1	Plan Check Comments, Jan. 12, 2023	KTL	6/20/23

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Prepared For:

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LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4177
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

832, 852, 864 San Tomas Aquino Rd.
CAMPBELL, CALIFORNIA

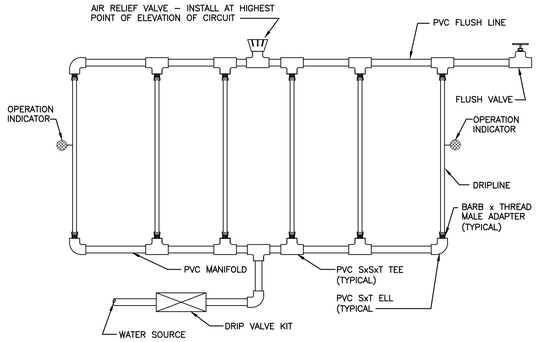
LANDSCAPE PLANS

IRRIGATION DETAILS

Scale:

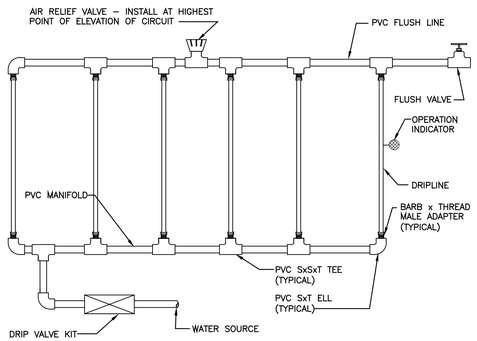
Date: June 20, 2023		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL
North:		Sheet: L-5.3	

Sheets



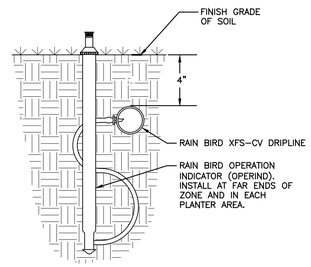
SUB–SURFACE INSTALLATION LAYOUT

NOT TO SCALE



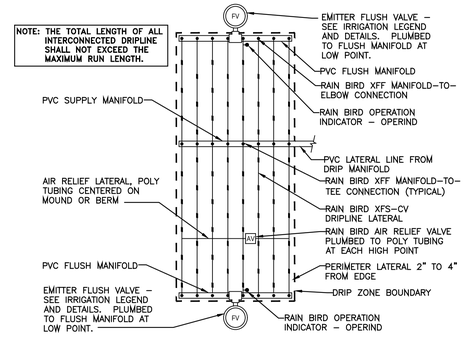
SUB–SURFACE INSTALLATION LAYOUT–END FEED

NOT TO SCALE



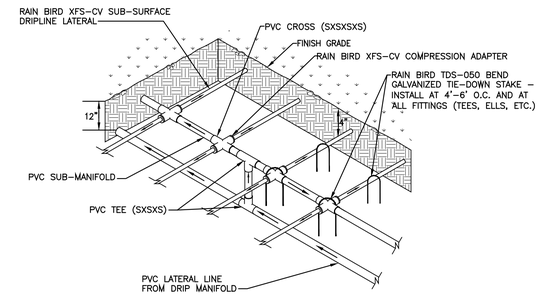
POP–UP OPERATION INDICATOR

NOT TO SCALE



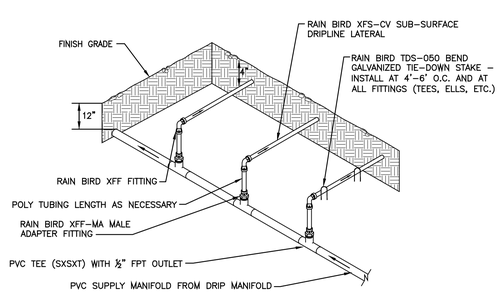
CENTER FEED LAYOUT FOR SUB–SURFACE DRIP

NOT TO SCALE



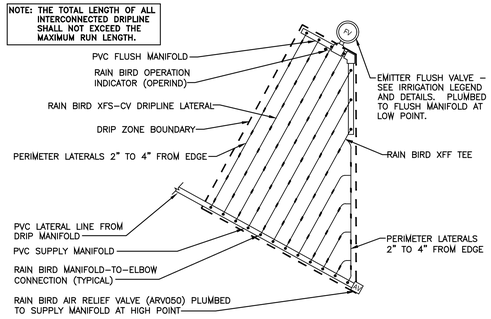
SUB–MANIFOLD CENTER FEED

NOT TO SCALE



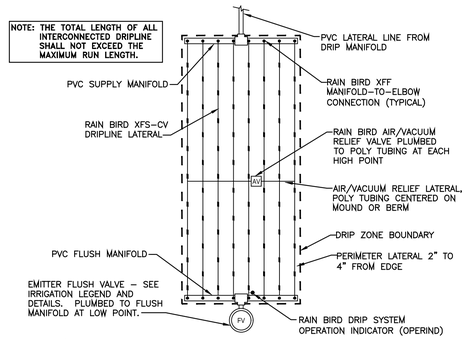
MANIFOLD END FEED

NOT TO SCALE



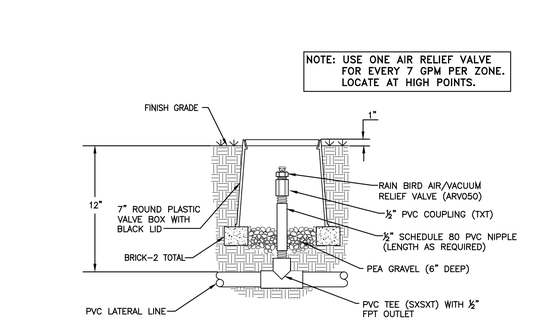
TRIANGULAR LAYOUT FOR SUB–SURFACE DRIP

NOT TO SCALE



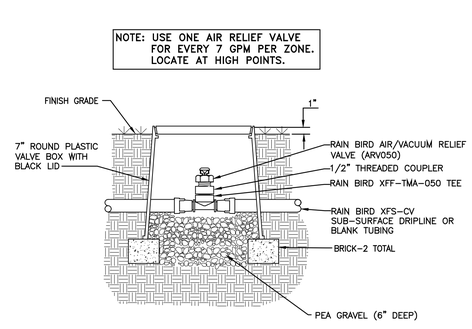
END FEED LAYOUT FOR SUB–SURFACE DRIP

NOT TO SCALE



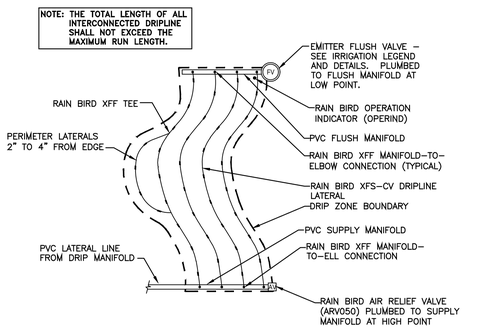
AIR/VACUUM RELIEF VALVE AT PVC LATERAL

NOT TO SCALE



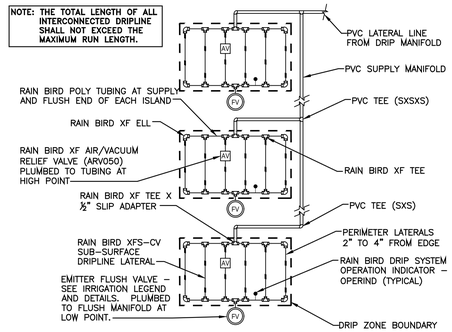
AIR/VACUUM RELIEF VALVE AT DRIPLINE PIPE

NOT TO SCALE



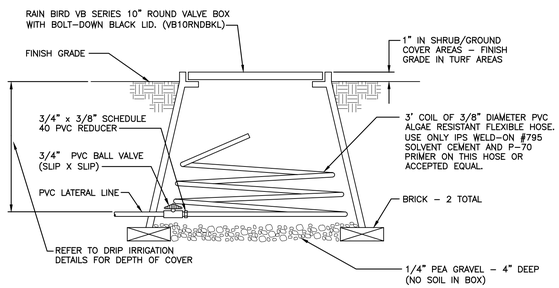
ODD CURVES LAYOUT FOR SUB–SURFACE DRIP

NOT TO SCALE



ISLAND LAYOUT FOR SUB–SURFACE DRIP

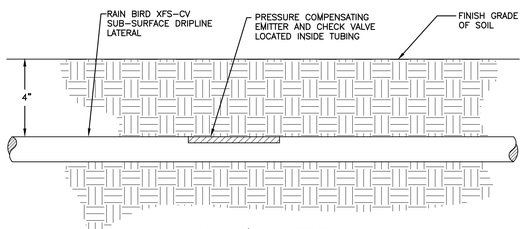
NOT TO SCALE



NOTE: SEE IRRIGATION DRAWINGS AND DETAILS FOR LOCATIONS.

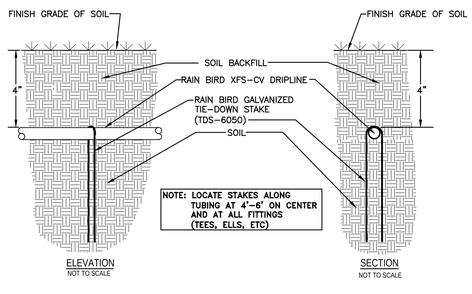
DRIP LINE FLUSH VALVE

NOT TO SCALE



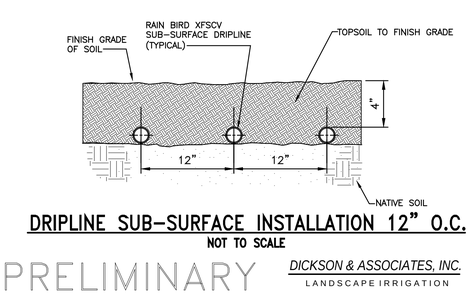
DRIPLINE DEPTH

NOT TO SCALE



GALVANIZED TIE–DOWN STAKE

NOT TO SCALE



DRIPLINE SUB–SURFACE INSTALLATION 12" O.C.

NOT TO SCALE

PRELIMINARY

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DICKSON & ASSOCIATES, INC.
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1	Plan Check Comments, Jan. 12, 2023	KTL	6/20/23

Prepared By:
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LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4477
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

832, 852, 864
San Tomas Aquino Rd.
CAMPBELL, CALIFORNIA

LANDSCAPE PLANS

IRRIGATION DETAILS

Scale:

Date:		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL
North:		Sheet: L-5.4	

Sheets

PLANTING NOTES

1. The scope of the planting work includes, but is not limited to the following:
   A. Ordering and delivery of the plant materials to site.
   B. Soil preparation and conditioning.
   C. Fine grading of all landscape areas, including supplying and installing amendments or imported topsoil as described on the drawings and as required by the recommendations of the soils testing report.
   D. Coordination of additional drainage work as shown on the drawings.
   E. Soil Testing by Landscape Contractor.
   F. Installation of plant materials.
   G. Ninety (90) day maintenance period.
   H. Replacement of all unsatisfactory plant materials.
   I. Final Approval
   J. Warranty

2. The Landscape Contractor shall notify the site contractor and Landscape Architect of any discrepancy between the Drawings and/or Specifications and actual conditions. Specifications shall take precedence. No work shall be done in any area where there is such a discrepancy until the discrepancy has been clarified and a written response has been given by the Landscape Architect.

3. All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.

4. Within 30 days after award of contract the Landscape Contractor shall arrange with a nursery to obtain all plant materials noted on the plans and have them available for inspection by the Owner and the Landscape Architect. Upon approval of the plant material, the contractor shall purchase the material and have it segregated and grown for the job. The deposit necessary for such contract growing (if required) is to be born by the Landscape Contractor. If travel is required by the L.A. to inspect plant material, cost of travel shall be at the contractor's expense.

5. The Landscape Contractor shall arrange and pay provide for4 (four) sustainable agricultural suitability and soil fertility tests to be performed on the rough graded soil. Two test shall include soil samples taken at a depth of 18". Two test shall include samples of soil taken at between 6" and 12". The Landscape Architect shall approve of the soil testing lab in advance. The soil lab shall make recommendations for use of organic and locally available amendments. Locations for soil samples shall be determined by the Landscape Architect. Soil amendments shall be thoroughly and evenly incorporated into the top 12" of all planter and lawn areas. After amendment, the soil shall have an organic content of 5.0% min. The results of these tests shall be reviewed by the Owner, General Contractor and the Landscape Architect for a decision prior to amending the soil. This analysis shall be conducted and paid for by the Landscape Contractor. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. For bid purposes include:
   A. 6 cubic yards of Composted Greenwaste/Thousand Sq. Ft.
   B. 10 pounds of Soil Sulfur /Thousand Sq. Ft.

6. All trees are to be staked or guyed as shown in the staking/guying diagrams (see Planting Plan sheets). Contractor shall establish one in place example of each for approval by the Landscape Architect. Cut stake height as directed by the Landscape Architect.

7. The Landscape Contractor shall be responsible for providing all plant material indicated on the plans, unless otherwise directed in writing. Contractor to submit unit quantities and unit costs as a part of his bid. Cost for additional plants requested and approved by Owner and/or Landscape Architect will be based on this bid unit price.

8. Plant locations are diagrammatic and are to be adjusted in the field as necessary to screen utilities but not impede access.

9. The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as he feels necessary while work is in progress. Such changes, with written authorization, are to be accompanied by equitable adjustments in the contract price if and when necessary.

10. All ground cover planting areas and plant pits shall be top-dressed with 3" layer of "Walk-On" mulch, a shredded fir bark product or shredded cedar bark mulch. Submit sample to Landscape Architect for approval prior to ordering. Material shall not be a redwood product.

11. The planting backfill mix shall consist of 75% (by volume) native topsoil (with no rocks larger than 2" diameter) mixed with 25% approved soil amendment.

12. Materials Delivery and Storage: Manufactured materials shall be delivered in original containers with brand and maker's name marked thereon. Materials in broken containers or showing evidence of damage will be rejected and must be immediately removed from the site. Odorous materials shall not be brought to the site until they are to be used.

13. Contractor shall provide dust alleviation and control measures during the course of the work to the Owner's satisfaction at no additional costs to the contract.

14. Plant Material Specifications and Quantities: Plant materials shall be furnished in quantities required to complete the work as indicated on the drawings and shall be of species, kinds, sizes, spacing, etc., specified in the drawings herein.
   A. Plant material shall conform with American Association of Nurseryman Standards, ANSI Z60.1, in all ways.
   B. Nomenclatures: Plant Names listed on drawings conform to Standardized Plant Names established by American Joint Committee on Horticultural Nomenclature, except that for names not covered therein, the established custom of naming plants by the nursery trade shall be followed.
   C. Right of inspection for approval or rejection is reserved at the place of growth or on the project site at any time upon delivery or during the work. Plants shall be inspected for size, variety, condition, defects, or injury. Notify the Landscape Architect as to place of growth for inspection of plants within one month of award of contract.

PLANTING NOTES (CONTINUED)

   D. No plant shall be bound with wire or rope at any time so as to damage the bark or break branches.
   E. Dimensions: If applicable, height and spread of specimen plant materials are specified on the drawings. Measurements shall be made with materials in normal position without support of branches. Plants specified by container size shall be equal in size to similar plants in local retail nurseries.
   F. Plants shall not be pruned prior to delivery, except as authorized by the Landscape Architect.

15. Fine Grading and Soil Preparation:
   A. The current site is at final grade. The contractor shall maintain existing grading and ensure positive drainage away from the building foundation.
   B. All planting areas shall provide positive runoff at a minimum 2 percent slope without pockets or low points.
   C. All planting areas shall be cleaned of weeds and debris prior to any soil preparation or grading work. Noxious weeds and grasses shall be removed by the roots wherever they are found at any stage of the work. Weeds and debris shall be disposed of off the site. Contractor shall meet with Landscape Architect before removing any existing shrubs and groundcover.
   D. Soil contaminants by cement, paint, plaster, herbicides, or other construction debris shall be removed from the site and replaced with soil at no extra cost to the Owner. Replacement soil shall be reviewed by the Landscape Architect prior to placement.
   E. Moisture Content: Soil shall not be worked when moisture content is so great that excessive compaction will occur nor when it is so dry that there will be dust in the air or that clods will not readily break. Water shall be applied, if necessary, to bring soil to an ideal moisture content for planting.

16. Planting Procedures:
   A. The final installed locations and sizes of the proposed utilities may vary. The landscape architect shall be on-site for final plant placement to maximum screening of utilities, including backflow devices, gas meters, and above ground boxes. Screen planting shall not block required maintenance access to transformers and meters.
   B. Do not install plant materials until all exterior construction work has been completed and sprinkler systems have been installed and tested. Planting areas shall have been graded and prepared as specified and shall be approved by the Landscape Architect.
   C. Install drainage well in tree pits which do not drain. Fill tree pits with 18" of water and let settle for 24 hours. Pits with 12" or more of standing water shall have an 8" diameter by 36" deep well filled with drain rock (below bottom of plant pit). Cover top of well with a 24" square piece of filter fabric. Install per written authorization by the Owner. Provide a unit price quote per tree in the bid.
   D. Before excavation, plants in containers shall be placed as indicated on the planting plan bringing any conflict with underground utility lines to the attention of the Landscape
   E. Excavate square shaped and vertical sided holes to the sizes and depths indicated on the Drawings. Scarify the sides and bottom of all holes.
   F. Remove containers, including boxes, prior to backfilling.
   G. Verify that plants are not root bound or girdled, and that the primary leader is intact.
   H. Remove any solid rock encountered to a depth of not less than 2 feet below the bottom of plant container. If existing conditions prevent this, bring the condition to the attention of the Landscape Architect for a solution.
   I. Backfill the planting holes with the special backfill mix herein specified, see Planting Note11.
   J. Water-settle backfill areas thoroughly or compact by other approved method after planting so plants do not settle.
   K. Place "Best" products fertilizer tablets or Agriform Plant Tablets in holes, per manufacturer's written recommendations, at the following rates:
      1-Gallon Containers: 2 tablets @ 21 grams.
      5-Gallon Containers: 4 tablets @ 21 grams.
      Larger sized plants per manufacturer's recommendations

17. Inspections
   Notify Owner's Authorized Representative at least seven (7) days in advance of an anticipated inspection. Inspections are as follows.
   A. Commencement of Establishment and Maintenance work.
   B. At thirty (30) day intervals through the maintenance period.
   C. Completion of the Establishment and Maintenance work - Final walk-through, ten (10) days before the end of the maintenance period

18. Establishing Maintenance Period:
   A. Start of Maintenance - Establishment and Maintenance period shall not start until all elements of the landscape construction, including planting and irrigation for the entire project are complete. Project will not be segmented into maintenance phases, unless specifically authorized in writing by he Owner's Authorized Representative.
   B. Request an inspection to begin the Establishment and Maintenance period after planting and related work has been completed in accordance with the Contract Documents. All planting shall be complete at the time of inspection. If such criterion is met to the satisfaction of the Owner's Authorized Representative and the Landscape Architect, written notification shall be issued to he Contractor to start the Establishment Maintenance period, noting the effective beginning and ending date of completion.

19. Plant Establishment & Maintenance:
   A. Protection: Work under this Section shall include complete responsibility for maintaining adequate protection for all areas. Any area damage by the maintenance contractor, including paved areas, shall be repaired at no additional expense to the Owner.
   B. Continuously maintain all plantings in areas included in the Contract from the beginning of the Contract work, during the progress of work, and for a period of 90 days after certified completion of all work until final acceptance of all contract work. Maintenance shall be performed at intervals of not more than ten (10) days.

PLANTING NOTES (CONTINUED)

   C. Scope: Continuous maintenance and operations of the irrigation system, cultivating, weeding, trimming, pruning, adjustment of planting depth, fertilizing, spraying, and debris removal and clean-up, insect, pest, fungus, and rodent control, and any other operations are to be included in this scope of work to assure healthy, normal growth.
   D. Fertilizing:
      1.Fertilize all planting with he following or as noted in the required Horticulture Soils Report. At the end of the first 30 day and at 30 day intervals, apply top dress fertilizer. The fertilize shall be 16% nitrogen, 6% phosphoric acid, 8% potash unless otherwise specified in the soils report. Fertilizer shall be mixed by a commercial fertilizer supplier.
      2.After application, water fertilizer thoroughly into the soil.
      3.Avoid applying fertilizer to the rootball or base of main stems; rather, spread evenly under the plant drip line.
   E. Weed Control
      Weeding, Cultivating, and Cleanup: Planting areas shall be kept neat and free from weeds and debris at all times and shall be manually weeded at not more than 10-day intervals. Said areas shall be weed free at the end of the Maintenance Period. Apply pre-emergent weed control per city standards, verify compatibility of herbicide with the plant material. Do not use material which inhibits specified plant material's growth.
   F.Tree and Shrub Care
      1. Maintain large enough basin around plants so hat enough water can be applied to establish moisture throughout the major root zone. When hand water, use a water wand to break the force. maintain mulch at a depth of 2" minimum depth to reduce evaporation and frequency of watering.
      2. Pruning Trees: Prune trees to develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached; which have vertical spacing from 18" to 48" and radial orientation so as not to overlay one another, to eliminate diseased or damaged growth; to eliminate narrow V-shapped branch forks that lack strength; to reduce toppling and wind damage by thinning out crowns to maintain growth within space limitation; to maintain a natural appearance; to balance crown with roots.
      3.Trees shall not be topped and shall be allowed to grow to the full genetic height and habit. Under no circumstance will striping of lower branches(raising-up) of young trees be permitted. lower branches shall be retained in a "tipped back" or pinched condition with as much foliage as possible to promote caliper trunk growth(tapered trunk). Lower branches can be cut flush with he trunk only after the tree is able to stand erect without staking or other support. Remove sucker growth if deemed appropriate by the Owner's authorized representative.
      4.Thin out evergreen trees and shape when necessary to prevent wind storm damage. The primary pruning of deciduous trees shall be done during the dormant season. Prune damaged trees or those that constitute health or safety hazards at anytime of the year as required t eliminate unsafe conditions.
      5.Trimming Shrubs: The objective of shrub pruning is the same as for trees. Do not clip shrubs into balled or boxed forms unless such is required by the design and directed by the landscape architect. Make pruning cuts at lateral branches or buds or flush with he trunk. "Stubbing" will not be permitted.
      6.Staking and Guying: Remove stakes and guys as soon as they are no longer needed. Periodically inspect stakes to prevent girdling or rubbing that causes bark wounds. Replace broken stakes and ties with specified materials. All stakes shall be removed at one year after completed installation, if not sooner.
   G. Replacements: The contractor shall replace any plant materials that die or are damaged. Replacement shall occur within seven (7) days of plant death or damage. Replacements shall be made to the same Specifications as required for original plantings.
   H. At the termination of the Maintenance Period, all plant materials shall be alive, healthy, undamaged, free from infestations, and in flourishing condition. Plantings that do not conform to Specifications shall be replaced and brought to a satisfactory condition before final acceptance of the work can be made.

20. Following the 90 day Maintenance Period, there will be a final inspection by the Owner, Landscape Architect, and the City Representative. Items noted during the final inspection as not in accordance with the maintenance requirements shall be corrected by the Contractor prior to Final Acceptance of the landscape work.The 1 year warranty period shall begin with the Final Acceptance and the Owner's acceptance of the project. A letter documenting Final Acceptance, signed by the Owner's Authorized Representative, the Contractor and the Landscape Architect shall be issued, with the starting date and the completion date of the warranty period.

PLANTING NOTES (CONTINUED)

21. Warranty
   A.Trees, shrubs, groundcovers and other plant materials shall be guaranteed to take root, grow and thrive for a period of one year after acceptance of the Work by the Owner. Plant materials which do not thrive as the direct result of the installation procedure or maintenance practices during the maintenance period of the installing contractor shall be replaced by the installing contractor. This shall be as determined by the Owner.
   B. Plant materials which fail as the result of poor maintenance practices after acceptance of the landscape by the Owner (at the end of the maintenance period) shall be the responsibility of the Owner's maintenance contractor.
   C. Trees or other plant materials that die back and lose the form and size originally specified shall be replaced, even though they have taken root and are growing after the die-back.
   D. Within fifteen days of written notification by the Owner, remove and replace warranted plant materials which, for any reason, fail to meet requirements of Warranty. Replacements shall be made to the same Specifications required for original materials and shall carry the same Warranty from the time they are replaced.

22. The intent of the layout design and planting is to establish a high quality landscape installation. Future plant growth should require minimum trimming, thinning and pruning of the plant materials. Plant spacing is designed to allow for natural full growth and should not need the removal of some plant materials if over crowding occurs. The planting installations will require maintenance and management, by knowledgeable and trained personnel, to assure a quality project.

23 Water Efficient Ordinance / AB 1881 Requirements
   A. This project requires compliance with AB 1881, Model Water Efficient Landscape Ordinance, the Maintenance contractor shall provide the following:
      1. Irrigation schedule based on ET weather -based data and information on the drawings;
      2.A regular landscape maintenance schedule;
      3.An irrigation audit report of he newly installed irrigation system;
      4.Copy of the horticultural soils report per the Planting Note 5, this sheet.
   B. Penalties by a governing agency for non-compliance and over-water use during the landscape maintenance period shall be the responsibility of the maintenance contractor.
   C. See the Irrigation Notes on sheet L-5.0

20. Irrigation System:
   A. The Landscape Contractor shall arrange a meeting with the manufacturer's representative of the irrigation controller to train the maintenance personnel on the controller's proper use. Controller charts and as-builts of the planting and irrigation plans shall be given to the Owner at the end of the maintenance period.
   B. Set and program automatic controllers per irrigation schedule. Give the Owner's authorized representative, keys to each controller and written instructions on how to turn the system off in case of emergency.
   C. Check system weekly fir proper operation and coverage.Lateral lines shall be flushed out after removing the bubbler or two at the end of the lateral.
   D. Repair damages to irrigation system at Contractor's expense. Make repairs within one watering period.

25. Drainage System
   G. All drains in landscaped areas, subsurface drain lines and grates shall be kept free and clear of leaves, litter and debris to ensure proper and free flow of water.
   H. Drain lines shall be periodically flushed with clean water to avoid build up of silt and debris.
   C Ensure that at the end of Maintenance period, drainage system is clean and free of debris and silt build up.

26. Debris Removal
   A. Remove trash in the landscape areas and debris generated by landscape maintenance operations and legally dispose of offsite.

1	Plan Check Comments, Jan. 12, 2023	KTL	6/20/23

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info@denardihomes.com

LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE RLA 4777
Signature
03-31-2024
Renewal Date
Date
STATE OF CALIFORNIA

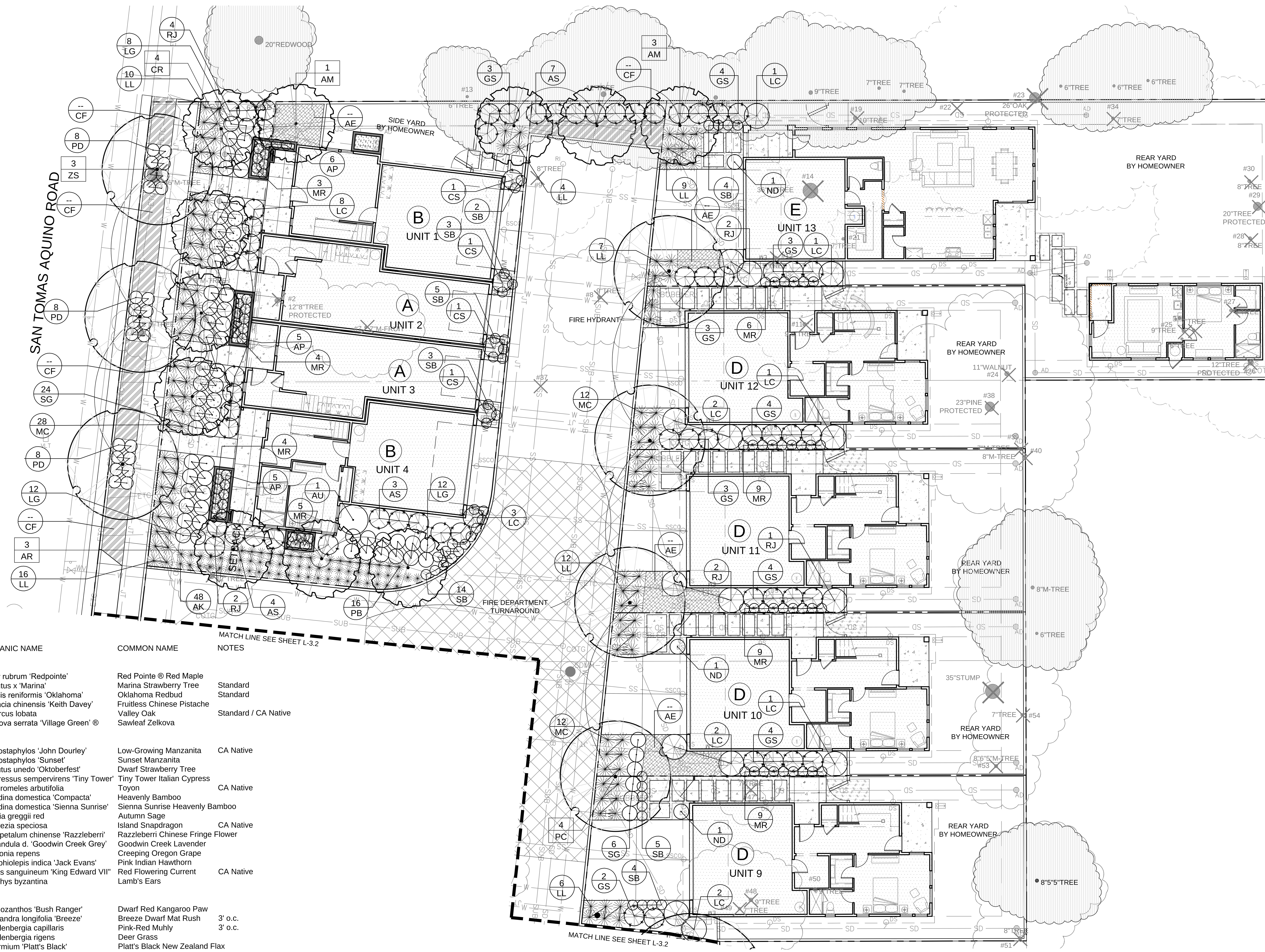
832, 852, 864
San Tomas Aquino Rd.
CAMPBELL, CALIFORNIA

LANDSCAPE PLANS

PLANTING NOTES

Scale:

Date: June 20, 2023
Scale:
Job: 22-226
Design: KTL
Checked: KTL
KTL
North:
Sheet: L-6.0
Sheets



PLANT LIST:

QTY	SYM	SIZE	WUCOLS	BOTANIC NAME	COMMON NAME	NOTES
Trees:						
6	AR	24" box	Mod	Acer rubrum 'Redpointe'	Red Pointe ® Red Maple	
5	AM	24" box	Low	Arbutus x 'Marina'	Marina Strawberry Tree	Standard
8	CR	24" box	Low	Cercis reniformis 'Oklahoma'	Oklahoma Redbud	Standard
4	PC	24" box	Low	Pistacia chinensis 'Keith Davey'	Fruitless Chinese Pistache	
4	QL	36" box	Low	Quercus lobata	Valley Oak	Standard / CA Native
7	VS	24" box	Mod	Zelkova serrata 'Village Green' ®	Sawleaf Zelkova	
Shrubs:						
	AD	5 gal.	Low	Arctostaphylos 'John Dourley'	Low-Growing Manzanita	CA Native
	AS	5 gal.	Low	Arctostaphylos 'Sunset'	Sunset Manzanita	
	AU	15 gal.	Low	Arbutus unedo 'Oktoberfest'	Dwarf Strawberry Tree	
	CS	15 gal.	Low	Cupressus sempervirens 'Tiny Tower'	Tiny Tower Italian Cypress	
	HA	15 gal.	Low	Heteromeles arbutifolia	Toyon	CA Native
	ND	5 gal.	Low	Nandina domestica 'Compacta'	Heavenly Bamboo	
	NS	5 gal.	Low	Nandina domestica 'Sienna Sunrise'	Sienna Sunrise Heavenly Bamboo	
	SG	5 gal.	Low	Salvia greggii red	Autumn Sage	
	GS	5 gal.	Low	Galvezia speciosa	Island Snapdragon	CA Native
	LC	15 gal.	Low	Loropetalum chinense 'Razzleberri'	Razzleberri Chinese Fringe Flower	
	LG	5 gal.	Low	Lavandula d. 'Goodwin Creek Grey'	Goodwin Creek Lavender	
	MR	1 gal.	Low	Mahonia repens	Creeping Oregon Grape	
	RJ	5 gal.	Low	Rhaphiolepis indica 'Jack Evans'	Pink Indian Hawthorn	
	RS	15 gal	Low	Ribes sanguineum 'King Edward VII"	Red Flowering Current	CA Native
	SB	1 ga;.	Low	Stachys byzantina	Lamb's Ears	
Grasses:						
	AK	1 gal.	Low	Anigozanthos 'Bush Ranger'	Dwarf Red Kangaroo Paw	
	LL	3 gal.	Low	Lomandra longifolia 'Breeze'	Breeze Dwarf Mat Rush	3' o.c.
	MC	3 gal.	Low	Muhlenbergia capillaris	Pink-Red Muhly	3' o.c.
	MD	5 gal.	Low	Muhlenbergia rigens	Deer Grass	
	PD	3 gal	Low	Phormium 'Platt's Black'	Platt's Black New Zealand Flax	
Groundcovers / Perennials						
	AE	1 gal.	Low	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30" o.c. / CA Native
	BF	1 gal.	Low	Bulbine frutescens 'Hallmark'	Orange Bulbine	30" O.C.
	CF	1 gal.	Low	Cotoneaster d. 'Streibs Findling'	Streibs Findling Cotoneaster	3' o.c.

PROTECTED TREE REPLACEMENT REQUIREMENTS

TREES			MITIGATION
#2	19" MAHALEB CHERRY	TO BE REMOVED	1-24" box
#23	24" VALLEY OAK	TO BE REMOVED	1-24" box
#26	12.8" TREE OF HEAVEN	TO BE REMOVED	1-24" box
#29	20.6" TREE OF HEAVEN	TO BE REMOVED	1-24" box
#38	24.5" JEFFERY PINE	TO BE REMOVED	1-36" BOX
#43	57" CALIFORNIA PEPPER	TO BE REMOVED	1-36" BOX
#63	33.4" VALLEY OAK	TO BE REMOVED	1-36" BOX

ALL ON SITE EXISTING TREES TO BE REMOVED

C-3 Planters (SCVWD Appendix D, for Flow-Through Planter)

SYM	SIZE	WUCOLS	BOTANIC NAME	COMMON NAME
Shrubs				
MR	1 gal.	Low	Mahonia repens	Creeping Mahonia
RC	5 gal.	Low	Rhamnus (Frangula) californica 'Ed Holm'	Dwarf California Coffeeberry
Herbaceous				
AP	1 gal.	Low	Achillea millefolium 'Pomegranate'	Pomegranate Common Yarrow
AM	1 gal,	Low	Achillea millefolium 'Summer Pastels'	Summer Pastels Common Yarrow

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LICENSED LANDSCAPE ARCHITECT KEVIN T. LEVESQUE NO. 4177 STATE OF CALIFORNIA
Signature
03-31-2024
Renewal Date
Date

832, 852, 864 San Tomas Aquino Rd.
CAMPBELL, CALIFORNIA

LANDSCAPE PLANS

Scale:
SCALE: 1" = 10'-0"
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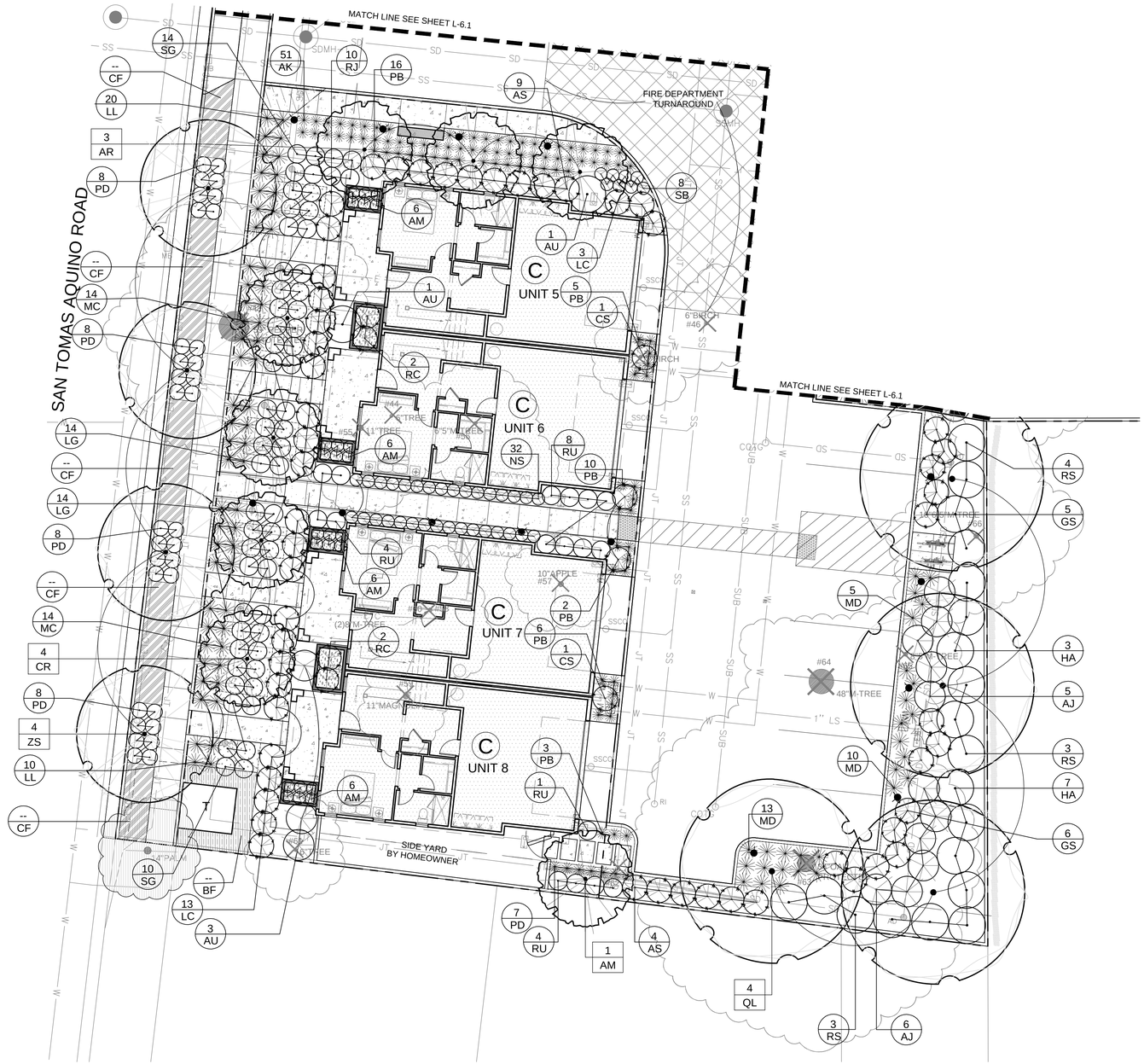
Date: June 20, 2023
Scale:
Job: 22-226
Design: KTL
Checked: KTL
KTL
North:
Sheet: L-6.1
Sheets



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LICENSED LANDSCAPE ARCHITECT
KEVIN T. LEVESQUE NO. 4771
Signature
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Renewal Date
Date
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832, 852, 864 San Tomas Aquino Rd.

CAMPBELL, CALIFORNIA

LANDSCAPE PLANS

PLANTING PLAN

Scale:
SCALE: 1" = 10'-0"
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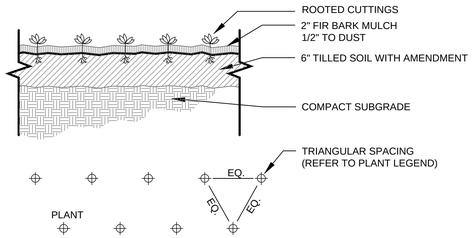
Date: June 20, 2023		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL

North:

Sheet:
L-6.2
Sheets



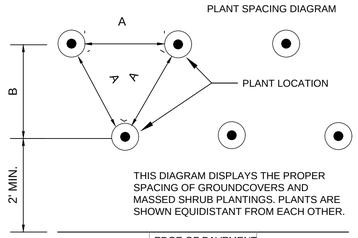
1 GROUNDCOVER PLANTING

PLANT QUANTITY CHART

A	B	# PLANTS / S.F.
6" O.C.	5.20"	4.60
8" O.C.	6.93"	2.60
9" O.C.	7.79"	1.78
12" O.C.	10.40"	1.15
15" O.C.	13.00"	0.74
18" O.C.	15.60"	0.51
24" O.C.	20.80"	0.29
30" O.C.	26.00"	0.18
36" O.C.	30.00"	0.12
48" O.C.	40.00"	0.17
72" O.C.	62.35"	0.04

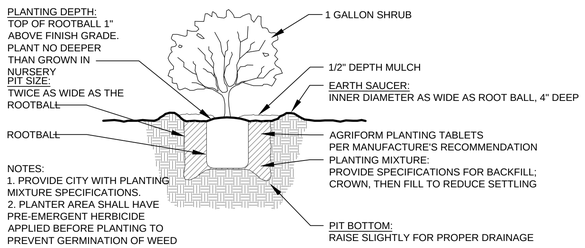
SEE GROUNDCOVER PLANT LIST FOR SPACING OF MASSED PLANTS. THIS DIAGRAM IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR ASSURING PROPER COVERAGE AND PLANT COUNTS BASED ON SPECIFIED SPACING.

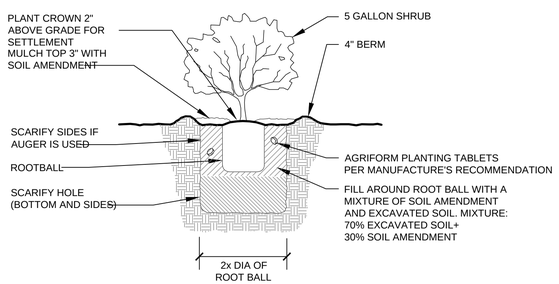
PLANT SPACING DIAGRAM



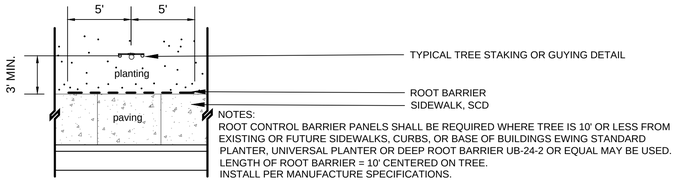
THIS DIAGRAM DISPLAYS THE PROPER SPACING OF GROUNDCOVERS AND MASSED SHRUB PLANTINGS. PLANTS ARE SHOWN EQUIDISTANT FROM EACH OTHER.

2 PLANT SPACING
N.T.S





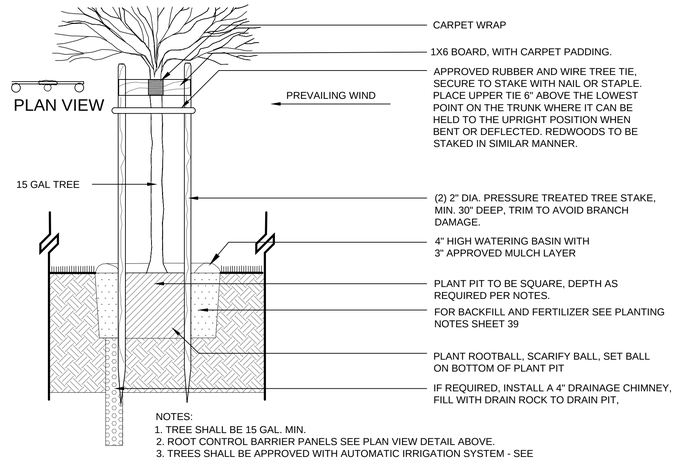
3 SHRUB PLANTING DETAILS



NOTES:
ROOT CONTROL BARRIER PANELS SHALL BE REQUIRED WHERE TREE IS 10' OR LESS FROM EXISTING OR FUTURE SIDEWALKS, CURBS, OR BASE OF BUILDINGS EWING STANDARD PLANTER, UNIVERSAL PLANTER OR DEEP ROOT BARRIER UB-24-2 OR EQUAL MAY BE USED. LENGTH OF ROOT BARRIER = 10' CENTERED ON TREE. INSTALL PER MANUFACTURE SPECIFICATIONS.

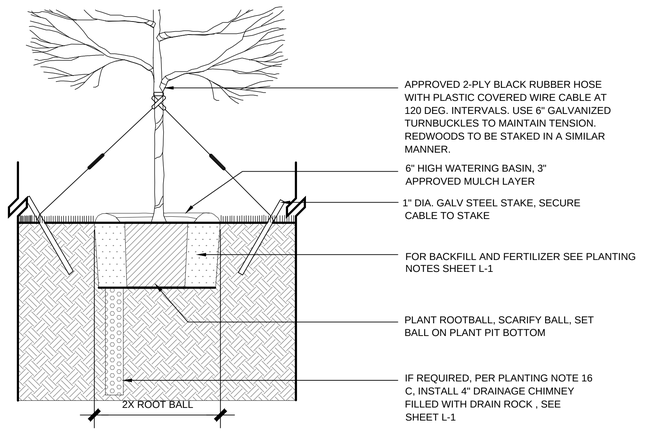
TYPICAL TREE ROOT BARRIER

SCALE: N.T.S.

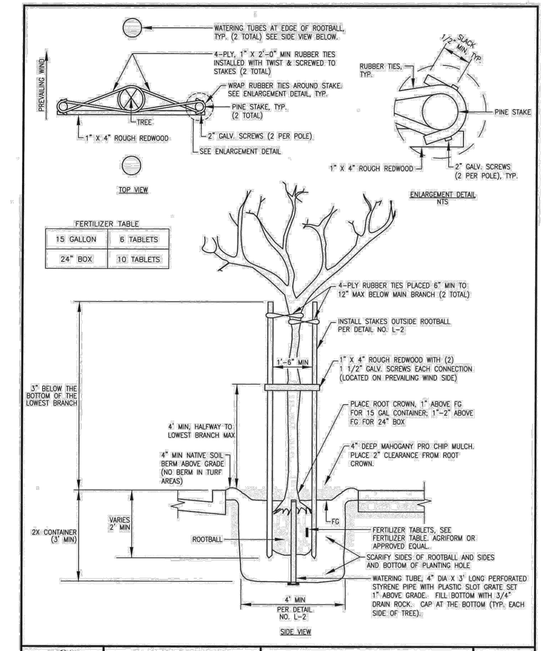


NOTES:
1. TREE SHALL BE 15 GAL. MIN.
2. ROOT CONTROL BARRIER PANELS SEE PLAN VIEW DETAIL ABOVE.
3. TREES SHALL BE APPROVED WITH AUTOMATIC IRRIGATION SYSTEM - SEE IRRIGATION PLANS
4. ROOT BARRIERS SHALL NOT BE CUT.

4 TREE STAKING DETAIL (ON SITE)
N.T.S



1 TREE GUYING DETAIL (36" BOX TREES)
N.T.S.



CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT
APPROVED BY: AMY GLAY, P.E. CITY ENGINEER
DATE: 3/14/22
STREET TREE PLANTING & STAKING DETAIL
J:/DETAILS/CAD/L1
NTS
DETAIL NO. L-1

TREE STAKING TABLE	
LEVEL OF STAKING	STAKING DESCRIPTION
SINGLE STEEL STAKE SYSTEM	STEEL STAKE SYSTEM SHALL BE READY STAKE OR APPROVED EQUAL, AND INSTALLED PER MANUFACTURER'S RECOMMENDATION.
DOUBLE STAKE SYSTEM	WOOD STAKE AS PER DETAIL NO. L-1. SEE TABLE BELOW FOR POLE SIZE.
TRIPLE STAKE SYSTEM	WOOD STAKE AS PER DETAIL NO. L-1, EXCEPT USES 3 STAKES PLACED IN A TRIANGULAR AND EQUAL SPACING WITH 2 ADDITIONAL CROSS BRACES TO COMPLETE TRIANGULAR BRACING. SEE TABLE BELOW FOR POLE SIZE.
QUADRUPLE STAKE SYSTEM	WOOD STAKE AS PER DETAIL NO. L-1, EXCEPT USES 4 STAKES IN A SQUARE PATTERN AND EQUAL SPACING, AND USES 2" LOOSE POLES AS THE CROSS BRACE AND ATTACHED WITH 2 1/2" GALVANIZED SCREWS. SEE TABLE BELOW FOR POLE SIZE.

TREE SIZE TABLE		
TREE SIZE	PLANTING HOLE SIZE	POLE SIZE
15 GALLON	3 X CONTAINER SIZE	2"
24" BOX OR LARGER	2 X CONTAINER SIZE	3"

NOTES (UNLESS OTHERWISE SPECIFIED IN THE PLANS OR SPECIAL PROVISIONS):
1. EACH TREE SHALL BE APPROVED BY THE CITY ARBORIST PRIOR TO PLANTING. CONTRACTOR MAY REQUEST CITY ARBORIST TO PRE-APPROVE TREE AT LOCAL NURSERY.
2. THE EXACT LOCATION OF EACH TREE SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLANTING.
3. VERTICALLY CUT THE ROOTBALL AT 3 OR 4 PLACES TO LOOSEN ROOTS AND DISCOURAGE CIRCLING.
4. FILL PLANTING HOLE WITH LOOSE SOIL TO GROUND LEVEL. CONTRACTOR MUST CALL CITY ARBORIST TO INSPECT PLANTING HOLE PRIOR TO SETTING TREE.
5. PLANTING HOLE OPERATIONS MUST BE FOLLOWED BY A DEEP, THOROUGH WATERING OF EACH TREE WITH A MINIMUM 15 GALLON OF POTABLE WATER.
6. ALL STREET TREES INSTALLED IN COMMERCIAL, INDUSTRIAL, AND HIGH-DENSITY RESIDENTIAL SHALL BE INSTALLED WITH AN IRRIGATION SYSTEM (FED FROM ON-SITE).
7. PLANTING HOLE SIZE FOR PARKSTRIP SHALL BE 2X CONTAINER SIZE, AND FOR MEDIAN ISLAND SHALL BE 3X CONTAINER SIZE.

CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT
APPROVED BY: AMY GLAY, P.E. CITY ENGINEER
DATE: 3/14/22
TREE STAKING TABLE AND NOTES
J:/DETAILS/CAD/L2
NTS
DETAIL NO. L-2

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Los Altos, CA 94022
info@denardihomes.com

LICENSED LANDSCAPE ARCHITECT — KEVIN T. LEVESQUE — NO. 4477 — Signature — 03-31-2024 Renewal Date — Date — STATE OF CALIFORNIA

832, 852, 864
San Tomas Aquino Rd.
CAMPBELL, CALIFORNIA

LANDSCAPE PLANS

PLANTING PLAN

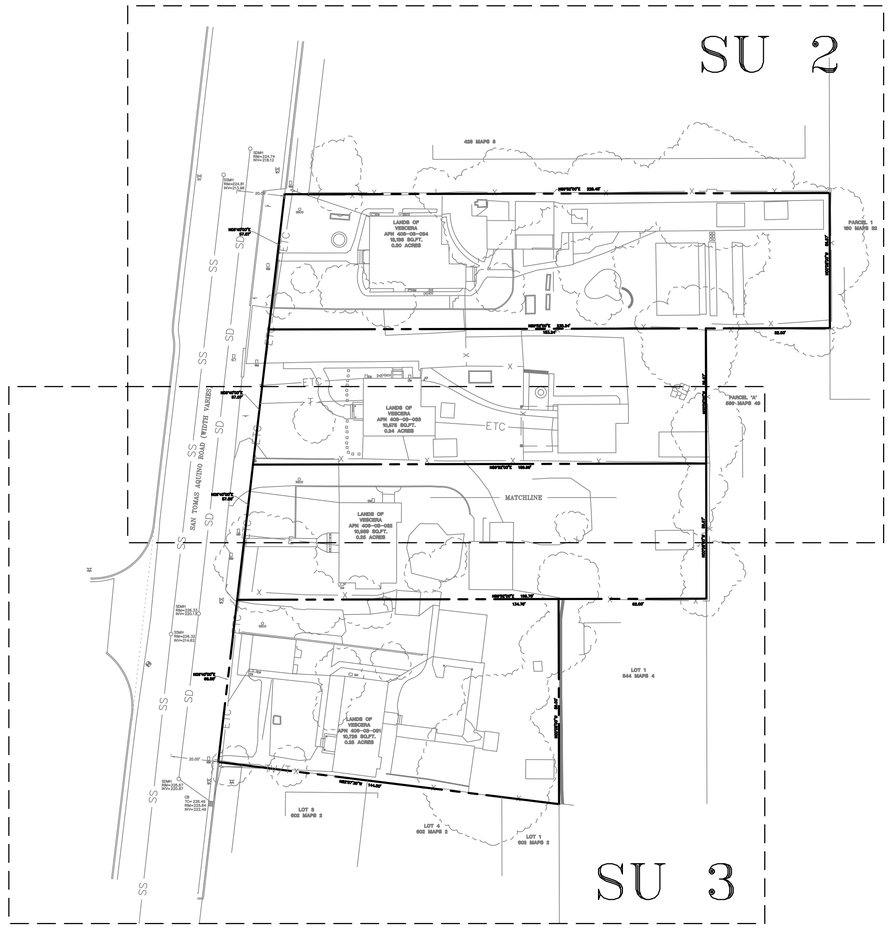
Scale:

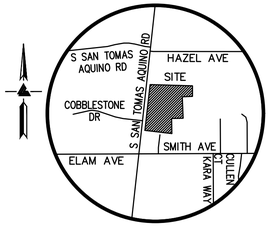
Date: June 20, 2023		Scale:	
Job: 22-226	Design: KTL	Checked: KTL	KTL
North:		Sheet: L-6.3	

Sheets

LEGEND AND NOTES

———	BOUNDARY LINE
– – – –	BUILDING OVERHANG LINE
———E———	ELECTRICAL OVERHEAD LINE
———C———	CABLE TV OVERHEAD LINE
———ETC———	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
———TV/T———	TELEPHONE/CABLE TV OVERHEAD LINE
———T———	TELEPHONE OVERHEAD LINE
—— —— ——	EASEMENT
———x———	FENCE LINE
.....	FLOW LINE
———SS———	SANITARY SEWER LINE
———SD———	STORM DRAIN LINE
AD	AREA DRAIN
	BENCHMARK
BW	BOTTOM RETAINING WALL
CB	CATCH BASIN
EM	ELECTRICAL METER
FF	FINISH FLOOR
	FIRE HYDRANT
FL	FLOW LINE
GM	GAS METER
GV	GAS VALVE
	GUY ANCHOR
INV	INVERT
ICV	IRRIGATION CONTROL VALVE
JMAP	JAPANESE MAPLE
	JOINT POLE
MB	MAILBOX
M–	MULTI–TRUNK TREE
	PILLAR, OR SIMILAR
RP	ROOF PEAK
SSCO	SANITARY SEWER CLEAN–OUT
SSMH	STORM DRAIN MAINTENANCE HOLE
SDMH	SANITARY SEWER MAINTENANCE HOLE
	STREET LIGHT
	STREET SIGN
TC	TOP OF CURB
TW	TOP OF RETAINING WALL
TOS	TOP OF SLAB
VLT	UTILITY VAULT/MAINTENANCE HOLE
WM	WATER METER
WV	WATER VALVE
XXX.XX	SPOTGRADE
	ASPHALT
	BRICK
	CONCRETE
	GRAVEL
	LAWN
	POOL
	PAVERS
	RIVER ROCK
	STONE
	WOOD





VICINITY MAP
NO SCALE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE TOTAL AREA OF THE SURVEYED LOTS (4 TOTAL) IS
45,397 SQUARE FEET / 1.04 ACRES

THE AREA OF THE SURVEYED LOT APN 406–03–034 IS
13,138± SQUARE FEET / 0.30± ACRES

THE AREA OF THE SURVEYED LOT APN 406–03–033 IS
10,575± SQUARE FEET / 0.24± ACRES

THE AREA OF THE SURVEYED LOT APN 406–03–032 IS
10,959± SQUARE FEET / 0.25± ACRES

THE AREA OF THE SURVEYED LOT APN 406–03–031 IS
10,726± SQUARE FEET / 0.25± ACRES

BENCHMARK

SANTA CLARA VALLEY WATER DISTRICT BENCHMARK
SCVWD BM 632
BRASS DISC (CA088);ONN THE NORTHEAST SIDE OF SAN TOMAS AQUINO ROAD CURVE AT 550 FEET NORTH OF HAZEL AVENUE. CITY OF CAMPBELL.
ELEVATION = 223.95'
(NAVD 88 DATUM)

EASEMENT NOTE

EASEMENTS ARE SHOWN PER A PRELIMINARY TITLE REPORT ISSUED BY ORANGE COAST TILE COMPANY OF NORTHERN CALIFORNIA, ORDER NO. 520–2317388–60, DATED JUNE 7, 2022

PER EXCEPTION 23 OF THE TITLE REPORT, THERE IS VISUAL EVIDENCE OF A POSSIBLE EASEMENT FOR POLE LINES AND WIRES.

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 226.14'
(NAVD 88 DATUM)

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP
No: 06085C0238J
EFFECTIVE DATE: FEBRUARY 19, 2014

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

TREE NOTE

TREE SIZE, TYPE AND DRIPLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

0 15 30 60
SCALE: 1" = 30'

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7623
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887–4086
REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SACRAMENTO
SAN LUIS OBISPO
WWW.LEABRAZE.COM

864, 852, 842, 832 SAN TOMAS AQUINO ROAD CAMPBELL CALIFORNIA

APN: 406–03–031
406–03–032
406–03–033
406–03–034

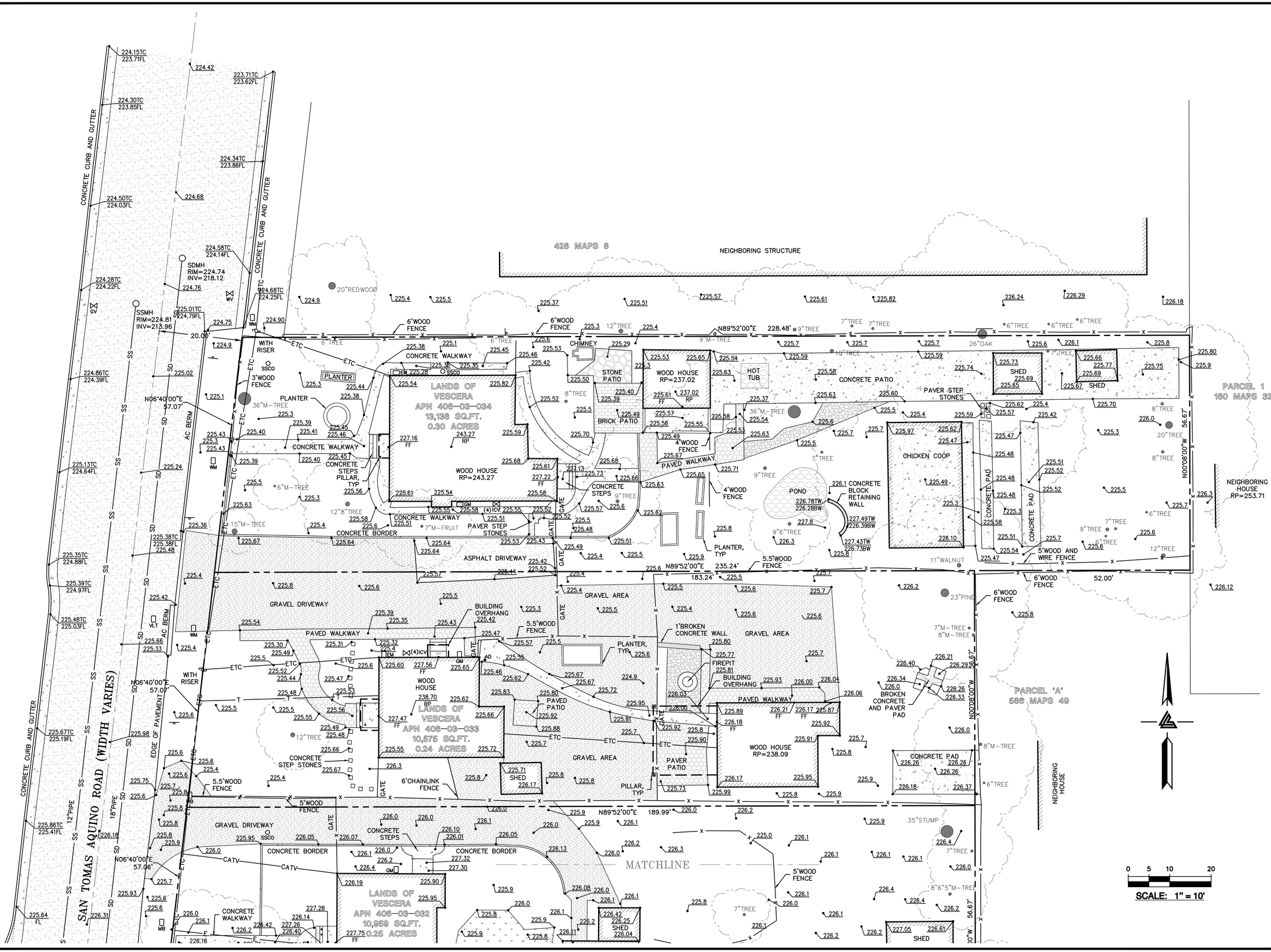
SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
ADDED CENTERLINE 08–31–22	RM
REVISIONS	BY

JOB NO:	2221311
DATE:	8–16–22
SCALE:	1"=30'
BNDY BY:	DN
FIELD BY:	AO/ZR
DRAWN BY:	ZB
SHEET NO:	SU1

1 OF 3 SHEETS



SCALE: 1" = 10'

GREGORY F. BRAZE No. 7623 — LICENSED LAND SURVEYOR — STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
WWW.LEABRAZE.COM

864, 852, 842, 832 SAN TOMAS AQUINO ROAD CAMPBELL CALIFORNIA

APN: 406-03-031, 406-03-032, 406-03-033, 406-03-034

SANTA CLARA COUNTY

TOPOGRAPHIC SURVEY

–	–
–	–
–	–
ADDED CENTERLINE 08-31-22	RM
REVISIONS	BY
JOB NO:	2221311
DATE:	8-16-22
SCALE:	1"=10'
BNDY BY:	DN
FIELD BY:	AO/ZR
DRAWN BY:	ZB
SHEET NO:	SU2

LICENSED LAND SURVEYOR
GREGORY F. BRAZE
No. 7623
STATE OF CALIFORNIA

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

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HAYWARD, CALIFORNIA 94545
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864, 852, 842, 832 SAN TOMAS AQUINO ROAD CAMPBELL CALIFORNIA

SANTA CLARA COUNTY

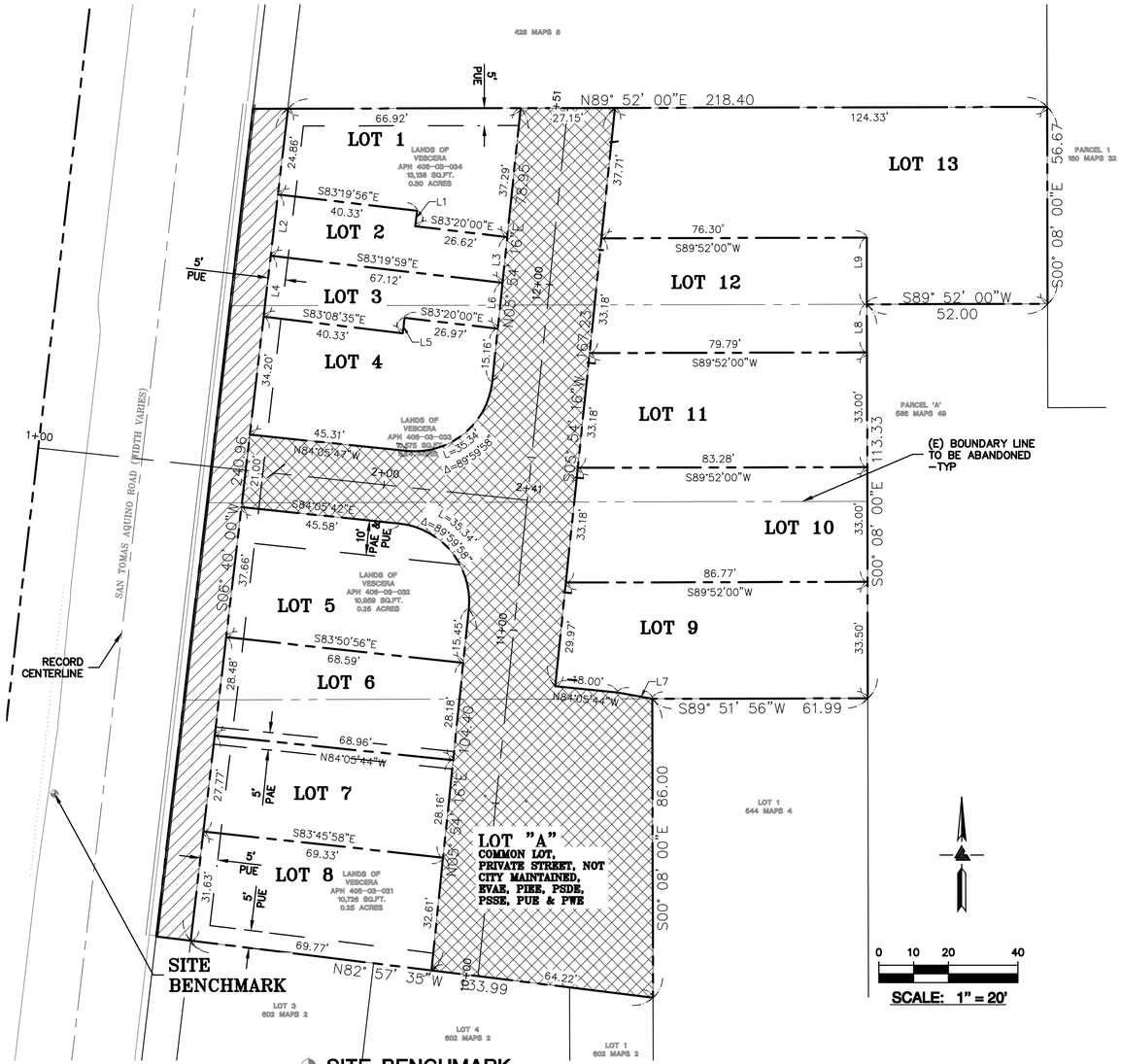
APN: 406-03-031
406-03-032
406-03-033
406-03-034

TOPOGRAPHIC SURVEY

REVISIONS	BY
-	-
-	-
-	-
ADDED CENTERLINE 08-31-22	RM

JOB NO:	2221311
DATE:	8-16-22
SCALE:	1"=10'
BNDY BY:	DN
FIELD BY:	AO/ZR
DRAWN BY:	ZB
SHEET NO:	SU3

3 OF 3 SHEETS



LEGEND

PROPOSED	DESCRIPTION
	BOUNDARY
	PROPERTY LINE
SUB	SUBDRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
G	GAS LINE
JT	JOINT TRENCH
	SET BACK LINE
	FUTURE OVERLAND RELEASE
AD	AREA DRAIN
COTG	CLEAN OUT TO GRADE
SSCO	SANITARY SEWER CLEANOUT
BFP	BACK FLOW PREVENTOR DEVICE
WM	WATER METER
CB	CATCH BASIN
JB	JUNCTION BOX
MRO	METER RELEASE OUTLET
	CURB INLET
222.57 INV	STREET SIGN
	SPOT ELEVATION
	FLOW DIRECTION
D	DEMOLISH/REMOVE
	BENCHMARK
200	CONTOURS
XX" TREE	TREE TO BE REMOVED

EASEMENT LEGEND

10' STREET RIGHT-OF-WAY DEDICATION TO THE CITY OF CAMPBELL (2,405 SF)

COMMON LOT "A" (PRIVATE STREET, NOT CITY MAINTAINED, EVAE, PIEE, PSDE, PSSE, PUE & PWE)

ABBREVIATIONS

(E)	EXISTING
(N)	NEW
AD	AREA DRAIN
BFP	BACKFLOW PREVENTOR
CB	CATCH BASIN
COTG	CLEANOUT TO GRADE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
FD	FOUND
GPUE	GUEST PARKING AND UTILITY EASEMENT
JB	JUNCTION BOX
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSDE	PRIVATE STORM DRAINAGE EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PWE	PRIVATE WATER EASEMENT
PA	PLANTER AREA
PAE	PEDESTRIAN ACCESS EASEMENT
RI	RODDING INLET
SFN	SEARCHED FOUND NOTHING
SSCO	SANITARY SEWER CLEANOUT

PROJECT DATA

TRACT NO.

RECORD OWNER(S): MARY J VESCERA TRUSTEE
1161 LONE PINE LANE
SAN JOSE, CA 95120-5521

SUBDIVIDER: KEVIN DENARDI
(408) 439-8325
DENARDI WANG HOMES
4962 EL CAMINO REAL, SUITE 223
LOS ALTOS, CA 94022

ENGINEER: LEA & BRAZE ENGINEERING INC.
2495 INDUSTRIAL PARKWAY WEST
HAYWARD, CA 94545
(510) 887-4086
CONTACT: PETE CARLINO

ASSESSOR'S PARCEL NO. 406-03-034, -033, -032, AND -031

EXISTING AND PROPOSED ZONING: EXISTING: R-M (COMMERCIAL)
PROPOSED: P-D (RESIDENTIAL)
13- SINGLE FAMILY HOMES

UTILITIES SERVICES:

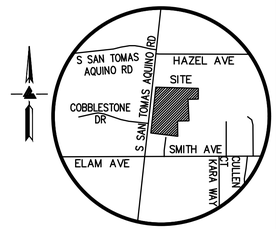
WATER SUPPLY:	SAN JOSE WATER COMPANY
SEWAGE DISPOSAL:	WEST VALLEY SANITATION DISTRICT
GAS & ELECTRICAL:	PG&E
TELEPHONE:	AT&T
CABLE:	COMCAST
FIRE:	SANTA CLARA COUNTY

STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF CAMPBELL ORDINANCES.

AREA TO BE SUBDIVIDED: 45,398 SQUARE FEET (1.04 AC) TO BE SUBDIVIDED TO 13 LOTS AND 1 COMMON LOT. (1)

CONTOUR ELEVATION: SEE BENCHMARK NOTE

NOTE: ALL DRY UTILITIES TO BE INSTALLED UNDERGROUND. TO BE DESIGNED BY OTHERS.



VICINITY MAP

NO SCALE

OWNER'S INFORMATION

OWNER:
KEVIN DENARDI
4962 EL CAMINO REAL, SUITE 223
LOS ALTOS, CA

APN: 406-03-034, -033, -032, -031

REFERENCES

THIS GRADING AND DRAINAGE PLAN IS SUPPLEMENTAL TO:

1. TOPOGRAPHIC SURVEY BY LEA & BRAZE ENGINEERING INC., ENTITLED:
"TOPOGRAPHIC SURVEY"
832, 842, 852, AND 864 SOUTH SAN TOMAS AQUINO ROAD
CAMPBELL, CA 95008
DATED: 08-16-22
JOB# 2221311

2. SITE PLAN BY DAHLIN ARCHITECTURE ENTITLED:
"SAN TOMAS AQUINO RD. TOWNHOMES"
832, 842, 852, AND 864 SOUTH SAN TOMAS AQUINO ROAD
CAMPBELL, CA 95008
DATED: OCTOBER 17, 2022

3. LANDSCAPE PLAN BY LEVESQUE DESIGN,, ENTITLED:
"832-864 SOUTH SAN TOMAS AQUINO ROAD"
832, 842, 852, AND 864 SOUTH SAN TOMAS AQUINO ROAD
CAMPBELL, CA 95008
DATED: OCTOBER 12, 2022
UPDATED: JUNE 20, 2023

4. ARBORIST REPORT BY KIELTY ARBORIST SERVICES, LLC.,. ENTITLED:
"832, 842, 852, AND 864 S SAN TOMAS AQUINO ROAD"
832, 842, 852, AND 864 SOUTH SAN TOMAS AQUINO ROAD
CAMPBELL, CA 95008
DATE: SEPTEMBER 23, 2022

THE CONTRACTOR SHALL REFER TO THE ABOVE NOTED SURVEY AND PLAN, AND SHALL VERIFY BOTH EXISTING AND PROPOSED ITEMS ACCORDING TO THEM.

SHEET INDEX

1.	TM-1	VESTING TENTATIVE SUBDIVISION MAP
2.	TM-2	EXISTING CONDITIONS
3.	TM-3	DEMOLITION PLAN
4.	TM-4	CONCEPTUAL OVERALL SITE DEVELOPMENT PLAN
5.	TM-5	CONCEPTUAL SITE DEVELOPMENT PLAN
6.	TM-6	CONCEPTUAL SITE DEVELOPMENT PLAN
7.	TM-7	CONCEPTUAL UTILITY PROFILES
8.	TM-8	CONCEPTUAL SITE CROSS SECTION AND DETAIL
9.	TM-9	CONCEPTUAL EMERGENCY ACCESS PLAN
10.	TM-10	CONCEPTUAL TRASH MANAGEMENT PLAN
11.	SCP-1	IMPERVIOUS SURFACE EXHIBIT- EXISTING SITE
12.	SCP-2	CONCEPTUAL IMPERVIOUS SURFACE EXHIBIT- PROPOSED SITE
13.	SCP-3	CONCEPTUAL STORMWATER CONTROL EXHIBIT- PROPOSED SITE
14.	SCP-4	CONCEPTUAL STORMWATER CONTROL DETAILS
15.	SCP-5	CONCEPTUAL STORMWATER CONTROL EXHIBIT- PROPOSED SITE

SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 226.14'
(NAVD 88 DATUM)

NOTES

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THE AREA OF THE SURVEYED LOT APN 406-03-032 IS
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THE AREA OF THE SURVEYED LOT APN 406-03-031 IS
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SANTA CLARA VALLEY WATER DISTRICT BENCHMARK
SCVWD BM 632
BRASS DISC (CA088);ONN THE NORTHEAST SIDE OF SAN TOMAS AQUINO ROAD CURVE AT 550 FEET NORTH OF HAZEL AVENUE. CITY OF CAMPBELL.
ELEVATION = 223.95'
(NAVD 88 DATUM)

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TREE NOTE

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FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE MAP
No: 06085C0238J
EFFECTIVE DATE: FEBRUARY 19, 2014

UTILITY NOTE

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

LOT AREA TABLE

PROPOSED LOTS	GROSS SQ. FT.	GROSS AC.	NET SQ. FT.	NET AC.
LOT 1	2,042	0.05	2,042	0.05
LOT 2	1,070	0.02	1,070	0.02
LOT 3	1,069	0.02	1,069	0.02
LOT 4	2,287	0.05	2,287	0.05
LOT 5	2,474	0.06	2,474	0.06
LOT 6	1,949	0.04	1,949	0.04
LOT 7	1,934	0.04	1,934	0.04
LOT 8	2,234	0.05	2,234	0.05
LOT 9	2,907	0.07	2,907	0.07
LOT 10	2,806	0.06	2,806	0.06
LOT 11	2,691	0.06	2,691	0.06
LOT 12	2,575	0.06	2,575	0.06
LOT 13	5,734	0.13	5,734	0.13
LOT A	11,221	0.26	11,221	0.26
TOTAL NEW BOUNDARY	42,993	0.99	42,993	0.99
RIGHT-OF-WAY DEDICATION	2,405	0.06	2,405	0.06
TOTAL EXISTING BOUNDARY	45,398	1.04	45,398	1.04

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	4.50'	S06°40'00"W
L2	17.75'	S06°40'00"W
L3	13.25'	S05°54'16"W
L4	17.62'	S06°40'00"W
L5	4.50'	N06°40'00"E
L6	13.25'	S05°54'16"W
L7	10.19'	N79°57'49"W
L8	13.83'	S00°08'00"E
L9	19.17'	N00°08'00"W

(1)

OWNER'S ACKNOWLEDGMENT

I/WE HEREBY STATE THAT I/WE THE OWNER(S) OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP AND I HEREBY AGREE TO THE FILING OF THIS TENTATIVE MAP AND AGREE TO COMPLY WITH THE PROVISIONS OF THE CITY OF CAMPBELL COMPREHENSIVE PLAN AND STATE OF CALIFORNIA MAP ACT AS THEY APPLY TO THE PROCESSING AND APPROVAL OF SAID MAP. THE CURRENT ZONING FOR THIS PROPERTY IS R-M, THE PROPOSED ZONING FOR THIS SUBDIVISION IS P-D. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF CAMPBELL/UTILITY DISTRICT STANDARDS.

AS OWNER: KEVIN DENARDI

BY: _____ DATE: _____
KEVIN DENARDI

REGISTERED PROFESSIONAL ENGINEER
PETER CARLINO
No. C79350
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

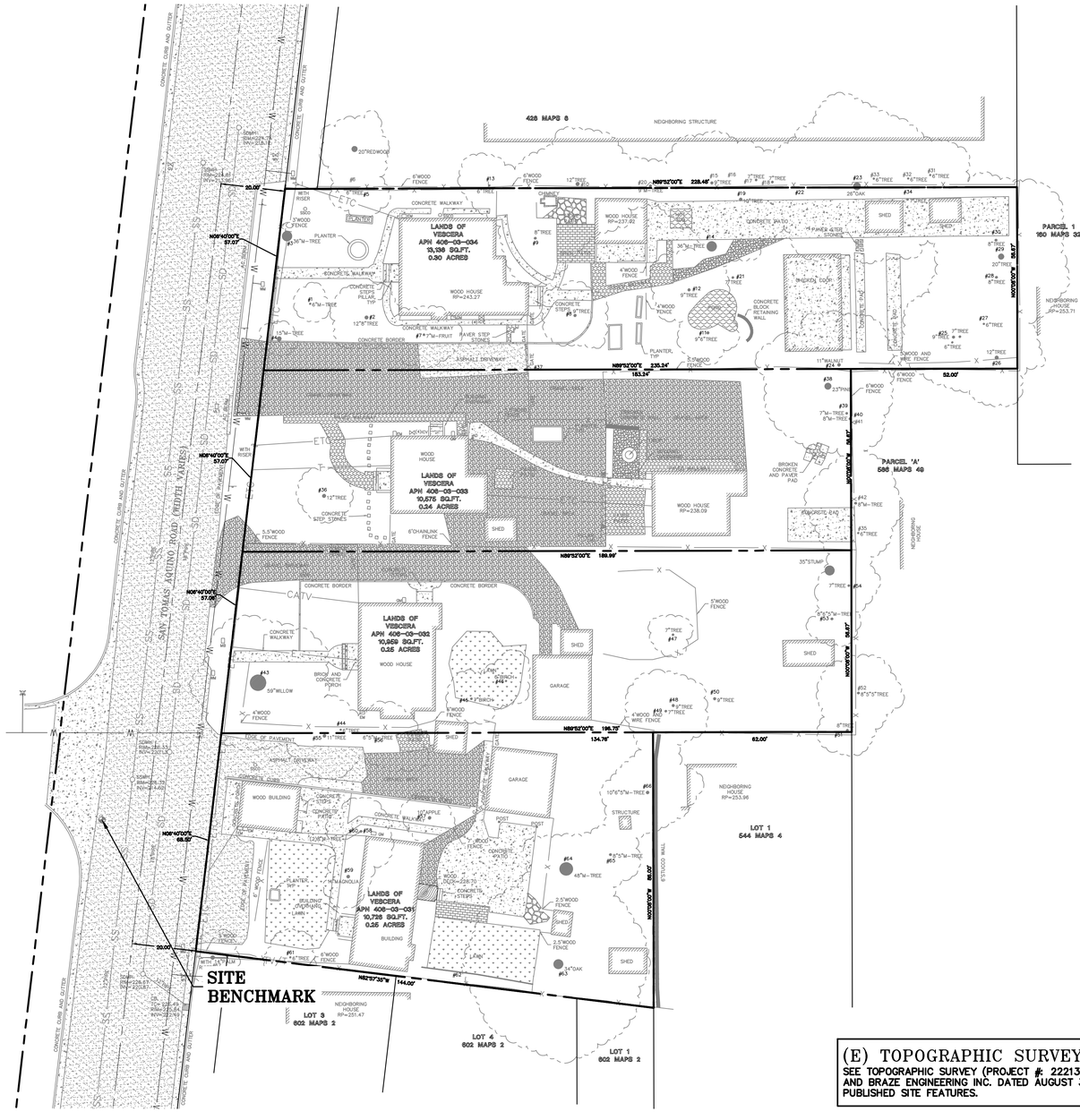
DENARDI WANG MULTI-FAMILY
832-864 S. SAN TOMAS AQUINO RD.
CAMPBELL, CALIFORNIA
SANTA CLARA COUNTY
APN: 406-03-034, -033, -032, -031

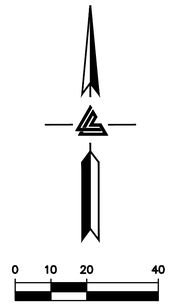
VESTING TENTATIVE SUBDIVISION MAP

1	PLAN CHECK 05-16-23	TT
–		–
–		–
–		–
–		–
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	TM-1

01 OF 15 SHEETS





(E) TOPOGRAPHIC SURVEY NOTE:
SEE TOPOGRAPHIC SURVEY (PROJECT #: 2221311) BY LEA AND BRAZE ENGINEERING INC. DATED AUGUST 31, 2022 FOR PUBLISHED SITE FEATURES.

REGISTERED PROFESSIONAL ENGINEER
PETER CARLAND
No. C79350
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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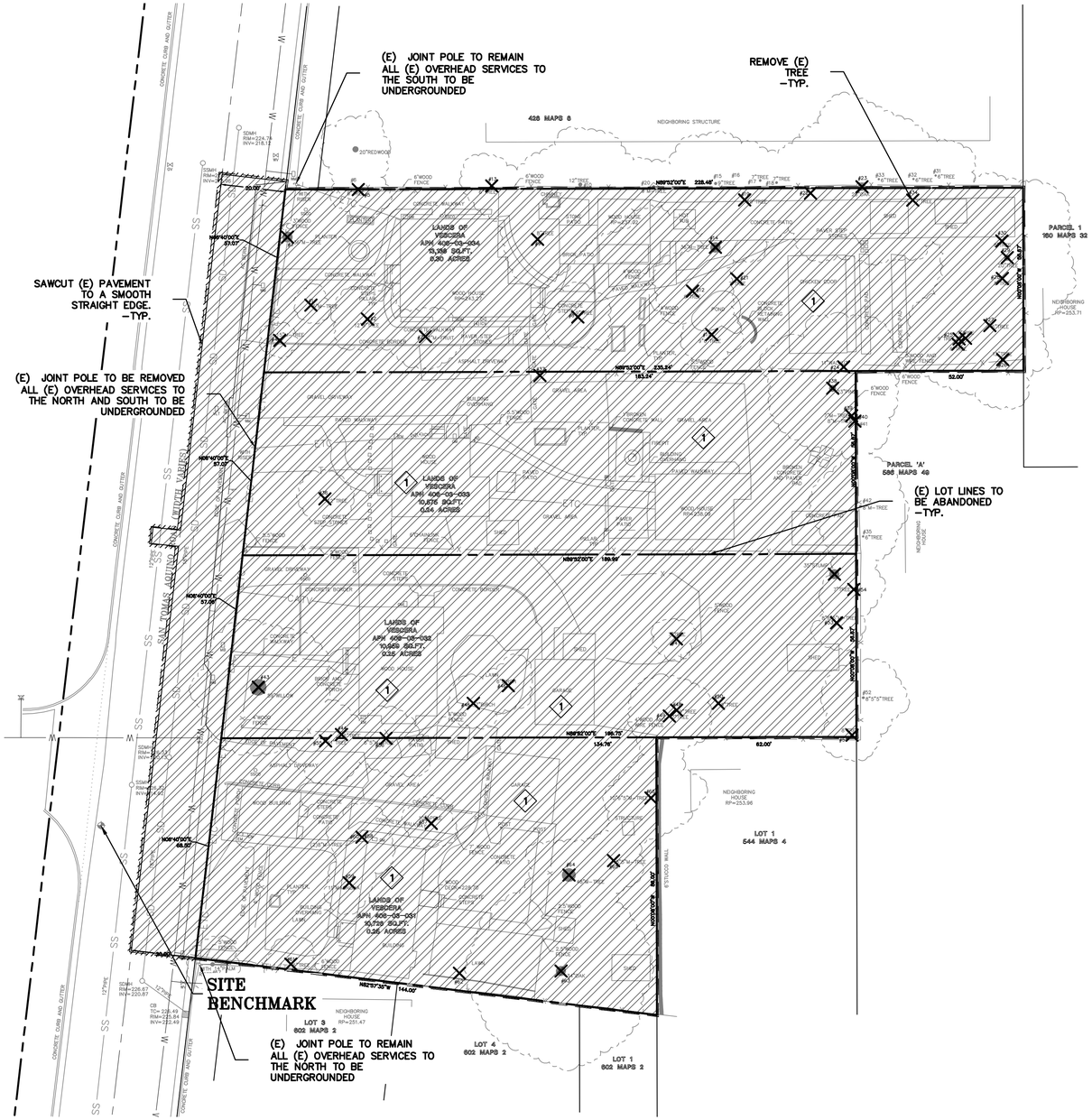
DENARDI WANG MULTI-FAMILY
832-864 S. SAN TOMAS AQUINO RD.
CAMPBELL, CALIFORNIA
SANTA CLARA COUNTY
APN: 406-03-034, -033, -032, -031

EXISTING CONDITIONS

1	PLAN CHECK 06-16-23	TT
–		–
–		–
–		–
–		–
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	TM-2

02 OF 15 SHEETS



LEGEND

SITE AREA

EVERYTHING WITHIN THE SITE ARE TO BE REMOVED UNLESS OTHERWISE NOTED TO REMAIN ON PLANS. ALL UTILITIES ARE TO BE TAKEN BACK TO THE MAIN AND CAPPED PER CITY STDS.

0 10 20 40

SCALE: 1" = 20'

DEMOLITION NOTES:

1. DEMOLISH (E) IMPROVEMENTS AS NECESSARY TO ACCOMMODATE (N) CONSTRUCTION. NO DEMOLITION SHALL COMMENCE WITHOUT REQUIRED DEMOLITION PERMITS.
2. SEE UTILITY PLAN FOR NEW TIE-IN FOR STORM DRAIN, SANITARY SEWER, AND WATER SYSTEMS.

USA NORTH 811 Call 811 Before You Dig

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

REGISTERED PROFESSIONAL ENGINEER
PETER CARLAND
No. C79350
CIVIL
STATE OF CALIFORNIA
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HAYWARD, CALIFORNIA 94545
(510) 887-4086
REGIONAL OFFICES:
ROSEVILLE
DUBLIN
SAN JOSE
WWW.LEABRAZE.COM

DENARDI WANG MULTI-FAMILY
832-864 S. SAN TOMAS AQUINO RD.
CAMPBELL, CALIFORNIA
APN: 406-03-034, -033, -032, -031
SANTA CLARA COUNTY

DEMOLITION PLAN

1	PLAN CHECK 06-16-23	TT
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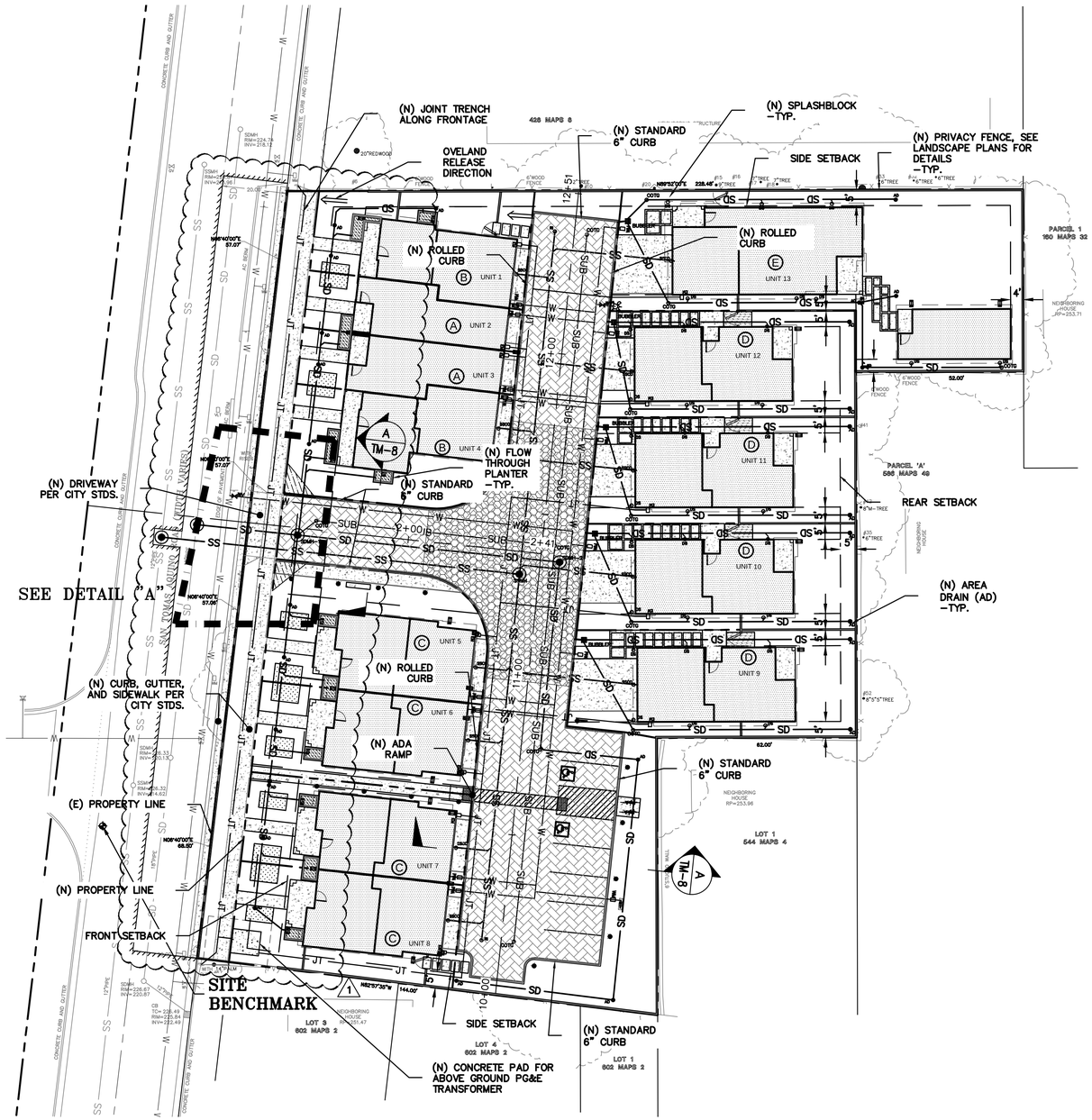
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	DY

SHEET NO:

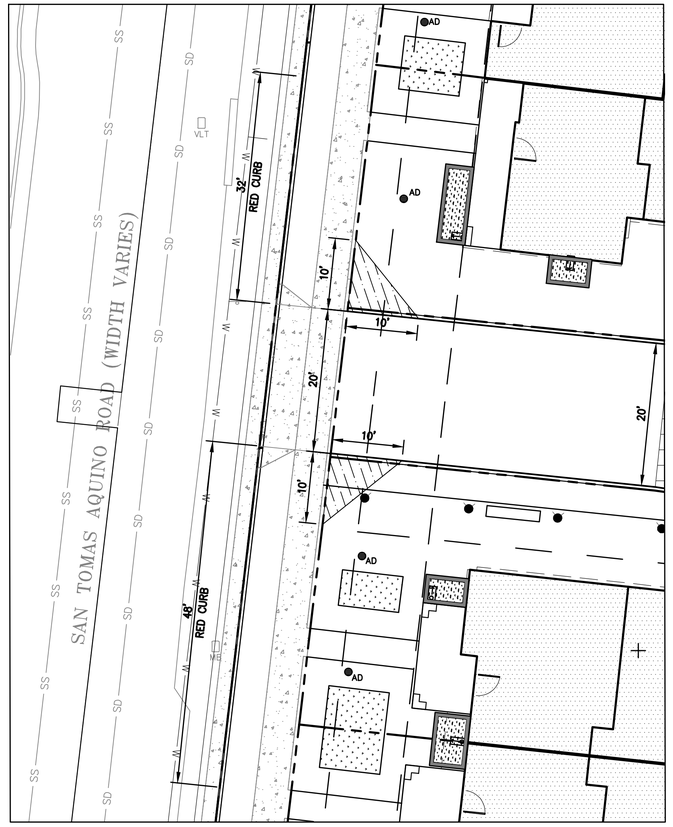
TM-3

03 OF 15 SHEETS



0 10 20 40

SCALE: 1" = 20'



A / TM-4 LINE-OF-SIGHT VISION TRIANGLE
1"=10'

HATCH LEGEND:

(N) FIRE TRUCK TURNAROUND

(N) PERVIOUS PAVER

(N) CONCRETE PAVEMENT

(N) GRAVEL PAVEMENT

(N) LANDSCAPE STORMWATER TREATMENT

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

* BUILDING PAD NOTE: ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER PETER CARLAND No. C79550 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
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832-864 S. SAN TOMAS AQUINO RD.
CAMPBELL, CALIFORNIA

SANTA CLARA COUNTY APN: 406-03-034, -033, -032, -031

CONCEPTUAL OVERALL SITE DEVELOPMENT PLAN

1	PLAN CHECK 06-16-23	TT
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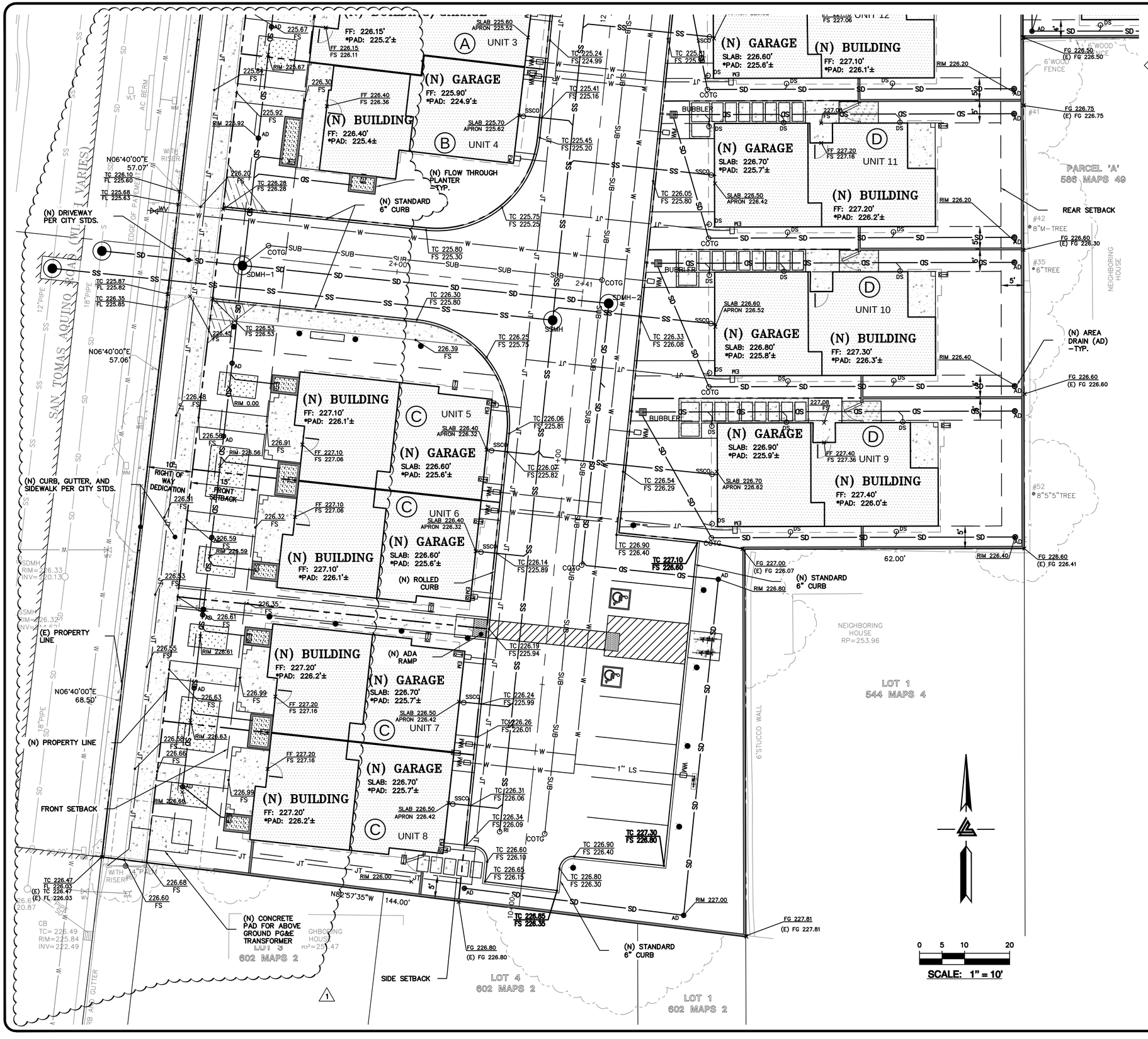
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	TM-4

04 OF 15 SHEETS

SEE SHEET TM-6



FLATWORK KEYNOTES (1) TO (X)

FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

SLOPE GARAGE SLAB 1% MINIMUM (1/8" PER FOOT) FROM BACK TO FRONT TO ALLOW FOR ADEQUATE DRAINAGE. MAINTAIN 1/2" TO 1" LIP BETWEEN GARAGE SLAB AND DRIVEWAY. SEE PLANS FOR SPECIFIC DROP

PROVIDE 2% SLOPE ACROSS FLAT WORK AND/OR PAVING PER CBC 1804.4. SLOPE TOWARDS POSITIVE DRAINAGE AS SHOWN ON PLAN.

(N) CONCRETE DRIVEWAY PER DETAILS.

(N) PERVIOUS PAVER DRIVEWAY PER DETAILS.

(N) GRAVEL WALKWAY PER DETAILS.

(N) CONCRETE PATIOS/WALKWAYS PER DETAILS.

(N) STANDARD 6" CURB PER DETAILS.

STORM DRAIN KEYNOTES (10) TO (X)

INSTALL (N) ON-SITE STORM DRAIN SYSTEM. USE MINIMUM 6" PVC (SDR 35) OR HDPE (ADS N-12 W/ SMOOTH INTERIOR WALLS). MAINTAIN 24" MINIMUM COVER AND SLOPED AT 1% MINIMUM AT ALL TIMES UNLESS OTHERWISE NOTED. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS.

INSTALL (N) SUBDRAIN. USE PERFORATED 4" PVC (SDR-35) WITH HOLES DOWN AND SLOPED AT 1% MINIMUM SURROUND WITH 3/4" DRAIN ROCK WRAPPED IN FILTER FABRIC (MIRAFI 140N). MIRADRAIN OR OTHER LEA & BRAZE PREAPPROVED DRAINAGE SYSTEM MAY ALSO BE USED. AVOID USING 90° BENDS AND INSTEAD USE (2) 45° BENDS AND WYE CONNECTIONS. PROVIDE CLEANOUT TO GRADE AT MAJOR CHANGES IN DIRECTION AND AT 100' MAXIMUM INTERVALS. SUBDRAIN SHALL REMAIN A DEDICATED SEPARATE SYSTEM UNTIL IT CONNECTS TO STORM DRAIN SYSTEM OR OUTFALL AS SHOWN. SEE DETAIL X ON SHEET C-X.

CONSTRUCT (N) EARTHEN SWALE SLOPED AT 1% MINIMUM TOWARDS POSITIVE OUTFALL. SEE DETAIL X ON SHEET C-X.

DIRECT DOWNSPOUTS TO 24" LONG PRECAST CONCRETE SPLASHBLOCKS OR OTHER HARD SURFACE. DIRECT AWAY FROM ANY STRUCTURE AND TOWARDS POSITIVE DRAINAGE. SEE DETAIL X ON SHEET C-X.

INSTALL (N) STORM DRAIN MANHOLE PER DETAILS.

INSTALL (N) "CHRISTY V-24" JUNCTION BOX W/ CONCRETE BOTTOM FLUSH W/ LOWEST OUTGOING INVERT. PLACE BOX ON 6" CLASS 2 AGGREGATE BASE MATERIAL. INSTALL SOLID METAL RIM BOLTED DOWN. SEE DETAIL X ON SHEET C-X.

INSTALL (N) SUMP PUMP FOR SUBDRAIN SYSTEM. SEE DETAIL X ON SHEET C-X.

UTILITIES KEYNOTES (31) TO (X)

INSTALL (N) SANITARY SEWER LATERALS. USE 6" PVC (SDR-26) SLOPED AT 2% MINIMUM. CONNECT TO (E) SEWER MAIN AS SHOWN. PROVIDE CLEANOUT TO GRADE AT BUILDING AND BEHIND PROPERTY LINE AND AT MAJOR CHANGES IN DIRECTION AS SHOWN. CONNECT PER DISTRICT STANDARDS.

INSTALL (N) 6" WATER SERVICE PER SAN JOSE WATER COMPANY STANDARDS.

INSTALL (N) 2" MINIMUM WATER SERVICE LINE TO (N) RESIDENCE OR AS DIRECTED BY FIRE SPRINKLER DESIGNER.

INSTALL (N) SANITARY CLEANOUT (SSCO) PER DETAILS.

INSTALL (N) CLEANOUT TO GRADE (COTG) PER DETAILS.

INSTALL (N) RODDING INLET PER CITY STANDARD DETAILS.

INSTALL (N) SANITARY SEWER CLEANOUT (SSCO) PER WVSD DETAIL 3.

INSTALL (N) JOINT TRENCH FOR SERVICES INCLUDING CATV, COMM, TELEPHONE & ELECTRIC FROM NEAREST POINT OF CONNECTION. DESIGN BY OTHERS.

DEMOLITION NOTE:

SEE SHEET TM-3 FOR ITEMS TO BE DEMOLISHED/REMOVED

PAVEMENT NOTE:

SEE SHEET TM-4 FOR PAVEMENT SURFACE HATCHES

NOTE:
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*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

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REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

REGISTERED PROFESSIONAL ENGINEER PETER CARLAND No. C79350 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

DENARDI WANG MULTI-FAMILY
832-864 S. SAN TOMAS AQUINO RD.
CAMPBELL, CALIFORNIA
SANTA CLARA COUNTY
APN: 406-03-034, -033, -032, -031

CONCEPTUAL SITE DEVELOPMENT PLAN

1	PLAN CHECK 06-16-23	TT
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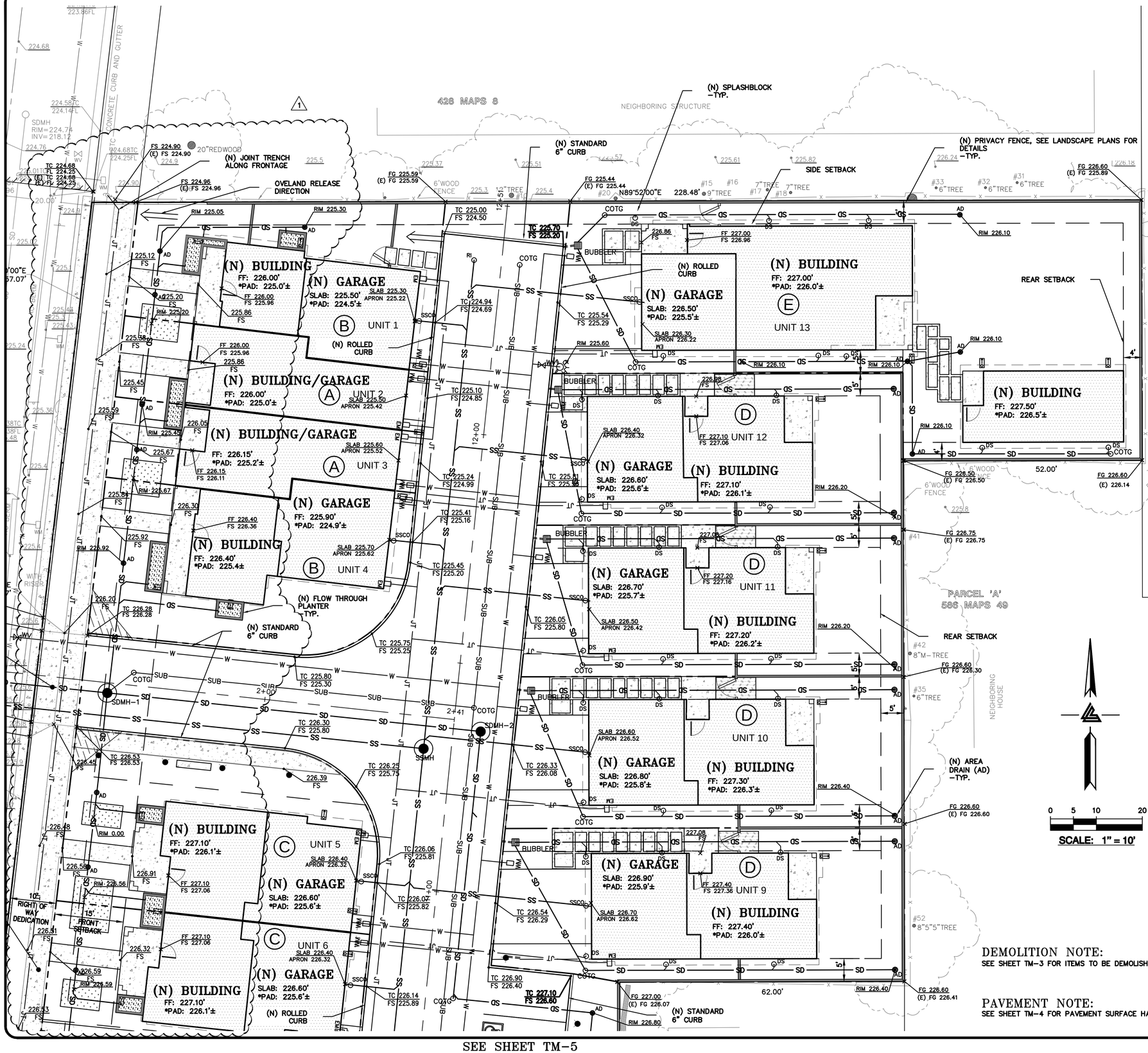
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	TM-5

05 OF 15 SHEETS



SEE SHEET TM-5

FLATWORK KEYNOTES 1 TO X

1 FINISHED GRADES AT BUILDING PERIMETER SHALL BE SLOPED AT A MINIMUM OF 5% FOR THE FIRST 10' AWAY FROM THE BUILDING PER CBC 1804.4 OR TO AN APPROVED DRAINAGE SWALE OR STRUCTURE. GRADES SHALL CONTINUE TO SLOPE TOWARDS POSITIVE DRAINAGE AND A POSITIVE OUTFALL. MAINTAIN 8" CLEARANCE BETWEEN FINISH EARTHEN GRADE AND BOTTOM OF MUD SILL AT ALL TIMES PER CBC 2304.12.1.2 UNLESS STRUCTURAL DETAILING ALLOWS LESS. REFER TO STRUCTURAL PLANS FOR FOUNDATION DESIGN AND DETAILS.

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(N) PERVIOUS PAVER DRIVEWAY PER DETAILS.

(N) GRAVEL WALKWAY PER DETAILS.

(N) CONCRETE PATIOS/WALKWAYS PER DETAILS.

(N) STANDARD 6" CURB PER DETAILS.

(N) ROLLED CURB PER CITY DETAILS.

(N) SELF-RETAINING LANDSCAPE AREA PER DETAILS.

STORM DRAIN KEYNOTES 10 TO X

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UTILITIES KEYNOTES 31 TO X

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DEMOLITION NOTE:

SEE SHEET TM-3 FOR ITEMS TO BE DEMOLISHED/REMOVED

PAVEMENT NOTE:

SEE SHEET TM-4 FOR PAVEMENT SURFACE HATCHES

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REGISTERED PROFESSIONAL ENGINEER
ALVEX CARLAND
No. C79550
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

DENARDI WANG MULTI-FAMILY
832-864 S. SAN TOMAS AQUINO RD.
CAMPBELL, CALIFORNIA
SANTA CLARA COUNTY APN: 406-03-034, -033, -032, -031

CONCEPTUAL SITE DEVELOPMENT PLAN

1	PLAN CHECK 06-16-23	TT
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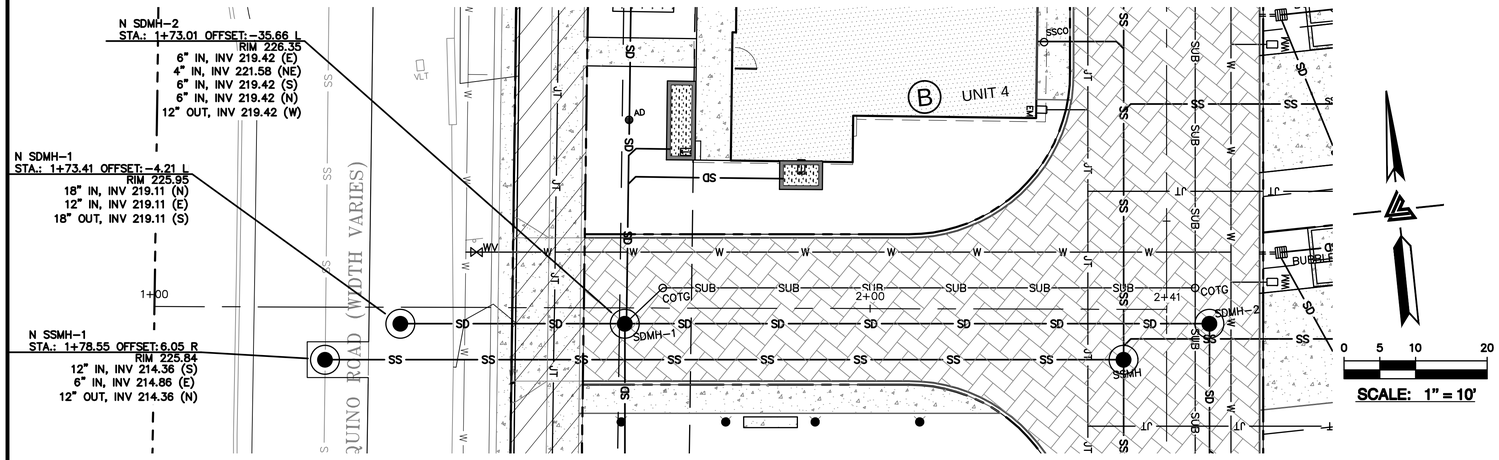
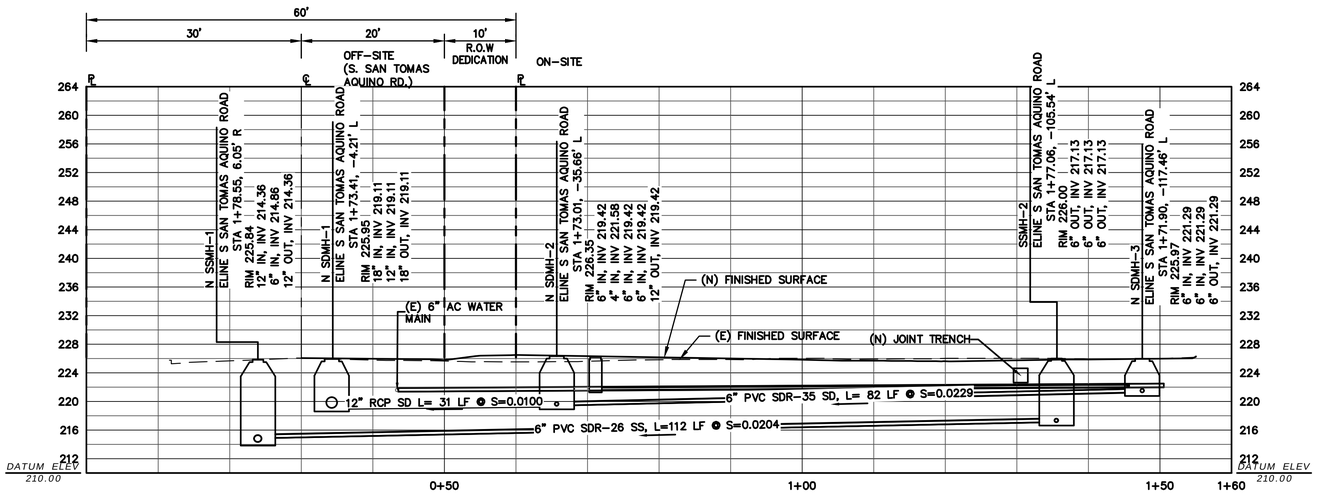
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	TM-6

06 OF 15 SHEETS





ON-SITE UTILITY PROFILE

SCALE: 1" = 10' HORIZ & VERT

REGISTERED PROFESSIONAL ENGINEER
PETER CARLAND
No. C79550
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS

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832-864 S. SAN TOMAS AQUINO RD.
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SANTA CLARA COUNTY

APN: 406-03-034, -033, -032, -031

CONCEPTUAL UTILITY PROFILES

1	PLAN CHECK 06-16-23	TT
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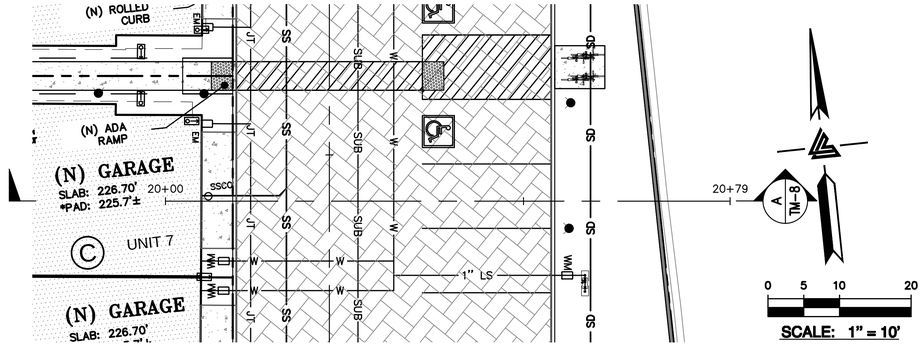
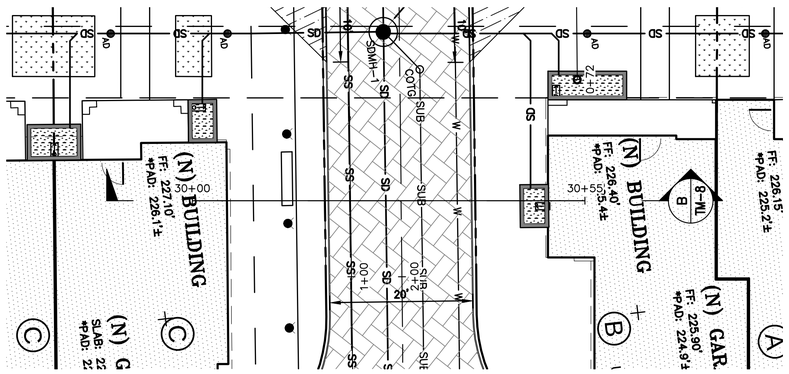
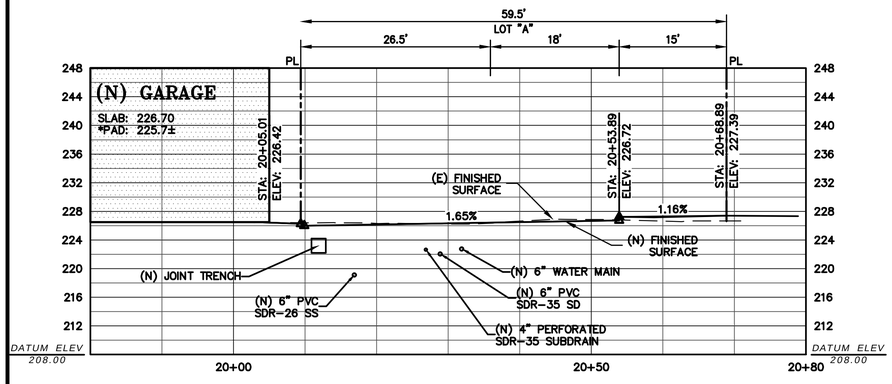
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	NTS
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	TM-7

07 OF 15 SHEETS

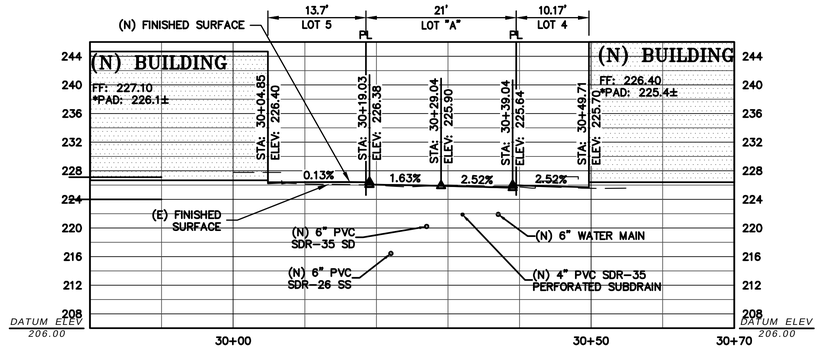






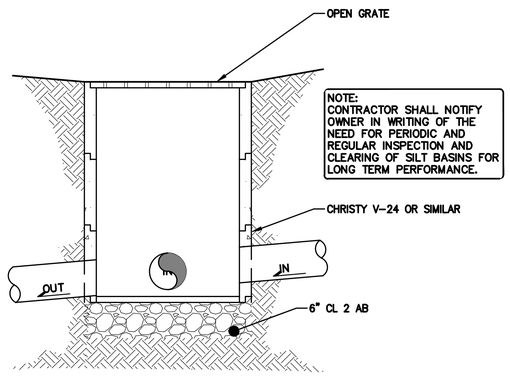
SECTION A–A PROFILE

SCALE: 1" = 10' HORIZ & VERT



SECTION B–B PROFILE

SCALE: 1" = 10' HORIZ & VERT



1 / TM-8 **JUNCTION BOX (JB) W/ CONCRETE BOTTOM**

NTS

REGISTERED PROFESSIONAL ENGINEER
PETER CARLAND
No. C79350
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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CAMPBELL, CALIFORNIA
APN: 406-03-034, -033, -032, -031
SANTA CLARA COUNTY

CONCEPTUAL
SITE CROSS SECTIONS
AND DETAIL

1 PLAN CHECK 08-18-23	TT
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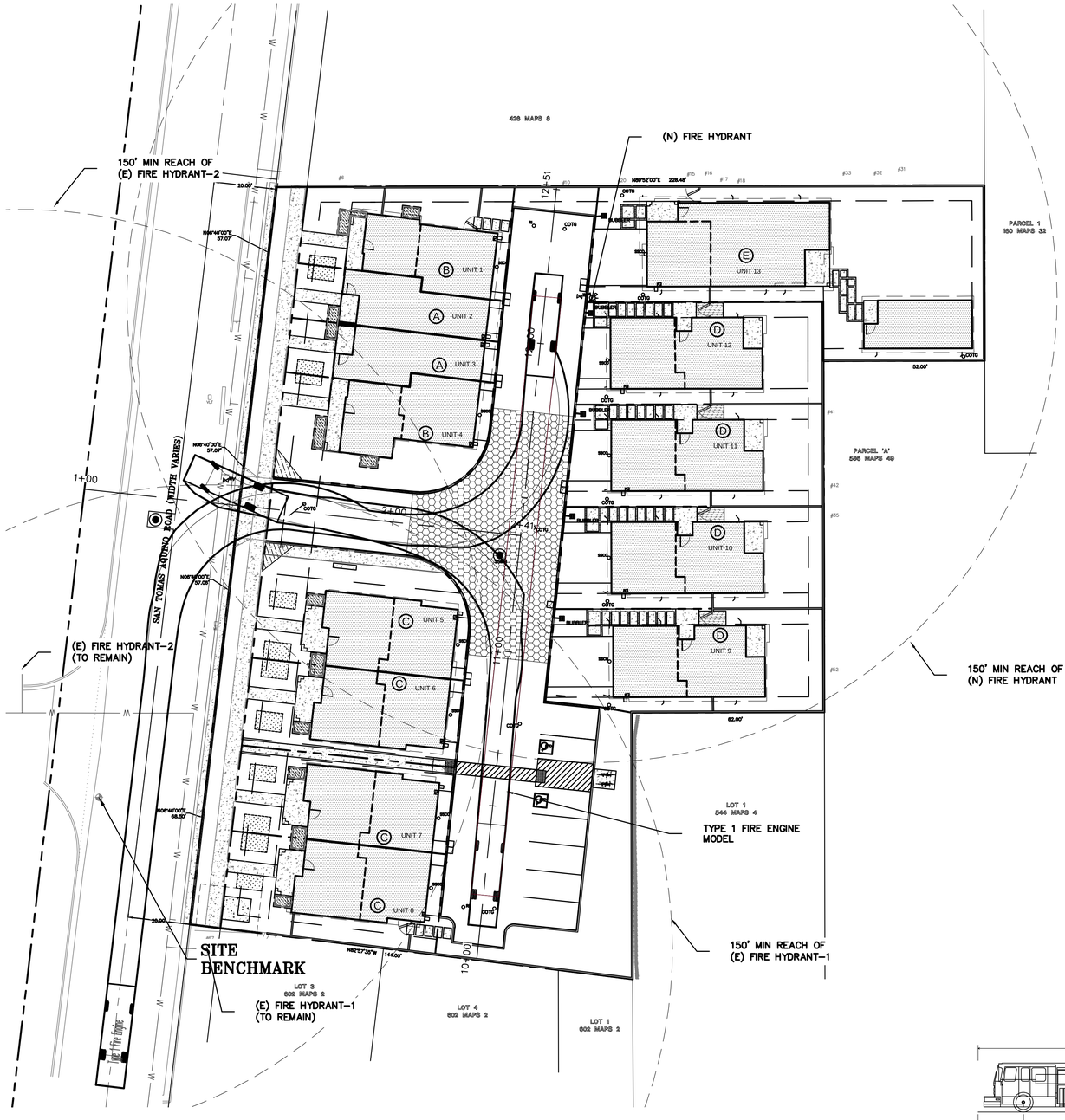
REVISIONS	BY

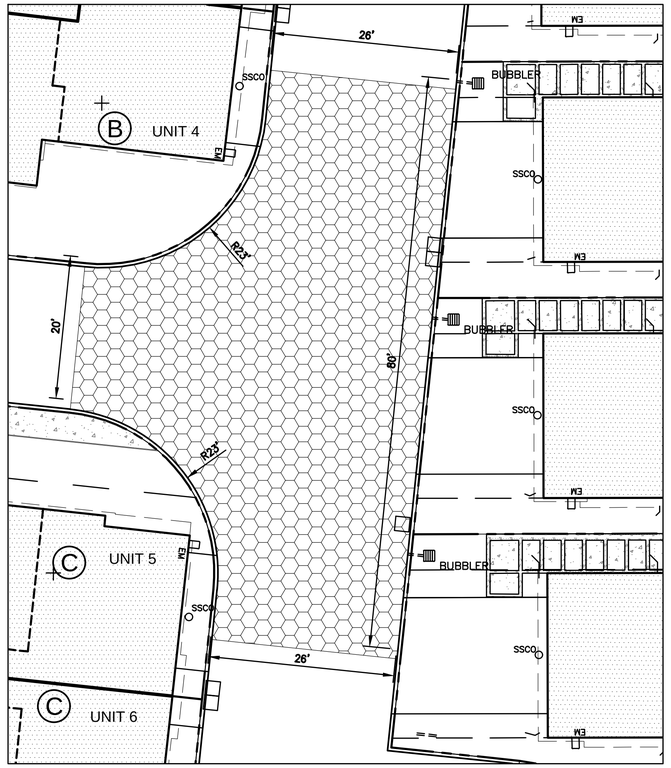
JOB NO:	2221336
DATE:	11-08-22
SCALE:	NTS
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	TM-8

08 OF 15 SHEETS



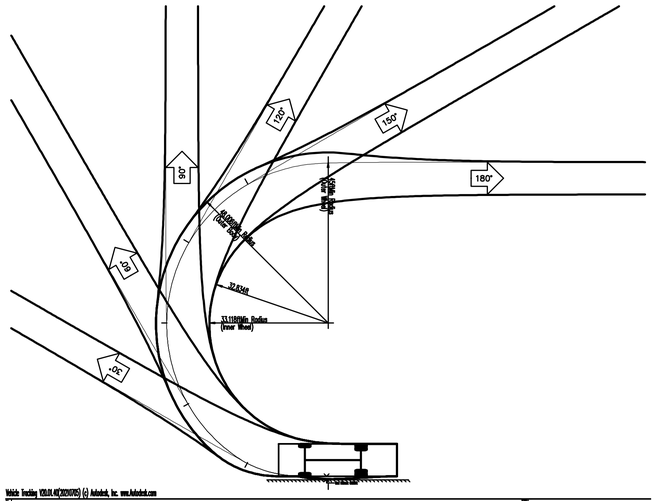
0 10 20 40

SCALE: 1" = 20'

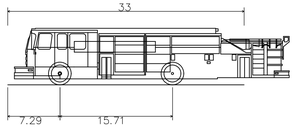


A / TM-9 **FIRE TRUCK TURNAROUND DETAIL**
1"=10'

FIRE TRUCK TURNAROUND NOTE:
FIRE TRUCK TURNAROUND PER SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD D-1.



B / TM-9 **TYPE 1 FIRE ENGINE TURN TEMPLATE**
1"=20'



Type 1 Fire Engine	
Overall Length	33.000ft
Overall Width	9.020ft
Overall Body Height	7.894ft
Min Body Ground Clearance	0.805ft
Track Width	9.020ft
Lock-to-lock time	5.00s
Curb to Curb Turning Radius	45.000ft

USA NORTH 811 Call 811 Before You Dig

NOTE:
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REGISTERED PROFESSIONAL ENGINEER TAYEK CARLANO No. C79550 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

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CONCEPTUAL EMERGENCY ACCESS PLAN

1	PLAN CHECK 06-16-23	TT
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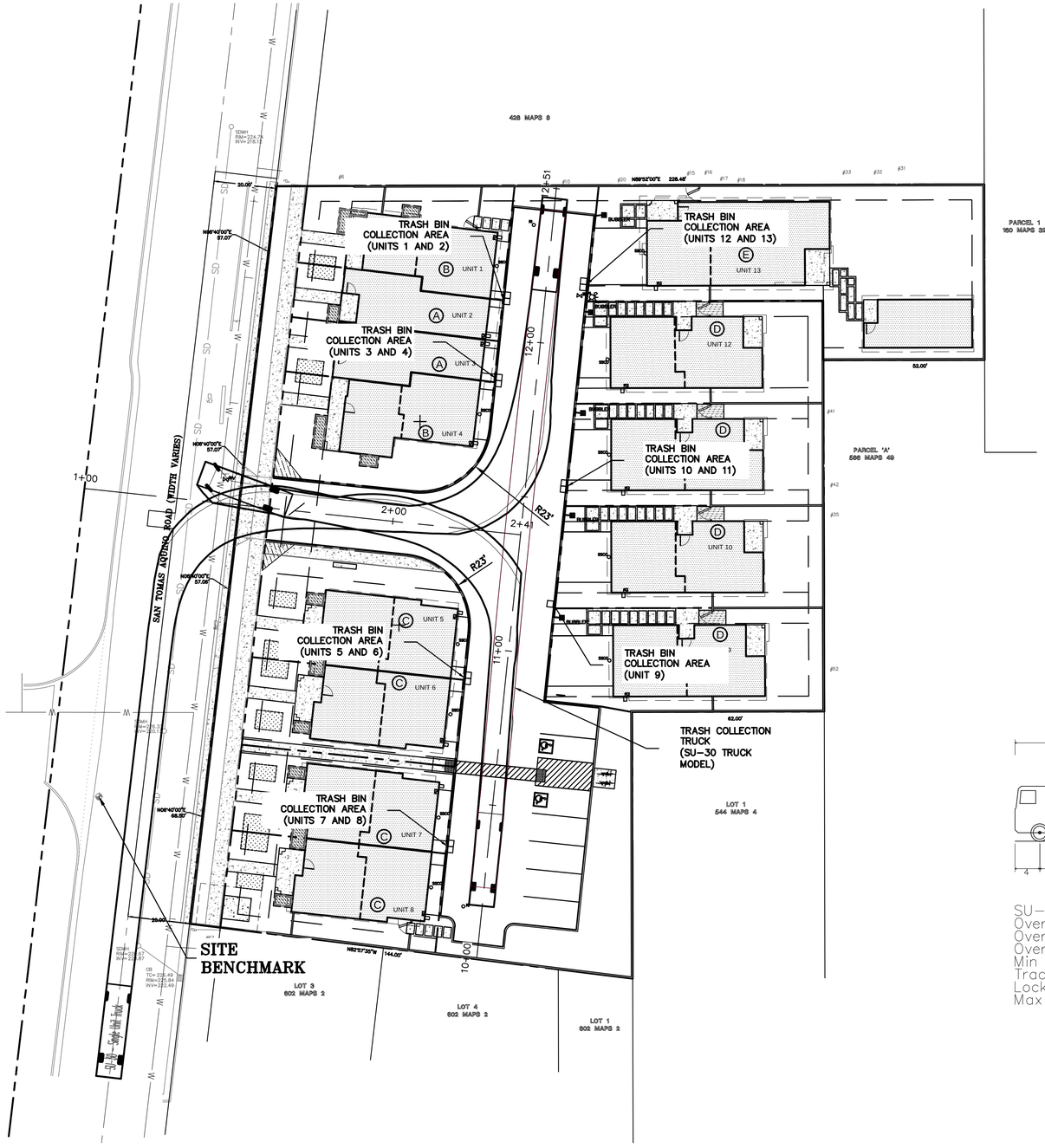
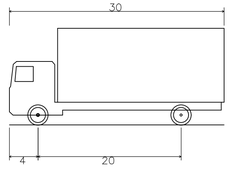
TM-9
09 OF 15 SHEETS

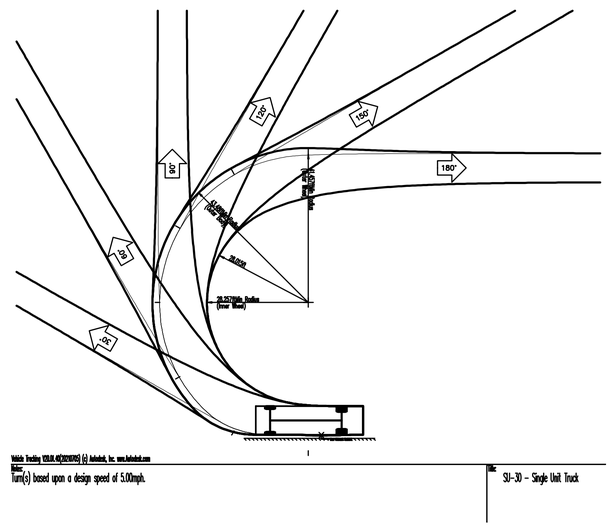


0 10 20 40

SCALE: 1" = 20'



SU-30 – Single Unit Truck	
Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°



A TM-10 **GARBAGE TRUCK TURN TEMPLATE**
1"=20'

USA NORTH 811 Call 811 Before You Dig

NOTE:
FOR CONSTRUCTION STAKING SCHEDULING OR QUOTATIONS PLEASE CONTACT ALEX ABAYA AT LEA & BRAZE ENGINEERING (510)887-4086 EXT 116. aabaya@leabraze.com

*** BUILDING PAD NOTE:** ADJUST PAD LEVEL AS REQUIRED. REFER TO STRUCTURAL PLANS FOR SLAB SECTION OR CRAWL SPACE DEPTH TO ESTABLISH PAD LEVEL.

REGISTERED PROFESSIONAL ENGINEER PETER CARLAO No. C79550 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
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832-864 S. SAN TOMAS AQUINO RD.
CAMPBELL, CALIFORNIA
SANTA CLARA COUNTY
APN: 406-03-034, -033, -032, -031

CONCEPTUAL TRASH MANAGEMENT PLAN

1	PLAN CHECK 06-16-23	TT
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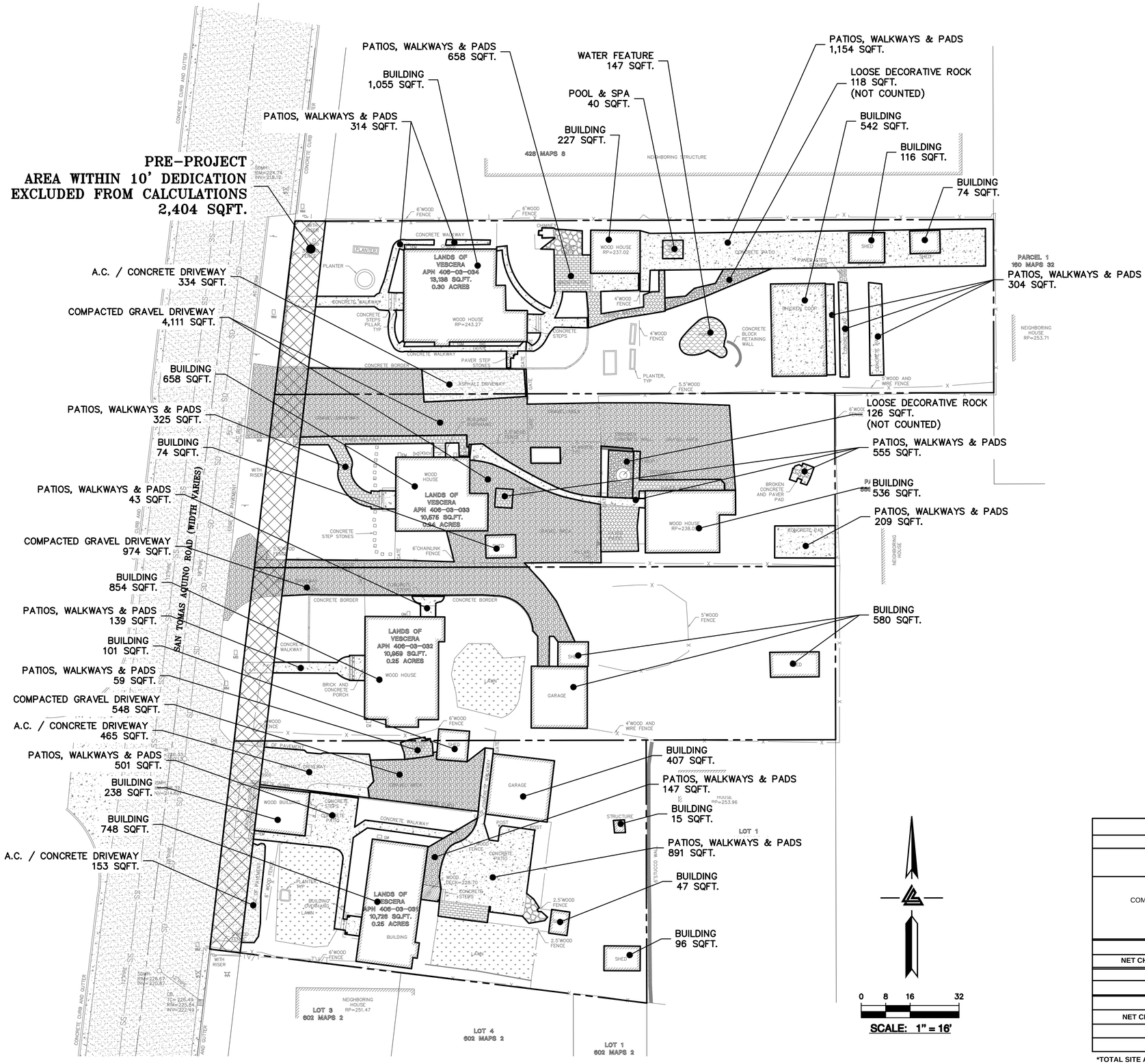
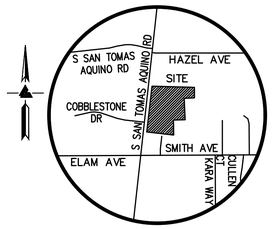
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	AS NOTED
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	TM-10

10 OF 15 SHEETS





VICINITY MAP
NO SCALE

DEVELOPMENT INFORMATION

TOTAL PROJECT SITE AREA*	**42,994 SQUARE FEET (0.987 ACRE)**			
LIMIT OF DISTURBED AREA	**42,994 SQUARE FEET (0.987 ACRE)**			
IMPERVIOUS AREA	**EXISTING TOTAL S.F.**	**REMOVED TOTAL S.F.**	**NEW TOTAL S.F.**	**PROPOSED TOTAL S.F.**
BUILDINGS**	6,368	6,368	15,897	15,897
A.C. / CONCRETE DRIVEWAYS	952	952	1,490	1,490
COMPACTED GRAVEL DRIVEWAYS	5,633	5,633	0	0
PATIOS, WALKWAYS & PADS	5,299	5,299	2,118	2,118
D.G. / GRAVEL PAD	0	0	168	168
POOL & SPA	40	40	0	0
WATER FEATURE	147	147	0	0
TOTAL IMPERVIOUS AREA	18,439	18,439	19,673	19,673
NET CHANGE IN IMPERVIOUS AREA	**+ 1,234 SQUARE FEET (NET DECREASE)**			
PERVIOUS PAVING				
PERVIOUS PAVER DRIVEWAY	0	0	9,326	9,326
TOTAL DEVELOPED AREA	18,439	18,439	28,999	28,999
NET CHANGE IN DEVELOPED AREA	**+ 10,560 SQUARE FEET (NET INCREASE)**			
LANDSCAPE AREA	24,555			13,995
TOTAL PERVIOUS AREA	24,555			23,321

*TOTAL SITE AREA EXCLUDES THE PRE-CONSTRUCTION AREA WITHIN THE 10' ROADWAY DEDICATION
**IMPERVIOUS SURFACES BELOW ROOF OVERHANGS ARE INCLUDED IN THE BUILDING ROOF AREA

REGISTERED PROFESSIONAL ENGINEER
PETER CARLAND
No. C79350
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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CAMPBELL, CALIFORNIA
APN: 406-03-034, -033, -032, -031
SANTA CLARA COUNTY

IMPERVIOUS SURFACE EXHIBIT (EXISTING SITE)

1	PLAN CHECK 06-16-23	TT
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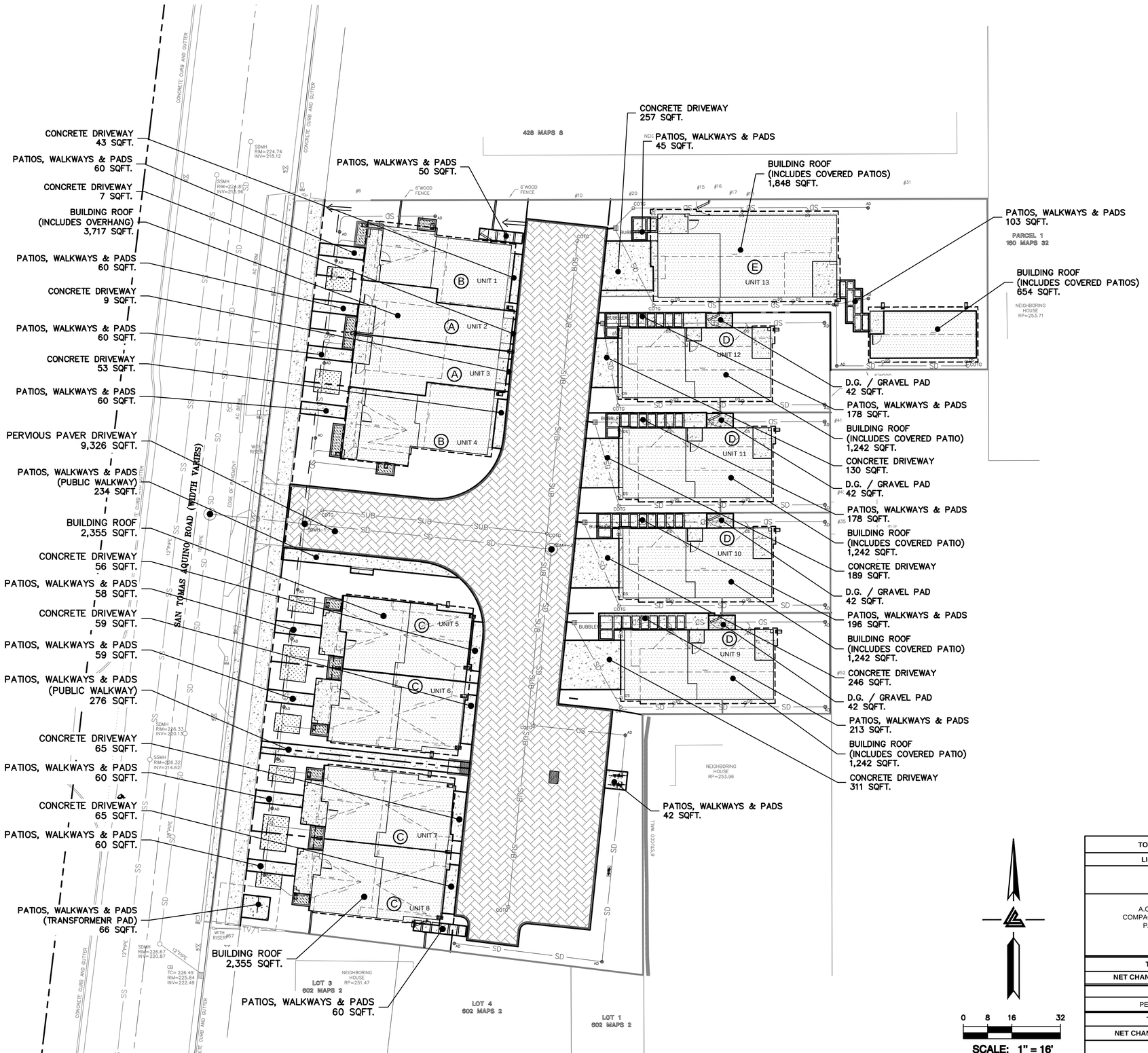
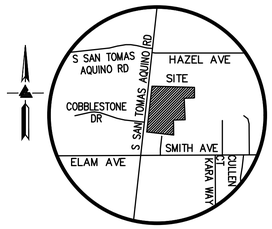
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	1"=16'
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	

SCP-1

11 OF 15 SHEETS





VICINITY MAP
NO SCALE

0 8 16 32

SCALE: 1" = 16'

DEVELOPMENT INFORMATION

TOTAL PROJECT SITE AREA*	**42,994 SQUARE FEET (0.987 ACRE)**			
LIMIT OF DISTURBED AREA	**42,994 SQUARE FEET (0.987 ACRE)**			
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BUILDINGS*	6,368	6,368	15,897	15,897
A.C. / CONCRETE DRIVEWAYS	952	952	1,490	1,490
COMPACTED GRAVEL DRIVEWAYS	5,633	5,633	0	0
PATIOS, WALKWAYS & PADS	5,299	5,299	2,118	2,118
D.G. / GRAVEL PAD	0	0	168	168
POOL & SPA	40	40	0	0
WATER FEATURE	147	147	0	0
TOTAL IMPERVIOUS AREA	18,439	18,439	19,673	19,673
NET CHANGE IN IMPERVIOUS AREA	**+ 1,234 SQUARE FEET (NET DECREASE)**			
PERVIOUS PAVING				
PERVIOUS PAVER DRIVEWAY	0	0	9,326	9,326
TOTAL DEVELOPED AREA	18,439	18,439	28,999	28,999
NET CHANGE IN DEVELOPED AREA	**+ 10,560 SQUARE FEET (NET INCREASE)**			
LANDSCAPE AREA	24,555			13,995
TOTAL PERVIOUS AREA	24,555			23,321

*TOTAL SITE AREA EXCLUDES THE PRE-CONSTRUCTION AREA WITHIN THE 10' ROADWAY DEDICATION
**IMPERVIOUS SURFACES BELOW ROOF OVERHANGS ARE INCLUDED IN THE BUILDING ROOF AREA

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CIVIL
STATE OF CALIFORNIA
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SANTA CLARA COUNTY

CONCEPTUAL
IMPERVIOUS SURFACE
EXHIBIT
(PROPOSED SITE)

1	PLAN CHECK 06-16-23	TT
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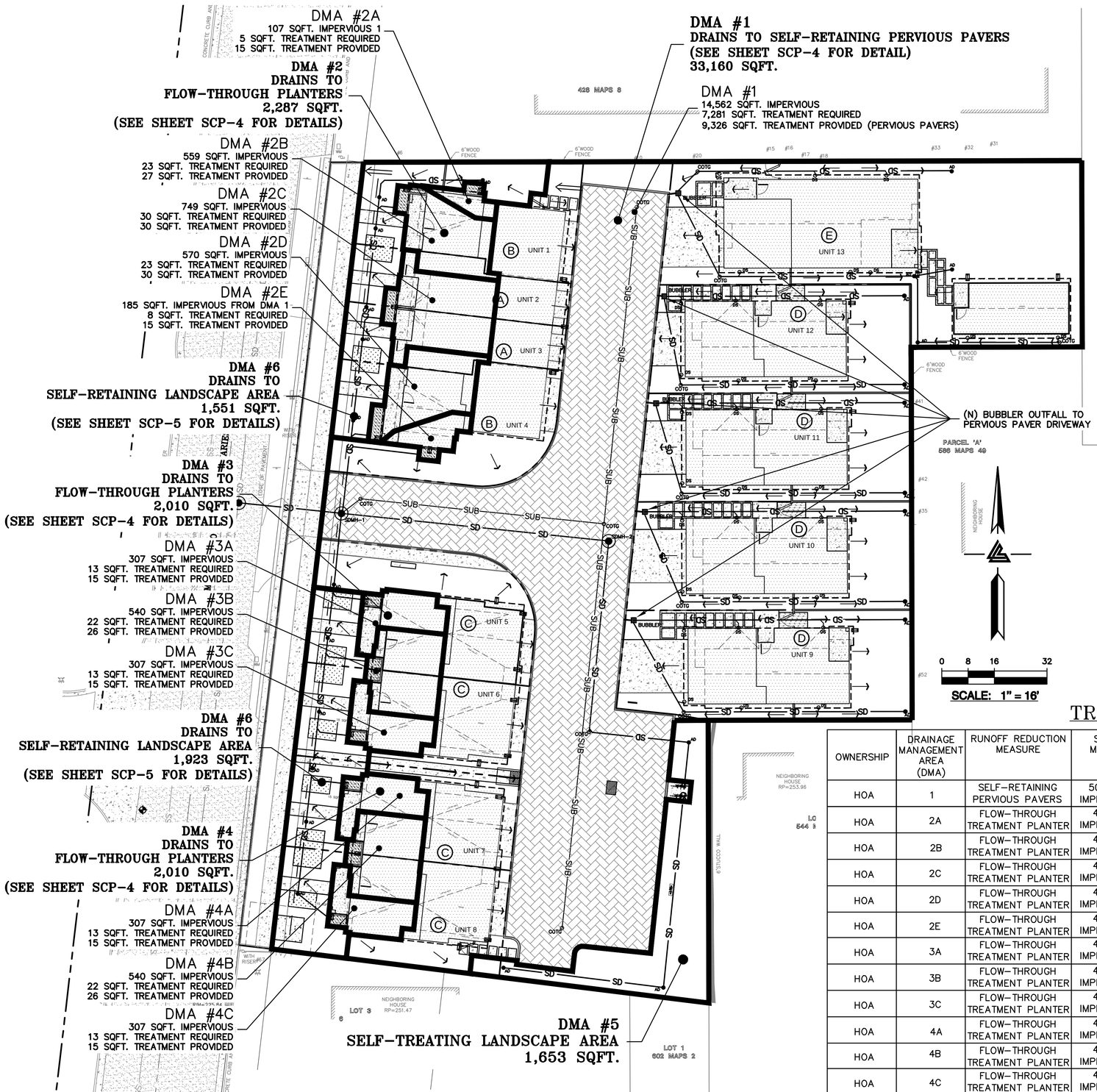
REVISIONS		BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	1"=16'
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	1

SCP-2

12 OF 15 SHEETS



DEVELOPMENT INFORMATION

TOTAL PROJECT SITE AREA*	42,994 SQUARE FEET (0.987 ACRE)			
LIMIT OF DISTURBED AREA	42,994 SQUARE FEET (0.987 ACRE)			
IMPERVIOUS AREA	EXISTING TOTAL S.F.	REMOVED TOTAL S.F.	NEW TOTAL S.F.	PROPOSED TOTAL S.F.
BUILDINGS**	6,368	6,368	15,897	15,897
A.C. / CONCRETE DRIVEWAYS	952	952	1,490	1,490
COMPACTED GRAVEL DRIVEWAYS	5,633	5,633	0	0
PATIOS, WALKWAYS & PADS	5,299	5,299	2,118	2,118
D.G. / GRAVEL PAD	0	0	168	168
POOL & SPA	40	40	0	0
WATER FEATURE	147	147	0	0
TOTAL IMPERVIOUS AREA	18,439	18,439	19,673	19,673
NET CHANGE IN IMPERVIOUS AREA	+ 1,234 SQUARE FEET (NET DECREASE)			
PERVIOUS PAVING				
PERVIOUS PAVER DRIVEWAY	0	0	9,326	9,326
TOTAL DEVELOPED AREA	18,439	18,439	28,999	28,999
NET CHANGE IN DEVELOPED AREA	+ 10,560 SQUARE FEET (NET INCREASE)			
LANDSCAPE AREA	24,555			13,995
TOTAL PERVIOUS AREA	24,555			23,321

*TOTAL SITE AREA EXCLUDES THE PRE-CONSTRUCTION AREA WITHIN THE 10' ROADWAY DEDICATION
**IMPERVIOUS SURFACES BELOW ROOF OVERHANGS ARE INCLUDED IN THE BUILDING ROOF AREA

DRAINAGE MANAGEMENT AREAS

TOTAL PROJECT SITE AREA*	42,994 SQUARE FEET (0.987 ACRE)						
	DMA #1 (S.F.)	DMA #2 (S.F.)	DMA #3 (S.F.)	DMA #4 (S.F.)	DMA #5 (S.F.)	DMA #6 (S.F.)	TOTAL (S.F.)
TOTAL AREA	33,160	2,287	1,210	1,210	1,653	3,474	42,994
IMPERVIOUS AREA							
BUILDINGS**	11,419	2,170	1,154	1,154	0	0	15,897
A.C. / CONCRETE DRIVEWAYS	1,490	0	0	0	0	0	1,490
COMPACTED GRAVEL DRIVEWAYS	0	0	0	0	0	0	0
PATIOS, WALKWAYS & PADS	1,485	0	0	0	0	633	2,118
D.G. / GRAVEL PAD	168	0	0	0	0	0	168
POOL & SPA	0	0	0	0	0	0	0
WATER FEATURE	0	0	0	0	0	0	0
TOTAL IMPERVIOUS AREA	14,562	2,170	1,154	1,154	0	633	19,673
PERVIOUS PAVING							
PERVIOUS PAVER DRIVEWAY	9,326	0	0	0	0	0	9,326
LANDSCAPE AREA	9,272	117	56	56	1,653	2,841	13,995
TOTAL PERVIOUS AREA	18,598	117	56	56	1,653	2,841	23,321

*TOTAL SITE AREA EXCLUDES THE PRE-CONSTRUCTION AREA WITHIN THE 10' ROADWAY DEDICATION
**IMPERVIOUS SURFACES BELOW ROOF OVERHANGS ARE INCLUDED IN THE BUILDING ROOF AREA

TREATMENT CONTROL MEASURE TABLE

OWNERSHIP	DRAINAGE MANAGEMENT AREA (DMA)	RUNOFF REDUCTION MEASURE	SIZING METHOD	DRAINAGE AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERVIOUS AREA (PERMEABLE PAVEMENT) (SQ FT)	PERVIOUS AREA (OTHER) (SQ FT)	EQUIVALENT IMPERVIOUS AREA (SQ FT)	MITIGATION AREA REQUIRED (SQ FT)	MITIGATION AREA PROVIDED (SQ FT)
HOA	1	SELF-RETAINING PERVIOUS PAVERS	50% OF IMPERVIOUS	33,160	14,562	9,326	9,727	16,468	8,234	9,326
HOA	2A	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	122	107	0	15	–	5	15
HOA	2B	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	586	559	0	27	–	23	27
HOA	2C	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	779	749	0	30	–	30	30
HOA	2D	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	600	570	0	30	–	23	30
HOA	2E	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	200	185	0	15	–	8	15
HOA	3A	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	322	307	0	15	–	13	15
HOA	3B	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	566	540	0	26	–	22	26
HOA	3C	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	322	307	0	15	–	13	15
HOA	4A	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	322	307	0	15	–	13	15
HOA	4B	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	566	540	0	26	–	22	26
HOA	4C	FLOW-THROUGH TREATMENT PLANTER	4% OF IMPERVIOUS	322	307	0	15	–	13	15
HOA	5	SELF-TREATING LANDSCAPE AREA	-----	1,653	0	0	1,653	–	–	–
HOA	6	SELF-RETAINING LANDSCAPE AREA	50% OF IMPERVIOUS	3,474	633	0	2,841	–	317	497
			TOTALS:	42,994	19,673	9,326	13,995			

REGISTERED PROFESSIONAL ENGINEER
PAVER CARLAND
No. C79550
CIVIL
STATE OF CALIFORNIA
ORIGINAL SIGNATURES IN BLUE INK

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SANTA CLARA COUNTY APN: 406-03-034, -033, -032, -031

CONCEPTUAL
STORMWATER CONTROL
EXHIBIT
(PROPOSED SITE)

1	PLAN CHECK 08-16-23	TT
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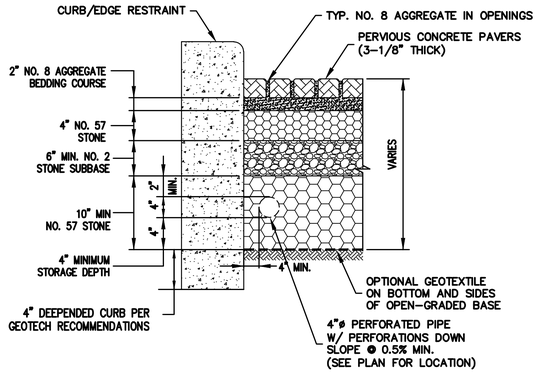
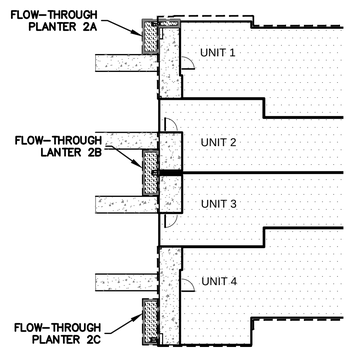
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	1"=16'
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	1

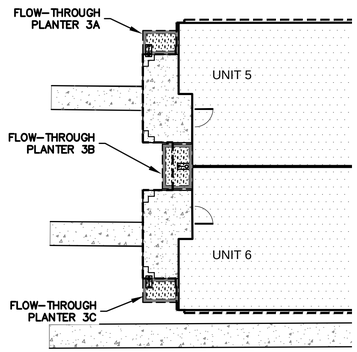
SCP-3
13 OF 15 SHEETS



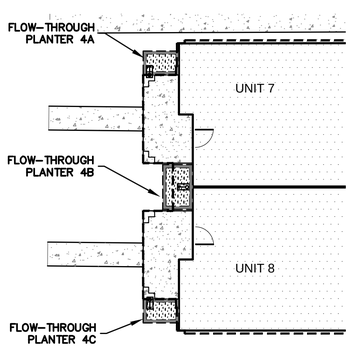
1 SCP-4 **SELF-RETAINING PERVIOUS PAVERS**
NTS



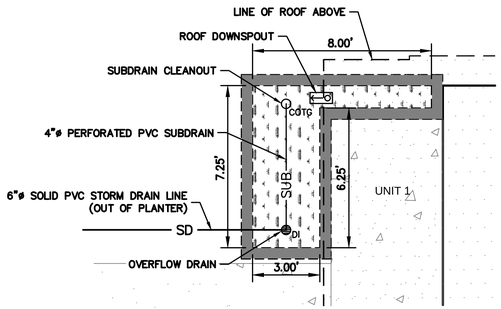
2 SCP-4 **DMA #2 PLANTER LAYOUT**
NTS



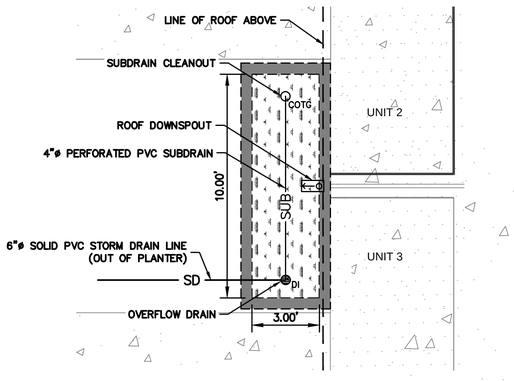
3 SCP-4 **DMA #3 PLANTER LAYOUT**
NTS



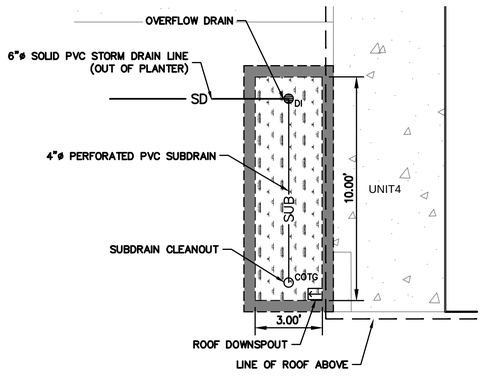
4 SCP-4 **DMA #4 PLANTER LAYOUT**
NTS



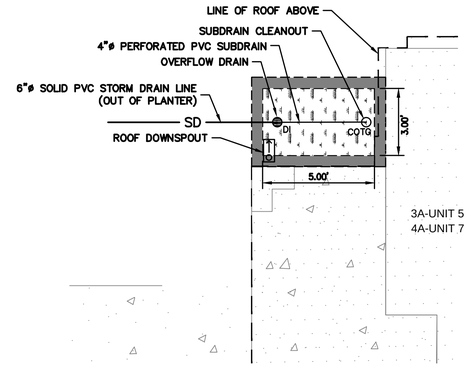
PLANTER 2A
5 SCP-4 **FLOW-THROUGH PLANTER DETAIL**
NTS



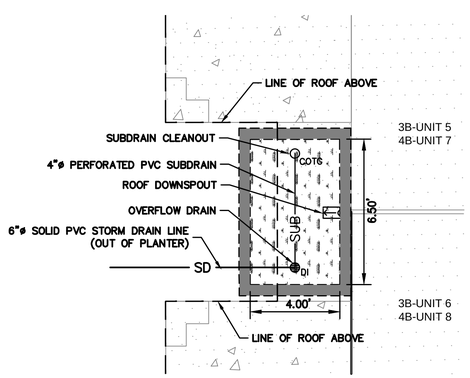
PLANTER 2B
6 SCP-4 **FLOW-THROUGH PLANTER DETAIL**
NTS



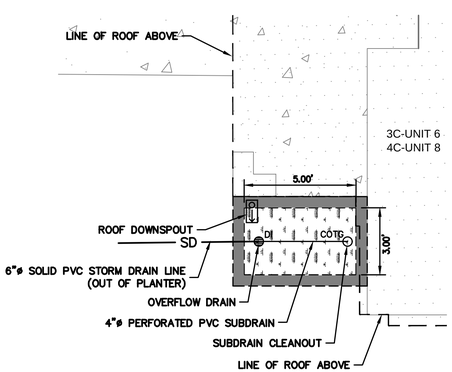
PLANTER 2C
7 SCP-4 **FLOW-THROUGH PLANTER DETAIL**
NTS



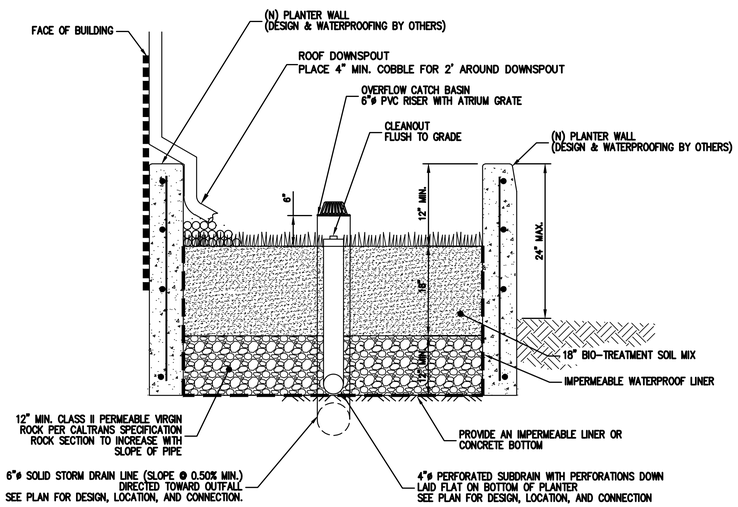
PLANTER 3A & 4A
8 SCP-4 **FLOW-THROUGH PLANTER DETAIL**
NTS



PLANTER 3B & 4B
9 SCP-4 **FLOW-THROUGH PLANTER DETAIL**
NTS



PLANTER 3C & 4C
10 SCP-4 **FLOW-THROUGH PLANTER DETAIL**
NTS



11 SCP-4 **FLOW-THROUGH PLANTER DETAIL**
NTS

REGISTERED PROFESSIONAL ENGINEER PETER CARLAND No. C79550 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
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CAMPBELL, CALIFORNIA
APN: 406-03-034, -033, -032, -031
SANTA CLARA COUNTY

CONCEPTUAL STORMWATER CONTROL DETAILS

1	PLAN CHECK 08-16-23	TT
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	REVISIONS	BY

JOB NO:	2221336
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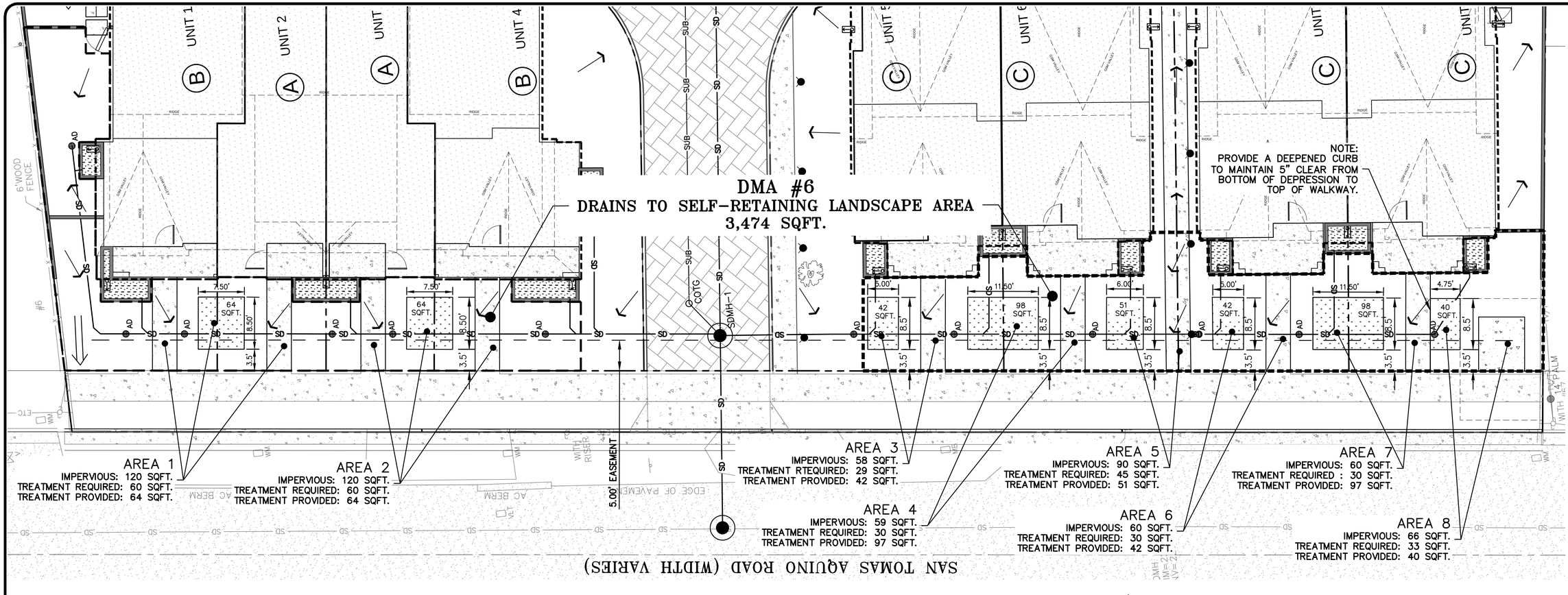
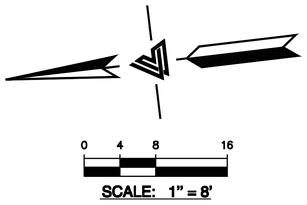
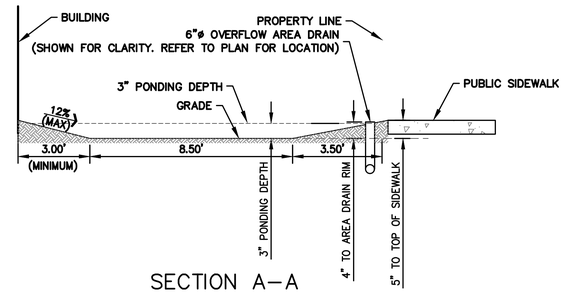
SCP-4
14 OF 15 SHEETS



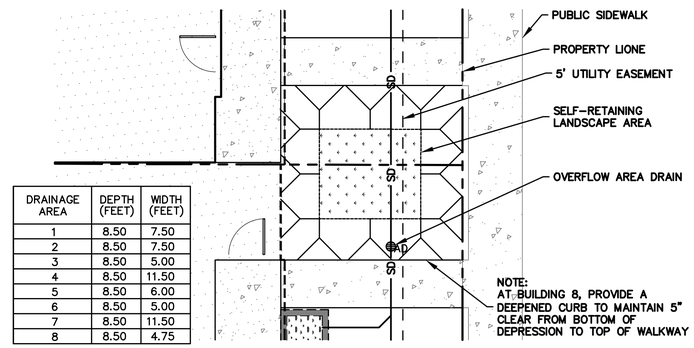


DMA #6 TREATMENT CONTROL MEASURE TABLE

OWNERSHIP	DRAINAGE AREA	RUNOFF REDUCTION MEASURE	SIZING METHOD	DRAINAGE AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERVIOUS AREA (LANDSCAPE) (SQ FT)	MITIGATION AREA REQUIRED (SQ FT)	MITIGATION AREA PROVIDED (SQ FT)
HOA	1	SELF-RETAINING LANDSCAPE AREA	50% OF IMPERVIOUS	991	120	871	60	64
HOA	2	SELF-RETAINING LANDSCAPE AREA	50% OF IMPERVIOUS	560	120	440	60	64
HOA	3	SELF-RETAINING LANDSCAPE AREA	50% OF IMPERVIOUS	235	58	177	29	42
HOA	4	SELF-RETAINING LANDSCAPE AREA	50% OF IMPERVIOUS	384	59	325	30	97
HOA	5	SELF-RETAINING LANDSCAPE AREA	50% OF IMPERVIOUS	319	90	229	45	51
HOA	6	SELF-RETAINING LANDSCAPE AREA	50% OF IMPERVIOUS	269	60	209	30	42
HOA	7	SELF-RETAINING LANDSCAPE AREA	50% OF IMPERVIOUS	360	60	300	30	97
HOA	8	SELF-RETAINING LANDSCAPE AREA	50% OF IMPERVIOUS	356	66	290	33	40
			TOTALS:	3,474	633	2,841	317	497



SECTION A-A



DRAINAGE AREA	DEPTH (FEET)	WIDTH (FEET)
1	8.50	7.50
2	8.50	7.50
3	8.50	5.00
4	8.50	11.50
5	8.50	6.00
6	8.50	5.00
7	8.50	11.50
8	8.50	4.75

PLAN VIEW

1 SCP-5 **BUILDINGS 1 THROUGH 8 TYPICAL SELF-RETAINING LANDSCAPE AREA**
NTS

REGISTERED PROFESSIONAL ENGINEER PETER CARLAND No. C79350 CIVIL STATE OF CALIFORNIA ORIGINAL SIGNATURES IN BLUE INK

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
MAIN OFFICE: 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (510) 887-4086
REGIONAL OFFICES: ROSEVILLE DUBLIN SAN JOSE
WWW.LEABRAZE.COM

DENARDI WANG MULTI-FAMILY
832-864 S. SAN TOMAS AQUINO RD.
CAMPBELL, CALIFORNIA
APN: 406-03-034, -033, -032, -031
SANTA CLARA COUNTY

CONCEPTUAL STORMWATER CONTROL EXHIBIT (PROPOSED SITE)

	PLAN CHECK 06-16-23	TT
1		
–		–
–		–
–		–
–		–
	REVISIONS	BY

JOB NO:	2221336
DATE:	11-08-22
SCALE:	1"=8'
DESIGN BY:	TT
CHECKED BY:	DY
SHEET NO:	1

SCP-5
15 OF 15 SHEETS