Location of Proposed Project

700 W. Hamilton Avenue

376 0 188 376 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

Campbell IT, GIS Services

Scale 1: 2,257

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

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

Project Image

Courtesy Notice

Dear Campbell Resident, **January 15, 2025**

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: 700 W. Hamilton Avenue

Zoning | Area Plan: CC-MU | N/A

Neighborhood Association(s): N/A

File No.: PLN-2024-189

APN: 307-39-037

Applicant: Darian Dennler

Property Owner: Scott Cooley

Application Type: Major Housing Development Project Permit, Vesting Tentative Subdivision Map, and Density Bonus

Project Planner: Stephen Rose, Senior Planner

Email Contact: stephenr@campbellca.gov

Phone Contact: (408) 866-2142

Project Description:

To allow the construction of a 173-unit housing development project, which includes 84-townhome-style condominium units across eight (8) four-story buildings along with five (5) attached accessory dwelling units (ADUs), and 84 podium-style condominium units housed within a single 5-story building.

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

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

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

700 WEST HAMILTON AVENUE

CAMPBELL, CALIFORNIA 95008

APN: 307-39-037

1ST SUBMITTAL DATE: NOV. 1, 2024
2ND SUBMITTAL DATE: DEC. 18, 2024

APPLICANT:
CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
CONTACT: PAMELA NIETING
Vice President
PHONE: 650.465.3628
E-MAIL: pnieting@cityventures.com
www.cityventures.com

ARCHITECT:
HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
Architect
PHONE: 415.568.3833
E-MAIL: dhale@hhja.com
www.hunthalejones.com

CIVIL ENGINEER:
CSW|ST2
5870 STONERIDGE MALL ROAD, SUITE 203
PLEASANTON, CA 94588
CONTACT: MICHAEL VIDRA
Project Manager
PHONE: 925.7874982
E-MAIL: mvidra@cswst2.com
www.cswst2.com

LANDSCAPE ARCHITECT:
C2 COLLABORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
CONTACT: CHRIS FORTUNATO
Principal
PHONE: 562.209.5553
E-MAIL: cfortunato@c2collaborative.com
www.c2collaborative.com

UTILITY CONSULTANTS:
TARRAR
813 FIRST ST.
BRENTWOOD, CA 94513
CONTACT: TAMMY MEDRANO
Asst. Project Manager
PHONE: 949.240.2595
E-MAIL: tmedrano@tarrar.com
www.tarrar.com

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PROJECT DESCRIPTION

CITY VENTURES IS PLEASED TO SUBMIT A PROPOSAL FOR THE DEVELOPMENT OF A PREMIER TOWNHOME-STYLE COMMUNITY AT 700 W. HAMILTON AVENUE (APN 307-39-037), A 3.83-ACRE SITE LOCATED AT THE CORNER OF WEST HAMILTON AVENUE AND SAN TOMAS EXPRESSWAY IN WEST CAMPBELL. OUR GOAL IS TO CREATE A VIBRANT AND ENGAGING COMMUNITY THAT HARMONIZES WITH THE BUILT ENVIRONMENT OF CAMPBELL. THE PROPOSED DEVELOPMENT IS DESIGNED TO COMPLEMENT THE CITY, FULFILLING THE COMMUNITY'S NEEDS AS A HOUSING ELEMENT SITE WHILE RESPECTING THE ADJACENT RESIDENTIAL AND COMMERCIAL USES. FEATURING FOUR-STORY TOWNHOME-STYLE UNITS, A SIGNIFICANT AFFORDABLE HOUSING COMPONENT, AND MEANDERING PASEOS THAT COMPLEMENT CAMPBELL'S FORM-BASED ZONING, THE DEVELOPMENT WILL FOSTER A WELCOMING ENVIRONMENT FOR RESIDENTS AND VISITORS ALIKE.

THE COMMUNITY WILL COMPRISE OF TWO LOTS. LOT 1 CONTAINS 84 FOR-SALE, ALL ELECTRIC MARKET-RATE UNITS RANGING IN SIZE FROM APPROXIMATELY 1,000 SF TO 2,100 SF AND 5 ACCESSORY DWELLING UNITS. THERE WILL BE 5 PLAN TYPES TO CHOOSE FROM. LOT 2 WILL BE DEDICATED FOR AFFORDABLE HOUSING PURPOSES AND INCLUDES 84 AFFORDABLE UNITS AT VARIOUS AFFORDABILITY LEVELS, DEVELOPED IN PARTNERSHIP WITH AN AFFORDABLE HOUSING DEVELOPER. THE AFFORDABLE UNITS WILL BE A MIX OF STUDIOS, 1, 2 AND 3 BEDROOMS RANGING IN SIZE FROM APPROXIMATELY 400 SF TO 1,170 SF. THE MARKET RATE TOWNHOMES WILL BE FOUR STORIES HIGH, FEATURING PRIVATE TWO-CAR GARAGES AND DECKS FOR A COMFORTABLE LIVING EXPERIENCE. CENTRAL TO OUR DESIGN IS A GREEN SPACE SERVING AS A COMMUNITY GATHERING AMENITY, AIMED AT CREATING A SENSE OF PLACE. OUR PEDESTRIAN-ORIENTED APPROACH COMPLEMENTS CAMPBELL'S FORM-BASED ZONING AND INCLUDES A LARGE THOROUGHFARE (±36') DESIGNATED FOR BIKES AND PEDESTRIAN CONNECTIVITY TO THE COMMERCIAL AMENITIES HAMILTON AVENUE HAS TO OFFER.

THE PROPERTY IS IDENTIFIED IN CAMPBELL'S 6TH CYCLE HOUSING ELEMENT, TABLE A: HOUSING ELEMENT SITES INVENTORY. THE IS ZONED WITH A GENERAL PLAN MIXED LAND USE DESIGNATION OF COMMERCIAL CORRIDOR MIXED USE (CC- MU), WHICH, ACCORDING TO THE GENERAL PLAN, "CONSISTS OF HIGHER-DENSITY RESIDENTIAL AND MIXED-USE DEVELOPMENTS." THIS PROJECT QUALIFIES AS A HOUSING DEVELOPMENT PROJECT UNDER GOVERNMENT CODE SECTION 65589.5(H)(2) AND IS DESIGNED TO COMPLY WITH APPLICABLE OBJECTIVE DESIGN STANDARDS AND FORM-BASED ZONING AS DESCRIBED IN GOVERNMENT CODE SECTION 65589.5(J). THE PROJECT WILL PROVIDE APPROXIMATELY 50% AFFORDABLE UNITS WITH VARYING AFFORDABILITY LEVELS, QUALIFYING IT FOR UP TO FOUR (4) INCENTIVES OR CONCESSIONS AND UNLIMITED WAIVERS AS PER GOVERNMENT CODE 65915(D)(2)(F). IN PROJECT ADDITIONALLY IS ELIGIBLE FOR A VEHICULAR PARKING RATIO PURSUANT TO GC 65915(P). WAIVERS ARE LISTED ON SHEET XXX AND CITY VENTURES RESPECTFULLY RESERVES THEIR RIGHT TO IDENTIFY INCENTIVES OR CONCESSIONS IN A FORTHCOMING SUBMITTAL.

CITY VENTURES IS RESPECTFULLY REQUESTING ARCHITECTURAL REVIEW, A VESTING TENTATIVE TRACT MAP, AND VESTING UNDER THE STATE'S SB 330 APPLICATION AND STATE DENSITY BONUS LAW.

REQUESTED ENTITLEMENTSARCHITECTURAL REVIEW PERMITVESTING TENTATIVE TRACT MAP (2-LOT SUBDIVISION)STATE DENSITY BONUS LAW

Requested Entitlements
Architectural Review Permit
Vesting Tentative Tract Map (2-lot subdivision)
State Density Bonus Law

CITY VENTURES
HAMILTON AVENUE
700 WEST HAMILTON AVENUE
CAMPBELL, CA 95008

City Ventures | C2 Collaborative | CSW|ST2 | TARRAR UTILITY CONSULTANTS | HUNT HALE JONES

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SCALE: NTS
DATE: 12.13.2024
PROJECT: 317083.00

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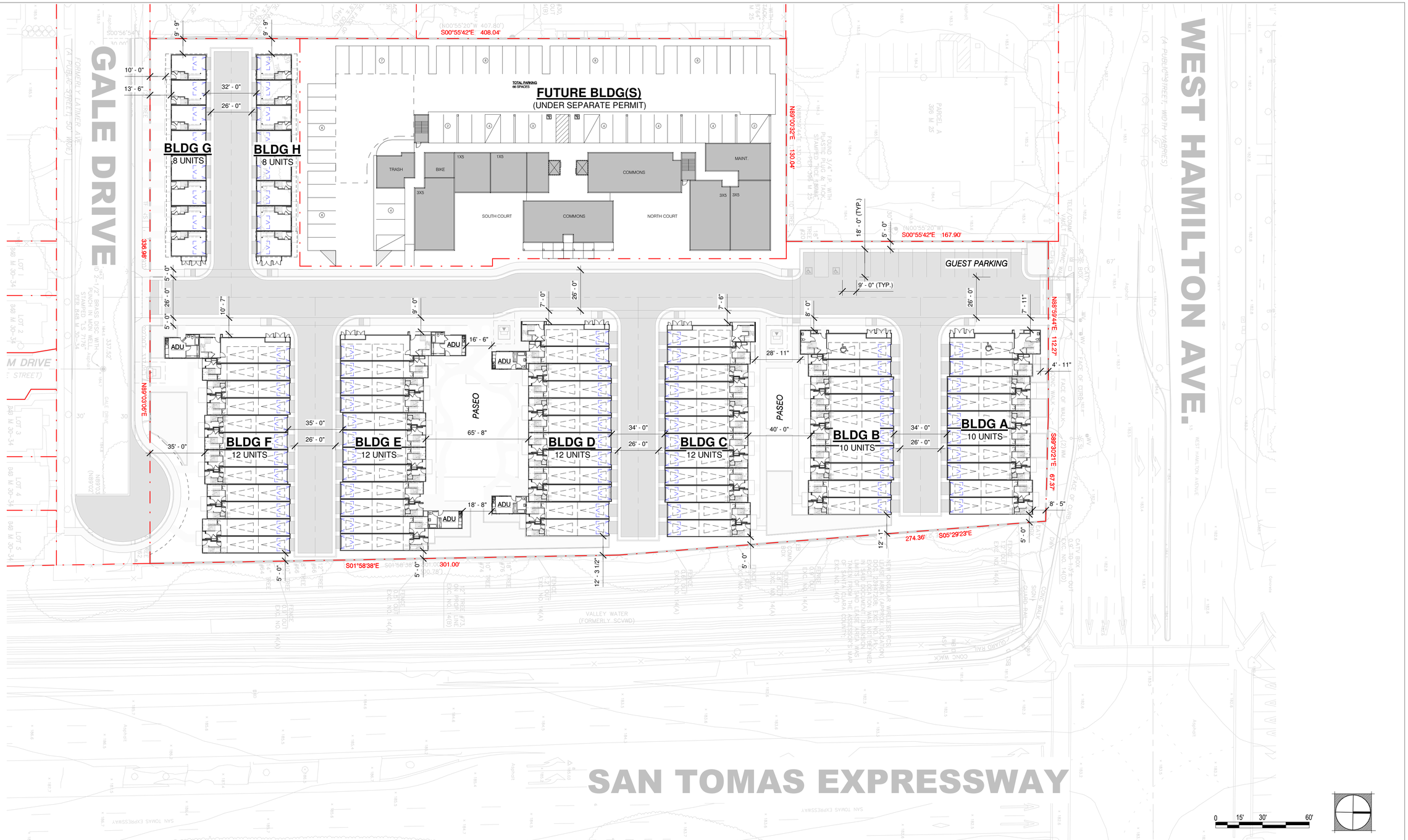

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SITE PLAN

SP

Scale: 1" = 30'-0"
Date: 12/20/2024
Project Number: 317083

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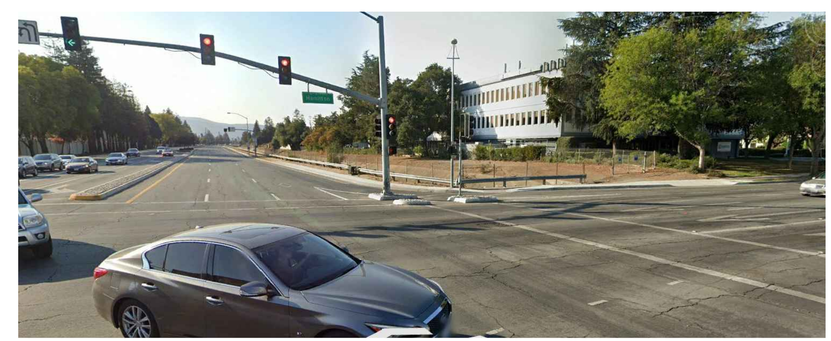
C:\Users\gmartinez\Desktop\317083_Campbell\317083_Campbell A-SD.rvt 12/18/2024 10:26:36 AM

VIEW NO. 3 SOUTHWEST AT GALE DRIVE

VIEW NO. 1 WEST HAMILTON AT NORTHWEST CORNER

VIEW NO. 4 VIEW AT GALE DRIVE SOUTHEAST CORNER

VIEW NO. 5 SOUTHWEST AT SAN TOMAS EXPRESSWAY AND GALE DRIVE



VIEW NO. 2 NORTHEAST CORNER FROM WEST HAMILTON AND SAN TOMAS EXPRESSWAY

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NEIGHBORHOOD PHOTOS

G1

SCALE: NTS
DATE: 12.13.2024
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UNIT SUMMARY

TOWNHOMES / MARKET RATE

PLAN NO.	BDRM	BATH	TOT. UNITS	TOT. BDRM	TOT. LIVING	GARAGE	DECKS	PARKING	UNIT LIV SF/ PLAN TYPE	GARAGE TOTAL SF	DECK TOTAL SF	GROSS SF
PLAN 1	3	2	26	78	1532	461	52	2	39832	11986	1352	53170
PLAN 1X ADA	3	2	2	6	1843	652	70	2	3686	1304	140	5130
PLAN 1Y END	3	2.5	2	6	1727	538	57	2	3454	1076	114	4644
PLAN 2	3	2.5	30	90	2003	461	77	2	60090	13830	2310	76230
PLAN 3	3	2	2	6	1598	494	54	2	3196	988	108	4292
PLAN 3X	3	2.5	2	6	1909	702	70	2	3818	1404	140	5362
PLAN 4	3	2.5	4	12	2134	495	77	2	8536	1980	308	10824
PLAN 5	2	2	16	32	1074	284	68	1	17184	4544	1088	22836
ADU 1B	0	1	3	0	260	0	0	0	780	0	0	7800
ADU 1C	0	1	2	0	320	0	0	0	640	0	0	640
	TOWNHOME TOTAL		89	236			TOTAL LIV. AREA RES.AT TOWNHOMES		140576	37112	5560	183248

AFFORDABLE SITE

	BDRM	BATH	TOT. UNITS	TOT. BDRM	TOT. LIVING	COMMON SPACE			UNIT LIV SF/ PLAN TYPE			GROSS SF
STUDIO	-	1	23	23	416							
1BD	1	1	18	18	600				10800			
2BD	2	2	20	40	850				16,000			
3BD	3	2.000	23	66	1170				26910			
	AFFORDABLE TOTALS		84	147		3,200			53,710			56,900
ENTIRE SITE			173	383					194,286	37,112	5,560	240,798

PARKING:

52	RESIDENT SPACES 61 SPACE/INIT
2	GUEST SPACES
1	UPPS SPACE
5	ELECTRICAL CHARGING STATIONS (54x10% = 5 SPACES (NOT INCLUDED IN RES. COUNT)
4	SPACE ASSIGNED TO MOBILITY UNITS (84 UNITS x5% = 4 SPACES
66	TOTAL SPACES

STATE DENSITY BONUS -WAIVERS

WAIVER 1	ADJACENCY REQUIREMENT	MFDDS 3.100
WAIVER 2	REQUIRED PARKING	CMC 21.28.040
WAIVER 3	CITY OF CAMPBELL STREETSCAPE STANDARDS	MFDDS 1.040
WAIVER 4	ADJUSTMENTS TO STANDARDS	MFDDS 9.020

STATE DENSITY BONUS - CONCESSIONS

CONCESSION 1	GROUND FLOOR NONRESIDENTIAL REQUIREMENTS	MFDDS 3.110

BLDG. UNIT SUMMARY

BLDGS.	PLANS									TOTAL UNITS
	PLAN 1	PLAN 1X	PLAN 1Y	PLAN 2	PLAN 3	PLAN 3X	PLAN 4	PLAN 5	ADU	
BLDG. A 10 UNITS	4	1	-	5	-	-	-		-	10
BLDG. B 10 UNITS	4	1	-	5	-	-	-		-	10
BLDG. C 10 UNITS	5	-	1	6	-	-	-		-	12
BLDG. D 10 UNITS + (2) ADU	5	-	1	6	-	-	-		2	14
BLDG. E 12 UNITS + (2) ADU	4	-	-	4	1	1	2		2	14
BLDG. F 12 UNITS+ (1) ADU	4	-	-	4	1	1	2		1	13
BLDG. G 8 UNITS	-	-	-	-	-	-	-	8	-	8
BLDG. H 8 UNITS	-	-	-	-	-	-	-	8	-	8
TOTAL	26	2	2	30	2	2	4		5	89

BUILDING AREA SUMMARY

BLDGS.						TOTAL AREA
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR		
BLDG. A 10 UNITS	6284	6054	5768	5538	-	23644
BLDG. B 10 UNITS	6284	6054	5768	5538	-	23644
BLDG. C 12 UNITS	6074	6054	5768	5538	-	23434
BLDG. D 12 UNITS	6074	6054	5768	5538	-	23434
BLDG. E 12 UNITS	7594	7370	7057	6779	-	28800
BLDG. F 12 UNITS	7594	7370	7057	6779	-	28800
BLDG. G	2935	3375	3375	2784	-	12469
BLDG. H	2935	3375	3375	2784	-	12469
TOTAL	45774	45706	43936	41278		164225

NOTE: ALL AREAS CALCULATED ARE GROSS

700 WEST HAMILTON AVENUE
CAMPBELL, CALIFORNIA 95008
APN: 307-39-037

DEVELOPMENT STANDARDS

	REQUIRED	PROPOSED
GENERAL PLAN	CC-MU COMMERCIAL CORRIDOR MIXED USE (45-60 UNITS/ GR. ACRE)	CC-MU COMMERCIAL CORRIDOR MIXED USE (45-60 UNITS/ GR. ACRE)
ZONING	CC-MU COMMERCIAL CORRIDOR MIXED USE	CC-MU COMMERCIAL CORRIDOR MIXED USE
FORM-BASE-ZONE DESIGNATION	T4MS T4MAIN STREET OPEN SUBZONE WALKABLE OVERLAY FIGURE LU-2	T5N T5 NEIGHBORHOOD (CHOSEN W/OPEN SUBZONE)
LOT SIZE		
GROSS	3.83 ACRES	3.83 ACRES
NET	3.79 ACRES	3.79 ACRES
STRUCTURE COVERAGE		47,088 SQ. FT. / 165,092= 29% (NOT INCLUDING AFFORDABLE SITE
LANDSCAPING COVERAGE		
PAVING COVERAGE		
NUMBER OF HOUSING UNITS		173 UNITS
BEDROOM COUNT		383 BEDROOMS
AVERAGE UNIT SIZE		194,286 / 173 = 1,123 SQ. FT. / UNIT
RESIDENTIAL DENSITY		173 UNITS /3.79 AC= 45.6 DUA
BUILDING SQ. FT. VALUES	SEE ADJACENT TABLE	
BUILDING HEIGHTS		
MAXIMUM		56'-0" TOP OF PARAPET
FLOOR TO FLOOR		10'-3"
PLATE / EAVE		43'-6" TOP OF ROOF
SETBACKS		
FRONT FACADE ZONE		
INTERIOR DESIGN SITE	5FT. MIN. 15FT. MAX.	SEE FOLLOWING DIAGRAMS WAIVERS SOUGHT FOR VARIOUS CONDITIONS
CORNER DESIGN SITE	2 FT. MIN. 15 FT. MAX.	
SIDE STREET FACADE ZONE	2 FT. MIN. 10 FT. MAX.	
SIDE		
REAR		
1O FT. MIN. WHEN ADJACENT TO T5N		
DESIGN SITES		
NUMBER		6
TYPE		T5N
NUMBER OF BUILDINGS PER DESIGN SITE		ONE OR TWO. SEE FOLLOWING DIAGRAMS
PARKING		
MARKET RATE		
PER UNIT/TOTAL		2 TANDEM PER UNIT / 178 TOTAL
GUEST		15 SPACES
TOTAL MARKET RATE SITE		193 SPACES
AFFORDALE HOUSING		
STATE DENSITY BONUS LAW	20% OF UNITS LOW INCOME 0.5 SPCES PER UNIT 84 UNITS = 42 SPACES REQUIRED	66 SPACES PROVIDED

CITY VENTURES

HAMILTON AVENUE

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PROJECT DATA

G2

SCALE: NTS
DATE: 12.13.2024
PROJECT: 317083.00

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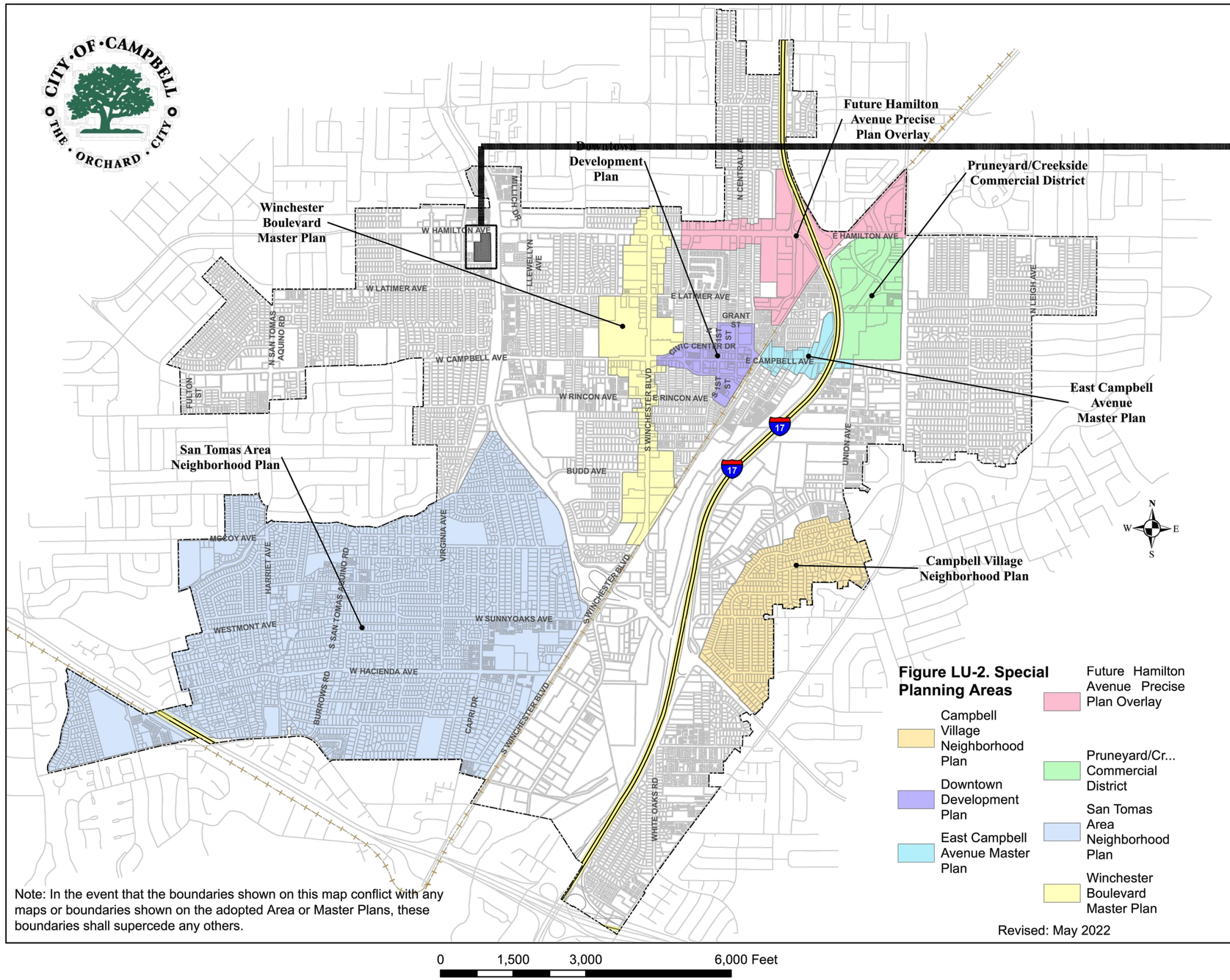

SITE LOCATION AT OPEN SUBZONE

CITY VENTURES

HAMILTON AVENUE

700 WEST HAMILTON AVENUE

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SPECIAL PLANNING AREA

G3

SCALE: NTS
DATE: 12.13.2024
PROJECT: 317083.00

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Form-Based Zone

- T3N | T3 Neighborhood
- T4N.S | T4 Neighborhood.Small
- T4N.M | T4 Neighborhood.Medium
- T4N.L | T4 Neighborhood.Large
- T4MS | T4 Main Street
- T5N | T5 Neighborhood **
- T5MS | T5 Main Street

Open Sub-Zone *

Walkable Overlay *

Ground Floor Non-Residential Requirement

- Tier 1
- Tier 2

* SITE ZONING
- OPEN SUB-ZONE
- WALKABLE OVERLAY

** • T5N CHOSEN W/ OPEN SUBZONE

CITY VENTURES

HAMILTON AVENUE

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CAMPBELL, CA 95008

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WALKABLE NEIGHBORHOOD PLAN

G4

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PROJECT: 317083.00

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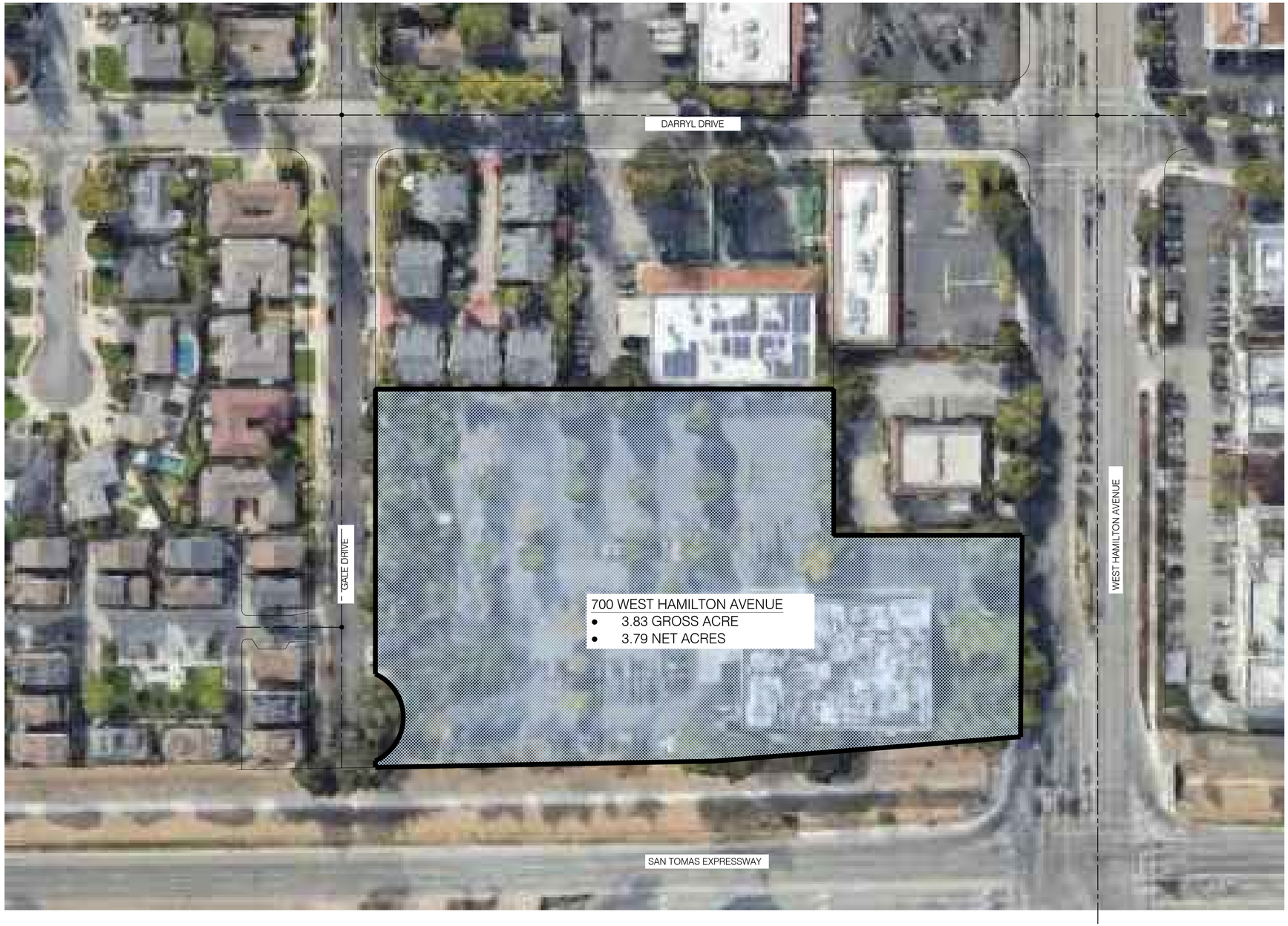

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CAMPBELL, CA 95008

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SITE SIZE

G5

SCALE: NTS
DATE: 12.13.2024
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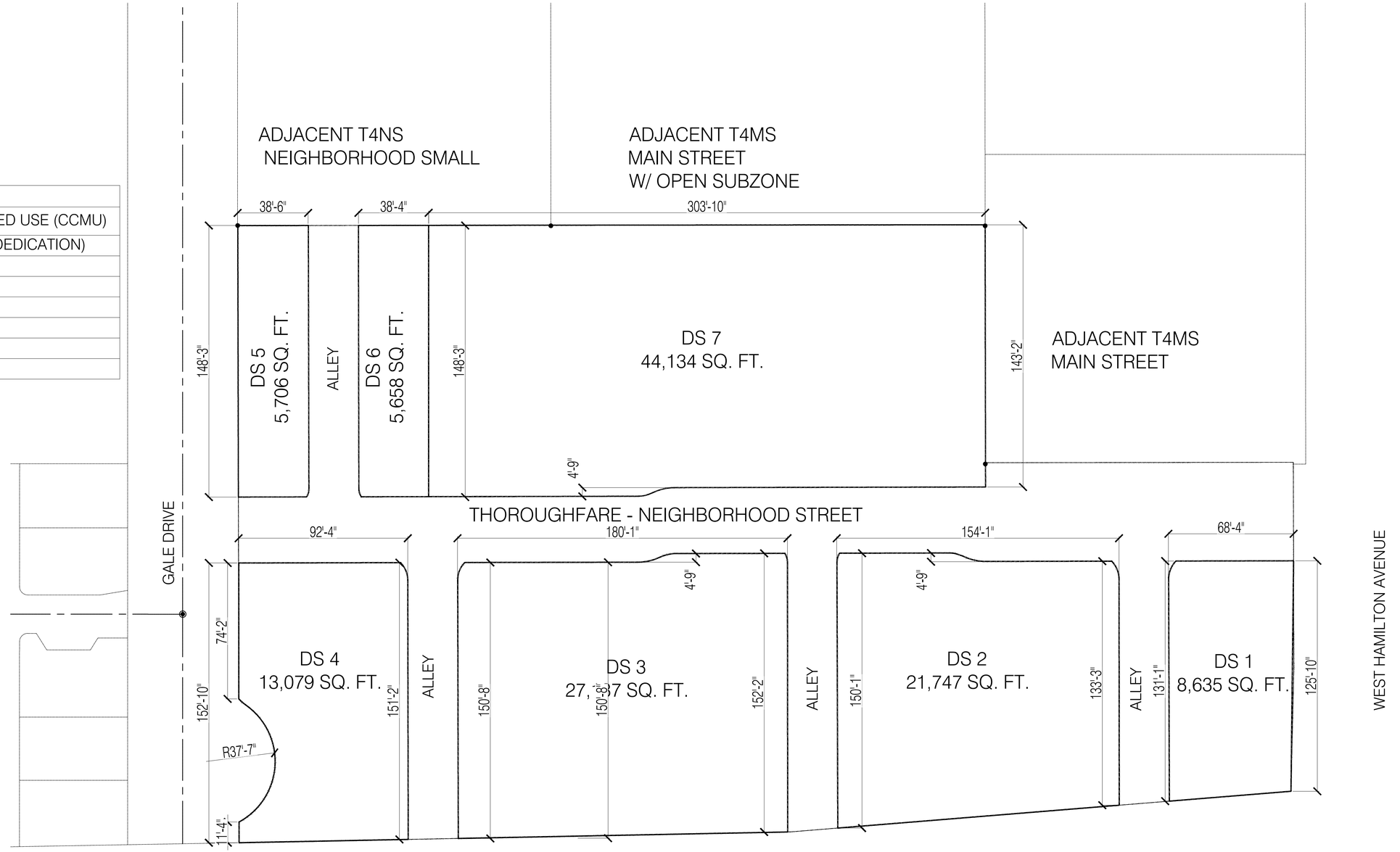
BUILDING AND SITE SIZE	
GENERAL PLAN	COMMERCIAL CORRIDOR MIXED USE (CCMU)
SITE AREA	3.733 ACRES (AFTER STREET DEDICATION)
DENSITY	45 DUA MIN. = 148 UNITS
FORM-BASED-CODE	
	LARGE SITE
	OPEN SUBZONE
	WALKABLE NEIGHBORHOOD
	T5 NEIGHBORHOOD



DESIGN SITES

CITY VENTURES

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DESIGN SITES

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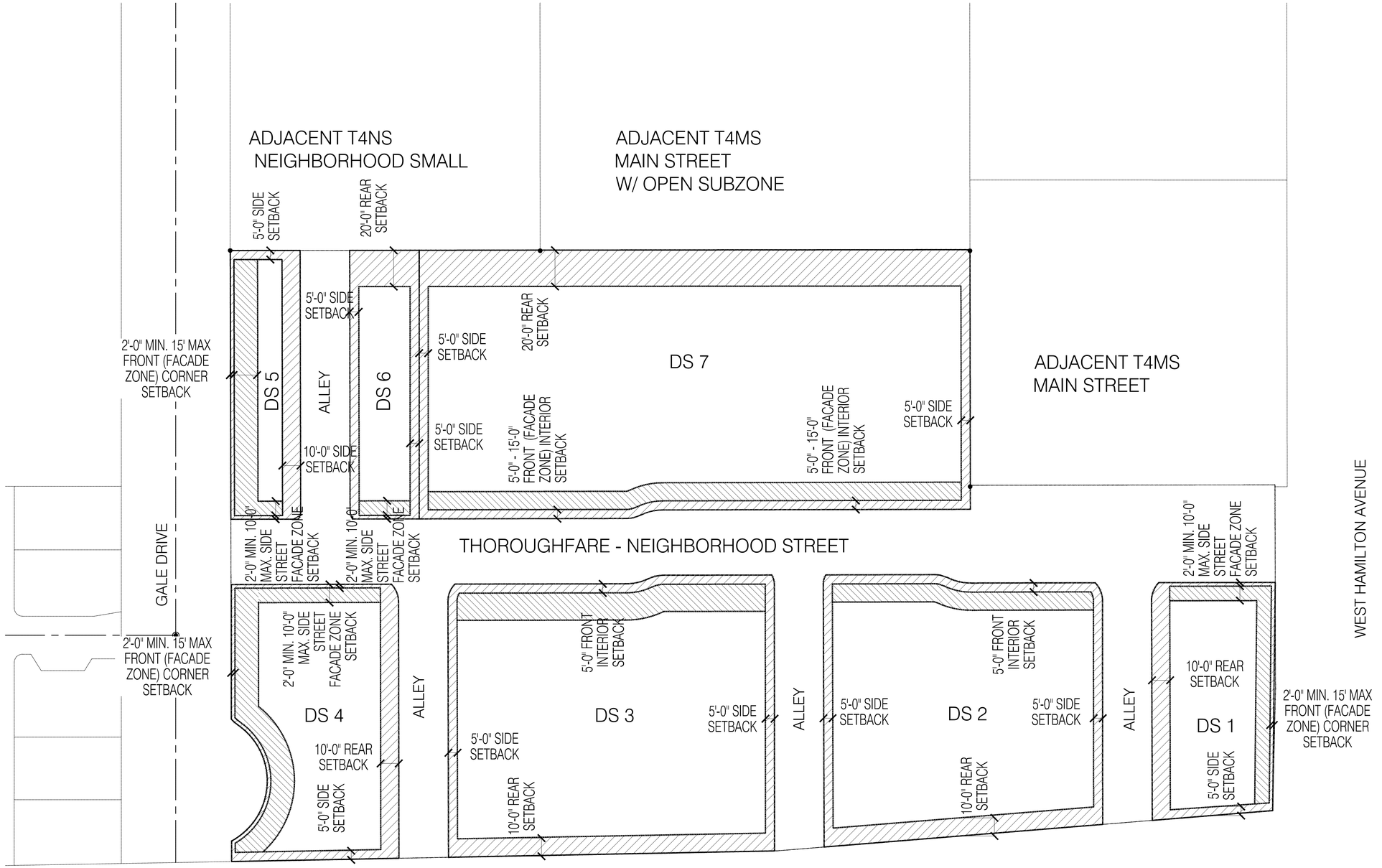

DESIGN SITE SETBACKS

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DESIGN SITE SETBACKS

G7

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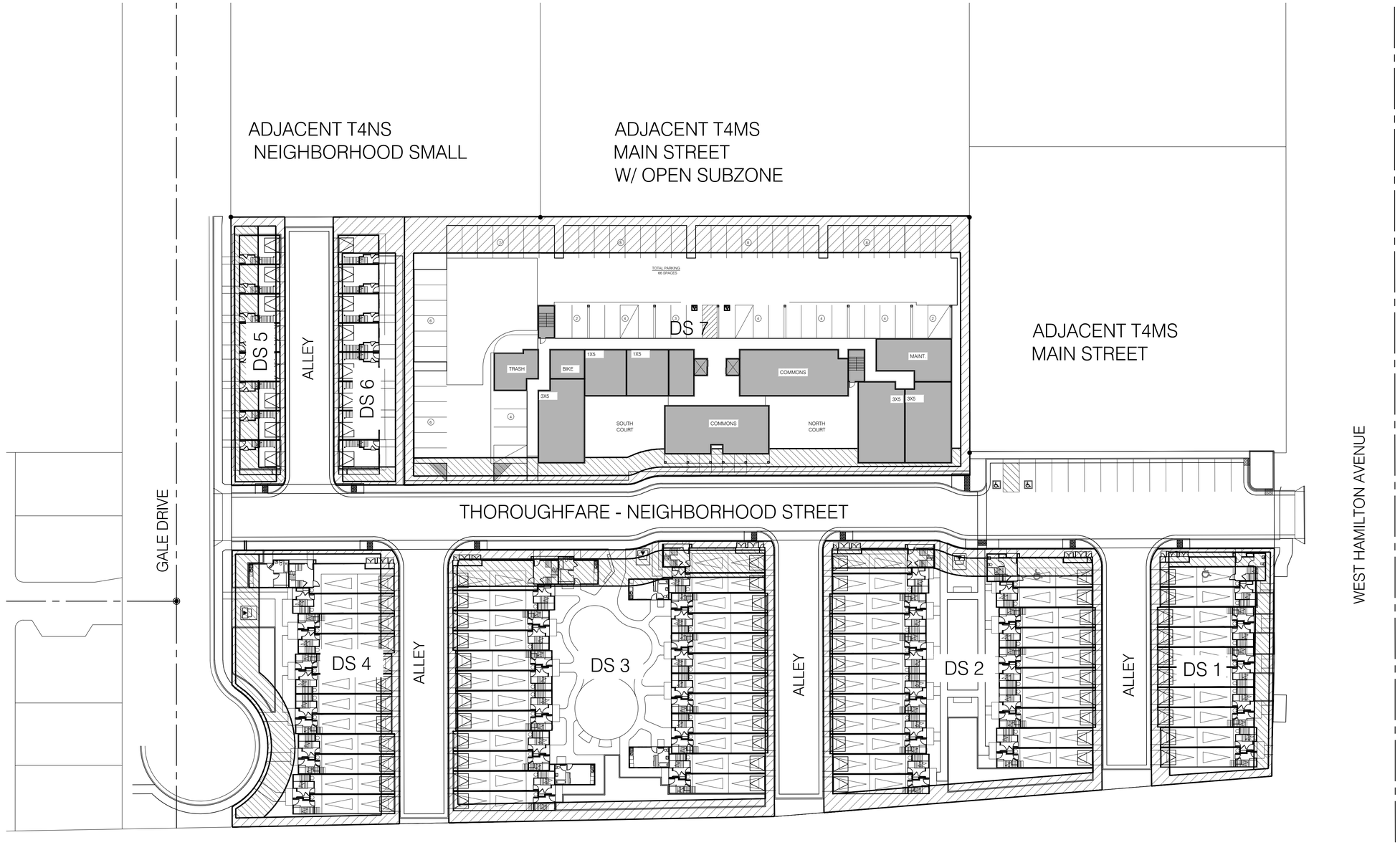

BUILDING PLACEMENT

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BUILDING PLACEMENT

G8

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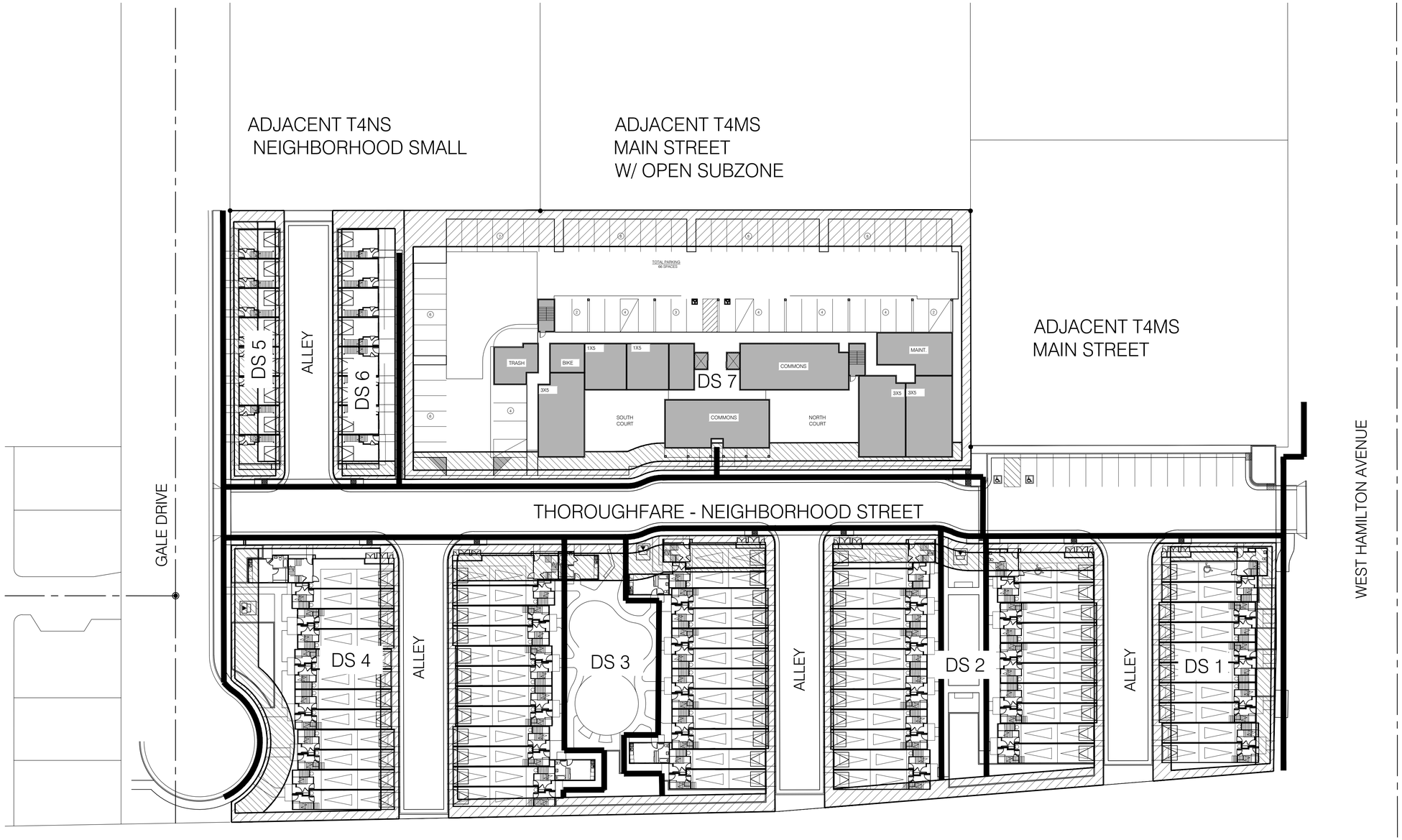

BUIDING PLACEMENT
PEDESTRIAN CIRCULATION

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PEDESTRIAN CIRCULATION

G9

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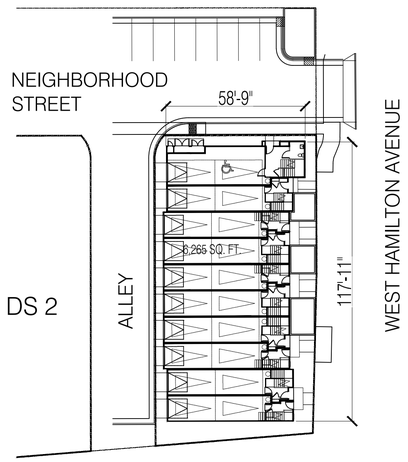
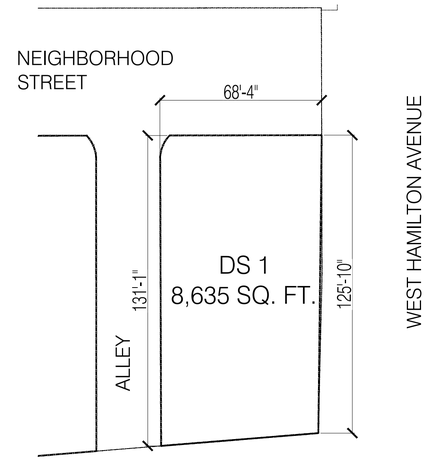
3. LOT COVERAGE
6,265 SQ. FT. BUILDING AREA
DIVIDED BY
8,635 SQ. FT. LOT AREA
= 73% LOT COVERAGE

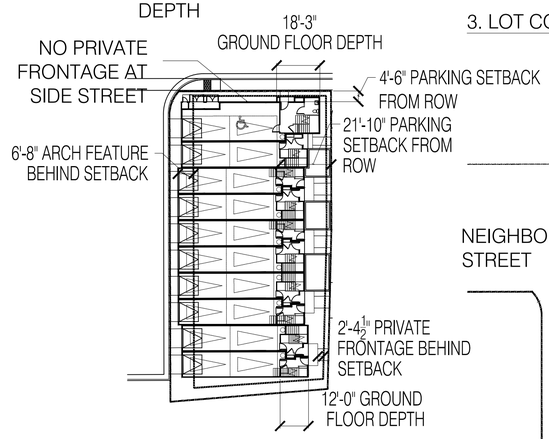
5. BUILDING PLACEMENT
SEE ADJACENT DIAGRAM
BUILDING FACADE
1. FACADE ZONE
1.1. FRONT (80% MIN.)
(125'-10") - (2'+5') = 118'-10"
(118'-10")(0.8) = 96'- 0.75" MIN.
117'-11" PROPOSED
1.2. SIDE STREET (70% MIN.)
(68'-4") - (2'+10') = 56'-4"
(56'-4")(0.7) = 39'- 5.2" MIN.
58'-9" PROPOSED
2. GROUND FLOOR HABITABLE DEPTH



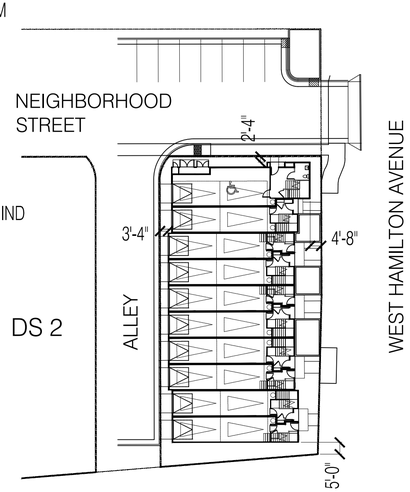
3. LOT COVERAGE



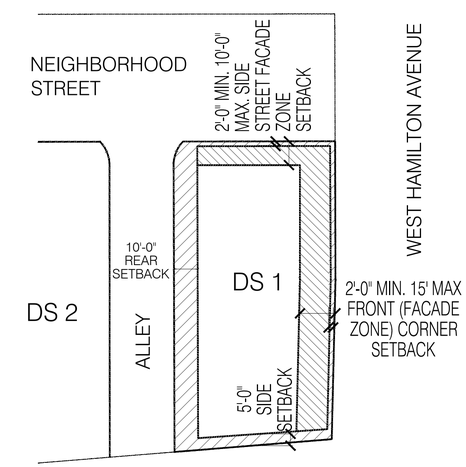
3. DESIGN SITE SIZE



6. ENROACHMENTS
1. PRIVATE FRONTAGES
1.1. NONE ENCROACH SETBACKS
2. ARCHITECTURAL FEATURES
2.1. BUILDING ENCROACHES AT REAR



5. BUILDING PLACEMENT



5. DESIGN SITE SETBACKS

DESIGN SITE 1 CORNER DESIGN SITE								
T5 NEIGHBORHOOD (T5N)								
	REQUIRED				PROPOSED			
1. INTENT	SEE MFDDS PAGE 33							
2. SUBZONES	T5N-OPEN				MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE			
3. BUILDING SIZE AND DESIGN SITE SIZE								
MAIN BODY STANDARDS								
WIDTH MAX PER BLDG.	NO MAX.				±118'-6"			
DEPTH MAX. PER BLDG.	NO MAX.				±58'-9"			
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT./ UNIT MIN.				(+) 50 SQ. FT. / UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE			
LOT COVERAGE	NO MAX.				73%			
DESIGN SITE SIZE STANDARDS								
WIDTH	25' MIN., NO MAX.				125'-10" - 131'-1"			
DEPTH	NO MIN. / NO MAX.				68'-4"			
4. BUILDING FORM								
HEIGHT - PRIMARY BUILDING								
TO HIGHEST TOP PLATE	75' MAX.				40'-2"			
GROUND LEVEL FINISH FLOOR	6" MIN.				6" MIN. PROVIDED /EXCEPTION AT ADA UNITS			
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.				*9'-1"			
5. BUILDING PLACEMENT - CORNER DESIGN SITE								
SETBACK - PRIMARY BUILDING								
FRONT - CORNER DESIGN SITE	2 FT. MIN. 15 FT. MAX.				4'-8"			
SIDE STREET (FACADE ZONE)	2 FT. MIN. 10 FT. MAX.				2'-4"			
SIDE	5 FT. MIN.				5'-0"			
REAR - ADJ. TO T5N	10 FT. MIN.				*3'-4"			
BUILDING FACADE								
FACADE ZONE DEFINED BY PRIMARY BLDG.FRONTAGE	FRONT ST. - 80% MIN.				97'-5.5" REQ'D / 117'-11" PROPOSED			
	SIDE ST. - 70% MIN.				56'-4" REQ'D / 58'-9" PROPOSED			
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE				PLEASE SEE MFDDS RESPONSE .			
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE				*12FT AND 18 FT. HABITABLE DEPTH FOR 100% OF FACADE			
6. ENCROACHMENTS								
ENCROACHMENTS INTO MINIMUM SETBACK - ENCROACHMENT TYPE	FRONT	SIDE ST.	SIDE	REAR	FRONT	SIDE ST.	SIDE	REAR
PRIVATE FRONTAGES	5' MAX	5' MAX	X	X	NA (-2'-4")	NONE	X	X
ARCHITECTURAL FEATURES	2' MAX	2'MAX	1'MAX	5' MAX	NONE	NONE	NONE	*6'-8"
PATIO COVERS	NA							
STAIRS / RAMPS	NA							
DECKS	NA							
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)					SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202			
7 - PARKING								
SETBACK DISTANCE FROM ROW								
FRONT	30' MIN.				*21'-10" MAX			
SIDE STREET	30' MIN, 10' MIN. WHERE AT LEAST 60' MIN. FROM FRONT OF DESIGN SITE				*4'-6"			
SIDE	0' MIN.				NA			
REAR	0' MIN.				NA			
8. FRONTAGES	THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES							
ALLOWED PRIVATE FRONTAGE TYPES								
PORCH PROJECTING	NA							
PORCH ENGAGED	NA							
DOORYARD	6' MIN. DEPTH/15' MIN. WIDTH				50% UNITS MEET REQUIREMENTS EXCEPT WIDTH - SEE LANDSCAPE PLANS			
STOOP								
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA							

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DESIGN SITE 1

G10

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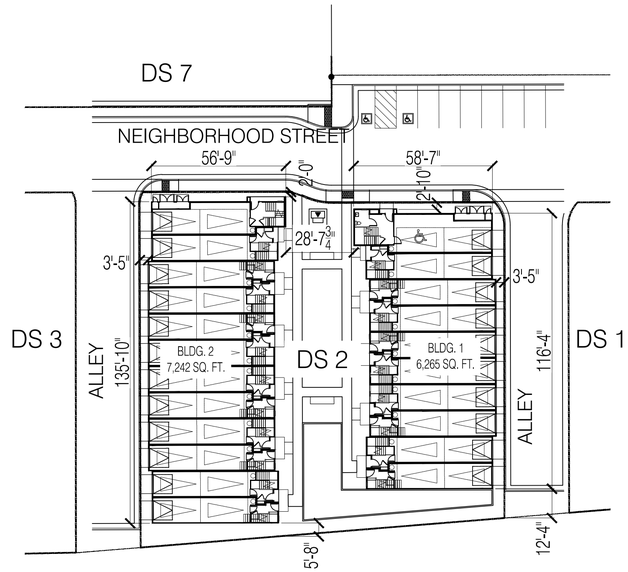
3. LOT COVERAGE
13,507 SQ. FT. BUILDING AREA
DIVIDED BY
21,747 SQ. FT. LOT AREA
= 62% LOT COVERAGE

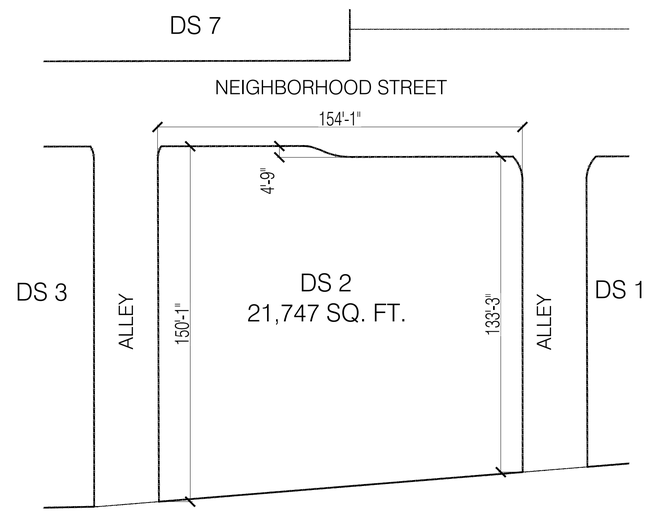
5. BUILDING PLACEMENT
SEE ADJACENT DIAGRAM
BUILDING FACADE
1. FACADE ZONE
1.1. FRONT (80% MIN.)
1.1.1. BLDG 1 + BLDG 2
(154'-1") - (5'+5') = 144'-1"
(144'-1")(0.8) = 115'- 1" MIN.
118'-3" PROPOSED
1.2. SIDE STREET (70% MIN.)
1.2.1. NA

2. GROUND FLOOR HABITABLE DEPTH
2.1. HABITABLE DEPTH IS FULL DEPTH OF EACH BUILDING = +25 FT.
2.2. TOTAL WIDTH OF HABITABLE SPACE OF FACADE LENGTH
2.2.1. FACADE LENGTH =
(58'-7") + (56'-9") = 115'-4"
(115'-4")(80%) = 92'-3"
HABITABLE SPACE
REQUIRED
2.2.2. 32'-2" HABITABLE SPACE
PROVIDED

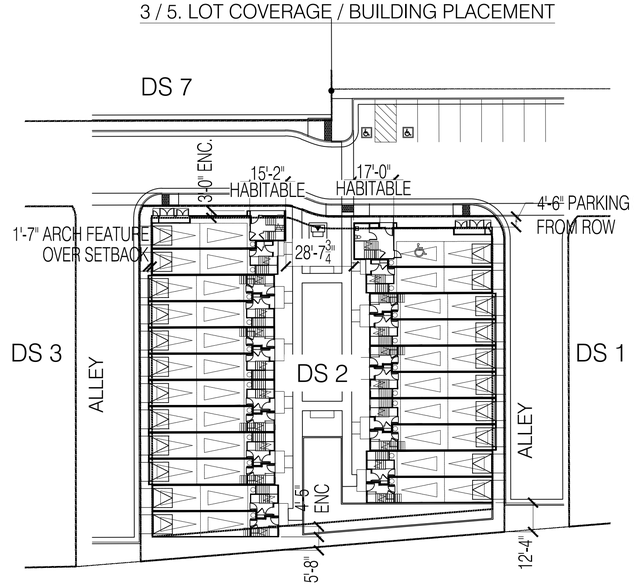
6. ENROACHMENTS
1. PRIVATE FRONTAGES
1.1. ENCROACHMENTS ARE LESS THAN 5 FT. SEE TABLE
2. ARCHITECTURAL FEATURES
2.1. BUILDING ENCROACHES AT FRONT, SIDE AND REAR SEE TABLE



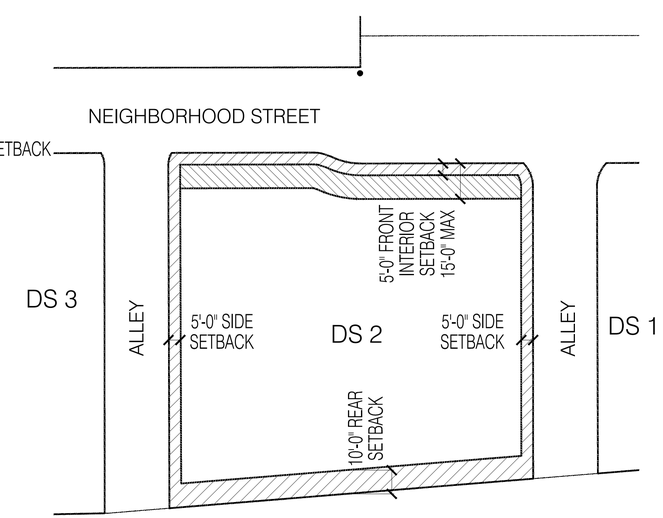
3 / 5. LOT COVERAGE / BUILDING PLACEMENT



3. DESIGN SITE SIZE



5 / 6. BUILDING PLACEMENT / ENCROACHMENTS



5. DESIGN SITE SETBACKS

DESIGN SITE 2 INTERIOR DESIGN SITE W/ 2 BUILDINGS								
T5 NEIGHBORHOOD (T5N)								
	REQUIRED				PROPOSED			
1. INTENT	SEE MFDDS PAGE 33							
2. SUBZONES	T5N-OPEN				MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE			
3. BUILDING SIZE AND DESIGN SITE SIZE								
MAIN BODY STANDARDS								
WIDTH MAX PER BLDG.	NO MAX.				±116'-4" AND 135'-10" RESPECTIVELY			
DEPTH MAX. PER BLDG.	NO MAX.				±56'-9" AND 58'-7"			
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT./ UNIT MIN.				(+) 50 SQ. FT. / UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE			
LOT COVERAGE	NO MAX.				62%			
DESIGN SITE SIZE STANDARDS								
WIDTH	25' MIN., NO MAX.				154'-1"			
DEPTH	NO MIN. / NO MAX.				133'-3" / 150'-1"			
4. BUILDING FORM								
HEIGHT - PRIMARY BUILDING								
TO HIGHEST TOP PLATE	75' MAX.				40'-2"			
GROUND LEVEL FINISH FLOOR	6" MIN.				6" MIN. PROVIDED /EXCEPTION AT ADA UNITS			
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.				*9'-1"			
5. BUILDING PLACEMENT - INTERIOR DESIGN SITE								
SETBACK - PRIMARY BUILDING								
FRONT - INTERIOR DESIGN SITE	5 FT. MIN. 15 FT. MAX.				*2'-0" AND 2'-10"			
SIDE STREET (FACADE ZONE)	NA				NA			
SIDE	5 FT. MIN.				*3'-4"			
REAR - ADJ. TO T5N	10 FT. MIN.				*5'-8" AND 12'-4"			
BUILDING FACADE								
FACADE ZONE DEFINED BY PRIMARY BLDG.FRONTAGE	FRONT ST. - 80% MIN. SIDE ST. - NA				115'-1" MIN REQ'D / 118"-3" PROP NA			
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE				PLEASE SEE MFDDS RESPONSE .			
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE				*92'-3" HABITABLE FACADE WIDTH REQ'D _ 32'-2" PROVIDED			
6. ENCROACHMENTS								
ENCROACHMENTS INTO MINIMUM SETBACK - ENCROACHMENT TYPE	FRONT	SIDE ST.	SIDE	REAR	FRONT	SIDE ST.	SIDE	REAR
PRIVATE FRONTAGES	5' MAX	NA	X	X	NA (-2'-4")	NA	X	X
ARCHITECTURAL FEATURES	2' MAX	NA	1'MAX	5' MAX	*3'-0"	NA	*1'-7"	4'-4"
PATIO COVERS	NA							
STAIRS / RAMPS	NA							
DECKS	NA							
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)					SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202			
7 - PARKING								
SETBACK DISTANCE FROM ROW								
FRONT	30' MIN.				*4'-6"			
SIDE STREET	NA				NA			
SIDE	0' MIN.				NA			
REAR	0' MIN.				NA			
8. FRONTAGES	THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES							
ALLOWED PRIVATE FRONTAGE TYPES								
PORCH PROJECTING	NA							
PORCH ENGAGED	NA							
DOORYARD	6' MIN. DEPTH/15' MIN. WIDTH				50% UNITS MEET REQUIREMENTS EXCEPT WIDTH - SEE LANDSCAPE PLANS			
STOOP								
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA							

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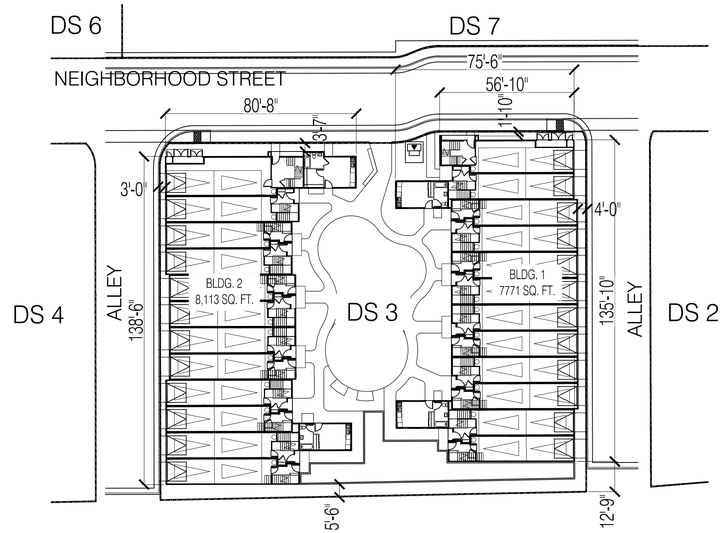
3. LOT COVERAGE
15,884 SQ. FT. BUILDING AREA
DIVIDED BY
27,137 SQ. FT. LOT AREA
= 59% LOT COVERAGE

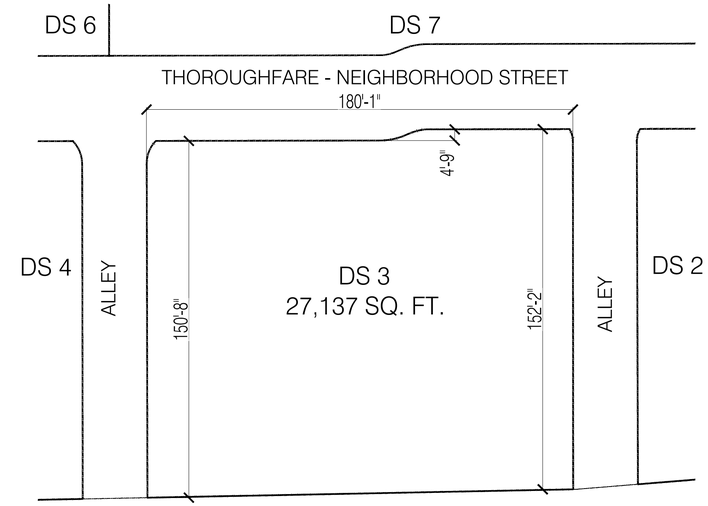
5. BUILDING PLACEMENT
SEE ADJACENT DIAGRAM
BUILDING FACADE
1. FACADE ZONE
  1.1. FRONT (80% MIN.)
    1.1.1. BLDG 1 + BLDG 2
    (180'-1") - (5'+5') = 170'-1"
    (170'-1")(0.8) = 136'- 0" MIN.
    156'-2" PROPOSED
  1.2. SIDE STREET (70% MIN.)
    1.2.1. NA

2. GROUND FLOOR HABITABLE DEPTH
  2.1. HABITABLE DEPTH IS FULL DEPTH OF EACH BUILDING = +25 FT.
  2.2. TOTAL WIDTH OF HABITABLE SPACE OF FACADE LENGTH
    2.2.1. FACADE LENGTH = (75'-6") + (56'-10") = 132'-4" (132'-4")(80%) = 105'-10" HABITABLE SPACE REQUIRED
    2.2.2. 51'-1" HABITABLE SPACE PROVIDED

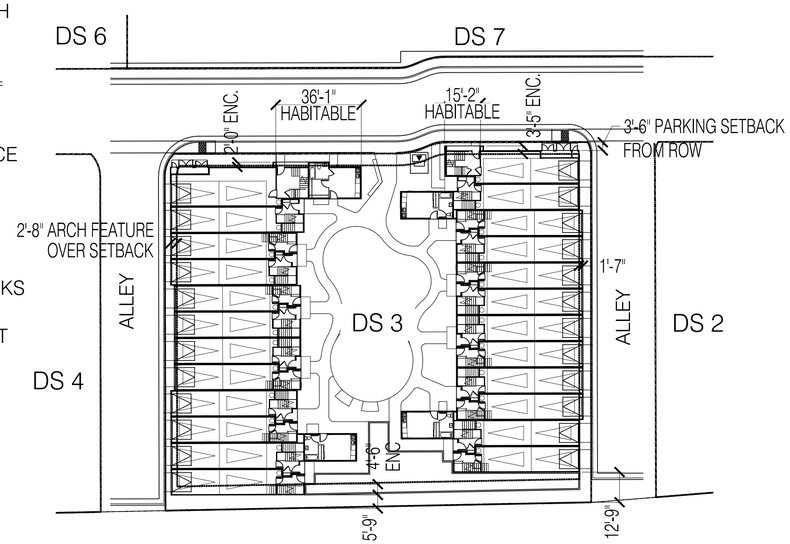
6. ENROACHMENTS
1. PRIVATE FRONTAGES
  1.1. NONE ENCROACH SETBACKS
2. ARCHITECTURAL FEATURES
  2.1. BUILDING ENCROACHES AT REAR



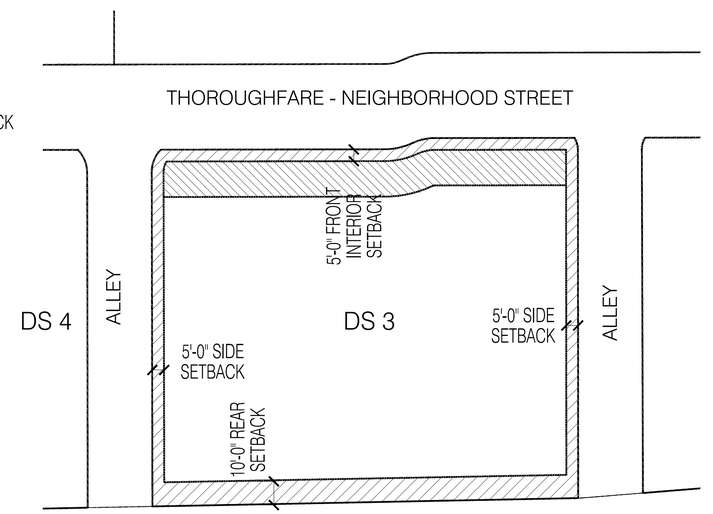
3 / 5. LOT COVERAGE / BUILDING PLACEMENT



3. DESIGN SITE SIZE



5 / 6. BUILDING PLACEMENT / ENCROACHMENTS



5. DESIGN SITE SETBACKS

DESIGN SITE 3 INTERIOR DESIGN SITE W/ 2 BUILDINGS								
T5 NEIGHBORHOOD (T5N)								
	REQUIRED				PROPOSED			
1. INTENT	SEE MFDDS PAGE 33							
2. SUBZONES	T5N-OPEN				MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE			
3. BUILDING SIZE AND DESIGN SITE SIZE								
MAIN BODY STANDARDS								
WIDTH MAX PER BLDG.	NO MAX.				±135'-10" AND 138'-6" RESPECTIVELY			
DEPTH MAX. PER BLDG.	NO MAX.				±75'-6" AND 80'-8'			
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT./ UNIT MIN.				(+) 50 SQ. FT. / UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE			
LOT COVERAGE	NO MAX.				59%			
DESIGN SITE SIZE STANDARDS								
WIDTH	25' MIN., NO MAX.				180'-1"			
DEPTH	NO MIN. / NO MAX.				152'-2" / 150'-8"			
4. BUILDING FORM								
HEIGHT - PRIMARY BUILDING								
TO HIGHEST TOP PLATE	75' MAX.				40'-2"			
GROUND LEVEL FINISH FLOOR	6" MIN.				6" MIN. PROVIDED /EXCEPTION AT ADA UNITS			
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.				*9'-1"			
5. BUILDING PLACEMENT - INTERIOR DESIGN SITE								
SETBACK - PRIMARY BUILDING								
FRONT - INTERIOR DESIGN SITE	5 FT. MIN. 15 FT. MAX.				*3'-7" AND 1'-10"			
SIDE STREET (FACADE ZONE)	NA				NA			
SIDE	5 FT. MIN.				*3'-0" AND 4'-0"			
REAR - ADJ. TO T5N	10 FT. MIN.				*5'-6" AND 12'-9"			
BUILDING FACADE								
FACADE ZONE DEFINED BY PRIMARY BLDG.FRONTAGE	FRONT ST. - 80% MIN. SIDE ST. NA				136'-0" MIN REQ'D / 156'-2" PROP NA			
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE				PLEASE SEE MFDDS RESPONSE.			
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE				*105'-10" HABITABLE FACADE WIDTH REQ'D _ 51'-1" PROVIDED			
6. ENCROACHMENTS								
ENCROACHMENTS INTO MINIMUM SETBACK - ENCROACHMENT TYPE	FRONT	SIDE ST.	SIDE	REAR	FRONT	SIDE ST.	SIDE	REAR
PRIVATE FRONTAGES	5' MAX	NA	X	X	NA (3'-5')	NA	X	X
ARCHITECTURAL FEATURES	2' MAX	NA	1'MAX	5' MAX	*3'-5"	NA	*1'-7"/2'-8"	4'-6"
PATIO COVERS	NA							
STAIRS / RAMPS	NA							
DECKS	NA							
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)					SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202			
7 - PARKING								
SETBACK DISTANCE FROM ROW								
FRONT	30' MIN.				*3'-6"			
SIDE STREET	NA				NA			
SIDE	0' MIN.				NA			
REAR	0' MIN.				NA			
8. FRONTAGES	THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES							
ALLOWED PRIVATE FRONTAGE TYPES								
PORCH PROJECTING	NA							
PORCH ENGAGED	NA							
DOORYARD	6' MIN. DEPTH/15' MIN. WIDTH				50% UNITS MEET REQUIREMENTS EXCEPT WIDTH - SEE LANDSCAPE PLANS			
STOOP								
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA							

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G12

SCALE: NTS
DATE: 12.13.2024
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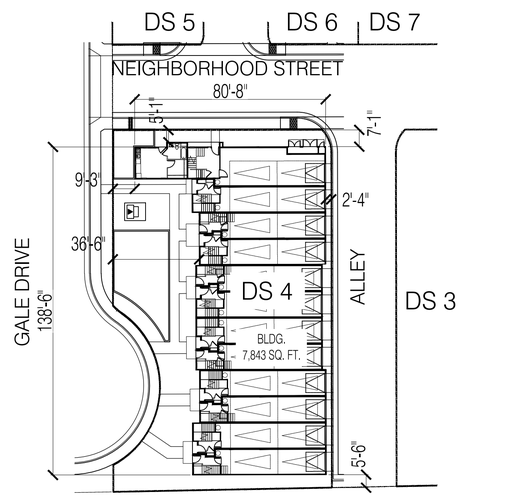
3. LOT COVERAGE
7,843 SQ. FT. BUILDING AREA
DIVIDED BY
13,079 SQ. FT. LOT AREA
= 60% LOT COVERAGE

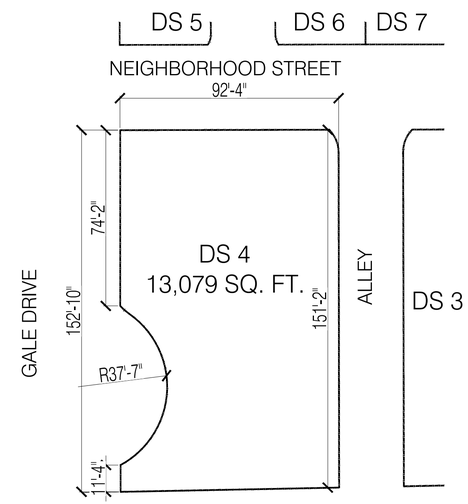
5. BUILDING PLACEMENT
SEE ADJACENT DIAGRAM
BUILDING FACADE
1. FACADE ZONE
  1.1. FRONT (80% MIN.)
    1.1.1. BLDG
      (152'-10") - (2'+5') = 145'-10"
      (145'-10")(0.8) = 116'- 7" MIN.
      138'-6" PROPOSED
  1.2. SIDE (70% MIN.)
    1.2.1. BLDG
      (92'-4") - (2'+10') = 80'-4"
      (80'-4")(0.7) = 56'- 3" MIN.
      80'-8" PROPOSED

2. GROUND FLOOR HABITABLE DEPTH
  2.1. HABITABLE DEPTH IS FULL DEPTH OF BUILDING = VARIES 36'-1" AND 11'-11".
  2.2. TOTAL WIDTH OF HABITABLE SPACE OF FACADE LENGTH
    2.2.1. FACADE LENGTH = 138'-6" (138'-6")(80%) = 110'-5" HABITABLE LENGTH REQUIRED AT +25 FT.
    2.2.2. 13'-7" HABITABLE LENGTH OF +25 FT.

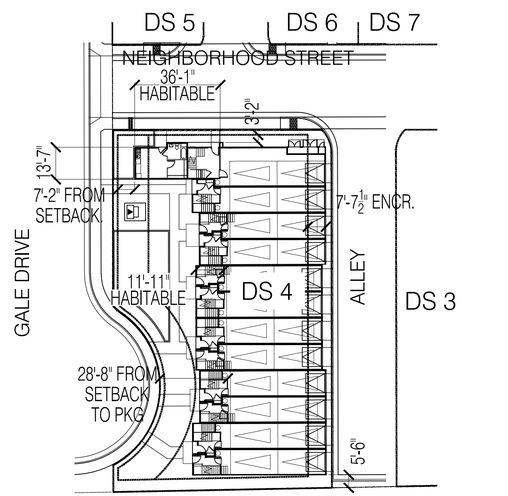
6. ENROACHMENTS
1. PRIVATE FRONTAGES
  1.1. NONE ENCROACH SETBACKS
2. ARCHITECTURAL FEATURES
  2.1. BUILDING ENCROACHES AT REAR



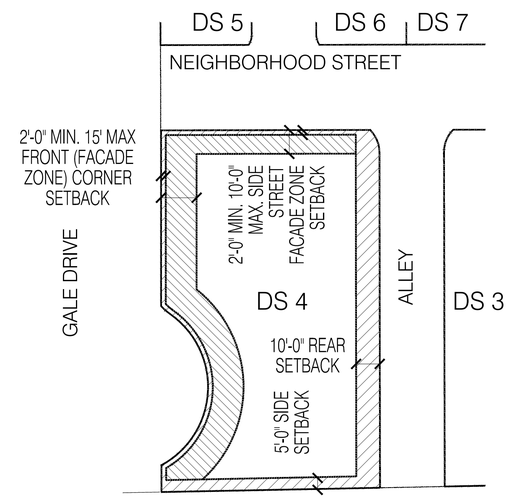
3 / 5. LOT COVERAGE / BUILDING PLACEMENT



3. DESIGN SITE SIZE



5 / 6. BUILDING PLACEMENT / ENCROACHMENTS



5. DESIGN SITE SETBACKS

DESIGN SITE 4 CORNER DESIGN SITE								
T5 NEIGHBORHOOD (T5N)								
	REQUIRED				PROPOSED			
1. INTENT	SEE MFDDS PAGE 33							
2. SUBZONES	T5N-OPEN				MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE			
3. BUILDING SIZE AND DESIGN SITE SIZE								
MAIN BODY STANDARDS								
WIDTH MAX PER BLDG.	NO MAX.				±138'-6"			
DEPTH MAX. PER BLDG.	NO MAX.				±80'-8"			
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT./ UNIT MIN.				(+) 50 SQ. FT. / UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE			
LOT COVERAGE	NO MAX.				60%			
DESIGN SITE SIZE STANDARDS								
WIDTH	25' MIN., NO MAX.				138'-6"			
DEPTH	NO MIN. / NO MAX.				80'-8"			
4. BUILDING FORM								
HEIGHT - PRIMARY BUILDING								
TO HIGHEST TOP PLATE	75' MAX.				40'-2"			
GROUND LEVEL FINISH FLOOR	6" MIN.				6" MIN. PROVIDED /EXCEPTION AT ADA UNITS			
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.				*9'-1"			
5. BUILDING PLACEMENT - CORNER DESIGN SITE								
SETBACK - PRIMARY BUILDING								
FRONT - CORNER DESIGN SITE	2 FT. MIN. 15 FT. MAX.				VARIES 9'-3" MIN			
SIDE STREET (FACADE ZONE)	2 FT. MIN. 10 FT. MAX.				5'-1" / 7'-1"			
SIDE	5 FT. MIN.				5'-6" MIN.			
REAR - ADJ. TO T5N	10 FT. MIN.				*2'-4"			
BUILDING FACADE								
FACADE ZONE DEFINED BY PRIMARY BLDG.FRONTAGE	FRONT ST. - 80% MIN.				116'-7" REQ'D / 138'-6" PROPOSED			
	SIDE ST. - 70% MIN.				56'-3" REQ'D / 80'-8" PROPOSED			
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE				PLEASE SEE MFDDS RESPONSE .			
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE				*12FT AND 18 FT. HABITABLE DEPTH FOR 100% OF FACADE			
6. ENCROACHMENTS								
ENCROACHMENTS INTO MINIMUM SETBACK - ENCROACHMENT TYPE	FRONT	SIDE ST.	SIDE	REAR	FRONT	SIDE ST.	SIDE	REAR
PRIVATE FRONTAGES	5' MAX	5' MAX	X	X	NA (-7'-6")	NONE	X	X
ARCHITECTURAL FEATURES	2' MAX	2'MAX	1'MAX	5' MAX	NONE	NONE	NONE	*7'-8"
PATIO COVERS	NA							
STAIRS / RAMPS	NA							
DECKS	NA							
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)					SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202			
7 - PARKING								
SETBACK DISTANCE FROM ROW								
FRONT	30' MIN.				*28'-8" MIN			
SIDE STREET	30' MIN, 10' MIN. WHERE AT LEAST 60' MIN. FROM FRONT OF DESIGN SITE				*7'-1"			
SIDE	0' MIN.				NA			
REAR	0' MIN.				NA			
8. FRONTAGES	THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES							
ALLOWED PRIVATE FRONTAGE TYPES								
PORCH PROJECTING	NA							
PORCH ENGAGED	NA							
DOORYARD	6' MIN. DEPTH/15' MIN. WIDTH				EXCEPT WIDTH, ALL UNITS MEET REQUIREMENT - SEE LANDSCAPE PLANS			
STOOP								
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA							

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PROJECT: 317083.00

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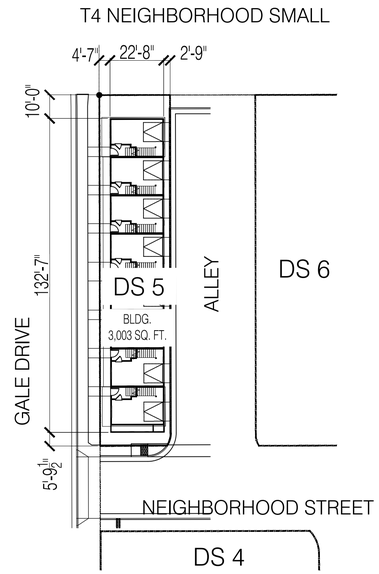
3. LOT COVERAGE
3,003 SQ. FT. BUILDING AREA
DIVIDED BY
4,419 SQ. FT. LOT AREA
= 68% LOT COVERAGE

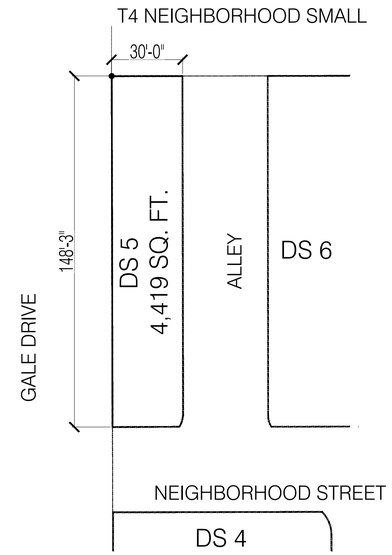
5. BUILDING PLACEMENT
SEE ADJACENT DIAGRAM
BUILDING FACADE
1. FACADE ZONE
1.1. FRONT (80% MIN.)
BLDG
(148'-3") - (2'+20') = 126'-3"
(126'-3")(0.8) = 101'- 0" MIN.
132'-7" PROPOSED
1.2. SIDE (70% MIN.)
1.2.1. BLDG
(38'-6") - (2'+5') = 31'-6"
(31'-6")(0.7) = 22'- 0" MIN.
22'-8" PROPOSED

2. GROUND FLOOR HABITABLE DEPTH
2.1. HABITABLE DEPTH IS FULL DEPTH OF EACH BUILDING = +25 FT.
2.2. TOTAL WIDTH OF HABITABLE SPACE OF FACADE LENGTH
2.2.1. FACADE LENGTH = (132'-7") (80%) = 106'-0" HABITABLE SPACE REQUIRED
2.2.2. NO HABITABLE SPACE PROVIDED

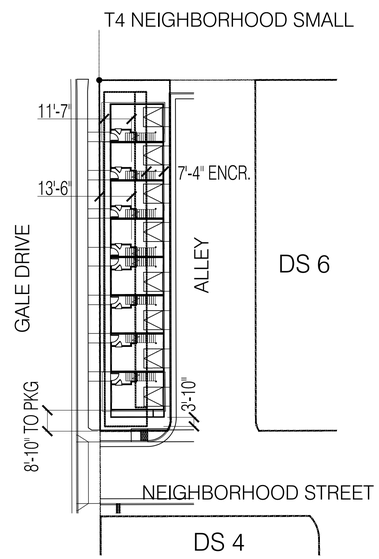
6. ENROACHMENTS
1. PRIVATE FRONTAGES
1.1. NONE ENCROACH SETBACKS
2. ARCHITECTURAL FEATURES
2.1. BUILDING ENCROACHES AT REAR



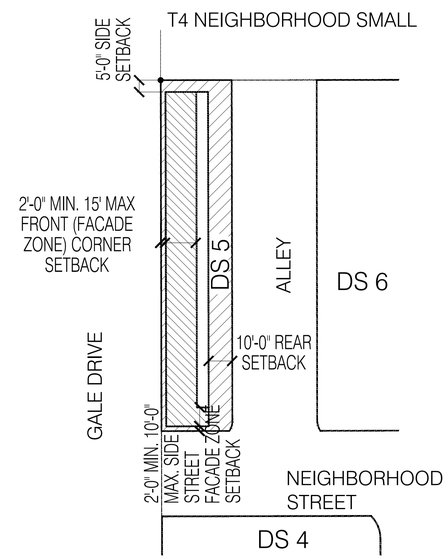
3 / 5. LOT COVERAGE / BUILDING PLACEMENT



3. DESIGN SITE SIZE



5 / 6. BUILDING PLACEMENT / ENCROACHMENTS



5. DESIGN SITE SETBACKS

DESIGN SITE 5 CORNER DESIGN SITE REAR ADJACENT TO T5N								
T5 NEIGHBORHOOD (T5N)								
	REQUIRED				PROPOSED			
1. INTENT	SEE MFDDS PAGE 33							
2. SUBZONES	T5N-OPEN				MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE			
3. BUILDING SIZE AND DESIGN SITE SIZE								
MAIN BODY STANDARDS								
WIDTH MAX PER BLDG.	NO MAX.				±132'-7"			
DEPTH MAX. PER BLDG.	NO MAX.				±22'-8"			
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT./ UNIT MIN.				(+) 50 SQ. FT. / UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE			
LOT COVERAGE	NO MAX.				53%			
DESIGN SITE SIZE STANDARDS								
WIDTH	25' MIN., NO MAX.				148'-3"			
DEPTH	NO MIN. / NO MAX.				38'-6"			
4. BUILDING FORM								
HEIGHT - PRIMARY BUILDING								
TO HIGHEST TOP PLATE	75' MAX.				40'-2"			
GROUND LEVEL FINISH FLOOR	6" MIN.				6" MIN. PROVIDED /EXCEPTION AT ADA UNITS			
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.				*9'-1"			
5. BUILDING PLACEMENT - CORNER DESIGN SITE								
SETBACK - PRIMARY BUILDING								
FRONT - CORNER DESIGN SITE	2 FT. MIN. 15 FT. MAX.				13'-6"			
SIDE STREET (FACADE ZONE)	2 FT. MIN. 10 FT. MAX.				5'-10"			
SIDE	5 FT. MIN.				10' -0"			
REAR	10 FT. MIN.				*2'-4"			
BUILDING FACADE								
FACADE ZONE DEFINED BY PRIMARY BLDG.FRONTAGE	FRONT ST. - 80% MIN.				101'-0" REQ'D / 132'-17" PROPOSED			
	SIDE ST. - 70% MIN.				22'-0" REQ'D / 22'-8" PROPOSED			
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE				PLEASE SEE MFDDS RESPONSE.			
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE				NO HABITABLE DEPTH FOR 100% OF FACADE			
6. ENCROACHMENTS								
ENCROACHMENTS INTO MINIMUM SETBACK - ENCROACHMENT TYPE	FRONT	SIDE ST.	SIDE	REAR	FRONT	SIDE ST.	SIDE	REAR
PRIVATE FRONTAGES	5' MAX	5' MAX	X	X	-(11'-7")	-(3'-10")	X	X
ARCHITECTURAL FEATURES	2' MAX	2'MAX	1'MAX	5' MAX	NONE	NONE	NONE	*7'-8"
PATIO COVERS	NA							
STAIRS / RAMPS	NA							
DECKS	NA							
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)					SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202			
7 - PARKING								
SETBACK DISTANCE FROM ROW								
FRONT	30' MIN.				*13'-6"			
SIDE STREET	30' MIN, 10' MIN. WHERE AT LEAST 60' MIN. FROM FRONT OF DESIGN SITE				*8'-10"			
SIDE	0' MIN.				NA			
REAR	0' MIN.				NA			
8. FRONTAGES	THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES							
ALLOWED PRIVATE FRONTAGE TYPES								
PORCH PROJECTING	NA							
PORCH ENGAGED	NA							
DOORYARD	6' MIN. DEPTH/15' MIN. WIDTH				ALL UNITS MEET REQUIREMENT - SEE LANDSCAPE PLANS			
STOOP								
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA							

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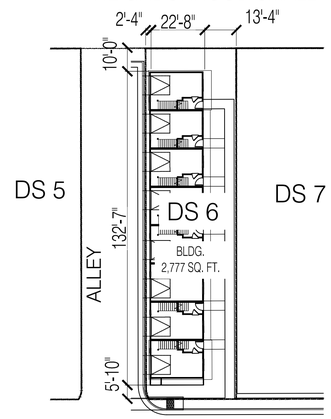
3. LOT COVERAGE
2,777 SQ. FT. BUILDING AREA
DIVIDED BY
5,658 SQ. FT. LOT AREA
= 53% LOT COVERAGE

5. BUILDING PLACEMENT
SEE ADJACENT DIAGRAM
BUILDING FACADE
1. FACADE ZONE
  1.1. FRONT (80% MIN.)
    BLDG
    (38'-4") - (5'+5') = 28'-4"
    (28'-4")(0.8) = 22'- 8" MIN.
    22'-8" PROPOSED
  1.2. SIDE (70% MIN.)
    1.2.1. BLDG
      (148'-3") - (2'+20') = 126'-3"
      (126'-3")(0.7) = 88'- 4" MIN.
      132'-7" PROPOSED

2. GROUND FLOOR HABITABLE DEPTH
  2.1. HABITABLE DEPTH IS FULL DEPTH OF EACH BUILDING = +25 FT.
  2.2. TOTAL WIDTH OF HABITABLE SPACE OF FACADE LENGTH
    2.2.1. FACADE LENGTH = (22'-8") (80%) = 18'-2" HABITABLE SPACE REQUIRED
    2.2.2. NO HABITABLE SPACE PROVIDED

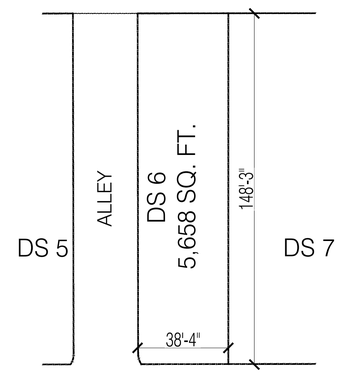
6. ENROACHMENTS
1. PRIVATE FRONTAGES
  1.1. NONE ENCROACH SETBACKS
2. ARCHITECTURAL FEATURES
  2.1. BUILDING ENCROACHES AT REAR

T4 NEIGHBORHOOD SMALL



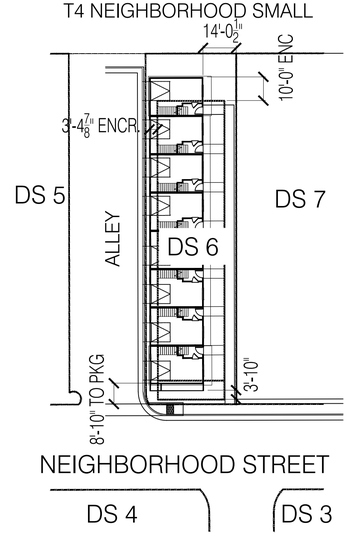
3 / 5. LOT COVERAGE / BUILDING PLACEMENT

T4 NEIGHBORHOOD SMALL



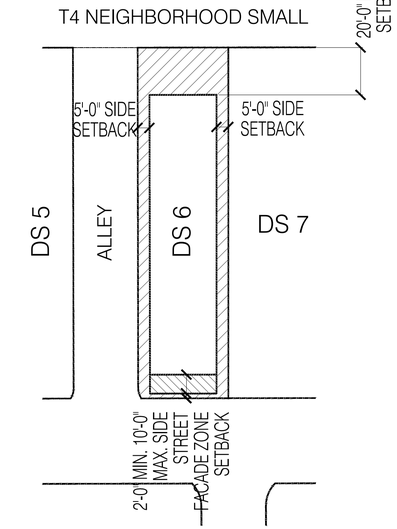
3. DESIGN SITE SIZE

T4 NEIGHBORHOOD SMALL



5 / 6. BUILDING PLACEMENT / ENCROACHMENTS

T4 NEIGHBORHOOD SMALL



5. DESIGN SITE SETBACKS

DESIGN SITE 6 INTERIOR DESIGN SITE ADJACENT TO T4N.S / T4 NEIGHBORHOOD SMALL								
T5 NEIGHBORHOOD (T5N)								
	REQUIRED				PROPOSED			
1. INTENT	SEE MFDDS PAGE 33							
2. SUBZONES	T5N-OPEN				MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE			
3. BUILDING SIZE AND DESIGN SITE SIZE								
MAIN BODY STANDARDS								
WIDTH MAX PER BLDG.	NO MAX.				22'-8"			
DEPTH MAX. PER BLDG.	NO MAX.				132'-7"			
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT./ UNIT MIN.				(+) 50 SQ. FT. / UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE			
LOT COVERAGE	NO MAX.				53%			
DESIGN SITE SIZE STANDARDS								
WIDTH	25' MIN., NO MAX.				38'-4"			
DEPTH	NO MIN. / NO MAX.				148'-3"			
4. BUILDING FORM								
HEIGHT - PRIMARY BUILDING								
TO HIGHEST TOP PLATE	75' MAX.				40'-2"			
GROUND LEVEL FINISH FLOOR	6" MIN.				6" MIN. PROVIDED /EXCEPTION AT ADA UNITS			
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.				*9'-1"			
5. BUILDING PLACEMENT - INTERIOR DESIGN SITE								
SETBACK - PRIMARY BUILDING								
FRONT - INTERIOR DESIGN SITE	5 FT. MIN. 15 FT. MAX.				5'-10"			
SIDE STREET (FACADE ZONE)	NA				NA			
SIDE	5 FT. MIN.				*2'-4" AND 13'-4"			
REAR - ADJ. TO T4N/S	20 FT. MIN.				*10'-0"			
BUILDING FACADE								
FACADE ZONE DEFINED BY PRIMARY BLDG.FRONTAGE	FRONT ST. - 80% MIN. SIDE ST. - 70% MIN.				22'-8" MIN REQ'D / 22'-8" PROP 84'-4" REQ'D / 132'-7" PROP.			
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE				PLEASE SEE MFDDS RESPONSE.			
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE				*18'-2" HABITABLE FACADE WIDTH REQ'D _ NONE PROVIDED			
6. ENCROACHMENTS								
ENCROACHMENTS INTO MINIMUM SETBACK - ENCROACHMENT TYPE	FRONT	SIDE ST.	SIDE	REAR	FRONT	SIDE ST.	SIDE	REAR
PRIVATE FRONTAGES	5' MAX	NA	X	X	NA(-3'-10")	NA	X	X
ARCHITECTURAL FEATURES	2' MAX	NA	1'MAX	5' MAX	NONE	NA	*2'-8"	*10'-0"
PATIO COVERS	NA							
STAIRS / RAMPS	NA							
DECKS	NA							
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)					SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202			
7 - PARKING								
SETBACK DISTANCE FROM ROW								
FRONT	30' MIN.				*8'-10"			
SIDE STREET	NA				NA			
SIDE	0' MIN.				NA			
REAR	0' MIN.				NA			
8. FRONTAGES	THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES							
ALLOWED PRIVATE FRONTAGE TYPES								
PORCH PROJECTING	NA							
PORCH ENGAGED	NA							
DOORYARD	6' MIN. DEPTH/15' MIN. WIDTH				ALL UNITS MEET REQUIREMENT - SEE LANDSCAPE PLANS			
STOOP								
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA							

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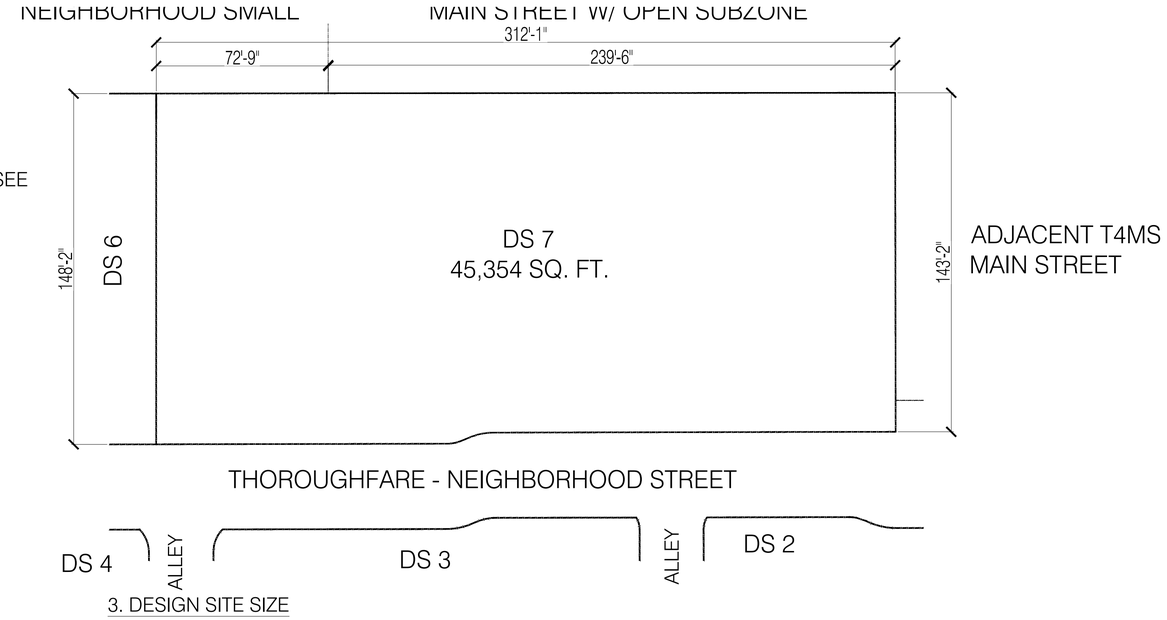
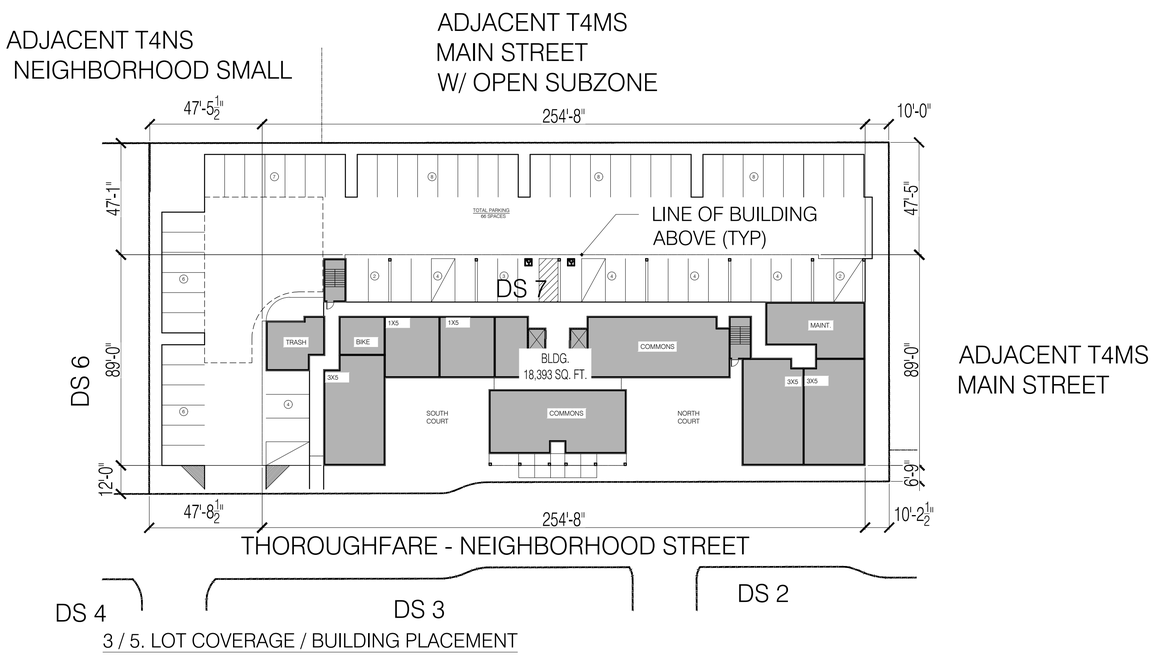
3. LOT COVERAGE
18,393 SQ. FT. BUILDING AREA (SEE NEXT SHEET)
DIVIDED BY
45,354 SQ. FT. LOT AREA
= 41% LOT COVERAGE



3. DESIGN SITE SIZE

5. BUILDING PLACEMENT
SEE ADJACENT DIAGRAM
BUILDING FACADE
1. FACADE ZONE
1.1. FRONT (80% MIN.)
BLDG
(312'-1") - (5'+5') = 302'-1"
(302'-1")(0.8) = 241'- 6" MIN.
254'-8" PROPOSED =84%
1.1.1. SIDE ST. - NA



3 / 5. LOT COVERAGE / BUILDING PLACEMENT

DESIGN SITE 7 INTERIOR DESIGN SITE								
T5 NEIGHBORHOOD (T5N)								
		REQUIRED				PROPOSED		
1. INTENT		SEE MFDDS PAGE 33						
2. SUBZONES		T5N-OPEN				MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE		
3. BUILDING SIZE AND DESIGN SITE SIZE								
MAIN BODY STANDARDS								
	WIDTH MAX PER BLDG.	NO MAX.				254'-8"		
	DEPTH MAX. PER BLDG.	NO MAX.				89'-0"		
	ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT./ UNIT MIN.				(+) 50 SQ. FT. / UNIT SEE BLDG. PLANS FOR PRIVATE OPEN SPACE		
	LOT COVERAGE	NO MAX.				41%		
DESIGN SITE SIZE STANDARDS								
	WIDTH	25' MIN., NO MAX.				312'-1"		
	DEPTH	NO MIN. / NO MAX.				148'-2" / 143'-2"		
4. BUILDING FORM								
HEIGHT - PRIMARY BUILDING								
	TO HIGHEST TOP PLATE	75' MAX.				+50'-6"		
	GROUND LEVEL FINISH FLOOR	6" MIN.				*2½" MAX AS ACCESSIBLE SITE		
	FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.				*10'-1"		
5. BUILDING PLACEMENT - INTERIOR DESIGN SITE								
SETBACK - PRIMARY BUILDING								
	FRONT - INTERIOR DESIGN SITE	5 FT. MIN. 15 FT. MAX.				6'-9" AND 12'-0"		
	SIDE STREET (FACADE ZONE)	NA				NA		
	SIDE	5 FT. MIN.				10 FT. MIN		
	REAR - ADJ. TO T4MS/T4NS	20 FT. MIN.				47'-1" MIN.		
BUILDING FACADE								
	FACADE ZONE DEFINED BY PRIMARY BLDG.FRONTAGE	FRONT ST. - 80% MIN. SIDE ST. NA				241'-6" MIN REQ'D / 254'-8" PROP /84% NA		
	FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS)	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE				PLEASE SEE MFDDS RESPONSE		
	GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE				*203'-9" HABITABLE FACADE WIDTH REQ'D _ 136'-0" PROVIDED		
6. ENCROACHMENTS								
ENCROACHMENTS INTO MINIMUM SETBACK - ENCROACHMENT TYPE		FRONT	SIDE ST.	SIDE	REAR	FRONT	SIDE ST.	SIDE	REAR
	PRIVATE FRONTAGES	5' MAX	NA	X	X	NA (6'-9"/12'-0")	NA	X	X
	ARCHITECTURAL FEATURES	2' MAX	NA	1'MAX	5' MAX	NONE	NA	NONE	NONE
	PATIO COVERS	NA							
	STAIRS / RAMPS	NA							
	DECKS	NA							
	FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)					SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202		
7 - PARKING								
SETBACK DISTANCE FROM ROW								
	FRONT	30' MIN.				*12'-0"		
	SIDE STREET	NA				NA		
	SIDE	0' MIN.				NA		
	REAR	0' MIN.				NA		
8. FRONTAGES		THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES							
ALLOWED PRIVATE FRONTAGE TYPES								
	PORCH PROJECTING	NA							
	PORCH ENGAGED	NA							
	DOORYARD	NA							
	STOOP								
	FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	8FT. MIN DEPTH 12 FT. MIN. HEIGHT 18 FT. MIN. SETBACK ROW				*5FT. DEPTH *10FT. HEIGHT *12FT. SETBACK FROM ROW			

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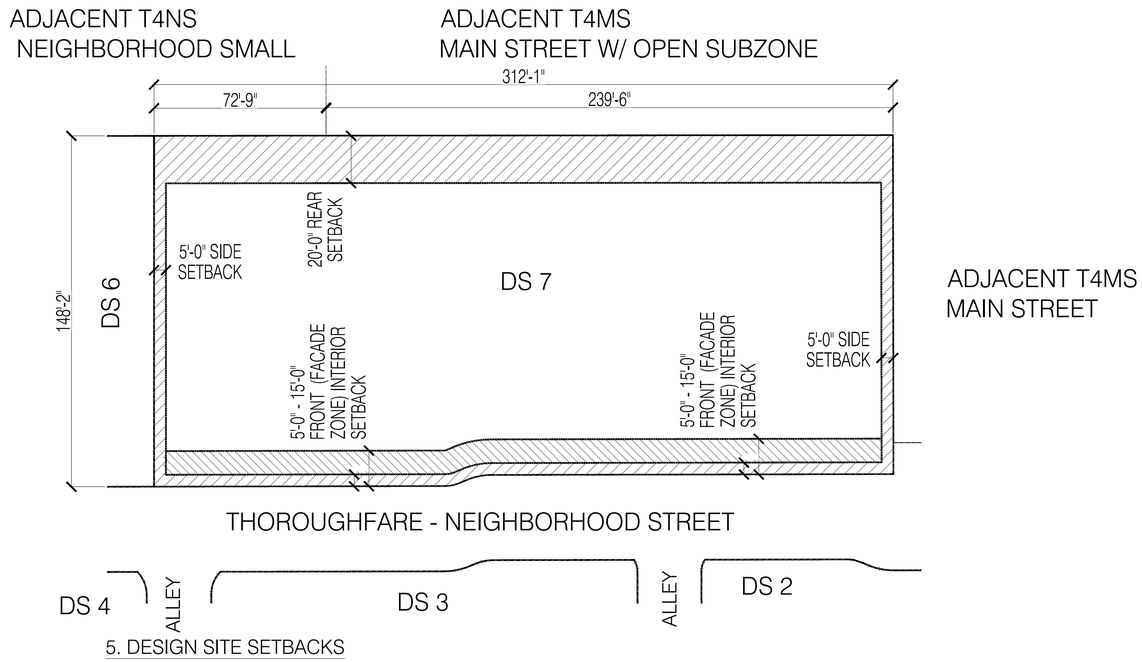


5. DESIGN SITE SETBACKS

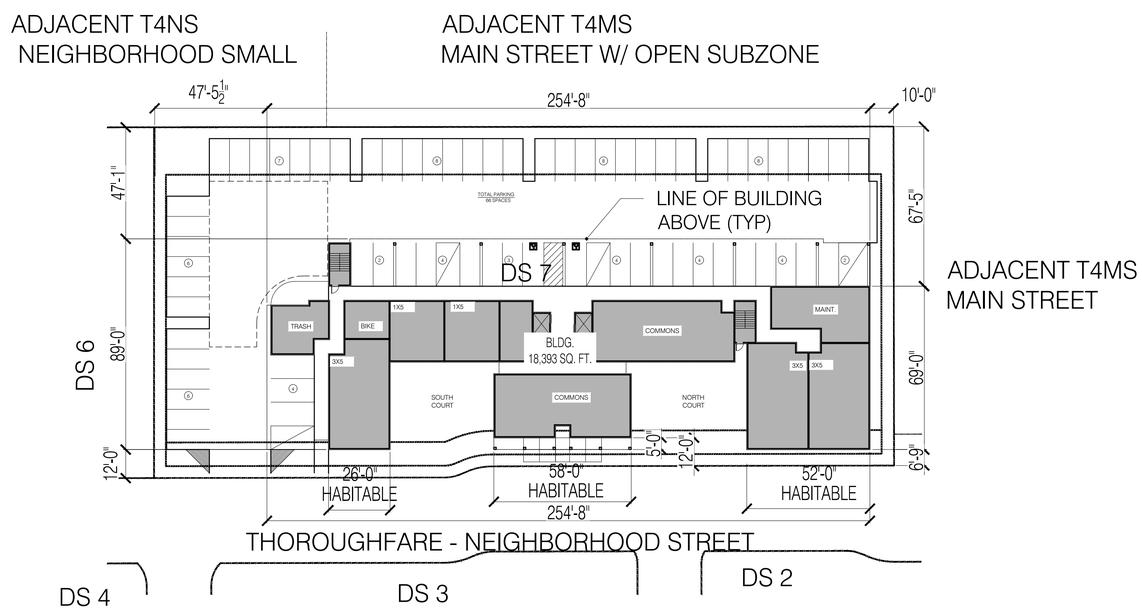
5. BUILDING PLACEMENT / HABITABLE SPACE

1. GROUND FLOOR HABITABLE DEPTH
   1.1. HABITABLE DEPTH IS FULL DEPTH OF EACH BUILDING = +25 FT.
      1.1.1. 52 FT. + 58 FT. + 26 FT. = 136 FT. OF 25 FT. HABITABLE DEPTH.
      1.1.2. FACADE LENGTH = (254'-8") (80%) = 203'-9" HABITABLE SPACE REQUIRED
      1.1.3. 136 FT HABITABLE SPACE PROVIDED = 53%

6. ENROACHMENTS
1. PRIVATE FRONTAGES
   1.1. NO ENCROACHMENT AT FRONTAGES
2. ARCHITECTURAL FEATURES
   2.1. NO BUILDING ENCROACHMENTS AT REAR OR SIDES

7. PARKING:
1. 30FT. MIN. SETBACK FROM PROP. LINE
   1.1. 12'-0" PROVIDED

8. FRONTAGES
1. GALLERY PROVIDED
   1.1. 5FT. GALLERY DEPTH
   1.2. 10FT. GALLERY HEIGHT
   1.3. 12FT. SETBACK FROM ROW



5 / 6. BUILDING PLACEMENT / ENCROACHMENTS

DESIGN SITE 7 INTERIOR DESIGN SITE								
T5 NEIGHBORHOOD (T5N)								
	REQUIRED				PROPOSED			
1. INTENT	SEE MFDDS PAGE 33							
2. SUBZONES	T5N-OPEN				MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE			
3. BUILDING SIZE AND DESIGN SITE SIZE								
MAIN BODY STANDARDS								
WIDTH MAX PER BLDG.	NO MAX.				254'-8"			
DEPTH MAX. PER BLDG.	NO MAX.				89'-0"			
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT./ UNIT MIN.				(+) 50 SQ. FT. / UNIT SEE BLDG. PLANS FOR PRIVATE OPEN SPACE			
LOT COVERAGE	NO MAX.				41%			
DESIGN SITE SIZE STANDARDS								
WIDTH	25' MIN., NO MAX.				312'-1"			
DEPTH	NO MIN. / NO MAX.				148'-2" / 143'-2"			
4. BUILDING FORM								
HEIGHT - PRIMARY BUILDING								
TO HIGHEST TOP PLATE	75' MAX.				+50'-6"			
GROUND LEVEL FINISH FLOOR	6" MIN.				*$\frac{1}{2}$" MAX AS ACCESSIBLE SITE			
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.				*10'-1"			
5. BUILDING PLACEMENT - INTERIOR DESIGN SITE								
SETBACK - PRIMARY BUILDING								
FRONT - INTERIOR DESIGN SITE	5 FT. MIN. 15 FT. MAX.				6'-9" AND 12'-0"			
SIDE STREET (FACADE ZONE)	NA				NA			
SIDE	5 FT. MIN.				10 FT. MIN			
REAR - ADJ. TO T4MS/T4NS	20 FT. MIN.				47'-1" MIN.			
BUILDING FACADE								
FACADE ZONE DEFINED BY PRIMARY BLDG.FRONTAGE	FRONT ST. - 80% MIN. SIDE ST. NA				241'-6" MIN REQ'D / 254'-8" PROP /84% NA			
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS)	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE				PLEASE SEE MFDDS RESPONSE			
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE				*203'-9" HABITABLE FACADE WIDTH REQ'D _ 136'-0" PROVIDED			
6. ENCROACHMENTS								
ENCROACHMENTS INTO MINIMUM SETBACK - ENCROACHMENT TYPE	FRONT	SIDE ST.	SIDE	REAR	FRONT	SIDE ST.	SIDE	REAR
PRIVATE FRONTAGES	5' MAX	NA	X	X	NA (6'-9"/12'-0")	NA	X	X
ARCHITECTURAL FEATURES	2' MAX	NA	1'MAX	5' MAX	NONE	NA	NONE	NONE
PATIO COVERS	NA							
STAIRS / RAMPS	NA							
DECKS	NA							
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)					SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202			
7 - PARKING								
SETBACK DISTANCE FROM ROW								
FRONT	30' MIN.				*12'-0"			
SIDE STREET	NA				NA			
SIDE	0' MIN.				NA			
REAR	0' MIN.				NA			
8. FRONTAGES	THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES							
ALLOWED PRIVATE FRONTAGE TYPES								
PORCH PROJECTING	NA							
PORCH ENGAGED	NA							
DOORYARD	NA							
STOOP								
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	8FT. MIN DEPTH 12 FT. MIN. HEIGHT 18 FT. MIN. SETBACK ROW				*5FT. DEPTH *10FT. HEIGHT *12FT. SETBACK FROM ROW			

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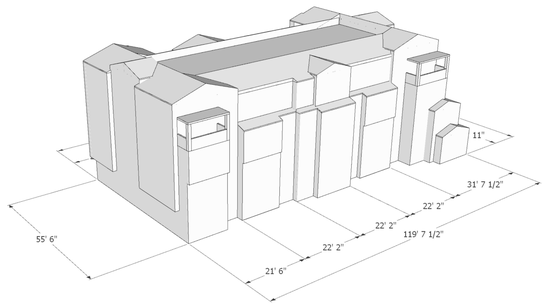
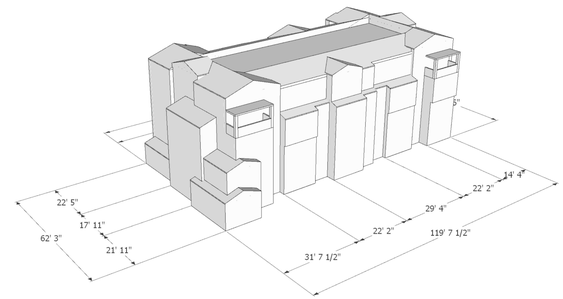


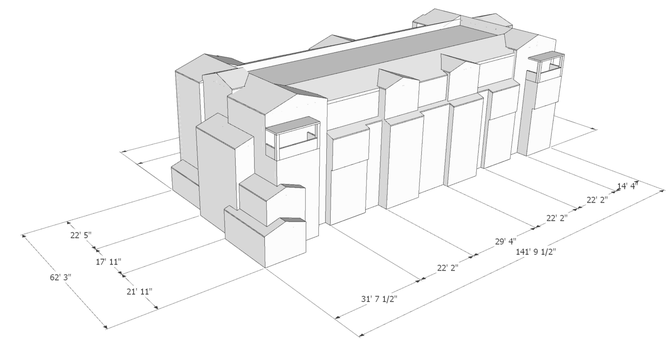
CONCEPTUAL MASSING MODEL BLDG A

FRONT



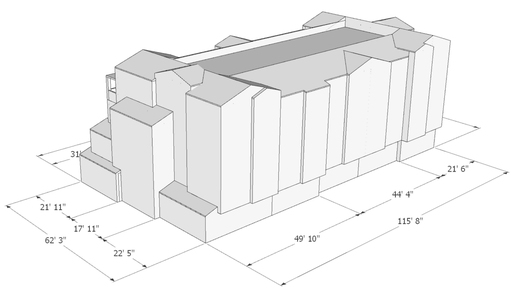
CONCEPTUAL MASSING MODEL BLDG B

FRONT



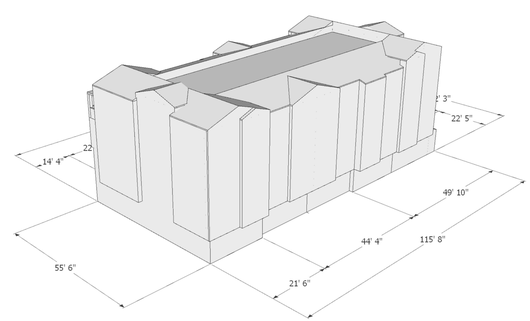
CONCEPTUAL MASSING MODEL BLDG C

FRONT



CONCEPTUAL MASSING MODEL BLDG A

REAR



CONCEPTUAL MASSING MODEL BLDG B

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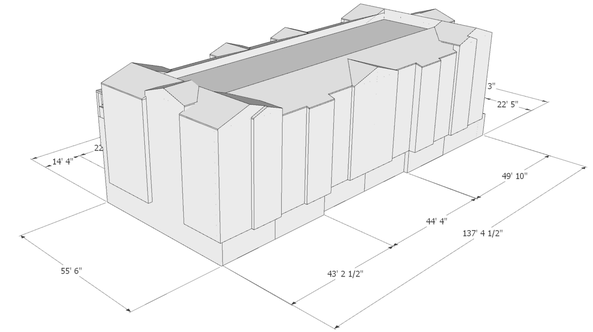

CONCEPTUAL MASSING MODEL BLDG C

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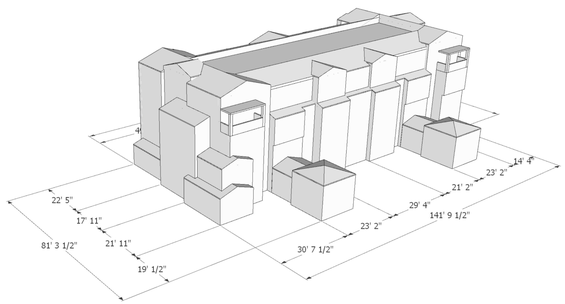

CONCEPTUAL MASSING MODEL BLDG D

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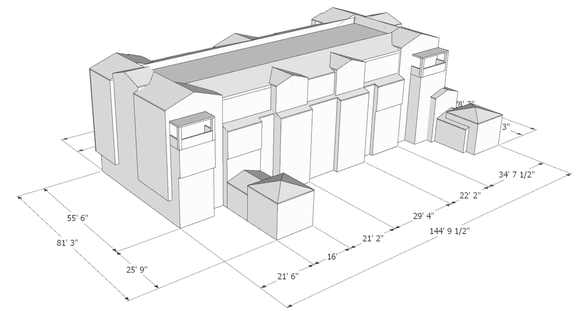

CONCEPTUAL MASSING MODEL BLDG E

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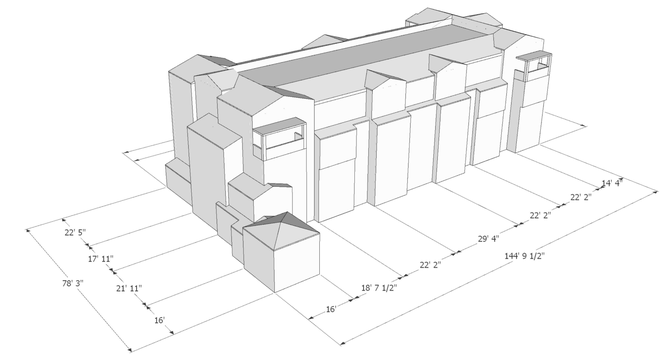
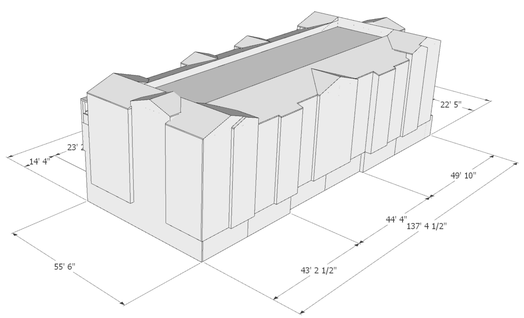


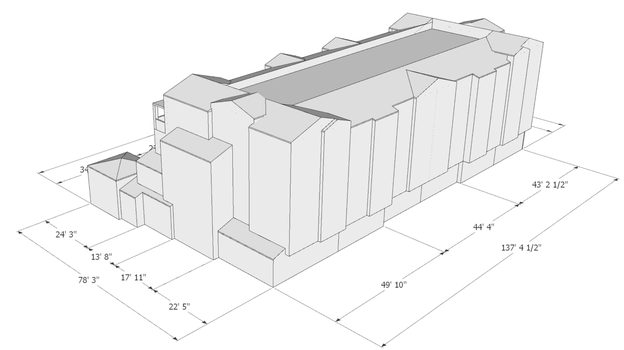
CONCEPTUAL MASSING MODEL BLDG F

FRONT



CONCEPTUAL MASSING MODEL BLDG D

REAR



CONCEPTUAL MASSING MODEL BLDG E

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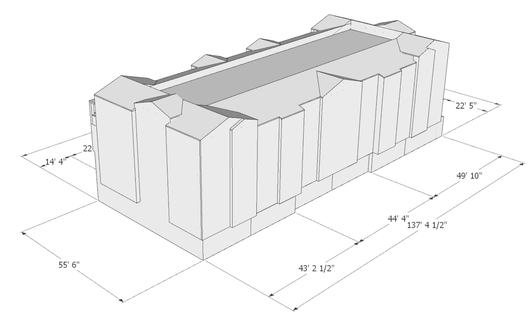

CONCEPTUAL MASSING MODEL BLDG F

REAR

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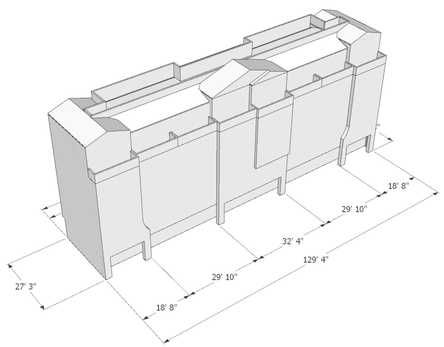
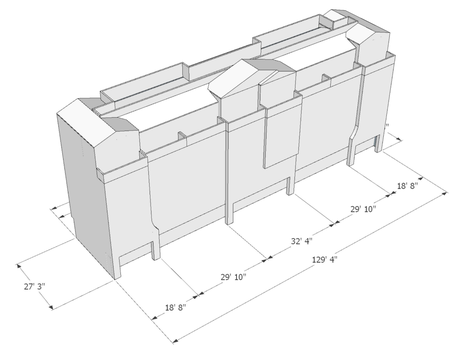


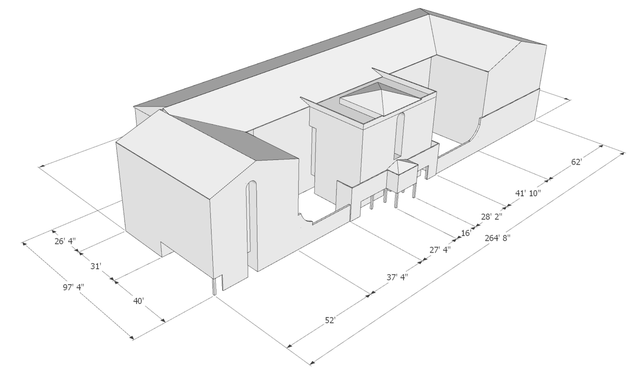
CONCEPTUAL MASSING MODEL BLDG G

FRONT



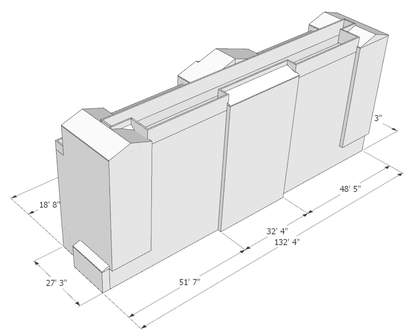
CONCEPTUAL MASSING MODEL BLDG H

FRONT



CONCEPTUAL MASSING MODEL BLDG I

FRONT



CONCEPTUAL MASSING MODEL BLDG G

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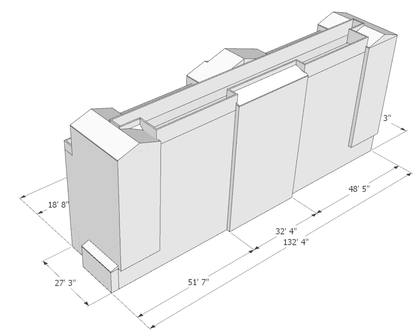

CONCEPTUAL MASSING MODEL BLDG H

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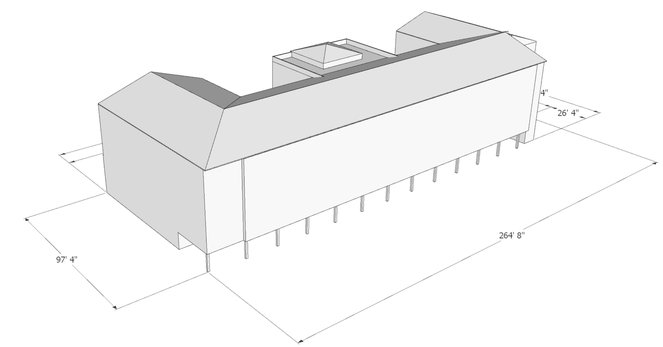

CONCEPTUAL MASSING MODEL BLDG I

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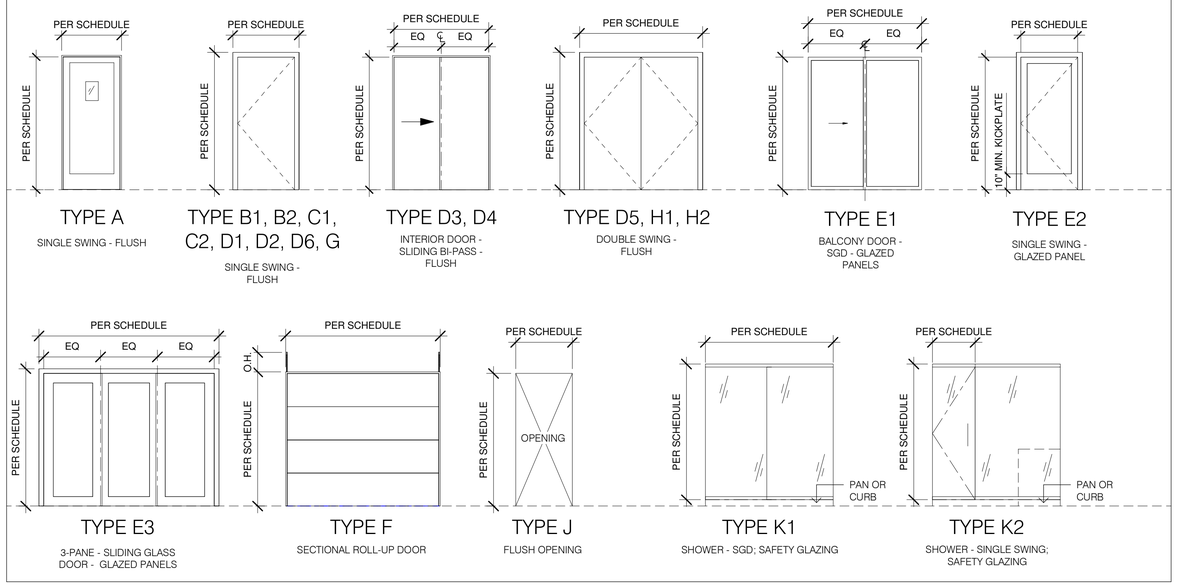
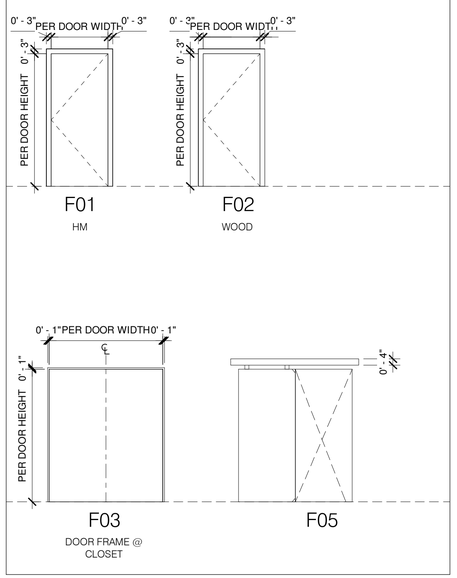
DOOR TYPES & ELEVATIONS



DOOR FRAME TYPES & ELEV.



DOOR SCHEDULE

TYPE	QUANTITY	WIDTH	HEIGHT	THICKNESS	DOOR MATERIAL	DOOR FINISH	DOOR GLAZING	FRAME TYPE	FRAME MATERIAL	FIRE RATING	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	NOTES
1ST FLOOR														
A	89	3' - 0"	8' - 0"	0' - 1 3/8"										PRIMARY ENTRY
B1	78	2' - 6"	6' - 8"	0' - 1 3/4"										GARAGE TO UNIT
B2	6	3' - 0"	6' - 8"	0' - 1 3/4"										GARAGE TO UNIT
C2	9	3' - 0"	6' - 8"	0' - 1 3/4"										UNIT INTERIOR
D1	62	2' - 4"	6' - 8"	0' - 1 3/4"										INT. UNIT CLOSET
D2	4	2' - 8"	6' - 8"	0' - 1 3/4"										INT. UNIT CLOSET
D3	3	5' - 0"	6' - 8"	0' - 1 3/8"										INT. UNIT CLOSET - BIPASS
F	84	8' - 0"	7' - 0"	0' - 1 1/2"										GARAGE SECTIONAL DOOR
G	8	2' - 0"	8' - 0"	0' - 1 3/4"										FIRE RISER ROOM
H1	8	6' - 0"	8' - 0"	0' - 1 3/4"										UTILITY CLOSET
H2	8	5' - 0"	8' - 0"	0' - 1 3/4"										UTILITY CLOSET
2ND FLOOR														
C1	132	2' - 6"	6' - 8"	0' - 1 3/4"										UNIT INTERIOR
D1	69	2' - 4"	6' - 8"	0' - 1 3/4"										INT. UNIT CLOSET
D3	33	5' - 0"	6' - 8"	0' - 1 3/8"										INT. UNIT CLOSET - BIPASS
D4	33	4' - 6"	6' - 8"	0' - 1 3/8"										BI-PASS SLIDING DOOR
D5	33	5' - 0"	6' - 8"	0' - 1 3/4"										LAUNDRY DBL DOOR
D6	16	2' - 0"	6' - 8"	0' - 1 3/4"										PANTRY DOOR
E1	28	8' - 0"	8' - 0"	0' - 2"										BALCONY SGD
E2	6	3' - 0"	8' - 0"	0' - 1 3/4"										BALCONY SWING DOOR
3RD FLOOR														
C1	80	2' - 6"	6' - 8"	0' - 1 3/4"										UNIT INTERIOR
D1	192	2' - 4"	6' - 8"	0' - 1 3/4"										INT. UNIT CLOSET
D6	32	2' - 0"	6' - 8"	0' - 1 3/4"										PANTRY DOOR
E3	31	9' - 0"	8' - 0"	0' - 2"										BALCONY 3-PANE SGD
J1	32	0' - 0"	0' - 0"											PRIMARY BEDROOM TO P. BATH OPENING
K1	32	4' - 11"	6' - 7"	0' - 0 3/4"										SHOWER SGD
4TH FLOOR														
C1	224	2' - 6"	6' - 8"	0' - 1 3/4"										UNIT INTERIOR
D1	96	2' - 4"	6' - 8"	0' - 1 3/4"										INT. UNIT CLOSET
D3	64	5' - 0"	6' - 8"	0' - 1 3/8"										INT. UNIT CLOSET - BIPASS
E2	16	3' - 0"	8' - 0"	0' - 1 3/4"										BALCONY SWING DOOR
J2	32	0' - 0"	0' - 0"											PRIMARY BEDROOM TO P. BATH OPENING
K1	32	4' - 11"	6' - 7"	0' - 0 3/4"										SHOWER SGD
K2	16	1' - 10"	6' - 6"											SHOWER SWING DOOR

Grand total: 1588

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DOOR SCHEDULE

G21

Scale: 1/4" = 1'-0"
Date: 12/20/2024
Project Number: 317083

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INTERIOR STREETSCAPE VIEWING WEST

BLDG. G - I

GALE DRIVE STREETSCAPE

BLDG. G - F

INTERIOR STREETSCAPE VIEWING EAST

BLDG. A - F

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CONCEPTUAL STREETSCAPE

G22

SCALE: NTS
DATE: 12.13.2024
PROJECT: 317083.00

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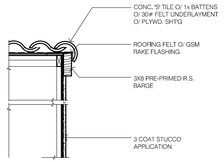
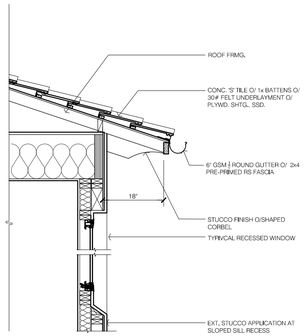
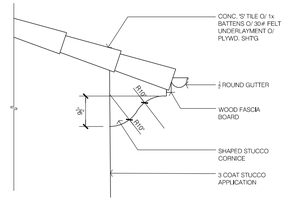


TYPICAL RAKE



TYPICAL EAVE W./ ECCENTRIC
SLOPED SILL WINDOW



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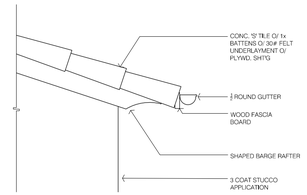

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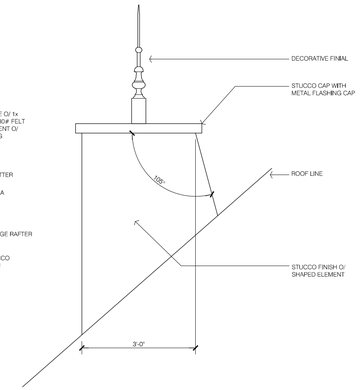
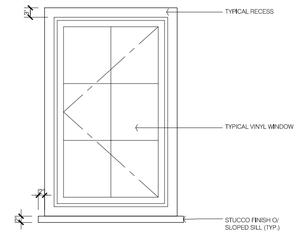
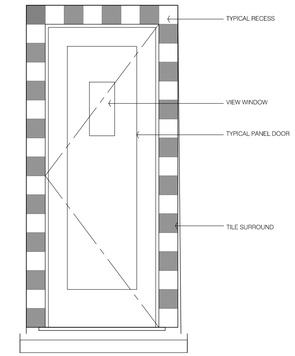


DECORATIVE ARCHITECTURAL ELEMENT

ROOF SHAPES AND DETAILS

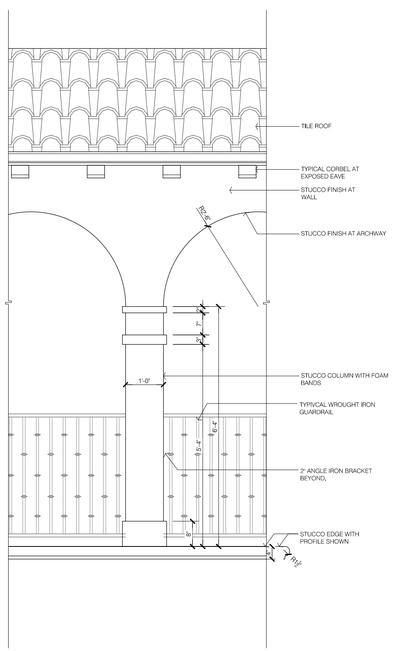


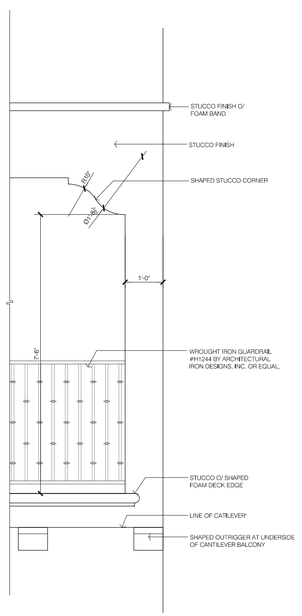
TYPICAL RECESSED WINDOW

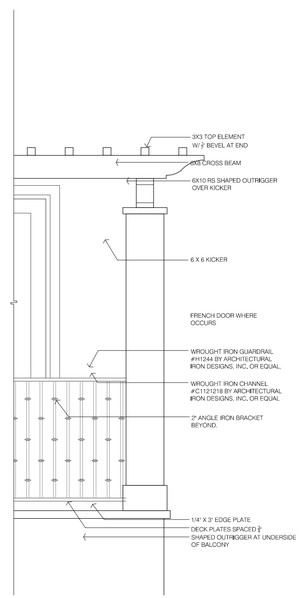


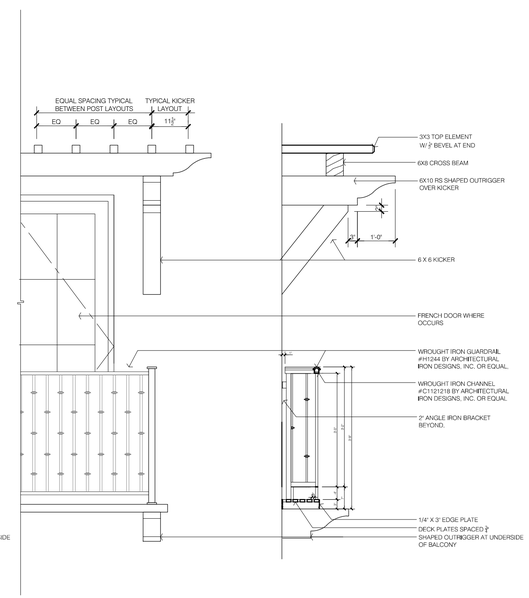
TYPICAL ENTRY DOOR

TYPICAL WINDOWS AND ENTRY DOOR

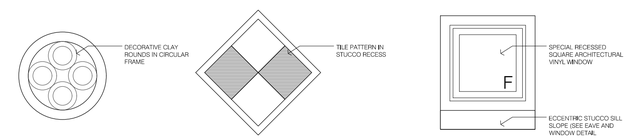




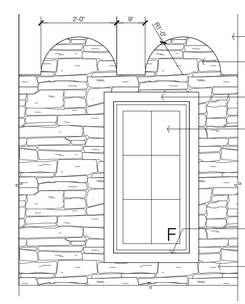


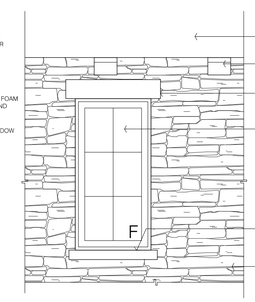


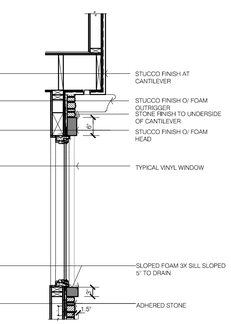
BALCONY TYPES



ARCHITECTURAL ELEMENTS







TYP. STONE AND STUCCO APPLICATIONS

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CONCEPTUAL ELEMENTS AND DETAILS

G23

SCALE: N.T.S.
DATE: 12.13.2024
PROJECT: 317083.00

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1

ROOF - TILE ROOF
MFR.: EAGLE ROOFING
SMC 8403 SANTA BARBARA BLEND
PROFILE: CAPISTRANO

2

BODY
MFR.: SHERWIN-WILLIAMS
GREEK VILLA SW7551

3

ACCESS STUCCO TRIM
MFR.: SHERWIN-WILLIAMS
GREEK VILLA SW7551

4

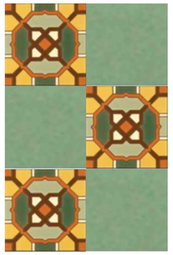
ACCESS WOOD TRIM
MFR.: SHERWIN-WILLIAMS
SUPERIOR BRONZE SW6152

5

METAL RAILING
MFR.: SHERWIN-WILLIAMS
IRON ORE SW7069

6

ENTRY TILE
MFR.: MALIBU CREAMIC WORKS



WORKS (6x6)

DECO TILE
MC 1 - 175B

SOLID TILE
MP 82

4

STONE MFR.: EL DORADO STONE
RIDGETOP18 WHISPER WHITE

11

EXTERIOR LIGHT FIXTURE
MFR: VISUAL COMFORT STUDIO
BY: SEAN LAVIN
COLLECTION: GALENA
ITEM IDEA: STU2417117
COL: TEXTURED BLACK
SIZE: 16" H x 8" W

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MATERIAL AND COLOR BOARD

G24

AS NOTED
DATE: 12.13.2024
PROJECT: 317083.00

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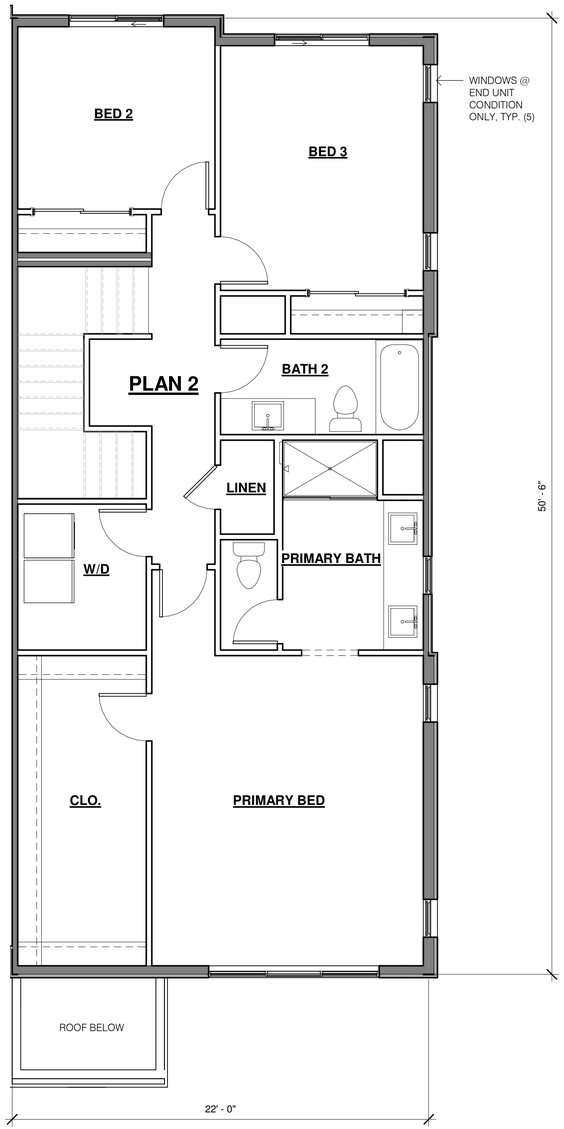
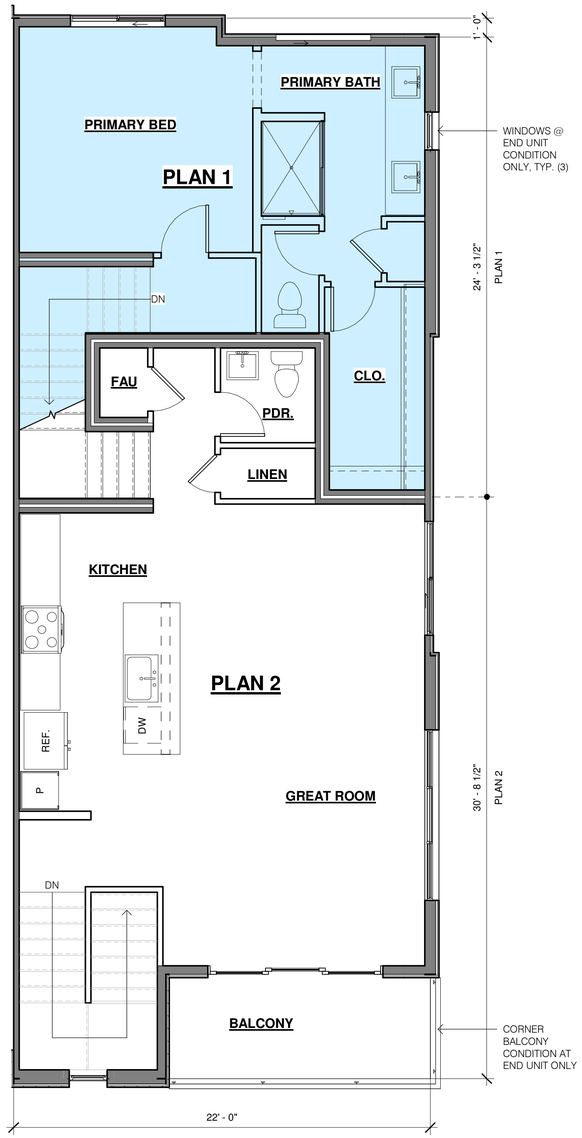


4 4-4TH FLOOR PLAN 1&2
SCALE: 1/4" = 1'-0"



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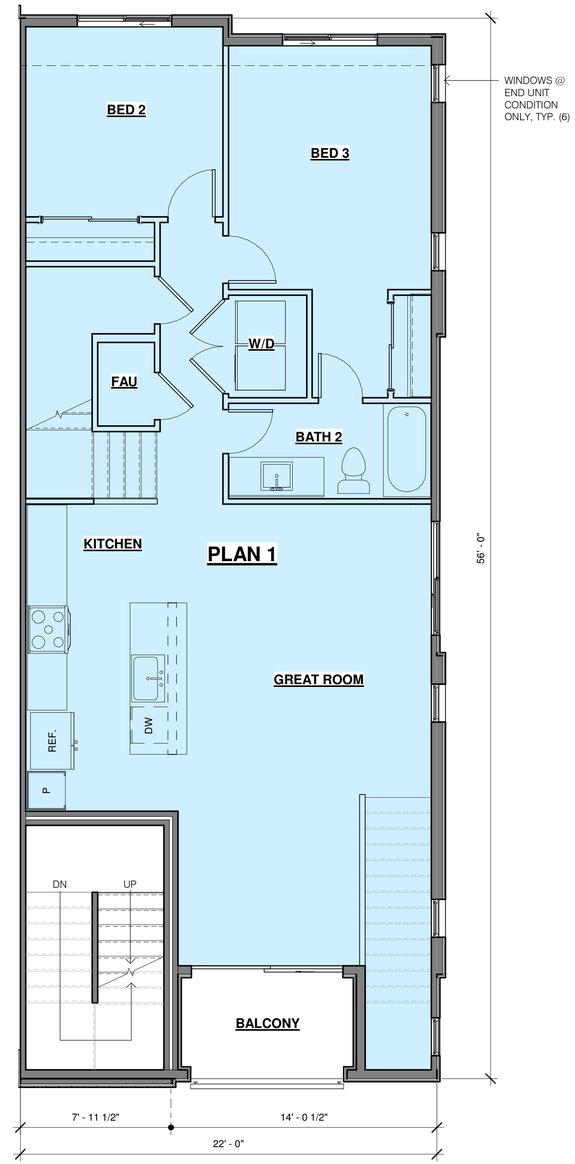

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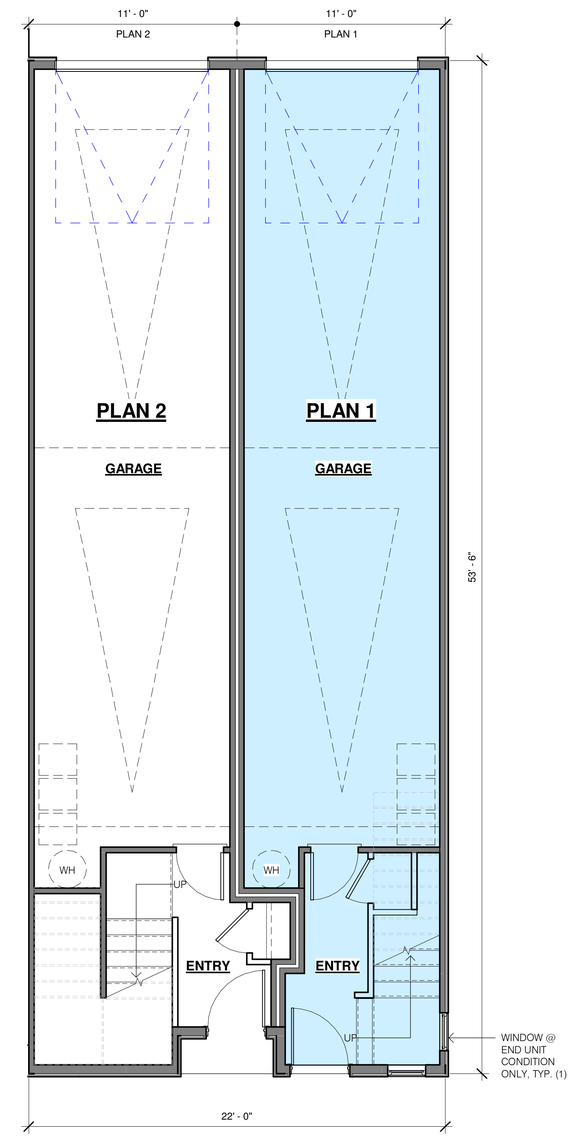

1 1-1ST FLOOR PLAN 1&2
SCALE: 1/4" = 1'-0"

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UNIT PLANS 1-END & 2 (PLAN 1-INT SIM.)

A1.1

Scale: 1/4" = 1'-0"
Date: 12/20/2024
Project Number: 317083

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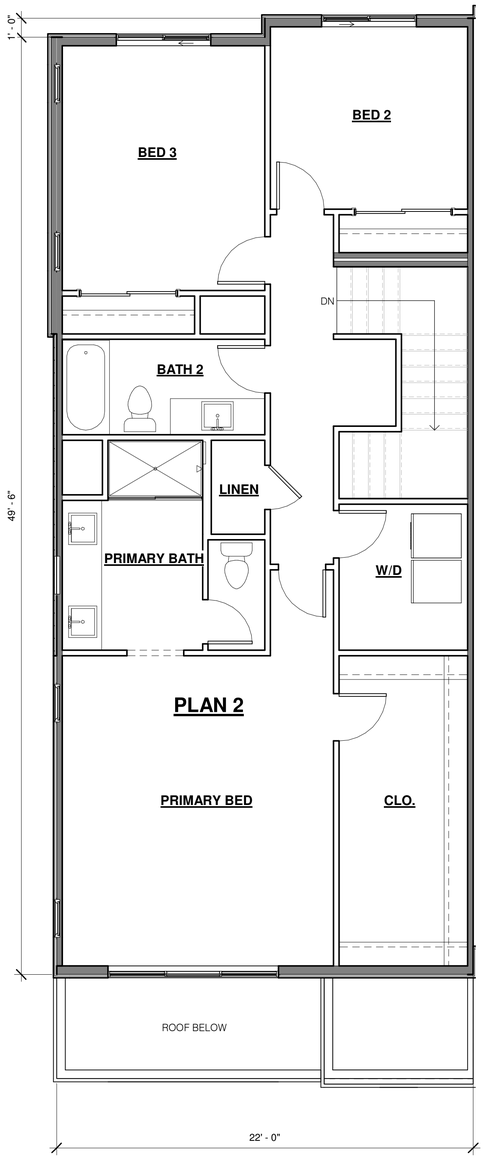
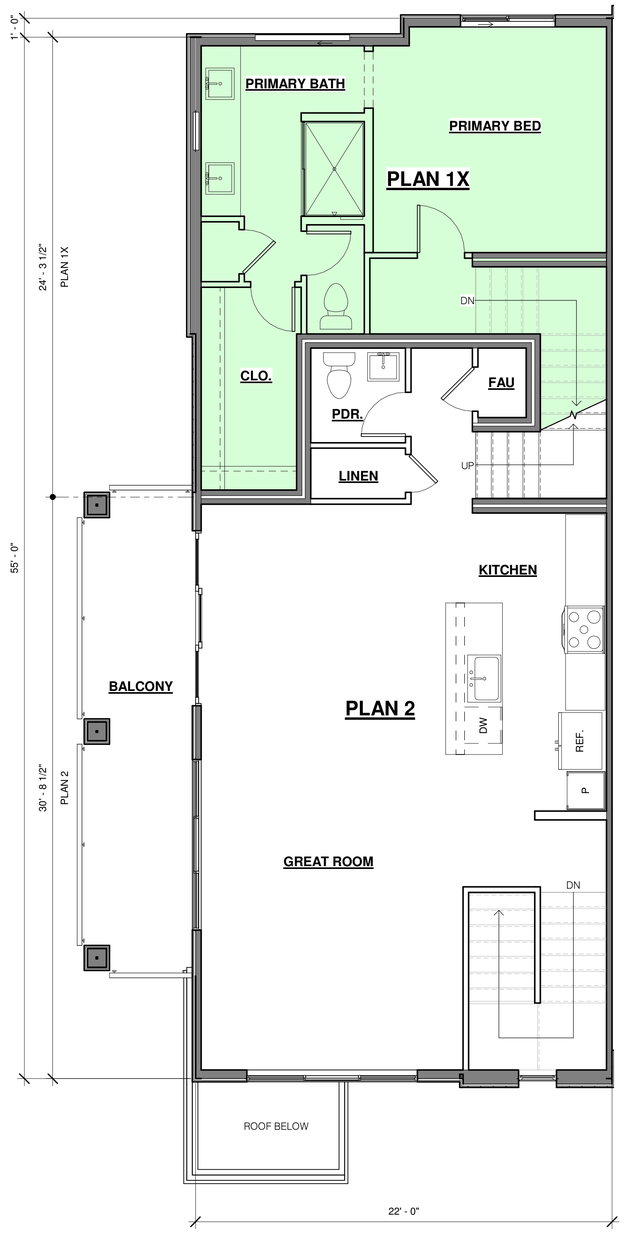


4 4-4TH FLOOR PLAN 1X & 2
SCALE: 1/4" = 1'-0"



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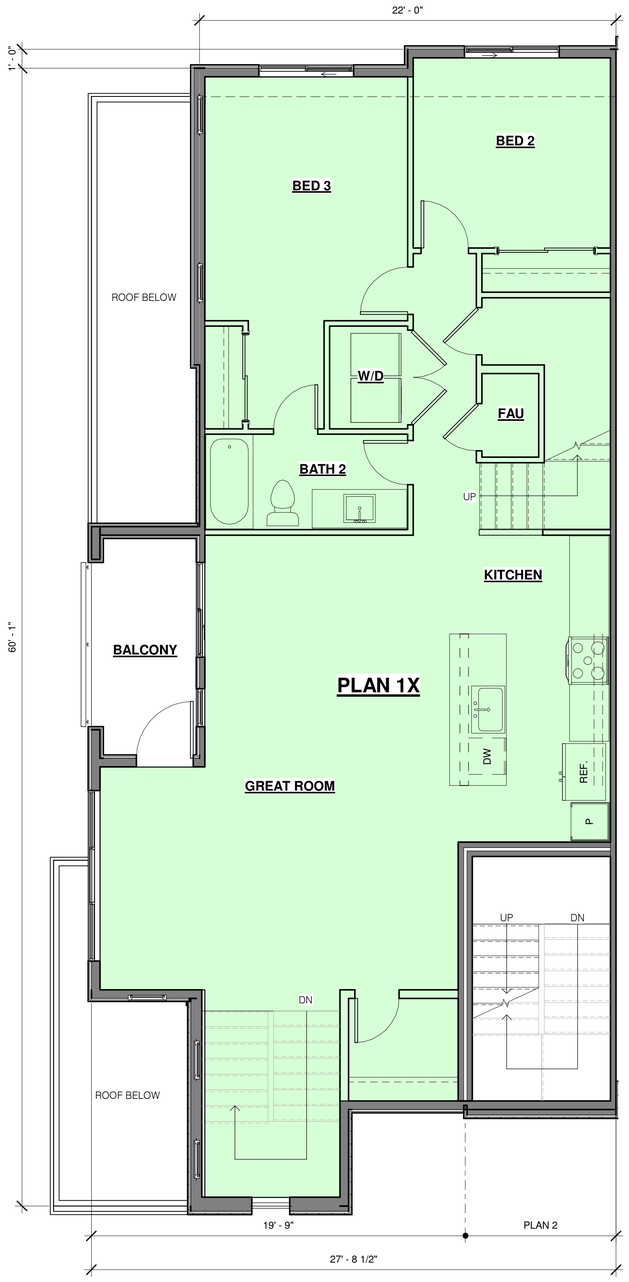

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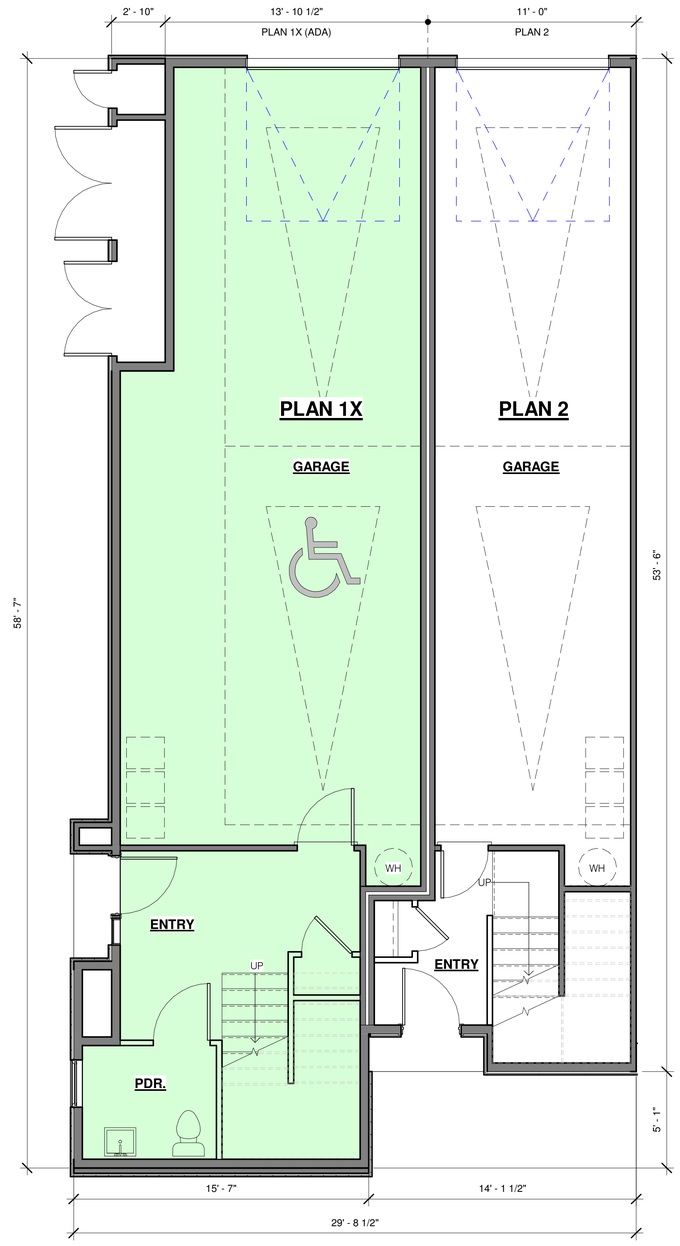

1 1-1ST FLOOR PLAN 1X & 2
SCALE: 1/4" = 1'-0"

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UNIT PLAN 1X (END, ADA)

A1.2

Scale: 1/4" = 1'-0"
Date: 12/20/2024
Project Number: 317083

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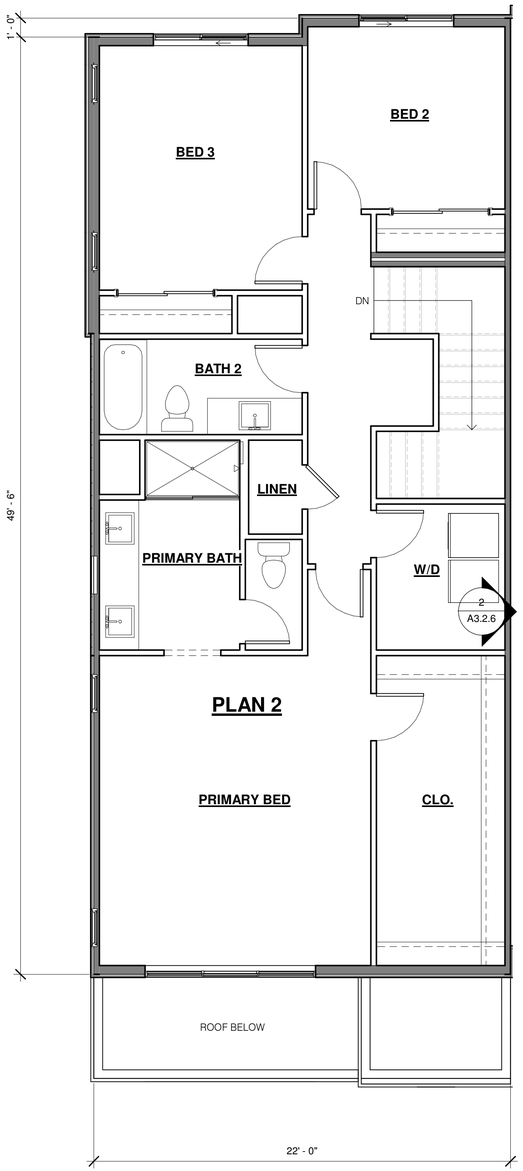

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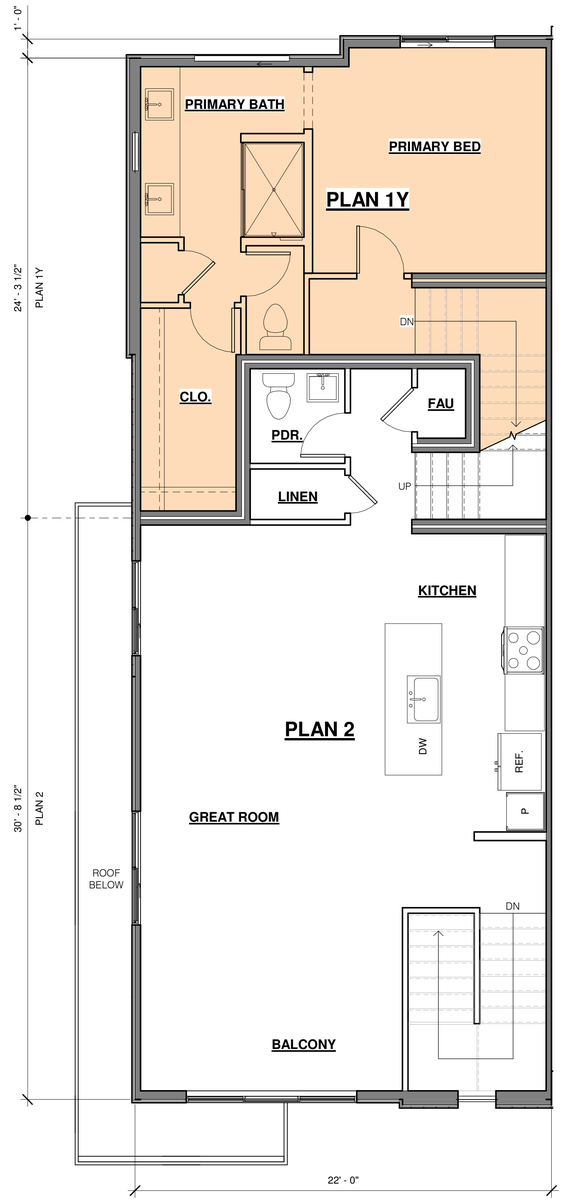

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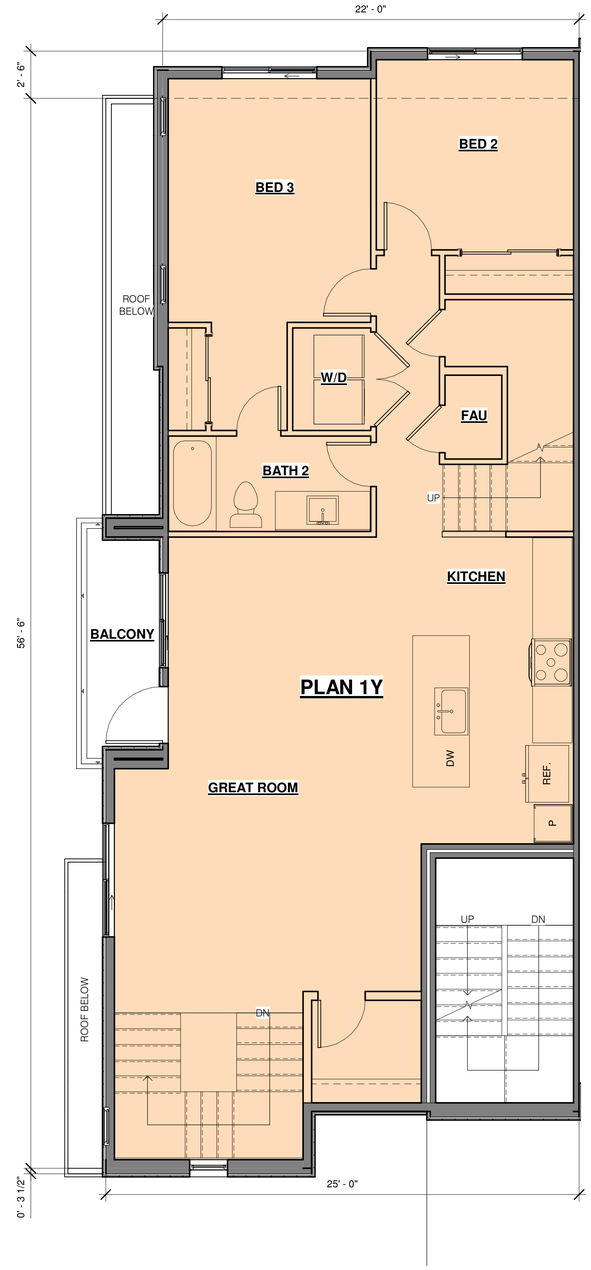

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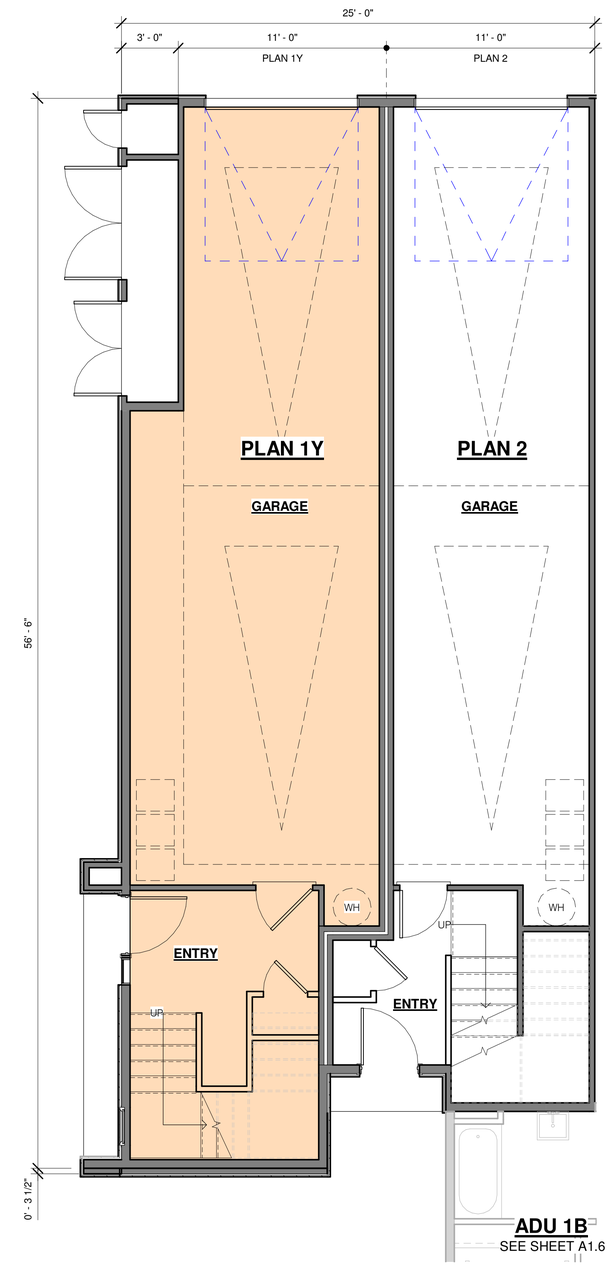

1 1-1ST FLOOR PLAN 1Y & 2
SCALE: 1/4" = 1'-0"

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UNIT PLAN 1Y (END)

A1.3

Scale: 1/4" = 1'-0"
Date: 12/20/2024
Project Number: 317083

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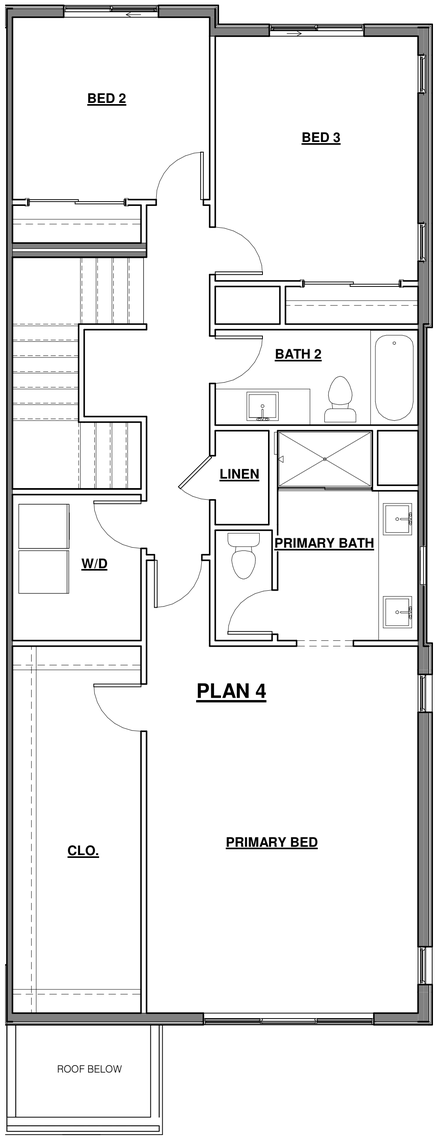

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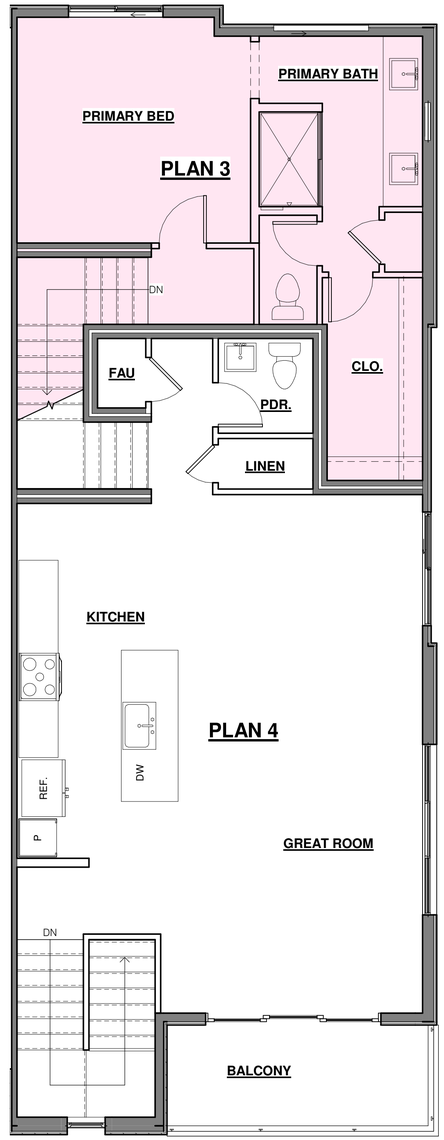
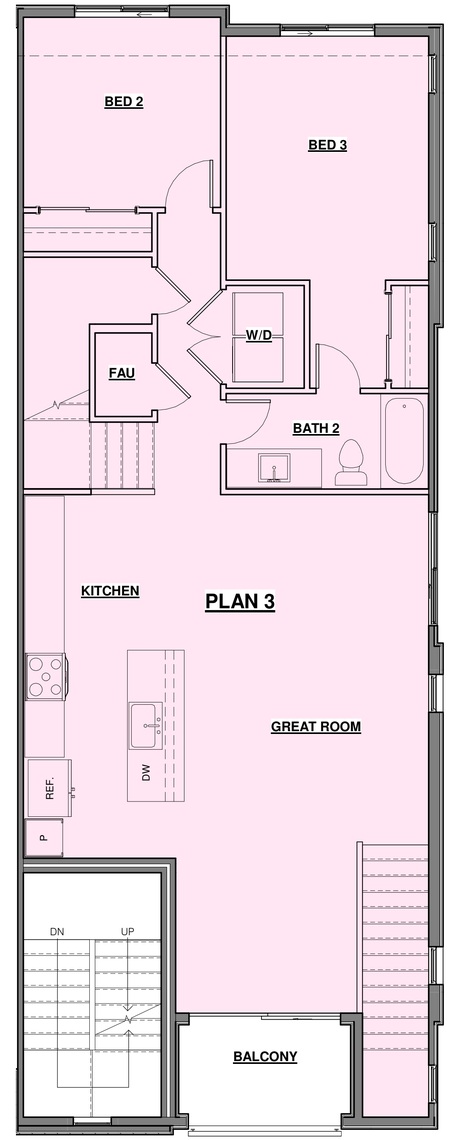


3 3-3RD FLOOR PLAN 3 & 4
SCALE: 1/4" = 1'-0"



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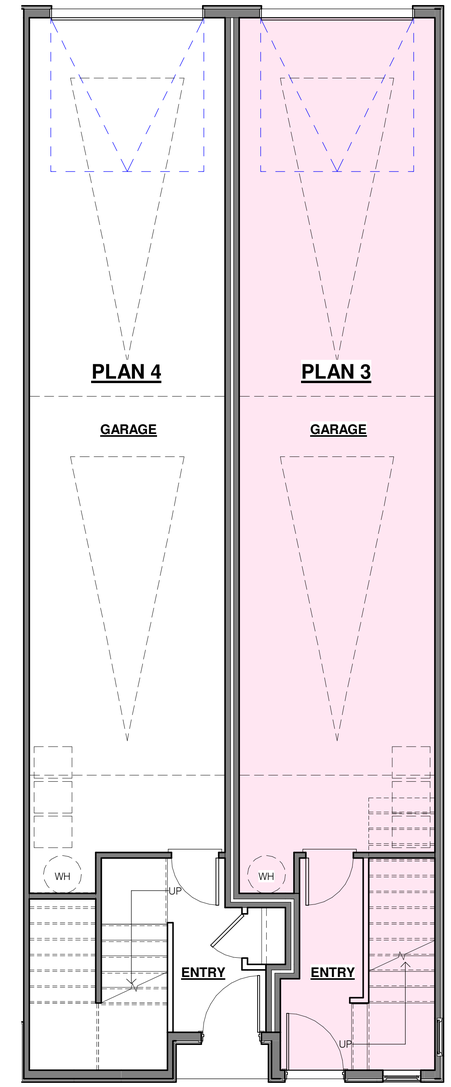
SCALE: 1/4" = 1'-0"



1 1-1ST FLOOR PLAN 3 & 4
SCALE: 1/4" = 1'-0"

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UNIT PLANS 3 & 4

A1.4

Scale: 1/4" = 1'-0"
Date: 12/20/2024
Project Number: 317083

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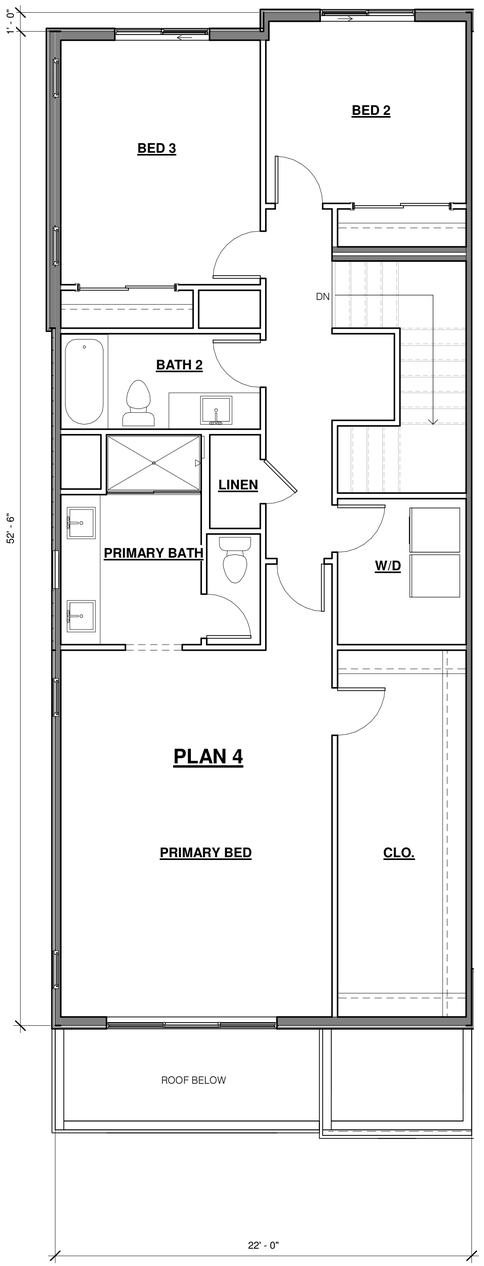
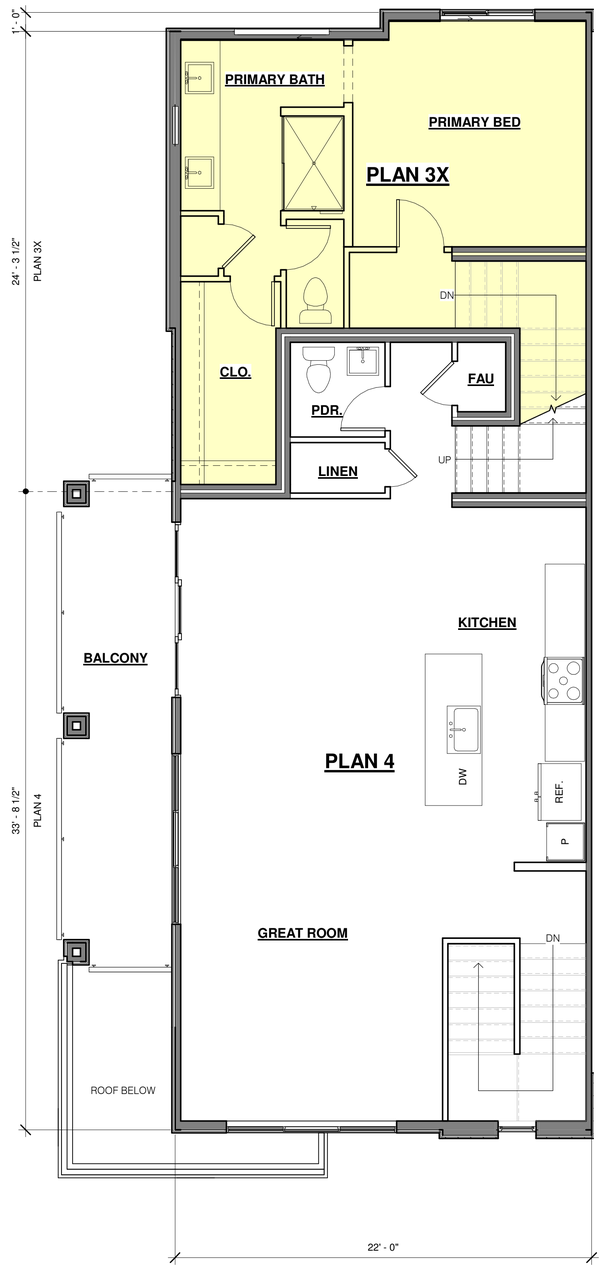
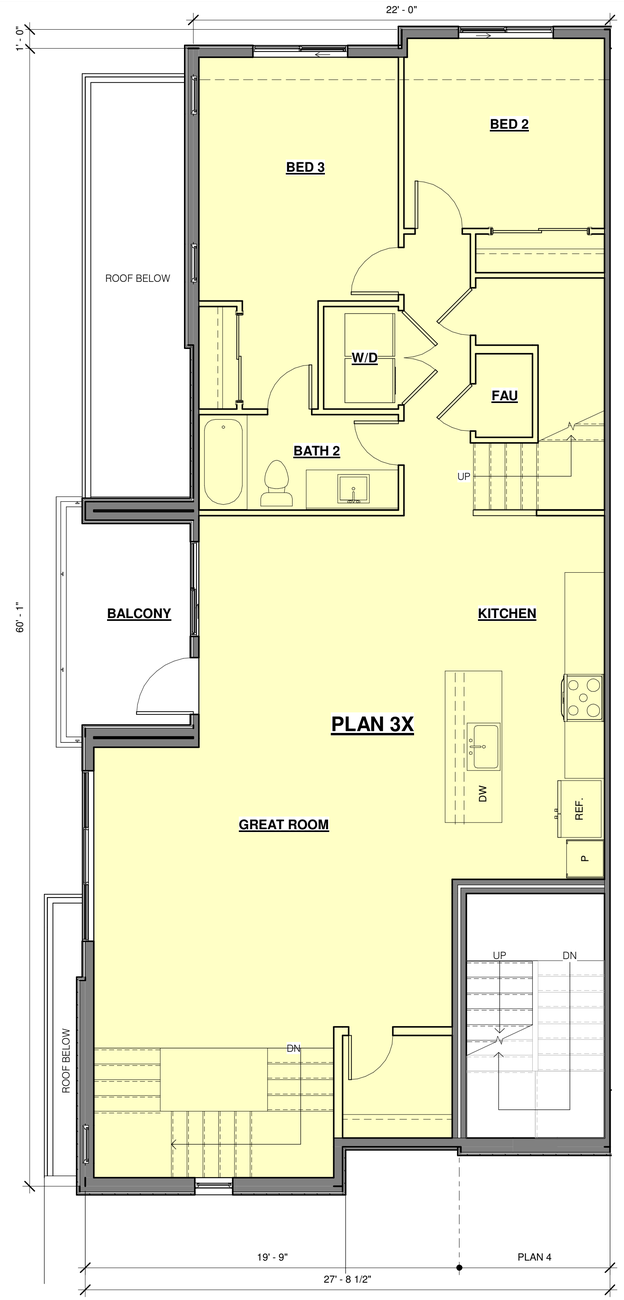


4 4-4TH FLOOR PLAN 3X & 4
SCALE: 1/4" = 1'-0"



3 3-3RD FLOOR PLAN 3X & 4
SCALE: 1/4" = 1'-0"



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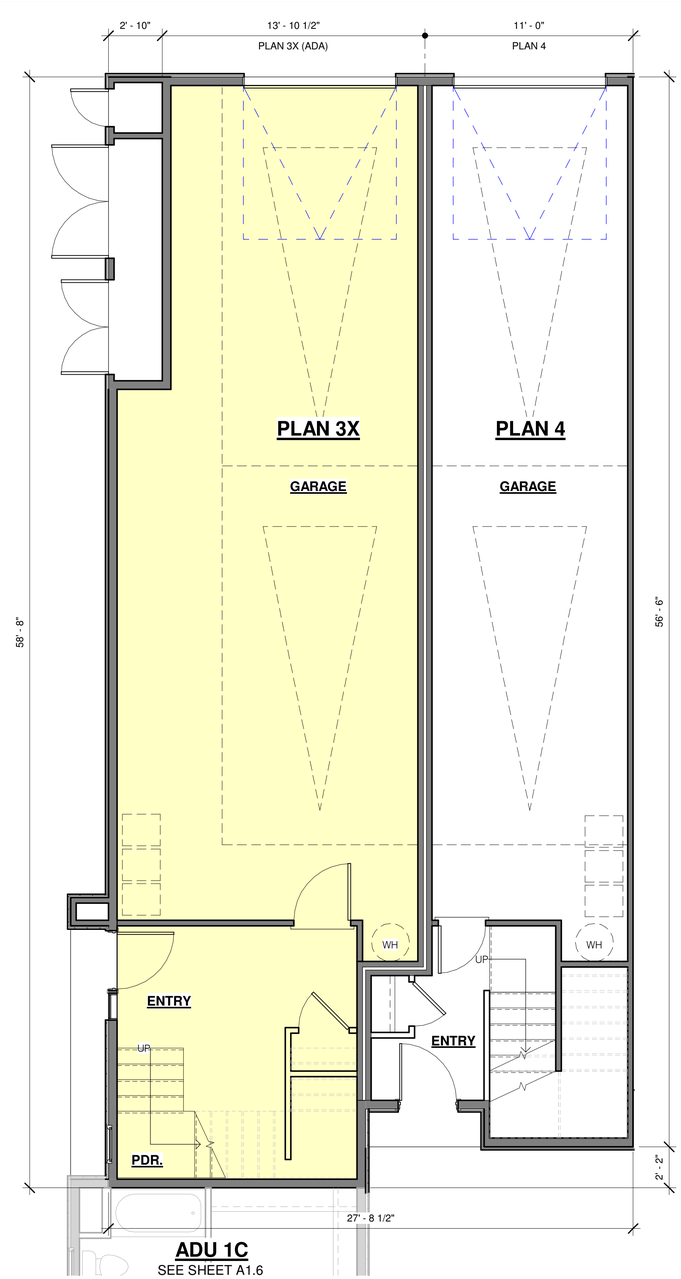
SCALE: 1/4" = 1'-0"



1 1-1ST FLOOR PLAN 3X & 4
SCALE: 1/4" = 1'-0"

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UNIT PLANS 3X (END, ADA)

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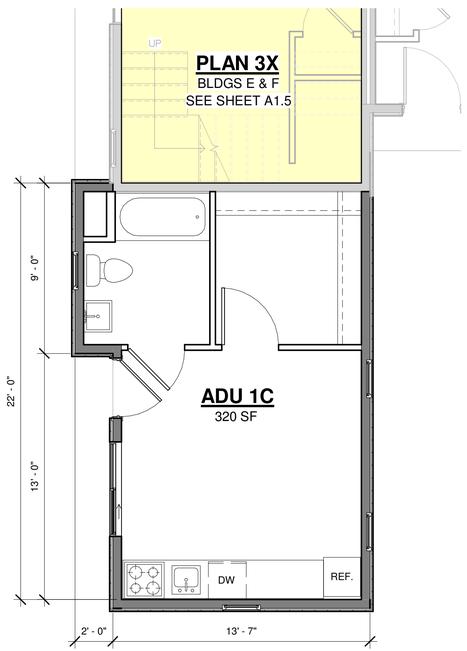
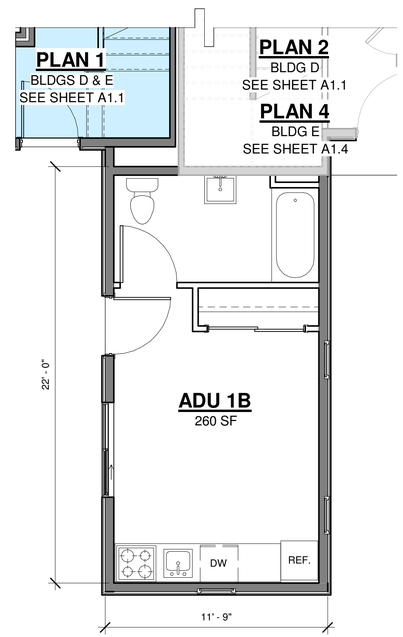


3 1-1ST FLOOR PLAN - ADU 1C
SCALE: 1/4" = 1'-0"



2 1-1ST FLOOR PLAN - ADU 1B
SCALE: 1/4" = 1'-0"

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ADU PLANS

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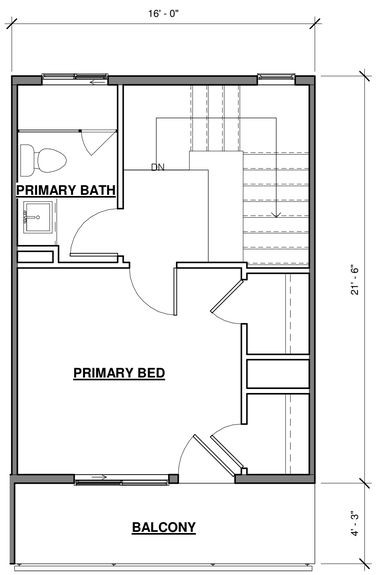
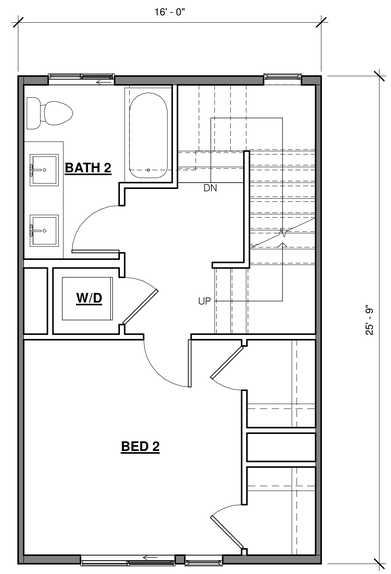
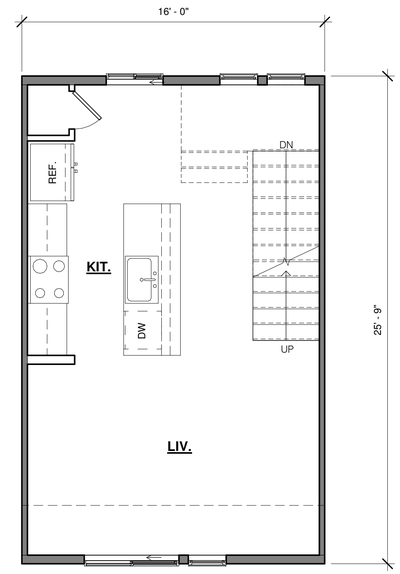


4 4-4TH FLOOR PLAN 5
SCALE: 1/4" = 1'-0"



3 3-3RD FLOOR PLAN 5
SCALE: 1/4" = 1'-0"



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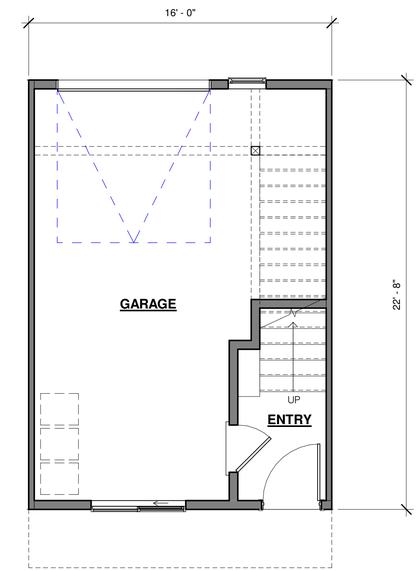
SCALE: 1/4" = 1'-0"



1 1-1ST FLOOR PLAN 5
SCALE: 1/4" = 1'-0"

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UNIT PLAN 5

A1.7

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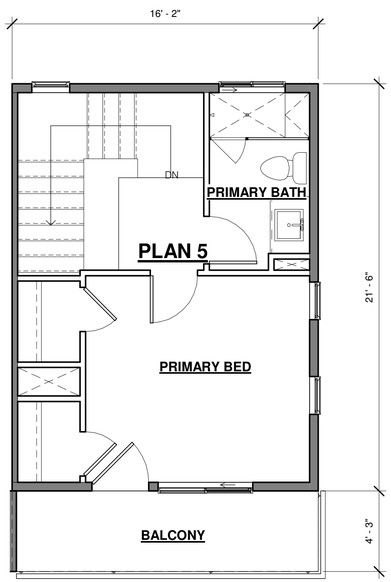
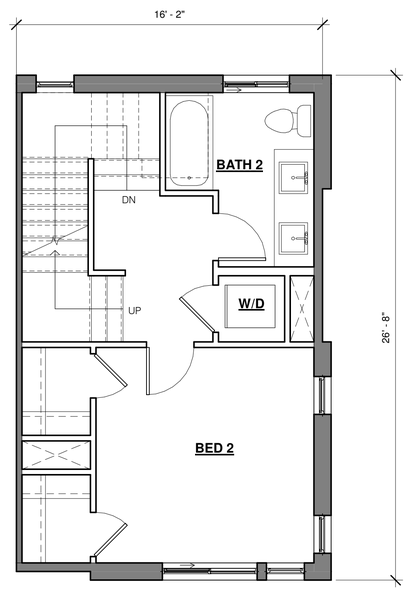
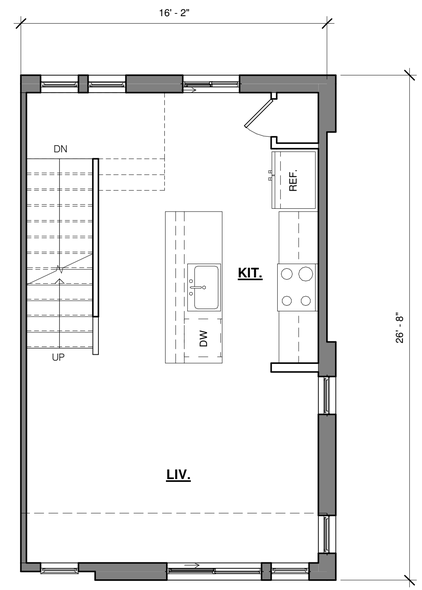


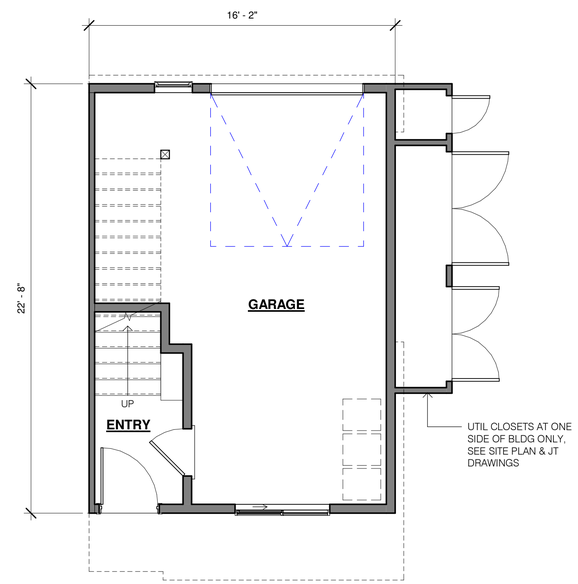
4 4-4TH FLOOR PLAN 5 (END)
SCALE: 1/4" = 1'-0"



3 3-3RD FLOOR PLAN 5 (END)
SCALE: 1/4" = 1'-0"



2 2-2ND FLOOR PLAN 5 (END)
SCALE: 1/4" = 1'-0"



1 1-1ST FLOOR PLAN 5 (END)
SCALE: 1/4" = 1'-0"

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UNIT PLAN 5 (END)

A1.8

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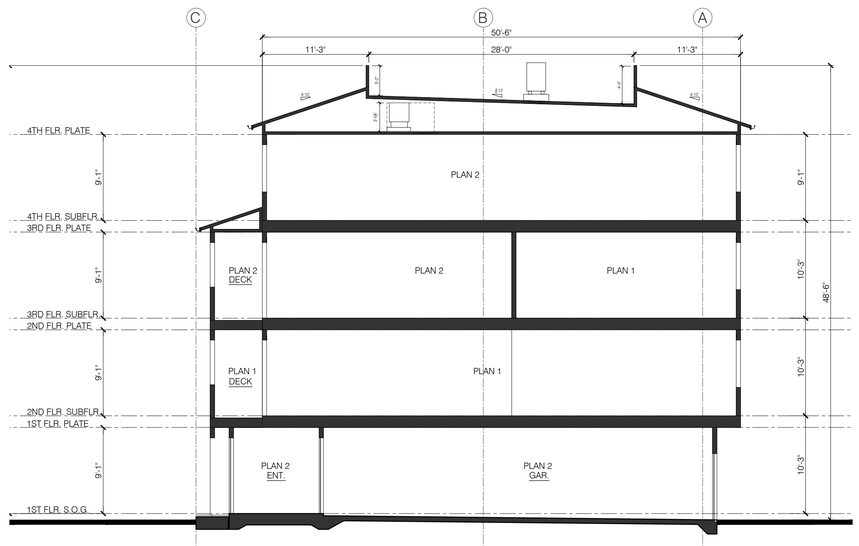
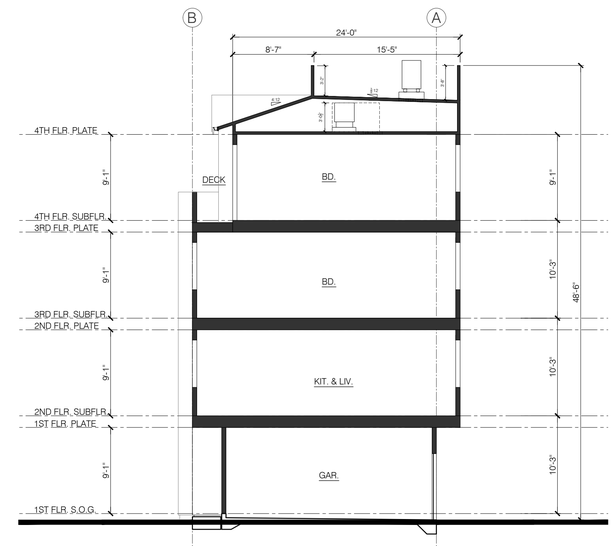


TYP. UNIT SECTION

PLAN 1 & 2



TYP. UNIT SECTION

PLAN 5

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TYP. UNIT SECTION

A2.1

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

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PROJECT: 317083.00

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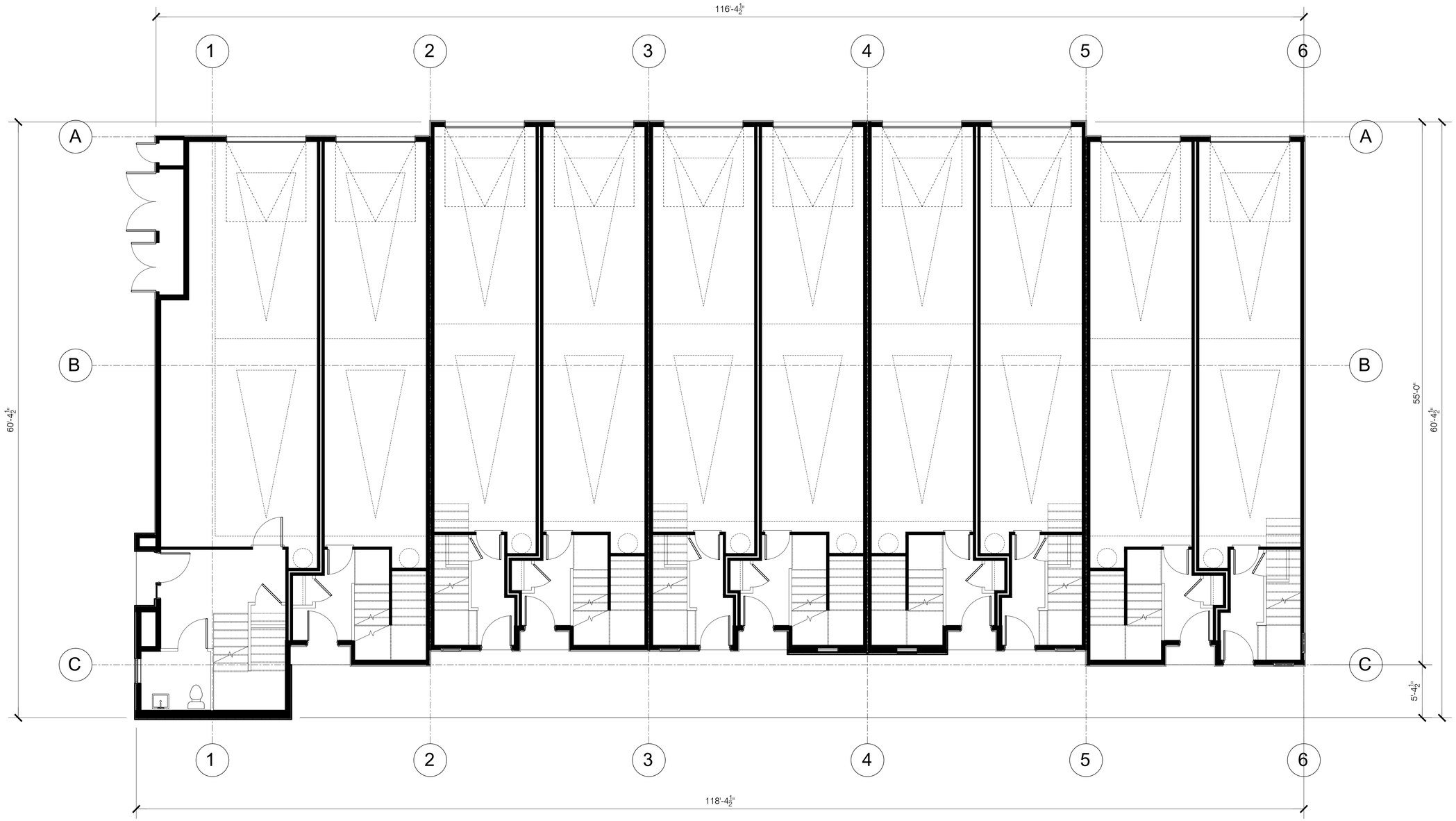

1ST FLOOR PLAN

BLDG. B (BLDG. A SIM)

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BLDG B (BLDG A SIM) - 1ST FLOOR PLAN

A3.1.1

SCALE:3/16" = 1'-0"
DATE: 12.13.2024
PROJECT: 317083.00

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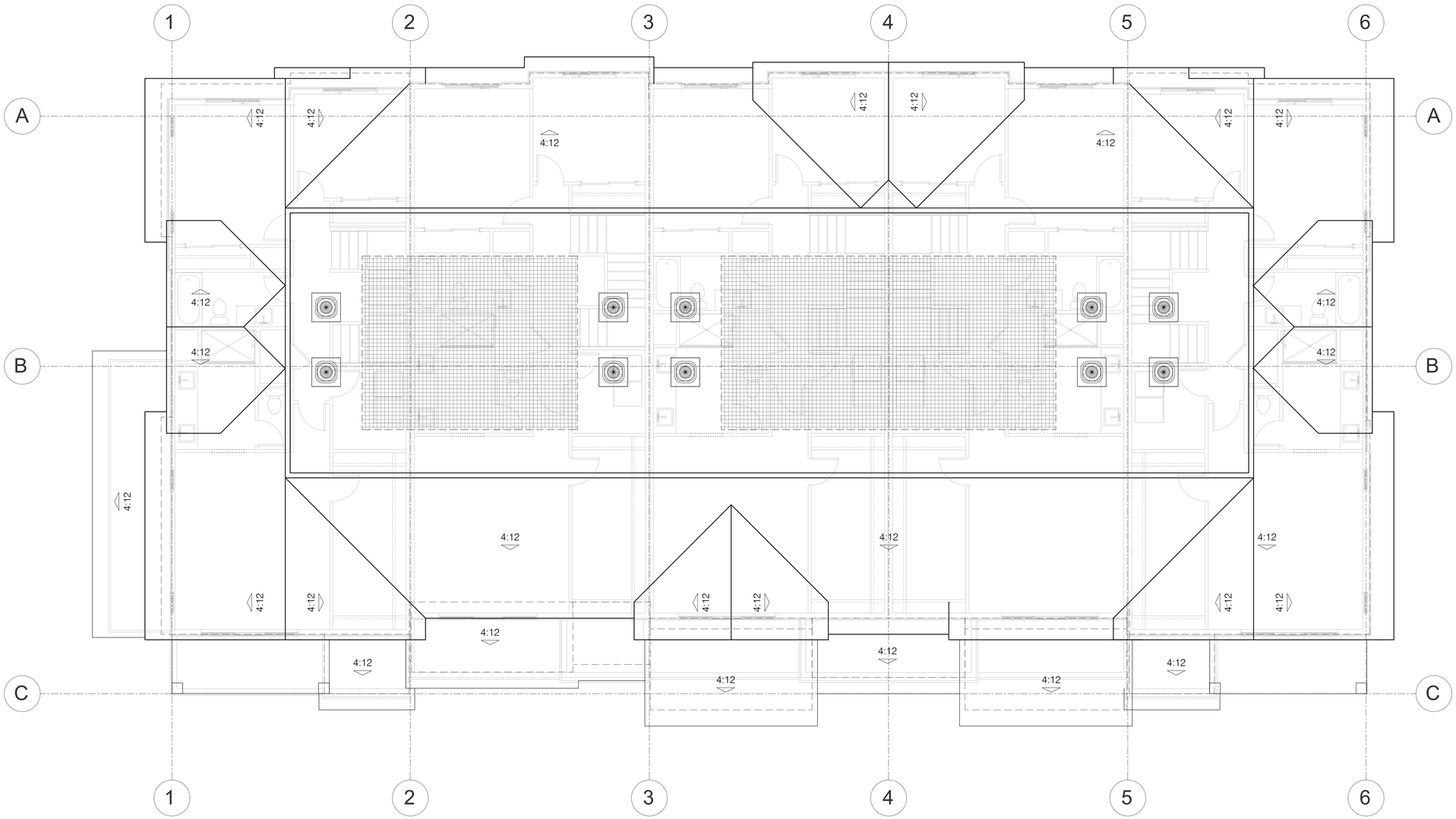

ROOF PLAN

BLDG. B (BLDG. A SIM)

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BLDG B (BLDG A SIM) - ROOF PLAN

A3.1.5

SCALE:3/16" = 1'-0"

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PROJECT: 317083.00

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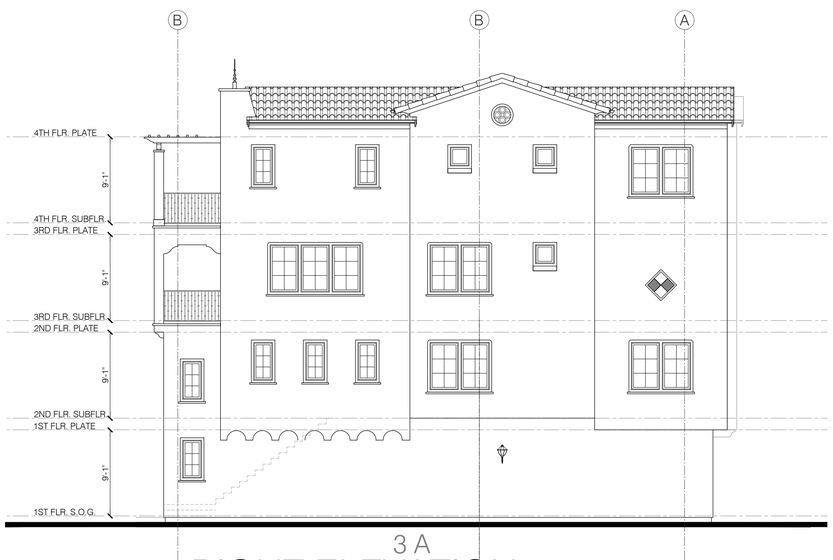
LEFT ELEVATION

BLDG. B (BLDG. A SIM)

FRONT ELEVATION

BLDG. B (BLDG. A SIM)



RIGHT ELEVATION

BLDG. B (BLDG. A SIM)

REAR ELEVATION

BLDG. B (BLDG. A SIM)

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BLDG B (BLDG A SIM) - ELEVATIONS

A3.1.6

SCALE: 1/8" = 1'-0"
DATE: 12.13.2024
PROJECT: 317083.00

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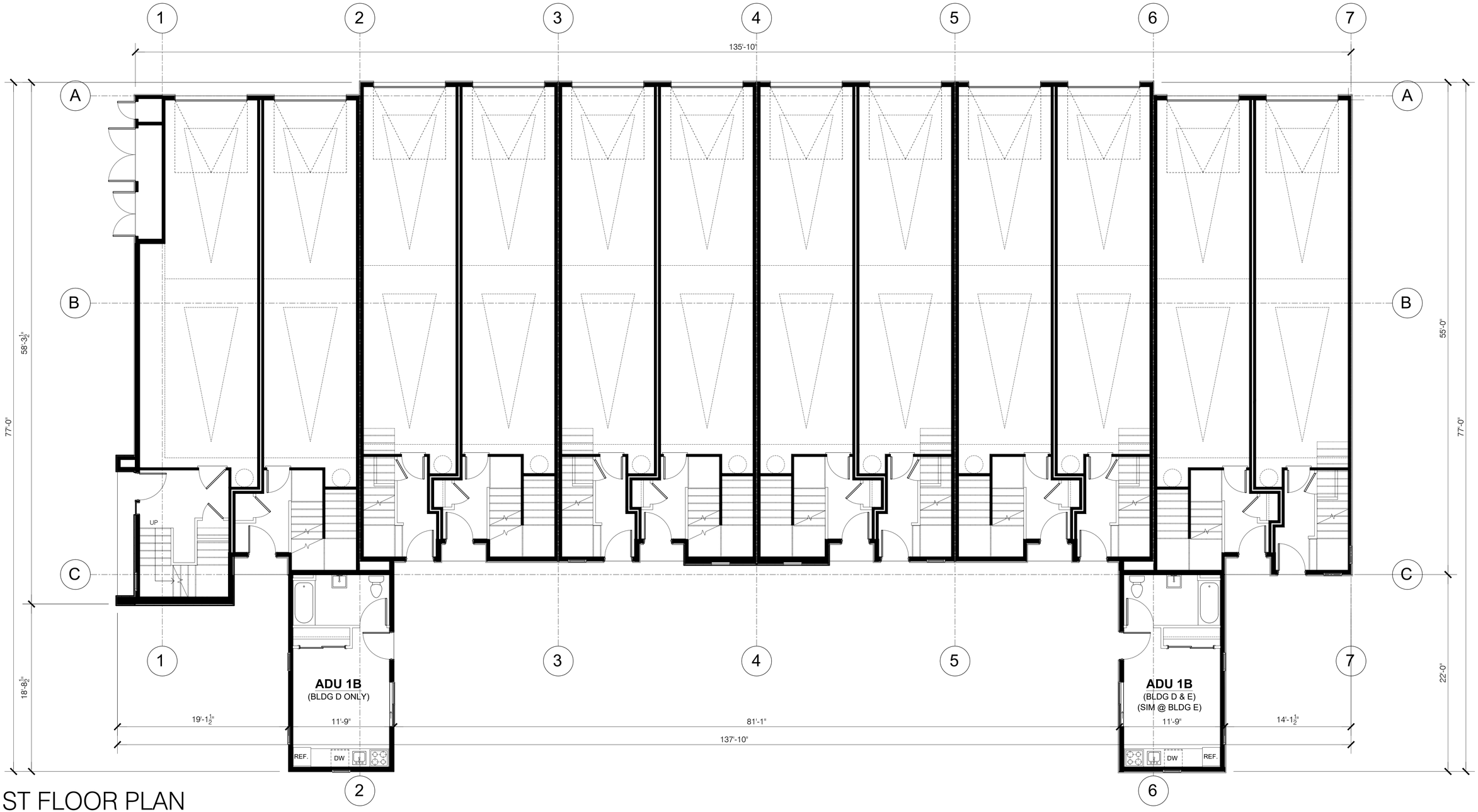

1ST FLOOR PLAN

BLDG. D (BLDG. C SIM)

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BLDG D (BLDG C SIM) - 1ST FLOOR PLAN

A3.2.1

SCALE:3/16" = 1'-0"

DATE: 12.13.2024

PROJECT: 317083.00

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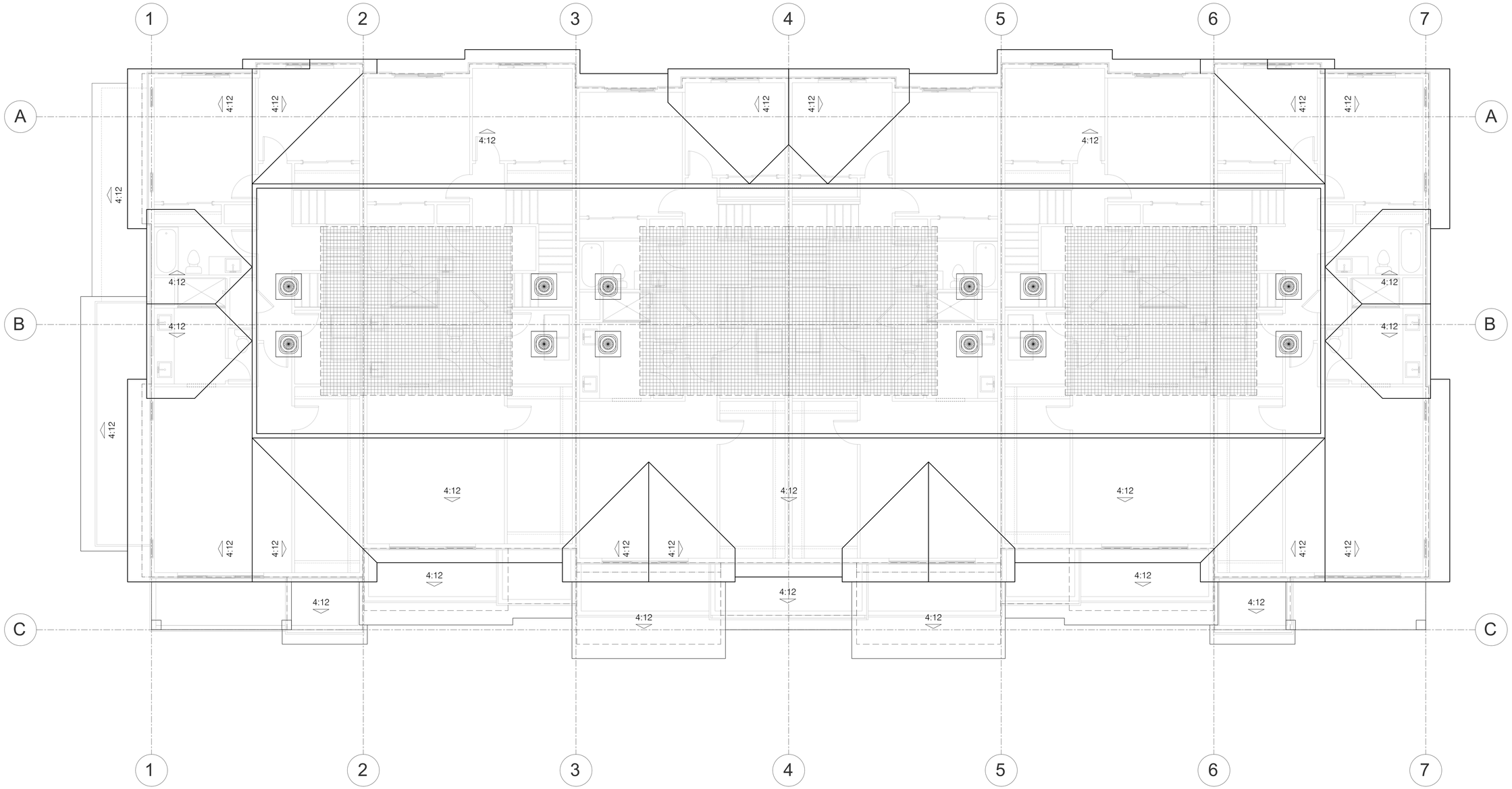

ROOF PLAN

BLDG. D (BLDG. C SIM)

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A3.2.5

SCALE:3/16" = 1'-0"

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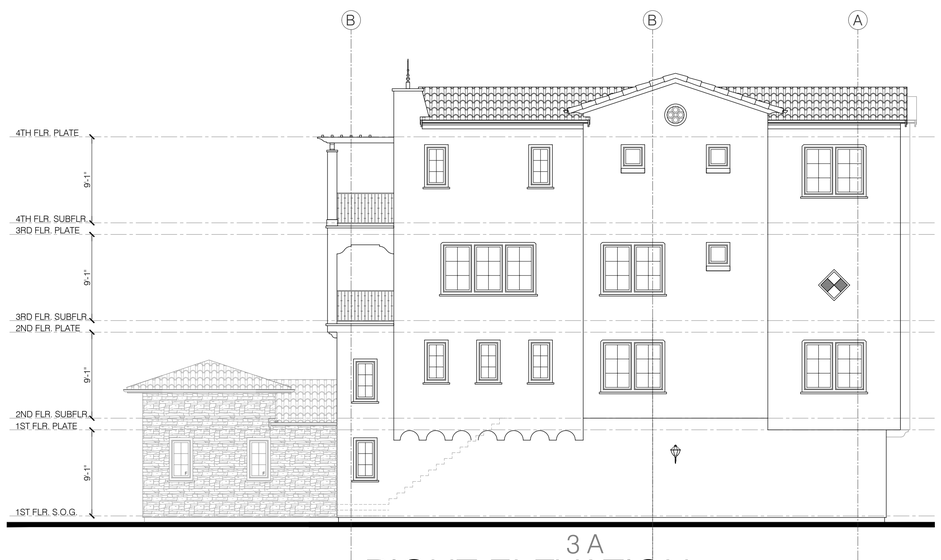
LEFT ELEVATION

BLDG. D (BLDG. C SIM)

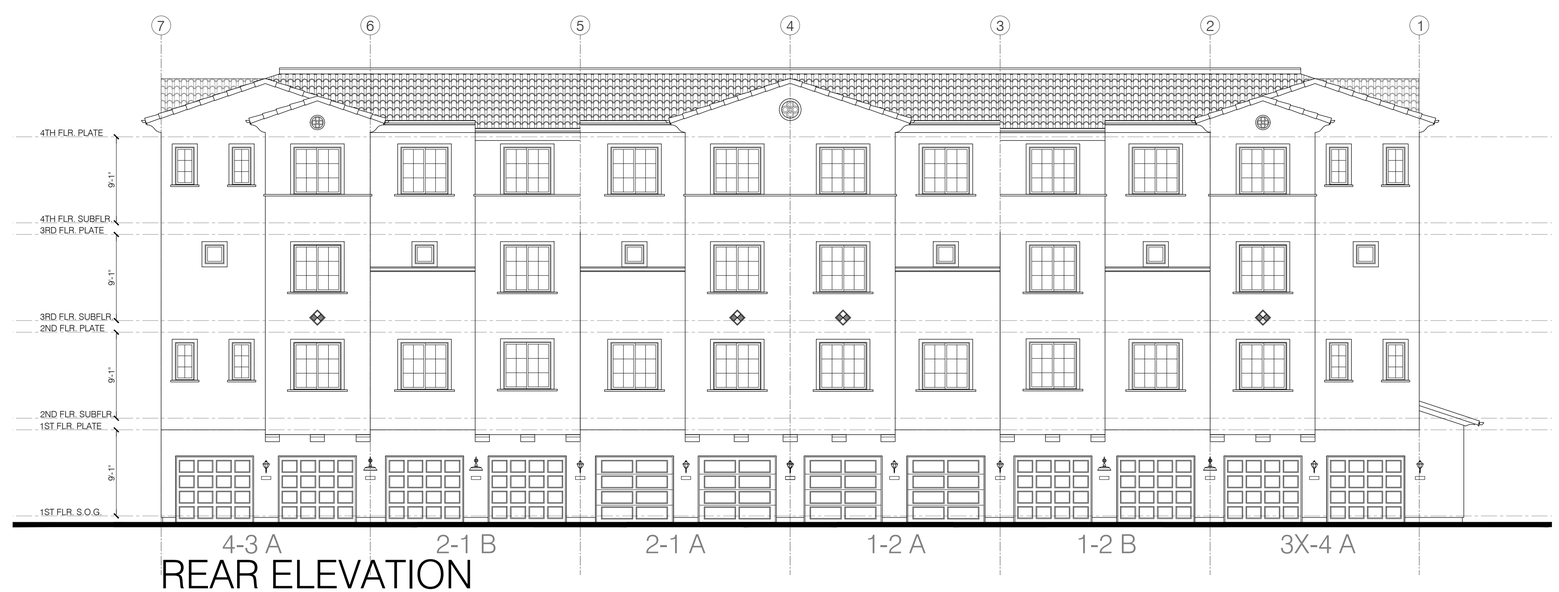
FRONT ELEVATION

BLDG. D (BLDG. C SIM)



RIGHT ELEVATION

BLDG. D (BLDG. C SIM)



REAR ELEVATION

BLDG. D (BLDG. C SIM)

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BLDG D (BLDG C SIM) - ELEVATIONS

A3.2.6

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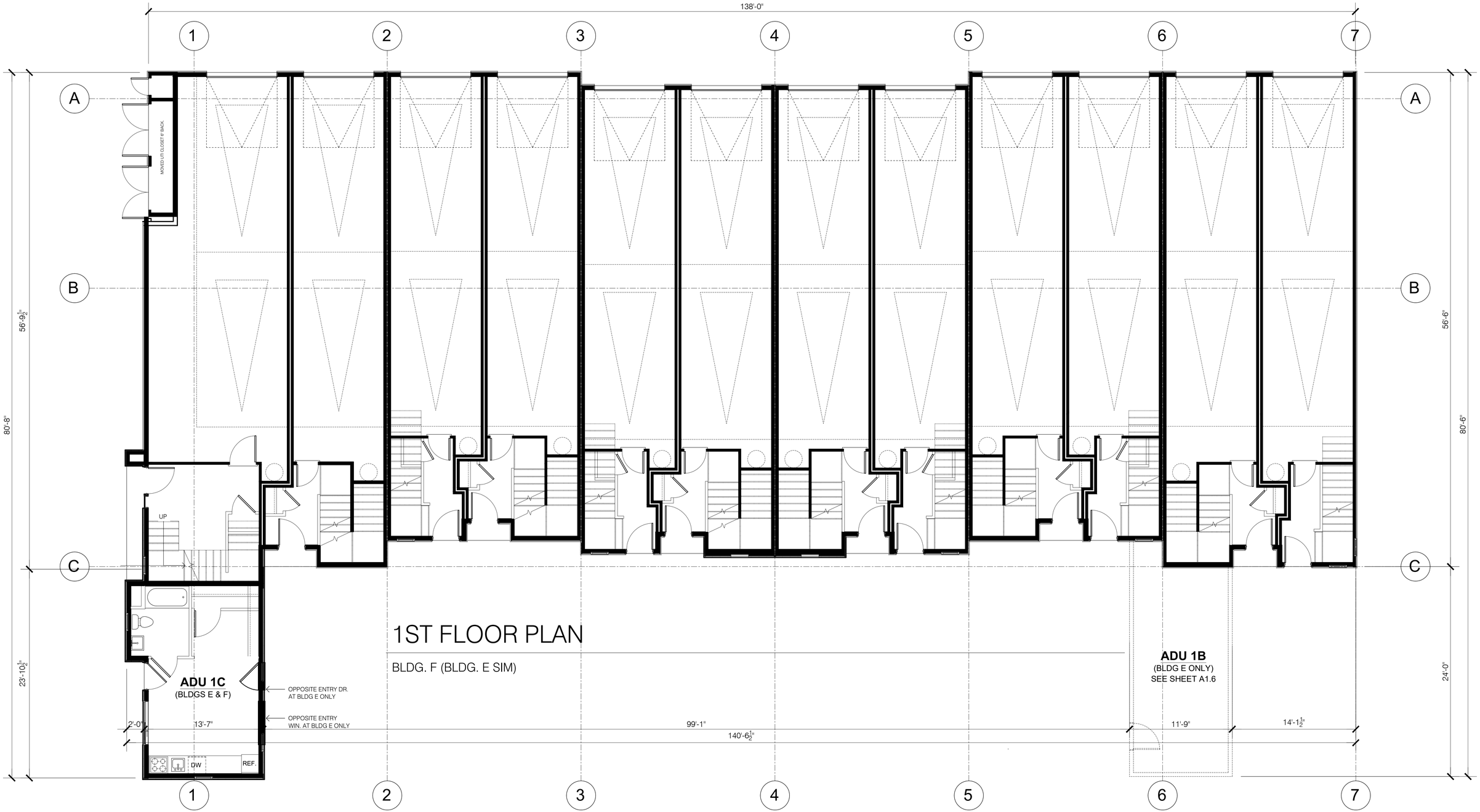

1ST FLOOR PLAN

BLDG. F (BLDG. E SIM)

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BLDG F (BLDG E SIM) - 1ST FLOOR PLAN

A3.3.1

SCALE:3/16" = 1'-0"

DATE: 12.13.2024

PROJECT: 317083.00

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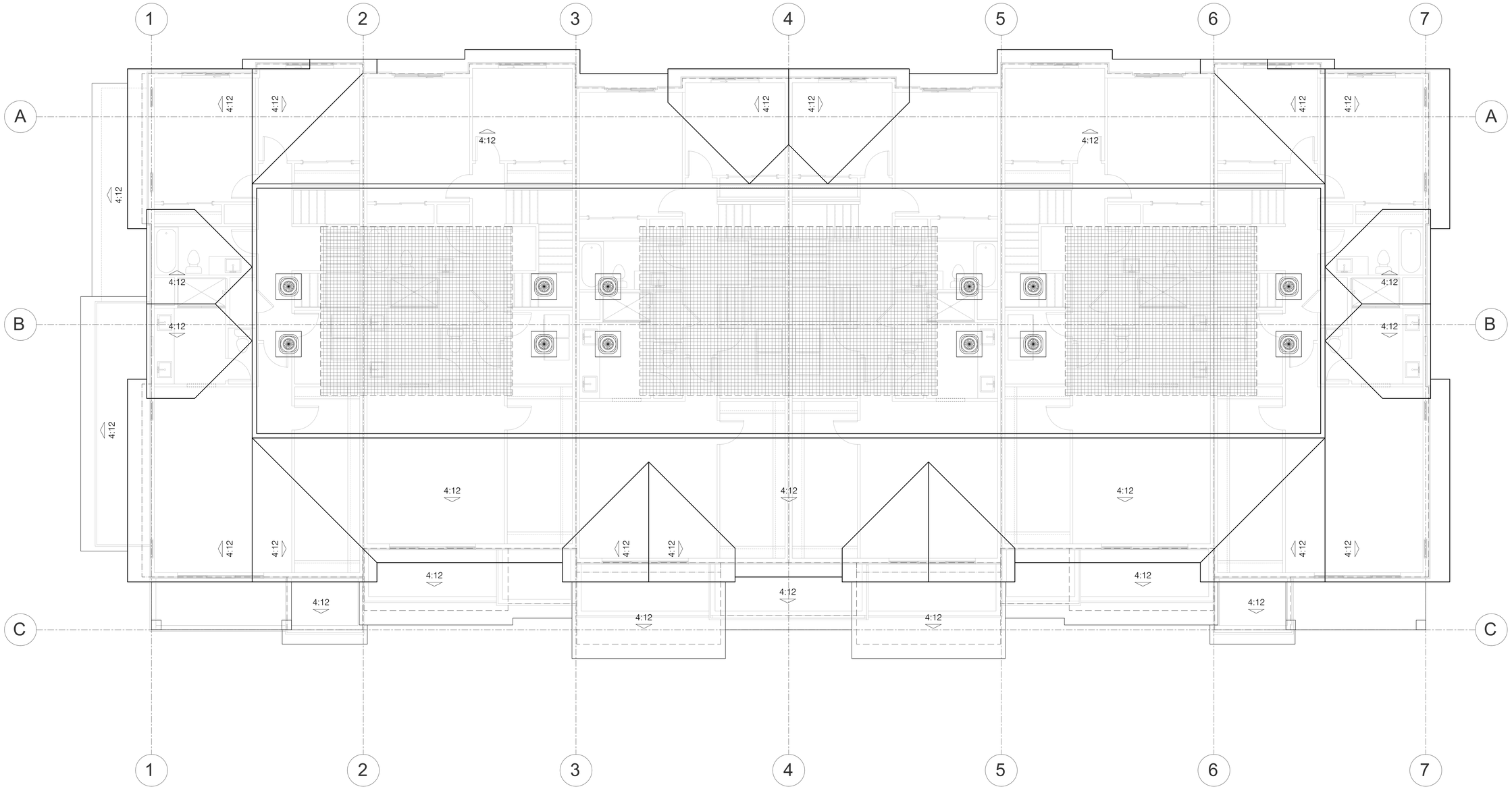

ROOF PLAN

BLDG. F (BLDG. E SIM)

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A3.3.5

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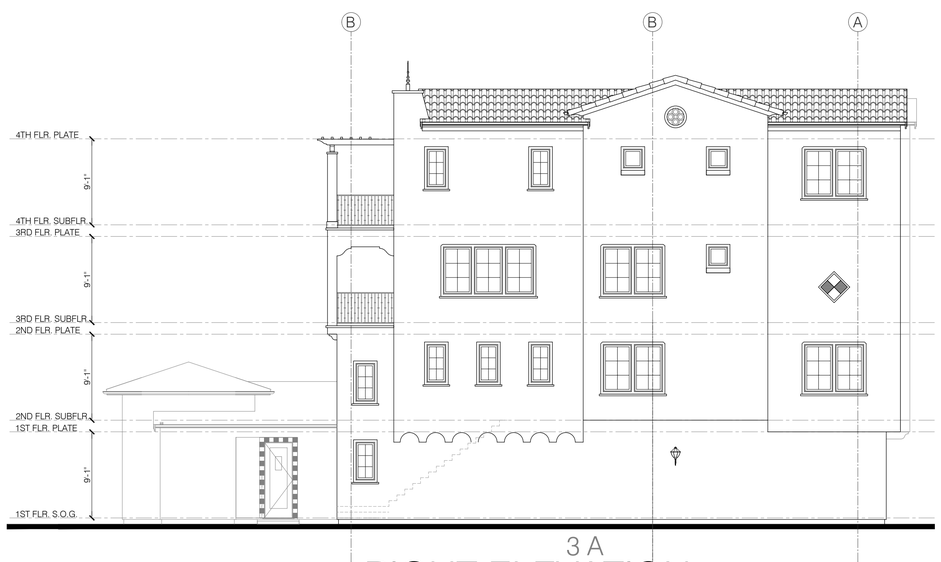
LEFT ELEVATION

BLDG. F (BLDG. E SIM)

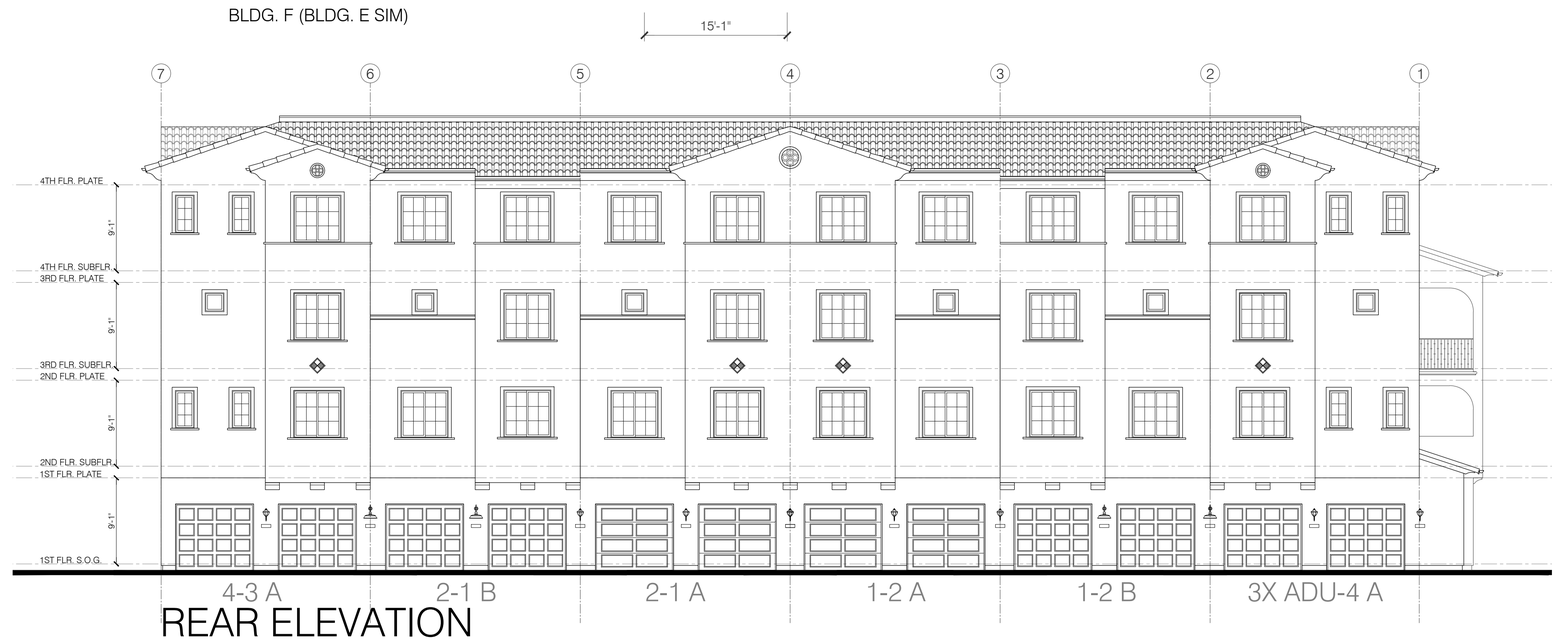
FRONT ELEVATION

BLDG. F (BLDG. E SIM)



RIGHT ELEVATION

BLDG. F (BLDG. E SIM)



REAR ELEVATION

BLDG. F (BLDG. E SIM)

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BLDG F (BLDG E SIM) - ELEVATIONS

A3.3.6

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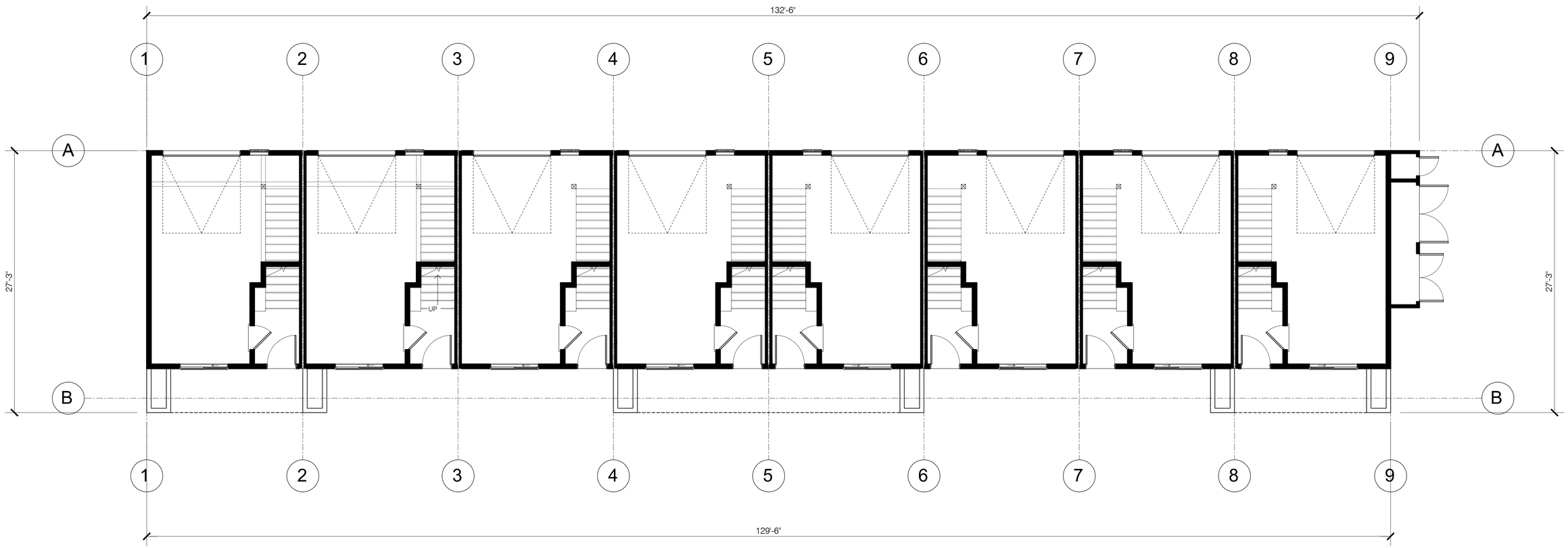

GROUND FLOOR PLAN

BLDG. G (BLDG. H SIM)

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HAMILTON AVENUE

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BLDG G (BLDG H SIM) - 1ST FLOOR PLAN

A3.4.1

SCALE:3/16" = 1'-0"
DATE: 12.13.2024
PROJECT: 317083.00

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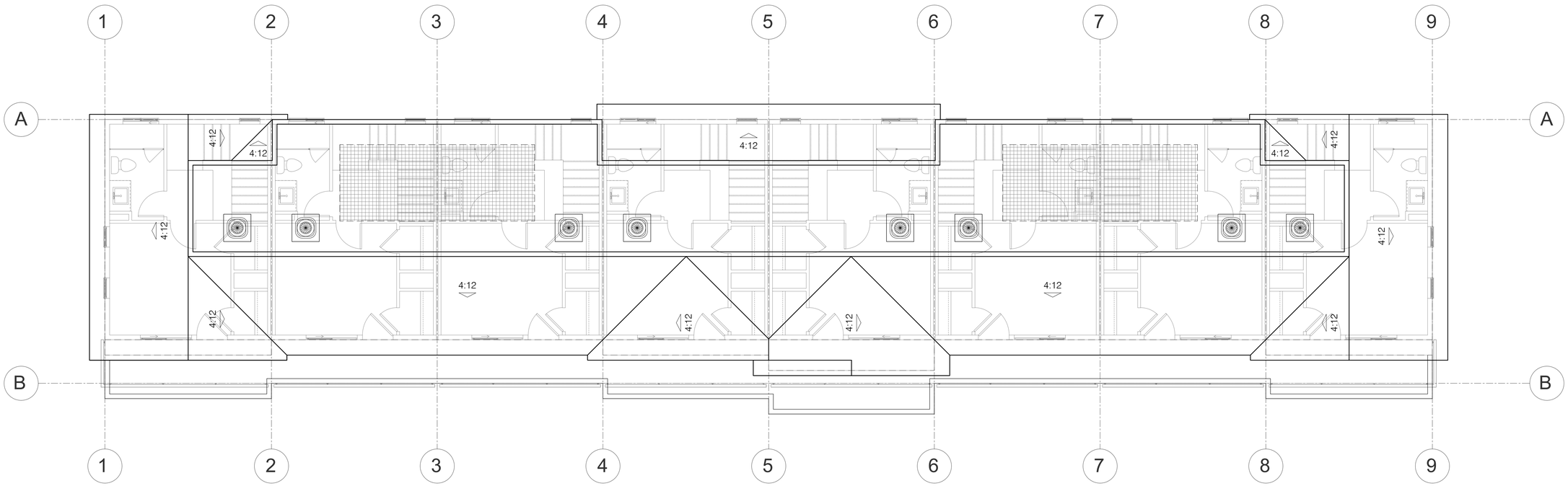

ROOF PLAN

BLDG. G (BLDG. H SIM)

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BLDG G (BLDG H SIM) - ROOF PLAN

A3.4.5

SCALE:3/16" = 1'-0"

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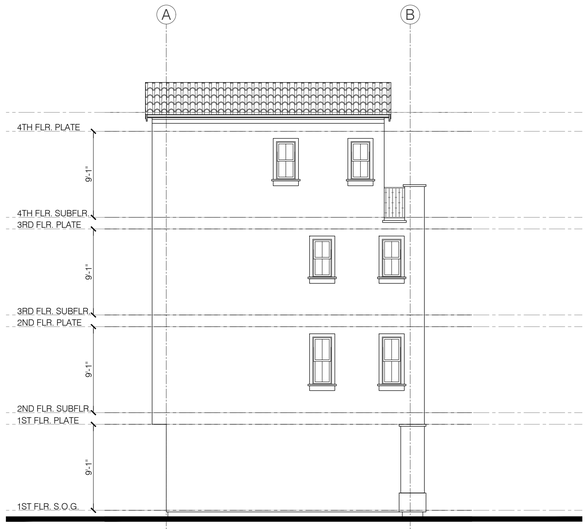
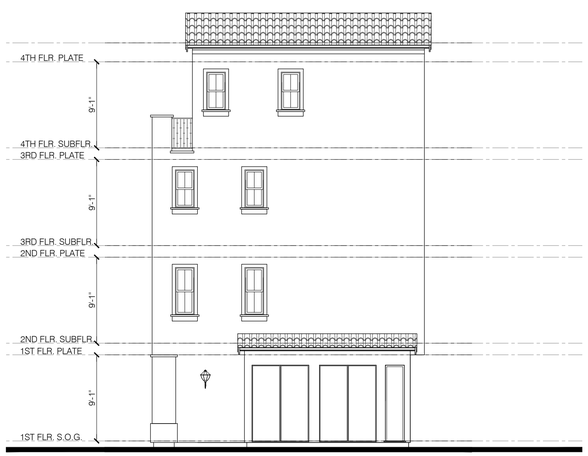


LEFT ELEVATION

BLDG. G (BLDG. H SIM)

FRONT ELEVATION

BLDG. G (BLDG. H SIM)



RIGHT ELEVATION

BLDG. G (BLDG. H SIM)

REAR ELEVATION

BLDG. G (BLDG. H SIM)

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BLDG G (BLDG H SIM) - ELEVATIONS

A3.4.6

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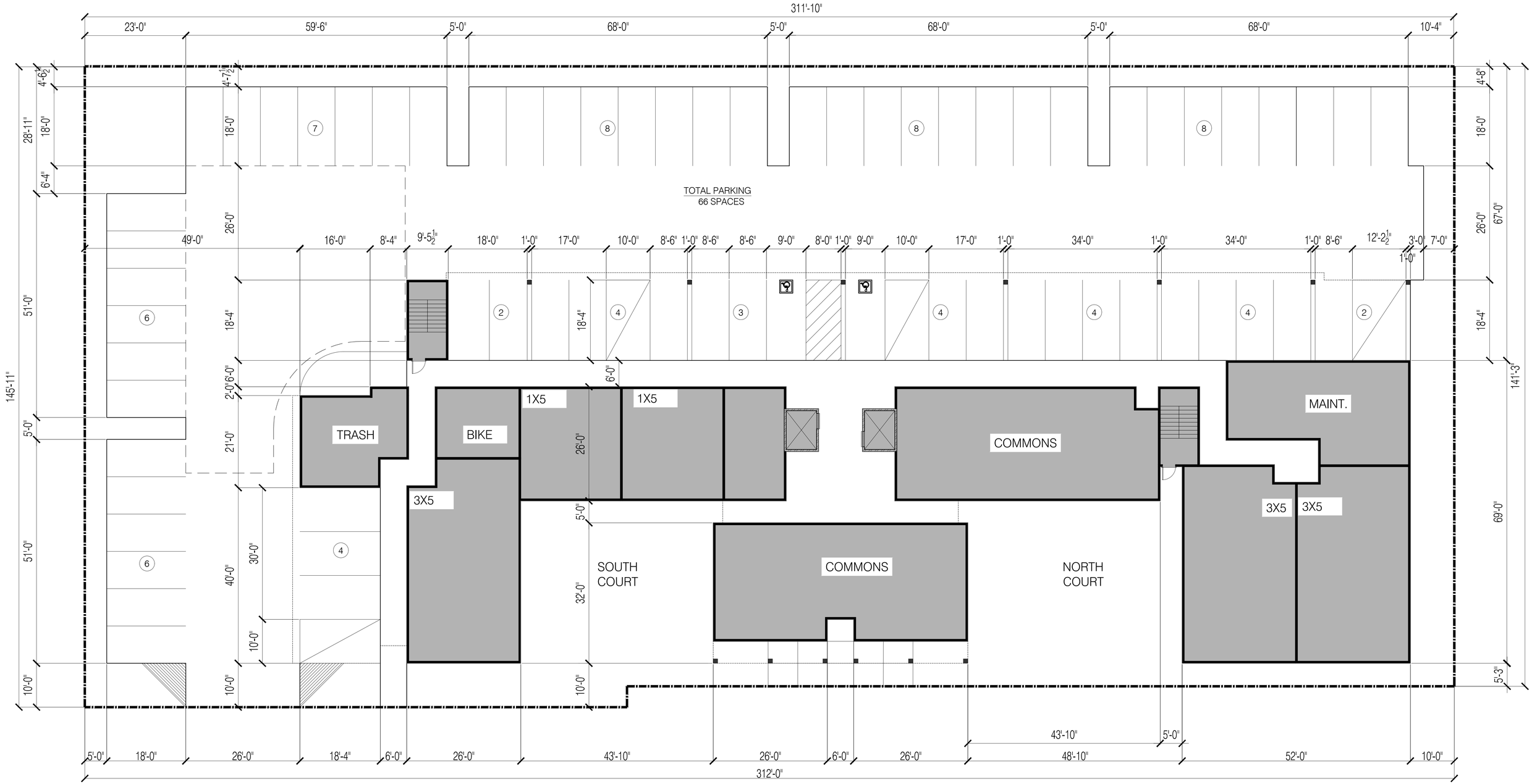

PROPOSED GROUND LEVEL

DESIGN SITE 7

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BLDG I GROUND LEVEL

A4.4.1

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

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PROPOSED LEVELS 2-5

DESIGN SITE 7

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BLDG I 2ND - 5TH LEVEL

A4.4.2

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

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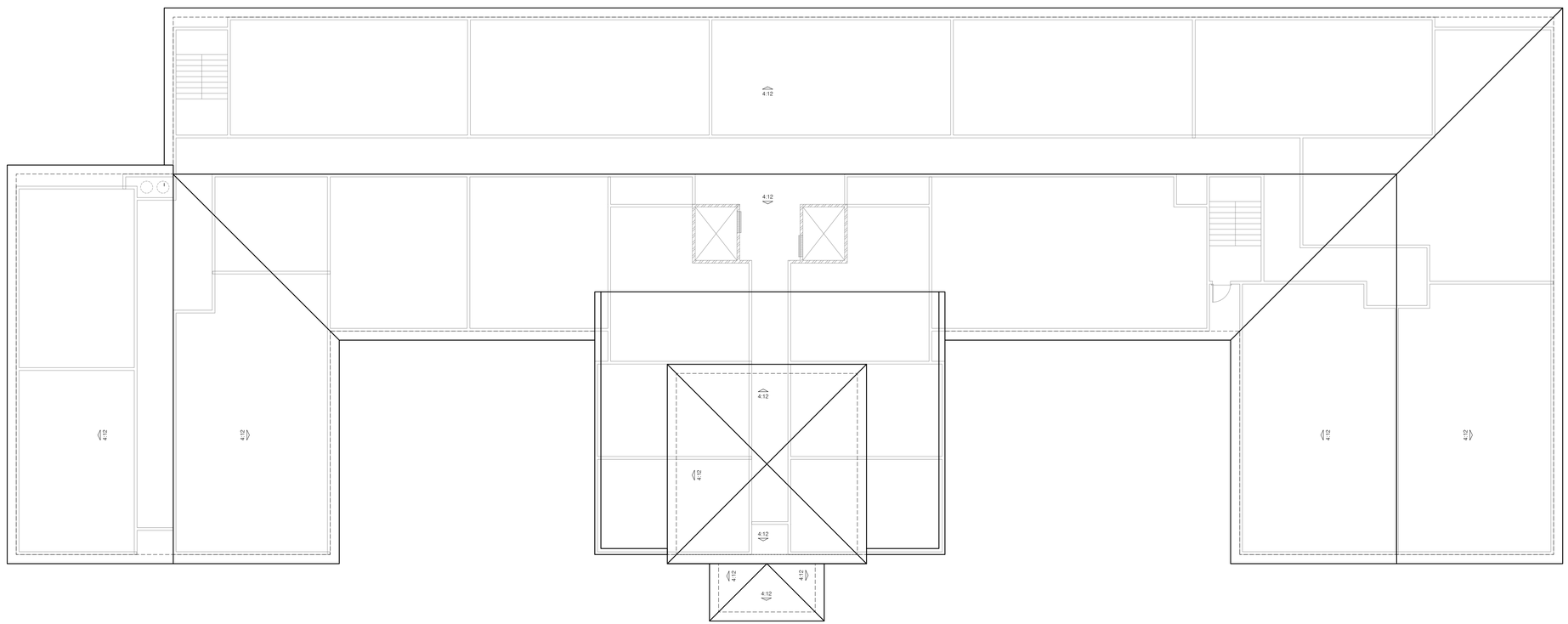

PROPOSED ROOF PLAN

DESIGN SITE 7

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BLDG I ROOF PLAN

A4.4.3

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

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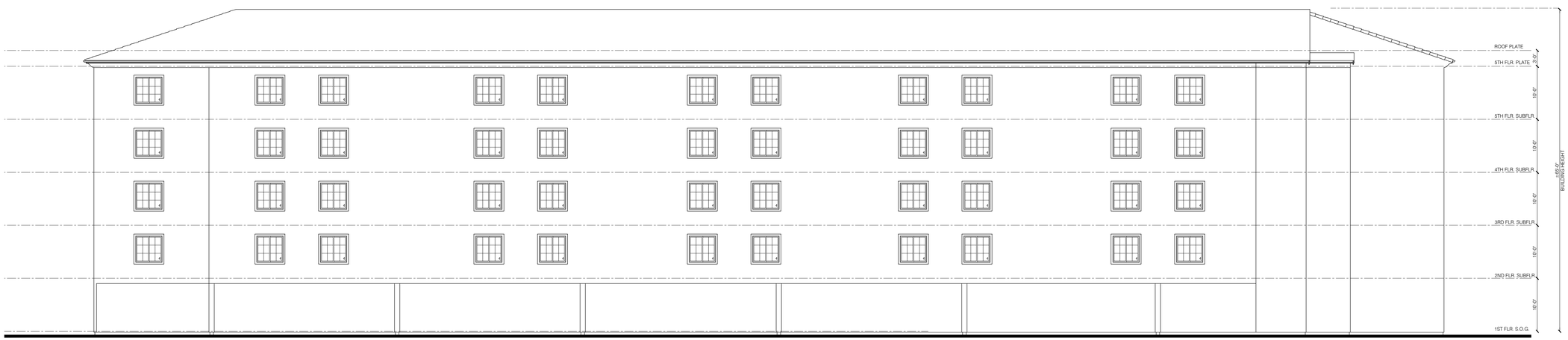
FRONT ELEVATION

BLDG. I



REAR ELEVATION

BLDG. I

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BLDG I FRONT- REAR ELEVATION

A4.4.4

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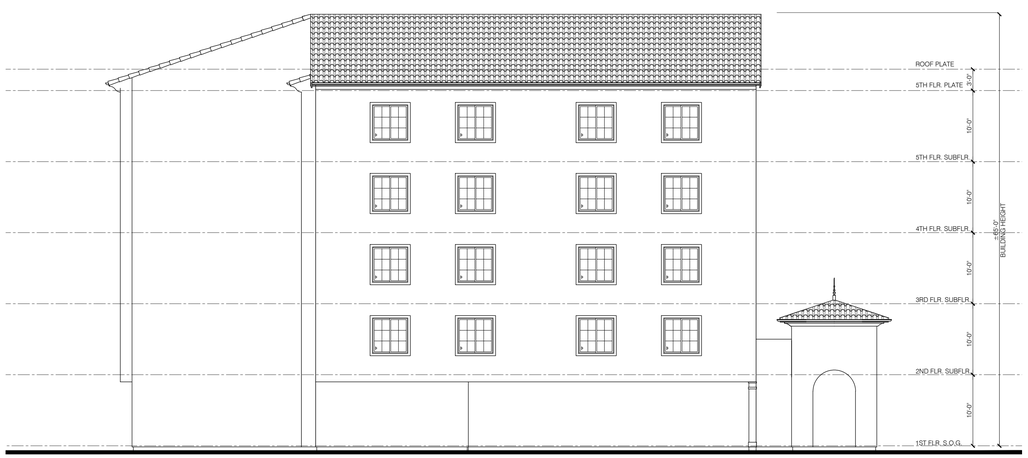
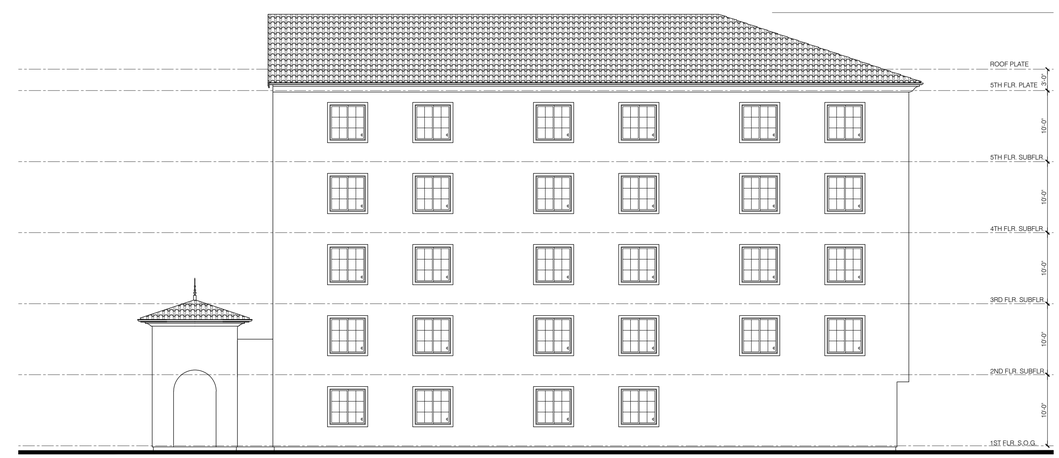


LEFT ELEVATION

BLDG. I



RIGHT ELEVATION

BLDG. I

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BLDG I LEFT & RIGHT ELEVATIONS

A4.4.5

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PROJECT: 317083.00

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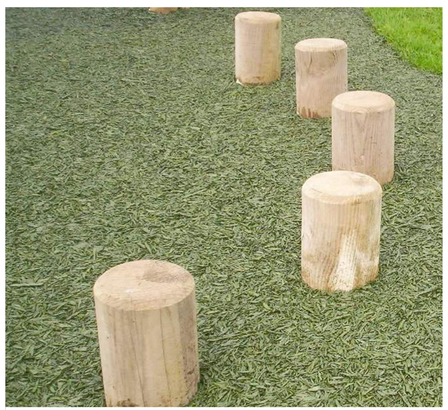

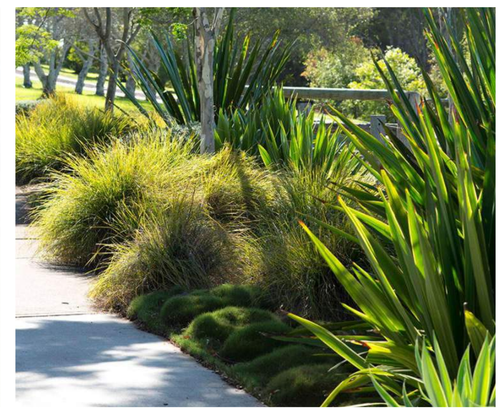

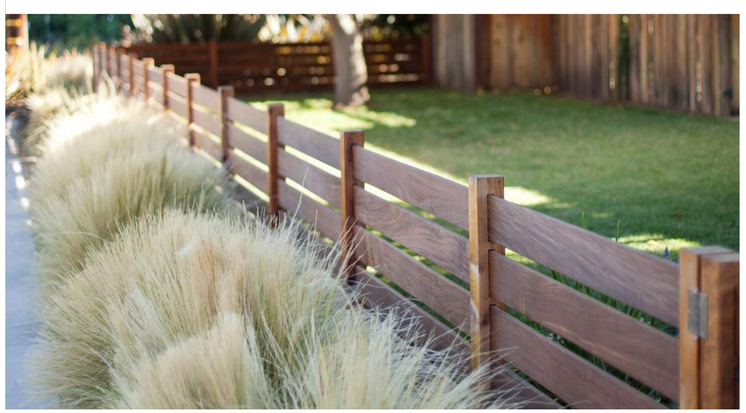

CONCEPTUAL IMAGERY

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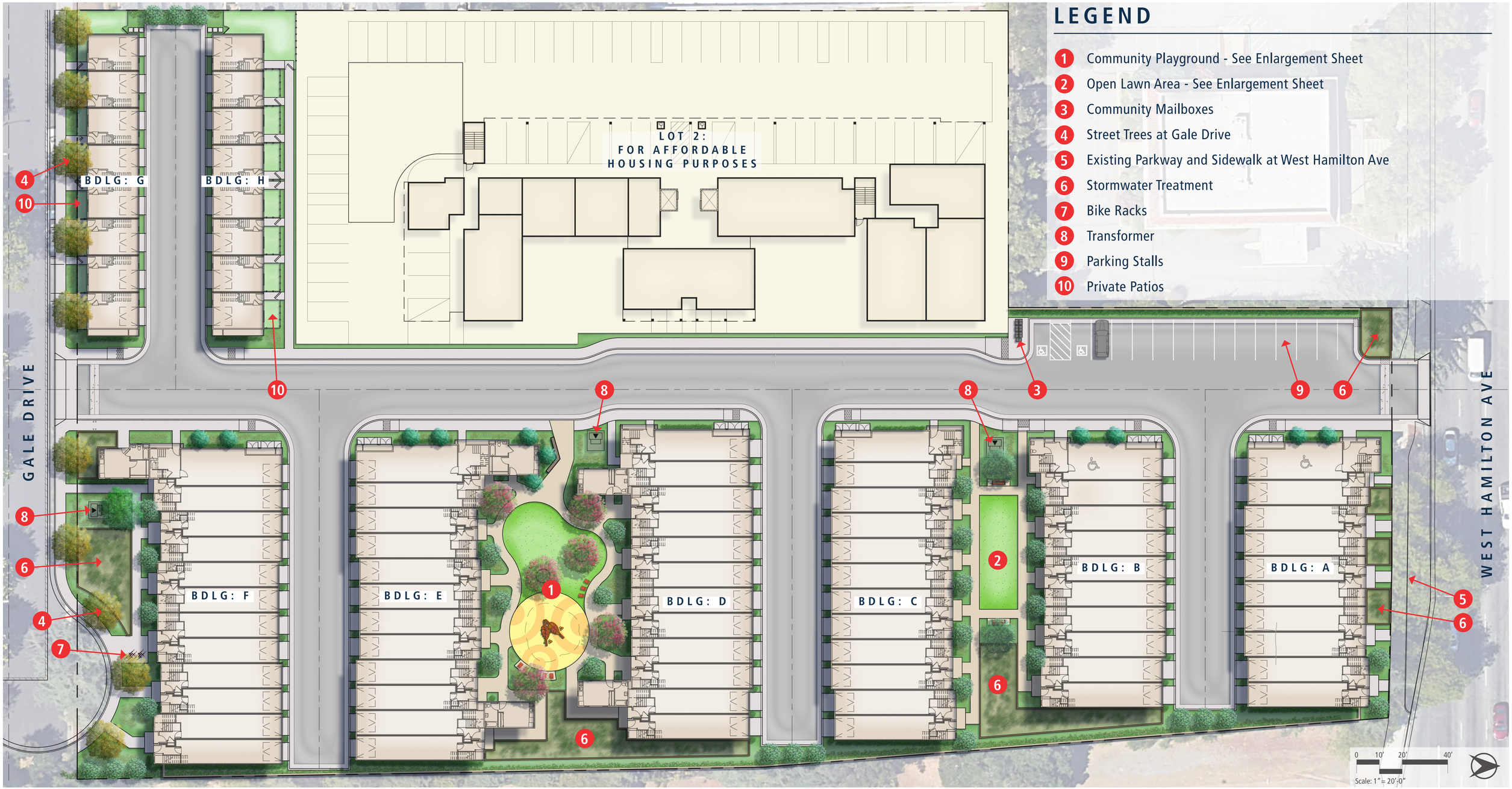

CONCEPTUAL SITE PLAN

CITY VENTURES

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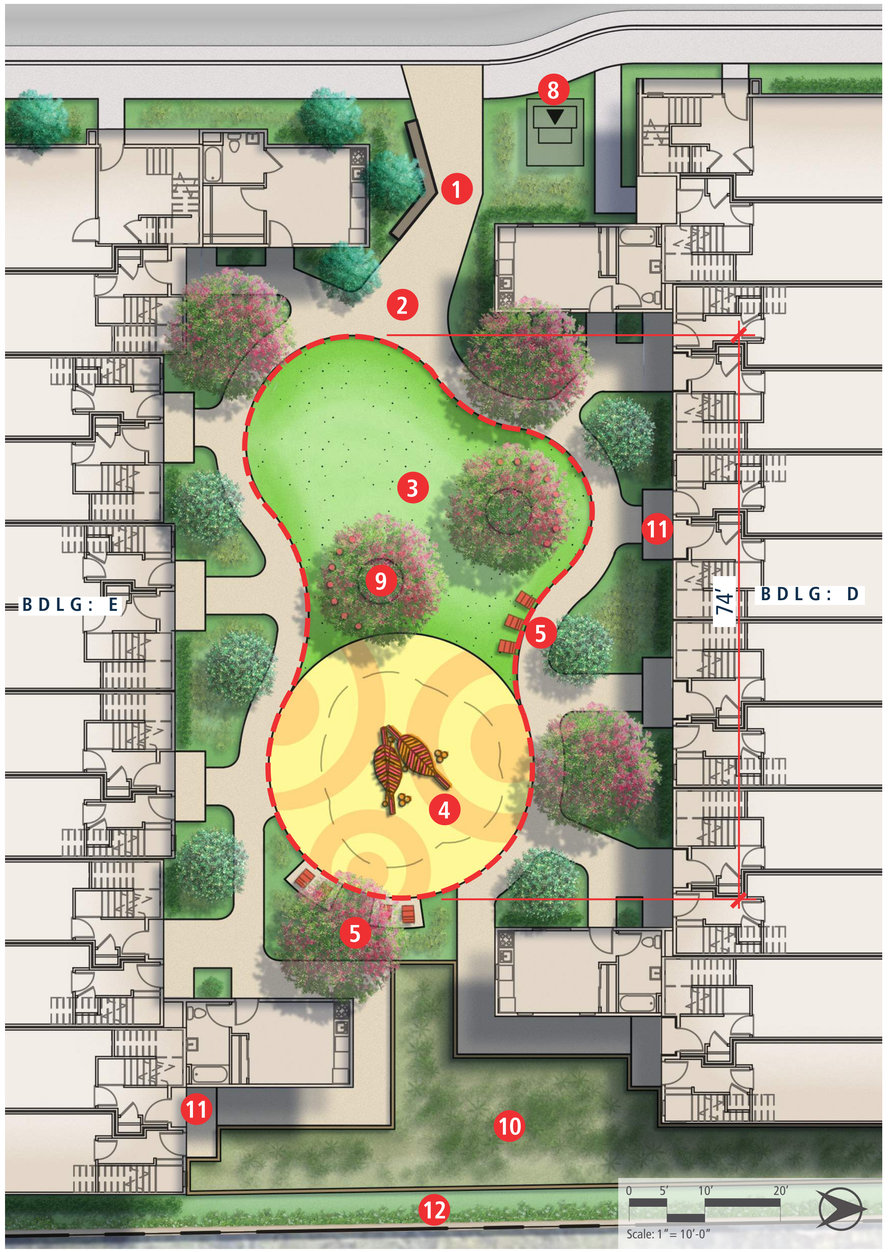
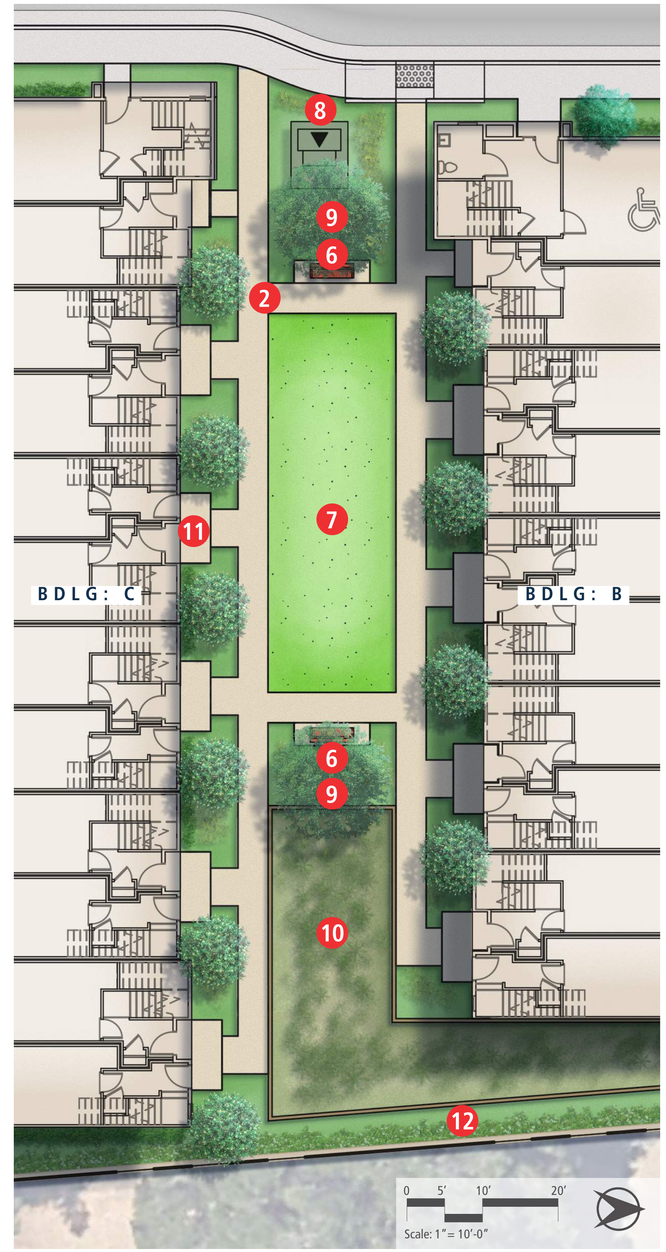


COMMUNITY PLAYGROUND



OPEN LAWN AREA

LEGEND

1. Seating and Accent Trees at Playground Entry
2. Enhanced Paving at Amenity Areas
3. Artificial Turf Play Area
4. Play Area
5. Seating Area
6. Park Bench
7. Natural Turf Lawn (725 SF)
8. Transformer
9. Accent Tree
10. Stormwater Treatment
11. Unit Entry Stoop
12. Perimeter Fence and Screen Planting

NOTE:

Large Site Open Space Type: Playground (T4MS)

Total Square Footage of Play Area ( ): 2265 SF

Refer to next sheet for furniture and site amenity plan.

CONCEPTUAL ENLARGEMENT PLAN

CITY VENTURES

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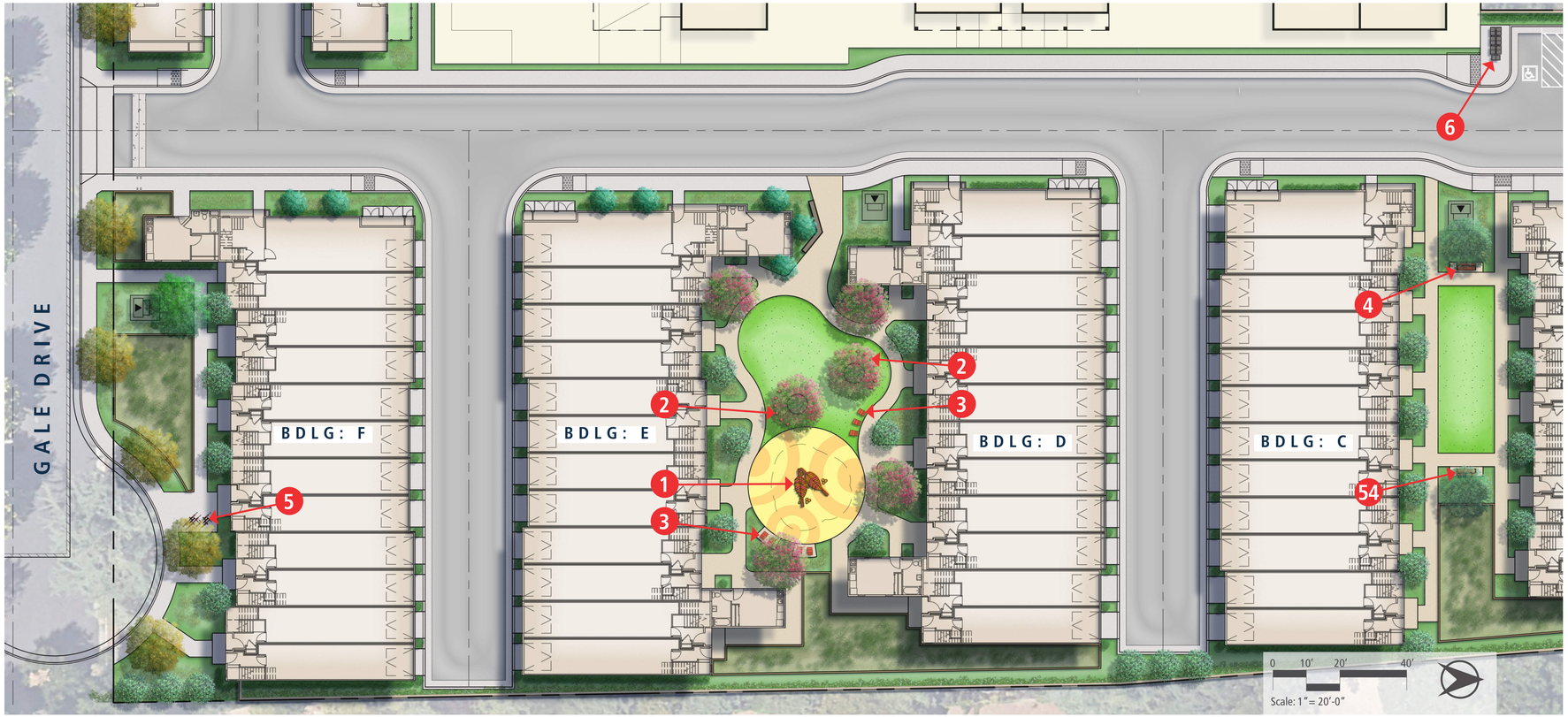
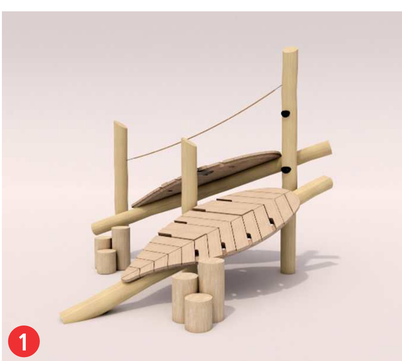


NOTE:
Color and Finish of Amenities and Site Furniture to be selected by Colorist during the Construction Document Phase of Design.



1

LEAF CLIMBER
PLAYGROUND EQUIPMENT (2-5 YO)
MANUFACTURER - EARTHSCAPE
*or approved equal

2

LOG STEPPER
PLAGROUND EQUIPMENT (2-5, 5-12 YO)
MANUFACTURER - EARTHSCAPE
*or approved equal

3

VANG LOUNGE CHAIR
LOUNGE SEATING AT PLAYGROUND
MANUFACTURER - LOLL DESIGNS
*or approved equal

4

HARPO BENCH
BENCH SEATING AT OPEN LAWN AREA
MANUFACTURER - LANDSCAPE FORMS
*or approved equal

5

EMERSON BIKE RACK
BIKE RACK
MANUFACTURER - LANDSCAPE FORMS
*or approved equal

6

CLUSTER MAILBOX UNIT
COMMUNITY MAILBOXES
MANUFACTURER - SALSBURY INDUSTRIES
*or approved equal

CONCEPTUAL FURNITURE AND SITE AMENITY PLAN

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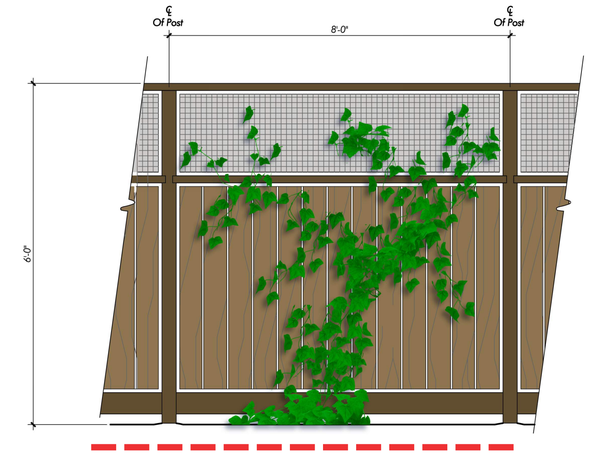
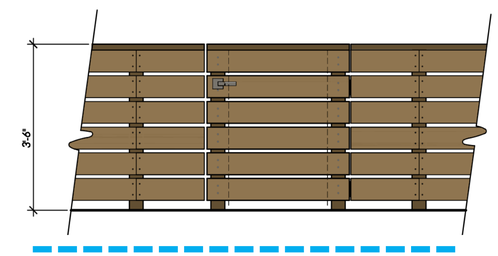
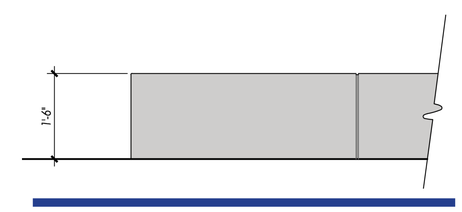
LEGEND



Perimeter Fence - 6' ht.
Painted Wood w/ Mesh Screen



Patio Fence/Gate - 3'-6" ht.
Painted Douglas Fir



Seat Wall - 1'-6" ht.
Poured-in-Place Concrete

CONCEPTUAL WALL AND FENCE PLAN

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CONCEPTUAL PLANTING PLAN

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SHRUBS, GROUNDCOVER, AND VINES/ESPALIERS:

SHRUB (5 GAL.) / GROUNDCOVER (1 GAL.) PLANTING AREA

#	SCIENTIFIC NAME	COMMON NAME	WUCOLS
23	Acacia redolens	Prostrate Acacia	VL
24	Agave attenuata	Foxtail Agave	L
25	Aloe vera	Aloe Vera	L
26	Alyogyne huegelli	Blue Hibiscus	L
27	Callistemon viminilis 'Little John'	Little John Bottle Brush	L
28	Carex tumulicola	Foothill Sedge	L
29	Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	L
30	Crassula spp.	Jade Plant	L
31	Dianella ssp.	Flax Lily	M
32	Hesperaloe spp.	Yucca	L
33	Ilex vomitoria 'Stoke's Dwarf'	Stoke's Dwarf Yaupon Holly	L
34	Lavandula ssp.	Lavender	L
35	Ligustrum japonicum 'Texanum'	Waxleaf Privet	M
36	Lomandra spp.	Dwarf Mat Rush	L
37	Myoporum p. 'Putah Creek'	Creeping Myoporum	L
38	Olea europaea 'Montra'	Little Ollie Dwarf Olive	VL
39	Phormium spp.	New Zealand Flax	L
40	Rhaphiolepis spp.	Indian Hawthorn	L
41	Rosmarinus officinalis	Rosemary	L
42	Westringia spp.	Coast Rosemary	L

BASIN PLANTING AREA (1 GAL.)

#	SCIENTIFIC NAME	COMMON NAME	WUCOLS
43	Baccharis pilularis 'Twin Peaks'	Dwarf Coyote Brush	L
44	Chondropetalum tectorum	Small Cape Rush	L
45	Cistus spp.	Rockrose	L
46	Heteromeles arbutifolia	Toyon	VL
47	Muhlenbergia rigens	Deer Grass	L

VINES AND ESPALIERS (15 GAL.)

#	SCIENTIFIC NAME	COMMON NAME	WUCOLS
48	Bougainvillea spp.	Bougainvillea	L
48	Eriobotrya deflexa	Bronze Loquat	M
49	Lonicera japonica	Japanese Honeysuckle	M
50	Trachelospermum jasmnoides	Star Jasmine	M
51	Rosa banksiae	Lady Banks Rose	L

TREES:

LARGE ACCENT TREES (48" BOX MIN.)

#	SCIENTIFIC NAME	COMMON NAME	WUCOLS
1	Araucarua heterophylla	Norfolk Island Pine	L
2	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	M
3	Magnolia grandiflora	Southern Magnolia	M
4	Pinus pinea	Italian Stone Pine	VL
5	Quercus virginiana	Southern Live Oak	M

STREET TREES (36" BOX MIN.)

#	SCIENTIFIC NAME	COMMON NAME	WUCOLS
6	Acer rubrum	Red Maple	M
7	Liriodendron tulipifera	Tulip Tree	M
8	Pistacia chinensis	Chinese Pistache	L
9	Platanus x acerfolia 'Columbia'	London Plane Tree	M
10	Ulmus parvifolia 'True Green'	True Green Chinese Elm	L

MEDIUM ACCENT TREES (24" BOX MIN.)

#	SCIENTIFIC NAME	COMMON NAME	WUCOLS
11	Arbutus 'Marina'	Marina Strawberry Tree	L
12	Cercis canadensis	Eastern Redbud	M
13	X Chitalpa tashkentensis 'Pink Dawn'Chitalpa	Chitalpa	L
14	Lagerstroemia 'Natchez'	Natchez Crape Myrtle	L
15	Magnolia stellata	Star Magnolia	M
16	Olea europaea 'Swan Hill'	Olive	VL

SMALL ACCENT TREES (24" BOX MIN.)

#	SCIENTIFIC NAME	COMMON NAME	WUCOLS
17	Cercis occidentalis	Western Redbud	VL
18	Cupressus sempervirens 'Tiny Tower'	Dwarf Italian Cypress	L
19	Juniperus scopulorum 'Skyrocket'	Sky Rocket Juniper	L
20	Laurus nobilis	Bay Laurel	L
21	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	M
22	Prunus caroliniana 'Bright n Tight'	Carolina Cherry Laurel	L

NOTE: This Palette is conceptual and subject to change during the construction document phase of development.

CONCEPTUAL PLANT PALETTE

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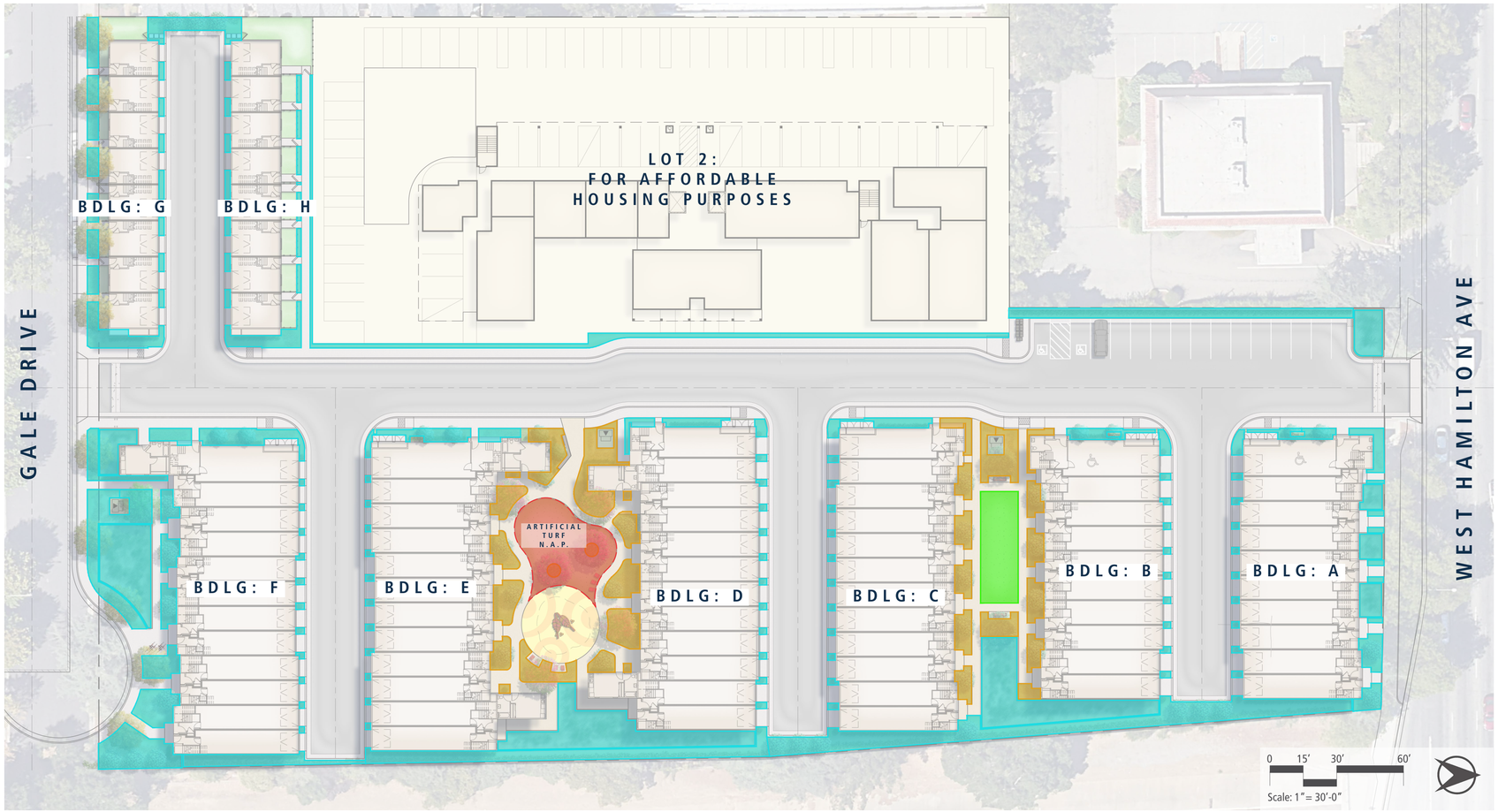


LEGEND

- Low Water Use Hydrozone - 15,895 SF
- Moderate Water Use Hydrozone - 3,945 SF
- High Water Use Hydrozone (Turf) - 840 SF

Water Efficiency Landscape Worksheet

1 Project Site Address: 700 West Hamiltion Ave Project File Number: NA

Estimated Total Water Use

Regular Hydrozone Area

2 Hydrozone Label	3 Plant Factor	Water Use	4 Irrigation Method	IE	5 Project Type	ETAF	6 Area in sq. ft.	ETWU
Low	Low	0.2	Drip	0.81	Residential	0.55	15895	104388.94
Moderate	Moderate	0.5	Drip	0.81	Residential	0.55	3945	64771.06
High (Turf)	High	0.8	Spray	0.75	Residential	0.55	840	23831.81
						TOTAL	20680	192991.80 gal/year

Special Landscape Area

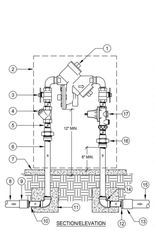
7 Hydrozone Label	Plant Factor	Water Use	Irrigation Method	IE	8 Project Type	Area in sq. ft.	ETWU
		1.0			0		0
		1.0			0		0
		1.0			0		0
		1.0			0		0
		1.0			0		0
					TOTAL	0	0 gal/year
		ETWU			TOTAL		192991.80 gal/year

Maximum Water Allowance

MAWA TOTAL 302525.65 gal/year

Compliance

Compliant

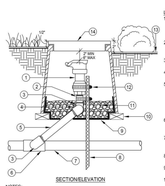


LEGEND
1. BACKFLOW DEVICE, REFER TO LEGEND FOR SPECIFICATION
2. BACKFLOW ENCLOSURE, REFER TO LEGEND FOR SPECIFICATION
3. BRASS BALL VALVE
4. WYE STRAINER, REFER TO LEGEND FOR SPECIFICATION
5. BRASS NIPPLE, MAX. LEN. 3" (4 REQ.)
6. BRASS RISER, LEN. AS REQUIRED. (2 REQ.)
7. CONCRETE SLAB
8. IRRIGATION SERVICE LINE FROM METER
9. PVC SCH 80 SS COUPLER, SVC LINE SIZE
10. PVC SCH 80 NIPPLE, LENGTH BEYOND THRUST BLOCK (2 REQ.)
11. CONCRETE THRUST BLOCK, 1 CU. FT.
12. PVC SCH 80 REDUCING ADAPTER, SF, COUPLER SIZE (2 REQ.)
13. PVC SCH 80 SS COUPLER, MAINLINE SIZE
14. BRASS ELBOW
15. IRRIGATION MAINLINE
16. BRASS UNION (2 REQ.)
17. PRESSURE REGULATOR, IF SPECIFIED. REFER TO LEGEND FOR SPECIFICATION - IF NOT SPECIFIED, INSTALL ONE BRASS NIPPLE IN PLACE OF TWO 3" NIPPLES AND REGULATOR

NOTE:
A. CONCRETE SLAB SHALL BE MINIMUM 4" THICK AND EXTEND A MINIMUM 6" PAST THE BACKFLOW ASSEMBLY PIPING AND/OR ENCLOSURE ON ALL SIDES.

SECTION/ELEVATION

BACKFLOW ASSEMBLY

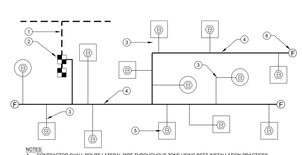


LEGEND
1. QUICK COUPLING VALVE. SEE LEGEND FOR SPECIFICATION
2. BRASS NIPPLE- QCV SIZED 4" MIN. LENGTH
3. BRASS ST. ELL (2 REQ.)
4. BRASS ELL
5. BRASS NIPPLE- QCV SIZED 12" MIN. LENGTH FOR 18" TRENCH 18" MIN. LENGTH FOR 24" TRENCH
6. PVC SCH 80 FITTING, TEE / ELL
7. PVC MAINLINE. SEE LEGEND FOR SPECIFICATION
8. #4 REBAR 36" MIN. LENGTH
9. LANDSCAPE FABRIC
10. SUPPORT BRICKS (3 REQ.)
11. 3/4" CRUSHED GRAVEL, MIN. 1 CUBIC FOOT
12. STAINLESS STEEL CLAMP (2 REQ.)
13. FINISH GRADE
14. 10" ROUND SPECIFICATION GRADE VALVE BOX WITH "T" COVER. HEATED BRANDED MARKED 'QCV'

NOTES:
A. SET TOP OF VALVE BOX 12" ABOVE FINISHED GRADE IN TURF AREAS.
B. IN SHRUB AREAS INSTALL VALVE BOX 2" ABOVE SOIL LEVEL OR 1" ABOVE MULCH LAYER, WHICHEVER IS HIGHER.

SECTION/ELEVATION

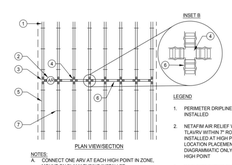
QUICK COUPLER ASSEMBLY



NOTES:
A. CONTRACTOR SHALL ROUTE LATERAL PIPE THROUGHOUT ZONE USING BEST INSTALLATION PRACTICES.
B. PLACE SPRINKLER BODY EIGHTEEN INCHES (24") FROM TREEPALM ROOT BALL, TYPICAL.

LEGEND
1. MAINLINE. REFER TO LEGEND FOR TYPE
2. TREEPALM MICRO-SPRAY VALVE ASSEMBLY. REFER TO LEGEND FOR SPECIFICATION
3. 1/2" SCH 40 PVC SUB-LATERAL PIPE TO TREE LOCATION. TYPICAL
4. SCH 40 PVC LATERAL BACKBONE PIPE. TYPICAL. REFER TO PIPE SIZE TABLE FOR SIZES
5. TREE IRRIGATION ASSEMBLY SYMBOL. SEE LAYOUT DETAIL FOR BUBBLER QUANTITY
6. FLUSH VALVE WITHIN 7" ROUND VALVE BOX, TYPICAL

PVC LAYOUT - TREE SYSTEM

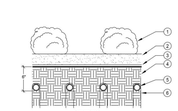


PLAN VIEW/SECTION

NOTES:
A. CONNECT ONE ARV AT EACH HIGH POINT IN ZONE, MOUNT ON BLANK TUBING INSTALLED PERPENDICULAR TO EACH DRIPLINE. TUBING LINE TO CONNECT ALL DRIPLINES TO ARV. LOCATION SHOWN IN DRIPLINE LAYOUT DETAILS IS DIAGRAMMATIC ONLY. B. ARV TO BE INSTALLED AT HIGH POINT IN ZONE. FEET OF TUBING, OR PART THEREOF, IN ANY ZONE.
C. INSTALL IN LOCATIONS AS DESCRIBED IN THE LEGEND AND DRIPLINE INSTALLATION DETAILS.
D. DUE TO FIELD CHANGES OR OTHER REASONS TOTAL ARV SYMBOLS SHOWN ON PLAN MAY NOT EQUAL TOTAL QUANTITY OF ARVS REQUIRED.
E. CONTRACTOR SHALL REVIEW DRIPLINE AREA AND LAYOUT TO DETERMINE EXACT QUANTITY OF ARVS TO INSTALL.
F. IN SHRUB AREAS INSTALL VALVE BOX 2" ABOVE SOIL LEVEL OR 1" ABOVE MULCH LAYER, WHICHEVER IS HIGHER.

LEGEND
1. PERIMETER DRIPLINE PIPE TO BE INSTALLED
2. NETAFIM AIR RELIEF VALVE. MODEL TLAVRV WITHIN 7" ROUND VALVE BOX. INSTALLED AT HIGH POINT IN ZONE. LOCATION PLACEMENT AS SHOWN IS DIAGRAMMATIC ONLY. INSTALL AT ZONE HIGH POINT
3. RAIN BIRD INSERT TEE FITTING, MODEL XFF-TEE
4. RAIN BIRD INSERT CROSS FITTING, MODEL XFO-CROSS. SEE INSET B
5. SUB-SURFACE DRIPLINE TUBING. REFER TO LEGEND FOR SPECIFICATION
6. 17mm NETAFIM DRIPLINE BLANK TUBING, MODEL TLDL00X. OR EQUAL
7. GALVANIZED TIE-DOWN STAKE, RAIN BIRD, MODEL TDS-050 (TYPICAL)

DRIPLINE POLY LAYOUT

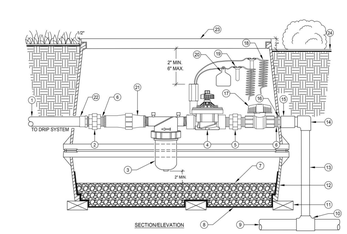


SECTION

NOTES:
A. TO INSURE EVEN PARALLEL AND LEVEL TUBING ROWS IT IS RECOMMENDED THAT THE SOIL LEVEL IN THE PLANTER AREAS BE BROUGHT TO SIX INCHES BELOW FINISH GRADE, LEVELED, AND THE PLANTING MIX ADDED. (REFER TO LANDSCAPED DRAWINGS PRIOR TO THE INSTALLATION OF THE TUBING).
B. INSTALL TUBING AS INDICATED ON THESE DRAWINGS AND SECURE TO GRADE USING GALVANIZED WIRE HOOP STAKES AT 4 O.C. SPACING.

LEGEND
1. SHRUBS/GROUND COVER
2. MULCH LAYER. REFER TO LANDSCAPE DRAWINGS FOR TYPE AND DEPTH
3. FINISH GRADE
4. AMENDED SOIL. REFER TO LANDSCAPE DRAWINGS FOR SPECIFICATION
5. DRIPLINE TUBING. INSTALLATION 6" BELOW FINISH GRADE
6. GALVANIZED WIRE STAKE, SPACE AT 4 FEET O.C. ALONG ALL TUBING

DRIPLINE INSTALLATION



SECTION/ELEVATION

NOTES:
A. DETAIL IS SHOWN IN 'SECTION VIEW' FOR THE EQUIPMENT REQUIRED IN ASSEMBLY ONLY. SUCH AS: "UNIONS SHALL RESIDE WITHIN VALVE BOX FOR EASE OF MAINTENANCE". REFER TO DETAIL 1-L-502E FOR ACTUAL INSTALLATION LAYOUT.
B. CENTER ASSEMBLY WITHIN VALVE BOX. UNFETTERED ACCESS TO UNIONS AND SHUTOFF VALVE REQUIRED.
C. SET TOP OF VALVE BOX 12" ABOVE FINISHED GRADE IN TURF AREAS.
D. IN SHRUB AREAS INSTALL VALVE BOX 2" ABOVE SOIL LEVEL OR 1" ABOVE MULCH LAYER, WHICHEVER IS HIGHER.

LEGEND
1. LATERAL LINE PIPE. SIZE PER PLANS
2. 1" PVC SCH 80 TT UNION. (MAY SUBSTITUTE WITH 1" DURA COUPLING MANIFOLD SYSTEM, P/N 332-010. NIPPLE IS NOT REQUIRED)
3. 1" NETAFIM DISC FILTER WITH 140 MESH (BLK) RINGS, MODEL DF100-140
4. 1" REMOTE CONTROL VALVE
5. 1" PVC SCH 80 TT UNION. (MAY SUBSTITUTE WITH 1" DURA COUPLING MANIFOLD SYSTEM, P/N 332-010. NIPPLE IS NOT REQUIRED OF RCV IS NOT REQUIRED)
6. 1"x2" PVC SCH 80 NIPPLE (4 REQ. WHEN UNIONS ARE USED)
7. 3/4" CRUSHED GRAVEL, MIN. 6" DEPTH
8. LANDSCAPE FABRIC
9. MAINLINE / MANIFOLD PIPE: DEPTH PER SPECS.
10. MAINLINE PVC SCH 80 FITTING-REDUCING. USE PVC BUSHING ON RCV OUTLET AS REQUIRED TO DOWNSIZE PIPE
11. NOMINAL SIZE SOLID BRICK (MIN. 6 REQ.)
12. RAIN BIRD JUMBO VALVE BOX, MODEL VB-JMB. INSTALL THE TWO INTERLOCKING BONES TOGETHER
13. SIZE RISER PIPE PER OUTLET LATERAL SIZE
14. PVC SCH 80 EL, SIZE PER #13
15. PVC SCH 40 SS COUPLING, SIZE PER #13
16. PVC SCH 40 BUSHING, SxT
17. 1" THREADED PVC BALL VALVE. REFER TO LEGEND FOR SPECIFICATION
18. CONTROL WIRES. PROVIDE 24" COIL OF WIRE AT VALVE
19. WIRE SPLICE CONNECTION
20. RCV ID TAG
21. 1" NETAFIM 40 PSI PRESSURE REGULATOR, MODEL WRPR1-40
22. PVC SCH 40 MALE ADAPTER (REDUCING AS REQUIRED) Mpt x Socket, OUTLET SIZE PER LATERAL PIPE SIZE. REFER TO PLAN FOR SIZE
23. RAIN BIRD JUMBO VALVE BOX, SPECIFICATION GRADE VALVE BOX, HEAT BRAND 'RCV' AND ZONE # ON LID
24. FINISH GRADE

RCV ASSEMBLY FOR DRIPLINE

CONCEPTUAL IRRIGATION PLAN

CITY VENTURES

HAMILTON AVENUE

700 WEST HAMILTON AVENUE

CAMPBELL, CA 95008

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L-8

DATE: 12.20.2024
PROJECT: 317083.00

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CITY OF CAMPBELL

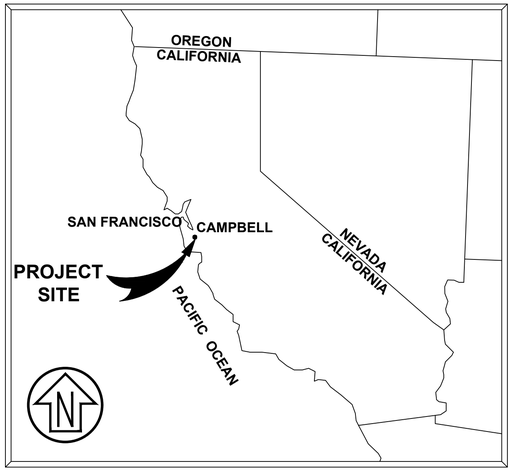
700 W HAMILTON AVENUE

VESTING TENTATIVE MAP PACKAGE

APN: 307-39-037

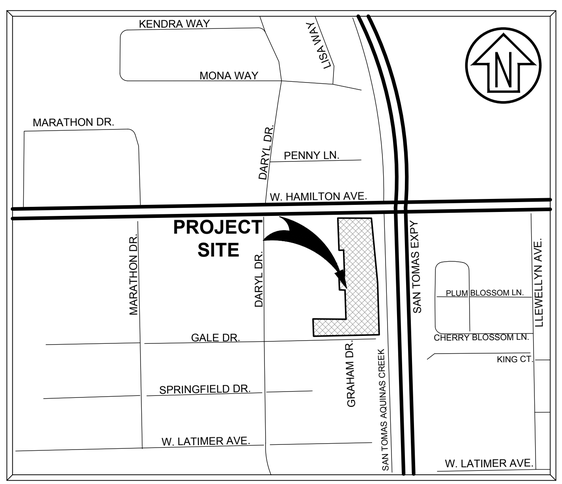
CAMPBELL, SANTA CLARA COUNTY, CALIFORNIA

DECEMBER 2024



LOCATION MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

DEVELOPER

CITY VENTURES
444 SPEAR STREET, SUITE 200
SAN FRANCISCO, CA 94105
CONTACT: WILLIE PYLE
PHONE: 562-370-8371

CIVIL ENGINEER

CSW|ST2 ENGINEERING GROUP (CSW|ST2)
5870 STONERIDGE MALL RD., SUITE 310
PLEASANTON, CA 94588
CONTACT: MICHAEL VIDRA
PHONE: 925-7887-4982

ARCHITECT

HUNT HALE JONES ARCHITECTS
444 SPEAR STREET, SUITE 105
SAN FRANCISCO, CA 94105
CONTACT: DAN HALE
PHONE: 415-568-3833

LANDSCAPE ARCHITECT

C2 COLLARBORATIVE
100 AVENIDA MIRAMAR
SAN CLEMENTE, CA 92672
CONTACT: TRAVIS THEOBALD
PHONE: 949-542-7717

GEOTECHNICAL ENGINEER

QUANTUM GEOTECHNICAL, INC.
1110 BURNETT AVE, SUITE B
CONCORD, CA 94520
CONTACT: SIMON MAKDESSI
PHONE: 925-788-2751

PROJECT INFORMATION:

1. SITE APN: 307-39-037

TOTAL PROPOSED UNITS: 173 TOTAL UNITS
LOT 1 : 8 BUILDINGS (A-H)
LOT 2 FOR AFFORDABLE HOUSING PURPOSES

2. GROSS SITE AREA: 3.83± AC (166,811± SF)
THIS WILL BE A TWO (2) LOT SUBDIVISION;
LOT 1 (2.77 AC)
LOT 2 (1.02 AC)
RIGHT OF WAY DEDICATION (0.04± AC)

3. PROPOSED DENSITY: 45.0 DU/ACRE

4. EXISTING ZONING: CC-MU (COMMERCIAL CORRIDOR MIXED-USE)

5. PROPOSED ZONING: HDR (HIGH DENSITY RESIDENTIAL)

6. EXISTING STRUCTURE AREA: 18,584± SF

7. FLOOD ZONE: FLOOD ZONE X

8. STREETS: ALL PROPOSED STREETS WITHIN THE PROJECT SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.

9. UTILITIES:
   - WATER: SAN JOSE WATER COMPANY
   - FIRE: SANTA CLARA COUNTY FIRE DEPARTMENT
   - STORM DRAIN: CITY OF CAMPBELL
   - SEWER: WEST VALLEY SANITATION DISTRICT
   - TELEPHONE: AT&T
   - GAS/ELECTRIC: PACIFIC GAS & ELECTRIC

10. TRASH: INDIVIDUAL UNIT TRASH CAN PICK UP TO BE PROVIDED BY RECOLOGY.

11. PARKING: SEE SHEET C4.0

12. STREETS/LIGHTING: ALL STREETS AND ASSOCIATED STREET LIGHTS SHALL BE PRIVATELY OWNED AND MAINTAINED

13. EASEMENTS: SEE VESTING TENTATIVE MAP, SHEET C2.0.

14. COMMON AREAS: COMMON AREAS SHALL BE MAINTAINED BY THE FUTURE HOMEOWNERS ASSOCIATION.

15. SETBACK REQUIREMENTS: SEE SHEET C4.0

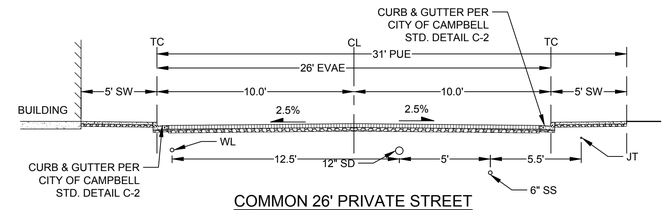
16. THE BASIS OF BEARING IS SOUTH 00°55'20" EAST WITH A DISTANCE OF 672.64' BETWEEN TWO FOUND $\frac{3}{4}$" IRON PIPES IN MONUMENT WELLS WITH ILLEGIBLE TAGS AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP" RECORDED IN BOOK 396 OF MAPS, AT PAGE 25, SANTA CLARA COUNTY RECORDS.

17. THE VERTICAL DATUM SI NORTH AMERICAN DATUM OF 1988 (NAVD88) PER 2010.00(2011), ZONE 3, PER OPUS, USING STATIC EQUIPMENT.

18. THE TOPOGRAPHY SHOWN WAS PERFORMED BY CSW/STUBER-STROEH ENGINEERING GROUP, INC. BY FIELD SURVEY IN AUGUST 2024.

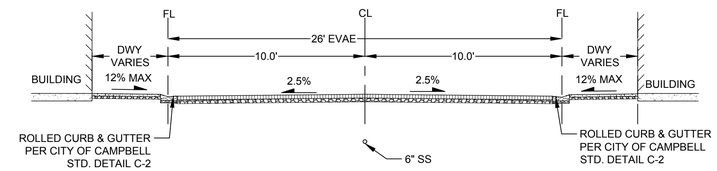
19. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

20. PROPOSED IMPROVEMENTS ARE PLANNED TO BE COMPLETED WITHIN THREE YEARS OF APPROVAL OF THE VESTING TENTATIVE TRACT MAP.



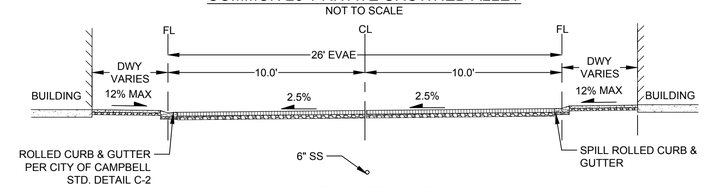
COMMON 26' PRIVATE STREET

NOT TO SCALE



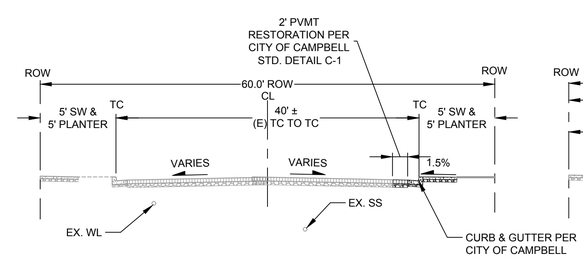
COMMON 26' PRIVATE CROWNED ALLEY

NOT TO SCALE



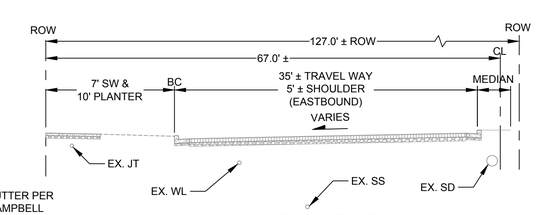
COMMON 26' PRIVATE SLOPED ALLEY

NOT TO SCALE



GALE DRIVE

NOT TO SCALE



W. HAMILTON AVENUE

NOT TO SCALE

SHEET INDEX

PAGE NO.	SHEET NO.	SHEET TITLE
1	C1.0	COVER SHEET
2	C2.0	VESTING TENTATIVE MAP
3	C3.0	EXISTING CONDITIONS & DEMOLITION PLAN
4	C4.0	PRELIMINARY SITE PLAN
5	C5.0	PRELIMINARY GRADING PLAN
6	C5.1	PRELIMINARY SECTIONS
7	C6.0	PRELIMINARY UTILITY PLAN
8	C6.1	PRELIMINARY UTLITY PROFILES
9	C7.0	PRELIMINARY STORMWATER CONTROL PLAN
10	C7.1	PRELIMINARY STORMWATER CONTROL NOTES & DETAILS
11	C8.0	PRELIMINARY EMERGENCY ACCESS PLAN
12	C9.0	PRELIMINARY TRASH MANAGEMENT PLAN
13	C10.0	PRELIMINARY CONSTRUCTION STAGING PLAN
14	C11.0	PRELMINARY ACCESSIBILITY PLAN

ABBREVIATIONS:

BC	BACK OF CURB
BFP	BACK FLOW PREVENTOR
BG	BACK OF GUTTER
BIO	BIORETENTION
BNDY	BOUNDARY
BOW	BASE OF WALL
BW	BACK OF WALK
C&G	CURB AND GUTTER
CL	CENTERLINE
DMA	DRAINAGE MANAGEMENT AREA
DWY	DRIVEWAY
EG	EXISTING GRADE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX.	EXISTING
FDC	FIRE DEPARTEMNT CONNECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FW	FIRE WATER
HP	HIGH POINT
IMP	INTEGRATED MANAGEMENT PRACTICE
INV	INVERT
MIN	MINIMUM
(N)	NEW
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
R	RADIUS
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDDI	STORM DRAIN DROP INLET
SS	SANITARY SEWER
STD.	STANDARD
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TSRC	TOP OF SPILL ROLLED CURB
TSM	TOP OF SOIL MIX
TYP	TYPICAL
VG	VALLEY GUTTER
W	WATER

CITY VENTURES

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City Ventures | C2 Collaborative | CSW|ST2 | TARRAR UTILITY CONSULTANTS | HUNT HALE JONES

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REGISTERED PROFESSIONAL ENGINEER MICHAEL J. VIDRA C 076690 CIVIL STATE OF CALIFORNIA

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

COVER SHEET

C1.0

SHEET: 1 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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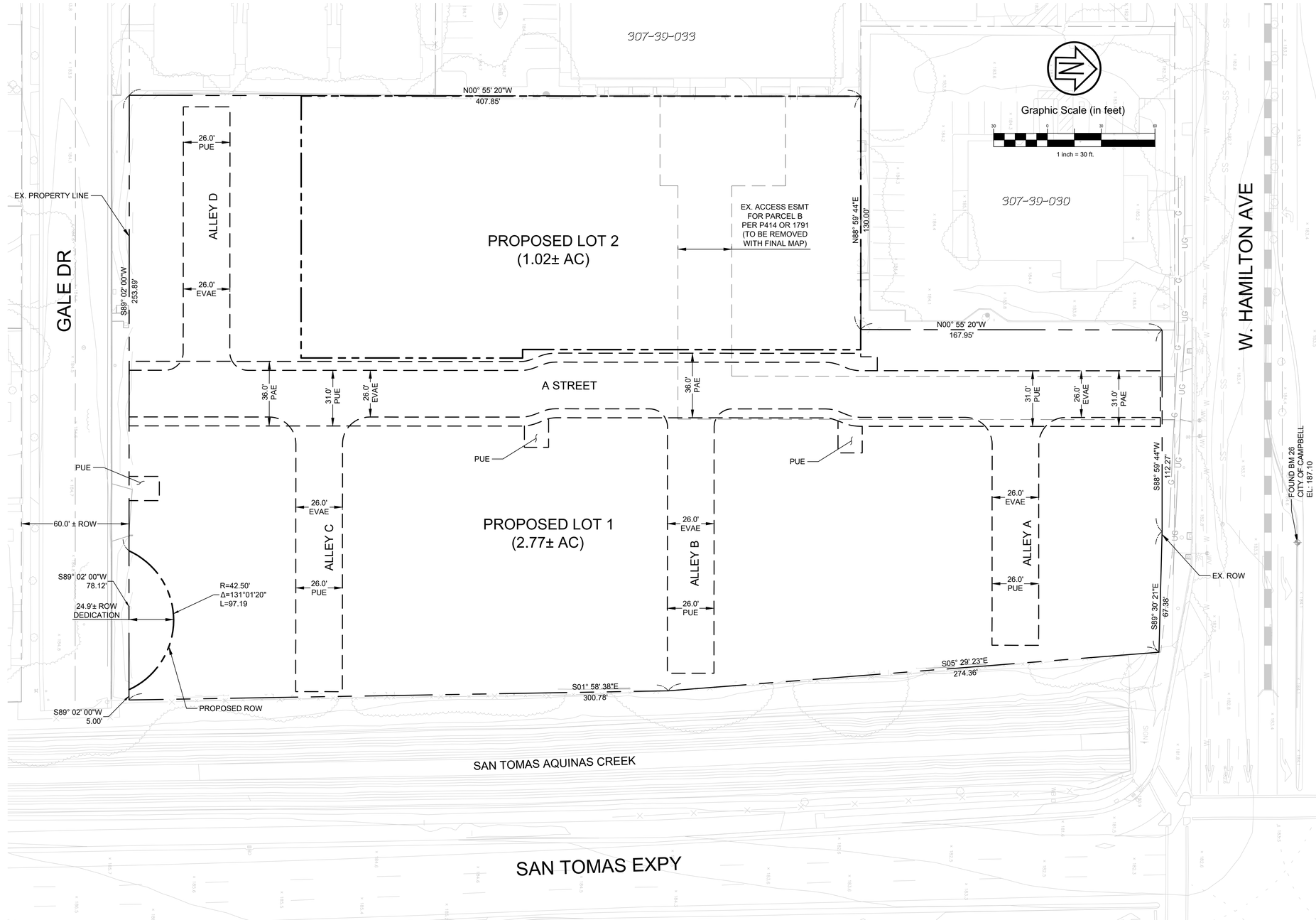

NOTES

SUBJECT PROPERTY
APN: 307-39-037
(3.83± AC)

ROW DEDICATION WITH FINAL MAP
(0.04± AC)

LOT 1 AFTER SUBDIVISION WITH FINAL MAP
(2.77± AC)
84 UNITS FOR CONDOMINIUM PURPOSES AND 5 ASSOCIATED ADUs

LOT 2 AFTER SUBDIVISION WITH FINAL MAP
(1.02± AC)
FOR AFFORDABLE HOUSING PURPOSES

ABBREVIATIONS

ESMT	EASEMENT
EX	EXISTING
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PAE	PEDESTRIAN ACCESS EASEMENT
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
	SETBACK	

CITY VENTURES

HAMILTON AVENUE

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MICHAEL J. VIDRA
C 076690
CIVIL
STATE OF CALIFORNIA

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

VESTING TENTATIVE MAP

C2.0

SHEET: 2 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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ABBREVIATIONS:

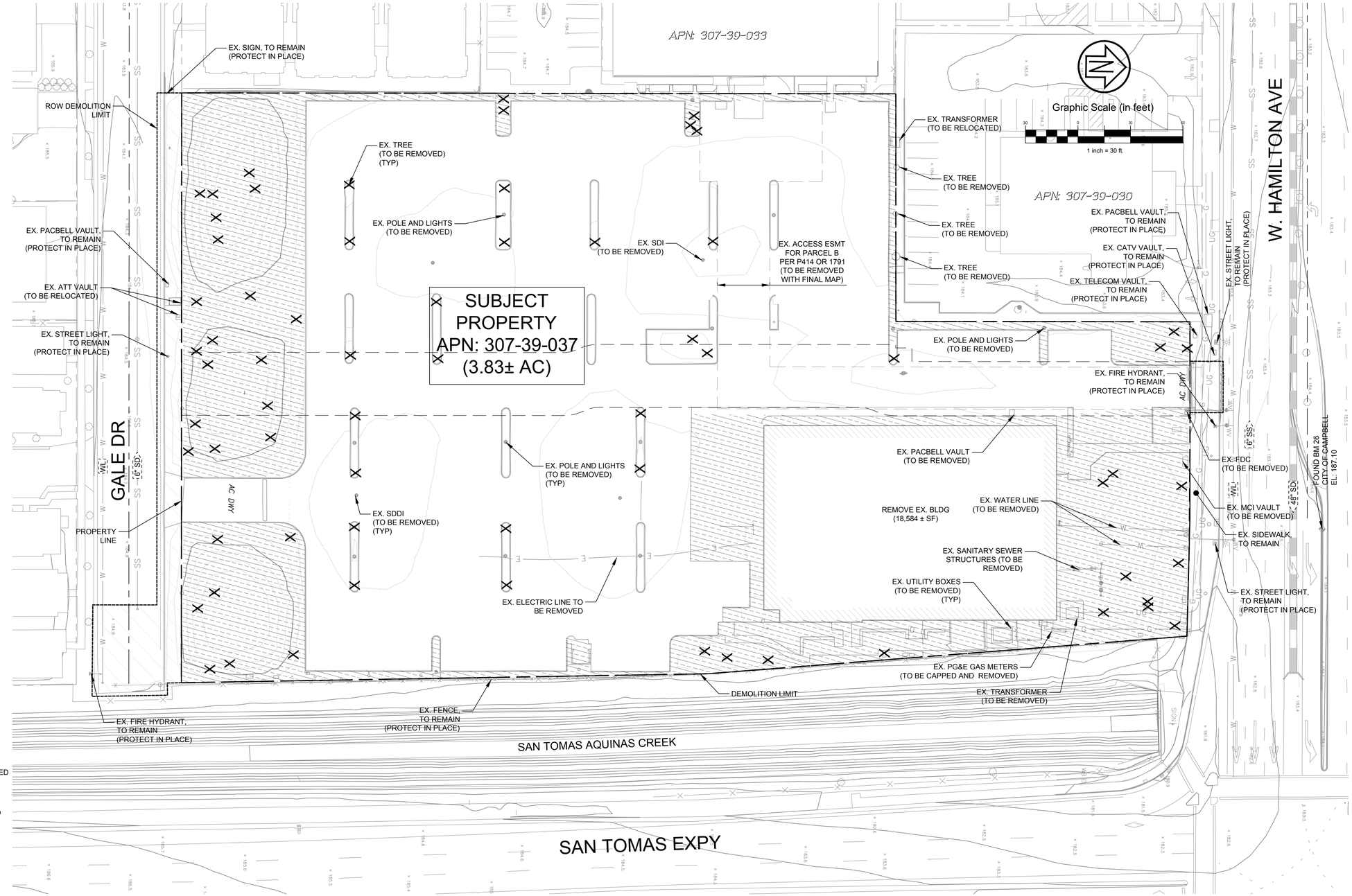
AC	ACRES
APN	ASSESSOR PARCEL NUMBER
BLDG	BUILDING
CB	CATCH BASIN
(E)	EXISTING
FH	FIRE HYDRANT
JP	JOINT POLE
MH	MANHOLE
SD	STORM DRAIN
SF	SQUARE FEET
SS	SANITARY SEWER
WL	WATER LINE
WM	WATER METER

LEGEND:

- LIMIT OF WORK
- PROPERTY LINE
- EXISTING RIGHT OF WAY
- CENTERLINE
- EXISTING EASEMENT
- EXISTING CURB & GUTTER
- 20 — EXISTING MAJOR CONTOUR
- 18 — EXISTING MINOR CONTOUR
- W — EXISTING WATER LINE
- EXISTING STORM DRAIN
- SS — EXISTING SANITARY SEWER
- EXISTING BUILDING
- DEMOLITION BOUNDARY HARDSCAPE DEMO (98,700± SF)
- CLEAR AND GRUB (49,432± SF)
- RIGHT-OF-WAY DEMOLITION BOUNDARY
- X — REMOVE EXISTING TREES

NOTES:

1. PROTECT EXISTING UTILITIES WITHIN RIGHT OF WAY IMPROVEMENTS LIMITS UNLESS NOTED OTHERWISE.
2. SIDEWALK, CURB, GUTTER AND PAVEMENT WITHIN RIGHT-OF-WAY IMPROVEMENTS BOUNDARY TO BE REMOVED. STREET TREES TO BE REMOVED UNLESS NOTED OTHERWISE. SEE NOTE 1 ABOVE REGARDING UTILITIES.
3. ALL STRUCTURES, HARDSCAPE, UTILITIES, SIGNS, AND FENCES WITHIN DEMOLITION BOUNDARY TO BE REMOVED UNLESS NOTED OTHERWISE.
4. ENTIRE SITE WITHIN DEMOLITION BOUNDARY TO BE CLEARED AND GRUBBED AFTER REMOVAL OF HARDSCAPE UNLESS OTHERWISE NOTED.



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EXISTING CONDITIONS & DEMOLITION PLAN

C3.0

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ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

SHEET: 3 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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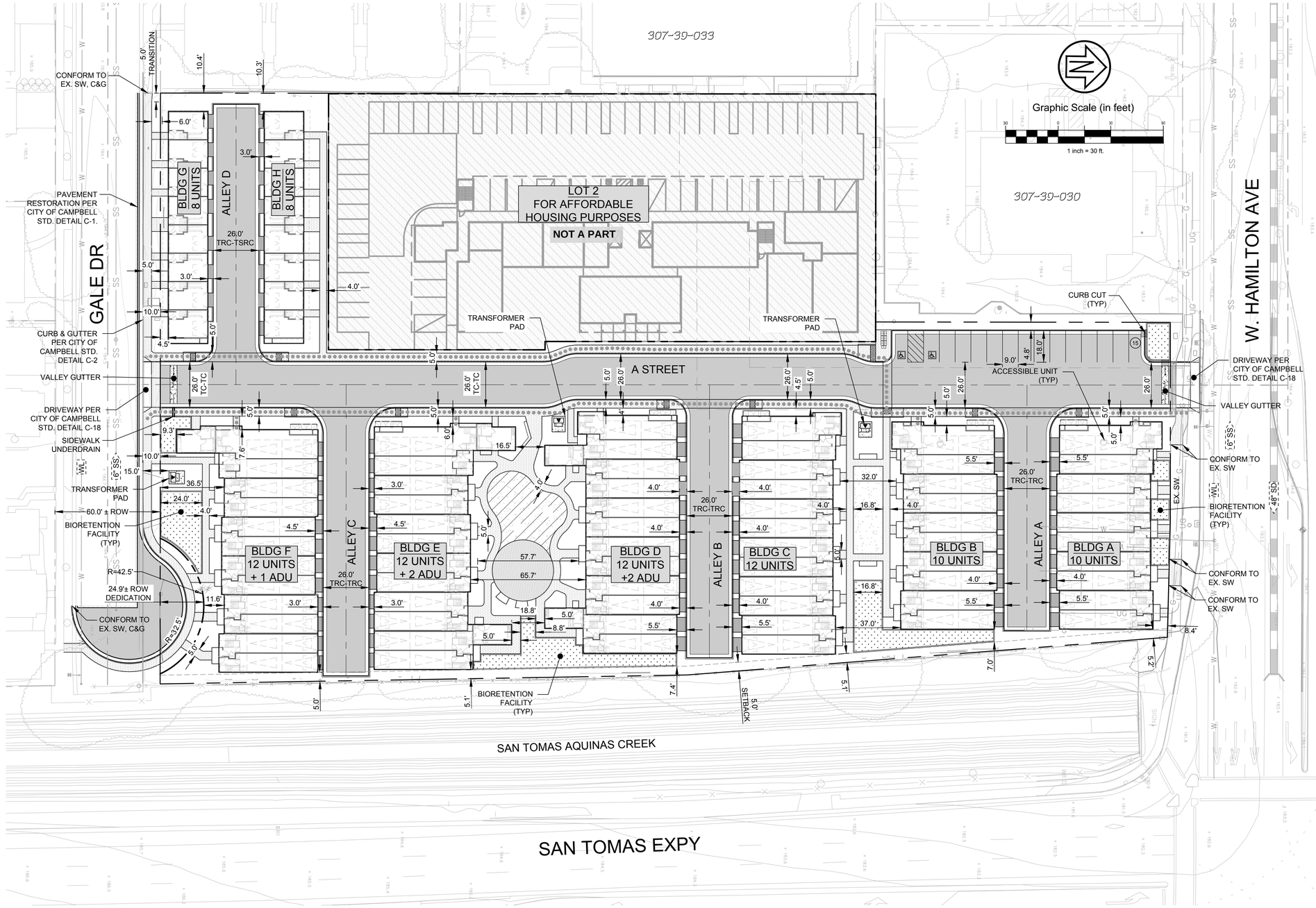

ABBREVIATIONS

BG	BACK OF GUTTER
C&G	CURB & GUTTER
ESMT	EASEMENT
EX	EXISTING
R	RADIUS
ROW	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TSRC	TOP OF SPILL ROLLED CURB
TYP	TYPICAL
WL	WATER LINE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
W WL	WATER LINE	WL
SS X" SS	SANITARY SEWER	X" SS
X" SD	STORM DRAIN	X" SD
	PAVEMENT	
	WALKWAY	
	FLOW-THRU PLANTER	
	ACCESSIBLE PATH OF TRAVEL	

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LICENSE NO: 076690

PRELIMINARY SITE PLAN

C4.0

SHEET: 4 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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ABBREVIATIONS

AVE	AVENUE
BLDG	BUILDING
C&G	CURB & GUTTER
DI	DRAIN INLET
DR	DRIVE
E,EX.	EXISTING
EG	EXISTING GRADE
FF	FINISH FLOOR
GR	GRATE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MH	MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
TP	TOP OF PAVEMENT
TSM	TOP OF SOIL MIX
W	WEST
WL	WATER LINE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
W WL	WATER LINE	
SS X" SS	SANITARY SEWER	
X" SD	STORM DRAIN	X" SD
	PAVEMENT	
	WALKWAY	
	FLOW-THRU PLANTER	
	DRIVEWAY	
	STORM DRAIN MANHOLE	SD
	STORM DRAIN INLET	
	TENTATIVE SLOPE ARROW	XX%
	TENTATIVE SPOT GRADE	XXX
	OVERLAND FLOW RELEASE	

PRELIMINARY EARTHWORK SUMMARY

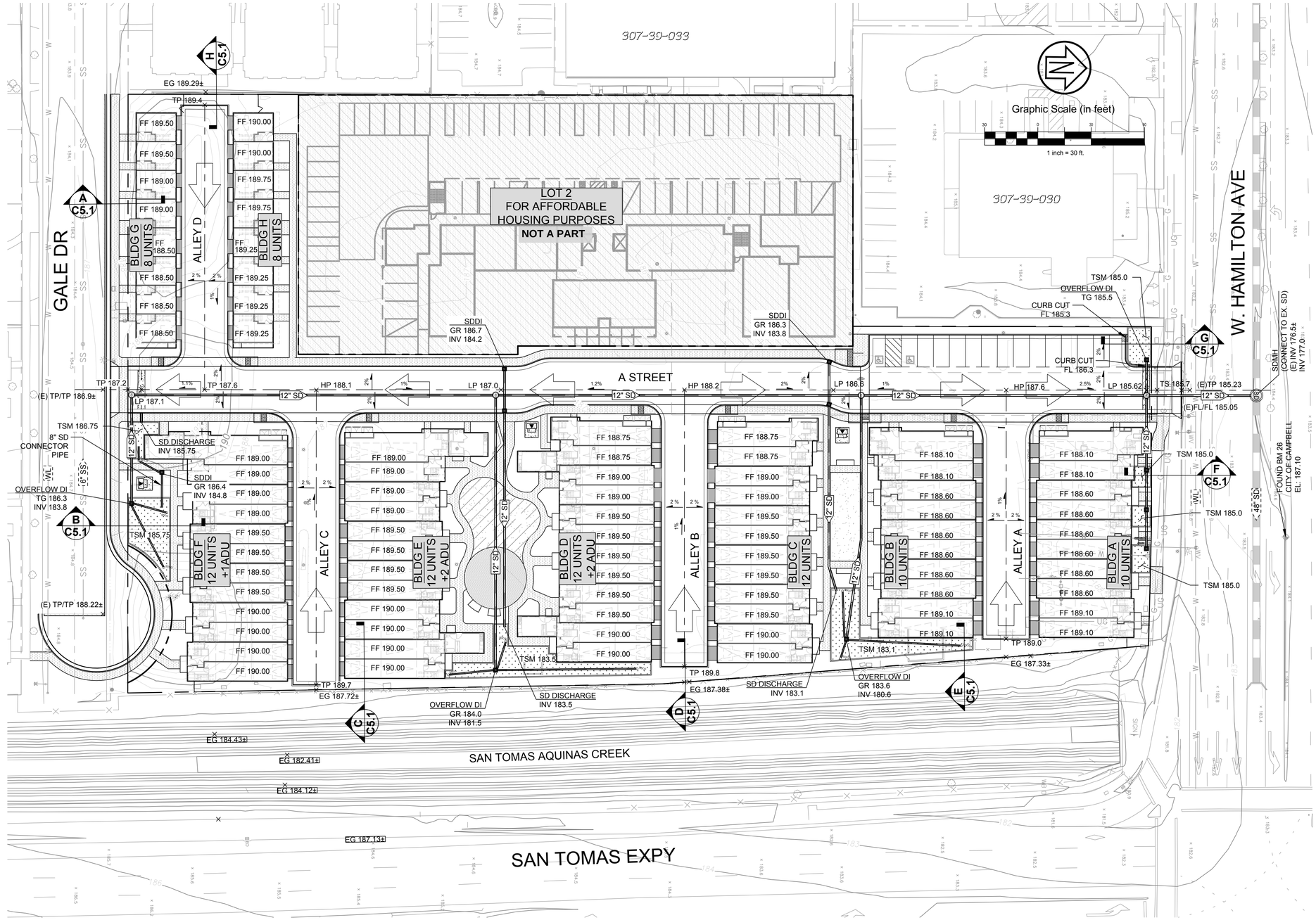
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	3,000	5,000
STREET SPOILS	1,400	
SUBTOTAL	4,400	5,000
NET TOTAL		600 <IMPORT>

EARTHWORK NOTES:

1. EARTHWORK IS PRELIMINARY AND IS SUBJECT TO CHANGE WITH FINAL DESIGN.
2. ROUGH GRADE CUT INCLUDES BUILDING PAD AND STORMWATER TREATMENT SPOILS.
3. MAXIMUM DEPTH OF CUT IS APPROXIMATELY 10' WITHIN STORMWATER TREATMENT FACILITIES.

NOTES:

1. PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING FINAL DESIGN.
2. ALL PUBLIC SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5%
3. TRASH CAPTURE DEVICES SHALL BE INSTALLED ON ALL STORM DRAIN INLETS.
4. ALL STORM DRAIN INLETS SHALL BE MARKED WITH "DRAINS TO BAY"



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LICENSE NO: 076690

PRELIMINARY GRADING PLAN

C5.0

SHEET: 5 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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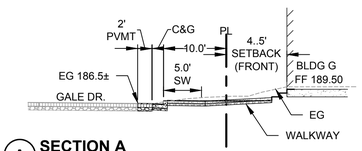
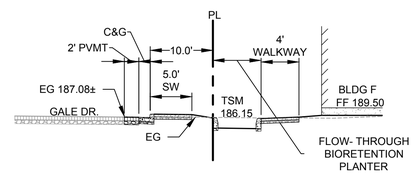
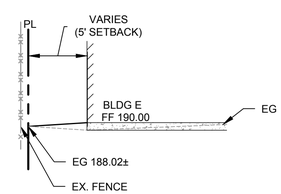


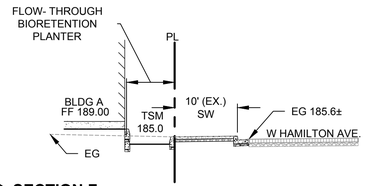
A SECTION A
SCALE: NTS



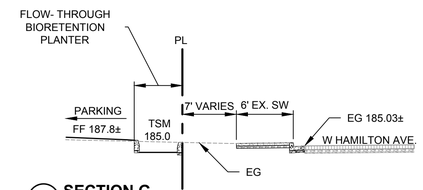
B SECTION B
SCALE: NTS



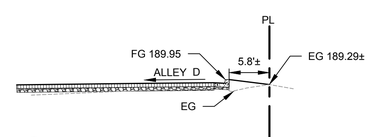
C SECTION C
SCALE: NTS



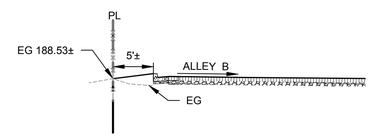
F SECTION F
SCALE: NTS



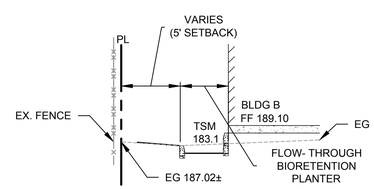
G SECTION G
SCALE: NTS



H SECTION H
SCALE: NTS



D SECTION D
SCALE: NTS



E SECTION E
SCALE: NTS

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ENGINEER: MICHAEL VIDRA
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PRELIMINARY SECTIONS

C5.1

SHEET: 6 OF 14
SCALE: NTS
DATE: 12.18.2024
PROJECT: 2400098

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ABBREVIATIONS

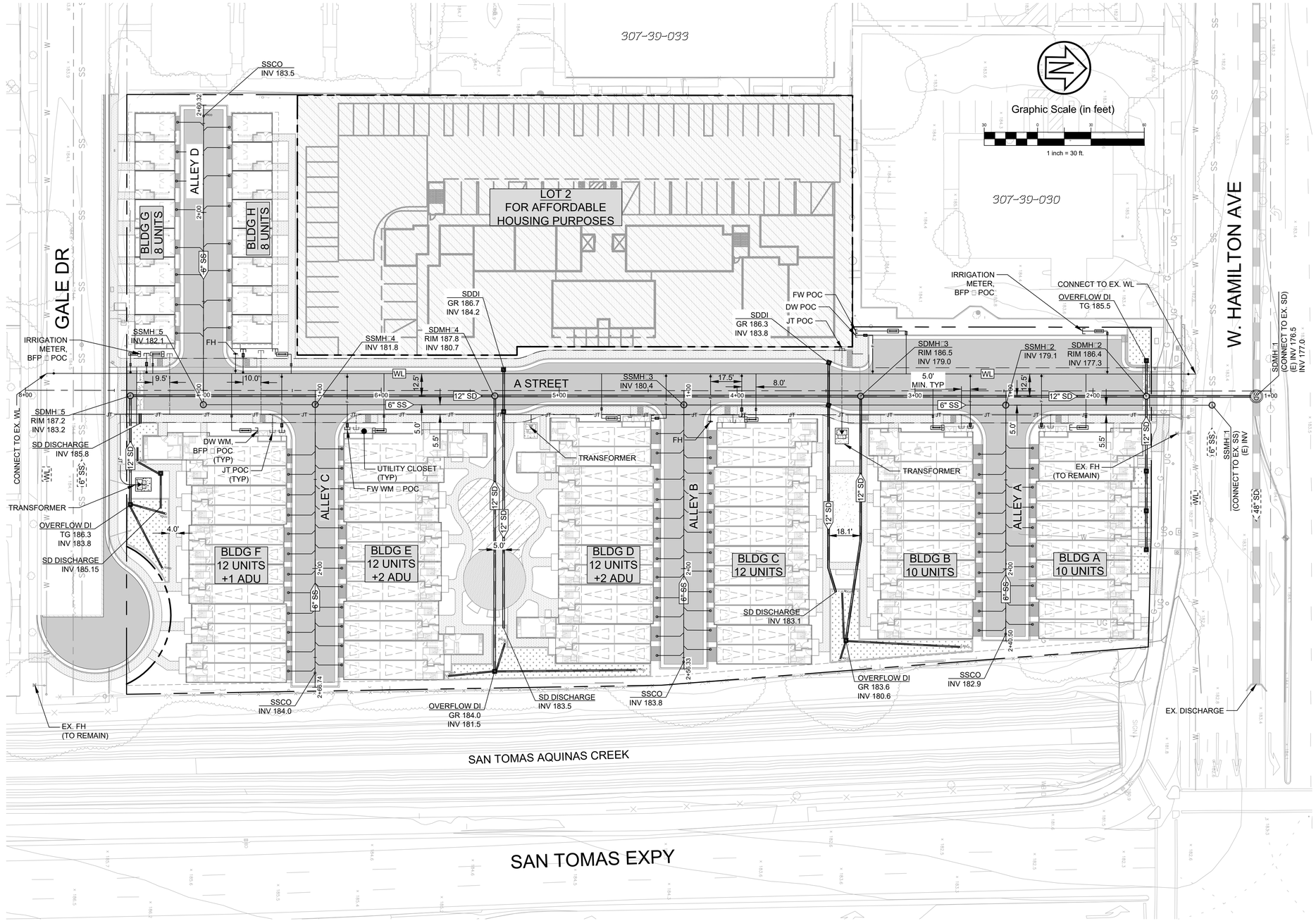
BLDG	BUILDING
BFP	BACKFLOW PREVENTER
DCA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DRAIN INLET
DW	DOMESTIC WATER
E,EX.	EXISTING
FH	FIRE HYDRANT
FW	FIRE WATER
GR	GRATE
INV	INVERT
JT	JOINT TRENCH
MH	MANHOLE
POC	POINT OF CONNECTION
SD	STORM DRAIN
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
TG	TOP OF GRATE
TYP	TYPICAL
WM	WATER METER
WL	WATER LINE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
W WL	WATER LINE	WL
SS X" SS	SANITARY SEWER	X" SS
X" SD	STORM DRAIN	X" SD
	JOINT TRENCH	JT JT
	JOINT SERVICE TRENCH	
	PAVEMENT	
	WALKWAY	
	FLOW-THRU PLANTER	
	STORM DRAIN MANHOLE	
	STORM DRAIN INLET	
	SEWER MANHOLE	
SSCO	SEWER CLEANOUT	SSCO
	SEWER SERVICE LATERAL	
	FIRE HYDRANT	
	WATER VALVE	WV
	WATER METER (DOMESTIC)	
	BACKFLOW PREVENTOR	
	POINT OF CONNECTION	
	DOUBLE CHECK DETECTOR ASSEMBLY	
	TRANSFORMER	

NOTES:

1. DEVELOPER TO INSTALL NEW WATER AND SEWER MAIN AND PROVIDE A PUBLIC UTILITY EASEMENT.
2. SIX INCH SANITARY SEWER PIPES SHALL HAVE A MINIMUM SLOPE OF S=0.0060 FT/FT PER WEST VALLEY SANITARY SEWER DISTRICT.
3. ONSITE STORM DRAIN SHALL BE PRIVATELY OWNED AND MAINTAINED.
4. STORM DRAIN PIPES SHALL HAVE A MINIMUM SLOPE TO MAINTAIN A VELOCITY OF 2 FEET PER SECOND WHEN FLOWING HALF FULL.
5. EXISTING SEWER LATERALS ONSITE ARE TO BE ABANDONED OR REMOVED AS NECESSARY.
6. TRANSFORMER LOCATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW BY PG□E.



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LICENSE NO: 076690

PRELIMINARY UTILITY PLAN

C6.0

SHEET: 7 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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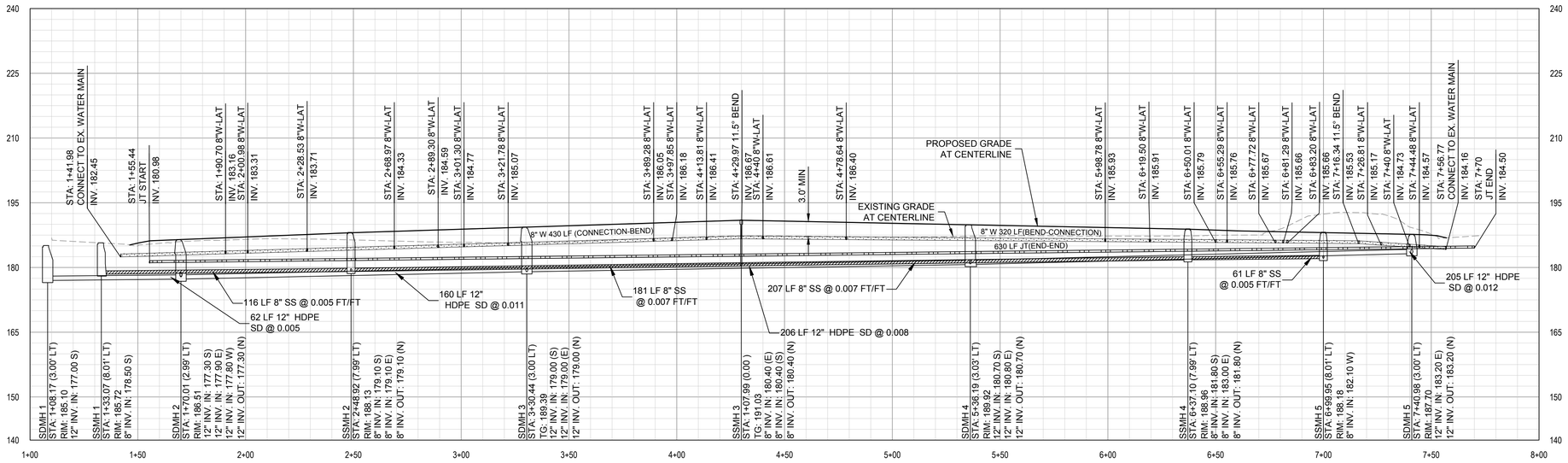
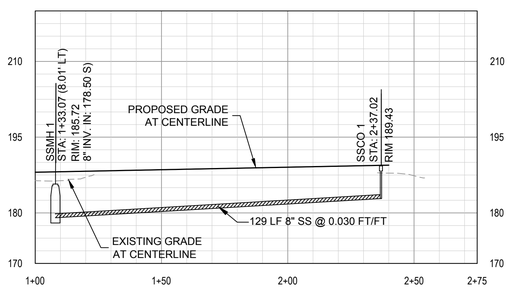


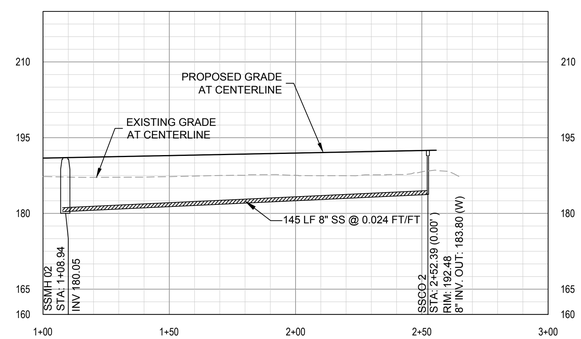
A STREET PROFILE

SCALE: HOR. 1" = 30' VERT. 1" = 15'



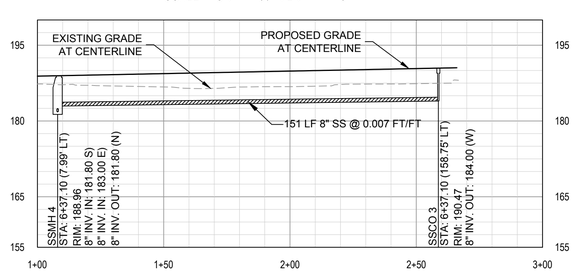
ALLEY A PROFILE

SCALE: HOR. 1" = 30' VERT. 1" = 15'



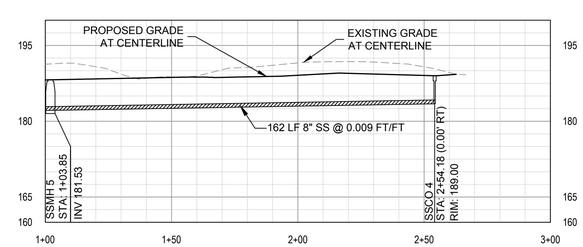
ALLEY B PROFILE

SCALE: HOR. 1" = 30' VERT. 1" = 15'



ALLEY C PROFILE

SCALE: HOR. 1" = 30' VERT. 1" = 15'



ALLEY D

SCALE: HOR. 1" = 30' VERT. 1" = 15'

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STATE OF CALIFORNIA

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

PRELIMINARY UTLITY PROFILES

C6.1

SHEET: 8 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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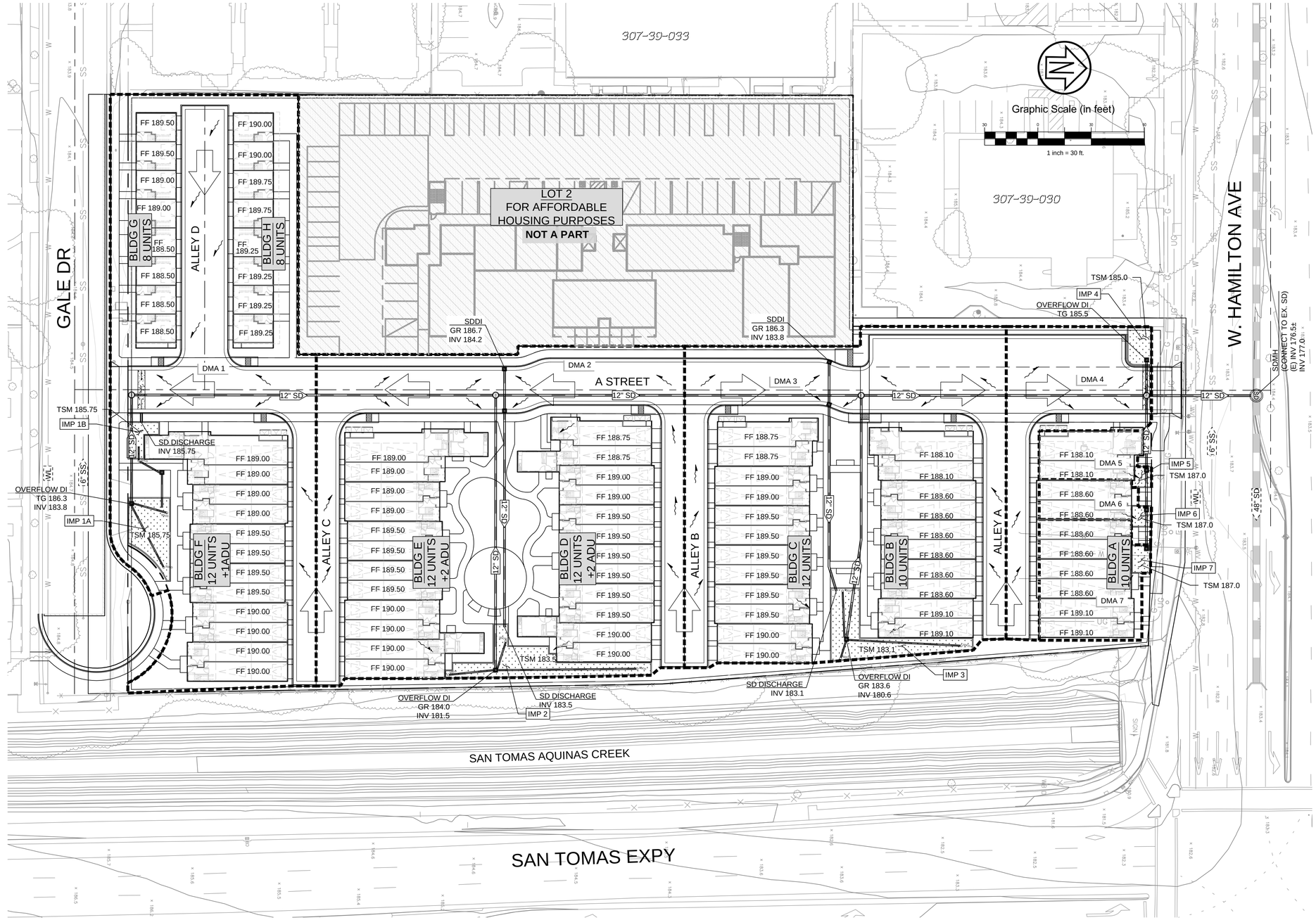

ABBREVIATIONS

AVE	AVENUE
BLDG	BUILDING
DI	DRAIN INLET
DR	DRIVE
E,EX.	EXISTING
EG	EXISTING GRADE
FF	FINISH FLOOR
GR	GRATE
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
MH	MANHOLE
SD	STORM DRAIN
SS	SANITARY SEWER
TP	TOP OF PAVEMENT
TSM	TOP OF SOIL MIX
W	WEST
WL	WATER LINE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	DMA BOUNDARY	
X" SD	STORM DRAIN	X" SD
	FLOW-THRU PLANTER	
	STORM DRAIN MANHOLE	SD
	STORM DRAIN INLET	
	TENTATIVE SPOT ARROW	
	OVERLAND FLOW RELEASE	

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PRELIMINARY STORMWATER CONTROL PLAN

C7.0

REGISTERED PROFESSIONAL ENGINEER MICHAEL J. VIDRA C 076690 CIVIL STATE OF CALIFORNIA

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

SHEET: 9 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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STORMWATER CONTROL PLAN NOTE:
THE REQUIRED C.3 TREATMENT AREAS ARE CALCULATED USING THE 4 PERCENT METHOD PER THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM C.3 STORMWATER HANDBOOK.

HYDROMODIFICATION NOTE:

THE PROJECT SITE IS LOCATED WITHIN AN AREA MAPPED AS CATCHMENTS DRAINING TO HARDENED CHANNEL AND/OR TIDAL AREAS ON THE CITY OF CAMPBELL HMP APPLICABILITY MAP. THUS, THE PROJECT IS EXEMPT FROM HYDROMODIFICIATION MANAGEMENT.

PROJECT SITE INFORMATION:

1. SOILS TYPE: CLAY LOAM (C)
2. GROUND WATER DEPTH: MORE THAN 80 INCHES
3. NAME OF RECEIVING BODY: SAN TOMAS AQUINAS CREEK
4. FLOOD ZONE: ZONE X

SURFACE DATA:

2.a. ENTER THE PROJECT PHASE NUMBER: N/A
2.b. TOTAL AREA OF SITE: 3.79 AC
2.c. TOTAL EXISTING IMPERVIOUS SURFACES ON SITE: 101,984 SF
2.d. TOTAL AREA OF SITE THAT WILL BE DISTURBED: 3.79 ACRES

SOURCE CONTROL MEASURES:

1. LABEL ALL STORM DRAIN INLETS WITH "NO DUMPING - FLOWS TO BAY"

SURFACE DATA

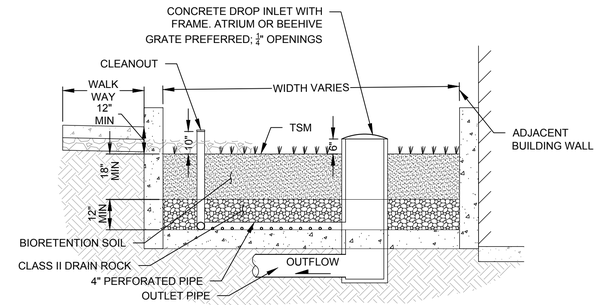
COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	EXISTING SURFACE (SF)	PROPOSED SURFACE		
		TO BE REPLACED (SF)	NEW (SF)	
2.e. IMPERVIOUS SURFACES				
ROOF AREA	18,584	72,584	17,849	TOTAL PROPOSED IMPERVIOUS SURFACE (REPLACED + NEW)
ASPHALT DRIVEWAY	80,116	45,933	11,097	
PUBLIC STREETS	3,284	2,499	0	
PRIVATE STREETS	0	0	0	
IMPERVIOUS SURFACES TOTAL	e.1. 101,984	e.2. 121,016	e.3. 28,946	e.4. 149,962
2.f. PERVIOUS SURFACES				TOTAL PROPOSED PERVIOUS SURFACE (REPLACED + NEW)
LANDSCAPE AREA	71,350	0	23,372	
PERVIOUS SURFACES TOTAL	f.1. 71,350	f.2. 0	f.3. 23,372	f.4. 23,372

PERCENTAGE OF SITE'S IMPERVIOUS AREA REPLACEMENT (e.2/2.c.) X 100				g. 100%

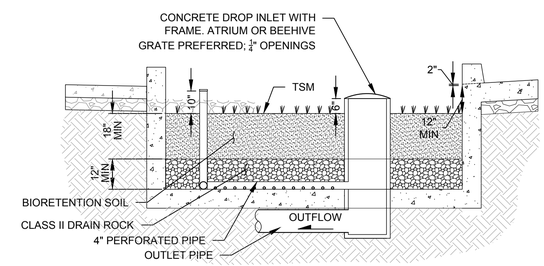
STORMWATER CONTROL MEASURE SUMMARY TABLE

DMA #	TREATMENT TYPE	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE TREATMENT AREA[1] (SF)	REQUIRED C.3 TREATMENT AREA[2] (SF)	TREATMENT AREA PROVIDED (SF)	OVERFLOW RISER HEIGHT (in)
1	FLOW-THROUGH PLANTER	32,540	30,913	1627	31,076	927	1003	6
2	FLOW-THROUGH PLANTER	38,306	37,540	766	37,616	1126	1228	6
3	FLOW-THROUGH PLANTER	32,008	31,368	640	31,432	941	1180	6
4	FLOW-THROUGH PLANTER	6,660	6,660	0	6,660	200	255	6
5	FLOW-THROUGH PLANTER	1,946	1,926	20	1,928	58	101	6
6	FLOW-THROUGH PLANTER	1,485	1,470	15	1,472	44	111	6
7	FLOW-THROUGH PLANTER	3,930	3,537	393	3,576	106	145	7

NOTES:
1. EFFECTIVE TREATMENT EAREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 0.1 TIMES THE TOTAL PERVIOUS AREA.
2. THE REQUIRED C.3 TREATMENT AREA IS CALCULATED USING THE 0.2 INCH-PER-HOUR INTENSITY (UNIFORM INTENSITY APPROACH) ALSO KNOWN AS THE SIMPLIFIED SIZING METHOD AND 4 PERCENT METHOD PER THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C.3 STORMWATER HANDBOOK.



FLOW-THROUGH PLANTER DETAIL - IMP 1B, 2, 3, & 5 TO 7
NOT TO SCALE



FLOW-THROUGH PLANTER DETAIL - IMP 1A & 4
NOT TO SCALE

BIORETENTION NOTES:

1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BIORETENTION SOIL MEDIA.
2. COMPACT EACH 6" LIFT OF BIORETENTION SOIL MEDIA WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, LET DRY OVERNIGHT BEFORE PLANTING.
3. NEVER WORK WITHIN BIORETENTION AREA LIMITS DURING RAIN OR UNDER WET CONDITIONS.
4. KEEP ALL HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.

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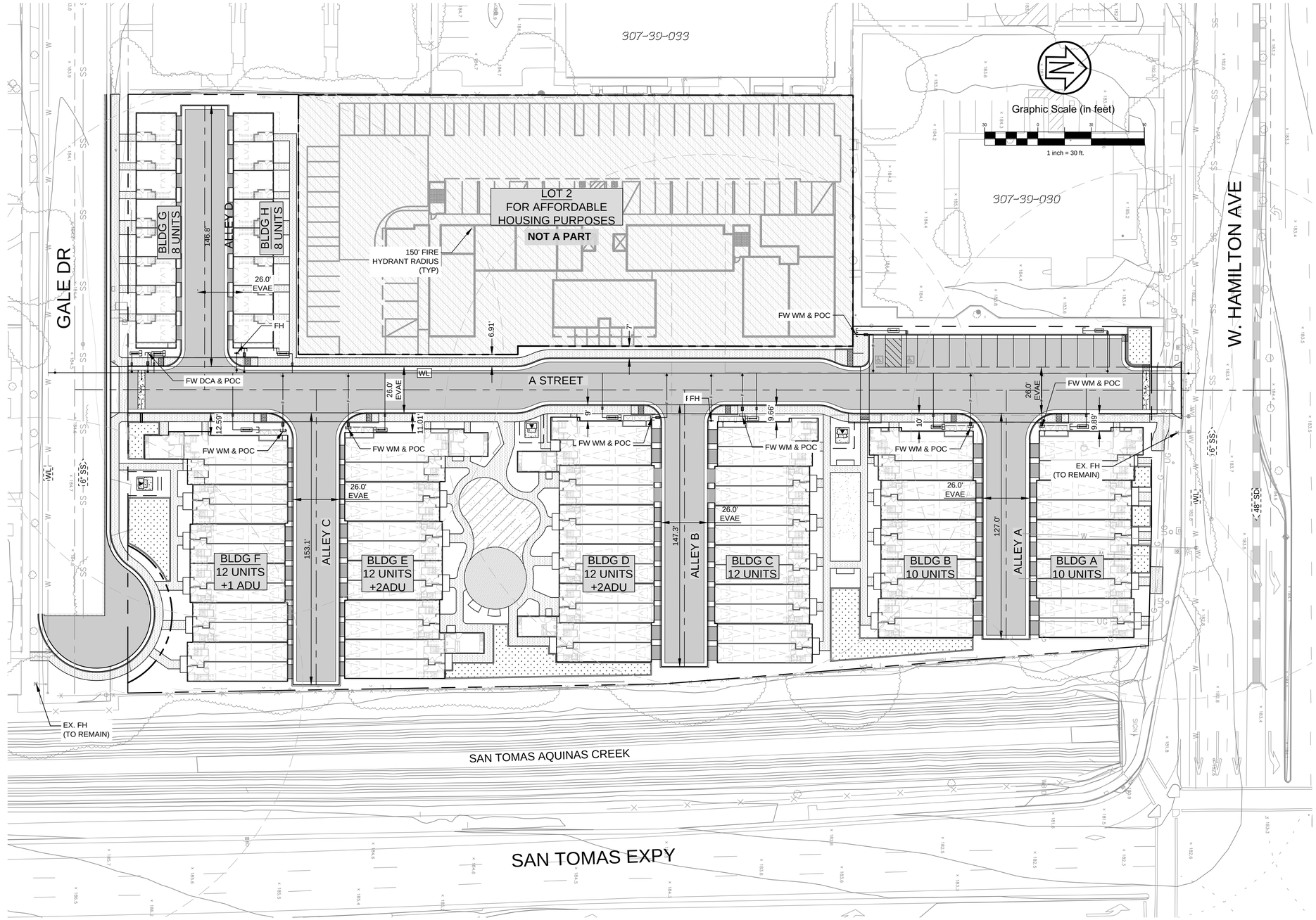

ABBREVIATIONS

BLDG	BUILDING
BFP	BACKFLOW PREVENTER
DCA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DRAIN INLET
DW	DOMESTIC WATER
E,EX.	EXISTING
FH	FIRE HYDRANT
FW	FIRE WATER
POC	POINT OF CONNECTION
TYP	TYPICAL
WM	WATER METER
WL	WATER LINE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
W WL	WATER LINE	WL
	PAVEMENT	
	FIRE HYDRANT	
	WATER VALVE	WV
	WATER METER (DOMESTIC)	
	BACKFLOW PREVENTOR	
	POINT OF CONNECTION	
	DOUBLE CHECK DETECTOR ASSEMBLY	

CITY VENTURES

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700 WEST HAMILTON AVENUE

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PRELIMINARY EMERGENCY ACCESS PLAN

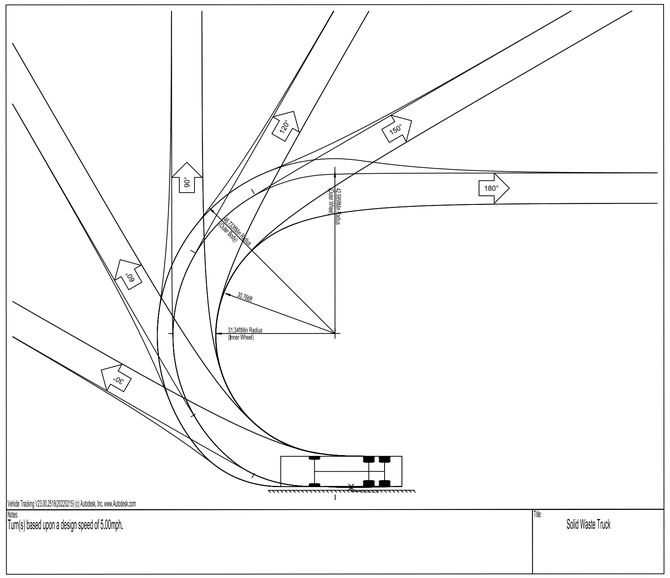
C8.0

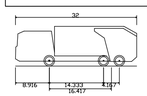
REGISTERED PROFESSIONAL ENGINEER MICHAEL J. VIDRA C 076690 CIVIL STATE OF CALIFORNIA

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

SHEET: 11 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

©HUNT HALE JONES ARCHITECTS





Solid Waste Truck	
Overall Length	32.000ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.220ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Wheel Angle	27.40°

NOTES

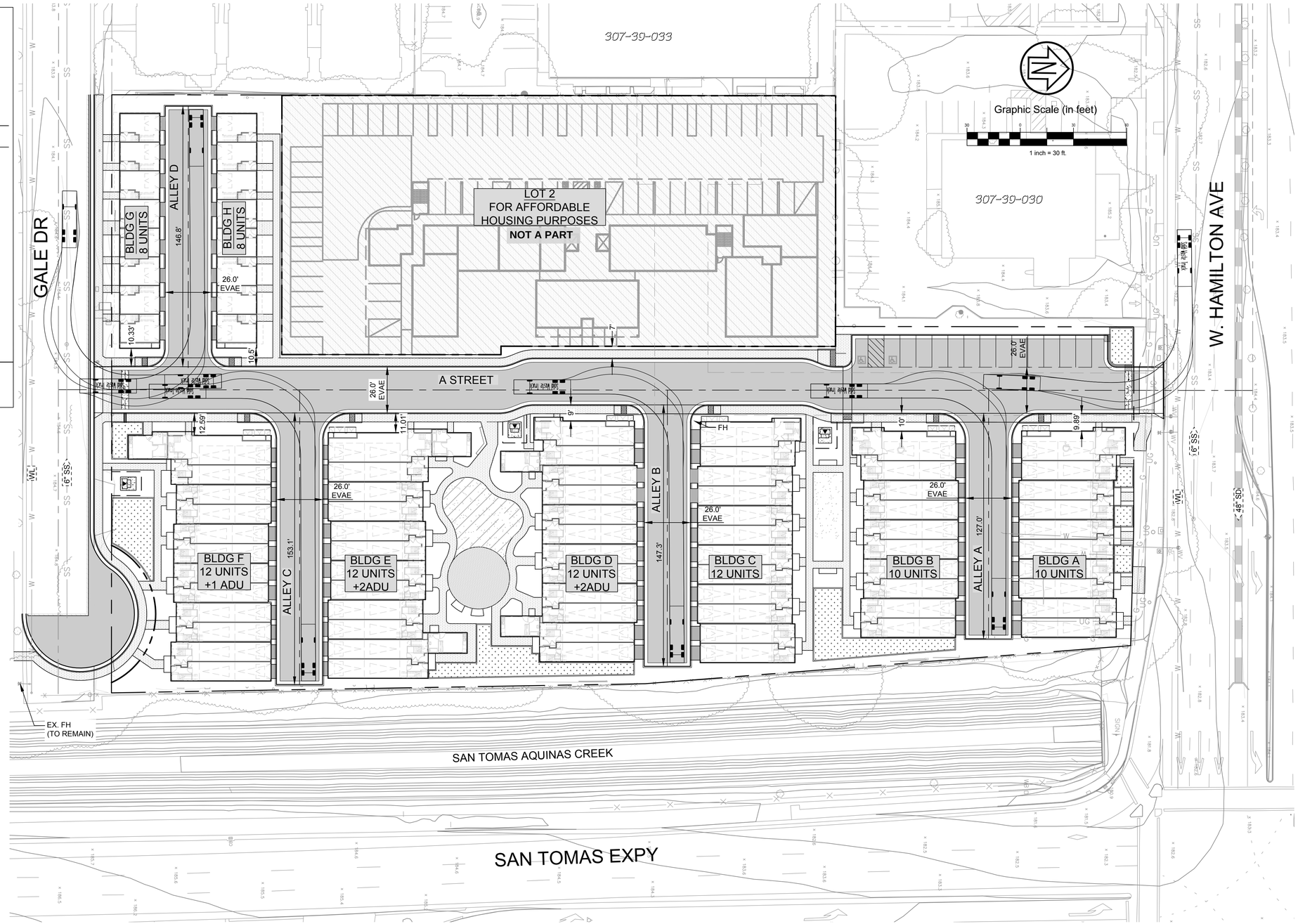
TRASH CANS WILL BE STORED IN THE GARAGES AND PLACED OUTSIDE THE GARAGE DOOR DURING TRASH PICKUP DAY.

ABBREVIATIONS

BLDG	BUILDING
BFP	BACKFLOW PREVENTER
DI	DRAIN INLET
DW	DOMESTIC WATER
E,EX.	EXISTING
FH	FIRE HYDRANT
FW	FIRE WATER
POC	POINT OF CONNECTION
TYP	TYPICAL
WM	WATER METER
WL	WATER LINE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
W WL	WATER LINE	WL
	PAVEMENT	
	FIRE HYDRANT	
	WATER VALVE	WV
	WATER METER (DOMESTIC & FIRE)	
	BACKFLOW PREVENTOR	
	POINT OF CONNECTION	



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PRELIMINARY TRASH MANAGEMENT PLAN

C9.0

REGISTERED PROFESSIONAL ENGINEER MICHAEL J. VIDRA C 076690 CIVIL STATE OF CALIFORNIA

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

SHEET: 12 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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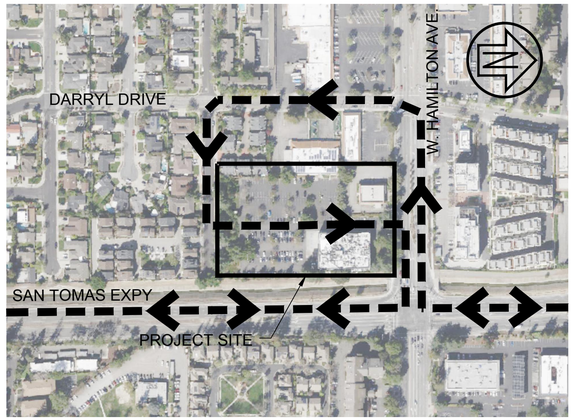
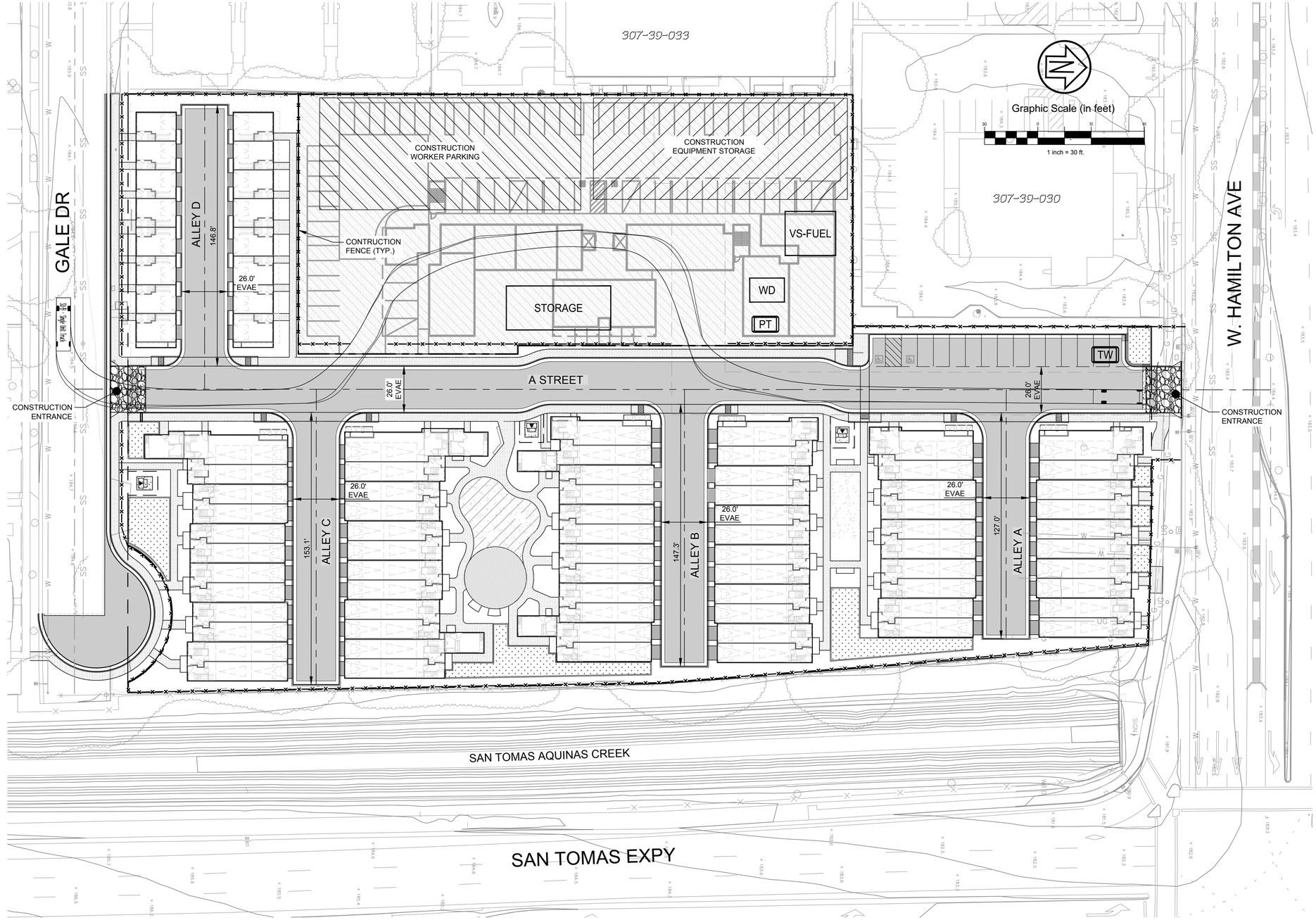


PLAN VIEW
SCALE: 1" = 250'



NOTES

1. PRELIMINARY CONSTRUCTION EQUIPMENT TO BE USED MAY INCLUDE BUT ARE NOT LIMITED TO GRINDER, DUMP TRUCKS, SKID STEER, EXCAVATOR, AND BACKHOE.
2. POTENTIAL PRELIMINARY CONSTRUCTION EQUIPMENT THAT MAY REMAIN OVERNIGHT IN THE CONTRUCTION EQUIPMENT STORAGE AREA MAY INCLUDE BUT ARE NOT LIMITED TO GRINDER, EXCAVATOR, AND BACKHOE.

ABBREVIATIONS

AVE	AVENUE
BLDG	BUILDING
E.EX.	EXISTING
EXPY	EXPRESSWAY
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
TYP	TYPICAL
W	WEST

CONSTRUCTION STAGING LEGEND

EXISTING

—×—×—×—×—×—	CONSTRUCTION FENCING
	CONSTRUCTION ENTRANCE
WD	CONCRETE WASHDOWN AREA
STORAGE	NON HAZARDOUS STORAGE
PT	PORTABLE TOILET WITH LINER
TW	TIRE WASH
VS-FUEL	VEHICLE FUEL STORAGE

CITY VENTURES

HAMILTON AVENUE

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PRELIMINARY CONSTRUCTION STAGING PLAN

C10.0

REGISTERED PROFESSIONAL ENGINEER MICHAEL J. VIDRA C 076690 CIVIL STATE OF CALIFORNIA

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

SHEET: 13 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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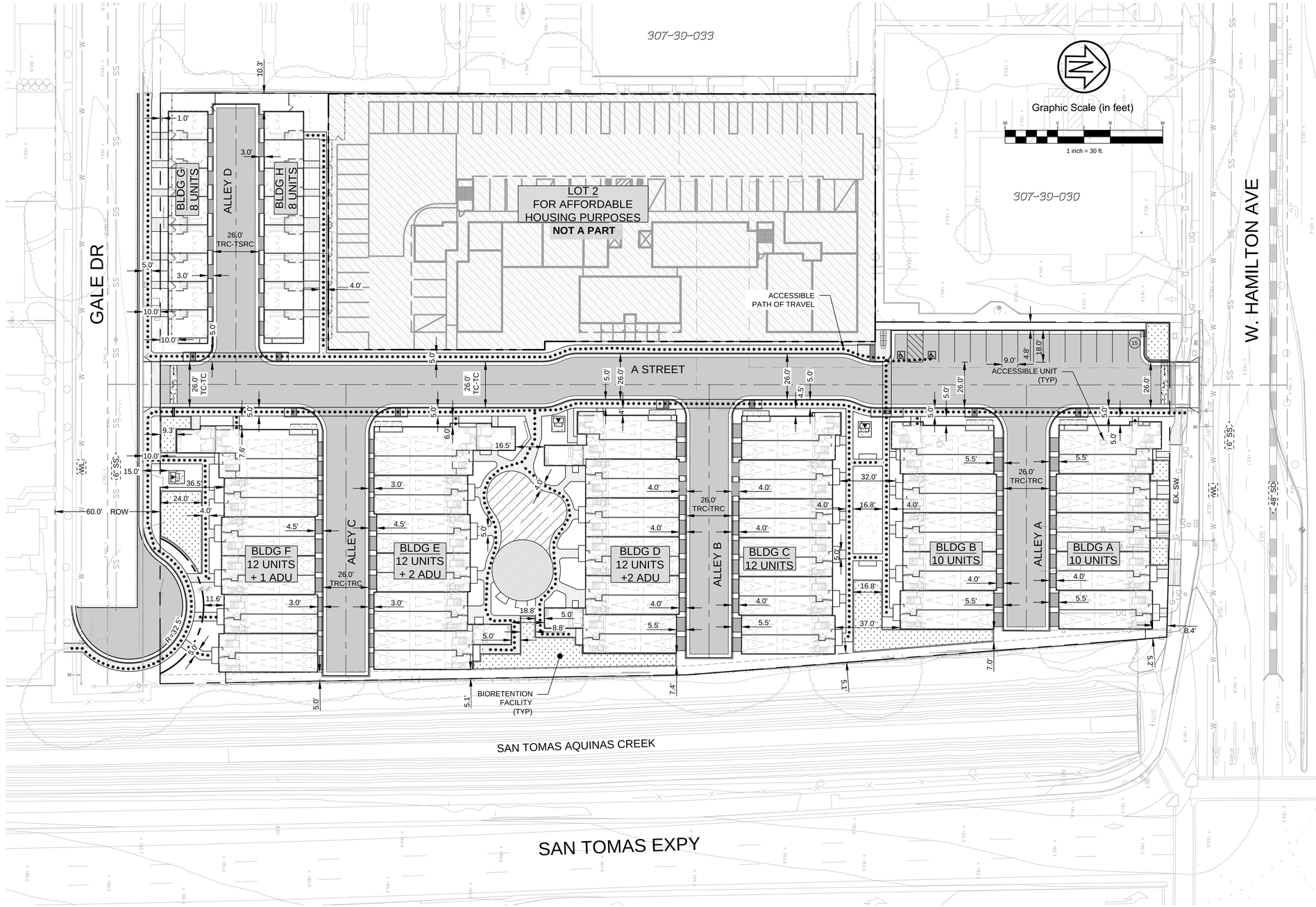

ABBREVIATIONS

BG	BACK OF GUTTER
C&G	CURB & GUTTER
ESMT	EASEMENT
EX	EXISTING
R	RADIUS
ROW	RIGHT OF WAY
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TRC	TOP OF ROLLED CURB
TSRC	TOP OF SPILL ROLLED CURB
TYP	TYPICAL
WL	WATER LINE

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EASEMENT	
W WL	WATER LINE	WL
SS X" SS	SANITARY SEWER	X" SS
X" SD	STORM DRAIN	X" SD
	PAVEMENT	
	WALKWAY	
	FLOW-THRU PLANTER	
	ACCESSIBLE PATH OF TRAVEL	

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REGISTERED PROFESSIONAL ENGINEER MICHAEL J. VIDRA C 076690 CIVIL STATE OF CALIFORNIA

ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

PRELMINARY ACCESSIBILITY PLAN

C11.0

SHEET: 14 OF 14
SCALE: 1" = 30'
DATE: 12.18.2024
PROJECT: 2400098

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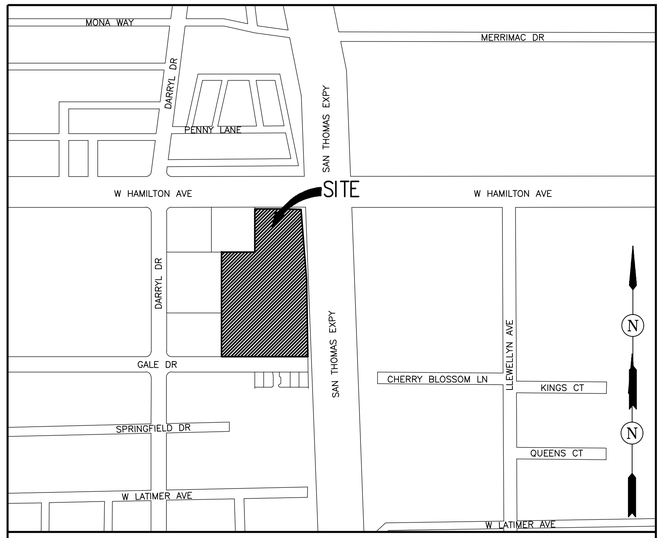
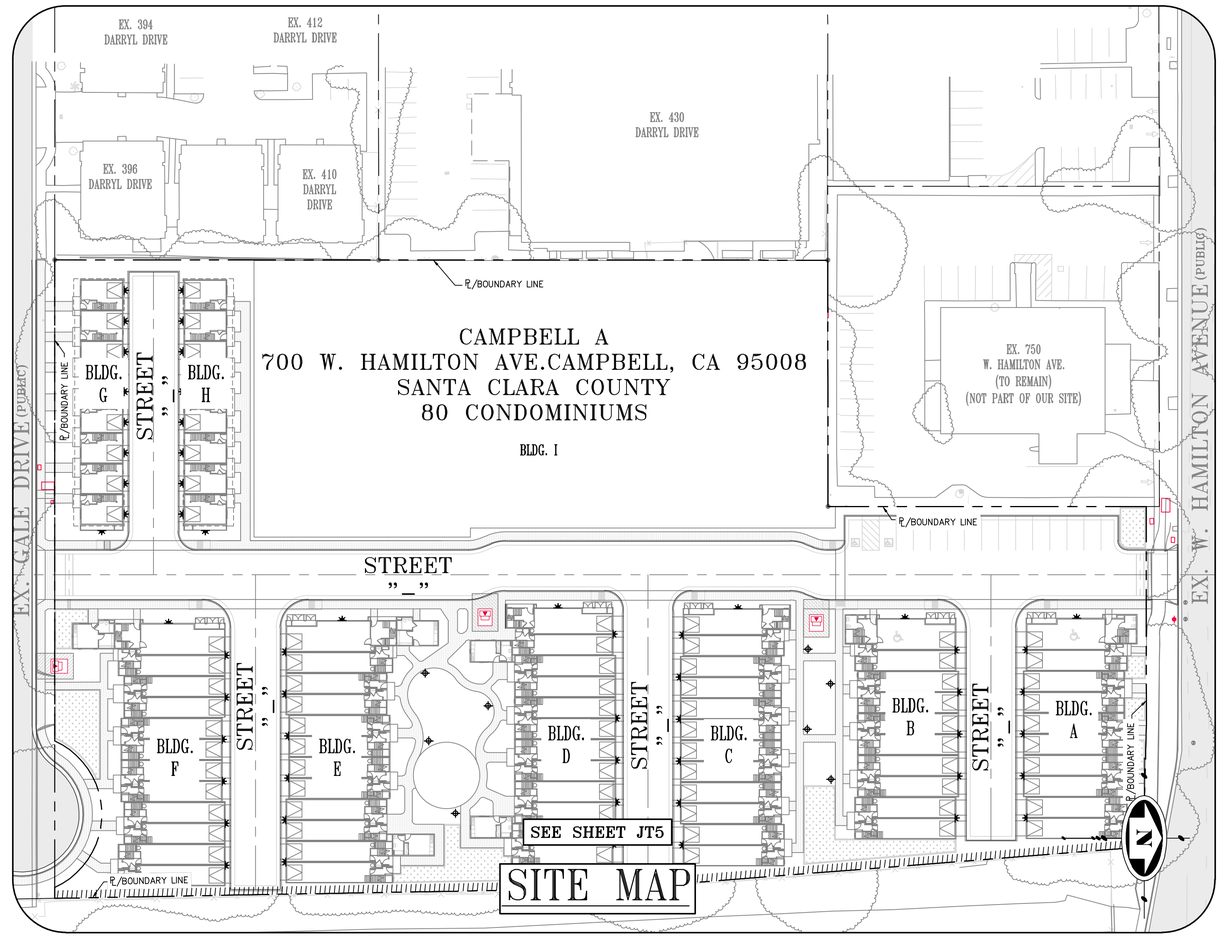
CITY VENTURES
CAMPBELL A
CAMPBELL SANTA CLARA COUNTY CALIFORNIA



VICINITY MAP
NOT TO SCALE



SHEET INDEX

SHEET NO.	DESCRIPTION
JT1	JOINT TRENCH COMPOSITE TITLE SHEET
JT2	JOINT TRENCH GENERAL NOTES AND DETAILS
JT3	JOINT TRENCH DETAILS
JT4	JOINT TRENCH SECTIONS AND DETAILS
JT5	JOINT TRENCH COMPOSITE PLAN

(tbd) L.F. OF JOINT TRENCH
SHALL BE INSTALLED WITH THIS JOINT TRENCH PLAN SET

(8) NEW SERVICE COMPLETIONS (ELECTRIC, CATV, AND TELEPHONE TO (8) BUILDINGS THAT INCLUDE (80) CONDOMINIUM UNITS.

TARRAR UTILITY REP.:	KHALID TARRAR	JOB NO.	224116	PHONE NO.	(925) 240-2595
DEVELOPER:	CITY VENTURES	JOB NO.	224116	PHONE NO.	650-465-3628
PG&E ELECTRIC COORDINATOR:	ELEC REP	JOB NO.	ELECJOBNO	PHONE NO.	ELECPHNO
PG&E GAS COORDINATOR:	GAS REP	JOB NO.	GASJOBNO	PHONE NO.	GASPHNO
TELEPHONE REP.:	TELE REP	JOB NO.	TELEJOBNO	PHONE NO.	TELEPHNO
CABLE T.V. REP.:	CATV REP	JOB NO.	CATVJOBNO	PHONE NO.	CATVPHNO

FILES STATUS

DESCRIPTION:	BY:	DATE:	STATUS:
CIVIL PLANS (ELECTRONIC FILE)	CSW	10-17-2024	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	HHJA	10-17-2024	R
LANDSCAPE PLANS (ELECTRONIC FILE)	C2 COLLABORATIVE	10-17-2024	R
GAS DESIGN	XXXX	XX-XX-XXXX	XXXX
ELECTRIC DESIGN	XXXX	XX-XX-XXXX	XXXX
TELEPHONE INTENT REPLY	XXXX	XX-XX-XXXX	XXXX
CATV INTENT REPLY	XXXX	XX-XX-XXXX	XXXX
STREET LIGHT PLANS – PUBLIC	TARRAR UTILITY CONSULTANTS	10-17-2024	R
STREET LIGHT PLANS – PRIVATE	TARRAR UTILITY CONSULTANTS	10-17-2024	R
SOILS REPORT	XXXX	XX-XX-XXXX	XXXX

A = APPROVED • **ANS** = APPROVED NOT SIGNED • **NA** = NOT APPROVED • **F** = FIRST SUBMITTAL • **SS** = SECOND SUBMITTAL • **R** = RECEIVED

LEGEND

JT	PROPOSED JOINT TRENCH
JTX	PROPOSED JOINT TRENCH CROSSING
PVT JT	PROPOSED PRIVATE JOINT TRENCH
SVC	PROPOSED JOINT TRENCH SERVICE
EX JT	EXISTING JOINT TRENCH
GAS	PROPOSED GAS
EX GAS	EXISTING GAS
EX FO	EXISTING FIBER OPTIC
ESL	EXISTING STREET LIGHT CONDUIT
ECUG	EXISTING UNDERGROUND CATV LINES
EEUG	EXISTING UNDERGROUND ELECTRIC LINES
EUUG	EXISTING UNDERGROUND UTILITY LINES
ETUG	EXISTING UNDERGROUND TELEPHONE LINES
EUOH	EXISTING OVERHEAD UTILITY LINES
ECOH	EXISTING OVERHEAD CATV LINES
ETOH	EXISTING OVERHEAD TELEPHONE LINES
EEOH	EXISTING OVERHEAD ELECTRIC LINES
CUG	PROPOSED UNDERGROUND CATV LINES
EUG	PROPOSED UNDERGROUND ELECTRIC LINES
TUG	PROPOSED UNDERGROUND TELEPHONE LINES
UOH	PROPOSED OVERHEAD UTILITY LINES
	DESIGNATES UTILITY LINES TO BE REMOVED
	EXISTING PRIMARY SPLICE BOX
	EXISTING SECONDARY SPLICE BOX

DESIGN CHANGE COMPONENT
ANY CHANGES TO THIS DESIGN
MUST BE APPROVED BY
-
PG&E GAS ADE

SUBSTRUCTURE VERIFICATION STAMP
DEVELOPER NOTE AND SIGN
ALL PG&E ENCLOSURES AND BOXES HAVE BEEN SET TO GRADE ACCORDING TO GRADE STAKES PROVIDED BY DEVELOPERS ENGINEER. ALL COSTS TO RELOCATE OR READJUST BOXES AT A LATER DATE WILL BE BILLED TO THE DEVELOPER. PLEASE HAVE YOUR JOB SUPT. VERIFY THE CORRECT GRADE OF ALL ENCLOSURES AND BOXES, AND SIGN AND DATE DRAWING.
THANK YOU
SIGNED _____
DATE: _____

COMPOSITE DRAWING BY DEVELOPER
Approved _____ Telephone representative _____ Date
Approved _____ CATV representative _____ Date

TARRAR UTILITY CONSULTANTS
APPROVED FOR SUBMITTAL
HAIDER KAMMOONAH
QUALIFIED APPLICANT DESIGN ENGINEER

CITY VENTURES
HAMILTON AVENUE
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JOINT TRENCH COMPOSITE TITLE SHEET
JT1

DATE: 10.18.2024
PROJECT: 317083.00

PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPLICE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPLICE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
7. ALL PG&E, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-INS"; THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPLICE BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPLICE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPLICE BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPLICE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPLICE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPLICE BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPLICE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPLICE BOXES & XFMRS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY – BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM CSW (949-542-7717).

ABBREVIATION LIST

B/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRR.	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH TERM UNITS	J.T.	JOINT TRENCH	SCH.	SCHEDULE
CB	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
℄	CENTERLINE	LE	LANDSCAPE EASEMENT	SHT.	SHEET
CAT.	CATALOG	LF	LINEAR FOOT/FEET	S/W	SIDE WALK
C OR CATV	CABLE TELEVISION	MH	MANHOLE	SS	SANITARY SEWER
CFH	CUBIC FEET PER HOUR	MIN.	MINIMUM	SSE	SANITARY SEWER EASEMENT
C.I.P.	CAPITOL IMPROVEMENT PROJECT	MPOE	MINIMUM POINT OF ENTRY	ST. LT.-S/L	STREET LIGHT
CL	CENTER LINE	N.T.S.	NOT TO SCALE	SUBD'V	SUBDIVISION
CU	COPPER	O.D.	OUTER DIAMETER	Sqft.	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PIEUE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	TUC	TARRAR UTILITY CONSULTANTS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT			TYP.	TYPICAL
		ℙ	PROPERTY LINE	T/S	TRAFFIC SIGNAL
EX.	EXISTING	P.S.	POWER SUPPLY	U.G.	UNDERGROUND
F/C	FACE OF CURB	PROJ.	PROJECT	U.O.N.	UNLESS OTHERWISE NOTED
FH	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	V	VOLT
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	W	WATT
F.O.	FIBER OPTIC	PVAW	PRIVATE VEHICLE ACCESS WAY	WT	WATER
G	GAS	P.V.C.	POLY VINYL CHLORIDE	W/	WITH
GALV.	GALVANIZE	PwlE	PUBLIC WATER LINE EASEMENT	W/O	WITHOUT
G.E.	GENERAL ELECTRIC	PWR	POWER	WLE	WATER LINE EASEMENT
GRD.	GROUND	PUE	PUBLIC UTILITY EASEMENT	XFMR	TRANSFORMER
H.O.A.	HOME OWNERS ASSOCIATION				

JOINT TRENCH AND UTILITY BOX LOCATION

JOINT TRENCH STREET SECTIONS

NOT TO SCALE
NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
* UNLESS OTHERWISE SHOWN

WITHIN ROADWAY SECTION
(95% RELATIVE COMPACTION FOR THE TOP 6"
BELOW ROAD SUBGRADE AND 90% BELOW THAT)

GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS UO STANDARD S5453.
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-INS").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY. AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE CITY OF CAMPBELL REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION, CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONAL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. "DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A CITY OF CAMPBELL ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE CITY OF CAMPBELL AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT."

CITY VENTURES

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JOINT TRENCH GENERAL NOTES AND DETAILS

JT2

DATE: 10.18.2024
PROJECT: 317083.00

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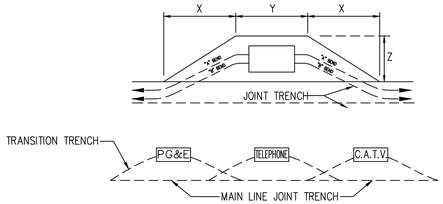
JOINT TRENCH TRANSITION

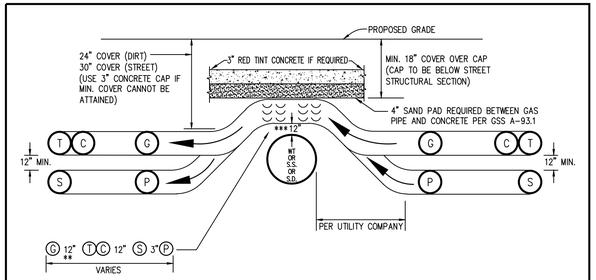


BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters box) "X"	"Y"	"Z"	NOTES
"A"	3' x 5'	24'	7'	5'	BEND IS 60' RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	24'	11'	7'	
"B"	3' x 5'	32'	7'	5'	BEND IS 30' RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-2 1/2' CONDUIT SECTION FOR EACH BEND SHOWN.
	4'-6" x 8'-6"	32'	11'	7'	

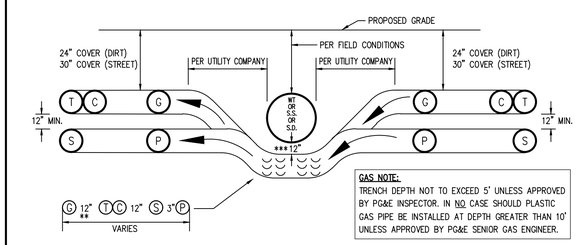
NOTE:

1. CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO VAULTS AS REQUIRED BY EACH UTILITY.
2. TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
3. CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

DETAIL 1 / JT3 — N.T.S. — TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 1 (PREFERRED METHOD)



GAS NOTE:
TRENCH DEPTH NOT TO EXCEED 5' UNLESS APPROVED BY PG&E INSPECTOR. IN NO CASE SHOULD PLASTIC GAS PIPE BE INSTALLED AT DEPTH GREATER THAN 10' UNLESS APPROVED BY PG&E SENIOR GAS ENGINEER.

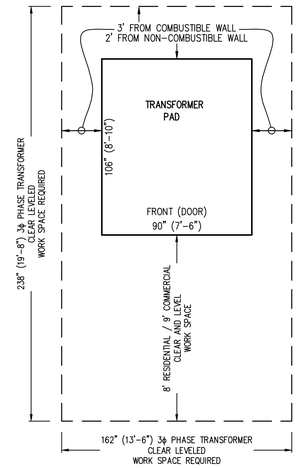
JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN
CHOICE 2 (OPTIONAL METHOD)

* SEE MINIMUM COVER & CLEARANCE CHART

** WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMINCATION DUCTS (TELEPHONE & CATV).

*** 6" MINIMUM REQUIRED BY PG&E-ADDITIONAL CLEARANCE MAYBE REQUIRED BY CITY OR COUNTY

DETAIL 2 / JT3 — N.T.S. — OVER UNDER DETAILS



PG&E 3Ø CLEAR AND LEVEL WORK SPACE CLEARANCES

DETAIL 4 / JT3 — N.T.S. — PG&E PAD MOUNTED TRANSFORMER CLEARANCE & PROTECTION DETAIL

NOT TO SCALE

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

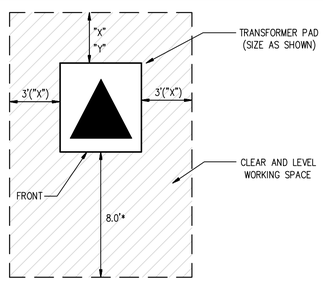
PUBLIC UTILITY SYSTEM (JOINT TRENCH)	P.G.&E. ELECTRIC	P.G.&E. GAS	TELEPHONE	C.A.T.V.	CONTRACTOR
TRENCHING:					
EXCAVATE, BACKFILL AND COMPACT.	○	○	○	○	●
GAS MATERIAL:					
FURNISH.	○	●	○	○	○
INSTALL.	○	●	○	○	○
ELECTRIC CABLE:					
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC CONDUIT:					
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC SPLICE BOXES:					
EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC TFMR. ENCLS.:					
EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC EQUIP. ENCLS.:					
EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC TFMR. PADS:					
GRADE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
ELECTRIC SWITCH PADS:					
GRADE.	○	○	○	○	○
FURNISH.	○	○	○	○	○
INSTALL.	○	○	○	○	○
TELEPHONE CONDUIT:					
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE CABLE:					
FURNISH.	○	○	●	○	○
INSTALL.	○	○	●	○	○
TELEPHONE SPLICE BOX:					
EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●
TELEPHONE INTER. PADS:					
GRADE.	○	○	○	○	○
FURNISH.	○	○	○	○	○
INSTALL.	○	○	○	○	○
C.A.T.V. CONDUITS:					
FURNISH.	○	○	●	○	○
INSTALL.	○	○	●	○	○
C.A.T.V. SPLICE BOXES:					
EXCAVATE.	○	○	○	○	●
FURNISH.	○	○	○	○	●
INSTALL.	○	○	○	○	●

STREET LIGHTING SYSTEM	P.G.&E.	CONTRACTOR
WIRE:		
FURNISH.	○	●
INSTALL.	○	●
CONDUIT:		
FURNISH.	○	●
INSTALL.	○	●
BASES:		
FURNISH.	○	●
INSTALL.	○	●
LUMINAIRES:		
FURNISH.	○	●
INSTALL.	○	●
SPLICE BOXES:		
FURNISH.	○	●
INSTALL.	○	●
EXCAVATE.	○	●
POLES & ARMS:		
FURNISH.	○	●
INSTALL.	○	●

SCHEDULE: LS2A
INSTALL IN JOINT TRENCH: NO/YES
INSTALL IN SEPARATE TRENCH: YES/NO
CONDUIT SIZE: 1 1/2"
CONDUIT TYPE: SCH. 40
WIRE SIZE: #8 TYPE: CU

ADDITIONAL NOTES:
DEVELOPER TO SUPPLY AND INSTALL GAS & ELECTRIC FACILITIES UNDER THE COMPETITIVE BIDDING PROVISIONS OF PG&E GREEN BOOK RULES 15, 16 AND 20.

● DESIGNATES THE WORK TO BE PERFORMED BY THE CONTRACTOR AND EACH UTILITY COMPANY.



"X"= 3' MIN. CLEARANCE FROM COMBUSTIBLE WALL

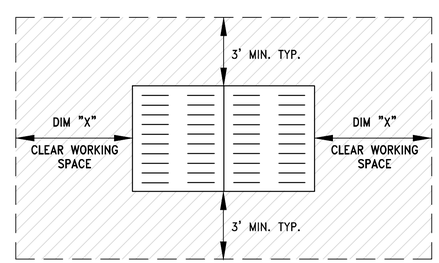
"Y"= 2' MIN. CLEARANCE FROM NON-COMBUSTIBLE WALL

* MINIMUM 9' (COMMERCIAL/HIGH DENSITY) FROM FACE OF CURB

* MINIMUM 3' (RESIDENTIAL/LOW DENSITY) FROM FACE OF CURB

** MINIMUM 4' FROM ANY DOORWAY

DETAIL 5 / JT3 — N.T.S. — PG&E PAD MOUNT TRANSFORMER DETAIL



DIM "X"

3' MIN. 3'0" x 5'0" ENCLOSURES

4' MIN. 4' x 6'6" x 5'0" ENCLOSURES

5' MIN. 4'6" x 8'6" x 6'0" ENCLOSURES

(OR EASEMENT REQUIRED)

DETAIL 3 / JT3 — N.T.S. — PG&E ENCLOSURE CLEARANCES

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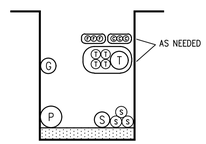
JOINT TRENCH DETAILS

JT3

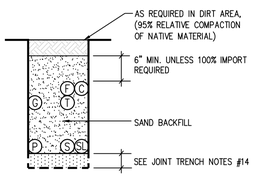
DATE: 10.18.2024
PROJECT: 317083.00

JOINT TRENCH MINIMUM COVER AND CLEARANCES
MINIMUM SEPARATION FROM

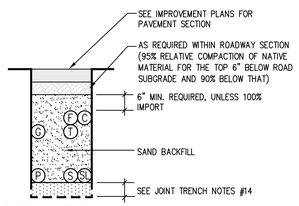
	UTILITY	G	T	TD	C	S	P	SL	SLP	F	FE	MINIMUM COVER
G	(GAS)*	–	12"	12"	12"	6"	12"	12"	6"	12"	12"	24"; 30" IN STREET
T	(TELEPHONE) DUCT	12"	–	1"	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
TD	(TELEPHONE) DIRECT BURY	12"	1"	–	1"	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
C	(CABLE T.V.)	12"	1"	1"	–	12"	12"	12"	12"	1"	12"	24"; 30" IN STREET
S	(ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24"; 30" IN STREET
P	(ELECT. PRIMARY)	12"	12"	12"	12"	2"	2"	2"	2"	12"	12"	36"; 36" IN STREET
SL	(PUBLIC AND PRIVATE-STREET LIGHT)**	12"	12"	12"	12"	12"	12"	–	12"	12"	12"	24"; 30" IN STREET
SLP	(P.G.E.-STREET LIGHT)	6"	12"	12"	12"	1.5"	2"	12"	1.5"	12"	12"	24"; 30" IN STREET
FE	(FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	12"	12"	–	24"; 30" IN STREET
F	(FIBER OPTIC)	12"	1"	1"	1"	12"	12"	12"	12"	–	12"	24"; 30" IN STREET



TYPICAL EXAMPLE OF STACKING FACILITIES IN JOINT TRENCH



TRENCH IN DIRT AREA



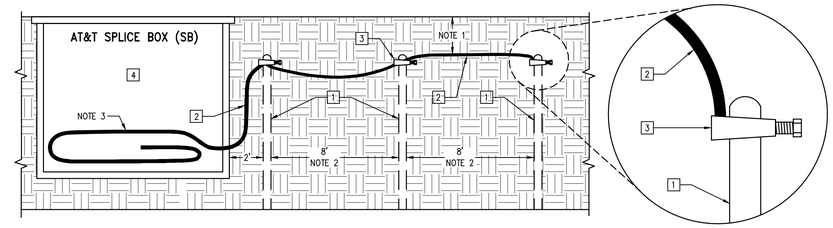
TRENCH IN STREET AREA

LEGEND

- MEETS UTILITY TRENCH ALLOTMENT
- EXCEEDS UTILITY TRENCH ALLOTMENT
- (G) GAS
- (P) ELECTRIC PRIMARY
- (S) ELECTRIC SECONDARY
- (T) TELEPHONE (DUCT OR DIRECT BURY)
- (C) CATV
- (SL) STREET LIGHT (PUBLIC OR PRIVATE)
- (SLP) STREET LIGHT (PG&E)
- (FE) FOREIGN ELECTRIC
- (F) FIBER OPTIC

JOINT TRENCH NOTES:

1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
2. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
3. * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
4. * WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 18" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
5. ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
6. TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
7. THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
8. TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
9. TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
10. THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
11. THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
12. TYPE "M2" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE-INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE-INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
13. THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
14. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
15. ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF CAMPBELL ENGINEERING STANDARDS AND SPECIFICATIONS.
16. ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.



LEGEND

1. 8' LENGTH x 5/8" DIAMETER GROUND ROD POLES
2. BARE CONTINUOUS SOLID NUMBER 6 AWG. WIRE
3. GROUND CLAMP
4. TELEPHONE SPLICE BOX

NOTES

1. MINIMUM DEPTH = 12 INCHES
2. GROUND BEDS MAY BE PLACED IN ANY CONFIGURATION AS LONG AS THE 8 FOOT SEPARATION BETWEEN GROUND RODS IS MAINTAINED AND THE 2 FOOT SEPARATION FROM THE SB WALL IS NOT ENCROACHED UPON.
3. BARE #6 GROUND WIRE TO ENTER THROUGH SIDEWALL OR BOTTOM OF SB AND WRAP SB ONCE.

DETAIL 1 / JT4 — N.T.S.

AT&T AERIAL AND BURIED GROUND BED DESIGN

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															
FIBER OPTCS	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

THIS AREA RESERVED FOR JOINT TRENCH SECTIONS TO BE PLACED AT A LATER TIME

CITY VENTURES

HAMILTON AVENUE

700 WEST HAMILTON AVENUE

CAMPBELL, CA 95008

City Ventures

C2 Collaborative

TARRAR UTILITY CONSULTANTS

Architecture | Planning | Interiors

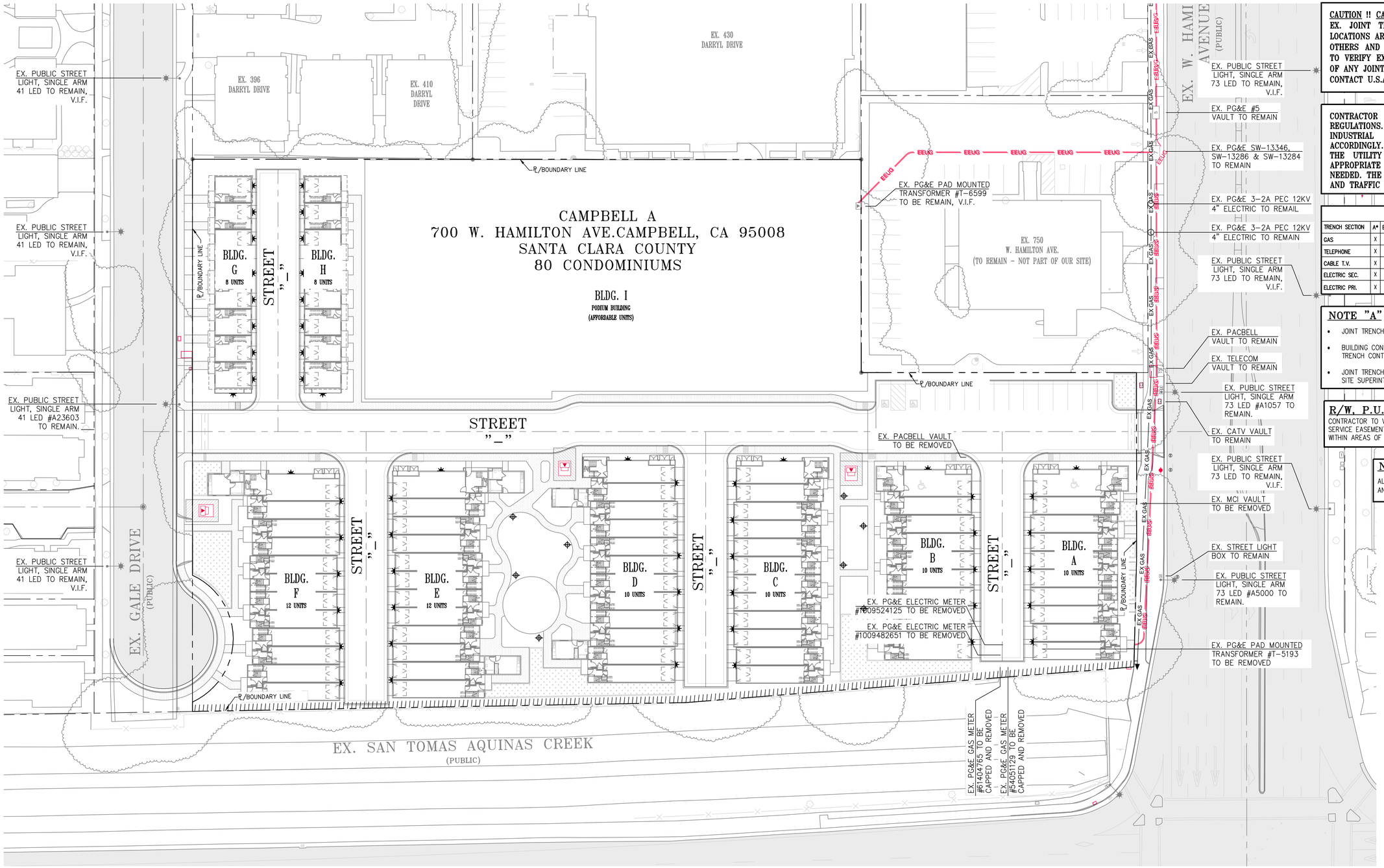
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

JOINT TRENCH SECTIONS/DETAILS

JT4

DATE: 10.18.2024
PROJECT: 317083.00



CAUTION !! CAUTION !! CAUTION !!
EX. JOINT TRENCH AND EX. GAS AND ALL OTHER UTILITY LOCATIONS ARE SHOWN BASED UPON INFORMATION PROVIDED BY OTHERS AND FIELD OBSERVATION. JOINT TRENCH CONTRACTOR TO VERIFY EXACT LOCATION OF ALL EXISTING FACILITIES PRIOR OF ANY JOINT TRENCH CONSTRUCTION. POTHOLE IF NECESSARY. CONTACT U.S.A. DIG ALERT 2 WORKING DAYS IN ADVANCE.

CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING AROUND ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.

JOINT TRENCH OCCUPANCY GUIDE

TRENCH SECTION	A*	B*	C*	D*	E*	F*	G*	H*	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W
GAS	X	X	X		X				X	X	X		X	X	X		X			X			
TELEPHONE	X	X		X		X			X	X		X	X	X		X		X			X		
CABLE T.V.	X		X	X			X		X		X	X	X		X	X			X			X	
ELECTRIC SEC.	X	X	X	X	X	X	X	X					X	X	X	X	X	X	X				X
ELECTRIC PRI.	X	X	X	X	X	X	X	X															

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

NOTE "A"

- JOINT TRENCH CONTRACTOR TO STUB CONDUITS 5' OUT FROM BUILDING WALL.
- BUILDING CONTRACTOR TO TIE-IN TO CONDUITS THAT ARE STUBBED BY JOINT TRENCH CONTRACTOR.
- JOINT TRENCH CONTRACTOR TO VERIFY SERVICE STUB LOCATION WITH DEVELOPER SITE SUPERINTENDENT.

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

NOTE:
ALL BOXES TO BE INSTALLED WITHIN THE R/W AND/OR PUE AREA. U.O.N.

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JOINT TRENCH COMPOSITE PLAN

JT5

DATE: 10.18.2024
PROJECT: 317083.00

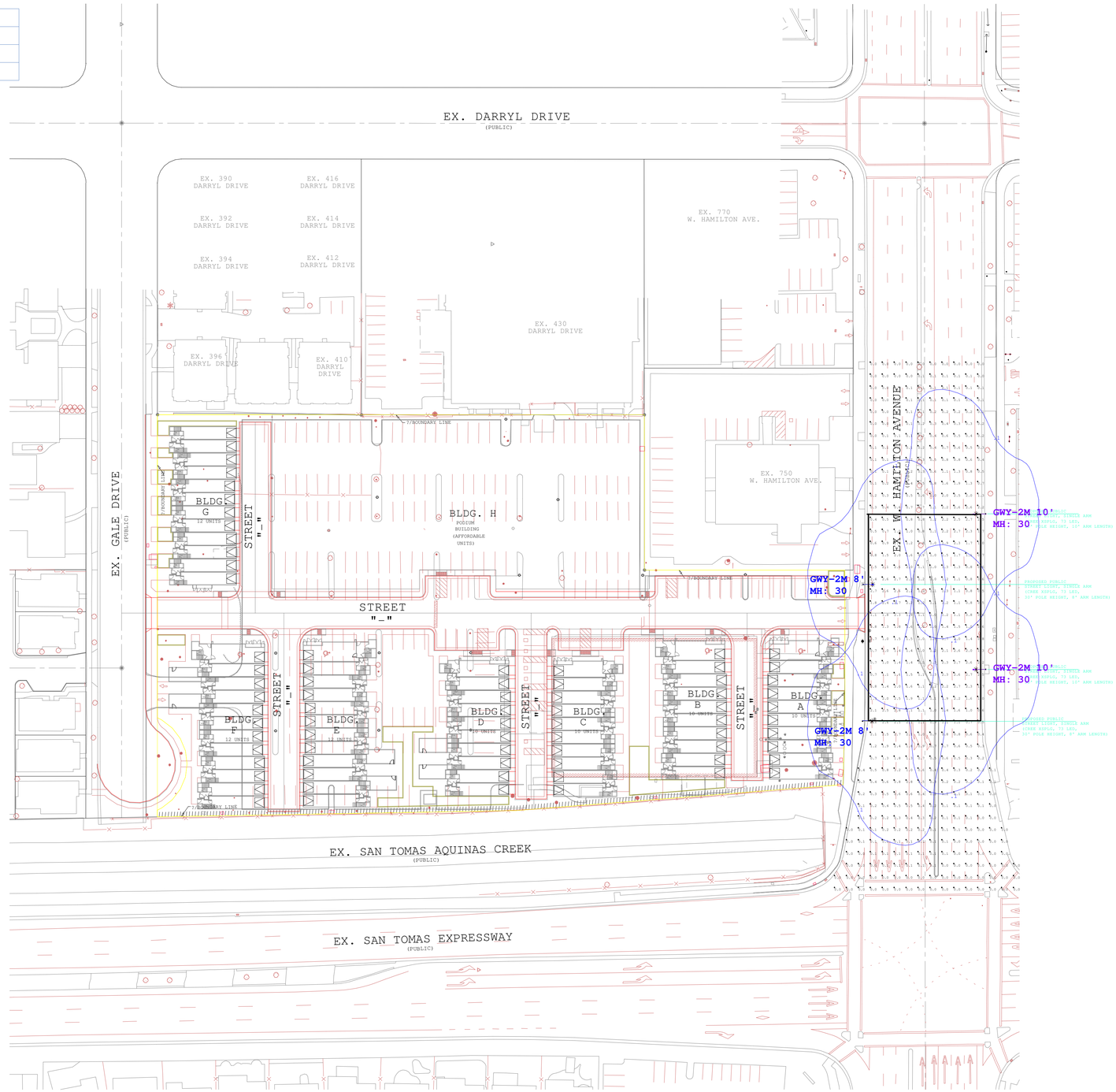
©HUNT HALE JONES ARCHITECTS

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	2	GWY-2M 8'	SINGLE	1.000	11525	73	GWYM-A-13L-40K7-2M-UL-xx-Q7
	2	GWY-2M 10'	SINGLE	1.000	11525	73	GWYm-A-13L-40K7-2M-UL-xx-Q7

Calculation Summary (Footcandles calculated using LMF: 1.00)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
HAMILTON AVE	Fc	0.76	2.8	0.0	N.A.	N.A.
BETWEEN FIXTURES	Fc	1.48	2.8	0.4	3.70	7.00

Mounting Height: 30'
Davit arm: 8' & 10'

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



CREE LIGHTING
9201 Washington Ave, Racine, WI 53406 - (800) 236-6800
https://www.creelighting.com - Email: applications@creelighting.com

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name:

CASE #:

Footcandles calculated at grade

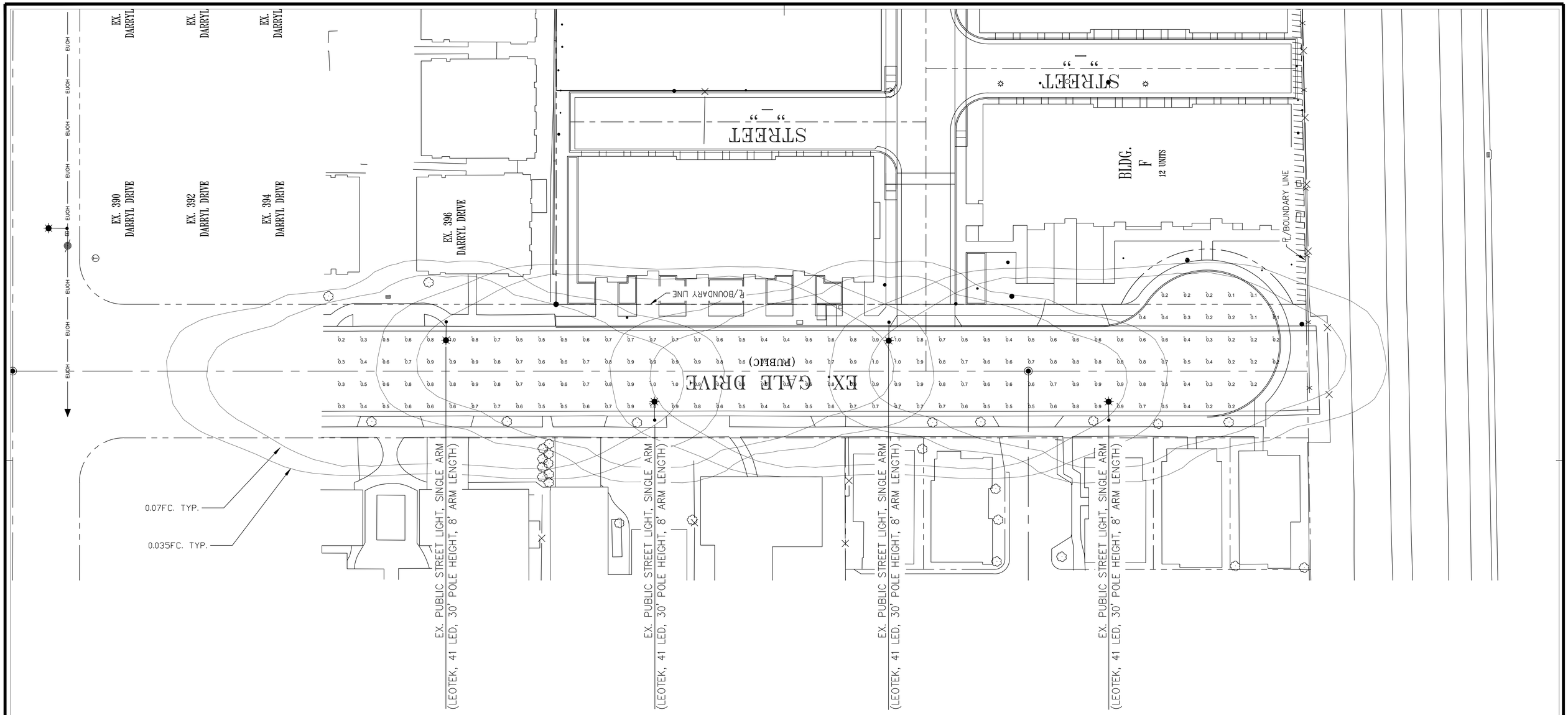
Filename: 241017WH1LS.AGI

Layout By:

Date:10/17/2024

Scale 1" = 50'

0 100 200



Luminaire Schedule - LED

Project: 700 WEST HAMILTON AVE - CAMPBELL

Symbol	Qty	Label	Arrangement	LLF	Luminaire Lumens	Luminaire Watts	Description	Filename
	4	EX41	Single	0.900	4819	38.5	EXISTING LEOTEK GCJ1-20H-MV-CW-2R-XX-580 - 30' POLE + 8' ARM'	GCJ1-20H-MV-NW-2R-XX-580 S.ies

Calculation Summary

Project: 700 WEST HAMILTON AVE - CAMPBELL

Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
GALE DRIVE	Illuminance	Fc	0.61	1.0	0.1	6.10	10.00

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

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

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

Associated Lighting Representatives, Inc.

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

REPORT FOR: TARRAR UTILITY CONSULTANTS
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; KRISTIAN REYES

AGI32 VERSION 21.2
AGI (C) 2024 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION

700 WEST HAMILTON AVE
CITY OF CAMPBELL

DRAWING NO. / INPUT FILE: 23369REY.DWG / 23369REY.A32

SCALE	SHEET	DATE	REV
1" = 20'	1 OF 1	10.17.2024	X