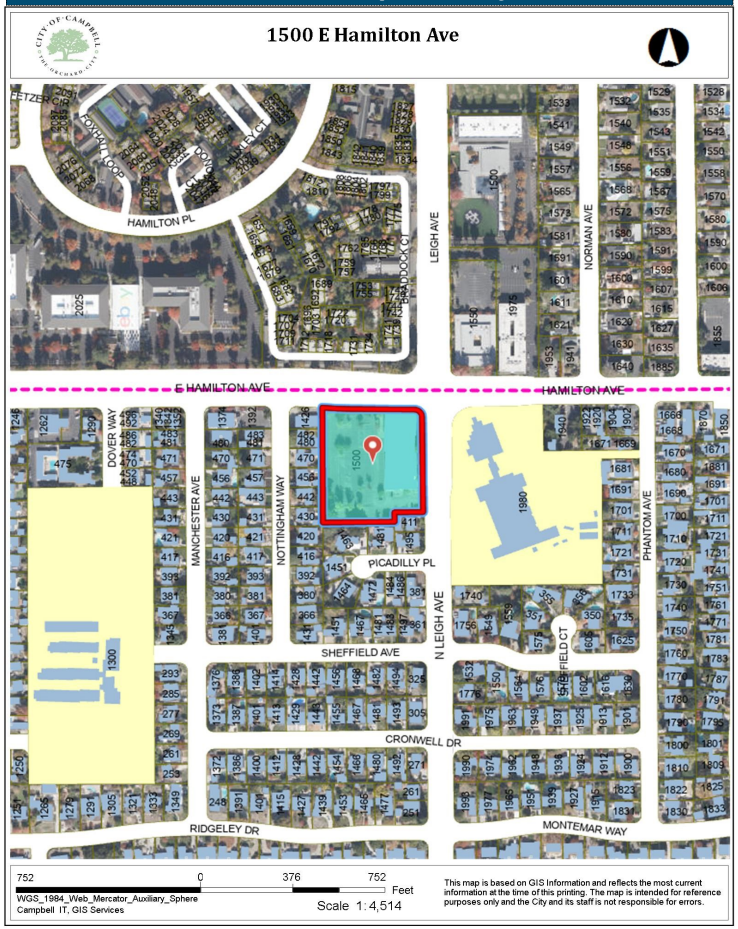
Location of Proposed Project



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

Project Image

Courtesy Notice

Dear Campbell Resident, **April 23, 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:

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

Neighborhood Association(s): Pruneyard-Dry Creek Neighborhood Association

Council District: 2

File No.: PLN-2025-55

APN: 288-13-095

Applicant: Ross Green Valley II c/o Martin Menne

Property Owner: Ross Green Valley II

Application Type: Minor Housing Development Project Permit and Vesting Tentative Tract Map, with use of State Density Bonus Law (DBL)

Project Planner: Daniel Fama, Senior Planner

Email Contact: danielf@campbellca.gov

Phone Contact: (408) 866-2193

Project Description:

Proposed 74-unit residential housing development project, consisting of 74 townhomes across 12 rows.

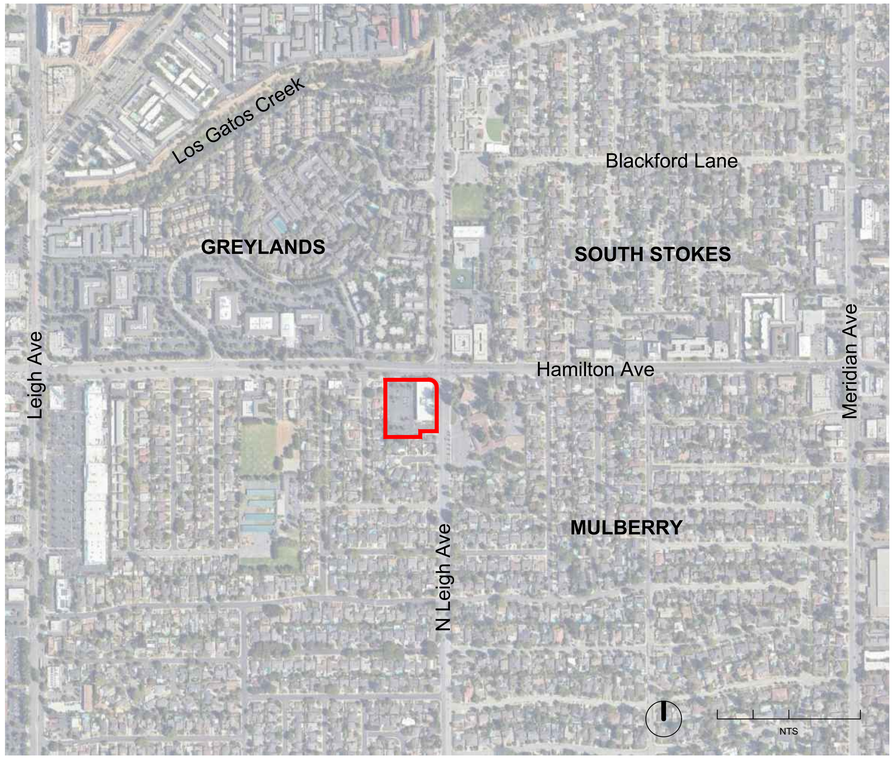
If you would like to find out more information regarding the proposed project, please view the project plans using the QR code below or contact the Project Planner. The City will send you another notice before the City makes a decision regarding approval of the project.

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



VICINITY MAP

PROJECT INFORMATION

1500 E HAMILTON AVENUE
Campbell, CA

Site Area: **3.70 ± acres gross**
2.81 ± acres net
2.75 ± acres net proposed
FAR: **1.08** (See Sheet A1.1.0-A1.1.3 for FAR Gross Floor Areas)
Building Lot Coverage: **± 45%** (See Sheet A1.4.0 for Building Lot Coverage calculations)
Building height: **±39'-6"**

BUILDING TYPE SUMMARY (per city standard)

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF*	Total Building Gross SF*
3 Story Townhouse	5-Plex	4	5 DU	20 DU	11,763 SF	47,052 SF
	6-Plex	3	6 DU	18 DU	13,666 SF	40,998 SF
	7-Plex	4	7 DU	28 DU	16,432 SF	65,728 SF
	8-Plex	1	8 DU	8 DU	12,633 SF	12,633 SF
CURRENT 4/1/2025 **SB330 Submittal**	**TOTAL**			**74 DU**		**166,411 SF**
PREVIOUS 11/26/2024 **SB330 Submittal**	**TOTAL**			**74 DU**		**170,632 SF**

*As per Campbell Municipal Code, 'Floor area, gross means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.'. GSF includes stairway on all floors, covered garages, covered decks, exclude porches

BUILDING TYPE SUMMARY (per state standard)

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF**	Total Building Gross SF**
3 Story Townhouse	5-Plex	4	5 DU	20 DU	11,763 SF	47,052 SF
	6-Plex	3	6 DU	18 DU	13,838 SF	41,514 SF
	7-Plex	4	7 DU	28 DU	16,432 SF	65,728 SF
	8-Plex	1	8 DU	8 DU	12,862 SF	12,862 SF
	TOTAL			**74 DU**		**167,156 SF**

** Gross area is measured to the exterior stud of the wall including covered garages, covered decks and covered porches

UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net SF***	Total DU	%	Total Net SF***
Plan 1	2bd + Den /2.5ba	Side x Side	1,623 SF	20 DU	27%	32,460 SF
Plan 2	3bd+ Den/2.5ba	Side x Side	1,727 SF	12 DU	16%	20,724 SF
Plan 2 Alt-1	3bd+ Den/2.5ba	Side x Side	1,720 SF	8 DU	11%	13,760 SF
Plan 2 Alt-2	3bd+ Den/2.5ba	Side x Side	1,748 SF	4 DU	5%	6,992 SF
Plan 2 Alt-3	3bd+ Den/2.5ba	Side x Side	1,748 SF	4 DU	5%	6,992 SF
Plan 3	3bd/3ba	Tandem	1,318 SF	5 DU	7%	6,590 SF
Plan 4	3bd/3.5ba	Side x Side	1,747 SF	5 DU	7%	8,735 SF
Plan 3X	3bd/3ba	Tandem	1,283 SF	8 DU	11%	10,264 SF
Plan 4X	3bd/3.5ba	Side x Side	1,780 SF	8 DU	11%	14,240 SF
Total				**74 DU**	100%	**120,757 SF**
Average Unit Size:			**1,630 SF**			
Density:	**26.91 du/net ac**			*Based on conceptual plans		

***Measured to the interior stud of the wall excluding covered garages, covered decks, and porches

PARKING SUMMARY

Parking Provided		
Residential In-Garage	148 spaces	
On-Street	13 spaces	
Accessible	2 spaces	
Total	**163** spaces	2.20 ratio

BUILDING BAY DIMENSONS AND NUMBERS

Buildings	Elevation	Bay															
		1		2		3		4		5		6		7		8	
		W	± H	W	± H	W	± H	W	± H	W	± H	W	± H	W	± H	W	± H
5 Plex	Front/Back	23'-3"	39'-1"	21'-2"	37'-3"	22'-2"	36'-3"	21'-2"	37'-3"	23'-3"	39'-1"	-	-	-	-	-	-
6 Plex	Front	17'-3"	37'-9"	17'-1"	37'-9"	17'-2"	37'-9"	17'-0"	37'-9"	17'-1"	37'-9"	17'-3"	37'-9"	-	-	-	-
	Back	21'-0"	37'-9"	13'-4'	37'-9"	13'-10"	37'-9"	20'-5"	37'-9"	13'-4'	37'-9"	21'-0"	37'-9"				
7 Plex	Front/Back	23'-3"	39'-1"	21'-2"	37'-3"	22'-2"	36'-3"	21'-2"	37'-3"	22'-2"	36'-3"	21'-2"	37'-3"	23'-3"	39'-1"	-	-
8 Plex	Front	17'-3"	37'-9"	17'-1"	37'-9"	17'-2"	37'-9"	17'-0"	37'-9"	17'-0"	37'-9"	17'-2"	37'-9"	17'-1"	37'-9"	17'-3"	37'-9"
	Back	21'-0"	37'-9"	13'-4'	37'-9"	13'-10"	37'-9"	20'-5"	37'-9"	20'-5"	37'-9"	13'-10"	37'-9"	13'-4'	37'-9"	21'-0"	37'-9"

DEVELOPMENT STANDARDS	REQUIREMENT/EXISTING	PROPOSED
General Plan Land Use District	MHD-MU	MHD-MU
Zoning District	MHD-MU	MHD-MU
Form-Based-Zone-Designation	T4 N-L	T4 N-L
Design Site		
Number of Sites, Type		1, Core Townhouses
Building per Design Site		12
Width	16' min	13'-3"
Depth	45' min 65' max	36'-6"min 47'-3"max
Height		
Story	4 max	3
To Eave/Parapet	42' max	29'-10"
Overall	57' max	+/-39'-6"
Ground Floor Finish Level	6" min	8"
Floor-to-floor(Ground)	10' min	9'-10"
Building Placement		
	Front Setback	
Interior Desing Side	12' min 15' max	N/A
Cornor Design Side	10' min 20' max	33'-3"
Side Street (Façade Zone)	10' min 20' max	12'
Side	5' min	10'
Rear	Height/2 min	11'-9"
Encroachments		
Private Frontage (Front)	8' max	7'
Architectural Features (Front)	2' max	N/A
Patio Covers	X	N/A
Stairs/Ramps	2' max	N/A
Decks	X	N/A
Parking		
Parking Setback (Front)	35' min	29'-2"
Parking Setback (Side Street)	15' min	20'
Parking Setback (Side)	0' min	N/A
Parking Setback (Rear)	0' min	9'

PROJECT TEAM INFO

DEVELOPER:
ROSS-GREEN VALLEY II
777 N. FIRST STREET #600
SAN JOSE. CA 95112
(408)288-3413
CONTACT: MARTIN MENNE
mmenne@mcmdiversified.com

ARCHITECT:
KTGY GROUP. INC
1814 FRANKLIN STREET, SUITE 400
OAKLAND. CA 94583
(510) 463-2072
CONTACT: DAVID BURTON
dburton@ktgy.com

CIVIL ENGINEER:
CIVIL ENGINEERING ASSOCIATES. INC
28 RAILWAY AVE.
CAMPBELL. CA 95008
(408)453-1066 x 0005
CONTACT: GRAHAM GOODWIN
ggoodwin@ceainc.net

LANDSCAPE ARCHITECT:
VAN DORN ABED LANDSCAPE ARCHITECTS, INC.
81 14TH STREET,
SAN FRANCISCO. CA 94103
(415)864-1921
CONTACT: MELISSA WILLMANN
melissa@valainc.com

SCOPE OF WORK

The project includes a Vesting Tentative Tract Map (VTTM) for development and a site and architectural review permit to accommodate the proposed project. The proposed project consists of the development of 74 residential units. The proposed development will consist of 3-story townhomes. Each unit will have a private two-car garage. Balconies and decks will provide private outdoor space for each unit. Pursuant to Government Code section 65589.5(d), the project will provide 11 BMR units, out of which 6 will be moderate and 5 low income. A total of 163 parking will be provided to accommodate the proposed residential development. Of these, 148 parking spaces will be residential in-garage spaces and 15 will be guest parking dispersed throughout the site. The hours of operation, as with any residential development, are 24 hours per day, seven days a week.

SITE ADDRESS: 1500 HAMILTON AVENUE

ACCESSORY PARCEL NO.: 288-13-095

FIRE SPRINKLER SYSTEM:
3 Story Townhouse: NFPA 13R

1500 E HAMILTON

Campbell , CA

APPROVAL STAMP

ARCHITECTURAL

A 0.0.0	COVER SHEET
A 0.0.1	SHEET INDEX
A 1.0.0	SITE PHOTOGRAPHY
A 1.0.1	ARCHITECTURAL SITE PLAN
A 1.0.2	ISOMETRIC VIEWS
A 1.0.3	BELOW MARKET RATE HOUSING PLAN
A 1.1.0	GROSS FLOOR AREA DIAGRAM - 5 PLEX
A 1.1.1	GROSS FLOOR AREA DIAGRAM - 6 PLEX
A 1.1.2	GROSS FLOOR AREA DIAGRAM - 7 PLEX
A 1.1.3	GROSS FLOOR AREA DIAGRAM - 8 PLEX
A 1.2.0	PRIVACY PLAN
A 1.2.1	STREETSCAPE DRAWING
A 1.2.2	BUILDING FRONTAGE PROFILE SECTIONS
A 1.3.0	CODE ANALYSIS
A 1.4.0	BUILDING COVERAGE
A 2.0.0	3 STORY TOWNHOUSE - 5 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.0.1	3 STORY TOWNHOUSE - 5 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.0.2	3 STORY TOWNHOUSE - 5 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.0.3	3 STORY TOWNHOUSE - 5 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.1.0	3 STORY TOWNHOUSE - 6 PLEX - STYLE C_BUILDING ELEVATIONS
A 2.1.1	3 STORY TOWNHOUSE - 6 PLEX - STYLE C_BUILDING ELEVATIONS
A 2.2.0	3 STORY TOWNHOUSE - 7 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.2.1	3 STORY TOWNHOUSE - 7 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.2.2	3 STORY TOWNHOUSE - 7 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.2.3	3 STORY TOWNHOUSE - 7 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.3.0	3 STORY TOWNHOUSE - 8 PLEX - STYLE C_BUILDING ELEVATIONS
A 2.3.1	3 STORY TOWNHOUSE - 8 PLEX - STYLE C_BUILDING ELEVATIONS
A 3.0.0	3 STORY TOWNHOUSE - 5 PLEX_BUILDING PLANS
A 3.0.1	3 STORY TOWNHOUSE - 5 PLEX_BUILDING PLANS
A 3.1.0	3 STORY TOWNHOUSE - 6 PLEX_BUILDING PLANS
A 3.1.1	3 STORY TOWNHOUSE - 6 PLEX_BUILDING PLANS
A 3.2.0	3 STORY TOWNHOUSE - 7 PLEX_BUILDING PLANS
A 3.2.1	3 STORY TOWNHOUSE - 7 PLEX_BUILDING PLANS
A 3.3.0	3 STORY TOWNHOUSE - 8 PLEX_BUILDING PLANS
A 3.3.1	3 STORY TOWNHOUSE - 8 PLEX_BUILDING PLANS
A 4.0.0	3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.0.1	3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.1.0	3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.1.1	3 STORY TOWNHOUSE_BUILDING SECTIONS
A 5.0.0	3 STORY TOWNHOUSE - PLAN 1_UNIT PLANS
A 5.1.0	3 STORY TOWNHOUSE - PLAN 2_UNIT PLANS
A 5.1.1	3 STORY TOWNHOUSE - PLAN 2_UNIT PLANS
A 5.2.0	3 STORY TOWNHOUSE - PLAN 3-4_UNIT PLANS
A 5.2.1	3 STORY TOWNHOUSE - PLAN 3X-4X_UNIT PLANS
A 6.0.0	3 STORY TOWNHOUSE_ARCHITECTURAL DETAILS - STYLE A
A 6.0.1	3 STORY TOWNHOUSE_ARCHITECTURAL DETAILS - STYLE B
A 6.0.1	3 STORY TOWNHOUSE_ARCHITECTURAL DETAILS - STYLE C
A 7.0.0	3 STORY TOWNHOUSE_COLORS & MATERIALS
A 8.0.0	3 STORY TOWNHOUSE_DOORS AND WINDOWS SCHEDULE
A 9.0.0	3 STORY TOWNHOUSE_5 PLEX - STYLE A-EXTERIOR COLOR CALCULATION
A 9.0.1	3 STORY TOWNHOUSE_5 PLEX - STYLE B-EXTERIOR COLOR CALCULATION
A 9.1.0	3 STORY TOWNHOUSE_6 PLEX - STYLE C-EXTERIOR COLOR CALCULATION
A 9.2.0	3 STORY TOWNHOUSE_7 PLEX - STYLE A-EXTERIOR COLOR CALCULATION
A 9.2.1	3 STORY TOWNHOUSE_7 PLEX - STYLE B-EXTERIOR COLOR CALCULATION
A 9.3.0	3 STORY TOWNHOUSE_8 PLEX - STYLE C-EXTERIOR COLOR CALCULATION

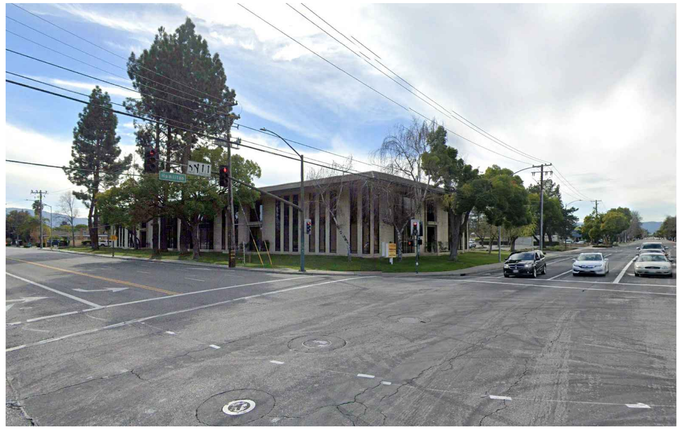
CIVIL

C1	ABBREVIATIONS & LEGEND
C2	EXISTING CONDITIONS PLAN
C3	TREE REMOVAL NOTES & DETAILS
C4	TREE REMOVAL PLAN
C5	SITE PLAN
C6	SITE DESIGN REQUIREMENT PLAN-LEVEL 1
C7	SITE DESIGN REQUIREMENT PLAN-LEVEL 2
C8	SITE DESIGN REQUIREMENT PLAN-LEVEL 3
C9	SITE SECTIONS
C10	GRADING & DRAINAGE PLAN
C11	UTILITY PLAN
C12	STORMWATER MANAGEMENT PLAN
C13	STORMWATER MANAGEMENT NOTES & DETAILS
C14	EMERGENCY ACCESS PLAN
TM1	EXISTING PROPERTY BOUNDARY
TM2	PROPOSED PROPERTY BOUNDARY

LANDSACPE

L1.0	OVERALL LANDSCAPE PLAN
L1.1	LANDSCAPE ENLARGEMENTS KEY MAP
L1.2	LANDSCAPE ENLARGEMENT PLANS
L2.0	LANDSCAPE DETAILS
L3.0	PRELIMINARY PLANT LIST
L3.1	TREE IMAGERY
L3.2	SHRUB IMAGERY
L3.3	BIORETENTION PLANT IMAGERY
L4.0	IRRIGATION INTENT PLAN & TYPICAL DETAILS

1.



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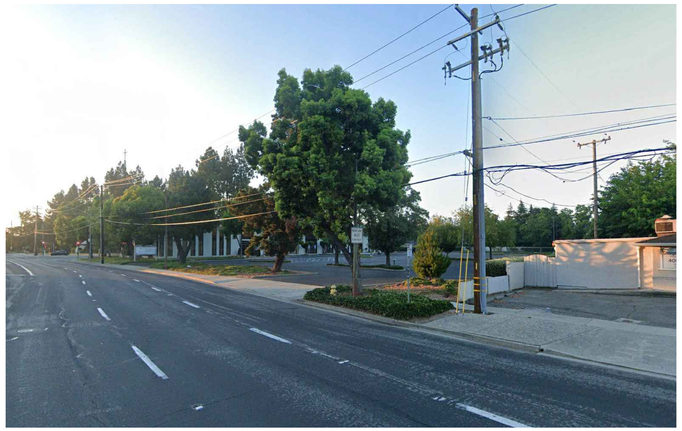

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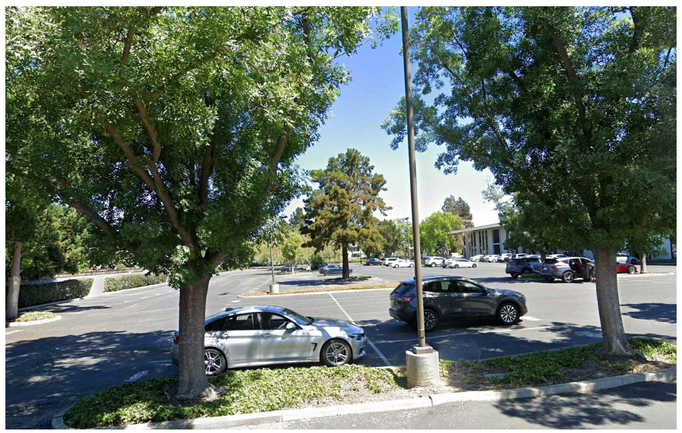

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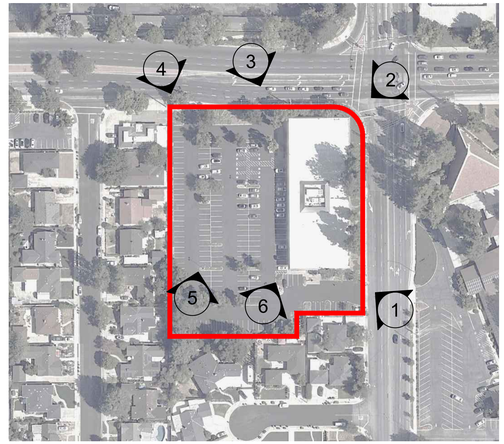


3 STORY TOWNHOUSES

- STYLE - A
- STYLE - B
- STYLE - C

Notes :
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

ktgy
888.456.5849 | ktgy.com
No. 2024-0965

Ross-Green Valley II

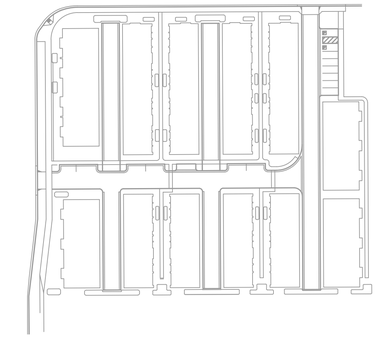
1500 E HAMILTON
CAMPBELL, CA.

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

SB-330 APPLICATION
APRIL 1, 2025

Architectural Site Plan **A1.0.1**

01



KEY PLAN

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

1. ISOMETRIC VIEW

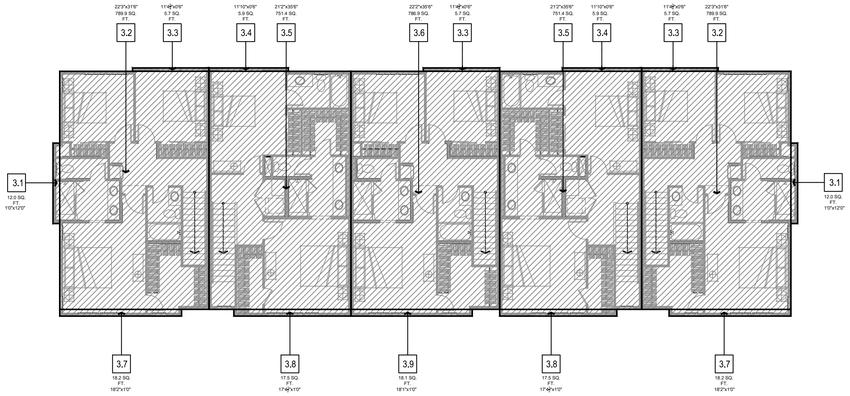
BMR Units

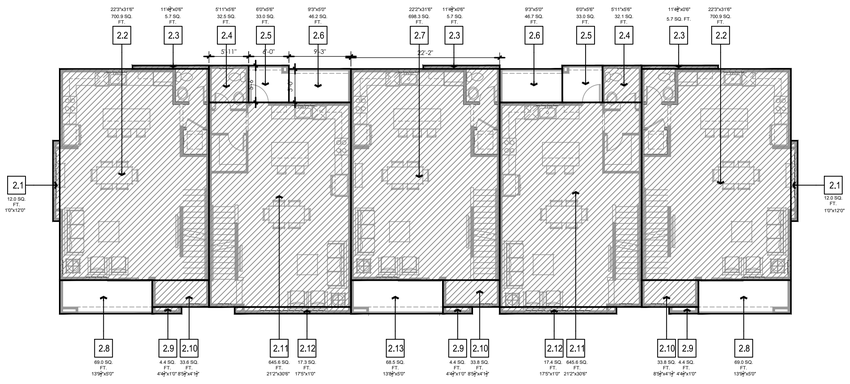
	Total DU	Average Unit Size
3 Story Townhouses	74 DU	1,630 SF

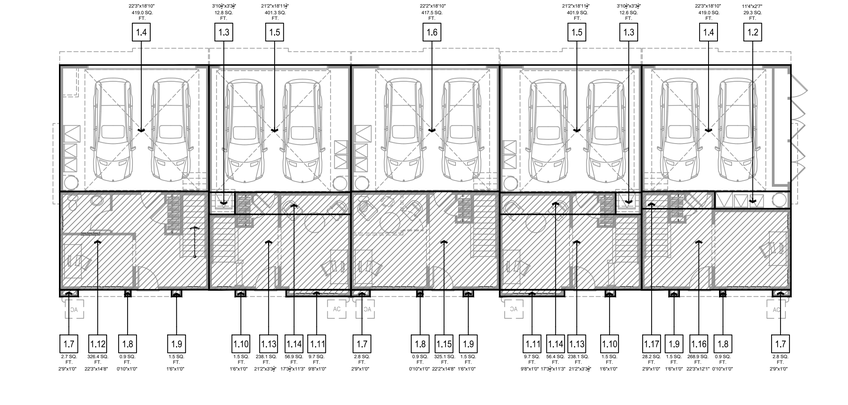
BMR UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net SF***	BMR Units	
				Low	Moderate
Plan 1	2bd + Den /2.5ba	Side x Side	1,623 SF	2	1
Plan 2	3bd+ Den/2.5ba	Side x Side	1,727 SF	2	2
Plan 2 Alt-1	3bd+ Den/2.5ba	Side x Side	1,720 SF		
Plan 2 Alt-2	3bd+ Den/2.5ba	Side x Side	1,748 SF		
Plan 2 Alt-3	3bd+ Den/2.5ba	Side x Side	1,748 SF		
Plan 3	3bd/3ba	Tandem	1,318 SF	1	2
Plan 4	3bd/3.5ba	Side x Side	1,747 SF		1
Plan 3X	3bd/3ba	Tandem	1,283 SF		
Plan 4X	3bd/3.5ba	Side x Side	1,780 SF		
Total Units				11	

Note : Below Market rate units identified are for lower income households, as defined in Section 50079.5 of the Health and Safety Code.







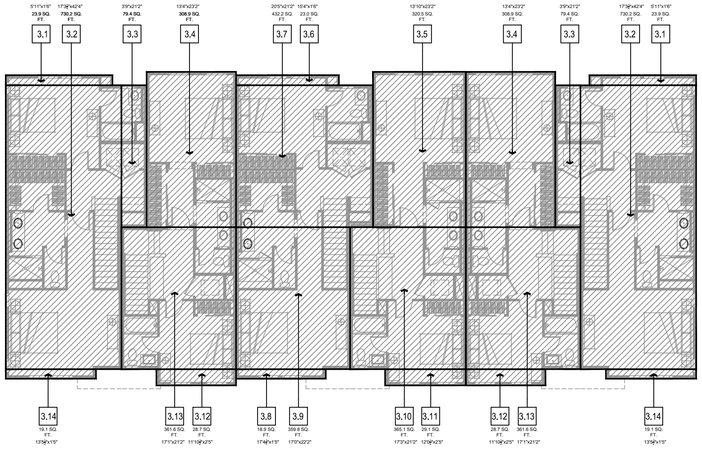
FAR LEGEND	
	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

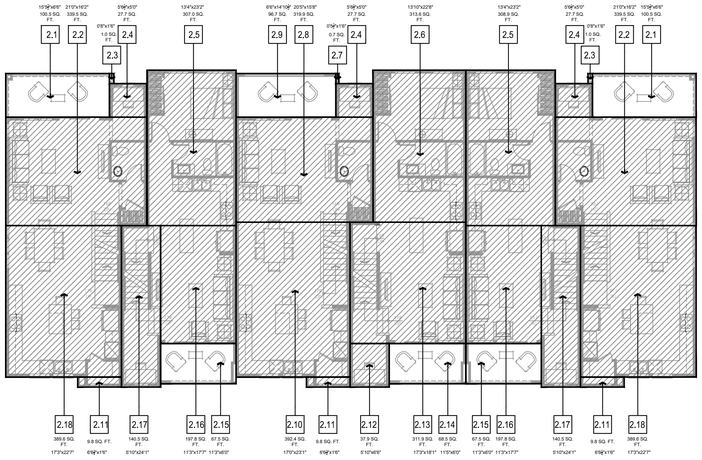
TH-5-PLEX GROSS FLOOR AREA FOR FAR

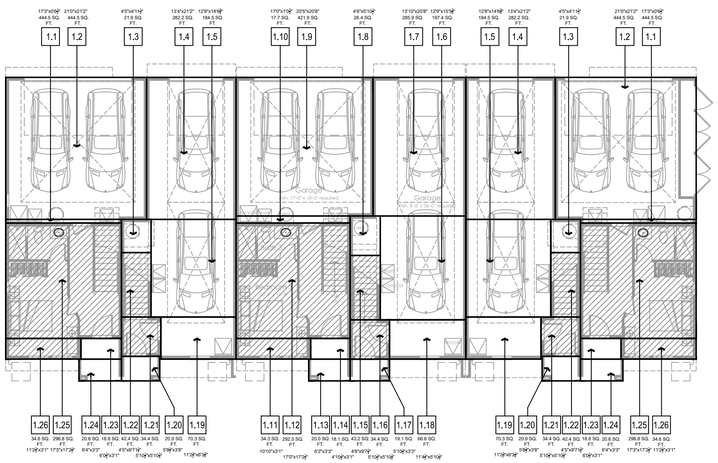
UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
2X	1.7	2'9"	1'0"	3		
2X	1.8	0'10"	1'0"	1		
2X	1.9	1'6"	1'0"	2		
2X	1.12	22'3"	14'8"	326		
				332	1	331.5
1	1.10	1'6"	1'0"	2		
1	1.11	9'8"	1'0"	10		
1	1.13	21'2"	3'4"	238		
1	1.14	17'4"	11'3"	57		
				306	2	612.4
2	1.7	2'9"	1'0"	3		
2	1.8	0'10"	1'0"	1		
2	1.9	1'6"	1'0"	2		
2	1.15	22'2"	14'8"	325		
				330	1	330.2
2X-Alt	1.7	2'9"	1'0"	3		
2X-Alt	1.8	0'10"	1'0"	1		
2X-Alt	1.9	1'6"	1'0"	2		
2X-Alt	1.16	22'3"	12'1"	269		
2X-Alt	1.17	2'9"	1'0"	28		
				302	1	302.2
TOTAL				**1,270**		**1576.3**

UNIT	SPACE NO.	LEVEL 2 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
2X	2.1	1'0"	12'0"	12		
2X	2.2	22'3"	31'6"	701		
2X	2.3	11'5"	0'6"	6		
2X	2.9	4'5"	1'0"	4		
2X	2.10	8'6"	4'2"	34		
				757	1	756.6
1	2.4	5'11"	5'6"	33		
1	2.11	21'2"	30'6"	646		
1	2.12	17'5"	1'0"	17		
				695	2	1390.8
2	2.3	11'5"	0'6"	6		
2	2.7	22'2"	31'6"	698		
2	2.9	4'5"	1'0"	4		
2	2.10	8'6"	4'2"	34		
				742	1	742
2X-Alt	2.1	1'0"	12'0"	12		
2X-Alt	2.2	22'3"	31'6"	701		
2X-Alt	2.3	11'5"	0'6"	6		
2X-Alt	2.9	4'5"	1'0"	4		
2X-Alt	2.10	8'6"	4'2"	34		
				757	1	756.6
TOTAL				**2,951**		**3646**

UNIT	SPACE NO.	LEVEL 3 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
2X	3.1	1'0"	12'0"	12		
2X	3.2	22'3"	31'6"	790		
2X	3.3	11'5"	0'6"	6		
2X	3.7	18'2"	1'0"	18		
				826	1	825.8
1	3.4	11'10"	0'6"	6		
1	3.5	21'2"	35'6"	751		
1	3.8	17'1"	21'2"	18		
				775	2	1549.6
2	3.3	11'5"	0'6"	6		
2	3.6	22'2"	35'6"	787		
2	3.9	18'1"	1'0"	18		
				811	1	810.7
2X-Alt	3.1	1'0"	12'0"	12		
2X-Alt	3.2	22'3"	31'6"	790		
2X-Alt	3.3	11'5"	0'6"	6		
2X-Alt	3.7	18'2"	1'0"	18		
				826	1	825.8
TOTAL				**3,237**		**4011.9**
TOWNHOME 7-PLEX TOTAL GROSS FLOOR AREA						**9,234**







TH-6-PLEX GROSS FLOOR AREA FOR FAR

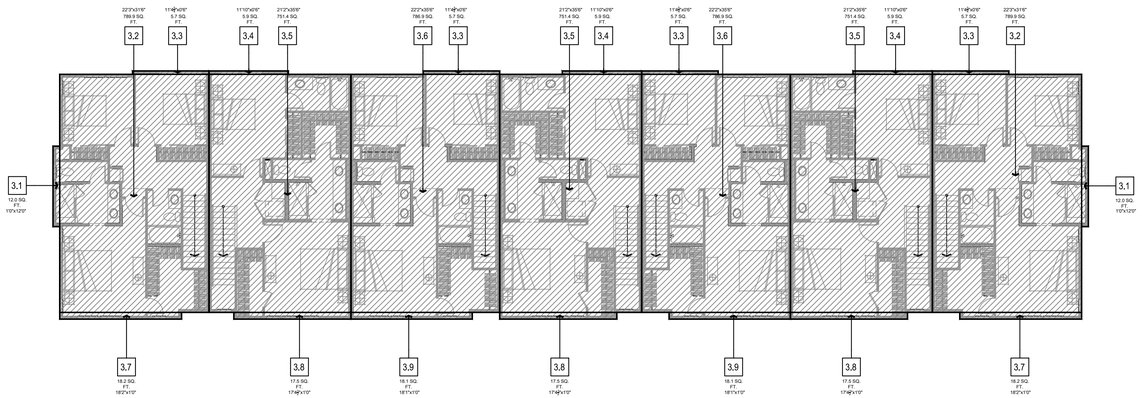
UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	1.25	17'3"	17'3"	297		
4X	1.26	11'3"	3'1"	35		
				331	2	662.8
3X	1.21	5'10"	5'10"	34		
3X	1.22	4'5"	9'7"	42		
				77	2	153.6
3	1.15	4'6"	9'7"	43		
3	1.16	5'10"	5'10"	34		
				78	1	77.6
4	1.11	10'10"	3'1"	34		
4	1.12	17'0"	17'2"	293		
				327	1	326.8
TOTAL				**813**		**1220.8**

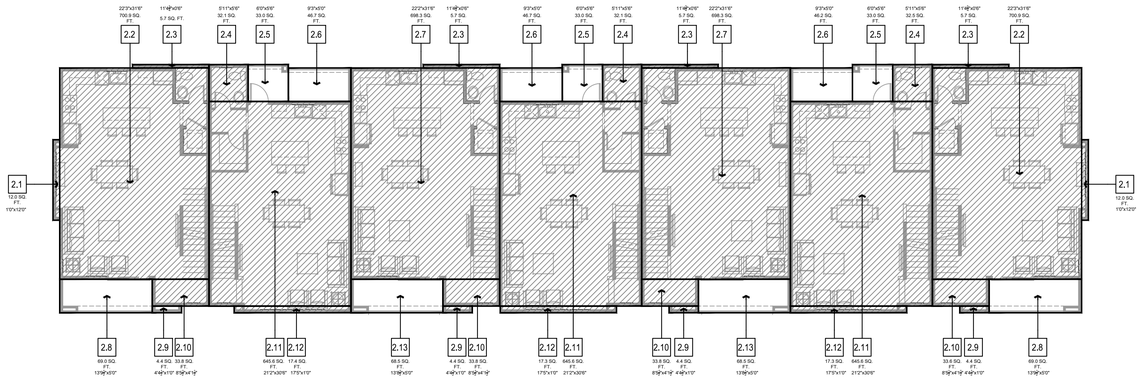
UNIT	SPACE NO.	LEVEL 2 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	2.2	21'0"	16'2"	340		
4X	2.4	5'7"	5'0"	28		
4X	2.11	6'6"	1'6"	10		
4X	2.18	17'3"	22'7"	390		
				767	2	1533.2
3X	2.5	13'4"	23'2"	309		
3X	2.16	11'3"	17'7"	198		
3X	2.17	5'10"	24'1"	141		
				647	2	1294.4
3	2.6	13'10"	22'8"	314		
3	2.12	5'10"	6'6"	38		
3	2.13	17'3"	18'1"	312		
				663	1	663.4
4	2.4	5'7"	5'0"	28		
4	2.8	20'5"	15'8"	320		
4	2.10	17'0"	23'1"	392		
4	2.11	6'6"	1'6"	10		
				750	1	749.8
TOTAL				**2,827**		**4240.8**

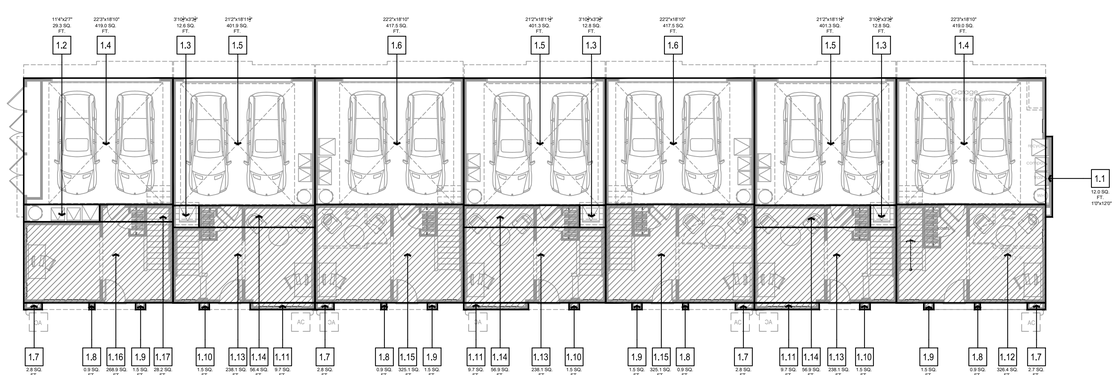
UNIT	SPACE NO.	LEVEL 3 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	3.1	5'11"	1'6"	24		
4X	3.2	17'3"	42'4"	730		
4X	3.3	3'9"	21'2"	79		
4X	3.14	13'6"	1'5"	19		
				853	2	1705.2
3X	3.4	13'4"	23'2"	309		
3X	3.12	11'11"	2'5"	29		
3X	3.13	17'1"	21'2"	362		
				699	2	1398.4
3	3.5	13'10"	23'2"	321		
3	3.10	17'3"	21'2"	365		
3	3.11	12'1"	2'5"	29		
				715	1	714.7
4	3.6	15'4"	1'6"	23		
4	3.7	20'5"	21'2"	432		
4	3.8	17'4"	1'5"	19		
4	3.9	17'0"	22'2"	360		
				834	1	833.9
TOTAL				**3,100**		**4652.2**
TOWNHOME 6-PLEX TOTAL GROSS FLOOR AREA						**10,114**

FAR LEGEND

	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.







FAR LEGEND

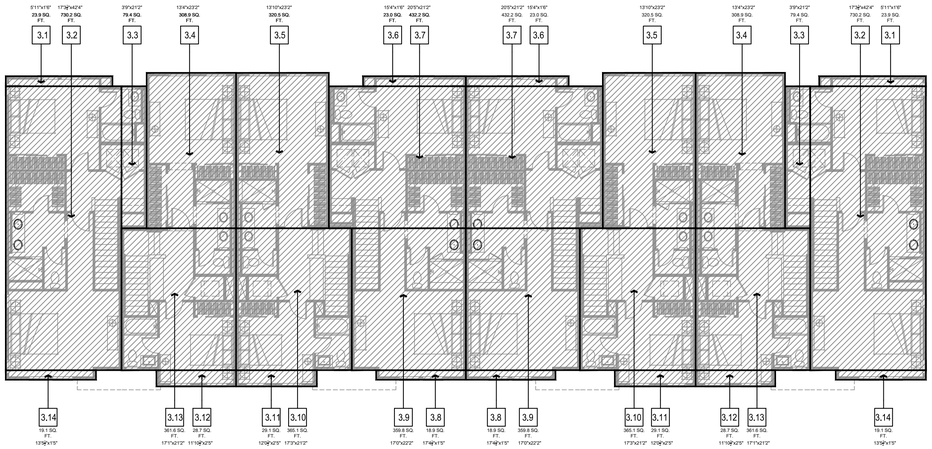
	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.

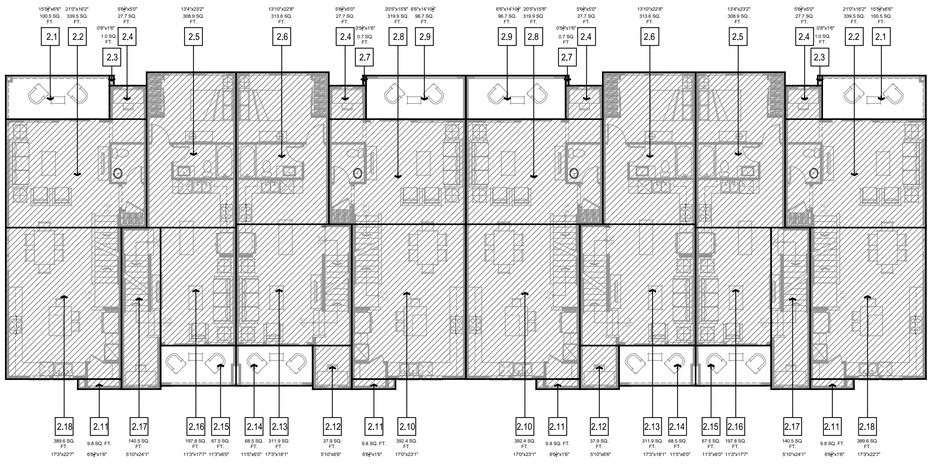
TH-7-PLEX GROSS FLOOR AREA FOR FAR

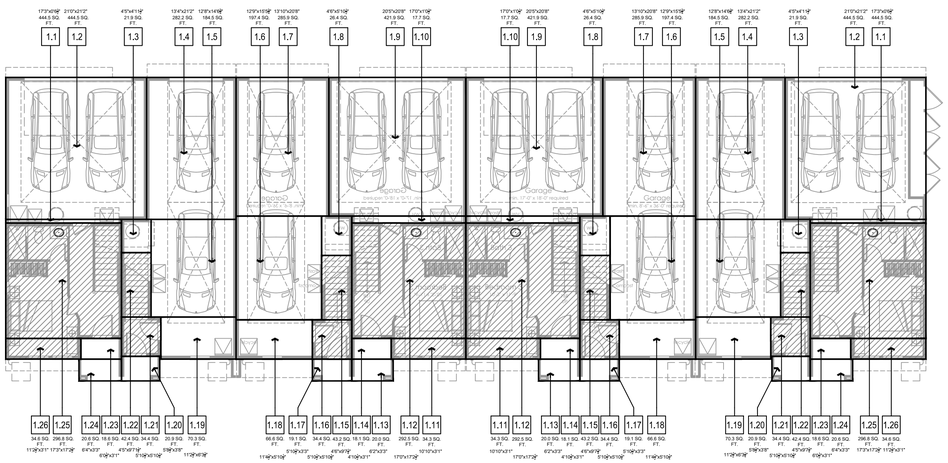
UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
2X	1.7	2'9"	1'0"	3		
2X	1.8	0'10"	1'0"	1		
2X	1.9	1'6"	1'0"	2		
2X	1.12	22'3"	14'8"	326		
				332	1	331.5
1	1.10	1'6"	1'0"	2		
1	1.11	9'8"	1'0"	10		
1	1.13	21'2"	3'4"	238		
1	1.14	17'4"	11'3"	57		
				306	3	918.6
2	1.7	2'9"	1'0"	3		
2	1.8	0'10"	1'0"	1		
2	1.9	1'6"	1'0"	2		
2	1.15	22'2"	14'8"	325		
				330	2	660.4
2X-Alt	1.7	2'9"	1'0"	3		
2X-Alt	1.8	0'10"	1'0"	1		
2X-Alt	1.9	1'6"	1'0"	2		
2X-Alt	1.16	22'3"	12'1"	269		
2X-Alt	1.17	2'9"	1'0"	28		
				302	1	302.2
TOTAL				**1,270**		**2212.7**

UNIT	SPACE NO.	LEVEL 2 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
2X	2.1	1'0"	12'0"	12		
2X	2.2	22'3"	31'6"	701		
2X	2.3	11'5"	0'6"	6		
2X	2.9	4'5"	1'0"	4		
2X	2.10	8'6"	4'2"	34		
				757	1	756.6
1	2.4	5'11"	5'6"	33		
1	2.11	21'2"	30'6"	646		
1	2.12	17'5"	1'0"	17		
				695	3	2086.2
2	2.3	11'5"	0'6"	6		
2	2.7	22'2"	31'6"	698		
2	2.9	4'5"	1'0"	4		
2	2.10	8'6"	4'2"	34		
				742	2	1484
2X-Alt	2.1	1'0"	12'0"	12		
2X-Alt	2.2	22'3"	31'6"	701		
2X-Alt	2.3	11'5"	0'6"	6		
2X-Alt	2.9	4'5"	1'0"	4		
2X-Alt	2.10	8'6"	4'2"	34		
				757	1	756.6
TOTAL				**2,951**		**5083.4**

UNIT	SPACE NO.	LEVEL 3 AREA LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
2X	3.1	1'0"	12'0"	12		
2X	3.2	22'3"	31'6"	790		
2X	3.3	11'5"	0'6"	6		
2X	3.7	18'2"	1'0"	18		
				826	1	825.8
1	3.4	11'10"	0'6"	6		
1	3.5	21'2'	35'6"	751		
1	3.8	17'1"	21'2"	18		
				775	3	2324.4
2	3.3	11'5"	0'6"	6		
2	3.6	22'2"	35'6"	787		
2	3.9	18'1"	1'0"	18		
				811	2	1621.4
2X-Alt	3.1	1'0"	12'0"	12		
2X-Alt	3.2	22'3"	31'6"	790		
2X-Alt	3.3	11'5"	0'6"	6		
2X-Alt	3.7	18'2"	1'0"	18		
				826	1	825.8
TOTAL				**3,237**		**5597.4**
TOWNHOME 7-PLEX TOTAL GROSS FLOOR AREA						**12,894**







TH-8-PLEX GROSS FLOOR AREA FOR FAR

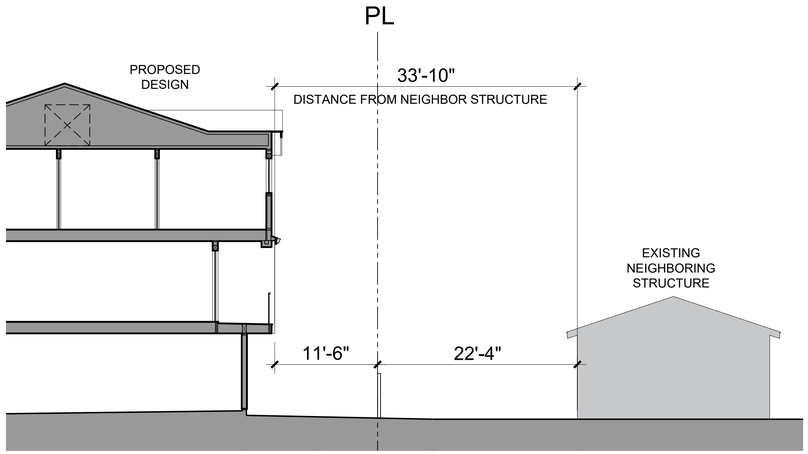
UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	1.25	17'3"	17'3"	297		
4X	1.26	11'3"	3'1"	35		
				331	2	662.8
3X	1.21	5'10"	5'10"	34		
3X	1.22	4'5"	9'7"	42		
				77	2	153.6
3	1.15	4'6"	9'7"	43		
3	1.16	5'10"	5'10"	34		
				78	2	155.2
4	1.11	10'10"	3'1"	34		
4	1.12	17'0"	17'2"	293		
				327	2	653.6
TOTAL				**813**		**1625.2**

UNIT	SPACE NO.	LEVEL 2 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	2.2	21'0"	16'2"	340		
4X	2.4	5'7"	5'0"	28		
4X	2.11	6'6"	1'6"	10		
4X	2.18	17'3"	22'7"	390		
				767	2	1533.2
3X	2.5	13'4"	23'2"	309		
3X	2.16	11'3"	17'7"	198		
3X	2.17	5'10"	24'1"	141		
				647	2	1294.4
3	2.6	13'10"	22'8"	314		
3	2.12	5'10"	6'6"	38		
3	2.13	17'3"	18'1"	312		
				663	2	1326.8
4	2.4	5'7"	5'0"	28		
4	2.8	20'5"	15'8"	320		
4	2.10	17'0"	23'1"	392		
4	2.11	6'6"	1'6"	10		
				750	2	1499.6
TOTAL				**2,827**		**5654**

UNIT	SPACE NO.	LEVEL 3 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	3.1	5'11"	1'6"	24		
4X	3.2	17'3"	42'4"	730		
4X	3.3	3'9"	21'2"	79		
4X	3.14	13'6"	1'5"	19		
				853	2	1705.2
3X	3.4	13'4"	23'2"	309		
3X	3.12	11'11"	2'5"	29		
3X	3.13	17'1"	21'2"	362		
				699	2	1398.4
3	3.5	13'10"	23'2"	321		
3	3.10	17'3"	21'2"	365		
3	3.11	12'1"	2'5"	29		
				715	2	1429.4
4	3.6	15'4"	1'6"	23		
4	3.7	20'5"	21'2"	432		
4	3.8	17'4"	1'5"	19		
4	3.9	17'0"	22'2"	360		
				834	2	1667.8
TOTAL				**3,100**		**6200.8**
TOWNHOME 8-PLEX TOTAL GROSS FLOOR AREA						**13,480**

FAR LEGEND

	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories of all buildings and accessory structures and shall be measured to the outside surface of the exterior walls. Floor area ratio does not include uninhabitable attic space, basements, below-grade parking, non residential or multi-family building area devouted to structured or covered parking(i.e., parking garage, or ancillary utility rooms or elevators serving the parking garage), trash enclosures, unenclosed accessory structures(e.g., trellis), bay windows and covered porches.unenclosed accessory structures (e.g., trellis) and covered porches.
Note:	"Floor area, gross" means the total horizontal floor area in square feet of all stories of all buildings measured to the outside surface of exterior walls. Stairways and elevator shafts shall be included on all floors.



3. PROXIMITY SECTION

LEGEND:

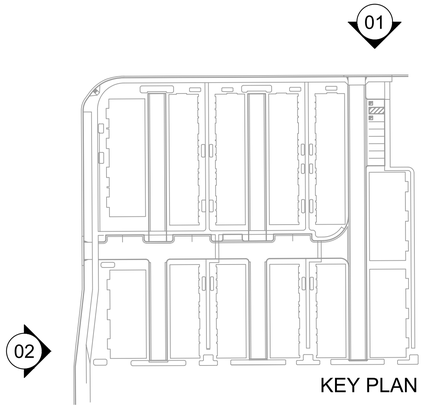
Primary Window Locations
(3'X5') single hung

Secondary Window Locations
(2'X5') single hung

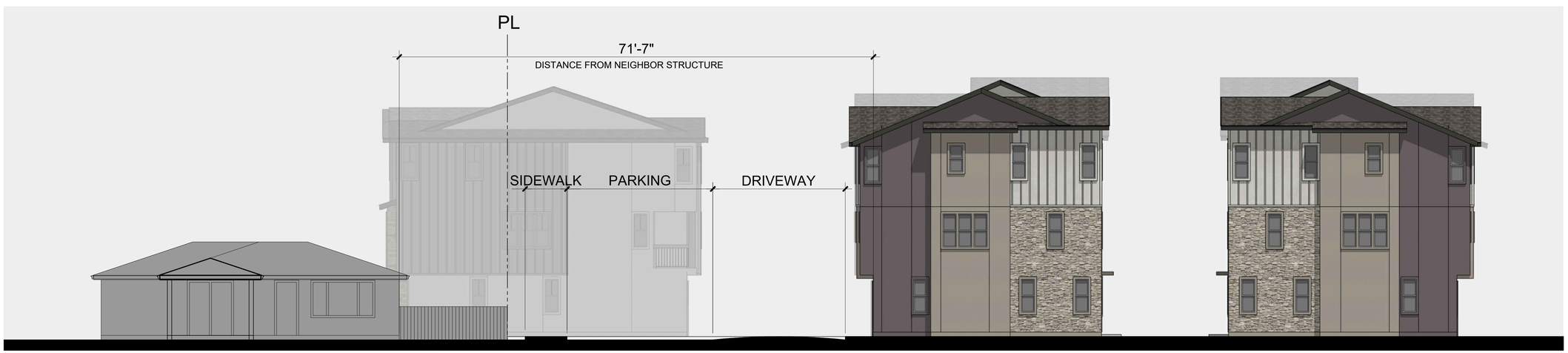
Bath/Kitchen Window Location
(3'X4' & 2'X4') single hung

2. PLAN AT 3RD FLOOR

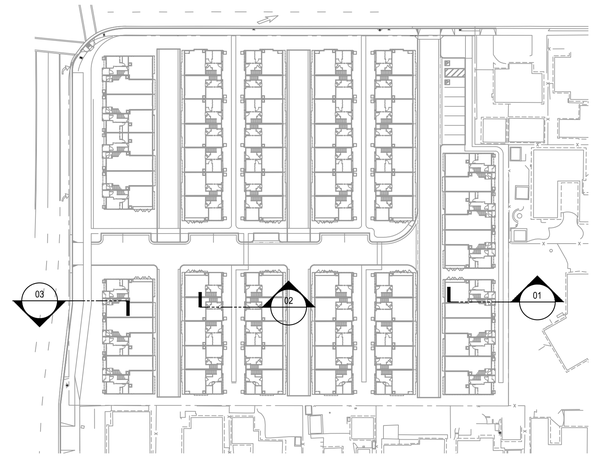
1. PLAN AT 2ND FLOOR



2. STREETSCAPE VIEW

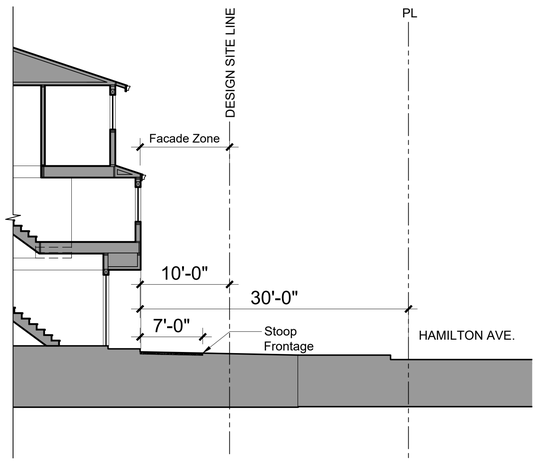


1. STREETSCAPE VIEW

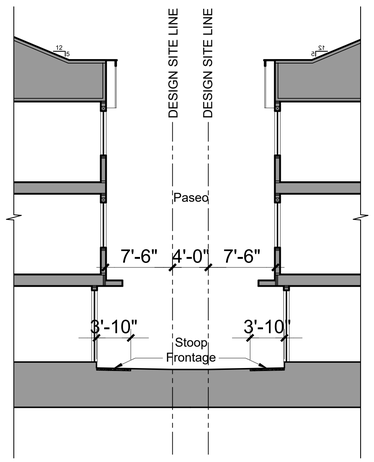


KEY PLAN

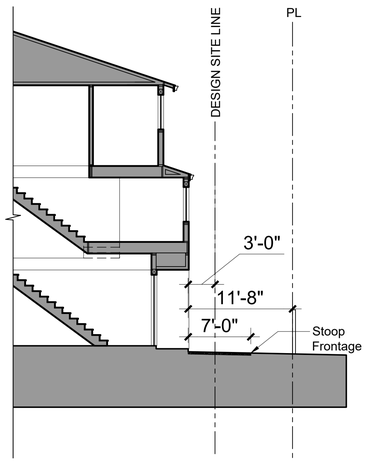
NTS



3. SECTION



2. SECTION



1. SECTION

R3: TOWNHOUSE CONDOMINIUMS (PER CRC)
3-STORY TOWNHOUSE

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) PART 2, VOLUMES 1 AND 2, TITLE 24
[BASED ON 2018 INTERNATIONAL BUILDING CODE]

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

2022 CALIFORNIA ELECTRICAL CODE (CEC) PART 3, TITLE 24
[BASED ON 2017 NATIONAL ELECTRICAL CODE]

2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24
[BASED ON 2018 UNIFORM MECHANICAL CODE]

2022 CALIFORNIA PLUMBING CODE (CPC) PART 5, TITLE 24
[BASED ON 2018 UNIFORM PLUMBING CODE]

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

2022 CALIFORNIA FIRE CODE (CFC) PART 9, TITLE 24
[BASED ON 2018 INTERNATIONAL FIRE CODE]

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF CAMPBELL MUNICIPAL CODE

DEFINITIONS: [PER CRC R202]	R3 TOWNHOUSE CONDOMINIUMS: A SINGLE FAMILY DWELLING UNIT CONSTRUCTED IN A GROUP OF THREE OR MORE ATTACHED UNITS IN WHICH EACH UNIT EXTENDS FROM FOUNDATION TO ROOF AND WITH A YARD OR PUBLIC WAY ON AT LEAST TWO SIDES.
OCCUPANCY GROUP: (CRC R 1.1.3.1)	TOWNHOUSE CONDOMINIUMS U (PRIVATE GARAGES)
CONSTRUCTION TYPE	TYPE V-B
FIRE SPRINKLERS: (CRC R 313)	NFPA 13-R
ALLOWABLE HEIGHT:	40 FEET
ALLOWABLE STORIES: (CRC 1.13)	3 STORIES
ALLOWABLE FLOOR AREA	THE CRC DOES NOT PUT AREA LIMITATIONS ON TOWNHOUSE CONDOMINIUMS
TOWNHOUSE UNIT SEPARATION (CRC R 302.2.2)	PER CRC R302.2 EACH TOWNHOUSE CONDOMINIUM SHALL BE SEPARATED BY A COMMON WALL CONSTRUCTED WITHOUT PLUMBING OR MECHANICAL EQUIPMENT, DUCTS OR VENTS RUNNING VERTICALLY IN THE COMMON WALL CAVITY. PER CRC R 302.2 ITEM 7 THE COMMON WALL SHALL BE NOT LESS THAN 1-HOUR FIRE RATED.
EXTERIOR WALL RATING: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE ZERO (0) (NON-RATED) FIRE SEPARATION DISTANCE < 3' SHALL BE ONE (1) - (1 HOUR)
MAXIMUM AREA OF EXTERIOR WALL OPENINGS: (CRC TABLE R 302.1(2))	FIRE SEPARATION DISTANCE ≥ 3' SHALL BE UNLIMITED (UNRATED) FIRE SEPARATION DISTANCE < 3' SHALL NOT BE ALLOWED
UTILITIES / THROUGH PENETRATIONS (CRC R302.4.1)	ELECTRIC METERS LOCATED IN COMMON HOA MAINTAINED CLOSETS AT THE END OF EACH BUILDING ARE RUN THROUGH THE BUILDING LATERALLY IN A NON-RATED SOFFIT RACEWAY LOCATED IN THE GARAGES. ACCESS EASEMENTS EXIST FOR USE AND MAINTENANCE OF THE UTILITY RACEWAY. THROUGH PENETRATIONS OF THE 1-HOUR RATED COMMON WALL SEPARATING UNITS BY ELECTRICAL AND PLUMBING LINES SHALL BE PROTECTED IN ACCORDANCE WITH CRC R 302.4.1 & CRC R 302.4.1.2 BY PROVIDING A THROUGH PENETRATION FIRESTOP SYSTEM.
ACCESSIBILITY: (PER CRC R320.1)	DWELLING UNITS IN A BUILDING CONSISTING OF FOUR OR MORE CONDOMINIUM UNITS SHALL MEET THE REQUIREMENTS OF CALIFORNIA BUILDING CODE CHAPTER 11A - MULTISTORY DWELLINGS. REFER TO SITE PLAN FOR MORE INFORMATION AND LOCATION OF ACCESSIBLE UNITS. 10% OF THE UNITS MUST BE MADE ACCESSIBLE BASED ON CBC SECTION 1102.3.1.

Legend:

Building Coverage

Building Coverage:
(Shaded Area/ Net Site Area)

Site Net Area +/- 2.81 acres (122,404 s.f.)

Covered Area: 55,071 s.f. / 122,404 s.f. site
Coverage: **±45%**

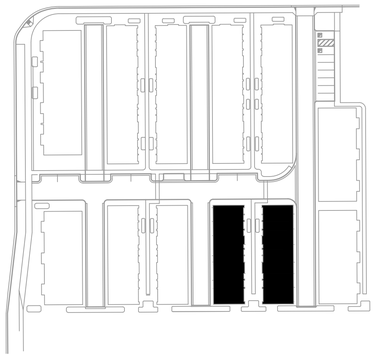
Per City of Campbell Code- Amendments Title 6-7-20 and 21

Lot coverage means the ratio of covered area to net lot area.

Covered area means the total horizontal area within a lot that is covered or partially covered by structures, buildings, beams, slats or projections when viewed from above. Covered area does not include cornices, eaves, sills, canopies, bay windows, and chimneys cumulatively measuring less than 30-inches in depth as measured to the outside surface of exterior walls, or any basements, ground level paving, pools, spas and decks, landscape features, or light walls.

Notes :
1. Refer to Civil sheets for all property lines, easements, site dimensions, accessible unit location, etc.
2. Refer to Landscape Sheets for landscape design, dimensions and detailed information.

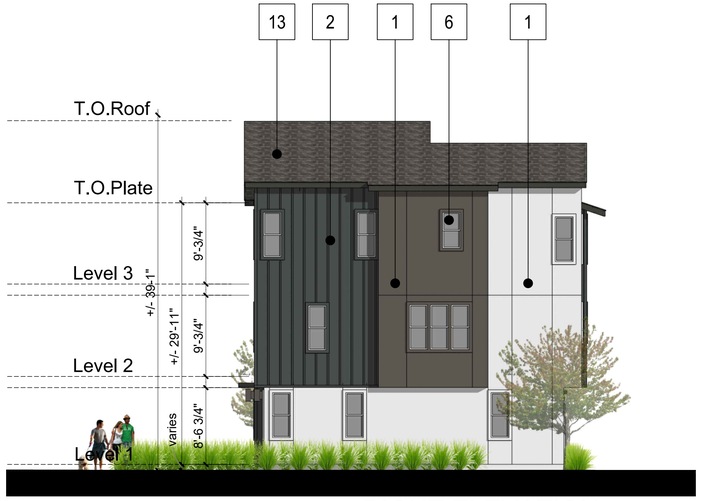
FRONT RIGHT PERSPECTIVE



KEY PLAN NTS

MATERIAL LEGEND

1. Stucco
2. Board and Batten Siding
3. Fiber cement lap siding
4. Woodlook siding
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture
10. Unit address
11. Entry door
12. Entry canopy
13. Composition shingle roof



RIGHT ELEVATION

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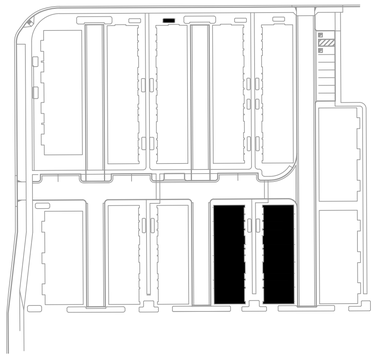
REAR LEFT PERSPECTIVE



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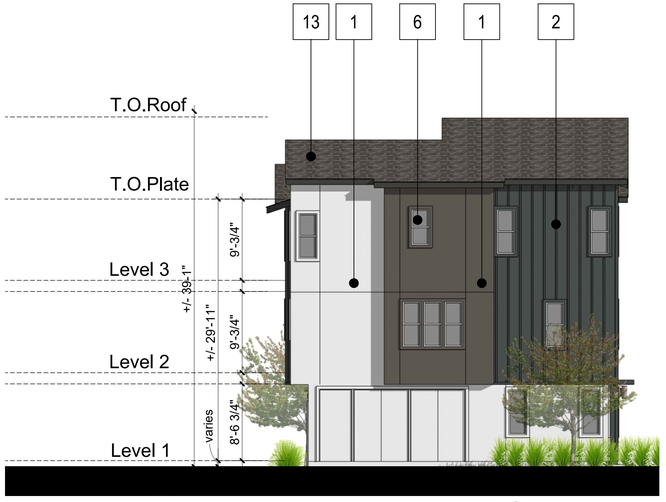

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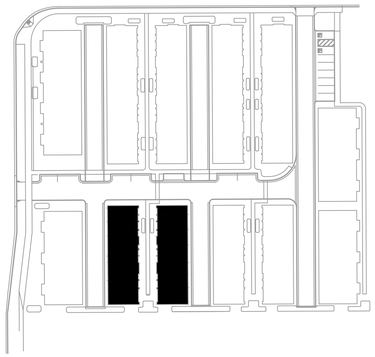

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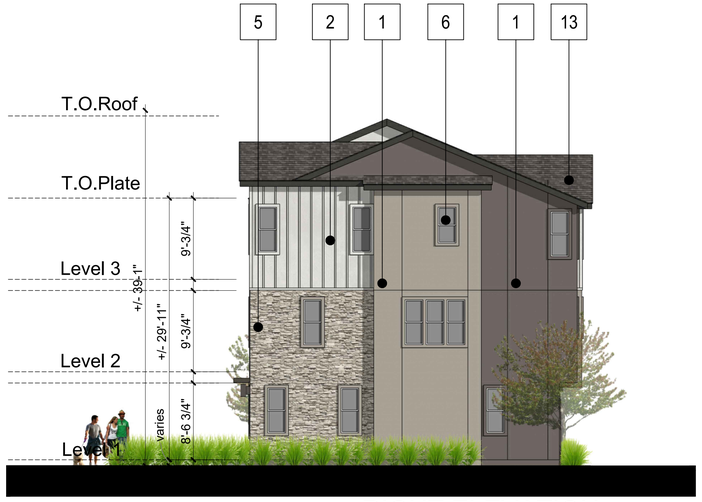

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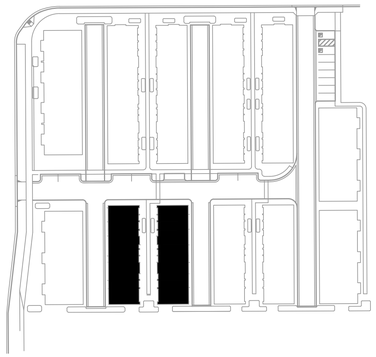

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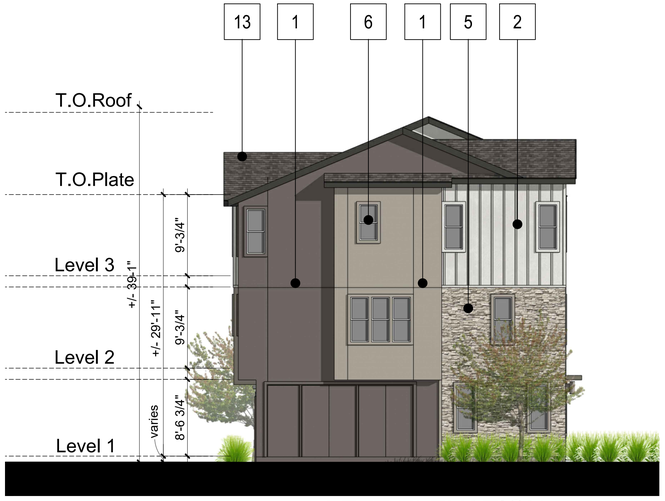

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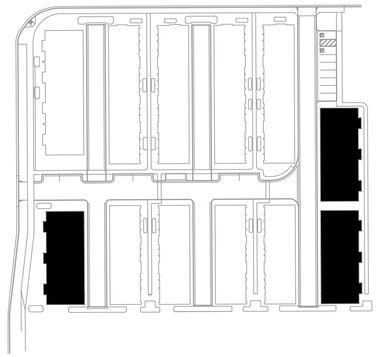

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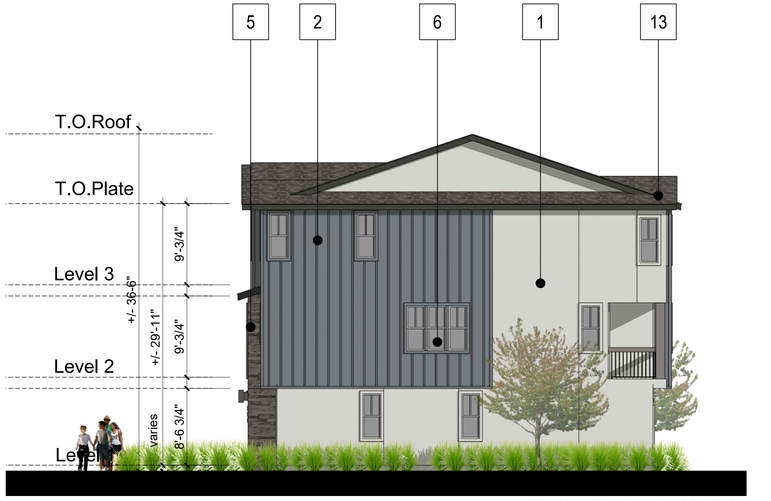

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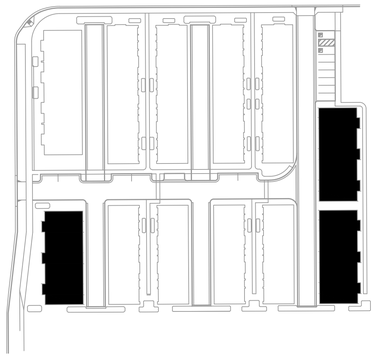

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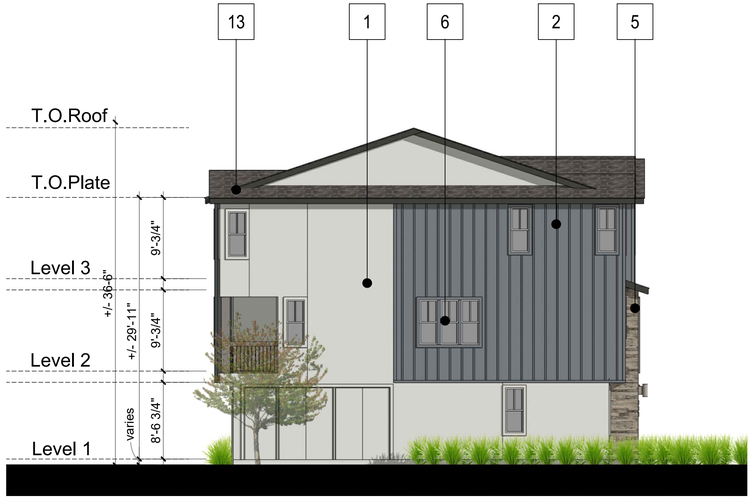

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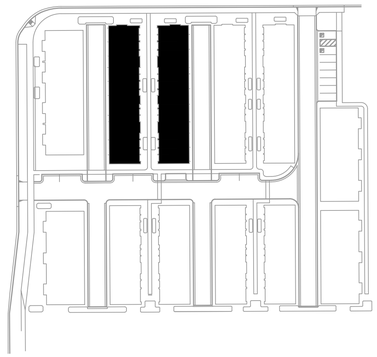

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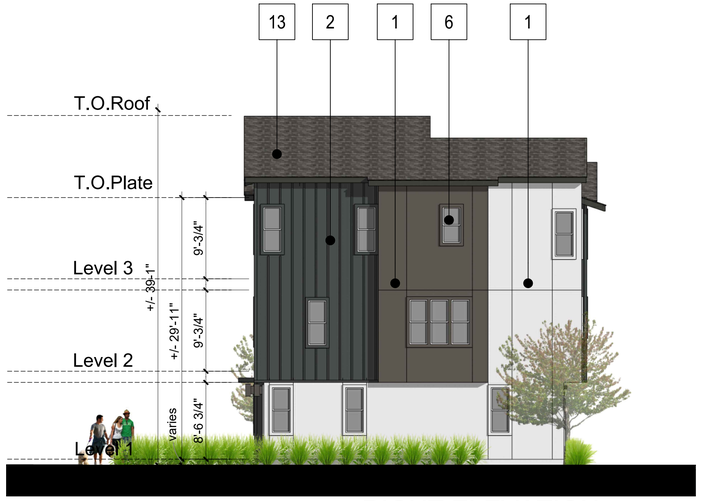

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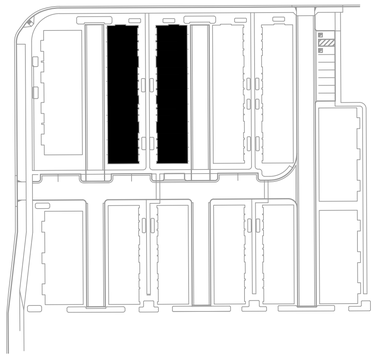

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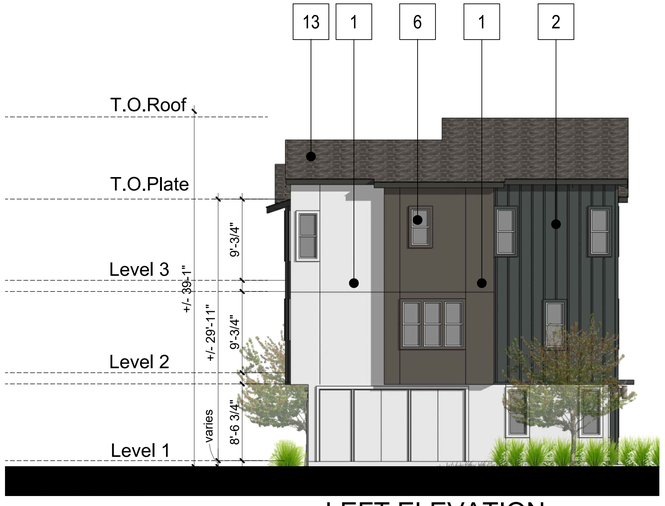

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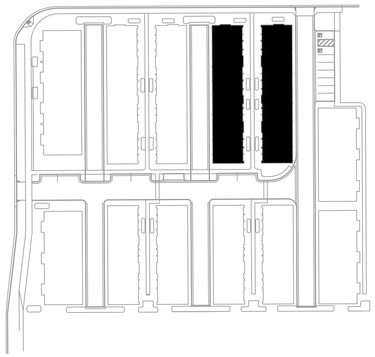

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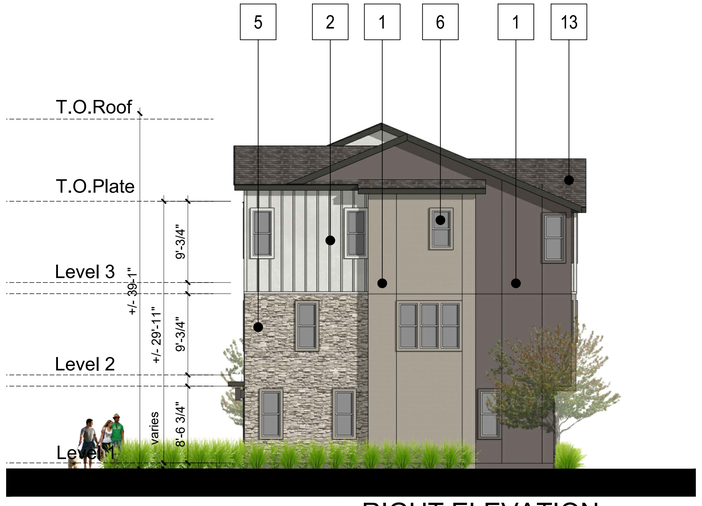

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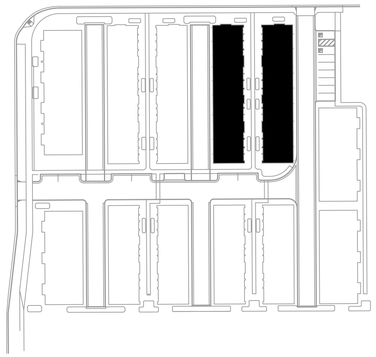

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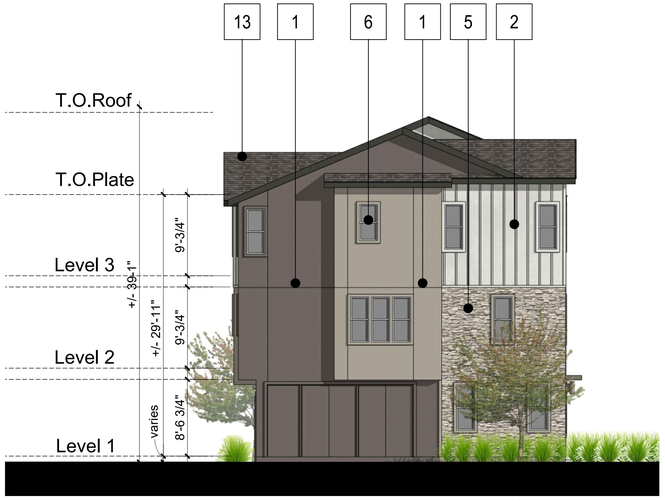

LEFT ELEVATION

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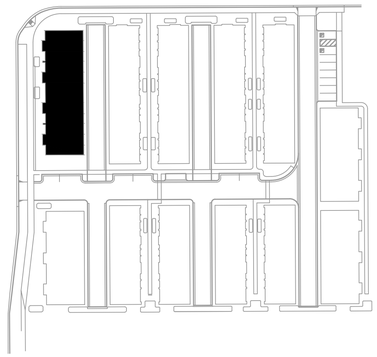

KEY PLAN

NTS

MATERIAL LEGEND

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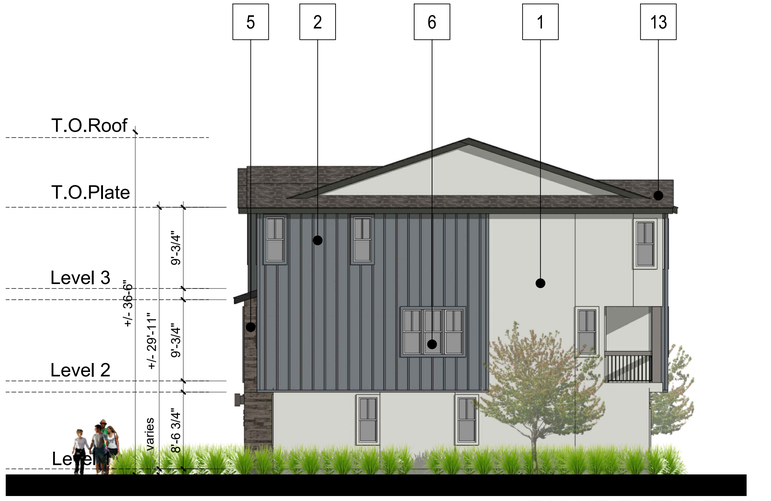
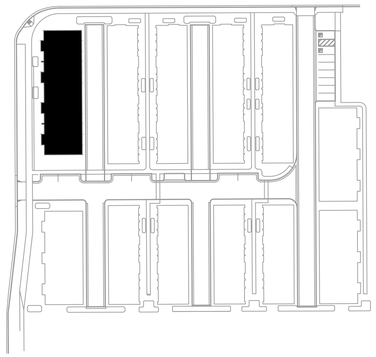


RIGHT ELEVATION

FRONT ELEVATION

REAR LEFT PERSPECTIVE



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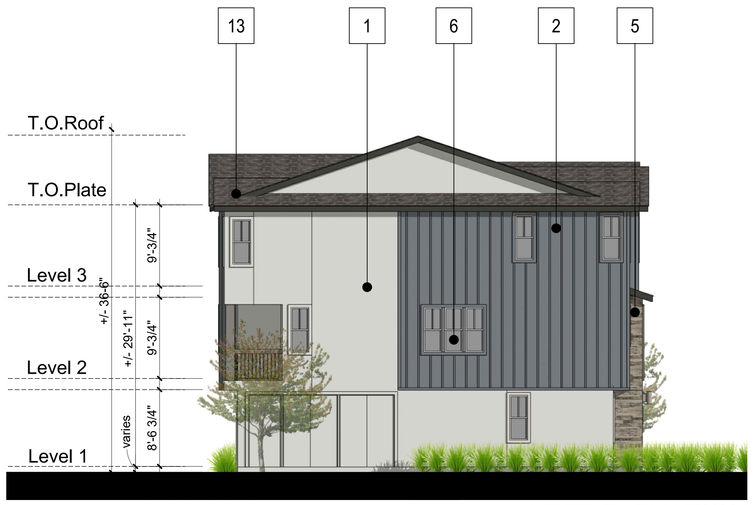

LEFT ELEVATION

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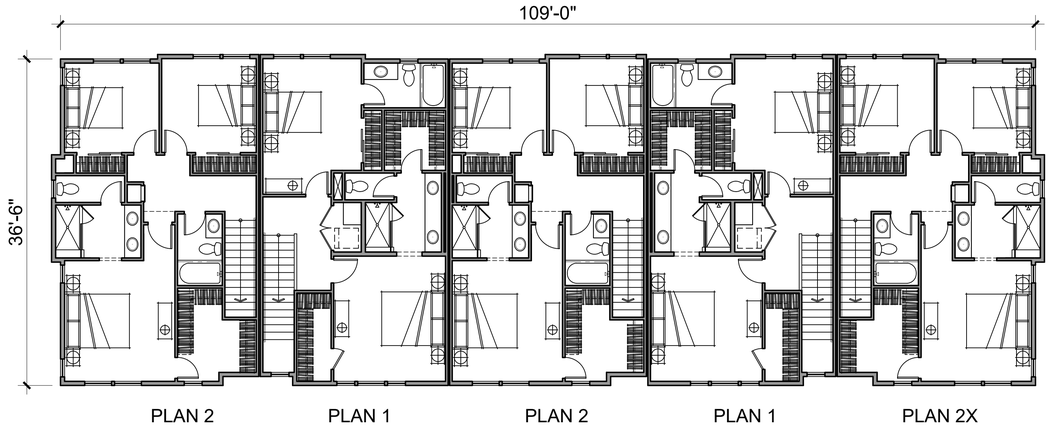

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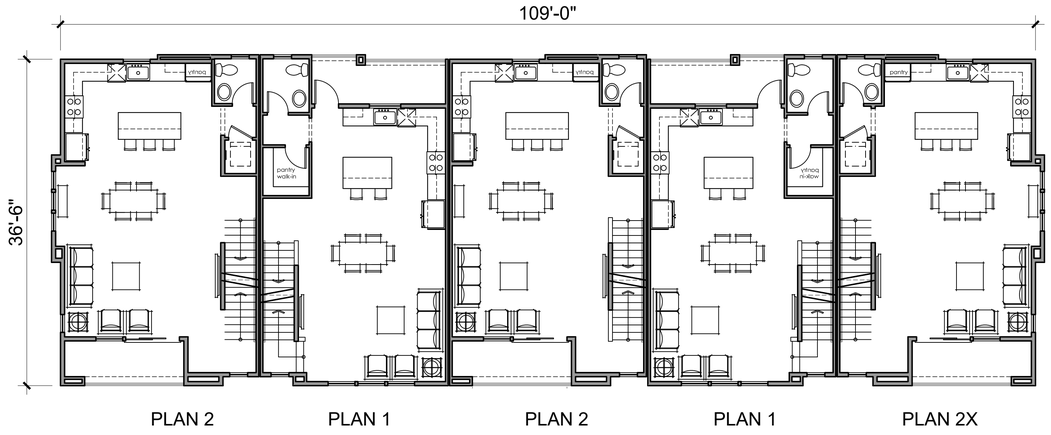

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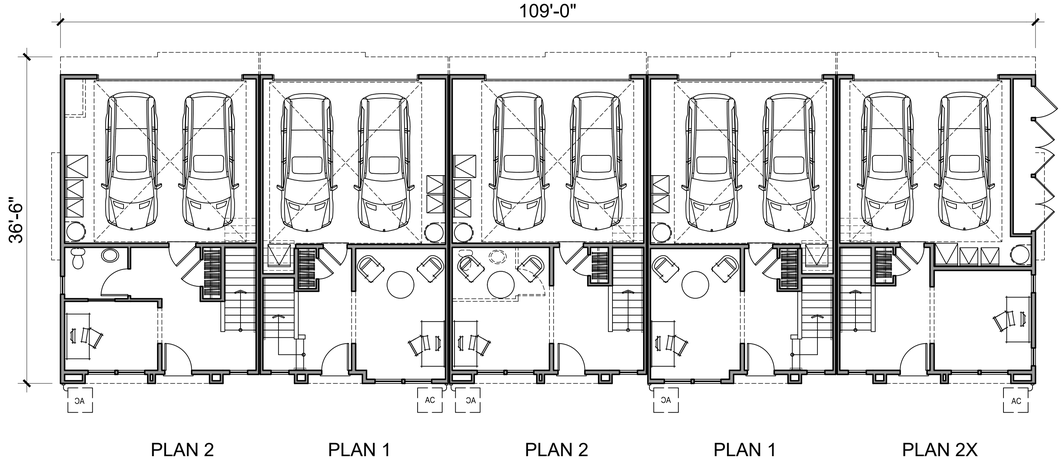

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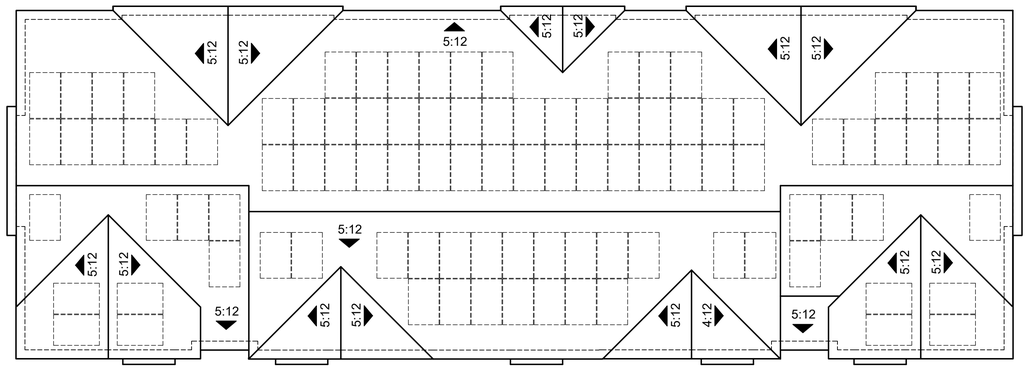
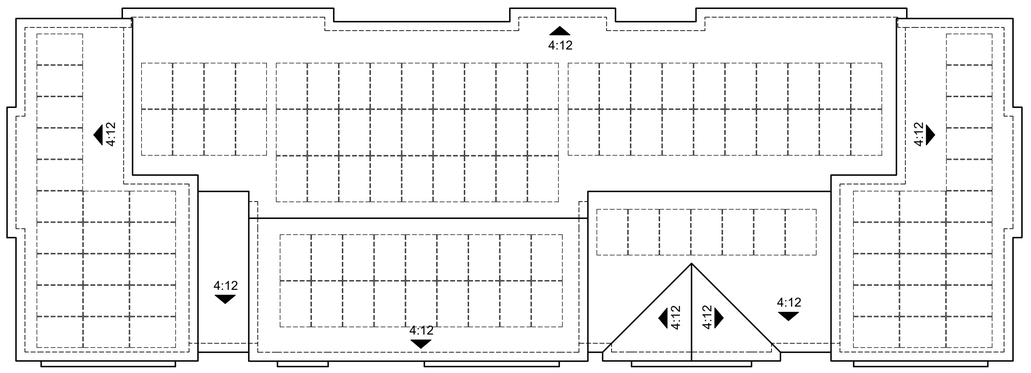


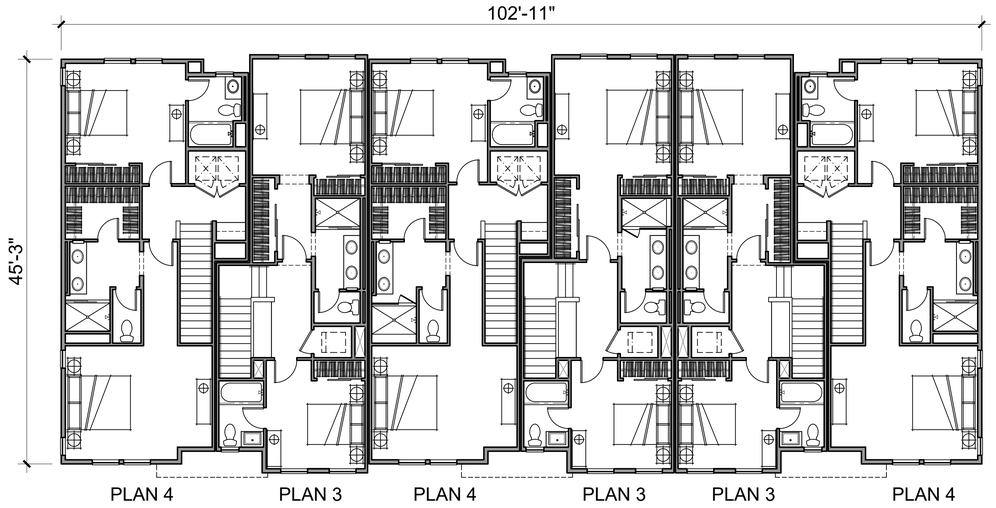
ROOF PLAN -STYLE B



ROOF PLAN -STYLE A

NOTE: Solar Panels are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change

No roof mounted mechanicals equipments.



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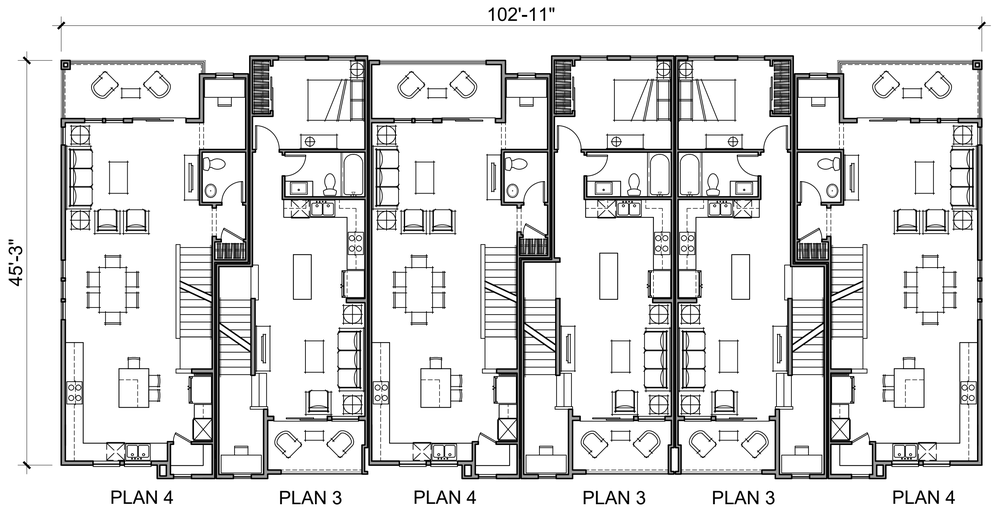

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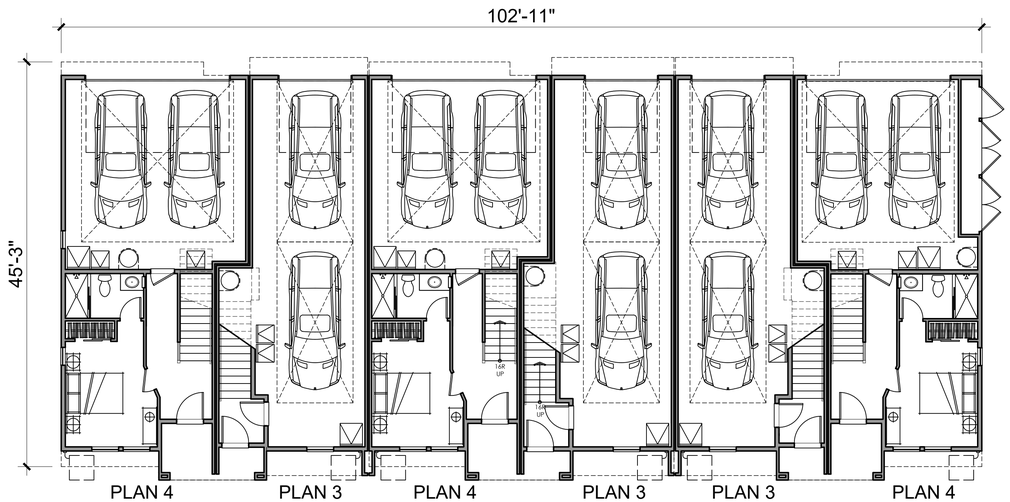
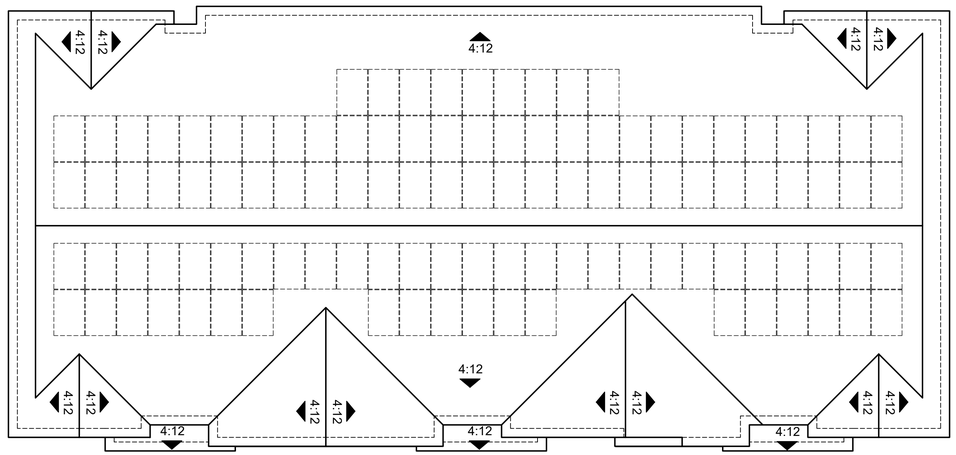


LEVEL 1



ROOF PLAN - STYLE C

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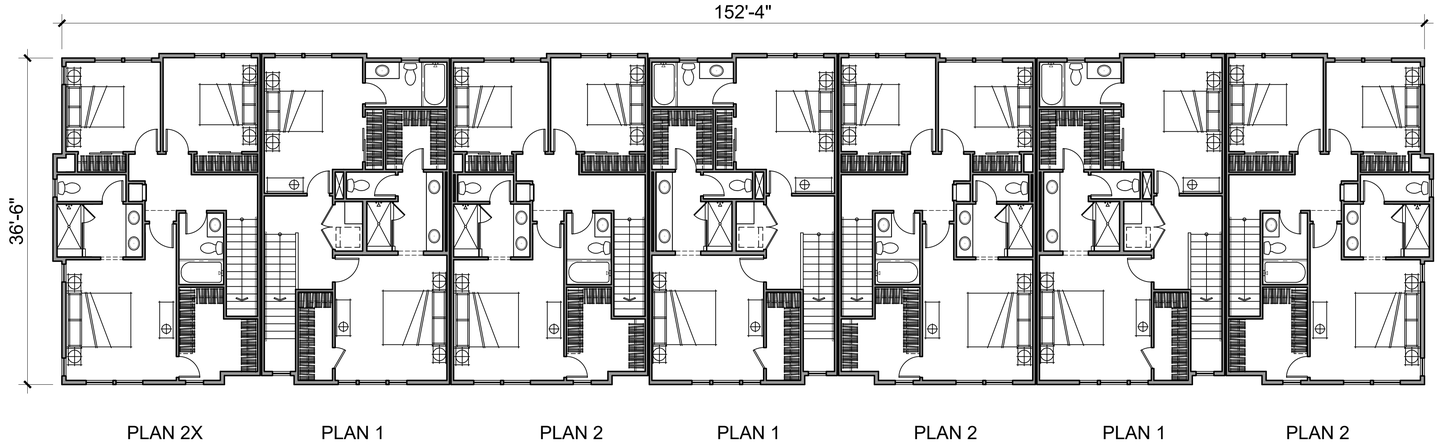

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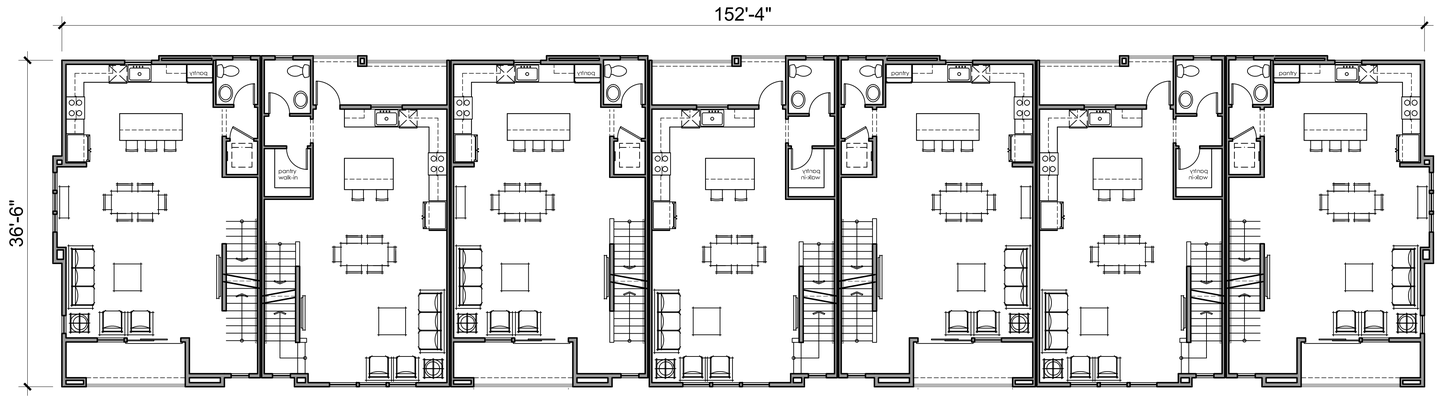

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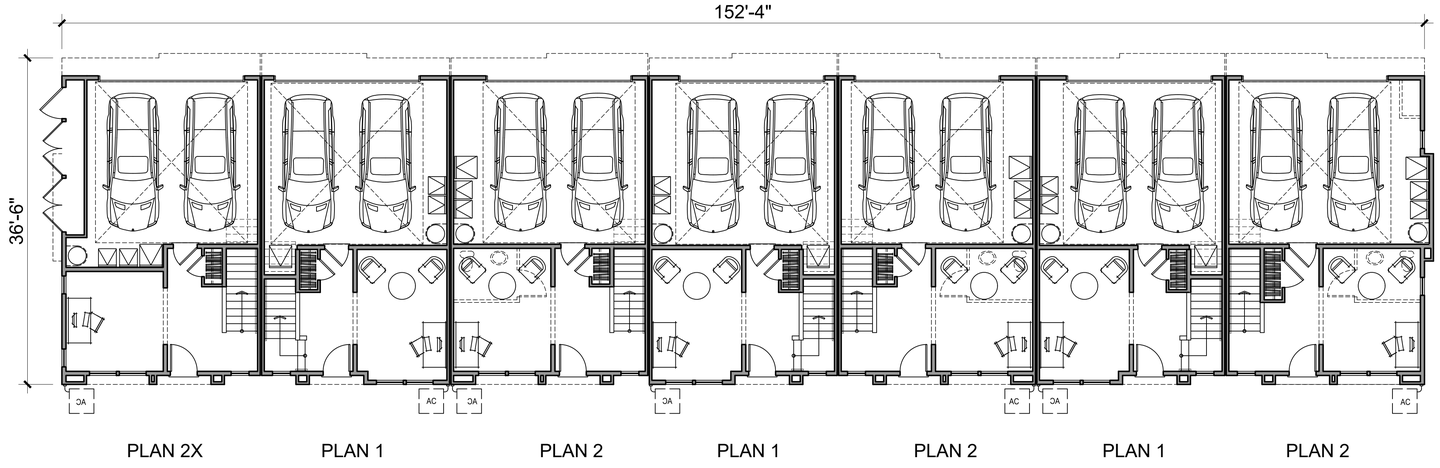

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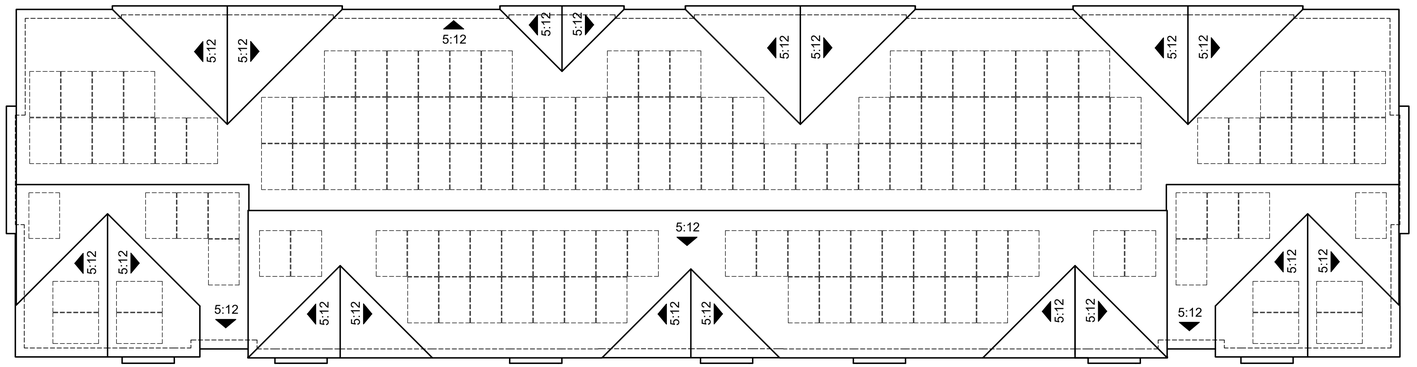
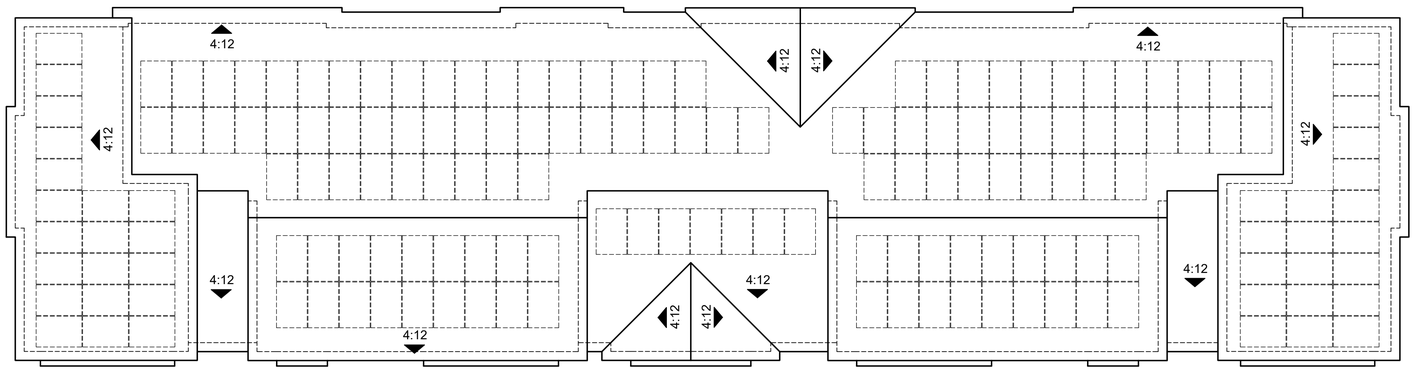


ROOF PLAN -STYLE B



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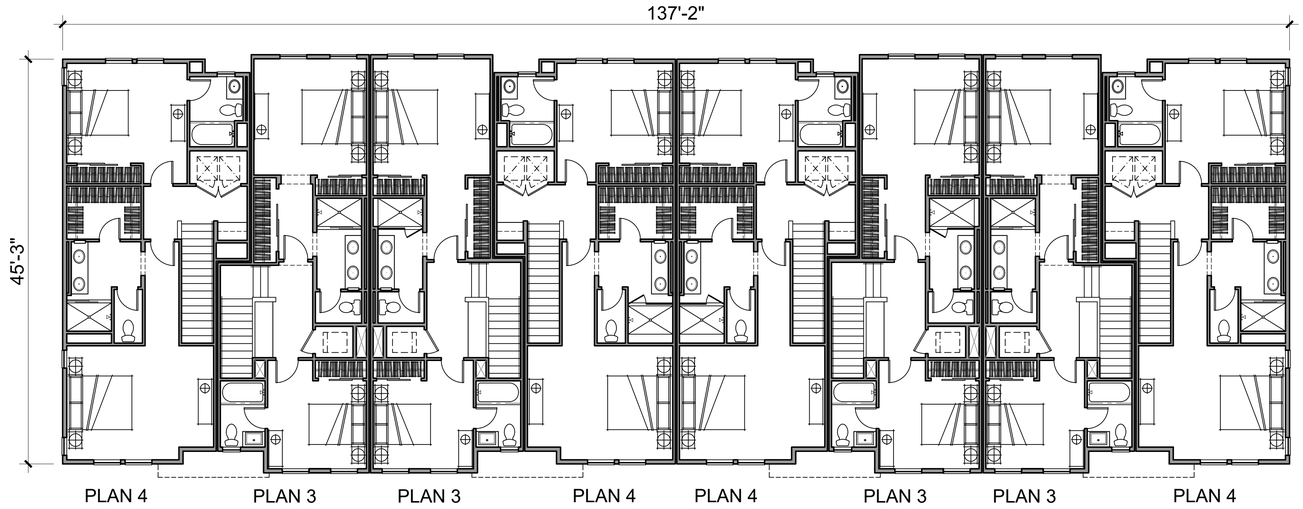

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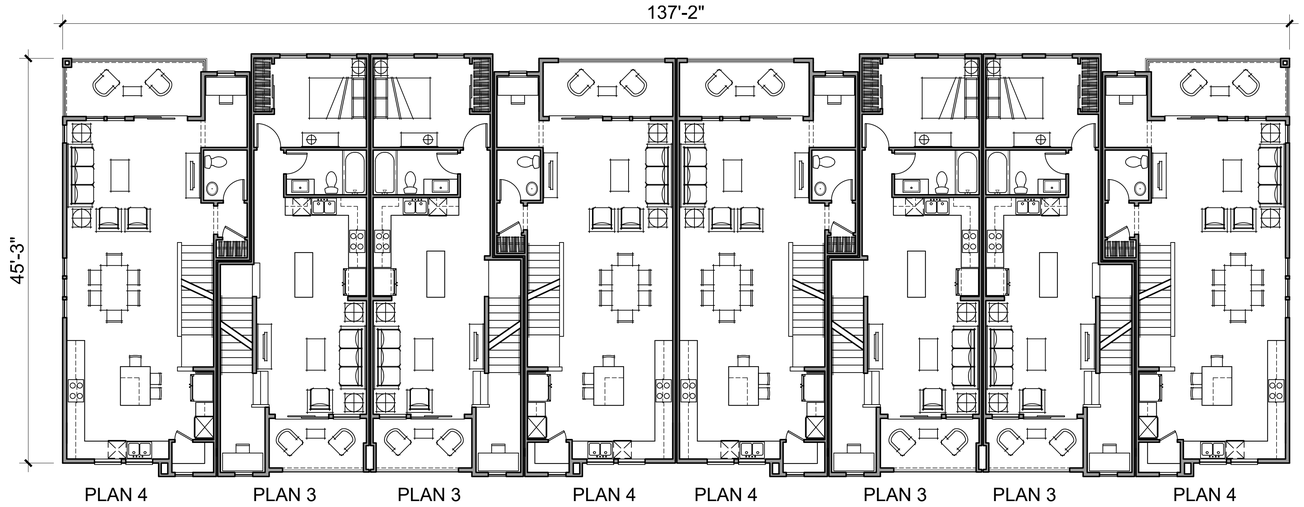

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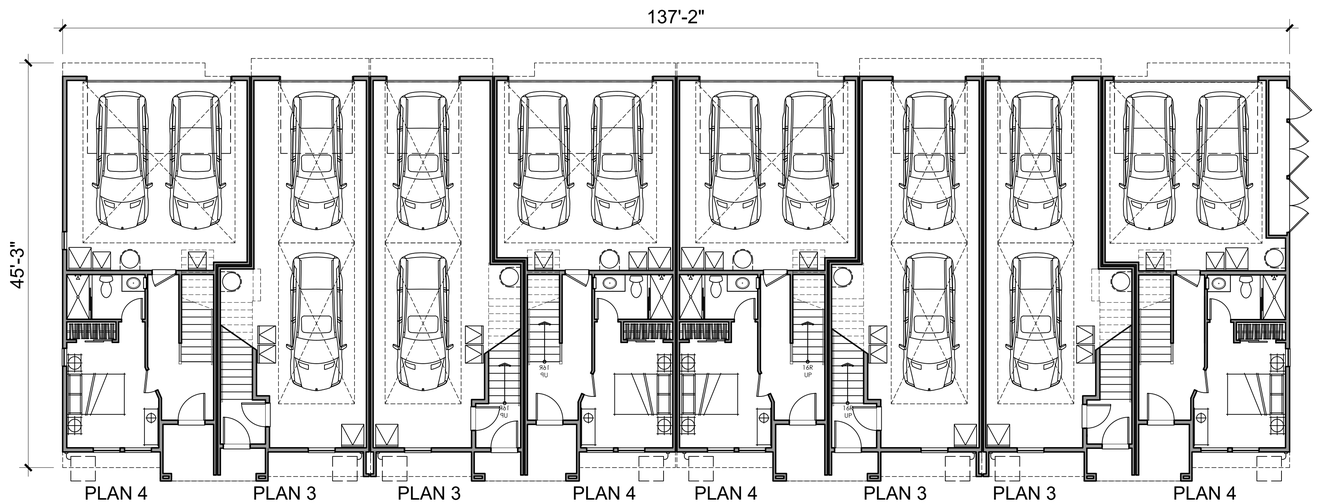

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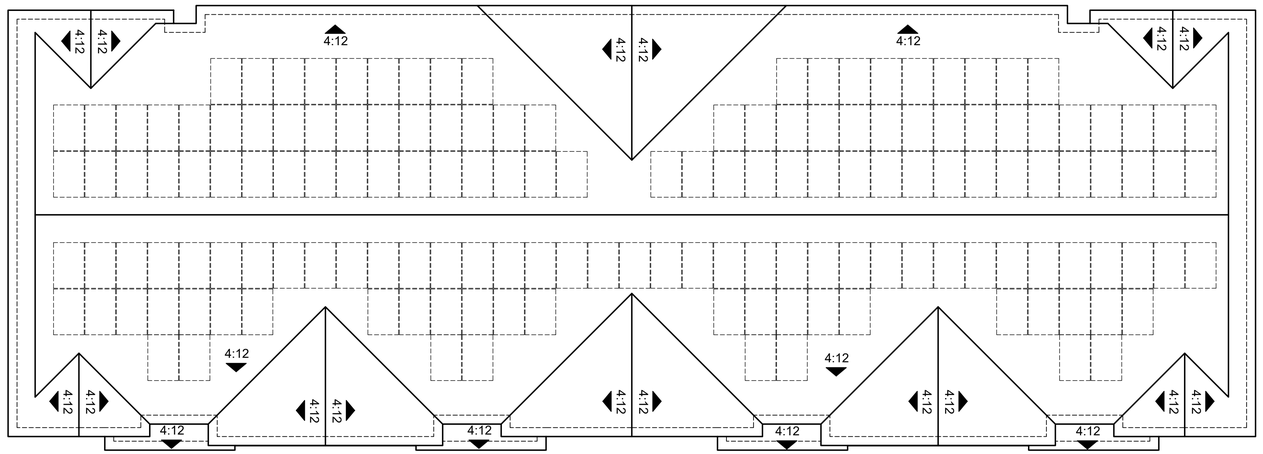
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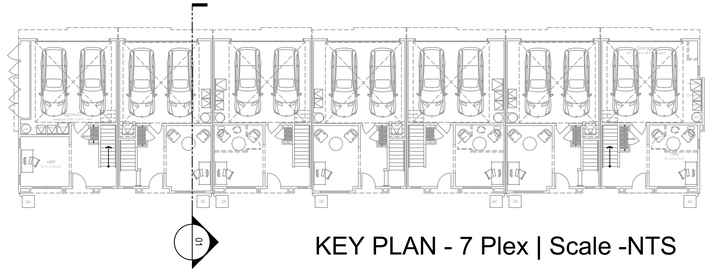
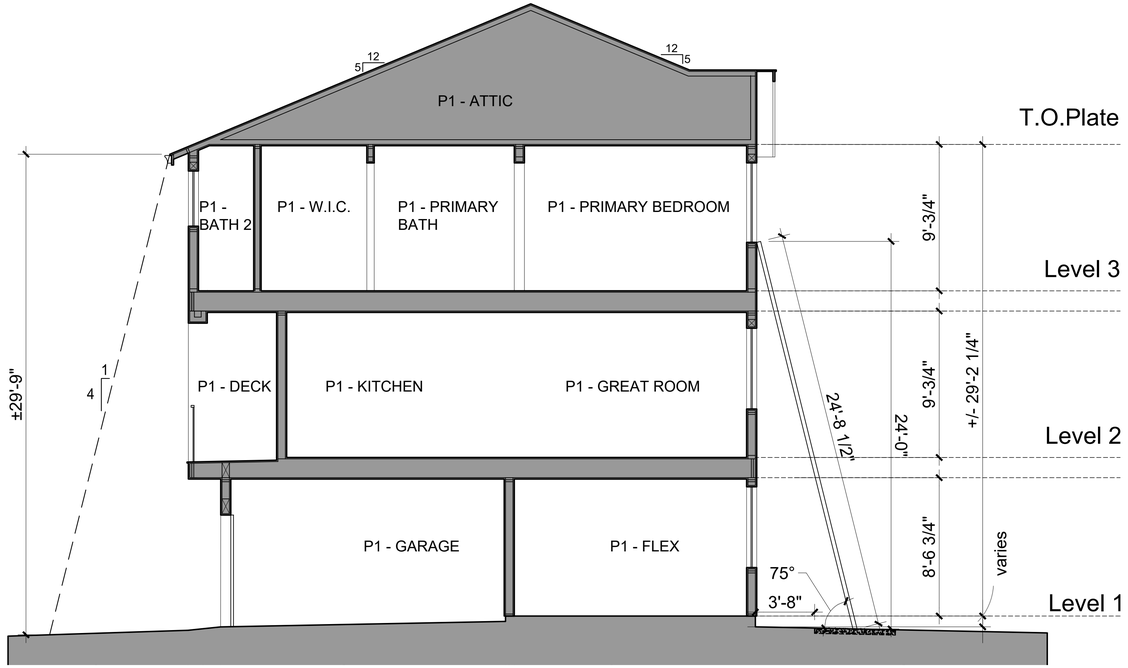
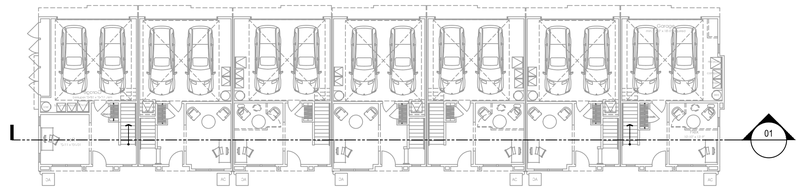


KEY PLAN - 7 Plex | Scale -NTS

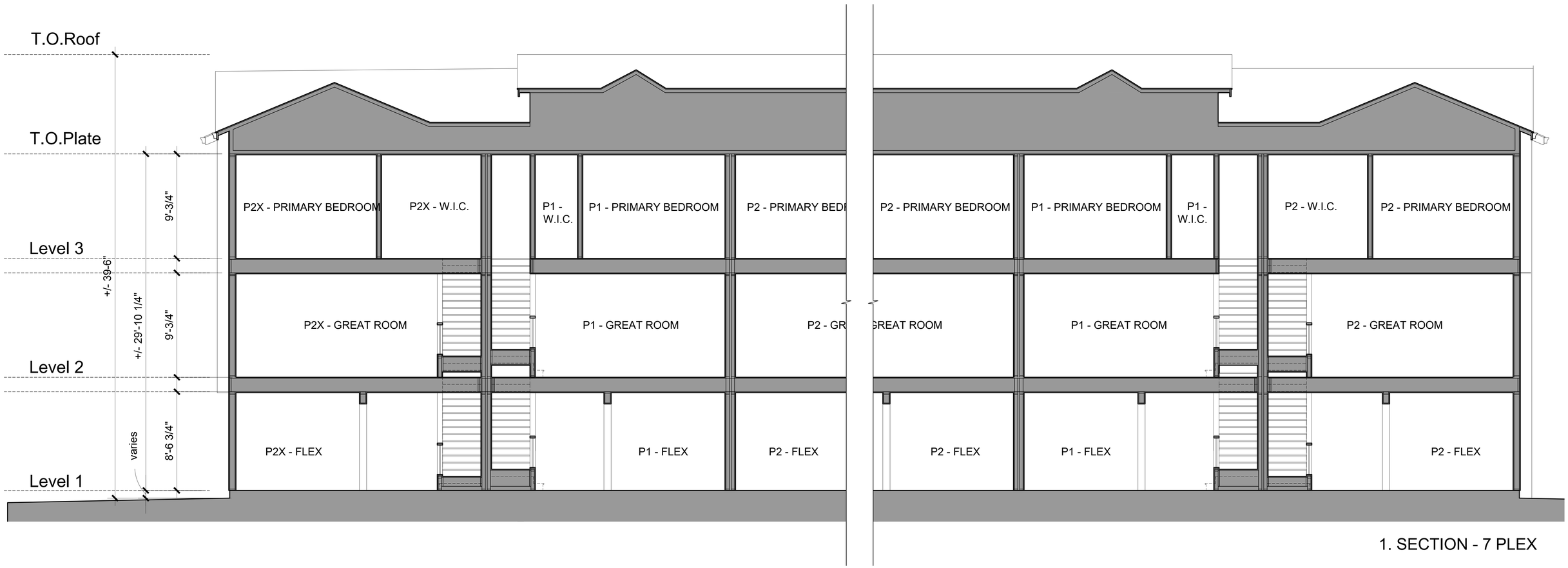
30' MAX. HEIGHT TO TOP
OF FASCIA
SO BUILDING DOES NOT
REQUIRE AERIAL
APPARATUS ACCESS
PER FIRE DEPARTMENT
REQUIREMENTS



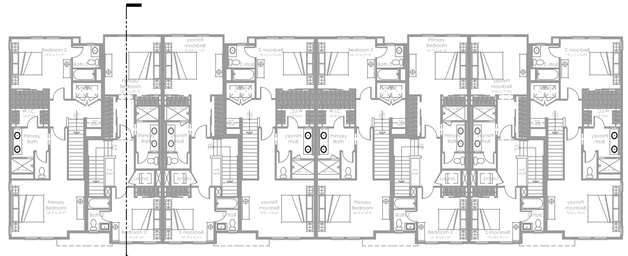
1. SECTION - PLAN1



KEY PLAN - 7 Plex | Scale -NTS

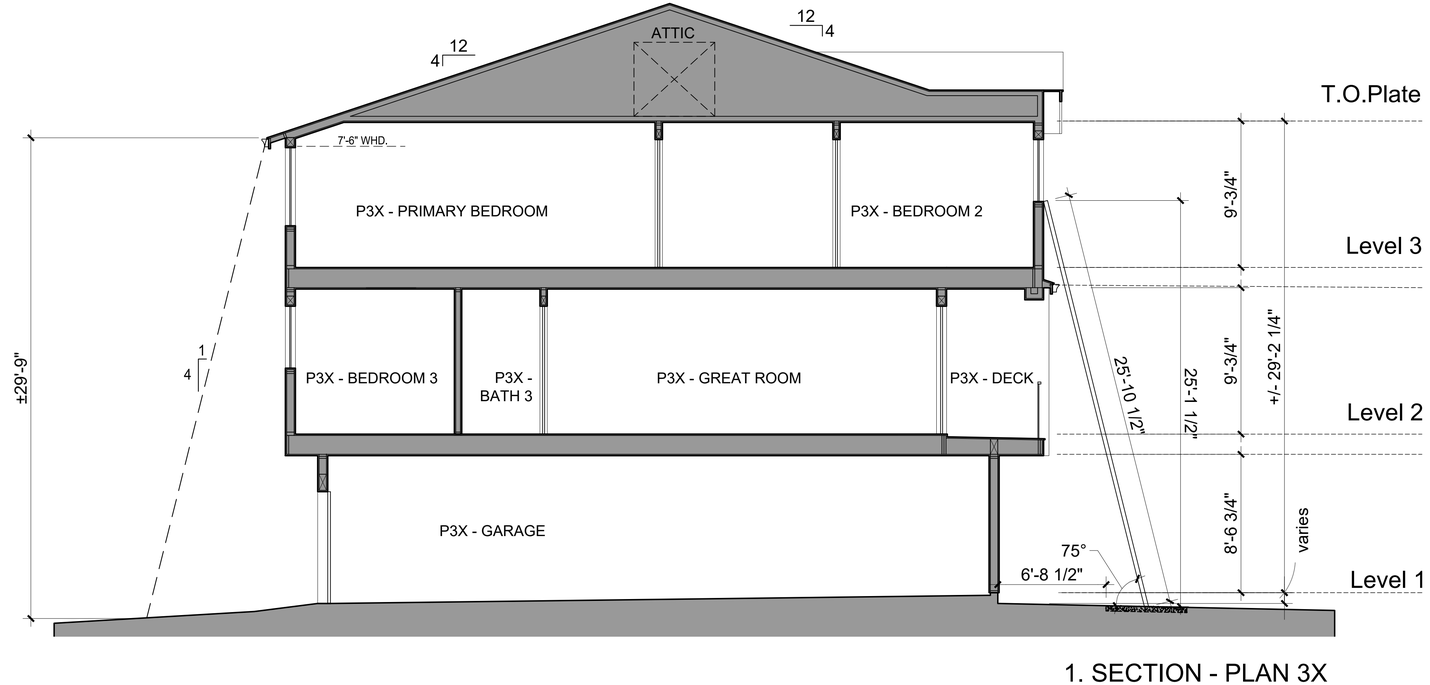


1. SECTION - 7 PLEX



KEY PLAN - 8 Plex | Scale -NTS

30' MAX. HEIGHT TO TOP OF FASCIA SO BUILDING DOES NOT REQUIRE AERIAL APPARATUS ACCESS PER FIRE DEPARTMENT REQUIREMENTS



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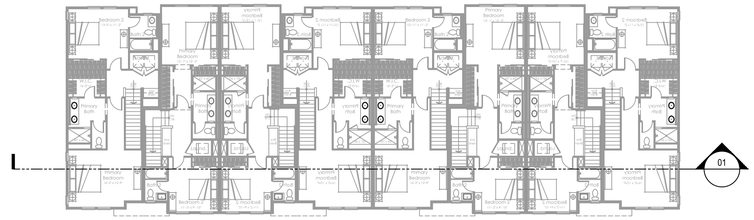
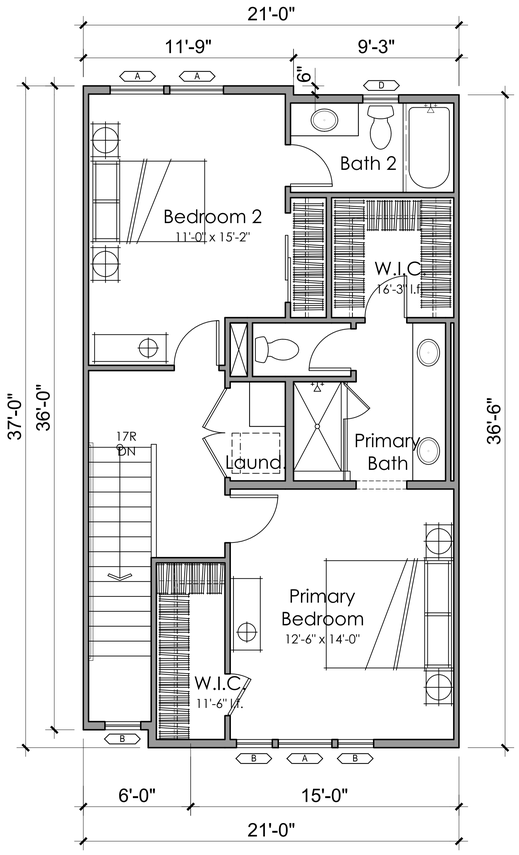
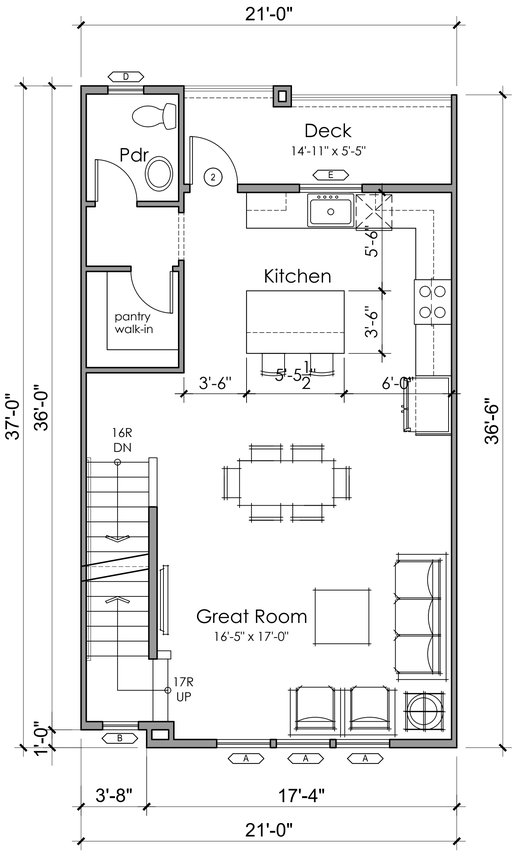


KEY PLAN - 8 Plex | Scale -NTS

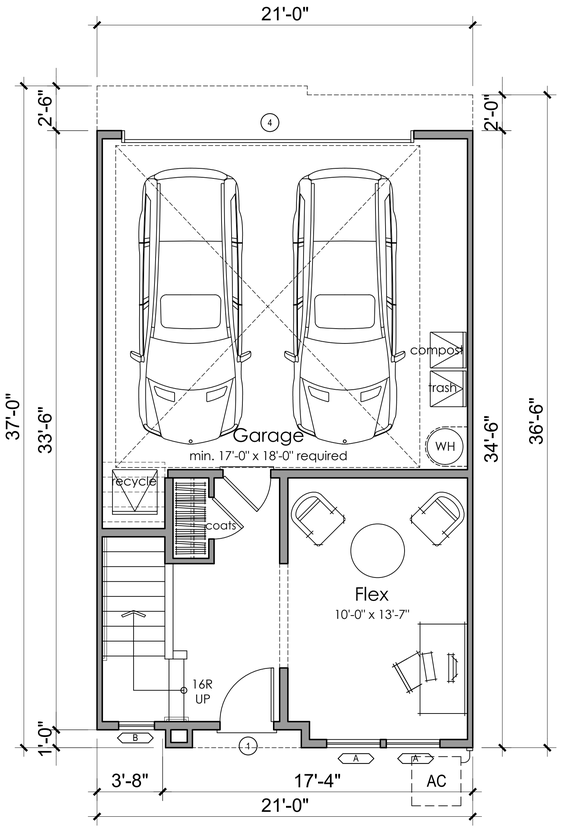
1. SECTION - 8 PLEX



THIRD FLOOR



SECOND FLOOR

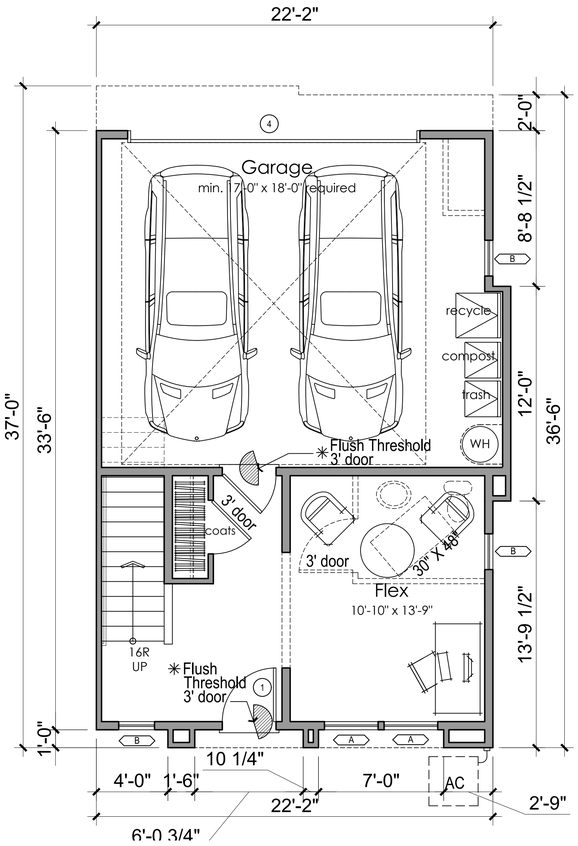


FIRST FLOOR

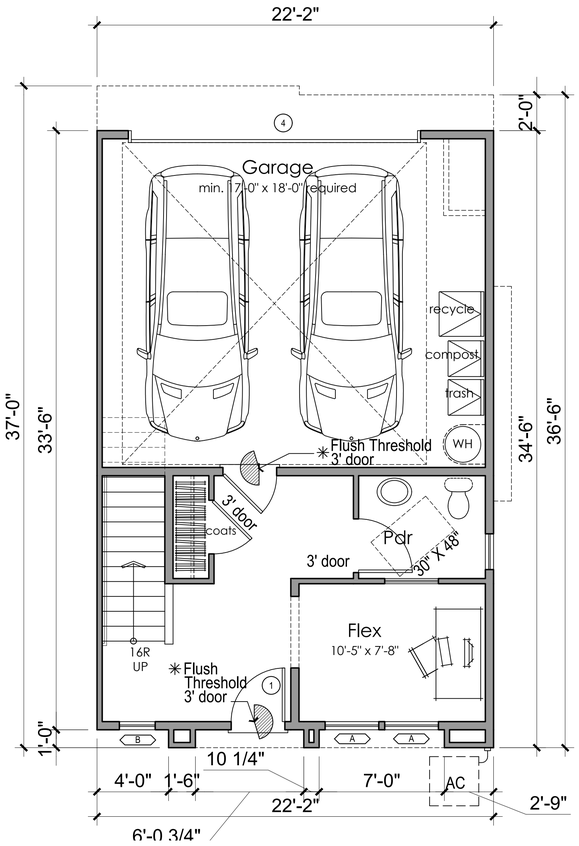
Plan 1 Floor Plan
2 Bedroom + Den / 2.5 Bath
1,623 s.f.(net)

✳ Accessible 1st Floor where occurs per CBC 1102 A.3

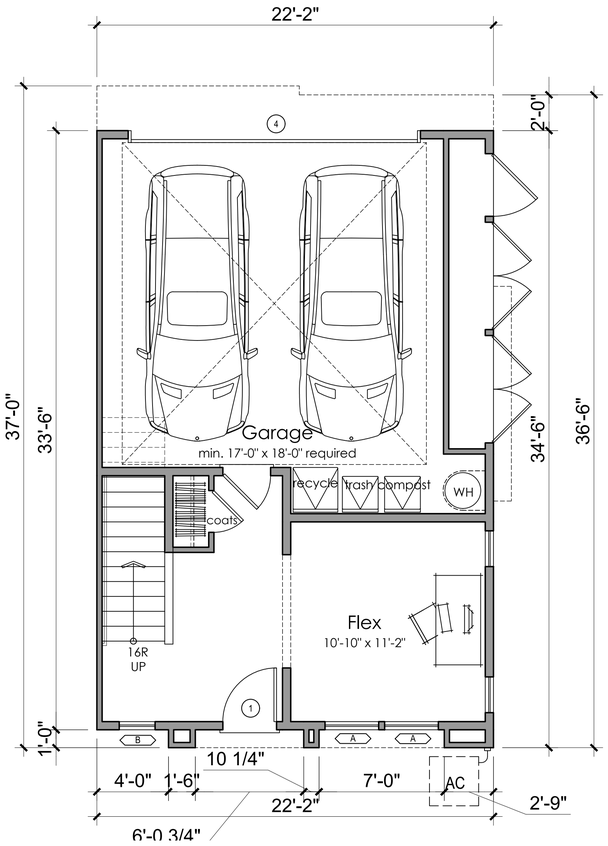
NOTE:
step@ front door
& garage man door occurs
@ non-accessible conditions



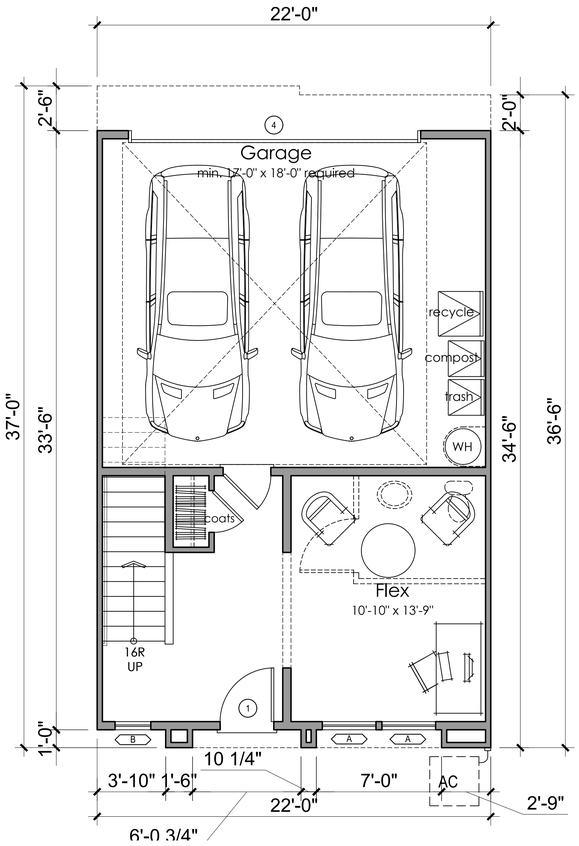
Plan 2 2 Alt-3



Plan 2 2 Alt-2



Plan 2 Alt-1



Plan 2

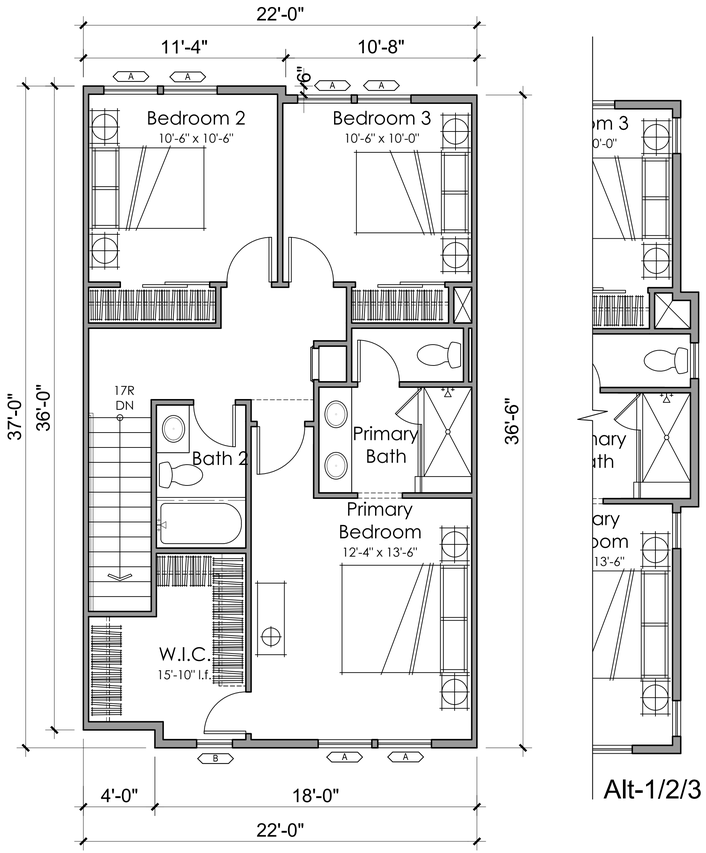
FIRST FLOOR

Plan 2 Alt-3 Floor Plan
3 Bedroom + Den / 2.5 Bath
1,748 s.f.(net)

Plan 2 Alt-2 Floor Plan
3 Bedroom + Den / 2.5 Bath
1,748 s.f.(net)

Plan 2 Alt-1 Floor Plan
3 Bedroom + Den / 2.5 Bath
1,720 s.f.(net)

Plan 2 Floor Plan
3 Bedroom + Den / 2.5 Bath
1,727 s.f.(net)



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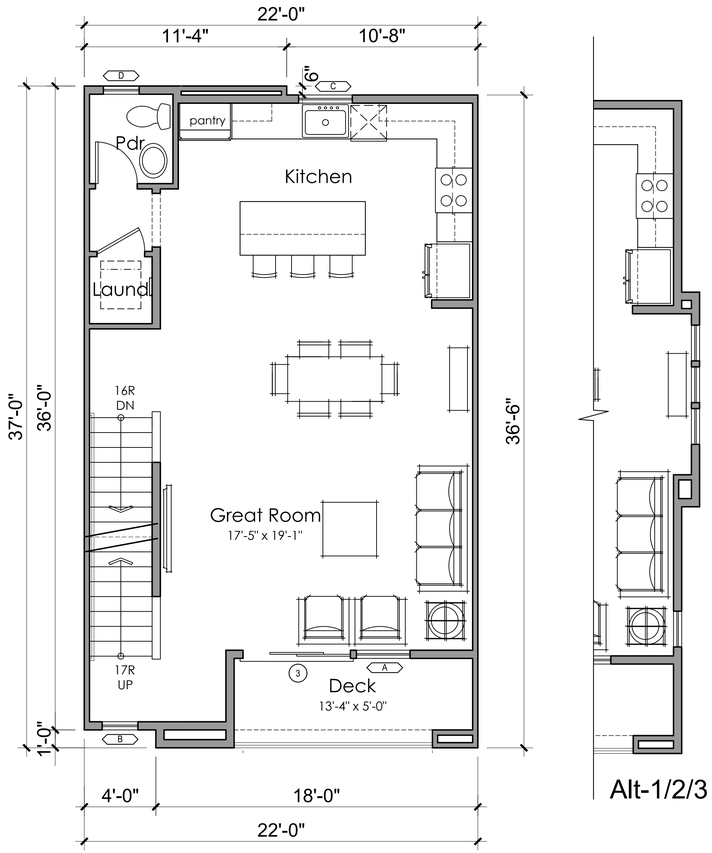

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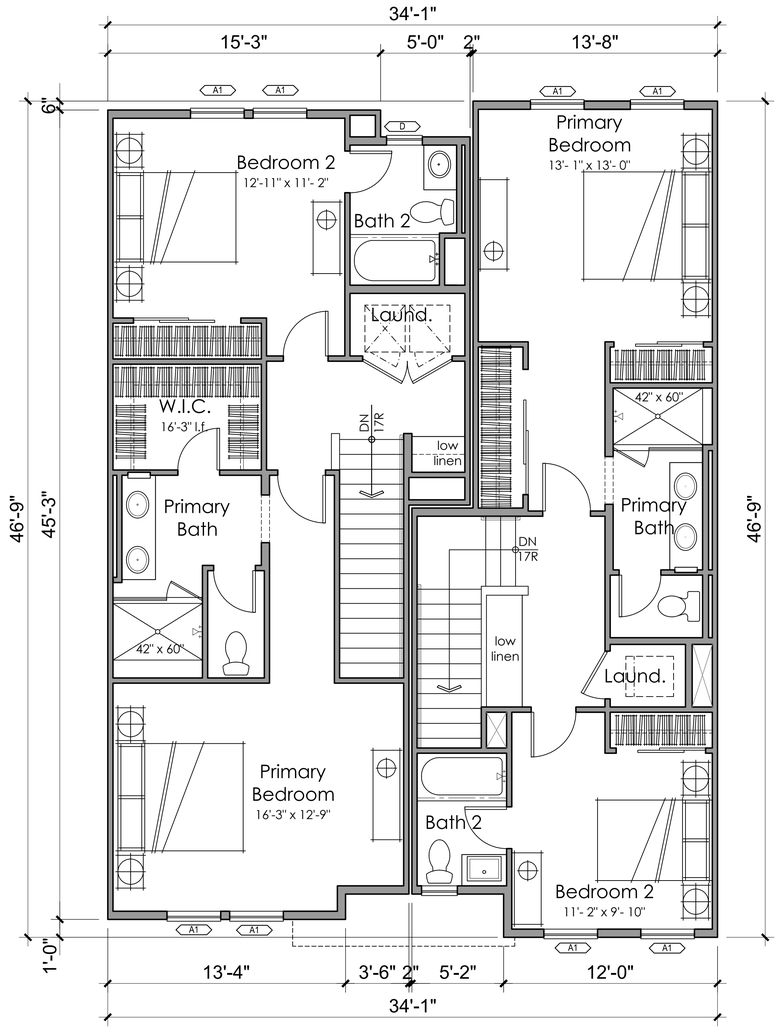
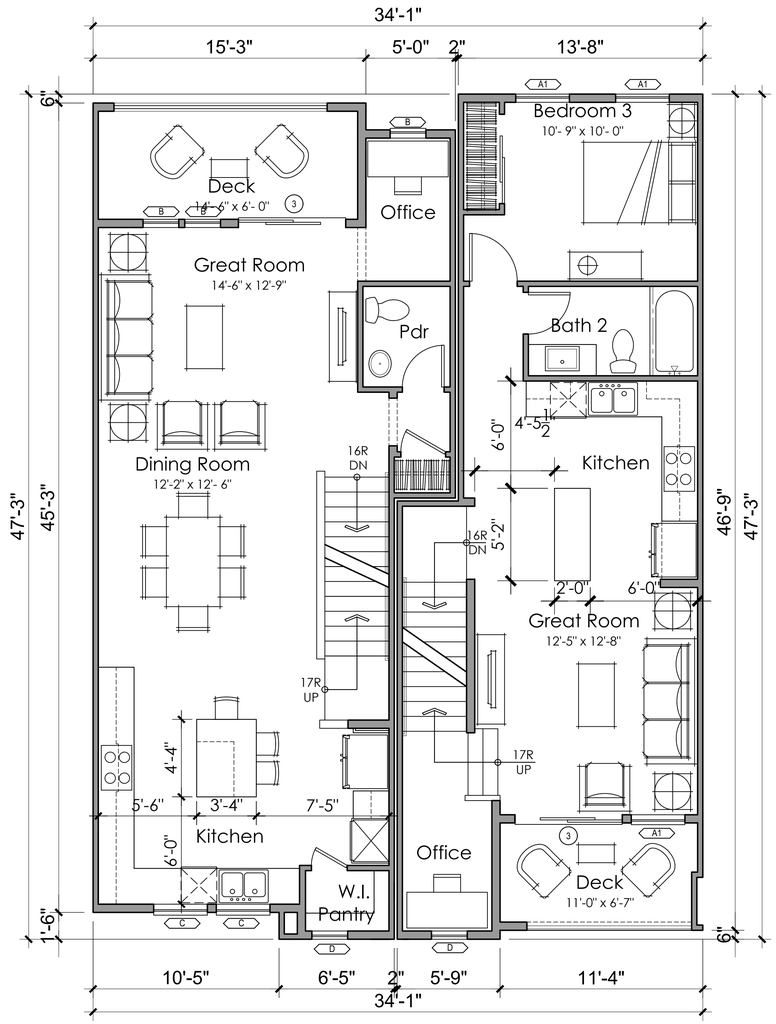


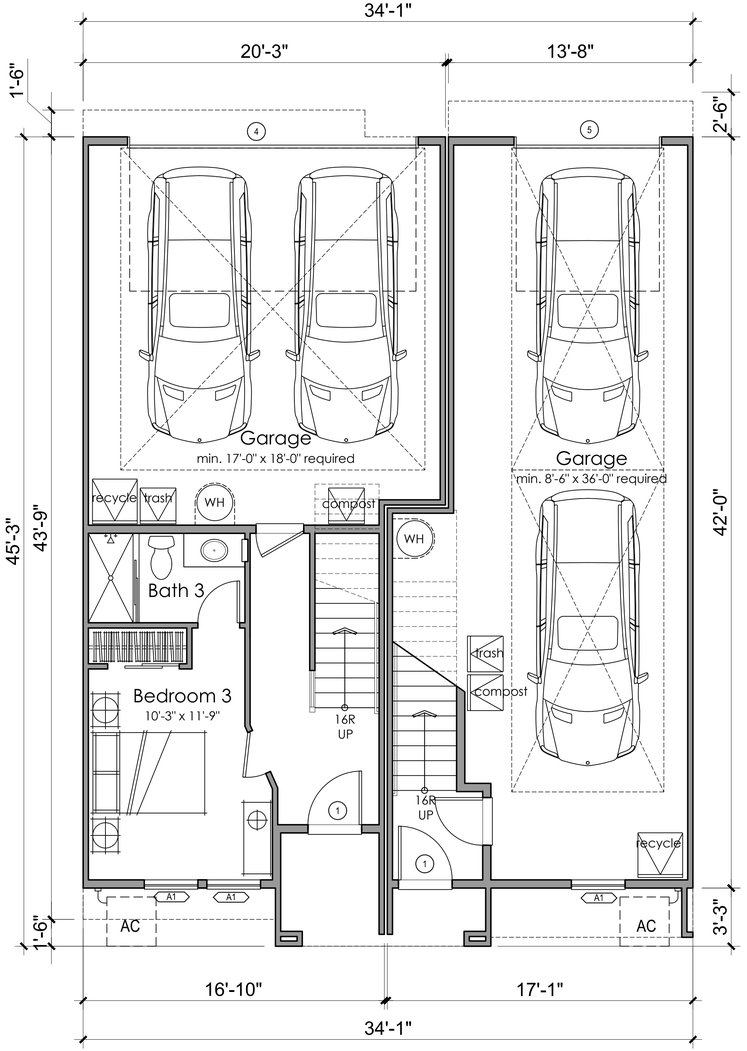
PLAN 3 PLAN 2

THIRD FLOOR



PLAN 3 PLAN 2

SECOND FLOOR

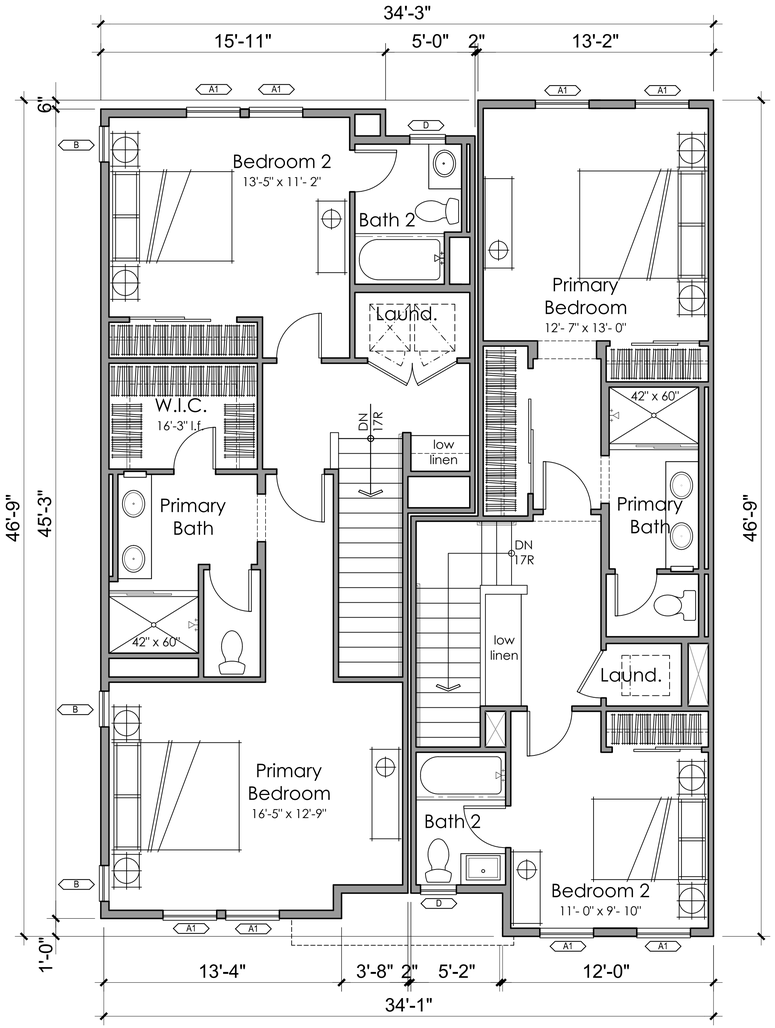


PLAN 3 PLAN 2

FIRST FLOOR

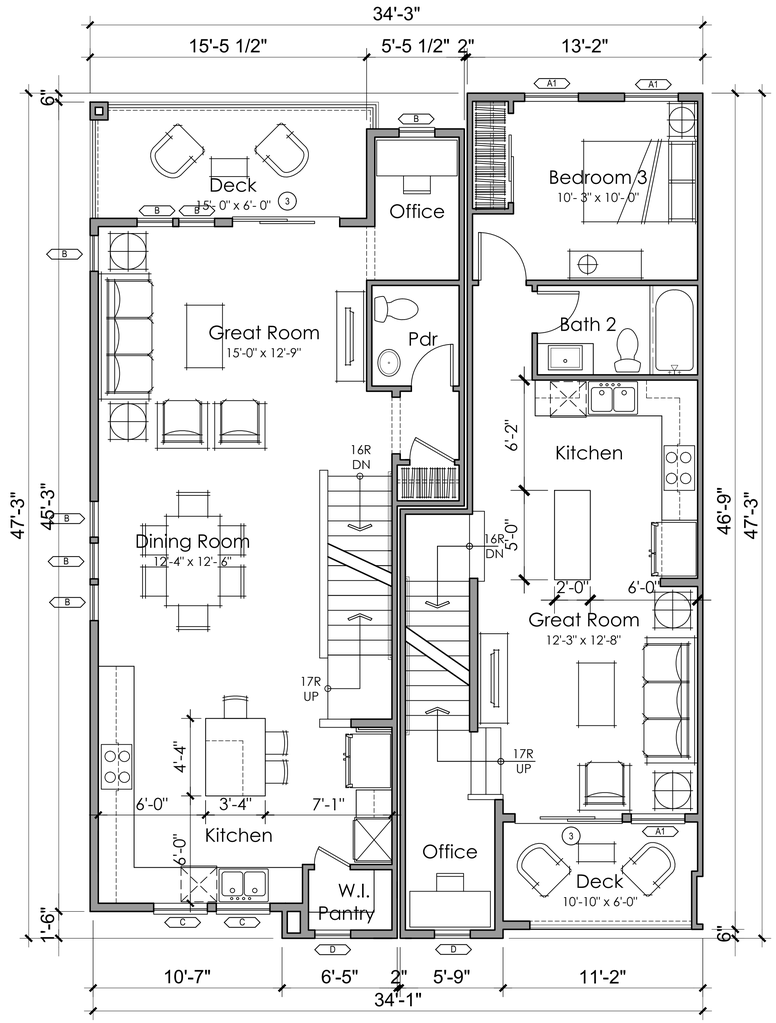
Plan 4 Floor Plan
3 Bedroom / 3.5 Bath
1,747 s.f.(net)

Plan 3 Floor Plan
3 Bedroom / 3 Bath
1,318 s.f.(net)



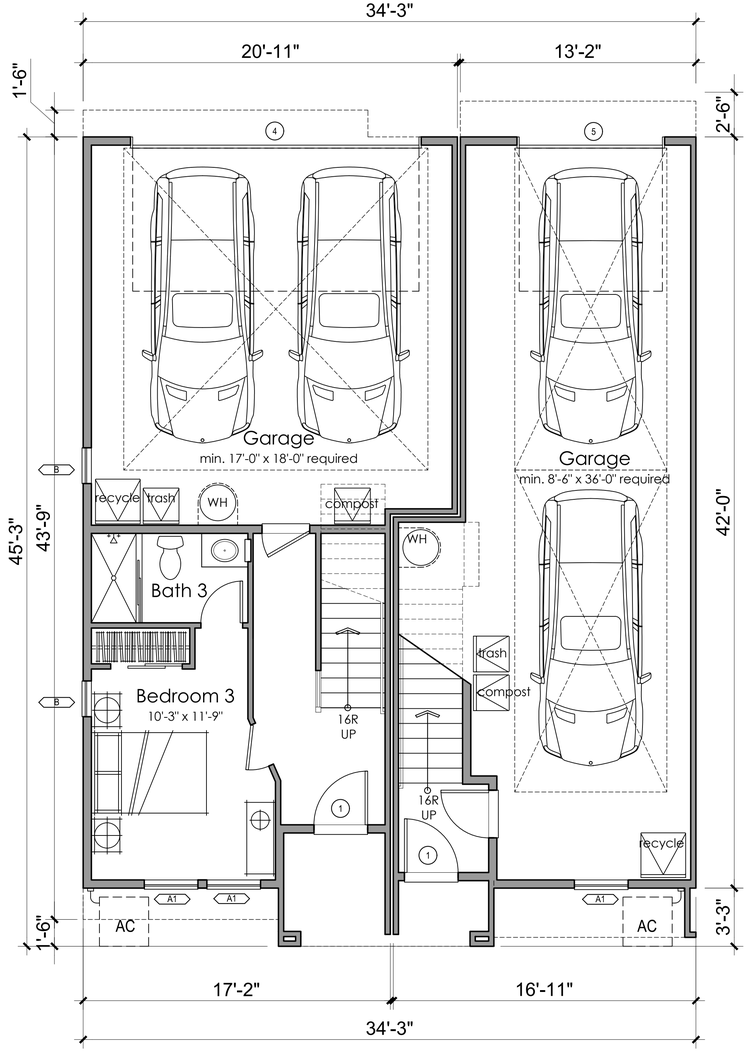
PLAN 4X PLAN 3X

THIRD FLOOR



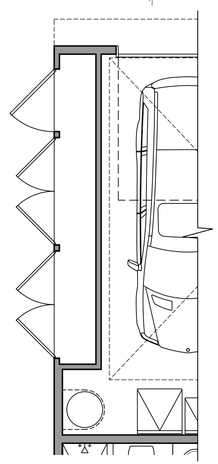
PLAN 4X PLAN 3X

SECOND FLOOR



PLAN 4X PLAN 3X

FIRST FLOOR



Plan 4-Alt(First Floor)

Plan 4X Floor Plan
3 Bedroom / 3.5 Bath
1,780 s.f.(net)

Plan 3X Floor Plan
3 Bedroom / 3 Bath
1,283 s.f.(net)

FASCIA BOARD

VINYL WINDOW

FIBER CEMENT BOARD & BATTEN SIDING

2" DEEP FIBER CEMENT TRIM

STUCCO

2" DEEP FOAM TRIM

METAL RAILING

METAL AWNING

LIGHT FIXTURE & UNIT ADDRESS

FIBERGLASS ENTRY DOOR

HEAT PUMP SCREEN

WOODLOOK SIDING

METAL GARAGE DOOR

FRONT PERSPECTIVE

REAR PERSPECTIVE

FRONT PERSPECTIVE

REAR PERSPECTIVE

FRONT PERSPECTIVE

FASCIA BOARD

VINYL WINDOW

FIBER CEMENT BOARD & BATTEN SIDING

2" DEEP FIBER CEMENT TRIM

STUCCO

2" DEEP FOAM TRIM

METAL RAILING

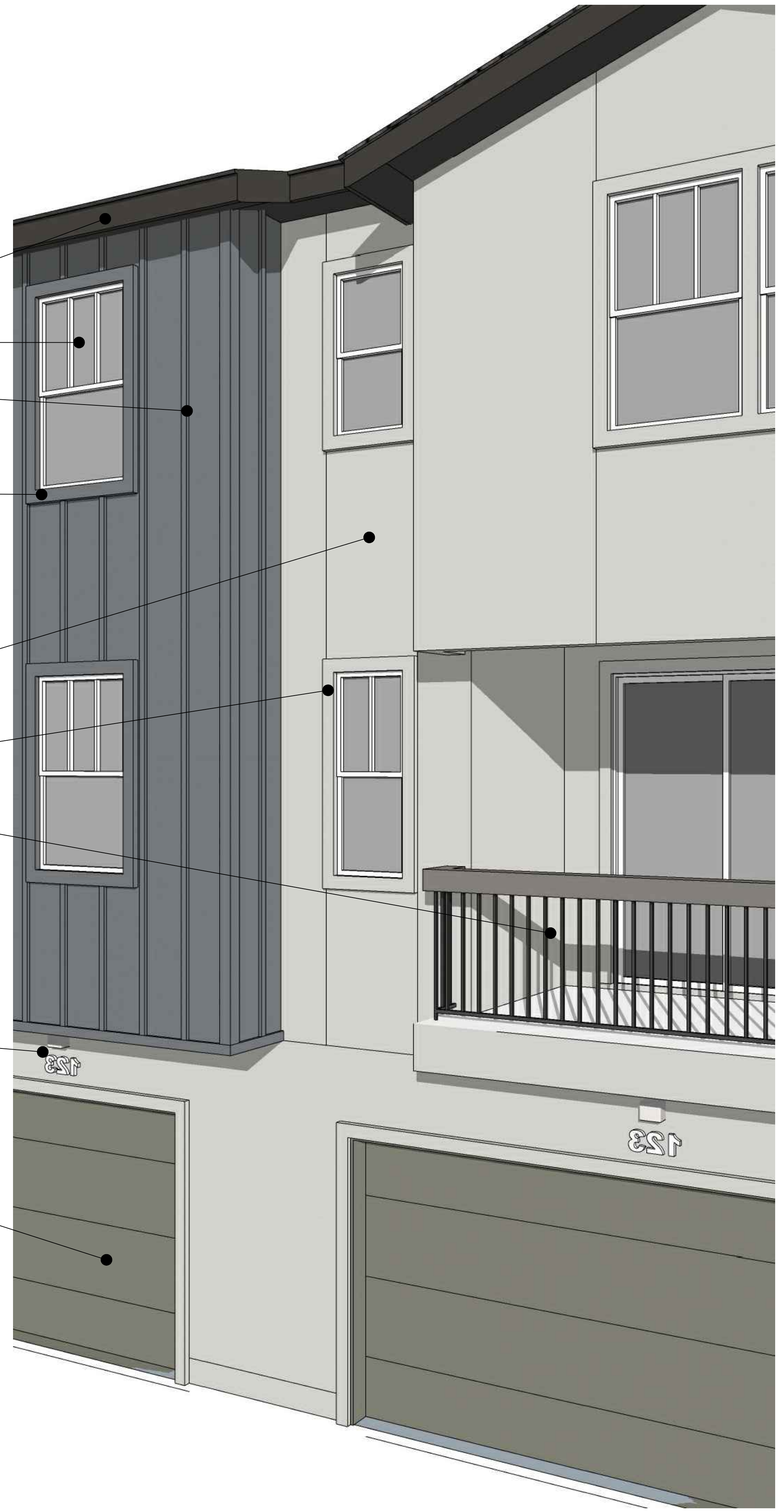
STONE VENEER

LIGHT FIXTURE & UNIT ADDRESS

FIBERGLASS ENTRY DOOR

HEAT PUMP SCREEN

METAL GARAGE DOOR



REAR PERSPECTIVE

STYLE A

STUCCO BODY/ TRIM 1
SW 6546
CLOUD NINE

BOARD+BATTEN/ STUCCO/ METAL AWNING/ TRIM 2
SW 7062
ROCK BOTTOM

STUCCO BODY/ TRIM 3
SW 9620
PRELUDE

FIBER CEMENT LAP SIDING/TRIM 6
WARM ESPRESSO

METAL RAILING / METAL CANOPY
SW 7076
CYBERSPACE

FIBER GLASS ENTRY DOOR 1
SW 2739
CHARCOAL BLUE

FIBER GLASS ENTRY DOOR 2
SW 2816
ROOKWOOD DARK GREEN

COMPOSITE SHINGLE ROOF
CHARCOAL BLACK

GARAGE DOOR 1
SW 9520
NOCTURNE

STYLE B

STUCCO BODY/ TRIM 1
SW 6005
FOLKSTONE

BOARD+BATTEN/ TRIM 2
SW 7646
FIRST STAR

STUCCO BODY/ TRIM 3
SW 7640
FAWN BRINDLE

FIBER CEMENT LAP SIDING/ METAL AWNING 1/ TRIM 4
SW 6209
RIPE OLIVE

FIBER CEMENT LAP SIDING/ METAL AWNING 2/ TRIM 5
SW 9593
LAURISTON STONE

STONE VENEER
STACKED STONE
KORYAK RIDGE

METAL RAILING / METAL CANOPY
SW 7076
CYBERSPACE

FIBER GLASS ENTRY DOOR 1
SW 6250
GRANITE PEAK

FIBER GLASS ENTRY DOOR 2
SW 6278
CLOAK GRAY

FIBER GLASS ENTRY DOOR 3
SW 6216
JASPER

COMPOSITE SHINGLE ROOF
PEWTERWOOD

GARAGE DOOR 1
SW 9565
FORGED STEEL

STYLE C

STUCCO BODY/ TRIM 1
SW 9561
GUILD GRAY

BOARD+BATTEN/ TRIM 2
SW 9564
BEFORE THE STORM

STUCCO BODY/ TRIM 3
SW 9554
GOING GREY

STONE VENEER
DRIFTWOOD

METAL RAILING / METAL CANOPY
SW 7076
CYBERSPACE

FIBER GLASS ENTRY DOOR 1
SW 7730
FORESTWOOD

FIBER GLASS ENTRY DOOR 2
SW 7062
ROCK BOTTOM

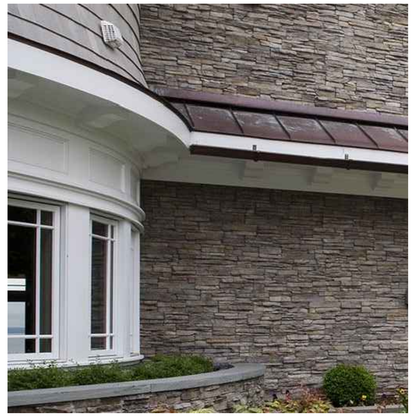
COMPOSITE SHINGLE ROOF
DRIFTWOOD

GARAGE DOOR 1
SW 6200
LINK GRAY

MANUFACTURER

1. PAINT - SHERWIN WILLIAMS OR EQUAL
2. ROOF - CERTAINTEED OR EQUAL
3. ENTRY DOOR - THERMA-TRU OR EQUAL
4. GARAGE DOOR - CLOPAY OR EQUAL
5. STANDING SEAM METAL ROOF - WESTERN STATES METAL ROOFING OR EQUAL
6. WOOD LOOK SIDING - WOODTONE OR EQUAL
7. FIBER CEMENT SIDING - HARDIE OR EQUAL

CERTAINTEED LANDMARK SHINGLES
(SEE COLOR SCHEMES FOR COLOR)



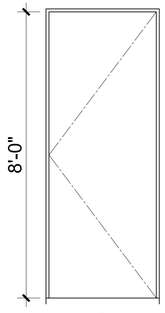
ELDORADO STONE
STACKED STONE - KORYAK RIDGE

ELDORADO STONE
VINTAGE RANCH - PARCHWOOD

WOODTONE LAP SIDING
(SEE COLOR SCHEMES FOR COLOR)

SAND FINISH STUCCO
(SEE COLOR SCHEMES FOR COLORS)

BOARD AND BATTEN
FIBER CEMENT VERTICAL SIDING



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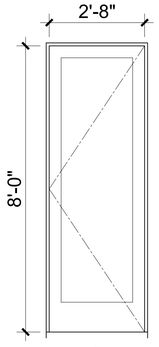

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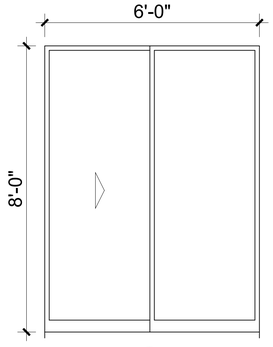

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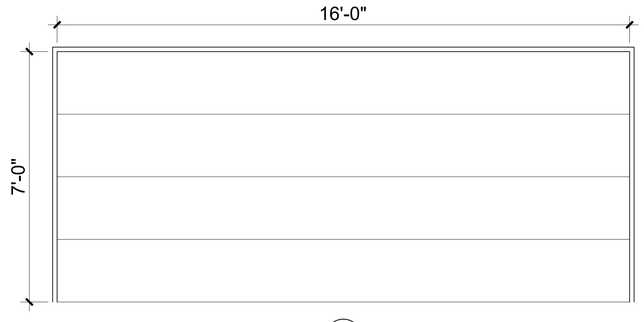

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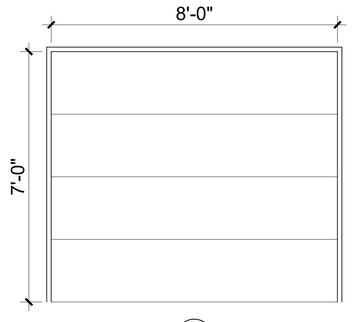

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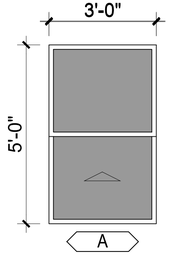

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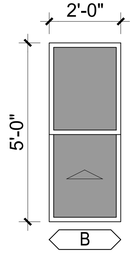

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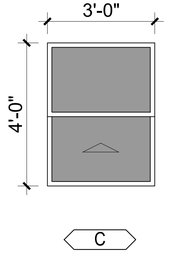

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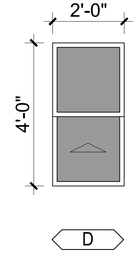

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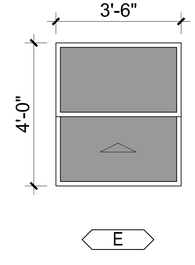

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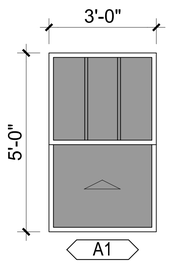

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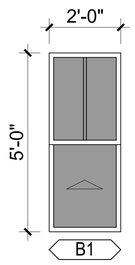

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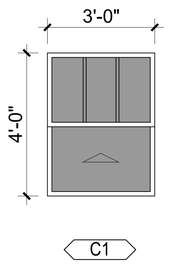


C1

WINDOW/DOOR TYPE	DESCRIPTION	W x H		MATERIAL
A	Single Hung	3'-0"	5'-0"	Vinyl Frame
A1	Single Hung	3'-0"	5'-0"	Vinyl Frame
B	Single Hung	2'-0"	5'-0"	Vinyl Frame
B1	Single Hung	2'-0"	5'-0"	Vinyl Frame
C	Single Hung	3'-0"	4'-0"	Vinyl Frame
C1	Single Hung	3'-0"	4'-0"	Vinyl Frame
D	Single Hung	2'-0"	4'-0"	Vinyl Frame
E	Single Hung	3'-6"	4'-0"	Vinyl Frame
1	Entry Door	3'-0"	8'-0"	Fiberglass
2	Swing Door	2'-8"	8'-0"	Vinyl Frame
3	Sliding Door	6'-0"	8'-0"	Vinyl Frame
4	Garage Door	16'-0"	7'-0"	Metal
5	Garage Door	8'-0"	7'-0"	Metal

NOTE: Refer to sheets A5.0.0 - A 5.2.1 for location of doors and windows

FRONT

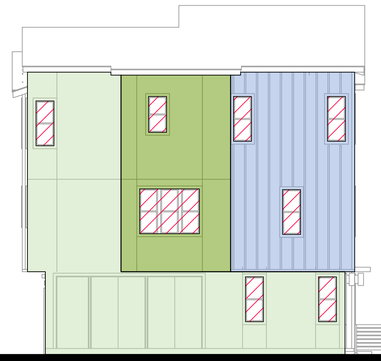
Front				%
	Color 1	B&B 1	1,681 SF	67%
	Color 2	Stucco 1	658 SF	26%
	Color 4	Wood-Look Siding	181 SF	7%
	Color 5	Metal Railing		0%
Totals			*2,520 SF*	*100%*
		Openings		
		Doors		

RIGHT

Right				%
	Color 1	B&B 1	279 SF	28%
	Color 2	Stucco 1	503 SF	50%
	Color 3	Stucco 2	228 SF	23%
Totals			*1,010 SF*	*100%*
		Openings		
		Doors		

REAR

Rear				%
	Color 1	B&B 1	830 SF	39%
	Color 2	Stucco 1	1,308 SF	61%
	Color 5	Metal Railing		0%
Totals			2,138 SF	100%
		Openings		
		Doors		

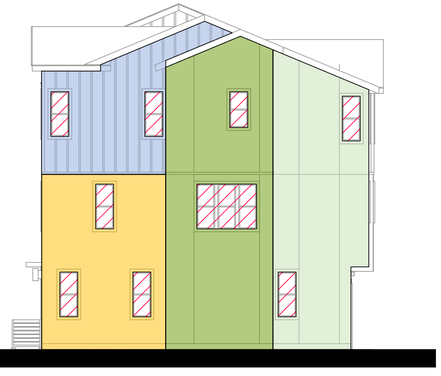


LEFT

Left				%
	Color 1	B&B 1	279 SF	27%
	Color 2	Stucco 1	513 SF	50%
	Color 3	Stucco 2	228 SF	22%
Totals			1,020 SF	100%
		Openings		
		Doors		

FRONT

Front				%
	Color 1	B&B 1	1,442 SF	70%
	Color 2	Stucco 1	469 SF	23%
	Color 4	Metal Railing		
	Color 5	Lap Siding	150 SF	7%
Totals			*2,061 SF*	*100%*
		Stone Veneer	541 SF	
		Openings		
		Doors		



RIGHT

Right				%
	Color 1	B&B 1	172 SF	21%
	Color 2	Stucco 1	297 SF	36%
	Color 3	Stucco 2	362 SF	44%
Totals			*830 SF*	*100%*
		Stone Veneer	242 SF	
		Openings		
		Doors		

REAR

Rear				%
	Color 1	B&B 1	520 SF	24%
	Color 2	Stucco 1	1,146 SF	52%
	Color 3	Stucco 2	520 SF	24%
	Color 4	Metal Railing		0%
Totals			*2,186 SF*	*100%*
		Openings		
		Doors		

LEFT

Left				%
	Color 1	B&B 1	169 SF	20%
	Color 2	Stucco 1	418 SF	50%
	Color 3	Stucco 2	251 SF	30%
Totals			*838 SF*	*100%*
		Stone Veneer	240 SF	
		Openings		
		Doors		

FRONT

Front				%
	Color 1	B&B 1	914 SF	49%
	Color 2	Stucco 1	399 SF	21%
	Color 3	Stucco 2	560 SF	30%
	Color 4	Metal Railing		0%
Totals			*1,873 SF*	*100%*
		Stone Veneer	338 SF	
		Openings		
		Doors		

RIGHT

Right				%
	Color 1	B&B 1	464 SF	37%
	Color 2	Stucco 1	789 SF	63%
	Color 4	Metal Railing		0%
Totals			*1,254 SF*	*100%*
		Openings		
		Doors		

REAR

Rear				%
	Color 1	B&B 1	626 SF	34%
	Color 2	Stucco 1	1,220 SF	66%
	Color 4	Metal Railing		0%
Totals			*1,845 SF*	*100%*
		Openings		
		Doors		

LEFT

Left				%
	Color 1	B&B 1	464 SF	37%
	Color 2	Stucco 1	799 SF	63%
	Color 4	Metal Railing		0%
Totals			*1,264 SF*	*100%*
		Openings		
		Doors		

FRONT

Front				%
	Color 1	B&B 1	2,327 SF	67%
	Color 2	Stucco 1	835 SF	24%
	Color 4	Wood-Look Siding	293 SF	8%
	Color 5	Metal Railing		0%
Totals			*3,455 SF*	*100%*
		Openings		
		Doors		

RIGHT

Right				%
	Color 1	B&B 1	279 SF	28%
	Color 2	Stucco 1	503 SF	50%
	Color 3	Stucco 2	228 SF	23%
Totals			*1,010 SF*	*100%*
		Openings		
		Doors		

REAR

Rear				%
	Color 1	B&B 1	1,209 SF	40%
	Color 2	Stucco 1	1,808 SF	60%
	Color 5	Metal Railing		0%
Totals			*3,017 SF*	*100%*
		Openings		
		Doors		

LEFT

Left				%
	Color 1	B&B 1	279 SF	27%
	Color 2	Stucco 1	513 SF	50%
	Color 3	Stucco 2	228 SF	22%
Totals			*1,020 SF*	*100%*
		Openings		
		Doors		

FRONT

Front				%
	Color 1	B&B 1	2,036 SF	70%
	Color 2	Stucco 1	643 SF	22%
	Color 4	Metal Railing		0%
	Color 5	Lap Siding	210 SF	7%
Totals			*2,889 SF*	*100%*
		Stone Veneer	718 SF	
		Openings		
		Doors		

RIGHT

Right				%
	Color 1	B&B 1	172 SF	21%
	Color 2	Stucco 1	297 SF	36%
	Color 3	Stucco 2	361.7376	44%
Totals			*830 SF*	*100%*
		Stone Veneer	242 SF	
		Openings		
		Doors		

REAR

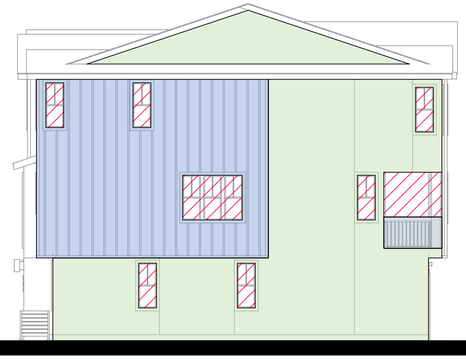
Rear				%
	Color 1	B&B 1	734 SF	24%
	Color 2	Stucco 1	1,591 SF	52%
	Color 3	Stucco 2	723 SF	24%
	Color 4	Metal Railing		0%
Totals			*3,048 SF*	*100%*
		Openings		
		Doors		

LEFT

Left				%
	Color 1	B&B 1	169 SF	20%
	Color 2	Stucco 1	418 SF	50%
	Color 3	Stucco 2	251 SF	30%
Totals			*838 SF*	*100%*
		Stone Veneer	240 SF	
		Openings		
		Doors		

FRONT

Front				%
	Color 1	B&B 1	1,246 SF	49%
	Color 2	Stucco 1	541 SF	21%
	Color 3	Stucco 2	746 SF	29%
	Color 4	Metal Railing		0%
Totals			*2,532 SF*	*100%*
		Stone Veneer	431 SF	15%
		Openings		
		Doors		

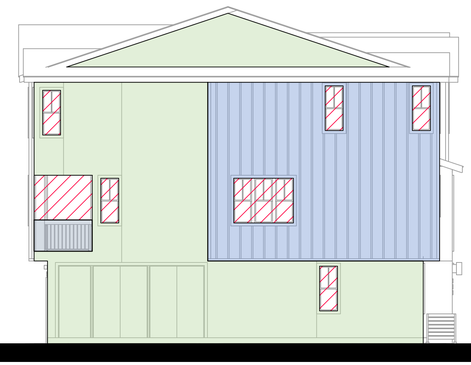


RIGHT

Right				%
	Color 1	B&B 1	464 SF	37%
	Color 2	Stucco 1	789 SF	63%
	Color 4	Metal Railing		0%
Totals			*1,254 SF*	*100%*
		Openings		
		Doors		

REAR

Rear				%
	Color 1	B&B 1	832 SF	33%
	Color 2	Stucco 1	1,723 SF	67%
	Color 4	Metal Railing		0%
Totals			*2,555 SF*	*100%*
		Openings		
		Doors		



LEFT

Left				%
	Color 1	B&B 1	464 SF	37%
	Color 2	Stucco 1	799 SF	63%
	Color 4	Metal Railing		0%
Totals			*1,264 SF*	*100%*
		Openings		
		Doors		

LEGEND

TO BE CONSTRUCTED	EXISTING	DESCRIPTION
		BOUNDARY
		PROPERTY LINE
		RIGHT OF WAY
		CENTER LINE
		EDGE OF PAVEMENT
		CURB, GUTTER, SIDEWALK & DRIVEWAY
SS SS	EXSS SS	SANITARY SEWER PIPE & MANHOLE
SD	EXSD	STORM DRAIN PIPE & MANHOLE
WT W	EXWT W	WATER LINE
JT	JT	JOINT TRENCH
	OH	OVERHEAD LINE
	G	GAS LINE
		WOODEN FENCE
	X X	CHAINLINK FENCE
SD SD	SD SD	AREA DRAIN PIPE & AREA DRAIN
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
W	W	WATER METER
		POWER POLE
		ELECTROLIER
		DECORATIVE ELECTROLIER
		SIGN
		GRADE TO DRAIN
0.5%	0.5%	DIRECTION OF FLOW & GRADIENT
		OVERLAND RELEASE
		CURB RAMP
T5 6 5 T7 C1 3 3E 2E 2		UTILITY BOXES & VAULTS
		ABOVE GRADE TRANSFORMER

ABBREVIATIONS

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

NO.	DATE	REVISIONS	BY

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

PREPARED FOR:

MCM DIVERSIFIED
777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
ABBREVIATIONS & LEGEND

CAMPBELL CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135
SHEET	C1
	1 OF 16 SHEETS

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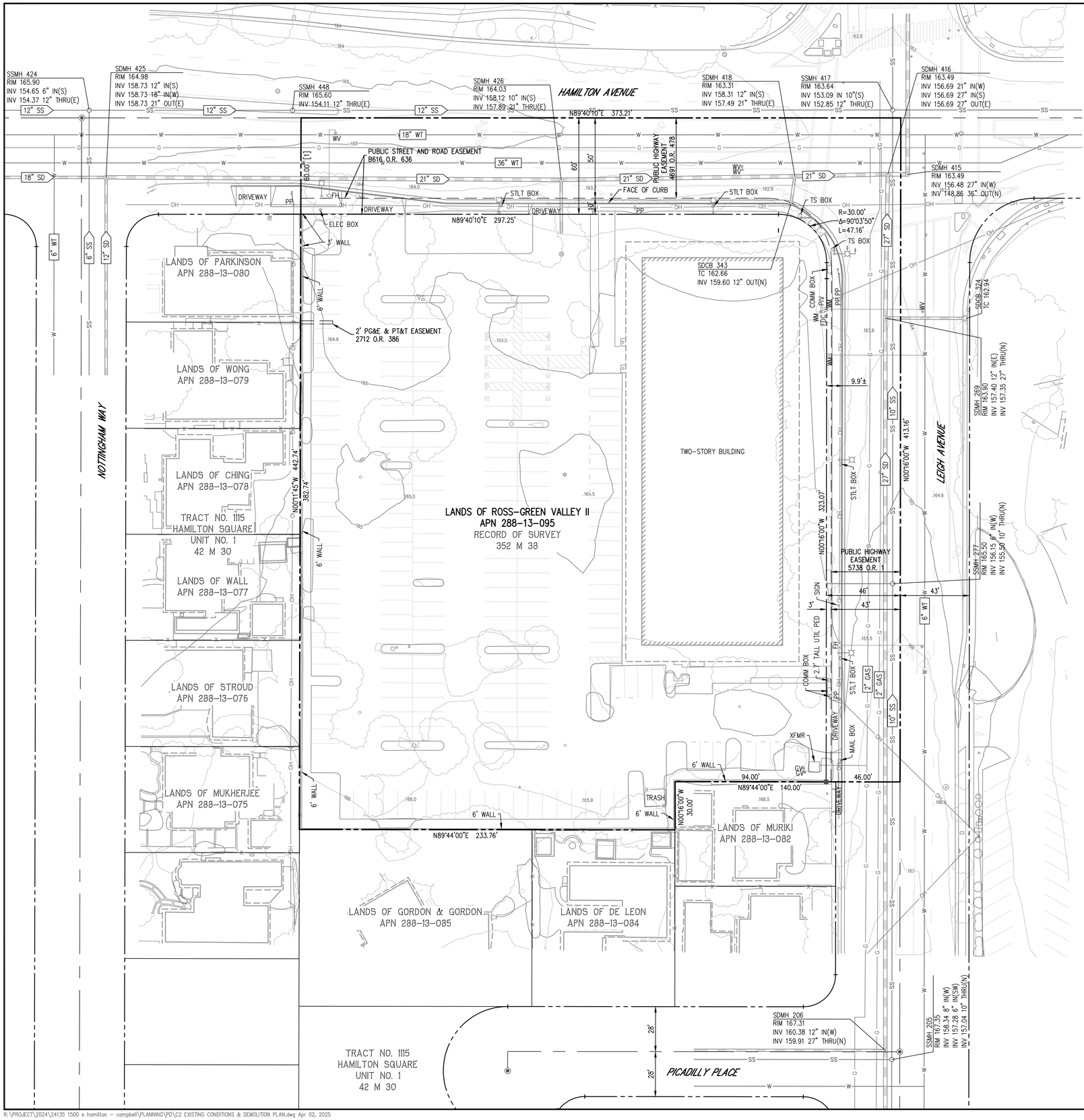


NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING ITEMS TO BE REMOVED PRIOR TO FURNISHING PROPOSAL FOR DEMOLITION.
2. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR DEMOLITION.
3. CONTRACTOR SHALL CONTACT BAY AREA AIR QUALITY CONTROL FOR THE "J" NUMBER AND FURNISH IT TO THE DEVELOPER.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE FOR THE TERMINATION OF ALL UTILITIES THAT SERVICE THE SITE.
5. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN DUST CONTROL AND CLEANUP AS REQUIRED BY THE CITY OF CAMPBELL.
6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE LEAD SURVEY AND ASBESTOS SURVEY FROM THE DEVELOPER AND COMPLETE ALL NECESSARY RECOMMENDATIONS PER SAID REPORTS.
7. PERIMETER FENCING SHALL REMAIN, EXCEPT AS NOTED.
8. ALL EXISTING STRUCTURES TO BE REMOVED.
9. ALL ONSITE TREES TO BE REMOVED UNLESS NOTED OTHERWISE.
10. CONTRACTOR TO PROVIDE PG&E RELEASE LETTER THAT STATES ALL GAS AND ELECTRIC SERVICES HAVE BEEN SHUT OFF TO THE SITE.

NO.	DATE	REVISIONS	BY

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

PREPARED FOR:
MCM DIVERSIFIED
777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

PLANNED DEVELOPMENT
EXISTING CONDITIONS & DEMOLITION PLAN

1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C2
	2 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C2 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Apr 02, 2025

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
221	Weeping willow	7	Yes	2	Low	Codominant trunk at 6'; dense crown of epicormics; poor structure and form; decay in main stem.
222	Tulip tree	12	Yes	3	Low	Codominant trunk at 25'; thin, narrow crown; root flare cut on north side for walkway; in 3' wide bed.
223	Tulip tree	12	Yes	2	Low	Codominant trunk at 25'; no branches, all epicormics on trunk; very narrow crown; in 3' wide bed.
224	African fern pine	22	Yes	2	Low	Multiple attachments at 7'; growing under roof eve; one-sided south; poor form; in 8x12' bed.
225	Canary Island pine	35	Yes	3	Low	Sinuous trunk; first branch at 30'; low LCR; codominant trunk at 30 feet.
226	Canary Island pine	31	Yes	3	Low	Narrow crown; upright form; low LCR; codominant trunk at 40 feet.
227	Mayten	8	Yes	2	Low	Heavy lean east; crown outside base; poor form; sparse branching.
228	Mayten	11	Yes	2	Low	Heavy lean east; crook in crown at 6'; crown outside base; poor form; sparse branching.
229	Sweetgum	17	Yes	2	Low	Very sparse crown; poor form; first branch above roofline; history of branch failures.
230	Canary Island pine	39	Yes	3	Low	Slight lean south; one-sided east; poor form branches stripped from west side over building.
231	Canary Island pine	30	Yes	3	Low	Narrow, upright form; high crown; power line and building pruned.
232	Canary Island pine	37	Yes	3	Low	Large crown, upright form; high crown; power line and building pruned.
233	Camphor	27	Yes	3	Moderate	Medium crown; codominant trunk at 10'; large surface roots; power line pruned.

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
234	European white birch	12	Yes	3	Low	Codominant trunk at 9'; crown outside base on north side; power line pruned.
235	European white birch	10	Yes	2	Low	Codominant trunk at 18'; poor form; sparce branching.
236	Camphor	26	Yes	3	Moderate	Codominant trunk at 8 and 10'; wide crown; fair form; power line pruned.
237	European white birch	9	Yes	3	Low	Leans north; poor form; twig dieback; topped under power line.
238	Camphor	25	Yes	3	Moderate	Large, wide crown; multiple attachments at 7'; fair form; power line pruned; surface roots.
239	Sweetgum	11	Yes	3	Low	Narrow crown; sparse branching; in 3' wide bed.
240	Sweetgum	14	Yes	2	Low	Narrow crown; sparse branching; in 3' wide bed; girdling root on north side.
241	Olive	11,5	No	2	Low	Codominant trunk at base; poor form; branches pruned into round balls; surface roots.
242	Olive	6,4	No	2	Low	Codominant trunk at base; poor form; branches pruned into round ball.
243	Olive	7,7,5,5	No	2	Low	Multiple trunk attachments for at base; poor form; branches pruned into round ball.
244	Olive	9,8,7	No	2	Low	Multiple trunk attachments for at 2'; poor form; branches pruned into round balls.
245	Monterey pine	33	Yes	3	Moderate	Codominant trunk at 6'; leans east; fair form; power line pruned; large surface roots.
246	Monterey pine	29	Yes	3	Moderate	Codominant trunk at 15'; leans southwest; fair form; large surface roots.
247	Camphor	22	Yes	3	Moderate	Street tree; codominant trunk at 7 and 9'; power line pruned; medium crown.

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
248	Monterey pine	4	Yes	5	High	New tree growing in large planting bed; excellent structure and form.
249	Raywood ash	15	Yes	3	Moderate	Multiple attachments at 8'; fair form; in 4' wide bed; displacing curb on both sides.
250	Raywood ash	15	Yes	2	Low	Codominant trunk at 8'; small crown; previously topped; severe dieback and decaying trunk; in 4' wide bed.
251	Raywood ash	18	Yes	2	Low	Multiple attachments at 8'; topped; poor form; crown of epicormics; growing in 4' bed.
252	Weeping willow	10	Yes	2	Low	Multiple attachments at 8'; poor form; crown of epicormics; mistletoe; growing in 6' bed.
253	Weeping willow	12	Yes	3	Low	Previously topped at 15'; poor form; crossing branches; epicormics; in 8' bed.
254	Camphor	11	Yes	2	Low	Previously topped at 15'; poor form; epicormics; in 4' bed.
255	Raywood ash	15	Yes	2	Low	Previously topped at 20'; poor form; epicormics; decay in main trunk; leans north; in 4' bed.
256	Raywood ash	14	Yes	2	Low	Previously topped at 20'; poor form; branch dieback; epicormics; wide base; in 4' bed.
257	Raywood ash	12	Yes	3	Low	Codominant trunk at 8'; fair form; small crown; in 4' bed; displacing curb and asphalt.
258	Raywood ash	16	Yes	3	Low	Multiple attachments at 8'; good form; medium crown; in 4' bed; surface roots displacing curb and asphalt.
259	Raywood ash	18	Yes	3	Low	Multiple attachments at 8'; good form; large crown; in 4' bed; surface roots displacing curb and asphalt.
260	Camphor	15	Yes	3	Low	Codominant trunk at 10'; small branch dieback; epicormics; 12"x5' wound on southeast side of trunk; in 4' bed; displacing

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
261	Monterey pine	37	Yes	3	Moderate	Codominant trunk at 15'; small branch dieback; large, wide crown; displacing curb on north side.
262	Plum	7	No	2	Low	Leans north; poor form; gummosis on trunk; topped at 10'.
263	Plum	8	No	2	Low	Codominant trunk at 4'; poor form; suppressed ; branches fusing at 5'.
264	Sweetgum	7	Yes	2	Low	Crown covered in vine; history of branch failures; poor form; in 6' wide bed.
265	Olive	12 ,11,7	No	3	Moderate	Multiple attachments at 2'; full , dense crown; fair form; bulbous base; surface roots.
266	Douglas-fir	14	Yes	3	Moderate	Off-site; 12' off wall; branches overhang 7'; slight lean east; estimated DBH; no tag.
267	Douglas-fir	12	Yes	3	Moderate	Off-site; 8' off wall; branches overhang 10'; codominant trunk at 12'; slight lean east; estimated DBH; no tag.
268	Douglas-fir	9	No	2	Low	Off-site; 6' off wall; previously topped at 10'; poor form; branches overhang 8'; estimated DBH; no tag.
269	Olive	11	No	3	Moderate	Off-site; 12' off wall; codominant trunk at 15'; branches overhang 8'; estimated DBH; no tag.
270	Monterey pine	32	Yes	3	Moderate	Off-site; 1' off wall; topped under power line; wide crown; branches overhang 18'; estimated DBH; no tag.
271	Coast redwood	12	Yes	3	Low	Off-site; 3' off wall; topped under power lines; branches overhang 10'; estimated DBH; no tag.
272	Coast redwood	14	Yes	3	Low	Off-site; 3' off wall; topped under power lines; branches overhang 10'; estimated DBH; no tag.
273	Coast redwood	15	Yes	3	Low	Off-site; 3' off wall; topped under power lines; branches overhang 10'; estimated DBH; no tag.

Tree Disposition

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
221	Weeping willow	7	2	Yes	Remove	Within footprint of new development.
222	Tulip tree	12	3	Yes	Remove	Within footprint of new development.
223	Tulip tree	12	2	Yes	Remove	Within footprint of new development.
224	African fern pine	22	2	Yes	Remove	Within footprint of new development.
225	Canary Island pine	35	3	Yes	Remove	Within footprint of new development.
226	Canary Island pine	31	3	Yes	Remove	Within footprint of new development.
227	Mayten	8	2	Yes	Remove	Within footprint of new development.
228	Mayten	11	2	Yes	Remove	Within footprint of new development.
229	Sweetgum	17	2	Yes	Remove	Within footprint of new development.
230	Canary Island pine	39	3	Yes	Remove	Within footprint of new development.
231	Canary Island pine	30	3	Yes	Remove	Within footprint of new development.
232	Canary Island pine	37	3	Yes	Remove	Within footprint of new development.
233	Camphor	27	3	Yes	Remove	Within footprint of new development.
234	European white birch	12	3	Yes	Remove	Within footprint of new development.
235	European white birch	10	2	Yes	Remove	Within footprint of new development.
236	Camphor	26	3	Yes	Remove	Within footprint of new development.
237	European white birch	9	3	Yes	Remove	Within footprint of new development.
238	Camphor	25	3	Yes	Remove	Within footprint of new development.
239	Sweetgum	11	3	Yes	Remove	Within footprint of new development.
240	Sweetgum	14	2	Yes	Remove	Within footprint of new development.
241	Olive	11,5	2	No	Remove	Within footprint of new development.
242	Olive	6,4	2	No	Remove	Within footprint of new development.
243	Olive	7,7,5,5	2	No	Remove	Within footprint of new development.
244	Olive	9,8,7	2	No	Remove	Within footprint of new development.
245	Monterey pine	33	3	Yes	Remove	Within footprint of new development.
246	Monterey pine	29	3	Yes	Remove	Within footprint of new development.

Tree Disposition

1500 E. Hamilton Avenue
Campbell, CA
February 2025

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Protected Tree?	Disposition	Comments
247	Camphor	22	3	Yes	**Preserve**	Street tree, edge of construction footprint; minor-moderate impacts expected.
248	Monterey pine	4	5	Yes	Remove	Within footprint of new development.
249	Raywood ash	15	3	Yes	Remove	Within footprint of new development.
250	Raywood ash	15	2	Yes	Remove	Within footprint of new development.
251	Raywood ash	18	2	Yes	Remove	Within footprint of new development.
252	Weeping willow	10	2	Yes	Remove	Within footprint of new development.
253	Weeping willow	12	3	Yes	Remove	Within footprint of new development.
254	Camphor	11	2	Yes	Remove	Within footprint of new development.
255	Raywood ash	15	2	Yes	Remove	Within footprint of new development.
256	Raywood ash	14	2	Yes	Remove	Within footprint of new development.
257	Raywood ash	12	3	Yes	Remove	Within footprint of new development.
258	Raywood ash	16	3	Yes	Remove	Within footprint of new development.
259	Raywood ash	18	3	Yes	Remove	Within footprint of new development.
260	Camphor	15	3	Yes	Remove	Within footprint of new development.
261	Monterey pine	37	3	Yes	Remove	Within footprint of new development.
262	Plum	7	2	No	Remove	Within footprint of new development.
263	Plum	8	2	No	Remove	Within footprint of new development.
264	Sweetgum	7	2	Yes	Remove	Within footprint of new development.
265	Olive	12 ,11,7	3	No	Remove	Within footprint of new development.
266	Douglas-fir	14	3	Yes	**Preserve**	Off-site; 12' off wall; branches overhang 7'; no impacts expected.
267	Douglas-fir	12	3	Yes	**Preserve**	Off-site; 8' off wall; branches overhang 10'; no impacts expected.
268	Douglas-fir	9	2	No	**Preserve**	Off-site; 6' off wall; branches overhang 8'; no impacts expected.

Tree Disposition

1500 E. Hamilton Avenue
Campbell, CA
February 2025

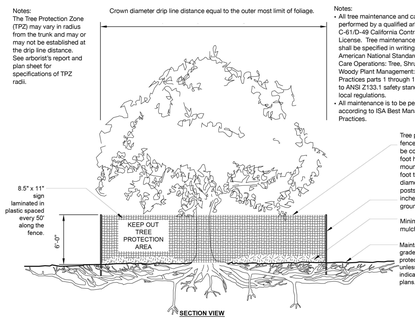
Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Disposition	Comments
269	Olive	11	3	No	**Preserve**	Off-site; 12' off wall;branches overhang 8'; no impacts expected.
270	Monterey pine	32	3	Yes	**Preserve**	Off-site; 1' off wall; branches overhang 18'; moderate impacts expected.
271	Coast redwood	12	3	Yes	**Preserve**	Off-site; 3' off wall; branches overhang 10'; minor impacts expected.
272	Coast redwood	14	3	Yes	**Preserve**	Off-site; 3' off wall;branches overhang 10'; minor impacts expected.
273	Coast redwood	15	3	Yes	**Preserve**	Off-site; 3' off wall; branches overhang 10'; minor impacts expected.

CITY OF CAMPBELL
STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

NOTES

TREE ASSESSMENT TABLES PER THE PRELIMINARY ARBORIST REPORT PREPARED BY HORT SCIENCE DATED FEBRUARY 28, 2025. REFER TO THE REPORT FOR ADDITIONAL INFORMATION.

Notes:
The Tree Protection Zone (TPZ) may vary in radius from the trunk and may or may not be established at the drip line distance. See arborist's report and plan sheet for specifications of TPZ radii.



Notes:
- All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management: Standard Practices parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations.
- All maintenance is to be performed according to ISA Best Management Practices.

SECTION VIEW

S-X TREE PROTECTION

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
Modified by Monarch Consulting Arborists LLC, 2018

WARNING
Tree Protection Zone

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

Project Arborist

CUIDADO
Zona De Arbol Pretejido

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

Project Arborist

NO.	DATE	REVISIONS	BY
1			
2			
3			
4			
5			
6			
7			

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

PREPARED FOR:
MCM DIVERSIFIED
777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
TREE REMOVAL NOTES & DETAILS

CAMPBELL CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET
C3
3 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton - campbell\PLANNING\PD\C3 TREE REMOVAL NOTES & DETAILS.dwg Apr 02, 2025

HAMILTON AVENUE

DRIVEWAY
DRIVEWAY
DRIVEWAY
STLT BOX
FACE OF CURB
STLT BOX
TS BOX
TS BOX
ELEC BOX
3' WALL
6' WALL
2' PG&E & PT&T EASEMENT
2712 O.R. 386
COMM BOX
PP
PP

LANDS OF PARKINSON
APN 288-13-080

LANDS OF WONG
APN 288-13-079

LANDS OF CHING
APN 288-13-078

TRACT NO. 1115
HAMILTON SQUARE
UNIT NO. 1
42 M 30

LANDS OF WALL
APN 288-13-077

LANDS OF STROUD
APN 288-13-076

LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF ROSS-GREEN VALLEY II
APN 288-13-095
RECORD OF SURVEY
352 M 38

TWO-STORY BUILDING

LEIGH AVENUE

STLT BOX
SIGN
2.7' TALL UTIL PED
COMM BOX
PP
STLT BOX
DRIVEWAY
XFMR
MAIL BOX
GV
GV
TRASH
6' WALL
6' WALL
6' WALL
6' WALL
6' WALL

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

LANDS OF MURIKI
APN 288-13-082

0 20 40
1"=20'

NOTES

1. SEE SHEET C3 FOR TREE INVENTORY
2. ALL ONSITE TREES TO BE REMOVED UNLESS OTHERWISE NOTED

LEGEND

X1 EXISTING TREE TO BE REMOVED

NO.	DATE	REVISIONS	BY

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28 Railway Avenue
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MCM DIVERSIFIED
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San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

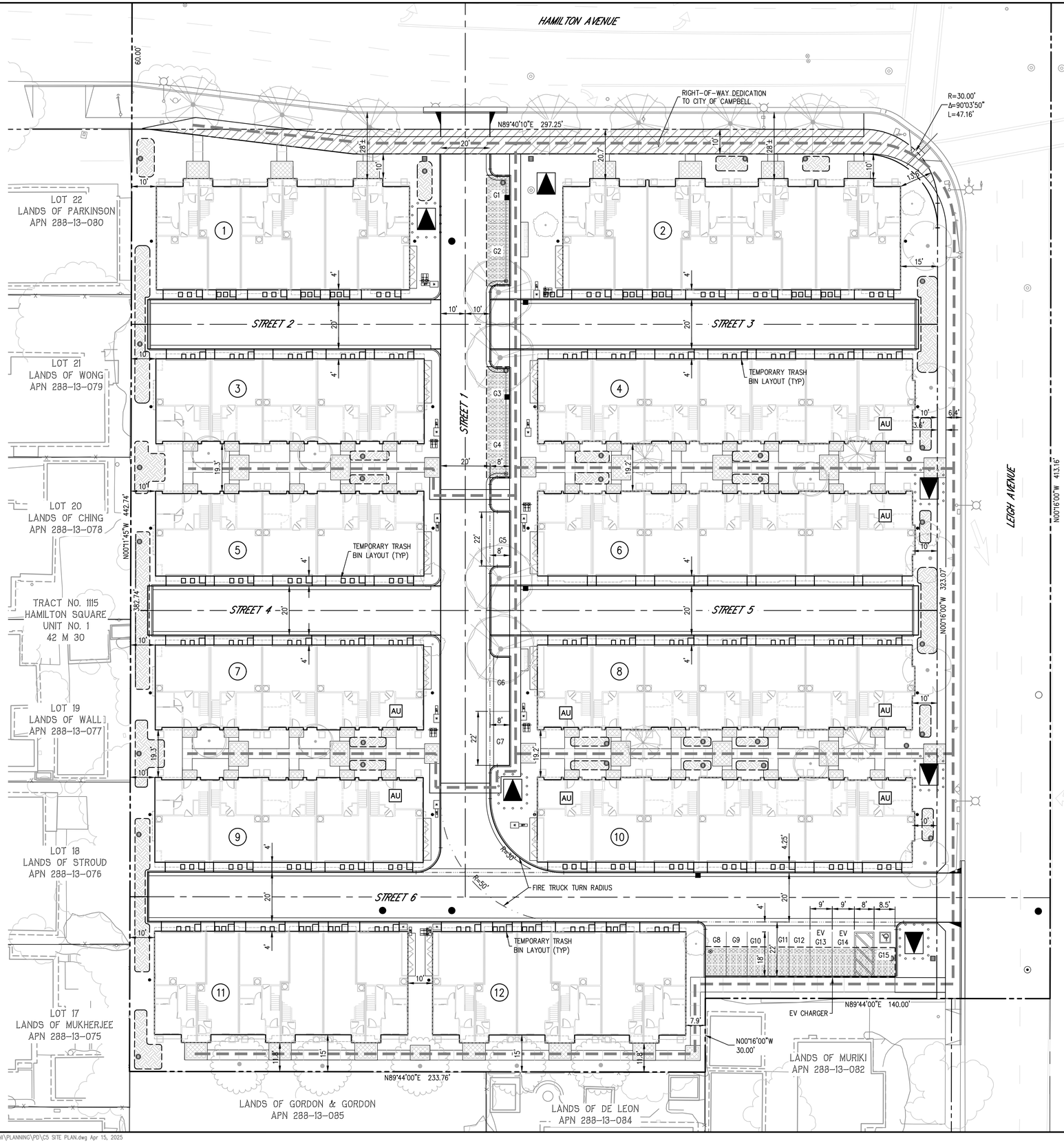
PLANNED DEVELOPMENT TREE REMOVAL PLAN

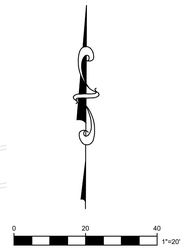
1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135

SHEET
C4
4 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C4 TREE REMOVAL PLAN.dwg Apr 02, 2025



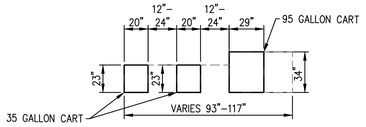


LEGEND
(SEE SHEET C1 FOR COMPLETE LEGEND AND ABBREVIATIONS)

- CURB AND GUTTER
- VALLEY GUTTER
- CENTERLINE
- BIO-RETENTION BASIN
- CONCRETE
- PERVIOUS PAVERS
- FIRE TRUCK TURN RADIUS
- (4) BUILDING NUMBER
- AU ACCESSIBLE UNIT
- G- GUEST PARKING
- ACCESSIBLE PATH OF TRAVEL
- 79 / 80 COVERED PARKING
- THREE ALLOCATED CARTS PER UNIT. FINAL CART SELECTION AND WASTE HANDLING SCHEME TO BE COORDINATED WITH WASTE SERVICE PROVIDER.

NOTES

1. ALL ONSITE WALKWAYS AND DRIVEWAYS TO BE CONCRETE.
2. ALL ONSITE ROADS AND ALLEYS TO BE ASPHALT UNLESS OTHERWISE NOTED.
3. REFER TO THE LANDSCAPE PLANS FOR BICYCLE PARKING & MAILBOX LOCATIONS, FENCING, AND LANDSCAPING IMPROVEMENTS.
4. 10% OF UNITS SHALL BE ACCESSIBLE. 74 UNITS X 10% = 7.4 UNITS. 8 ACCESSIBLE UNITS PROVIDED.



TRASH CART LAYOUT EXAMPLE

NO.	DATE	REVISIONS	BY

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

PREPARED FOR:
MCM DIVERSIFIED
777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PLANNING
1500 HAMILTON AVENUE
PLANNED DEVELOPMENT SITE PLAN
CAMPBELL CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135

SHEET
C5
5 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 E Hamilton – Campbell\PLANNING\PD\C5 SITE PLAN.dwg Apr 15, 2025

HAMILTON AVENUE

LEIGH AVENUE

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

TRACT NO. 1115
HAMILTON SQUARE
UNIT NO. 1
42 M 30

LOT 19
LANDS OF WALL
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

LANDS OF MURIKI
APN 288-13-082

0 20 40
1"=20'

LEGEND

DESIGN SITE

FACADE ZONE

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

NO.	DATE	REVISIONS	BY

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Civil Engineers • Planners • Surveyors
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Campbell, CA 95008
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PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 1

CAMPBELL CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C6
	6 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C6 SITE DESIGN REQUIREMENT PLAN-LEVEL 1.dwg Apr 02, 2025

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

HAMILTON AVENUE

LEIGH AVENUE

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

TRACT NO. 1115
HAMILTON SQUARE
UNIT NO. 1
42 M 30

LOT 19
LANDS OF WAIT
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

LANDS OF MURIKI
APN 288-13-082

1 — 125.5' × 59.2' — 10' / 12.6' / 2'

2 — 169.3' × 59.2' — 17.1' / 10' MIN. / 15' / 2.5'

3 — 125.7' × 46' — 9' / 5.7' / 1.5' / 7.6'

4 — 169.2' × 46.1' — 5.9' / 9' / 1.5' / 7.6'

5 — 121.3' × 46.1' — 9' / 1.3' / 1.5' / 7.6'

6 — 169.2' × 46.1' — 5.8' / 9' / 10' MIN. / 20' MAX. / 2' / 7.6'

7 — 126' × 46' — 9' / 5.9' / 1.5' / 7.5' / 7.7'

8 — 169.1' × 46.1' — 5.7' / 9' / 1.5' / 7.6' / 7.7'

9 — 121.6' × 46.2' — 9' / 1.6' / 1.5' / 7.5' / 7.7'

10 — 169' × 46.2' — 5.7' / 9' / 1.5' / 7.6' / 7.7'

11 — 116' × 52.3' — 10' / 2' / 2.9' / 3'

12 — 107.8' × 52.4' — 1.9' / 3' / 3'

0 20 40
1"=20'

LEGEND

- DESIGN SITE
- BUILDING LEVEL 2
- FACADE ZONE

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

NO.	DATE	REVISIONS	BY

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
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Tel: (408) 288-2400

PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 2

CAMPBELL CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135
SHEET	C7
	7 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C7 SITE DESIGN REQUIREMENT PLAN-LEVEL 2.dwg Apr 02, 2025

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

HAMILTON AVENUE

LEIGH AVENUE

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

TRACT NO. 1115
HAMILTON SQUARE
UNIT NO. 1
42 M 30

LOT 19
LANDS OF WAIT
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

LANDS OF MURIKI
APN 288-13-082

LEGEND

- DESIGN SITE
- BUILDING LEVEL 3
- FACADE ZONE

NOTE:
DESIGN SITES ARE DEPICTED ON THIS SHEET IN ALIGNMENT WITH A T4 NEIGHBORHOOD LARGE (T4NL) ZONE PER THE CITY OF CAMPBELL MULTI-FAMILY DEVELOPMENT AND DESIGN STANDARDS (MFDDS).

NO.	DATE	REVISIONS	BY

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Civil Engineers • Planners • Surveyors
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T: (408) 453-1066

PREPARED FOR:
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777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

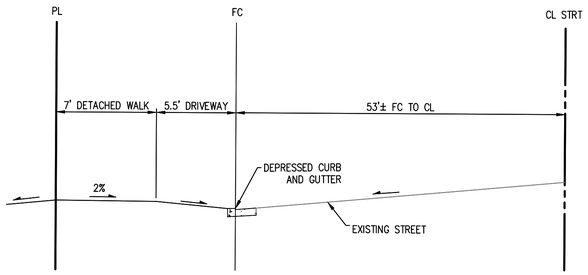
PLANNING

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 3

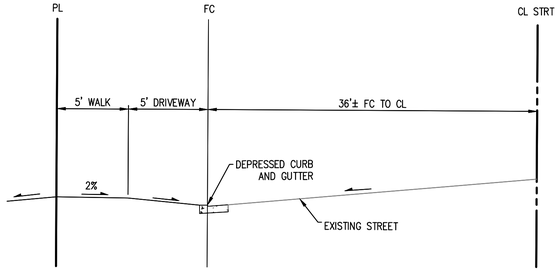
1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C8
	8 OF 16 SHEETS

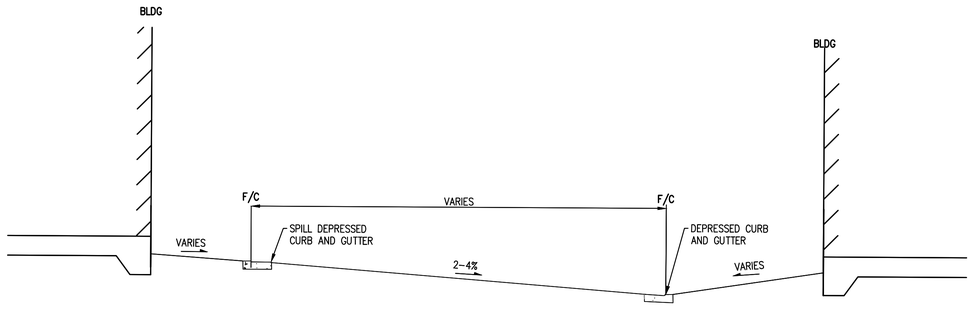
R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C8 SITE DESIGN REQUIREMENT PLAN-LEVEL 3.dwg Apr 02, 2025



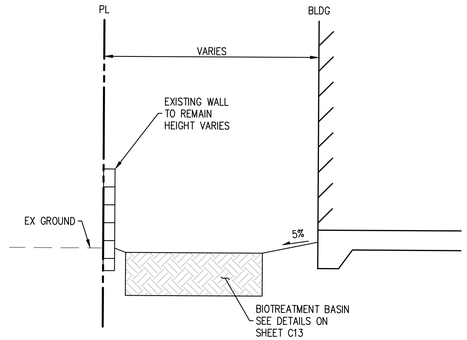
ENTRANCE DRIVEWAY
SECTION A-A
NTS



ENTRANCE DRIVEWAY
SECTION B-B
NTS



TYPICAL CROSS SLOPED STREET
SECTION C-C
SCALE: 1"=5'



SIDE BOUNDARY CONDITION
SECTION D-D
NTS

NO.	DATE	REVISIONS	BY

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

PREPARED FOR:
MCM DIVERSIFIED
777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

PLANNED DEVELOPMENT
SITE SECTIONS

1500 HAMILTON AVENUE
CAMPBELL, CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET
C9
9 OF 16 SHEETS

HAMILTON AVENUE

LEIGH AVENUE

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

TRACT NO. 1115
HAMILTON SQUARE
UNIT NO. 1
42 M 30

LOT 19
LANDS OF WALL
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

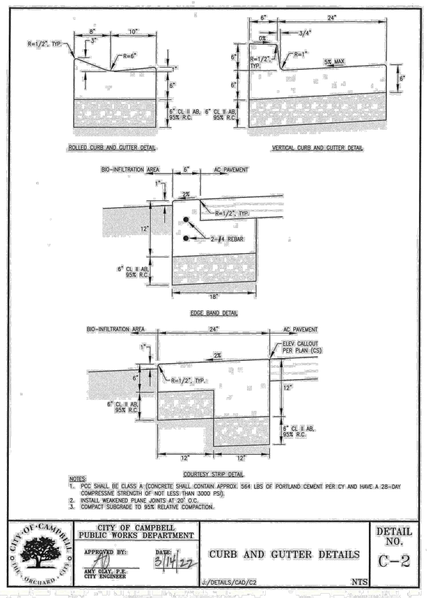
LANDS OF MURIKI
APN 288-13-082

1 FF 165.10 PAD 164.10
2 FF 165.90 PAD 164.90
3 FF 165.50 PAD 164.50
4 FF 166.30 PAD 165.30
5 FF 165.80 PAD 164.80
6 FF 166.80 PAD 165.80
7 FF 166.20 PAD 165.20
8 FF 167.50 PAD 166.50
9 FF 166.35 PAD 165.35
10 FF 166.00 PAD 165.00
11 FF 166.52 PAD 165.52
12 FF 166.52 PAD 165.52

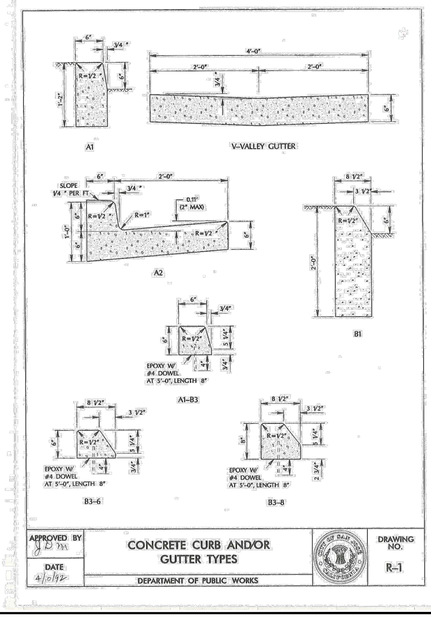
UNDERGROUND SILVA CELL SYSTEM – SEE DETAILS ON SHEET C13

EXSDMH2 RIM 164.03
EXSDMH3 RIM 163.31
EXSDCB2 RIM 162.43
EXSDMH4 RIM 163.49
EXSDMH7 RIM 163.90
SDMH RIM 163.76

0 20 40
1"=20'



CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT			
APPROVED BY: [signature] JIM TOSY, P.E. CITY ENGINEER	DATE: 8/14/17	CURB AND GUTTER DETAILS	DETAIL NO. C-2
J:/DETAILS/CAD/C2		NTS	



APPROVED BY [signature] ED TSE	CONCRETE CURB AND/OR GUTTER TYPES	DRAWING NO. R-1
DATE 4/10/12	DEPARTMENT OF PUBLIC WORKS	

NO.	DATE	REVISIONS	BY

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

777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PREPARED FOR:
MCM DIVERSIFIED

PLANNING

PLANNED DEVELOPMENT GRADING & DRAINAGE PLAN

1500 HAMILTON AVENUE

CAMPBELL CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135

SHEET C10
10 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C10 GRADING & DRAINAGE PLAN.dwg Apr 02, 2025

HAMILTON AVENUE

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

TRACT NO. 1115
HAMILTON SQUARE
UNIT NO. 1
42 M 30

LOT 19
LANDS OF WALL
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF MURIKI
APN 288-13-082

STREET 1
STREET 2
STREET 3
STREET 4
STREET 5
STREET 6
LEIGH AVENUE

EXSDMH4
RIM 163.49
INV 156.69 21" IN (W)
INV 156.69 27" OUT (E)
INV 156.69 27" IN (S)

EXSDMH2
INV 157.89 21" IN (W)
INV 157.89 21" OUT (E)
INV 158.12 12" IN (S)

EXSDMH3
INV 157.49 21" IN (W)
INV 157.49 21" OUT (E)
INV 158.31 12" IN (S)

EXSDCB2
INV 159.60 12" OUT (N)

EXSDMH7
INV 157.35 27" IN (S)
INV 157.35 27" OUT (N)
INV 157.40 12" IN (E)

EXSSMH5
INV 155.50 10" IN (S)
INV 155.50 10" OUT (N)

SSMH1
INV 155.96 10" IN (S)
INV 155.96 10" OUT (N)
INV 155.96 8" IN (W)

SDMH1
INV 158.91 27" IN (S)
INV 158.91 27" OUT (N)
INV 158.91 12" IN (W)

SDAD25
SDAD32
SDAD18
SDAD19
SDAD6
SDAD

SDCB
INV 158.45 12" IN (E)
INV 158.45 6" OUT (S)

SDCB8
INV 158.28 12" OUT (N)
INV 158.28 12" IN (S)
INV 158.28 12" IN (SW)
INV 158.28 6" IN (E)
INV 158.28 12" OUT (W)

SDCB7
INV 158.56 12" OUT (NW)

SDCB6
INV 159.16 12" OUT (N)

SDCB1
INV 160.19 12" OUT (S)

SDCB4
INV 159.11 6" IN (N)
INV 159.61 12" IN (W)
INV 159.11 12" OUT (E)

SSMH3
INV 158.51 8" OUT (S)
INV 159.01 6" IN (E)
INV 159.01 6" IN (W)

SSMH4
INV 157.30 6" IN (S)
INV 157.30 6" OUT (E)

SSMH2
INV 157.15 8" OUT (E)
INV 157.15 8" IN (N)
INV 157.15 6" IN (W)

SSCO

BUILDING SS LAT AND SSCO TO BE INSTALLED BY PLUMBER (SHOWN FOR REFERENCE ONLY)

47 LF-12" SD S=0.005
272 LF-8" SS S=0.005
238 LF-8" SS S=0.005
28 LF-6" SS S=0.005
31 LF-12" SD S=0.004

0 20 40 1"=20'

NO.	DATE	REVISIONS	BY

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PREPARED FOR:
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San Jose, CA 95112
Tel: (408) 288-2400

PLANNING

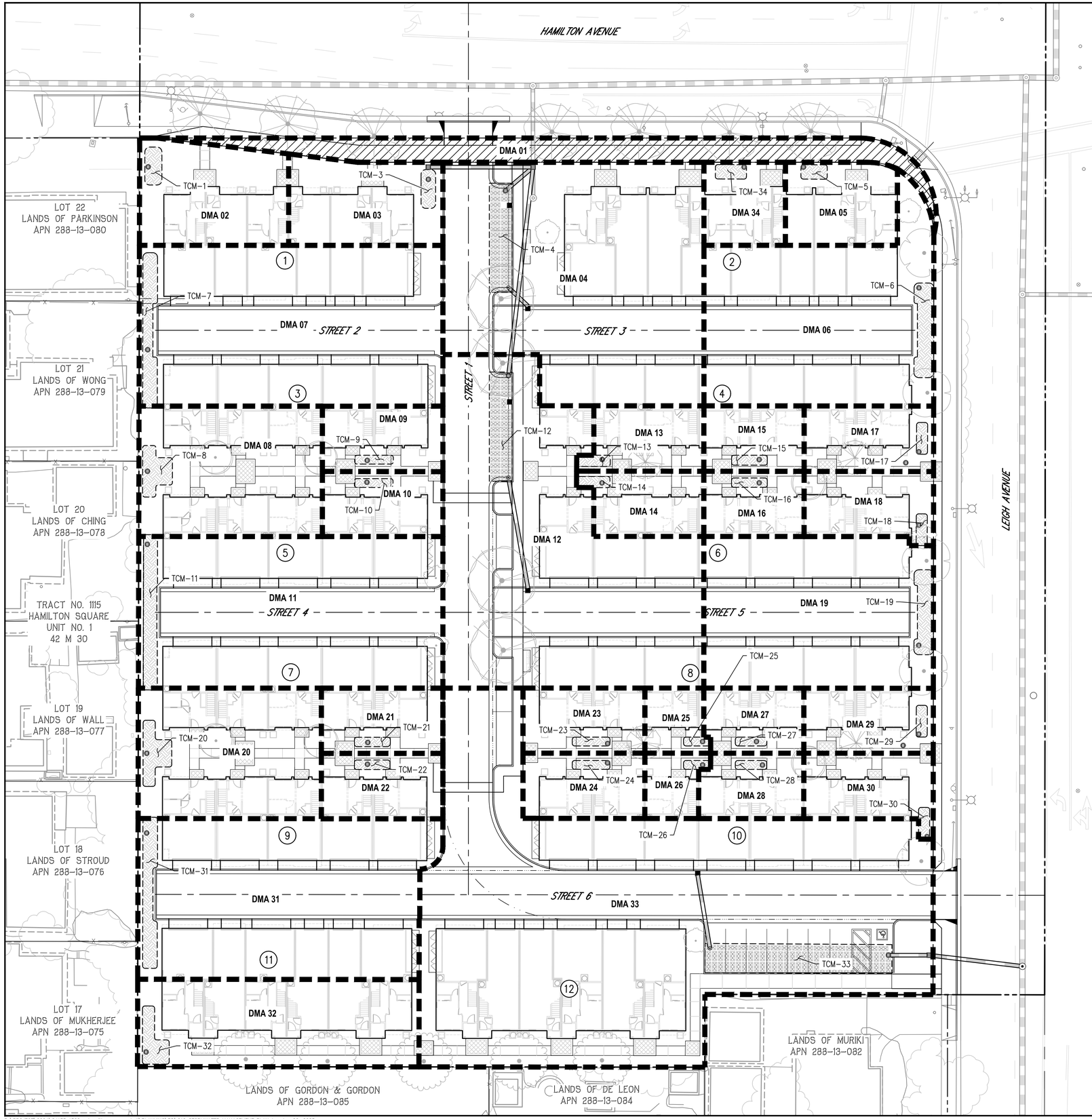
PLANNED DEVELOPMENT UTILITY PLAN

1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET
C11
11 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C11 UTILITY PLAN.dwg Apr 02, 2025



0 20 40
1"=20'

LEGEND

- WATERSHED BOUNDARY
- BIO-RETENTION BASINS
- UNDER GROUND SILVA CELLS. SEE DETAIL ON SHEET C13
- OFFSITE – NOT TREATED

NOTES

1. PROPERTY INFORMATION
   1500 HAMILTON AVENUE, CAMPBELL, CALIFORNIA
   APN NO. 288-13-095
   GROSS SITE AREA = 161,235 (3.701 AC)
   NET SITE AREA = 122,402 (2.810 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 103,239 SF (2.37 AC)
3. EXISTING ONSITE PERVIOUS AREA = 19,163 SF 0.44 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 83,178 SF (1.91 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 39,224 SF (0.90 AC)
6. THERE IS A 20,061 SF (0.46 AC), DECREASE IN IMPERVIOUS SURFACE FOR THIS PROJECT
7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO LOS GATOS CREEK.
8. 78,438 SF (64%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO BIO-TREATMENT BASINS.
9. 41,183 SF (34%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO UNDERGROUND SUSPENDED PAVEMENT TREATMENT CELLS (SILVA CELLS OR EQUIVALENT)
10. 2,718 SF (2%) OF THE SITE WILL BE DEDICATED TO THE CITY OF CAMPBELL AS PUBLIC RIGHT OF WAY AND NOT TREATED.
11. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIO-TREATMENT BASINS, UNDERGROUND SILVA CELLS, OR A MEDIA FILTER MECHANICAL DEVICE.
12. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
    - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOW TO THE BAY".
    - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
    - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
12. A SWPPP PERMIT WILL BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE > 1 ACRE.
13. CITY OF CAMPBELL STAFF WILL BE GRANTED ACCESS TO ALL OF THE ONSITE STORMWATER TREATMENT BASINS FOR INSPECTION PURPOSES PER THE TERM DESCRIBED IN THE PROJECT'S CC&R'S.
14. THE PROJECT DECREASES THE TOTAL IMPERVIOUS AREA ONSITE. THEREFORE HYDROMODIFICATION REQUIREMENTS ARE NOT APPLICABLE.

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PREPARED FOR:
MCM DIVERSIFIED

PLANNING

PLANNED DEVELOPMENT STORMWATER MANAGEMENT PLAN

1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135

SHEET
C12
12 OF 16 SHEETS

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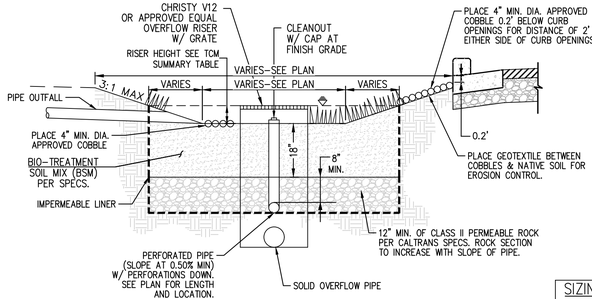
STORMWATER TREATMENT SUMMARY TABLE												
		IMPERVIOUS SURFACES				PERVIOUS SURFACES			TREATMENT MEASURES			
WATERSHED ID	**TOTAL WATERSHED AREA (SF)**	STREETS (SF)	SIDEWALKS / HARDSCAPE (SF)	BUILDINGS (SF)	**TOTAL (SF)**	PARKING LOTS (SF)	LANDSCAPE (SF)	**TOTAL (SF)**	PROVIDED TREATMENT	REQUIRED TREATMENT	CALCULATION METHOD	TREATMENT METHOD
1	**2,781**	-	2,123	-	**2,123**		658	**658**	**-**	85	4%	OFFSITE - NOT TREATED
2	**2,540**	-		1,044	**1,044**		1,496	**1,496**	**106**	42	4%	BIOTREATMENT W/ LINER
3	**2,227**	-		1,061	**1,061**		1,166	**1,166**	**93**	42	4%	BIOTREATMENT W/ LINER
4	**9,953**	3,861		3,535	**7,396**		2,557	**2,557**	**422**	296	4%	SILVA CELLS
5	**1,568**	-		950	**950**		618	**618**	**63**	38	4%	BIOTREATMENT W/ LINER
6	**6,609**	1,836		3,130	**4,966**		1,643	**1,643**	**283**	199	4%	BIOTREATMENT W/ LINER
7	**8,292**	2,499		4,042	**6,541**		1,751	**1,751**	**341**	262	4%	BIOTREATMENT W/ LINER
8	**4,063**	-		2,164	**2,164**		1,899	**1,899**	**192**	87	4%	BIOTREATMENT W/ LINER
9	**1,338**	-		716	**716**		622	**622**	**57**	29	4%	BIOTREATMENT W/ LINER
10	**1,330**	-		715	**715**		615	**615**	**57**	29	4%	BIOTREATMENT W/ LINER
11	**7,838**	2,499		3,760	**6,259**		1,579	**1,579**	**363**	250	4%	BIOTREATMENT W/ LINER
12	**10,815**	5,422		1,911	**7,333**		3,482	**3,482**	**422**	293	4%	SILVA CELLS
13	**1,268**	-		755	**755**		513	**513**	**62**	30	4%	BIOTREATMENT W/ LINER
14	**1,267**	-		749	**749**		518	**518**	**62**	30	4%	BIOTREATMENT W/ LINER
15	**1,115**	-		683	**683**		432	**432**	**60**	27	4%	BIOTREATMENT W/ LINER
16	**1,109**	-		680	**680**		429	**429**	**56**	27	4%	BIOTREATMENT W/ LINER
17	**1,439**	-		717	**717**		722	**722**	**59**	29	4%	BIOTREATMENT W/ LINER
18	**1,468**	-		716	**716**		752	**752**	**59**	29	4%	BIOTREATMENT W/ LINER
19	**5,878**	1,838		2,920	**4,758**		1,120	**1,120**	**246**	190	4%	BIOTREATMENT W/ LINER
20	**4,059**	-		2,162	**2,162**		1,897	**1,897**	**212**	86	4%	BIOTREATMENT W/ LINER
21	**1,346**	-		720	**720**		626	**626**	**56**	29	4%	BIOTREATMENT W/ LINER
22	**1,350**	-		717	**717**		633	**633**	**56**	29	4%	BIOTREATMENT W/ LINER
23	**1,348**	-		717	**717**		631	**631**	**55**	29	4%	BIOTREATMENT W/ LINER
24	**1,350**	-		718	**718**		632	**632**	**56**	29	4%	BIOTREATMENT W/ LINER
25	**671**	-		403	**403**		268	**268**	**39**	16	4%	BIOTREATMENT W/ LINER
26	**630**	-		367	**367**		263	**263**	**40**	15	4%	BIOTREATMENT W/ LINER
27	**1,087**	-		677	**677**		410	**410**	**46**	27	4%	BIOTREATMENT W/ LINER
28	**1,135**	-		715	**715**		420	**420**	**46**	29	4%	BIOTREATMENT W/ LINER
29	**1,429**	-		712	**712**		717	**717**	**59**	28	4%	BIOTREATMENT W/ LINER
30	**1,492**	-		715	**715**		777	**777**	**59**	29	4%	BIOTREATMENT W/ LINER
31	**7,868**	2,297		4,043	**6,340**		1,528	**1,528**	**333**	254	4%	BIOTREATMENT W/ LINER
32	**4,175**	-		2,106	**2,106**		2,069	**2,069**	**179**	84	4%	BIOTREATMENT W/ LINER
33	**20,415**	8,206		6,891	**15,097**		5,318	**5,318**	**924**	604	4%	SILVA CELLS
34	**1,149**			686	**686**		463	**463**	**75**	27	4%	BIOTREATMENT W/ LINER
SUBTOTAL (SF)	**122,402**	28,458	2,123	52,597	**83,178**	-	39,224	**39,224**	**5,238**	3,300		

EXISTING SITE	**122,402**	82,099		21,140	**103,239**	-	19,163	**19,163**

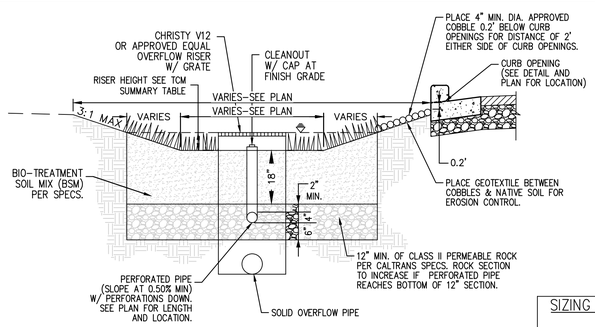


SIZING METHODS:

4%

BIORETENTION BASIN W/ LINER

N.T.S.

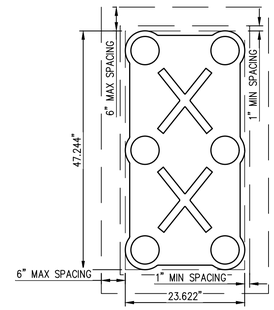


SIZING METHOD:

4%

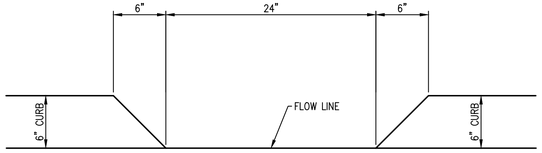
BIORETENTION BASIN W/O LINER

N.T.S.



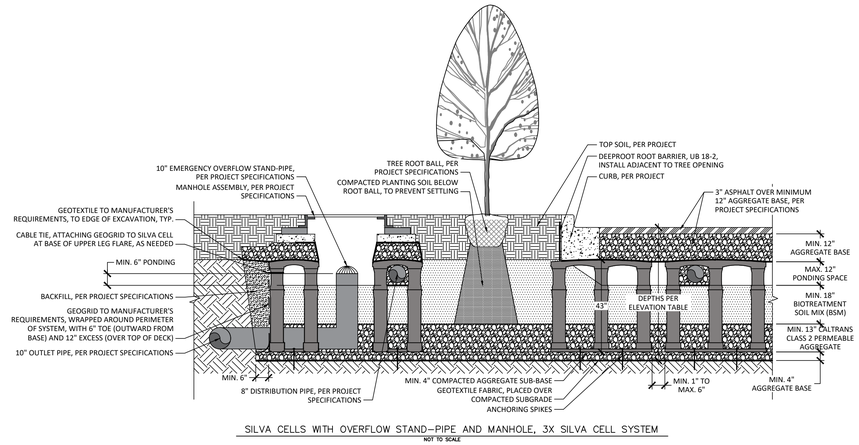
TYPICAL SILVA CELL DETAIL

NOT TO SCALE



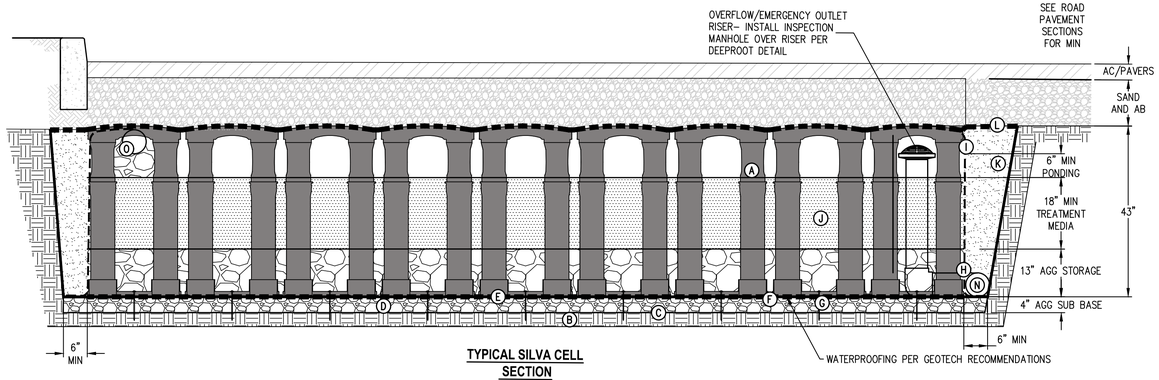
CURB CUT SECTION

NOT TO SCALE



SILVA CELLS WITH OVERFLOW STAND–PIPE AND MANHOLE, 3X SILVA CELL SYSTEM

NOT TO SCALE



TYPICAL SILVA CELL SECTION

NOT TO SCALE

(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
(B) SUBGRADE, COMPACTED
(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
(E) NOT USED
(F) 1" MIN SPACING BETWEEN SILVA CELLS AT BASE SEE TCM DETAILS FOR SPECIFIC SPACING
(G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
(J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK–IN COMPACTED TO 75–85% MODIFIED PROCTOR
(K) FLOWABLE FILL(CLSM) PER GEOTECH RECOMENDATIONS
(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
(M) PAVEMENT AND AGGREGATE BASE
(N) PERF UNDERDRAIN SYSTEM, WHEN REQUIRED (SEE SILVA CELL ELEVATION TABLE FOR PIPE INVERT DETAILS)
(O) DISTRIBUTION PIPE SYSTEM (SEE SILVA CELL ELEVATION TABLE FOR PIPE INVERT DETAILS)

NOTES

1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

NO.	DATE	REVISIONS	BY

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PREPARED FOR:

MCM DIVERSIFIED

PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT STORMWATER MANAGEMENT NOTES & DETAILS

CAMPBELL CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24–135
SHEET	C13
	13 OF 16 SHEETS

HAMILTON AVENUE

R=50'

R=30'

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

TRACT NO. 1115
HAMILTON SQUARE
UNIT NO. 1
42 M 30

LOT 19
LANDS OF WALL
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

1

2

3

4

5

6

7

8

9

10

11

12

R=30'

R=50'

FIRE TRUCK TURN RADIUS

LEIGH AVENUE

LANDS OF MURIKI
APN 288-13-082

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

0 20 40
1"=20'

LEGEND

R=30' R=30'
R=50'
FIRE TRUCK TURNING RADIUS

EXISTING FIRE HYDRANT LOCATION

NO.	DATE	REVISIONS	BY

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PREPARED FOR:
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PLANNING

PLANNED DEVELOPMENT
EMERGENCY ACCESS PLAN

1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET
C14
14 OF 16 SHEETS

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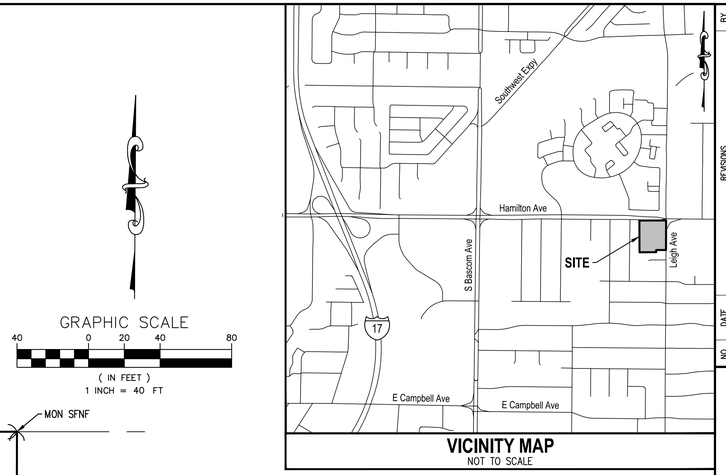
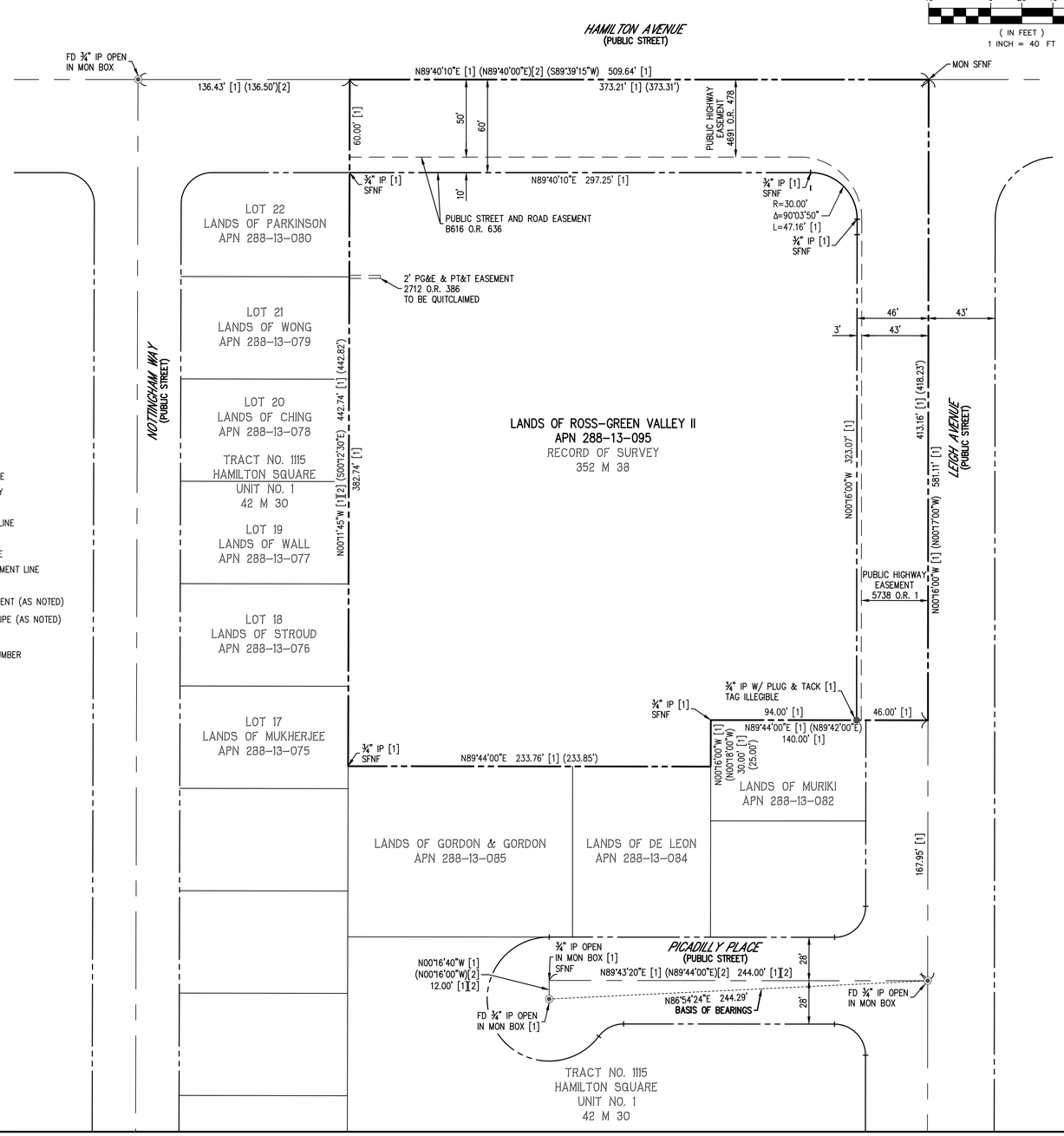
VESTING TENTATIVE MAP
1500 HAMILTON AVENUE
FOR CONDOMINIUM PURPOSES
CAMPBELL CALIFORNIA



VICINITY MAP
NOT TO SCALE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT



MAP REFERENCES

[1] RECORD OF SURVEY – 352 M 38

[2] TRACT NO. 1115 – 42 M 30

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
FD	FOUND
IP	IRON PIPE
M	MAP
MON	MONUMENT
NTS	NOT TO SCALE
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELEGRAPH
SFNF	SEARCHED FOR NOT FOUND

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE
- TIE LINE
- FOUND MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- (23.23') RECORD DATA
- [1] REFERENCE NUMBER
- (R) RADIAL

OWNER
ROSS-GREEN VALLEY II
777 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112

DEVELOPER
MCM DIVERSIFIED
777 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
408-288-2400

ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CA 95008
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BASIS OF BEARINGS
THE RESULTING BEARING OF NORTH 86°54'24" EAST BETWEEN TWO FOUND MONUMENTS ON PICADILLY PLACE, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY MAP FILED FOR RECORD IN BOOK 352 OF MAPS AT PAGE 38, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

BENCHMARK
CITY OF CAMPBELL NO. 20, 2¼" BRASS DISK IN TOP OF CURB LOCATED AT SHEFFIELD AVENUE AND LEIGH AVENUE, NORTHEAST CORNER AT NORTH END OF CURB RETURN. ELEVATION: 167.039

NOTES

1. THIS TENTATIVE MAP AUTHORIZES THE FILING OF MULTIPLE FINAL MAPS.
2. THERE ARE NO EXISTING WELLS ON SITE
3. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP
4. ASSESSORS PARCEL NUMBER: 288-13-095
5. EXISTING USE: COMMERCIAL
6. PROPOSED USE: 74 RESIDENTIAL CONDOMINIUM UNITS
7. EXISTING ZONING: MHD-MU (MEDIUM-HIGH DENSITY MIXED-USE) & BRH (BY-RIGHT HOUSING)
8. PROPOSED ZONING: NO CHANGE
9. GENERAL PLAN DESIGNATION: MEDIUM-HIGH DENSITY MIXED-USE (18-25 UNITS/GR. ACRE)
10. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
11. STORM CONDUIT: CITY OF CAMPBELL
12. WATER SYSTEM: SAN JOSE WATER COMPANY
13. NUMBER OF LOTS: 13
14. TOTAL AREA:

GROSS TOTAL:	3.701 ACRES
RIGHT-OF-WAY DEDICATION:	-0.891 ACRES
NET TOTAL:	2.810 ACRES
PROPOSED RIGHT-OF-WAY DEDICATION:	-0.064 ACRES
PROPOSED NET TOTAL:	2.746 ACRES

15. STREET NAMES TO BE DETERMINED PRIOR TO FINAL MAP.
16. LOTS 1 THROUGH 7 ARE TOWNHOME RESIDENTIAL LOTS.
17. LOTS A THROUGH E ARE PRIVATE STREETS (0.62 ACRES).
18. LOT F IS COMMON OPEN SPACE (0.03 ACRES)
19. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL.

NO.	DATE	REVISIONS	BY

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PLANNING
1500 HAMILTON AVENUE
VESTING TENTATIVE MAP
EXISTING PROPERTY BOUNDARY
CAMPBELL CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135

SHEET
TM1
15 OF 16 SHEETS

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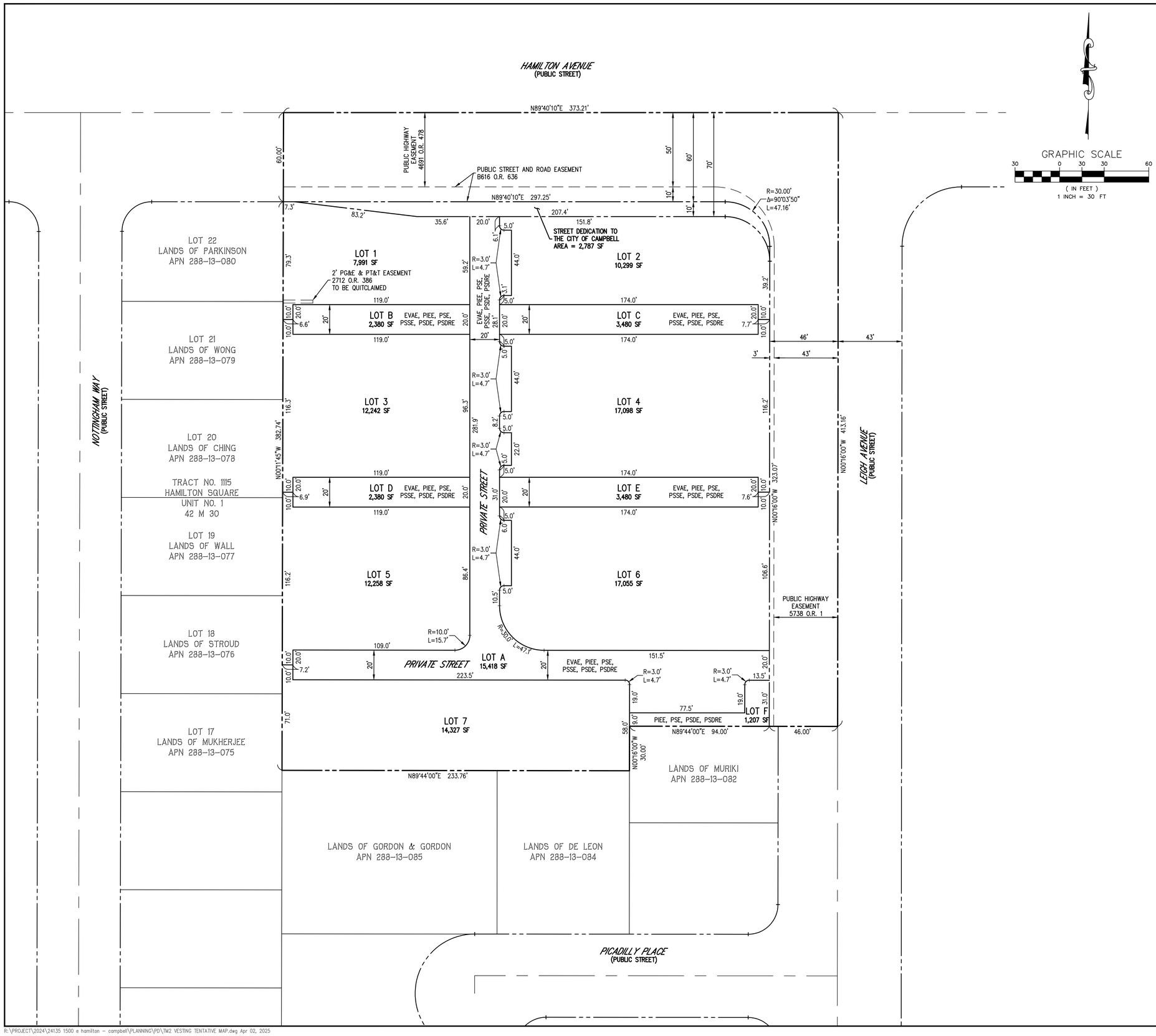

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
M	MAP
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELEGRAPH
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE EASEMENT
PSE	PUBLIC SERVICE EASEMENT

LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- LOT LINE
- EXISTING LOT LINE
- CENTER LINE
- EASEMENT LINE
- EXISTING EASEMENT LINE

NO.	DATE	REVISIONS	BY
△			
△			
△			
△			
△			
△			

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

777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PREPARED FOR: MCM DIVERSIFIED

PLANNING

VESTING TENTATIVE MAP
PROPOSED PROPERTY BOUNDARY

1500 HAMILTON AVENUE

CAMPBELL CALIFORNIA

DATE	04/02/2025
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET **TM2**

16 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\TM2 VESTING TENTATIVE MAP.dwg Apr 02, 2025

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

ROSS VALLEY II

HAMILTON AVE.

CAMPBELL, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

DATE: 04/04/25

0 10 20 40 60

L1.0

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ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

ROSS VALLEY II

HAMILTON AVE.

CAMPBELL, CALIFORNIA

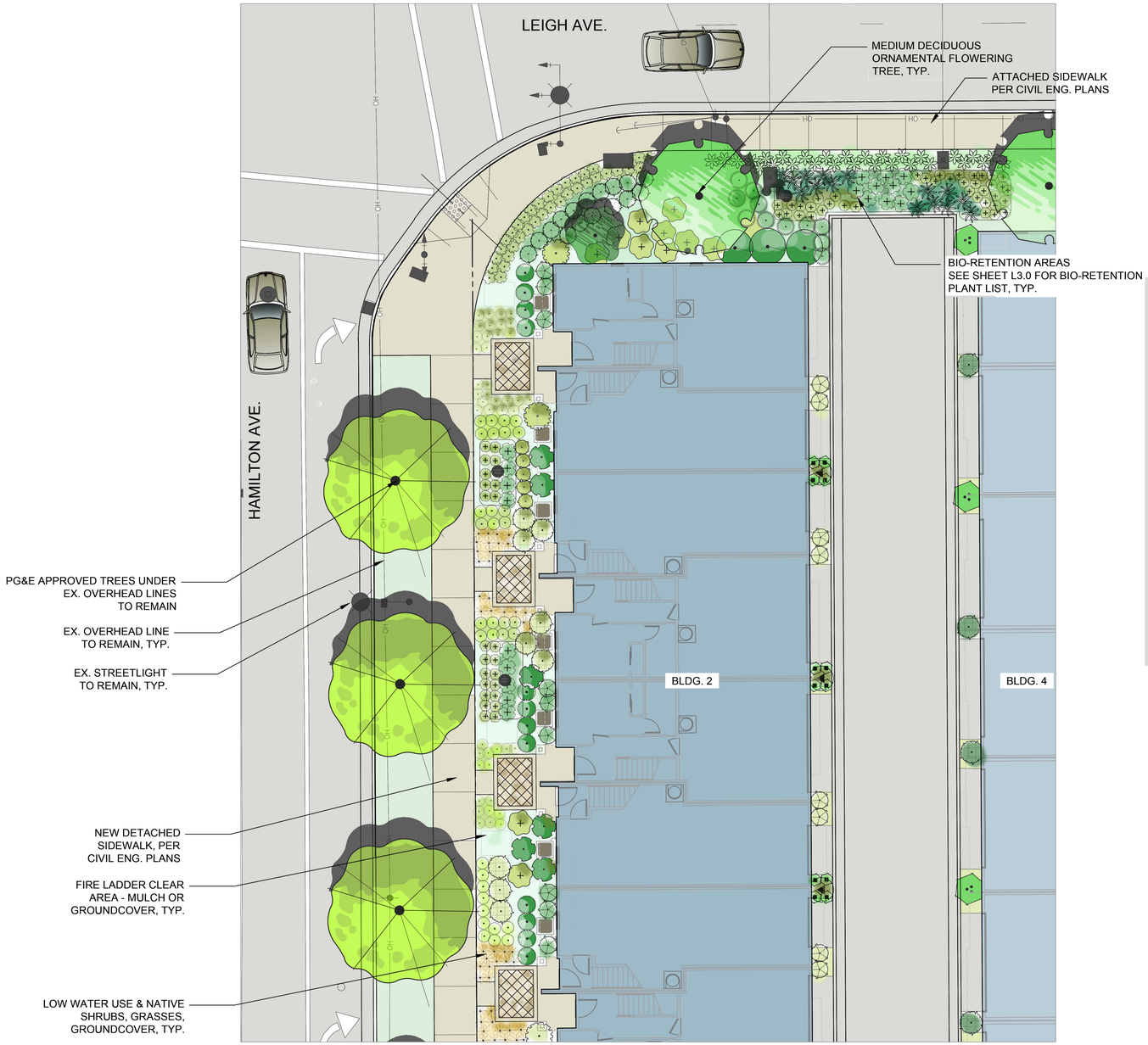
LANDSCAPE ENLARGEMENTS KEY MAP

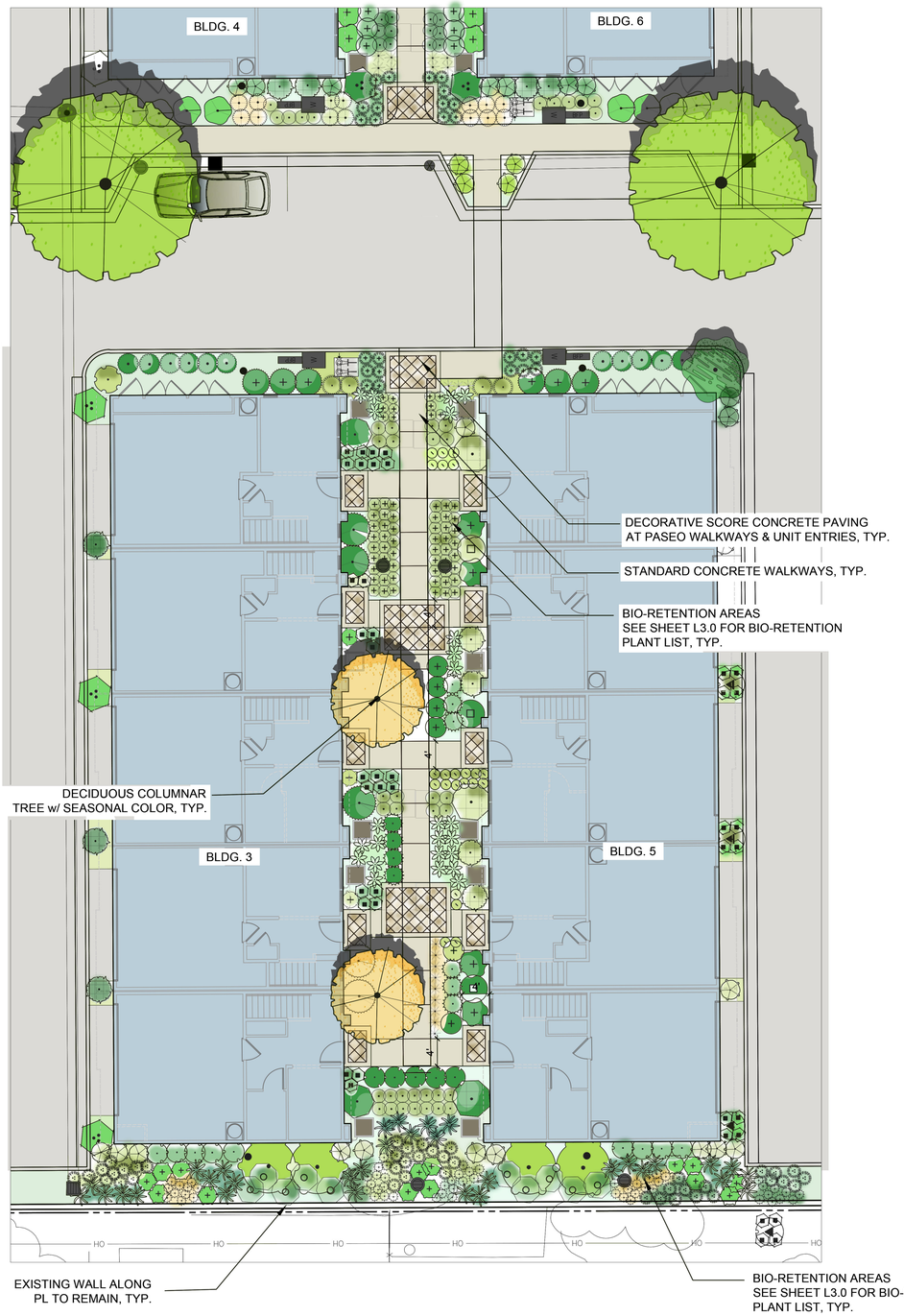
SCALE: 1" = 20'-0"

DATE: 04/04/25

0 10 20 40 60

L1.1





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ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

CONCEPTUAL LANDSCAPE ENLARGEMENT PLANS

SCALE: 1" = 10'-0"

DATE: 04/04/25

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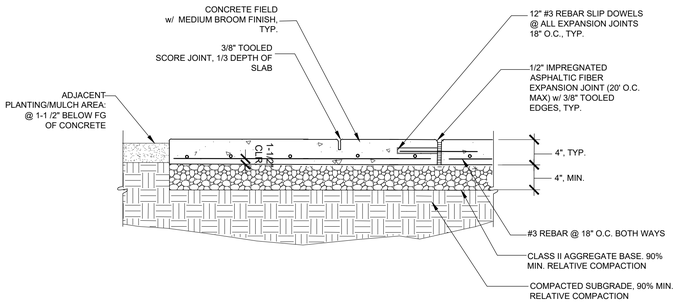
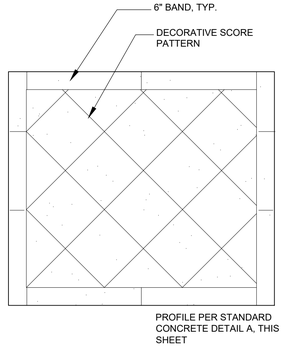
L1.2



A CONCRETE PAVING

1" = 1'-0"

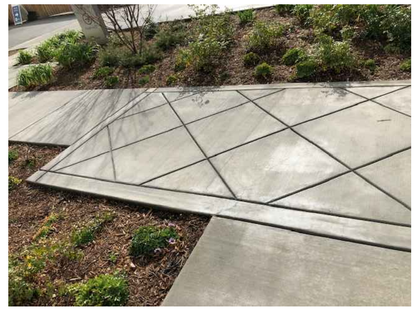


PROFILE PER STANDARD
CONCRETE DETAIL A, THIS
SHEET

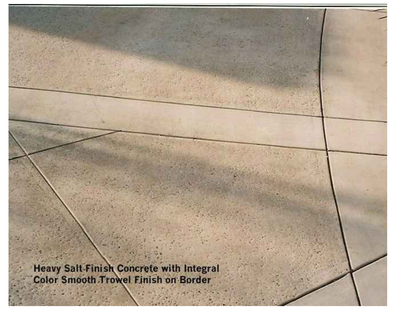
B DECORATIVE SCORED CONCETE PAVING

NTS

CONCRETE SCORING/COLOR/FINISH OPTIONS

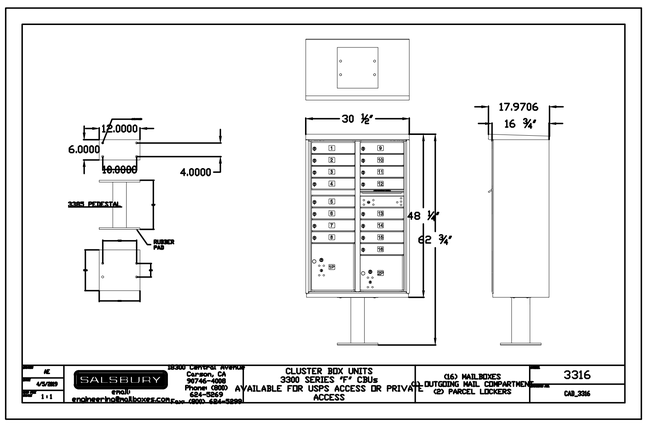


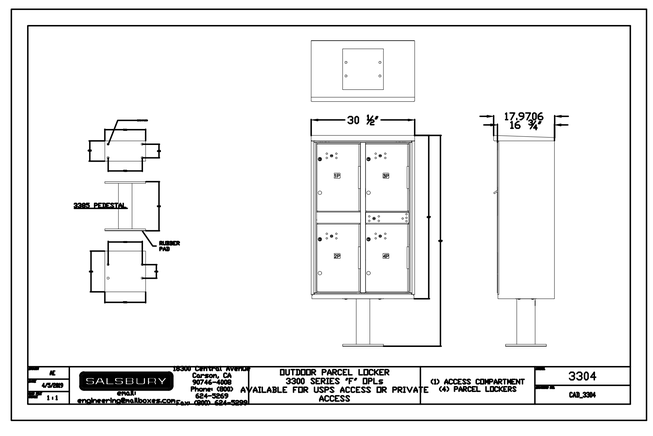
NATURAL GREY w/ 6" BAND AND DIAGONAL SCORING



HEAVY SALT FINISH w/ INTEGRAL COLOR

6" BAND w/ DAYTON RELEASE SANDBLAST FINISH





NOTES:

1. ALL CBU'S TO BE STANDARD CBU. ALL UNITS INCLUDE CBU, PEDESTAL, CBU TOP AND PEDESTAL COVER, AND A SIZE DOORS. SITE CONTAINS **FIVE (5) - SALSBURY CLUSTER BOX UNIT** - TYPE III (w/ 16 DOORS & 2 PARCEL LOCKERS), **MODEL #3316-BRZ-U** & **FOUR (4) SALSBURY PARCEL LOCKER** - TYPE II (w/ 4 COMPARTMENTS), **MODEL #3304-BRZ-U**.
2. CBU'S AVAILABLE THROUGH MAILBOXES.COM, (800) 624-5269.
3. CBU UNIT COLOR TO BE BRONZE. MAILBOX NUMBERS TO BLACK LETTERING WITH SILVER BACKGROUND PER MANUFACTURER. STYLE AND SIZE TO BE SELECTED BY OWNER AND APPROVED BY POST MASTER.
4. CONCRETE PAD SHALL HAVE A MEDIUM BROOM FINISH.
5. CONTRACTOR TO INSTALL CBU PER MANUFACTURER'S INSTRUCTIONS.

C MAILBOXES

NTS

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ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

LANDSCAPE DETAILS

SCALE:AS NOTED DATE: 04/04/25

L2.0

TREE PALETTE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	QTY	REMARKS
TREES						
	ACE ARM	Acer rubrum 'Armstrong'	Armstrong Red Maple	24"box	4	M 40' H X 15' W
	CRA PHA	Crataegus phaenopyrum	Washington Hawthorn	36"box	5	M 25' H X 20' W PG&E APPROVED @ O,H, LINES
	GIN PR2	Ginkgo biloba `Princeton Sentry`	Princeton Sentry Ginkgo	24"box	6	M
	LAG LAV	Lagerstroemia indica 'Lavender'	Lavender Crape Myrtle	36" Box `STD`	7	L, 25'H x 20-25 W PG&E APPROVED @ O.H. LINES
	LYO FLO	Lyonothamnus floribundus	Catalina Ironwood	24"box	5	L - 25-45'H X 15'-24'W -- NATIVE
	MAG LIT	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	24"box	6	M 18'-22' H X 10'-12' W
	ROB PUR	Robinia x ambigua 'Purple Robe'	Pink Flowering Locust	24"box	4	L 30'-40' H X 20'-30' W
				TOTAL:		
				24" BOX	25	
				36" BOX	12	

SHRUBS/GRASSES/GROUNDCOVER

CODE	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS
ACH MIL	Achillea millefolium	Common Yarrow	1 gal	L 2'Hx3'W NATIVE Butterfly bees
ANI BUS	Anigozanthos x `Bush Gold`	Kangaroo Paw	5 gal	L 2-3` H x 1-2` W
ANI BRD	Anigozanthos x 'Big Red'	Big Red Kangaroo Paw	5 gal	L 4-6' H x 2-3'W
ANI YEL	Anigozanthos x 'Yellow Gem'	Yellow Gem Kangaroo Paw	5 gal	L 2' H X 2' W
ARC EME	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet manazanita	5 gal	L 2-3' H x 4-8' W NATIVE
ART AFS	Artemisia x 'Californica'	Californa Artemisia	5 gal	L
BAC TWI	Baccharis pilularis `Twin Peaks #2`	Twin Peaks Coyote Brush	5 gal	L 2-3` H X 5-7` W
CAL GVM	Callistemon viminalis 'Little John'	Green John Weeping Bottlebrush	5 gal	L 2-4' H x 2-3' W
CIS LAD	Cistus ladanifer	Crimson-spot Rockrose	5 gal	L 3.5`H X 3.5`W
CIS SAL	Cistus salviifolius Prostratus	Rockrose Sageleaf	5 gal	L, 2'H X 3'W
CIS PUR	Cistus x purpureus	Orchid Rockrose	5 gal	L, 4'H X 4'W
DIE VEG	Dietes vegeta	African Iris	5 gal	L 3-4`H X 2-3`W
ELY MUL	Elymus multisetus	Big Squirreltail Grass	5 gal	2'H X2'W NATIVE Butterfly, Bees
EPI CNL	Epilobium canum 'Catalina'	Catalina California Fuchsia	5 gal	L 3-4' H x 4-5' W NATIVE Birds Butterflys
ERI WAY	Erigeron glaucus `Wayne Roderick`	Seaside Daisy	1 gal	L 1' H x 1-2' W NATIVE Butterfly, Bees
ERI KAR	Erigeron karvinskianus	Fleabane	1 gal	L 1`H X 2.5`W
ERI GRA	Eriogonum grande rubescens	Red Buckwheat	5 gal	L 1-2' H x 2-3' W NATIVE Butterfly, bee, bird
ERY APR	Erysimum x `Apricot Twist`	Apricot Twist Wallflower	5 gal	L
ERY BOW	Erysimum x 'Bowles' Mauve'	Bowles' Mauve Wallflower	5 gal	L,3'H X 3'W
EUP GLA	Euphorbia characias 'Glacier Blue'	Glacier Blue Evergreen Spurge	5 gal	L 3'H X 3' W
FES CAL	Festuca californica	California Fescue	5 gal	L 1-2' H x 2-3' W NATIVE - Butterfly
FES ID2	Festuca idahoensis	Idaho Fescue	5 gal	L- 1-2'HX 1'W NATIVE Butterfly
FES MAI	Festuca mairei	Atlas Fescue	5 gal	L 2-3' H x 2-3' W
FES OVI	Festuca ovina glauca	Blue Fescue	1 gal	M 1`H x 1-2` W

SHRUBS/GRASSES/GROUNDCOVER

FUC TRI	Fuchsia x 'Gartenmeister Bonstedt'	Gartenmeister Bonstedt Fuchsia	5 gal	M, 3'H X 2.5'W
GAL SPE	Galvezia speciosa	Island Snapdragon	5 gal	L 3-4' H x 4-5' W NATIVE Butterfly, Birds
GRE NOE	Grevillea hybrid `Noellii`	Grevillea	5 gal	L 3-4`H X 3`-4` W
HEB COE	Hebe x 'Coed'	Coed Hebe	5 gal	M 2-3' H x 2-3' W
HEM YLO	Hemerocallis x 'Yellow'	Yellow Daylily	5 gal	M 1.5'H X 1.5'W
HEU MAX	Heuchera maxima	Island Alum Root	5 gal	M 1' H x 1-2' W
JUN SK2	Juniperus scopulorum `Skyrocket`	Skyrocket Juniper	15 gal	L 12-18`H X 4-6`W
LAV ASS	Lavatera assurgentiflora	Mallow	5 gal	L 5-10' H x 5-10' W
LAV THU	Lavatera thuringiaca 'Barnsley'	Barnsley Tree Mallow	5 gal	L, 5-6'H X 4-6'W
LEU ORX	Leucadendron x 'Hawaii Magic'	Royal Hawaiian Magic Conebush	5 gal	L 3-4' H x 4-5' W
LIM PER	Limonium perezii	Statice	5 gal	L 2-3' H x 2-3' W
LIR GIG	Liriope gigantea	Giant Liriope	5 gal	M, 2'hX2'W
LIR SUN	Liriope muscari `Silvery Sunproof`	Silvery Sunproof Lilyturf	5 gal	M, 2'H x1.5'W
LOM LON	Lomandra longifolia	Mat Rush	5 gal	L, 2.5'H X 3'W
MIS PUR	Miscanthus sinensis `Purpurescens`	Flame Grass	5 gal	L, 4-5'H x 3'W
MUH RIG	Muhlenbergia rigens	Deergrass	5 gal	L 4-5' H x 4-6' W NATIVE Butterfly
MYR DWA	Myrtus communis 'Compacta'	Dwarf Common Myrtle	5 gal	L 3'H X 3'W
NAN LBO	Nandina domestica	Heavenly Bamboo	5 gal	L, 5-8'H X 3-5'W
PEN ALO	Pennisetum alopecuroides	Fountain Grass	5 gal	
PEN BUN	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	5 gal	L, 2H X 2'.5'W
PEN MOU	Pennisetum alopecuroides 'Moudry'	Moudry Fountain Grass	5 gal	L 2' H x 2' W
PEN WH2	Pennisetum setaceum `White`	White Foutain Grass	5 gal	L - 3-4`H X 2-3`W
PEN APP	Penstemon gloxinioides 'Apple Blossom'	Apple Blossom Border Penstemon	5 gal	L 2-3' H x 2-3' W
PEN XFI	Penstemon x 'Firecracker'	Alice Hindley Beardtongue	5 gal	L,3-4'H x 3'W
PER FIL	Perovskia atriplicifolia 'Filigran'	Filigran Russian Sage	5 gal	L
PHI WI2	Philadelphus lewisii	Wild Mockorange	5 gal	M, 6-8'H X 6-8'W
PHO TOM	Phormium tenax 'Tom Thumb'	Tom Thumb New Zealand Flax	5 gal	L, 2'H X 2'W
PHO YEL	Phormium x `Yellow Wave`	New Zealand Flax	5 gal	L 3-4' H x 3-4' W
PHO AMR	Phormium x 'Amazing Red'	Amazing Red New Zealand Flax	5 gal	L 18-24" H x 18"-24" W
PIT MAR	Pittosporum tenuifolium 'Marjorie Channon'	Marjorie Channon Tawhiwhi	5 gal	M, 6-9'H X 4-6'W
PIT CM	Pittosporum tobira `Cream De Mint` TM	Cream De Mint Dwarf Mock Orange	5 gal	L 2-2.5`H X 2-2.5`W
PIT W14	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum	5 gal	L 2-3' H x 4-5' W
RHA BA4	Rhaphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	5 gal	L, 3'H X 3'W
ROS CA2	Rosa californica	California Wild Rose	5 gal	L, 4-5'H X 4.5'W
ROS IC2	Rosa floribunda 'Iceberg'	Iceberg Rose	5 gal	L, 3-5'H X 3-4'W
ROS IC3	Rosa floribunda 'Iceberg' STD	Iceberg Rose	5 gal	L- 3'-4'W X 6'H
ROS GYM	Rosa gymnocarpa	Wood Rose	5 gal	L 2-3'H X 2-3'W
ROS HA3	Rosa rugosa 'Hansa'	Hansa Rose	5 gal	L, 4-5'H X 4'5'W
SAL CLE	Salvia clevelandii	Cleveland Sage	5 gal	L 3-4'H X 3-4'W
SAL AL9	Salvia greggii 'Alba'	White Texas Sage	5 gal	L
TAG LEM	Tagetes lemmonii	Copper Canyon Daisy	5 gal	L, 4-5' H X 4-5'W
WES MOR	Westringia fruticosa `Morning Light`	Morning Light Coast Rosemary	5 gal	L 3-4`H X 3-4` W
WES WOY	Westringia fruticosa 'Gray Box'	Dwarf Coast Rosemary	5 gal	L 2-3' H x 2-3' W
ZAU CA9	Zauschneria californica	California Fuchsia	5 gal	L,2-3'H X 3-4'W

BIO-RETENTION PLANTS

ANI YE2	Anigozanthos x 'Yellow Gem'	Yellow Gem Kangaroo Paw	1 gal	L 2' H X 1.5' W
CAR DIV	Carex divulsa	European Grey Sedge	1 gal	L 1.5H x 1.5 W
CAR ELA	Carex elata `Bowles Golden`	Bowles Golden Sedge	5 gal	L - 1-2` H X 2` W
CAR PA2	Carex pansa	Sanddune Sedge	1 gal	L 1`H X 1W`
DIE IRI	Dietes iridioides	Fortnight Lily	5 gal	L 3' H X 3.5' W
EPI SCH	Epilobium canum schieffelins	California fuchsia	5 gal	L 6" H X 3' W BIRDS, BEES, BUTTERFLIES
ERI KA2	Erigeron karvinskianus	Santa Barbara Daisy	1 gal	L 1'H X 2.5' W
FES ID3	Festuca idahoensis	Idaho Fescue	1 gal	L 1' H X 1'W
FES MOL	Festuca rubra `Molate`	Molate Fescue	1 gal	M 12-18" Hx 2`w
JUN PAT	Juncus patens	California Gray Rush	1 gal	L 1-2' H x 1-2' W NATIVE Butterfly
MIM AU2	Mimulus aurantiacus	Sticky Monkey Flower	5 gal	L 3-4`H x 3-4`H
RHA EVE	Rhamnus californica 'Eve Case'	California Coffeeberry	5 gal	L 3-6H-4-6'W NATVIE Butterfly, Birds, Bees
ROS CAL	Rosa californica	California Wild Rose	5 gal	L 4-8' H x 4-8' W NATIVE - Butterfly, Bird, Bee

PLANTING DESIGN INTENT STATEMENT

1. THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES".
2. PLANT SELECTION INCLUDES NATIVE AND DROUGHT TOLERANT SPECIES IN CONFORMANCE WITH STATE, COUNTY AND CITY WATER EFFICIENT LANDSCAPE GUIDELINES AND AS CLASSIFIED PER WUCOLS.
2. THE PLANTING DESIGN UTILIZES PRIMARILY (80%) LOW WATER USE & NATIVE PLANT SPECIES.
3. ALL LANDSCAPE PLANTING AND IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S WATER EFFICIENCY REQUIREMENTS AND MEETS OR EXCEEDS THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).
4. SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.
5. THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.
6. LANDSCAPE WITHIN STORMWATER TREATMENT AREAS COMPLY WITH APPENDIX D OF SANTA CLARA VALLEY C.3 HANDBOOK.
7. SEE CIVIL ENGINEER PLANS FOR ADDITIONAL INFORMATION ON STORMWATER/C-3 TREATMENT MEASURES.
8. THE PLANT LIST IS SUBJECT TO CHANGE. SUBSTITUTIONS OF SIMILAR PLANTS IN FORM, SHAPE AND WATER USE MAY BE USED IN RESPONSE TO CHANGING ENVIRONMENTAL & CLIMATIC CONDITIONS, INCLUDING BUT NOT LIMITED TO; CLIMATE CHANGE, PESTS AND/ OR DISEASE, THE AVAILABILITY OF NEW AND IMPROVED CULTIVARS, AND NURSERY STOCK AVAILABILITY.

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LANDSCAPE ARCHITECTS, INC.
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ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

PRELIMINARY PLANT LIST
SCALENTS DATE: 04/04/25

L3.0

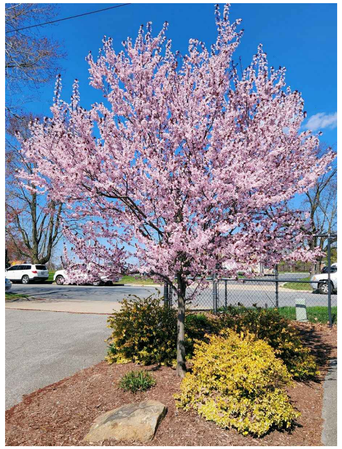
Acer ruburm Armstrong

Crategus phaenopryum

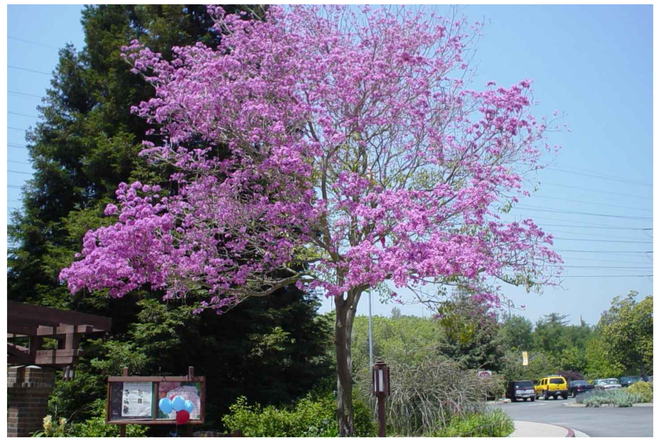
Lagerstroemia

Magnolia Little Gem

Ginkgo Princeton Sentry


Prunus cerasifera

Lyonothamnus floribundus


Robinia Purple Robe flowering

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ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

TREE IMAGERY

SCALE:NTS

DATE: 04/04/25

L3.1

Anigozanthos Yellow Gem

Anigozanthos Bush Gold

Arctostaphylos Emerald Carpet

Achillea millefolium

Erysium Bowles Mauve

Grevıllea noellı

Grevillea noellii flower

Cistus ladanifer

Euphorıa 'Glacıer Blue'

Ceanothus

Baccharıs pılularıs 'Twın Peaks'

Hebe-coed

Dietes

Galvezia speciosa

Tagetes

Lırıope gigantea

Lavatera thuringiaca

Festuca idahoensis

Leucadendron

Euphorbia silver swan

Epilobum canum

Callistemon viminalis Little John

Festuca-mairei

Limonium perezii

Erıgeron glaucus 'Wayne Roderıck'

Erıgeron karvınsklanus

Salvia clevelandii

Westringia Grey Box

Lomandra

Phorıumum Duet

Lırıope muscarı Sılvery Sunproof

Phormium

Pittosporum Wheelers Dwarf

Festuca ovina glauca

Teucrium chamaedrys

Pittosporum tobira Creme de Mint

Rosa rugosa

Muhlenbergia

VAN DORN ABED
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ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

SHRUB IMAGERY

SCALE:NTS

DATE: 04/04/25

L3.2

Festuca ovina Elijahs Blue

Anigozanthos Yellow Gem

Festuca rubra

Epilobum canum

mimulus aurantiacus

Dietes iridioides

Carex dıvulsa

Rosa californica flowers

Festuca idahoensis

Festuca-mairei

Juncus patens

Carex pansa

Rhamnus californica Eves Case

Erıgeron karvınsklanus

Carex elata

Epilobium schieffelins

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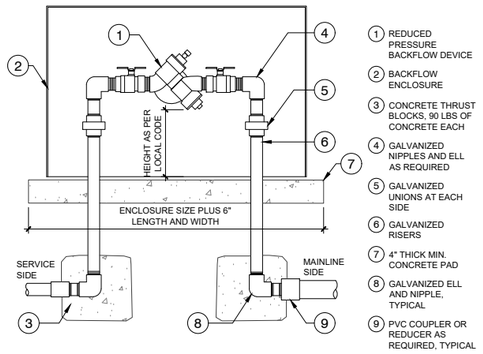
ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

BIORENTION PLANTING IMAGERY

SCALE:NTS DATE: 04/04/25

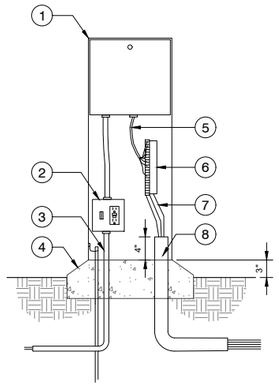
L3.3



1. REDUCED PRESSURE BACKFLOW DEVICE
2. BACKFLOW ENCLOSURE
3. CONCRETE THRUST BLOCKS, 90 LBS OF CONCRETE EACH
4. GALVANIZED NIPPLES AND ELL AS REQUIRED
5. GALVANIZED UNIONS AT EACH SIDE
6. GALVANIZED RISERS
7. 4" THICK MIN. CONCRETE PAD
8. GALVANIZED ELL AND NIPPLE, TYPICAL
9. PVC COUPLER OR REDUCER AS REQUIRED, TYPICAL

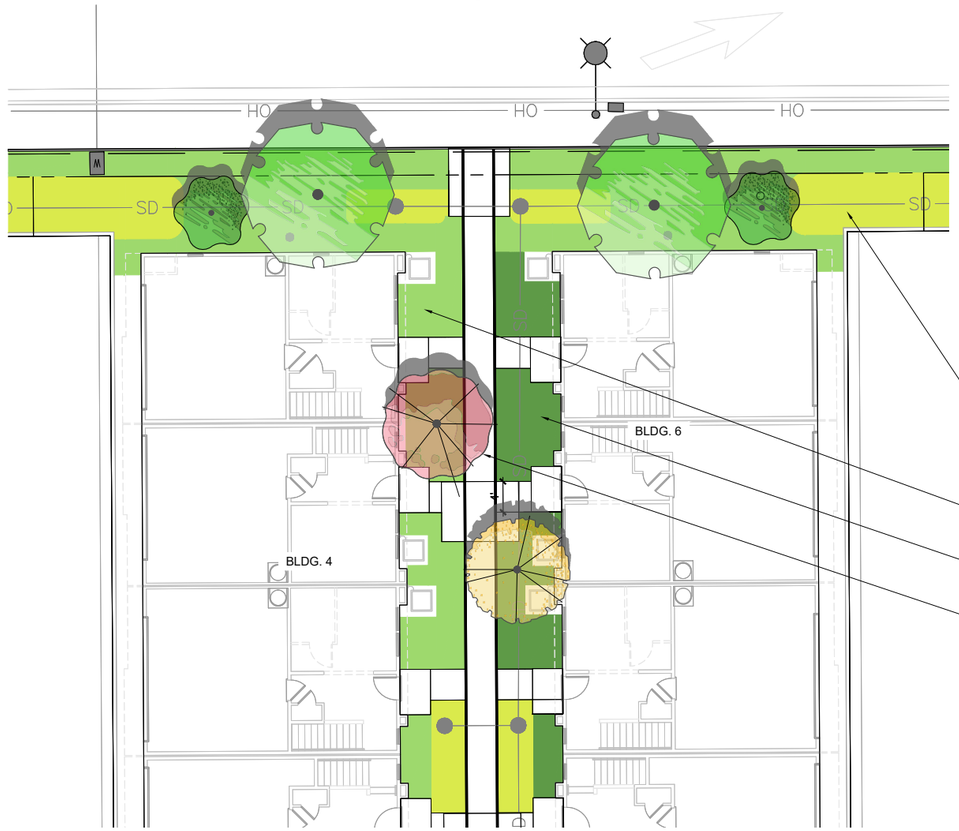
1 REDUCED PRESSURE BACKFLOW W/ ENCLOSURE

NTS



1. PEDESTAL MOUNT IRRIGATION CONTROLLER ON CONCRETE FOOTING. USE GALVANIZED 'J' BOLTS TO SECURE THE CONTROLLER TO THE PAD
2. GFI RECEPTACLE AND LOCKING SWITCH
3. 1" SCH. 40 CONDUIT WITH SWEEP ELL FOR 120 VOLT SOURCE
4. CONCRETE BASE: 6" MIN. THICKNESS, EXTEND 6" BEYOND OUTSIDE DIMENSIONS OF ENCLOSURE WITH SLOPE FOR DRAINAGE
5. 18 GA. WIRE HARNESS TO CONTROLLER
6. TERMINAL STRIPS, ARCHER BRAND #274-679, OR APPROVED EQUAL, SIZE AS REQUIRED
7. 14 GA. WIRES FROM FIELD
8. 1-1/2" PVC SCH. 40 CONDUIT WITH LONG SWEEP ELL

LEIGH AVE.



IRRIGATION DESIGN INTENT STATEMENT

The irrigation system will utilize water efficient low flow pressure compensation drip emitters and bubblers at the tree and shrub/ground cover planting areas.

A smart weather based irrigation controller will be utilized to optimize efficient water application. Smart controllers automatically adjust their daily water schedule programming based upon the local climatic conditions at the project site. Smart controllers receive wireless data daily from the irrigation controller manufacturers weather data service. A rain sensor will be installed to prevent irrigation during rainy periods

The irrigation system will be maintained by the projects HOA.

The planting design utilizes primarily low water use plant materials. Medium water use plant materials are utilized in shady areas. Trees are a mix of low and medium water species.

The low and medium water use shrub hydrozone areas will be on separate drip irrigation valve circuits. Trees will be on separate bubbler irrigation valve circuits.

A flow sensor and master valve will be connected to the controller to allow automatic shut off of any valve circuit or main line in the event of a pipe brake to prevent water waste.

Water use and irrigation system design will conform to current State and local Water Efficient Landscape Ordinances.

LOW WATER USE BIOTREATMENT PLANTING AREAS WITH DRIPLINE EMITTERS

LOW WATER USE PLANTING AREAS WITH DRIPLINE EMITTERS

MEDIUM WATER USE PLANTING IN THE DEEPER SHADE AREAS WITH DRIPLINE EMITTERS

MEDIUM WATER USE TREES WITH LOW FLOW BUBBLER IRRIGATION

2 PEDESTAL MOUNT CONTROLLER

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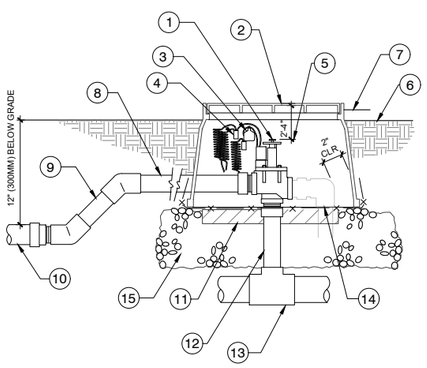

1. REMOTE CONTROL VALVE, ONE PER BOX.
2. 10X15 RECTANGULAR VALVE BOX.
3. PLASTIC I.D. TAG AT EACH VALVE.
4. WATER PROOF WIRE CONNECTORS ON 30" LOOPED WIRES.
5. 2" (50MM) MINIMUM, 4" (100MM) MAXIMUM BELOW TOP OF BOX.
6. 2" (100MM) ABOVE FINISH GRADE AT SHRUBS.
7. 3/4" (19MM) ABOVE FINISH GRADE AT LAWN.
8. OUTLET PIPE SAME SIZE AS VALVE, 24" MINIMUM (300MM) TO FIRST FITTING.
9. 45 DEGREE DOWN AS REQUIRED TO LATERAL PIPE DEPTH.
10. INCREASE LATERAL LINE SIZE AS PER IRRIGATION PLAN.
11. TWO 6X2X16 CONCRETE BLOCK CAPS, ONE EACH SIDE OF THE BOX.
12. SCHEDULE 80 RISER.
13. MAIN LINE AS OCCURS.
14. 1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES.
15. 6" (150MM) THICK LAYER OF PEA GRAVEL BASE.

3 REMOTE CONTROL VALVE

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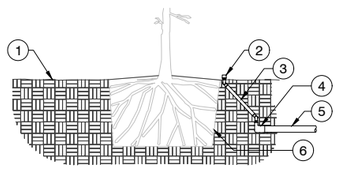
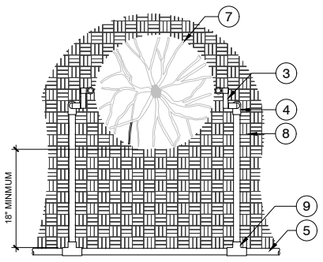


SECTION VIEW



PLAN VIEW

1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF ROOT BALL
8. EXISTING OR MODIFIED SOIL (SEE SPECIFICATIONS FOR SOIL MODIFICATION)
9. SCH. 40 PVC TEE OR 90° ELBOW

4 TREE BUBBLER LAYOUT

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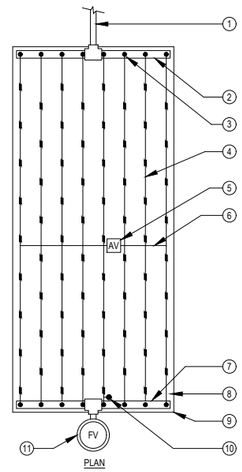

PLAN

LEGEND:

1. PVC SUPPLY MANIFOLD (FROM PVC LATERAL LINE FEEDING ZONE).
2. PVC SUPPLY MANIFOLD.
3. DRIPLINE TUBING MANIFOLD-TO-ELBOW CONNECTION (TYP).
4. DRIPLINE TUBING LATERAL
5. AIR/VACUUM RELIEF VALVE PLUMBED TO POLY TUBING AT EACH HIGH POINT.
6. AIR/VACUUM RELIEF LATERAL, POLY TUBING CENTERED ON MOUND OR BERM.
7. PVC FLUSH MANIFOLD.
8. PERIMETER LATERALS 4" FROM EDGE.
9. AREA PERIMETER.
10. DRIPLINE OPERATION INDICATOR
11. AUTOMATIC FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

5 DRIPLINE TUBING LAYOUT

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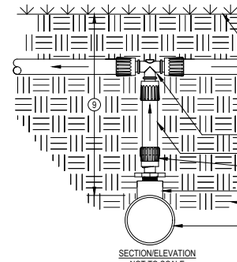

SECTION/ELEVATION
NOT TO SCALE

LEGEND:

1. FINISH GRADE.
2. DRIPLINE TUBING LATERAL.
3. TRI-LOC TEE (TL-T) OR ELBOW (TL-E).
4. POLY TUBING).
5. TRI-LOC X 1/2" MPT ADAPTER (TL-M50).
6. PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
7. NATIVE SOIL BACKFILL PER SPECIFICATIONS.
8. DEPTH OF TUBING TBD.
9. PVC SUPPLY LINE SHALL BE SAME DEPTH AS PVC LATERAL LINES.
10. PVC SUPPLY MANIFOLD (FROM PVC LATERAL LINE FEEDING ZONE).

6 DRIPLINE TUBING MANIFOLD TEE CONNECTION

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ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

ROSS VALLEY II

HAMILTON AVE.

CAMPBELL, CALIFORNIA

IRRIGATION INTENT PLAN & TYPICAL DETAILS

SCALE: 1" = 20'-0"

DATE: 04/04/25

0 10 20 40 60

L4.0