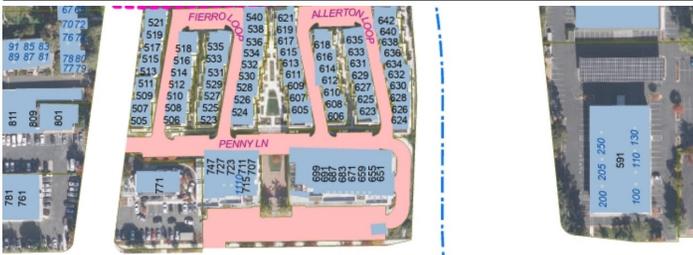
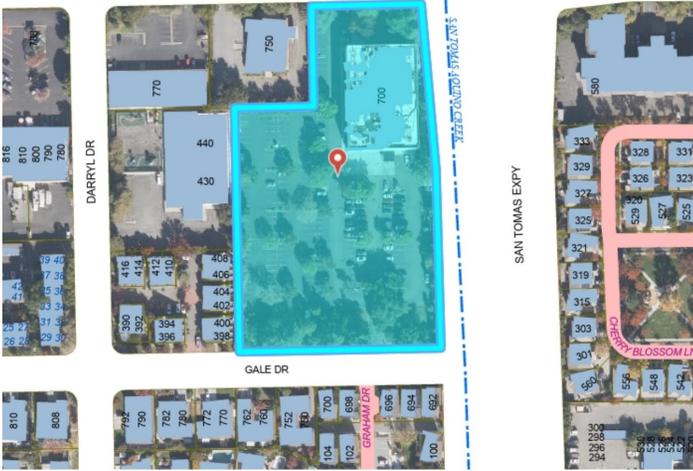


Location of Proposed Project

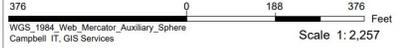
700 W. Hamilton Avenue



W HAMILTON AVE



GALE DR



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



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

Project Images



Notice of Public Hearing

Dear Campbell Resident,

November 22, 2025

The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 p.m., or shortly thereafter, on Tuesday December 9, 2025, in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

Project Address: 700 W. Hamilton Avenue
Zoning | Area Plan: CC-MU | N/A
Neighborhood Association(s): N/A
Council District: 3
File No.: PLN-2024-189
APN: 307-39-037
Applicant: City Ventures
Property Owner: Scott Cooley
Application Type: Major Housing Development Project and Vesting Tentative Subdivision Map
Project Planner: Stephen Rose, Senior Planner
Email Contact: stephenr@campbellca.gov

Project Description:
Request to allow construction of a **173-unit housing development project**. The project includes 89 townhome-style condominium units and 84 podium-style condominium units housed along with the removal and replacement of existing site and landscaping improvements; subdivision of the property including establishment of public and/or private easements and necessary public right-of-way dedications; and preparation of a final phasing plan for the entire project site. The application is utilizing State Density Bonus Law (SDBL) to modify development standards and requirements of the City's Inclusionary Housing Ordinance, and was submitted under a Housing Crisis Act (HCA) preliminary application filed in compliance with Gov. Code Section 65941.1.

You may participate virtually or watch online:

- ◇ Register online to speak via Zoom:
(<https://campbellca.gov/PCSignup>.)
- ◇ Watch YouTube live-stream:
(<https://www.youtube.com/user/CityofCampbell>.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.



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

Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.

****Asistencia en Español disponible, Simplemente marque (408) 866-2140 y pida traduccion en Español**





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

SB 330 PRE-APPLICATION SUBMITTAL DATE: 09.30.2024

APPLICANT:
CITY VENTURES
1185 MASON STREET
SAN FRANCISCO, CA 94123
CONTACT: PAMELA NIETING
Vice President
E-MAIL: pnieting@cityventures.com
www.cityventures.com

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

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

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

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

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1ST SUBMITTAL DATE: 01.08.2025
 2ND SUBMITTAL DATE: 03.10.2025
 3RD SUBMITTAL DATE: 05.05.2025
 4TH SUBMITTAL DATE: 06.20.2025
 5TH SUBMITTAL DATE: 07.25.2025
 6TH SUBMITTAL DATE: 10.03.2025

PROJECT DESCRIPTION

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

THE COMMUNITY WILL COMPRISE 173 FOR-SALE, ALL ELECTRIC CONDOMINIUM UNITS. 84 UNITS ARE TOWN-HOME STYLE CONDOMINIUMS RANGING IN SIZE FROM APPROXIMATELY 1,000 SF TO 2,100 SF AND 5 ACCESSORY DWELLING UNITS. THERE WILL BE 5 PLAN TYPES TO CHOOSE FROM. 89 UNITS ARE A PODIUM STYLE PRODUCT THAT INCLUDES A MIX OF STUDIOS, 1, 2 AND 3 BEDROOMS RANGING IN SIZE FROM APPROXIMATELY 400 SF TO 1,170 SF. THE TOWNHOME-STYLE UNITS WILL BE FOUR-STORY HIGH, FEATURING PRIVATE ONE TO TWO-CAR GARAGES. MANY OF THE UNITS CONTAIN DECKS FOR A COMFORTABLE LIVING EXPERIENCE. CENTRAL TO OUR DESIGN IS A GREEN SPACE SERVING AS A COMMUNITY GATHERING AMENITY, AIMED AT CREATING A SENSE OF PLACE. OUR PEDESTRIAN-ORIENTED APPROACH COMPLEMENTS CAMPBELL'S FORM-BASED ZONING AND INCLUDES A LARGE THOROUGHFARE DESIGNATED FOR BIKES AND PEDESTRIAN CONNECTIVITY TO THE COMMERCIAL AMENITIES HAMILTON AVENUE HAS TO OFFER.

THE PROPERTY IS IDENTIFIED IN CAMPBELL'S 6TH CYCLE HOUSING ELEMENT, TABLE A: HOUSING ELEMENT SITES INVENTORY. THE IS ZONED WITH A GENERAL PLAN MIXED LAND USE DESIGNATION OF COMMERCIAL CORRIDOR MIXED USE (CC- MU), WHICH, ACCORDING TO THE GENERAL PLAN, "CONSISTS OF HIGHER-DENSITY RESIDENTIAL AND MIXED-USE DEVELOPMENTS." THIS PROJECT QUALIFIES AS A HOUSING DEVELOPMENT PROJECT UNDER GOVERNMENT CODE SECTION 65589.5(H)(2) AND IS DESIGNED TO COMPLY WITH APPLICABLE OBJECTIVE DESIGN STANDARDS AND FORM-BASED ZONING AS DESCRIBED IN GOVERNMENT CODE SECTION 65589.5(J). WITH THE INCLUSION OF A MINIMUM OF 10% AFFORDABLE UNITS FOR VERY LOW INCOME LEVELS, THE PROJECT QUALIFIES FOR TWO (2) INCENTIVES OR CONCESSIONS AND UNLIMITED WAIVERS AS PER GOVERNMENT CODE 65915(D)(2)(F). IN PROJECT ADDITIONALLY IS ELIGIBLE FOR A VEHICULAR PARKING RATIO PURSUANT TO GC 65915(P). WAIVERS ARE LISTED ON SHEET G2.1 AND CITY VENTURES RESPECTFULLY RESERVES THEIR RIGHT TO IDENTIFY INCENTIVES OR CONCESSIONS AS NECESSARY TO ACCOMODATE THE PROJECT AS DESIGNED

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

Requested Entitlements
Architectural Review Permit
Vesting Tentative Tract Map
State Density Bonus Law

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



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 San Francisco, CA 94105
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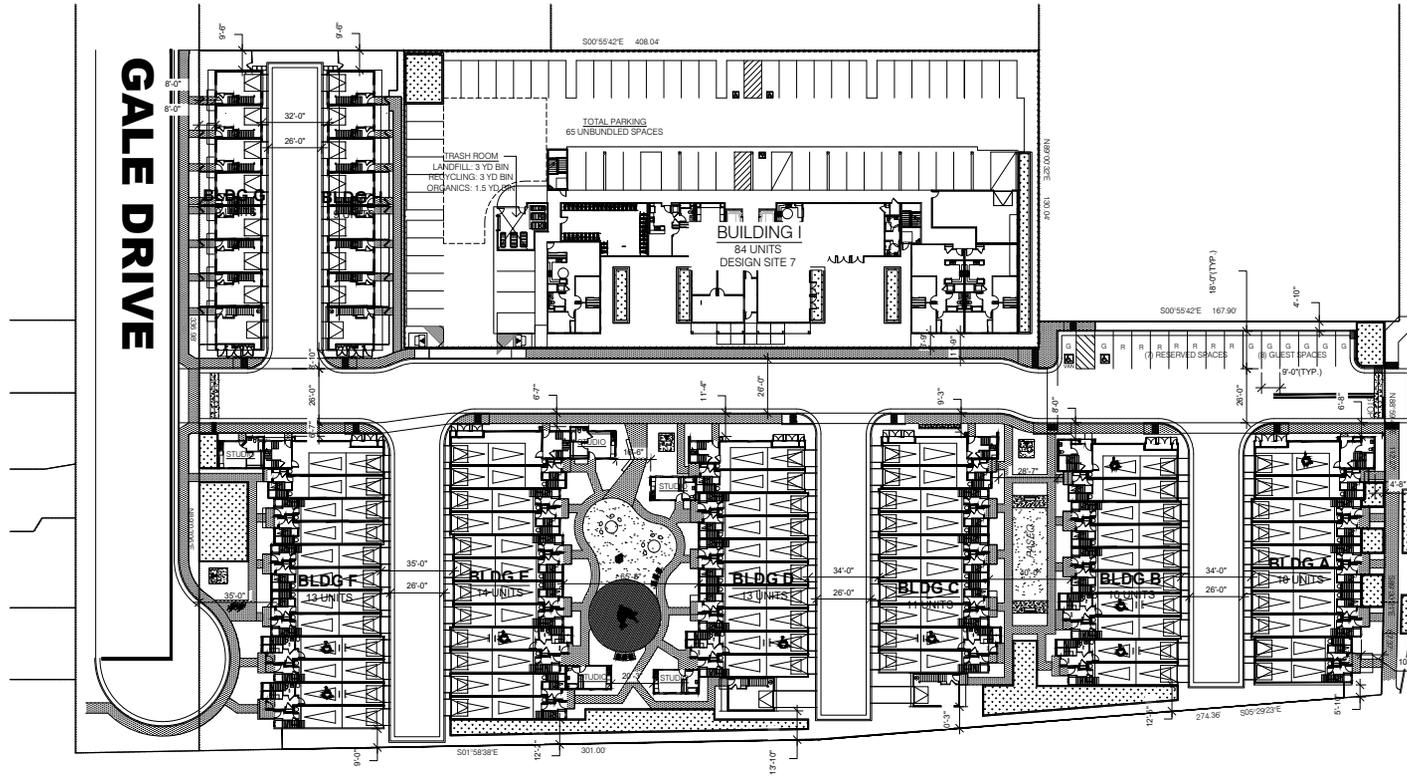
t. 415-512-1300
 f. 415-288-0288

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SCALE: NTS
 DATE: 07.25.2025
 PROJECT: 317083.00

WEST HAMILTON AVE.



SAN TOMAS EXPRESSWAY

NOTE:

- REFER TO SHEETS G-10 TO G-17 FOR BUILDING SETBACK DIMENSIONS
- REFER TO SHEET G-18 FOR BUILDING FRONTAGE DIMENSIONS
- REFER TO CIVIL DRAWINGS FOR PUBLIC WORKS DETAILS AND EASEMENTS

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CONCEPTUAL DEVELOPMENT SITE PLAN

A0.5

SCALE: 1/4" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



VIEW NO. 3 SOUTHWEST AT GALE DRIVE



VIEW NO. 1 WEST HAMILTON AT NORTHWEST CORNER



VIEW NO. 4 VIEW AT GALE DRIVE SOUTHEAST CORNER



SITE



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



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

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NEIGHBORHOOD PHOTOS

G1

SCALE: NTS
DATE: 07.25.2025
PROJECT: 317083.00

UNIT SUMMARY													
TOWNHOMES / MARKET RATE													
PLAN NO.	BDRM	BATH	TOT. UNITS	TOT. BDRM	TOT. LIVING	GARAGE	DECKS	PARKING	UNIT LIV SF/ PLAN TYPE	GARAGE TOTAL SF	DECK TOTAL SF	GROSS SF	
PLAN 1	3	2	25	75	1532	461	52	2	38300	11525	1300	51125	
PLAN 1X ADA	3	2	2	6	1843	652	70	2	3686	1304	140	5130	
PLAN 1Y END	3	2.5	2	6	1727	538	57	2	3454	1076	114	4644	
PLAN 2	3	2.5	22	66	2003	461	77	2	44066	10142	1694	55902	
PLAN 3	3	2	1	3	1598	494	54	2	1598	494	54	2146	
PLAN 3X (OPT. 4 BD.)	3	3	2	6	1909	702	70	2	3818	1404	140	5362	
PLAN 4 (OPT. 4 BD.)	3	3	3	9	2134	495	77	2	6402	1485	231	8118	
PLAN 4X	3	3	7	21	2148	463	77	2	15036	3241	539	18816	
PLAN 5	2	2	16	32	1074	284	68	1	17184	4544	1088	22816	
PLAN 6	2	1	2	4	998	364	0	1	1996	728	0	2724	
PLAN 7 (ST)	0	1	2	0	452	0	0	0	904	0	0	904	
STUDIO 1B	0	1	3	0	260	0	0	0	780	0	0	780	
STUDIO 1C	0	1	2	0	320	0	0	0	640	0	0	640	
	TOWNHOME TOTAL		89	228					TOTAL LIV. AREA RES. AT TOWNHOMES	137224	35215	5300	177739
BUILDING I - LOT 2 - UNIT AND BUILDING SUMMARY													
	BDRM	BATH	TOT. UNITS	TOT. BDRM	TOT. LIVING	COMMON SPACE			UNIT LIV SF/ PLAN TYPE			GROSS SF	
STUDIO A	-	1	16	16	411				6576			6576	
STUDIO B	-	1	8	8	528				4224			4224	
1 BED. A	1	1	9	9	597				5373			5373	
1 BED. B	1	1	8	8	609				4872			4872	
2 BED.	2	1	20	40	810				16200			16200	
3 BED. A	3	1	10	30	1119				11190			11190	
3 BED. B	3	1	4	12	1197				4788			4788	
3 BED. C	3	1	5	15	1154				5770			5770	
3 BED. D	3	1	4	12	1405				5620			5620	
	TOTALS		84	150		3,200			64613			64613	
ENTIRE SITE			173	378		3200			201,837			242352	

BLDG. UNIT SUMMARY TOWNHOMES														
BLDGS.	STUDIOS 1B, 1C	PLANS												TOTAL UNITS
		PLAN 1	PLAN 1X	PLAN 1Y	PLAN 2	PLAN 3	PLAN 3X	PLAN 4	PLAN 4X	PLAN 5	PLAN 6	PLAN 7 (ST)		
BLDG. A 10 UNITS	-	4	1	-	5	-	-	-	-	-	-	-	-	10
BLDG. B 10 UNITS	-	4	1	-	3	-	-	-	2	-	-	-	-	10
BLDG. C 11 UNITS	-	4	-	1	4	-	-	-	1	1	-	-	-	11
BLDG. D 11 UNITS + (2) STUDIO (1-1B)	2	4	-	1	4	-	-	-	1	1	-	-	-	13
BLDG. E 12 UNITS + (2) STUDIO (1-1B, 1-1C)	2	4	-	-	3	1	1	2	1	-	-	-	-	14
BLDG. F 12 UNITS + (1) STUDIO (1-1C)	1	5	-	-	3	-	1	1	2	-	-	-	-	13
BLDG. G 9 UNITS	-	-	-	-	-	-	-	-	-	7	1	1	1	9
BLDG. H 9 UNITS	-	-	-	-	-	-	-	-	-	7	1	1	1	9
TOTAL		25	2	2	22	1	2	3	7	16	2			89

BUILDING AREA SUMMARY						
BLDGS.	FLOOR				TOTAL AREA	
	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR		
BLDG. A 10 UNITS	6284	6054	5768	5538	-	23644
BLDG. B 10 UNITS	6393	6108	5862	5219	-	23582
BLDG. C 11 UNITS	6590	6491	6304	5494	-	24879
BLDG. D 13 UNITS	7126	6491	6304	5494	-	25415
BLDG. E 14 UNITS	8288	7484	7145	6459	-	29376
BLDG. F 13 UNITS	8018	7382	7112	6323	-	28835
BLDG. G 9 UNITS	3045	3496	3496	2490	-	12527
BLDG. H 9 UNITS	3045	3496	3496	2490	-	12527
BLDG. I 84 UNITS	10360	18576	18576	18576	-	66088
TOTAL	59149	65578	64063	58083		246873

NOTES:

- ALL AREAS CALCULATED ARE GROSS
- SEE DEVELOPMENT STANDARDS TABLE FOR DESIGN SITE CALCULATIONS E.G., LOT COVERAGE AND FAR

700 WEST HAMILTON AVENUE CAMPBELL, CALIFORNIA 95008 APN: 307-39-037		
DEVELOPMENT STANDARDS		
	REQUIRED	PROPOSED
GENERAL PLAN	CC-MU COMMERCIAL CORRIDOR MIXED USE (45-60 UNITS/ GR. ACRE)	CC-MU COMMERCIAL CORRIDOR MIXED USE (45-60 UNITS/ GR. ACRE)
ZONING	CC-MU COMMERCIAL CORRIDOR MIXED USE	CC-MU COMMERCIAL CORRIDOR MIXED USE
FORM-BASE-ZONE DESIGNATION	T4MS T4MAIN STREET OPEN SUBZONE WALKABLE OVERLAY FIGURE LU-2	TSN T5 NEIGHBORHOOD (CHOSEN W/ OPEN SUBZONE)
LOT SIZE		
	GROSS	3.83 ACRES
	NET	3.79 ACRES
STRUCTURE COVERAGE		59,149 SQ. FT. / 165,092 = 36%
FLOOR AREA RATIO		246,873 SQ. FT. / 165,092 = 1.50%
LANDSCAPING COVERAGE		SEE LANDSCAPE DWGS
PAVING COVERAGE		SEE LANDSCAPE DWGS
NUMBER OF HOUSING UNITS		173 UNITS
BEDROOM COUNT		378 BEDROOMS
AVERAGE UNIT SIZE		246,873 / 173 = 1,444 SQ. FT. / UNIT
RESIDENTIAL DENSITY		173 UNITS / 3.79 AC = 45.6 DU/A
BUILDING SQ. FT. VALUES	SEE ADJACENT TABLE	
BUILDING HEIGHTS		
	MAXIMUM FLOOR TO FLOOR	REFER TO A3 AND A4 SERIES ELEVATION SHEETS FOR INDIVIDUAL BUILDING HEIGHTS
	PLATE / EAVE	
SETBACKS		
FRONT FACADE ZONE		
	INTERIOR DESIGN SITE	5FT. MIN. 15FT. MAX.
	CORNER DESIGN SITE	2 FT. MIN. 15 FT. MAX.
	SIDE STREET FACADE ZONE	2 FT. MIN. 10 FT. MAX.
SIDE		
REAR		
	TO FT. MIN. WHEN ADJACENT TO TSN	
DESIGN SITES		
	NUMBER	7
	TYPE	TSN
	NUMBER OF BUILDINGS PER DESIGN SITE	ONE OR TWO. SEE FOLLOWING DIAGRAMS.

NOTE

- THIS PROJECT WILL BE SUBMITTED UNDER THE CALIFORNIA BUILDING CODE
- A NFPA 13 SPRINKLER SYSTEM IS PROPOSED. FIRE SPRINKLERS WILL BE A DEFERRED SUBMITTAL
- BUILDING CONSTRUCTION TYPE VA

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PROJECT DATA



SCALE: NTS
DATE: 07.25.2025
PROJECT: 317083.00

PARKING REQUIRED					
STATE DENSITY BONUS LAW	ZERO TO ONE BEDROOM: 1 ONSITE SPACE TWO TO THREE BEDROOMS: 1.5 ONSITE SPACE				
PARKING SUMMARY					
TOWNHOMES					
PLAN NO.	BDRM	TOT. UNITS	REQ. PARKING	PARKING/ UNIT	TOT. PARKING PROVIDED
PLAN 1	3	25	37.5	2	50
PLAN 1X ADA	3	2	3	2	4
PLAN 1Y END	3	2	3	2	4
PLAN 2	3	22	33	2	44
PLAN 3	3	1	1.5	2	2
PLAN 3X	3	2	3	2	4
PLAN 4	3	3	4.5	2	6
PLAN 4X	3	7	10.5	2	14
PLAN 5	2	16	24	1	16
PLAN 6	2	2	3	1	2
PLAN 7 (ST)	0	2	2	1	2
STUDIO 1B	0	3	3	1	3
STUDIO 1C	0	2	2	1	2
	TOWNHOME TOTAL	89	130.000		153

NOTE: PARKING FOR ALL STUDIO UNITS IS PROVIDED WITH RESERVED SURFACE PARKING

BUILDING I					
	BDRM	TOT. UNITS	REQ. PARKING	PARKING UNIT	TOT. PARKING PROVIDED
STUDIO A	-	16	16		
STUDIO B	-	8	8		
1 BED. A	1	9	9		
1 BED. B	1	8	8		
2 BED.	2	20	30		
3 BED. A	3	10	15		
3 BED. B	3	4	6		
3 BED. C	3	5	7.5		
3 BED. D	3	4	6		
	TOTAL	84	105.5		65
GUEST SPACES					8
TOTAL ON SITE SPACES (T.H.+BLDG. I+GUEST)					226

STATE DENSITY BONUS - WAIVERS PURSUANT TO CMC 21.20.040				
WAIVER #	REQUIREMENT	STANDARD DETAILS	REQUESTED STANDARD	PROVIDED
WAIVER 1	CMC 21.28.040	REQUIRED PARKING	236	226
WAIVER 2	CMC 21.28.080	REQUIRED GUEST PARKING	DISPERSION OF SPACES	SPACES ARE GROUPED IN ONE AREA
WAIVER 3	MFDDS 3.080	T5 NEIGHBORHOOD STANDARDS		NOT ALL REQUIREMENTS MET
WAIVER 4	MFDDS 6.060 LOT 1	DOORYARD	DEPTH 6 FT. WIDTH 18FT.	4FT. D X 10 FT. W
WAIVER 5	MFDDS 6.060 LOT 2	GALLERY	DEPTH 8 FT. HEIGHT 12 FT.	DEPTH 5 FT. HEIGHT 9 FT.
WAIVER 6	MFDDS 3.080.5	ADJACENCY REQUIREMENTS	25 FT. SETBACK 3 STORIES MAX	9'-6" SETBACK 4 STORIES
WAIVER 7	MFDDS 8.020	SPECIFIC TO LARGE SITES	VARIOUS ZONES (NOT T5N)	T5N
WAIVER 8	MFDDS 8.030	LARGE SITE OPEN SPACE	PUBLIC ACCESS OPEN SPACE	NO PUBLIC ACCESS ALONG VALLEY WATER PROPERTY LESS THAN 10% OPEN SPACE
WAIVER 9	MFDDS 8.040	THROUGHFARES	NEIGHBORHOOD STREET	26 FT. WIDE STREET WITH 4 FT. SIDEWALKS
WAIVER 10	MFDDS 1.040	STREETSCAPE STANDARDS	PARKING, LANDSCAPE TREES, SCREENING	NOT ALL REQUIREMENTS MET
WAIVER 11	MFDDS 9.020	ADJUSTMENTS TO STANDARDS	ALLOWABLE PERCENTAGE OF STANDARD	EXCEED ALLOWABLE STANDARD
WAIVER 12	MFDDS 4.030	LANDSCAPE AND LIGHTING	EXISTING VEGETATION - TREE REMOVAL REPLACEMENT TREE RATIO	NO PERMIT REQUIRED RATIO NOT MET

NOTES:

- THE PROJECT RESERVES THE RIGHT TO USE ADDITIONAL WAIVERS AND CONCESSIONS TO ACCOMMODATE THE PROJECT AS DESIGNED

STATE DENSITY BONUS - CONCESSIONS		
CONCESSION 1	GROUND FLOOR NONRESIDENTIAL REQUIREMENTS	MFDDS 3.110
CONCESSION 2	ALTERNATE AFFORDABLE HOUSING PLAN FOR MODIFIED TIMING, DISPERSAL, SIZE AND VARIATION	CMC 21.24.040

ACOUSTICAL FEATURES			
AS A FEATURE FOR THE PROJECT MILGARD TRINSIC V300 (OR EQUAL) ACOUSTICAL WINDOWS AND DOORS WILL BE PROVIDED TO MEET THE RECOMMENDATIONS OF THE ACOUSTICAL REPORT.			
LOCATION	EXTERIOR CNEL (dB)	WINDOW /DOOR RATING	INTERIOR CNEL (dB)
ZONE A	71-72	STC 33	44 - 45
ZONE B	68-70	STC 33	42 - 44
ZONE C	61-67	STC 33	< 42

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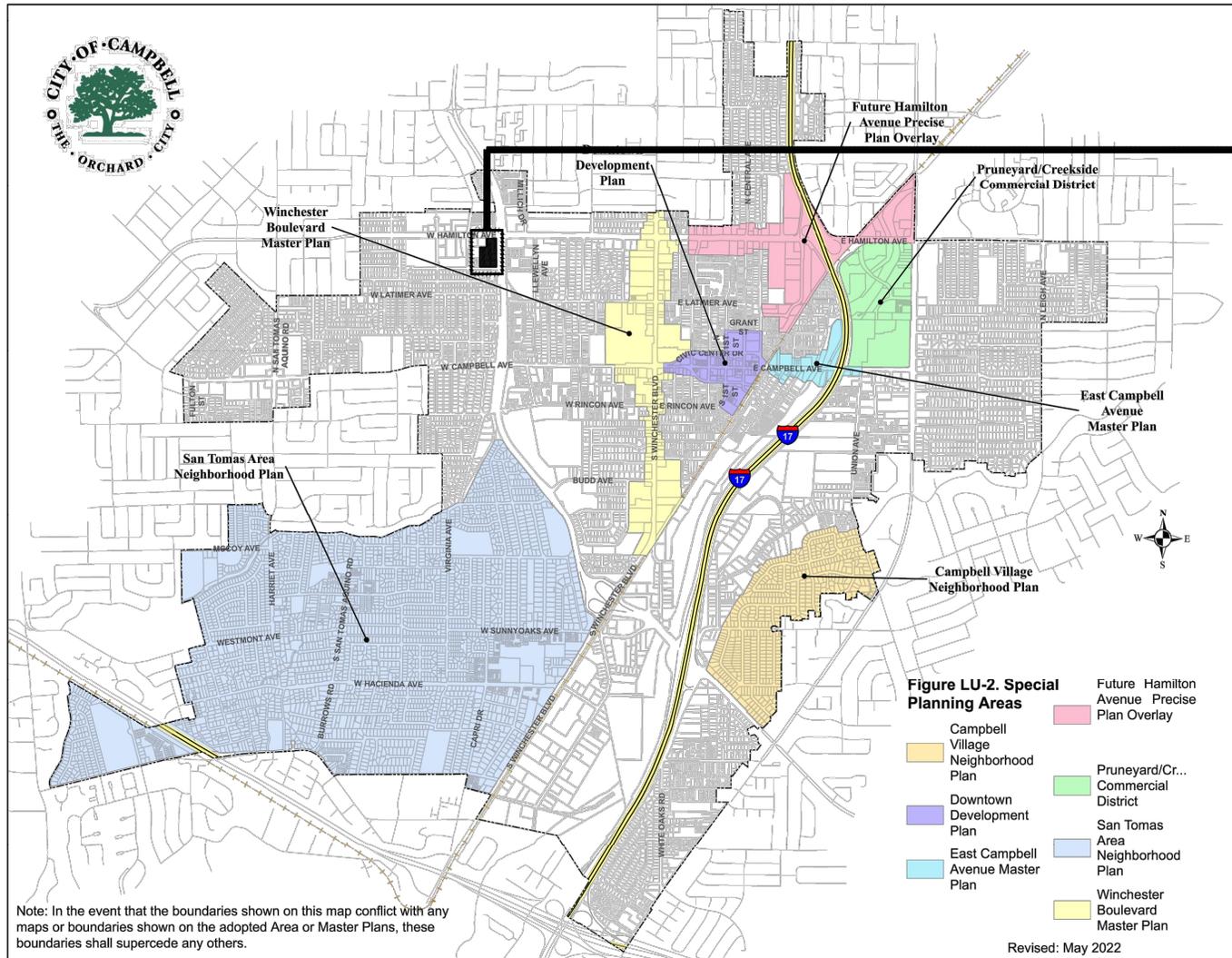
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G2.1

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SITE LOCATION AT OPEN SUBZONE

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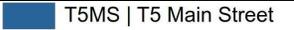
SPECIAL PLANNING AREA

G3

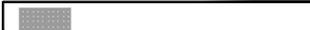
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Form-Based Zone

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

Open Sub-Zone

-  ★

Walkable Overlay

-  ★

Ground Floor Non-Residential Requirement

-  Tier 1
-  Tier 2

- ★ SITE ZONING
 - OPEN SUB-ZONE
 - WALKABLE OVERLAY
- ★★ T5N CHOSEN W/ OPEN SUBZONE

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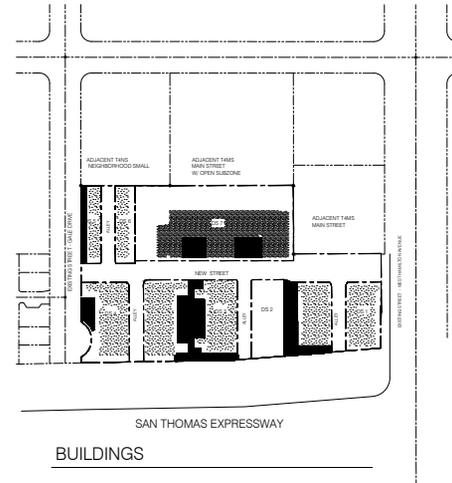
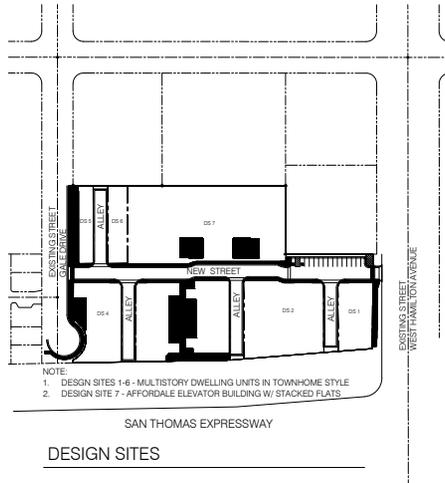
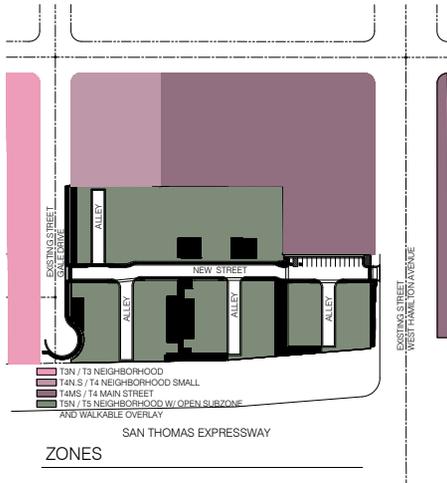
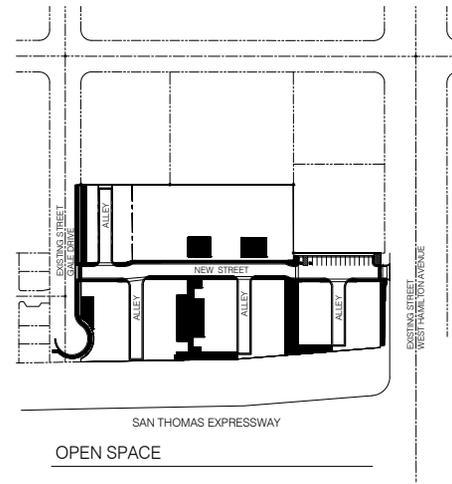
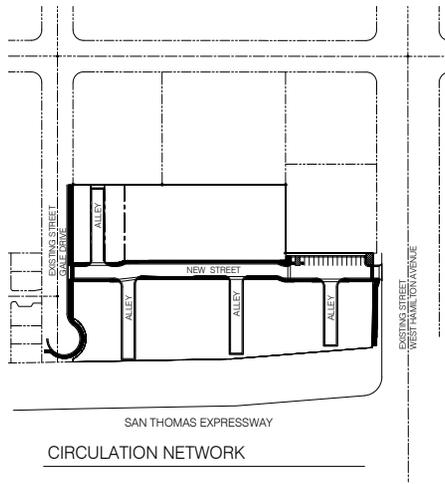
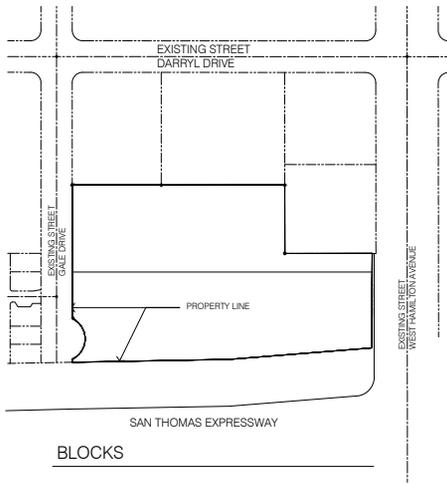
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WALKABLE NEIGHBORHOOD PLAN

G4.1

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WALKABLE NEIGHBORHOOD PLAN

G4.2

SCALE: NTS
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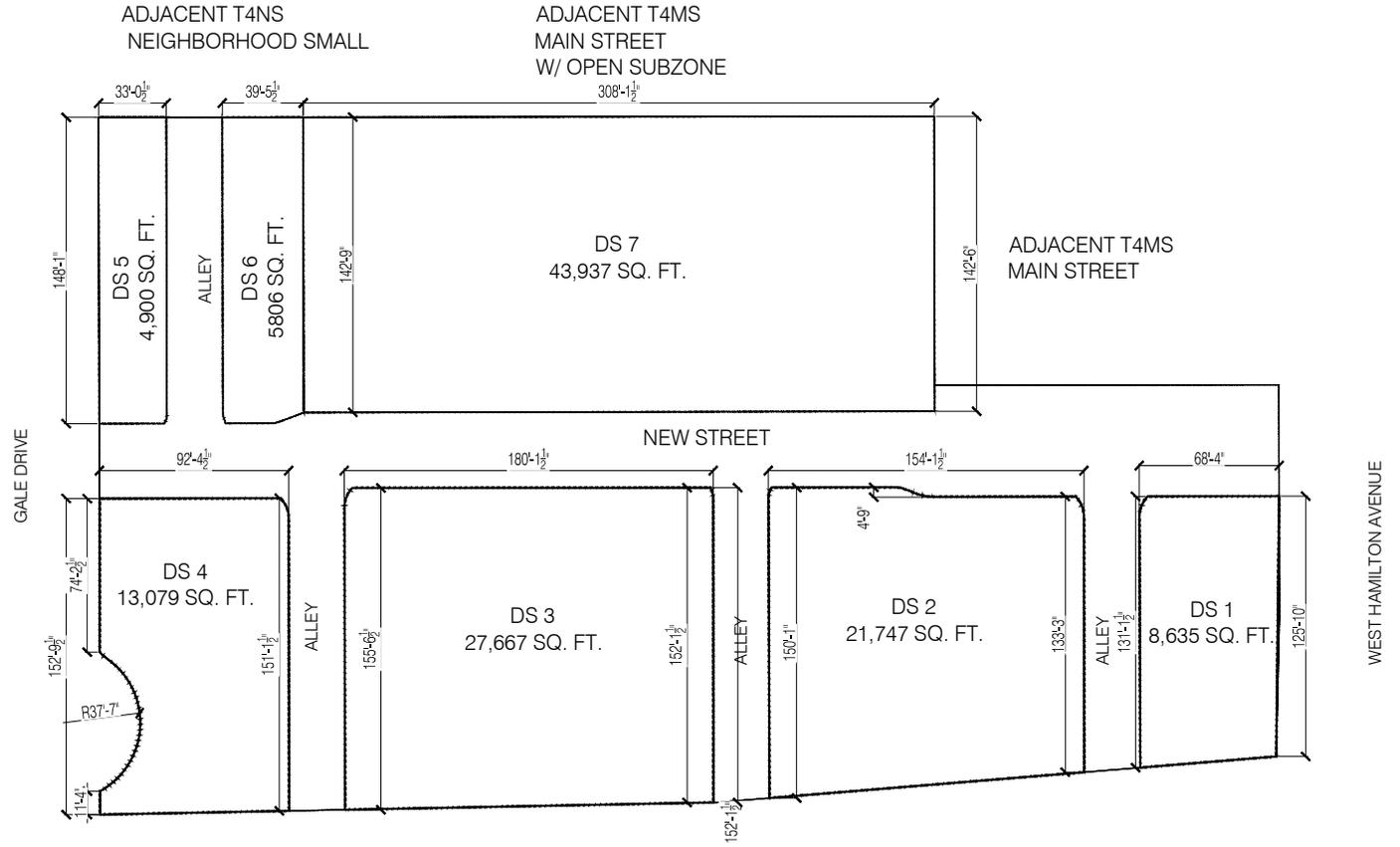
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SITE SIZE
G5

SCALE: NTS
 DATE: 07.25.2025
 PROJECT: 317083.00

BUILDING AND SITE SIZE	
GENERAL PLAN	COMMERCIAL CORRIDOR MIXED USE (CCMU)
SITE AREA	3.83 ACRES
DENSITY	45 DUA MIN. = 173 UNITS
	FORM-BASED-CODE
	LARGE SITE
	OPEN SUBZONE
	WALKABLE NEIGHBORHOOD
	T5 NEIGHBORHOOD



DESIGN SITES

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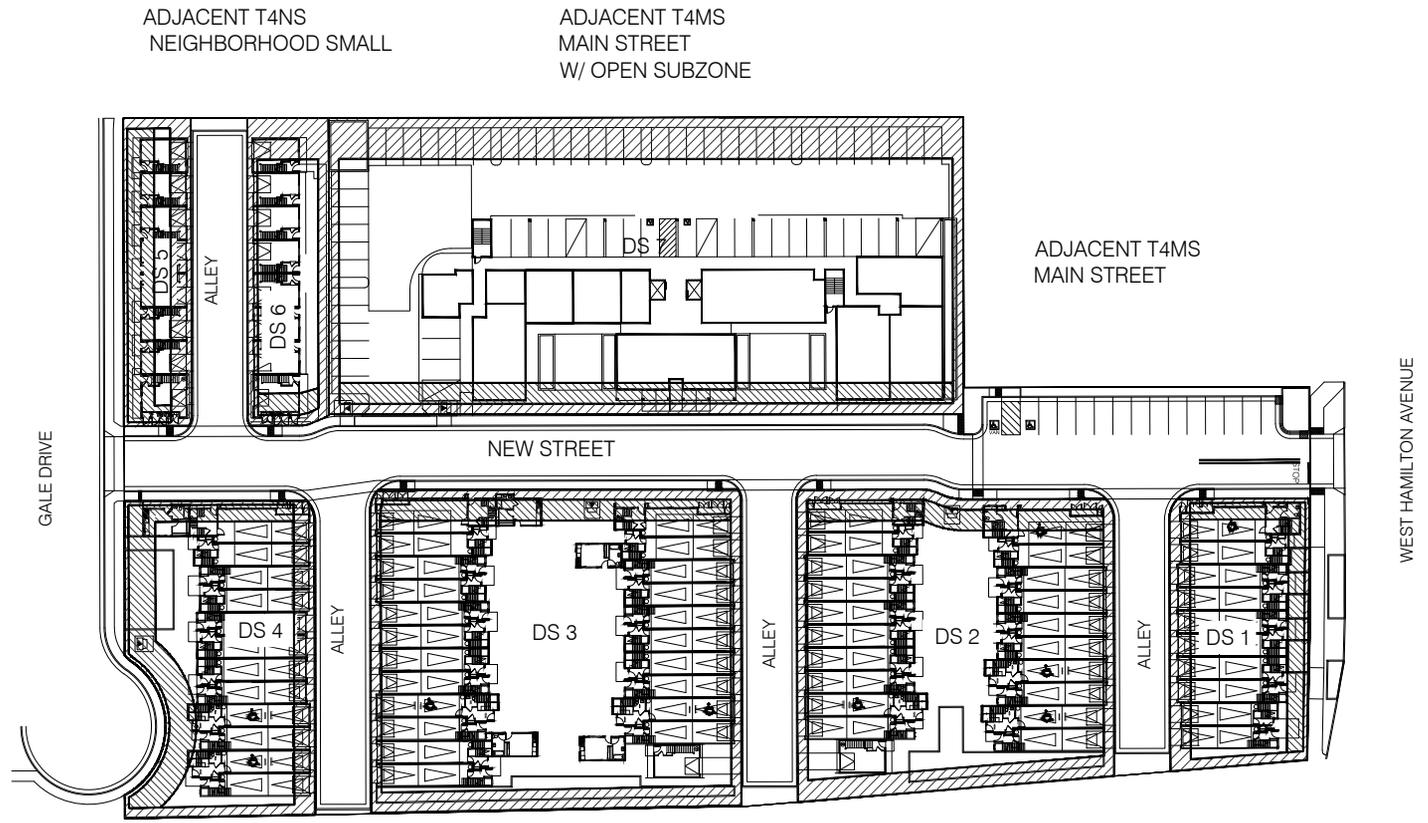
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DESIGN SITES

G6

SCALE: NTS
DATE: 07.25.2025
PROJECT: 317083.00



BUILDING PLACEMENT

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BUILDING PLACEMENT

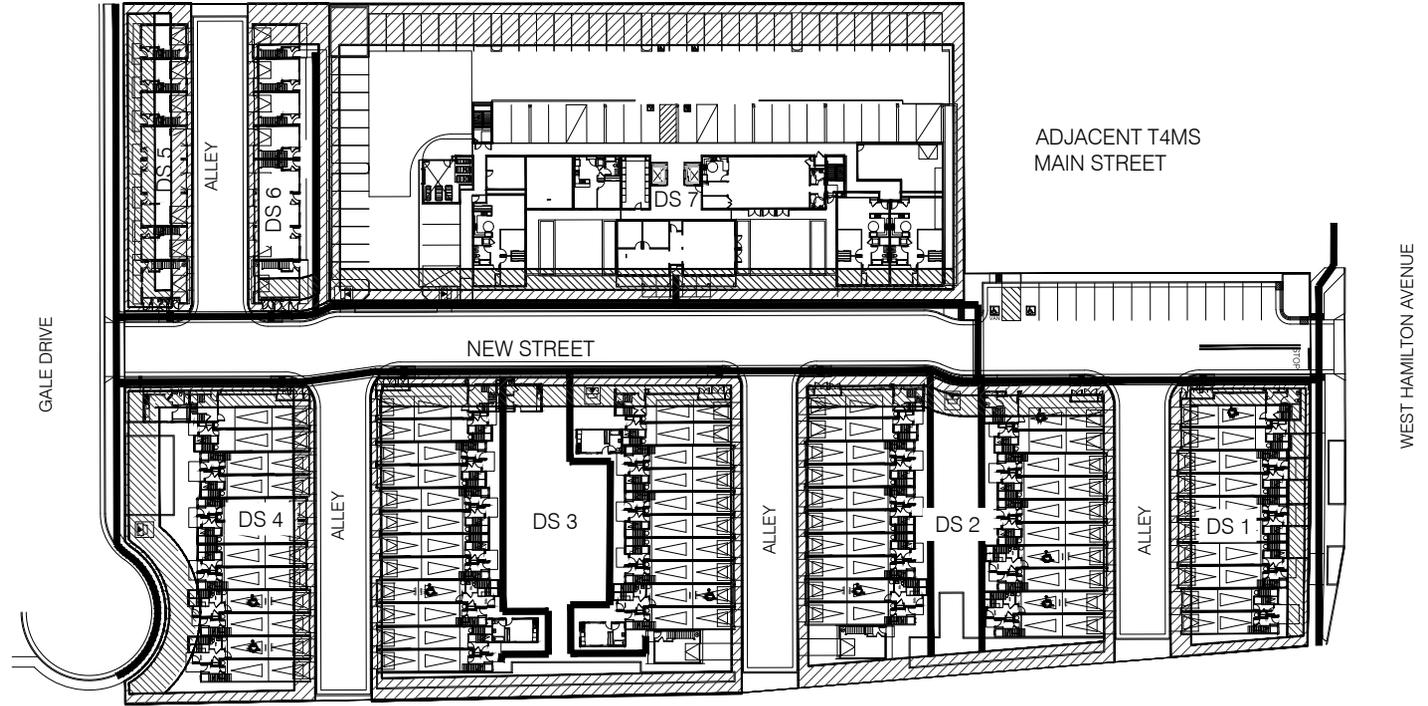
G8

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 DATE: 07.25.2025
 PROJECT: 317083.00

ADJACENT T4NS
NEIGHBORHOOD SMALL

ADJACENT T4MS
MAIN STREET
W/ OPEN SUBZONE

ADJACENT T4MS
MAIN STREET



BUILDING PLACEMENT
PEDESTRIAN CIRCULATION

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PEDESTRIAN CIRCULATION

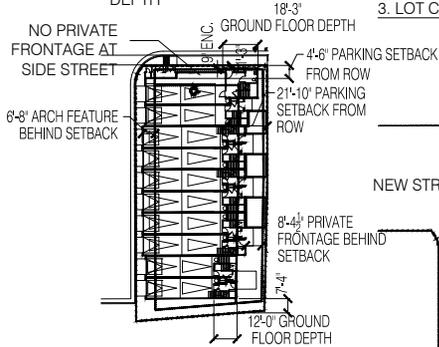
G9

SCALE: NTS
DATE: 07.25.2025
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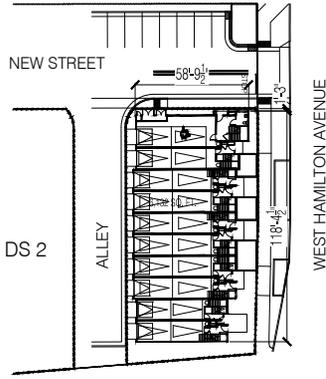
3. LOT COVERAGE
 6,132 SQ. FT. BUILDING AREA
 DIVIDED BY
 8,635 SQ. FT. LOT AREA
 = 71% LOT COVERAGE

5. BUILDING PLACEMENT
 SEE ADJACENT DIAGRAM
BUILDING FACADE

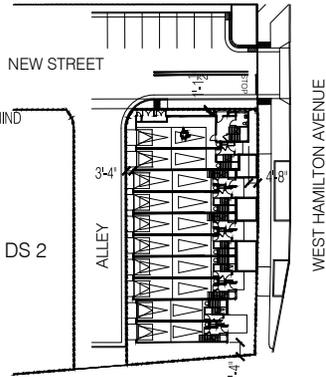
- 1. FACADE ZONE**
- 1.1. FRONT (80% MIN.)
 $(125'-10") - (2'+5) = 118'-10"$
 $(118'-10")(0.8) = 96'-0.75"$ MIN.
 117'-11" PROPOSED
 - 1.2. SIDE STREET (70% MIN.)
 $(68'-4") - (2'+10) = 56'-4"$
 $(56'-4")(0.7) = 39'-5.2"$ MIN.
 58'-9" PROPOSED
- 2. GROUND FLOOR HABITABLE DEPTH**



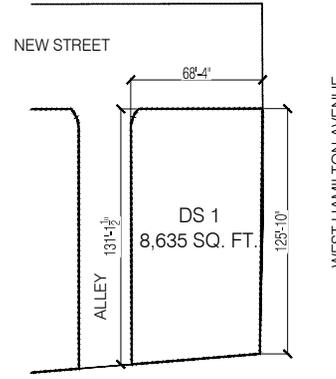
- 6. ENCROACHMENTS**
1. PRIVATE FRONTAGES
 - 1.1. NONE ENCROACH SETBACKS
 2. ARCHITECTURAL FEATURES
 - 2.1. BUILDING ENCROACHES 1'-7" AT REAR
 - 2.2. BUILDING ENCROACHES 4'-4" AT REAR



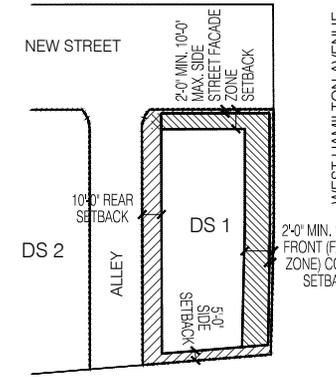
3. LOT COVERAGE



5. BUILDING PLACEMENT



3. DESIGN SITE SIZE



5. DESIGN SITE SETBACKS

DESIGN SITE 1 CORNER DESIGN SITE T5 NEIGHBORHOOD (T5N)			
	REQUIRED	PROPOSED	
1. INTENT	SEE MFDDOS PAGE 33	MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE TSN ZONE	
2. SUBZONES	T5N-OPEN		
3. BUILDING SIZE AND DESIGN SITE SIZE			
MAIN BODY STANDARDS			
WIDTH MAX PER BLDG.	NO MAX.	± 118'-6"	
DEPTH MAX PER BLDG.	NO MAX.	± 58'-9"	
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT. / UNIT MIN.	(+) 50 SQ. FT. / UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE	
LOT COVERAGE	NO MAX.	71%	
DESIGN SITE SIZE STANDARDS			
WIDTH	25' MIN., NO MAX.	125'-10" - 131'-1"	
DEPTH	NO MIN. / NO MAX.	68'-4"	
4. BUILDING FORM			
HEIGHT - PRIMARY BUILDING TO HIGHEST TOP PLATE	75' MAX.	40'-2"	
GROUND LEVEL FINISH FLOOR	6' MIN.	6' MIN. PROVIDED, EXCEPTION AT ADA UNITS	
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.	*9'-1"	
5. BUILDING PLACEMENT - CORNER DESIGN SITE			
SETBACK - PRIMARY BUILDING			
FRONT - CORNER DESIGN SITE	2 FT. MIN. 15 FT. MAX.	4'-8"	
SIDE STREET (FACADE ZONE)	2 FT. MIN. 10 FT. MAX.	*1'-1"	
SIDE	5 FT. MIN.	5'-0"	
REAR - ADJ. TO TSN	10 FT. MIN.	*3'-4"	
BUILDING FACADE			
FACADE ZONE DEFINED BY PRIMARY BLDG FRONTAGE	FRONT ST. - 80% MIN. SIDE ST. - 70% MIN.	97'-5.5" REQ'D / 117'-11" PROPOSED 56'-4" REQ'D / 58'-9" PROPOSED	
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS)	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE	PLEASE SEE MFDDOS RESPONSE.	
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE	*12FT AND 18 FT. HABITABLE DEPTH FOR 100% OF FACADE	
6. ENCROACHMENTS			
ENCROACHMENTS INTO MINIMUM SETBACK - ENCROACHMENT TYPE	FRONT	SIDE ST.	SIDE REAR
PRIVATE FRONTAGES	5' MAX	5' MAX	X X X
ARCHITECTURAL FEATURES	2' MAX	2' MAX	1' MAX 5' MAX
PATIO COVERS	NA		
STAIRS / RAMPS	NA		
DECKS	NA		
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)	SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202		
7 - PARKING			
SETBACK DISTANCE FROM ROW			
FRONT	30' MIN.		*21'-10" MAX
SIDE STREET	30' MIN, 10' MIN. WHERE AT LEAST 60' MIN. FROM FRONT OF DESIGN SITE		*4'-6"
SIDE	0' MIN.		
REAR	0' MIN.		
8. FRONTAGES			
THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES			
ALLOWED PRIVATE FRONTAGE TYPES			
PORCH PROJECTING	NA		
PORCH ENGAGED	NA		
DOORYARD	6' MIN. DEPTH/15' MIN. WIDTH	50% UNITS MEET REQUIREMENTS EXCEPT WIDTH - SEE LANDSCAPE PLANS	
STOOP	NA		
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA		

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DESIGN SITE 1
G10

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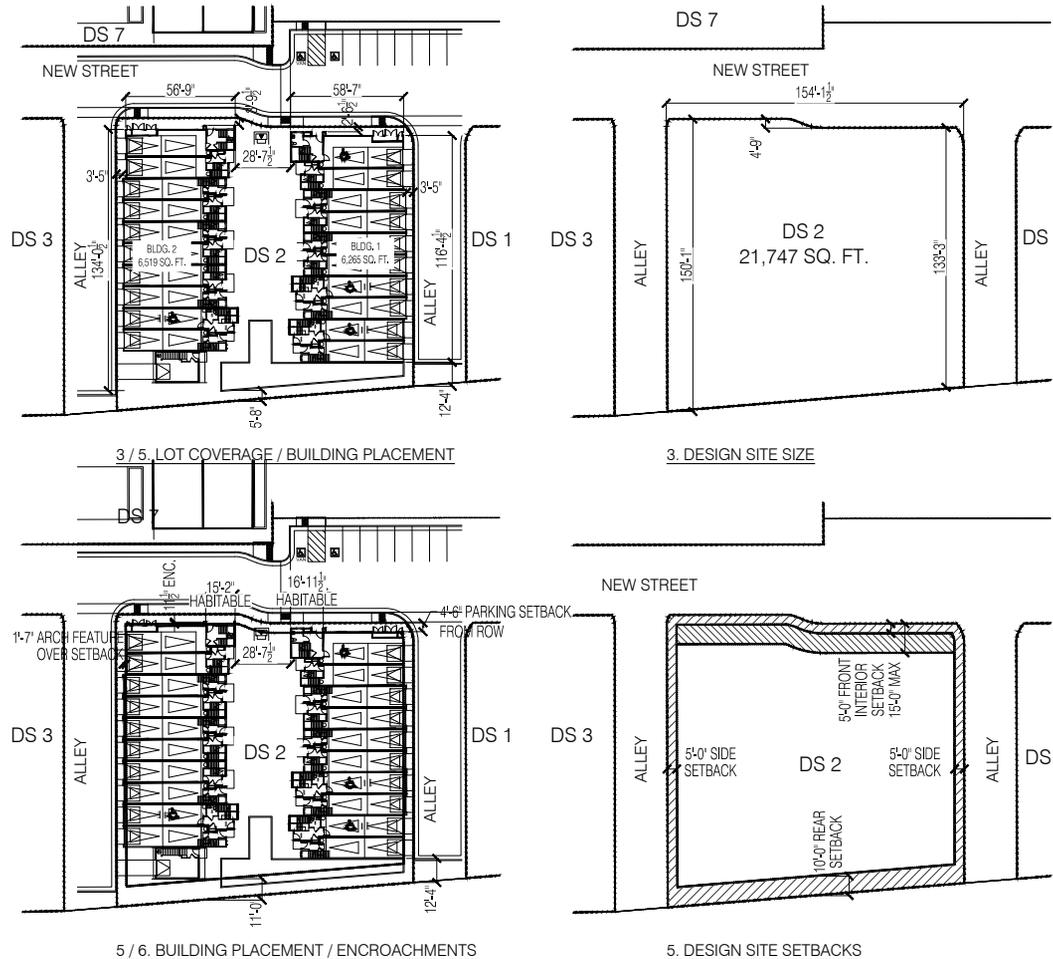
3. LOT COVERAGE
12,784 SQ. FT. BUILDING AREA
DIVIDED BY
21,747 SQ. FT. LOT AREA
= 59% LOT COVERAGE

5. BUILDING PLACEMENT
SEE ADJACENT DIAGRAM
BUILDING FACADE

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

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

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



DESIGN SITE 2 INTERIOR DESIGN SITE W/ 2 BUILDINGS T5 NEIGHBORHOOD (T5N)			
		REQUIRED	PROPOSED
1. INTENT	SEE MFDDS PAGE 33		
2. SUBZONES	T5N-OPEN		MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE
3. BUILDING SIZE AND DESIGN SITE SIZE			
MAIN BODY STANDARDS			
WIDTH MAX PER BLDG.	NO MAX.	±116'-4" AND 135'-10" RESPECTIVELY	
DEPTH MAX. PER BLDG.	NO MAX.	±56'-9" AND 58'-7"	
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT. / UNIT MIN.	(+) 50 SQ. FT. / UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE	
LOT COVERAGE	NO MAX.	59%	
DESIGN SITE SIZE STANDARDS			
WIDTH	25 MIN. / NO MAX.	154'-1"	
DEPTH	NO MIN. / NO MAX.	133'-3" / 150'-1"	
4. BUILDING FORM			
HEIGHT - PRIMARY BUILDING			
TO HIGHEST TOP PLATE	75' MAX.	40'-2"	
GROUND LEVEL FINISH	6' MIN.	6' MIN. PROVIDED / EXCEPTION AT ADA UNITS	
FLOOR TO FLOOR (GROUND FLOOR)	12 MIN.	*9'-1"	
5. BUILDING PLACEMENT - INTERIOR DESIGN SITE			
SETBACK - PRIMARY BUILDING			
FRONT	5 FT. MIN. 15 FT. MAX.	*2'-0" AND 3'-9.5"	
SIDE STREET (FACADE ZONE)	NA	NA	
SIDE	5 FT. MIN.	*3'-5"	
REAR - ADJ. TO T5N	10 FT. MIN.	11'-0" AND 12'-4"	
BUILDING FACADE			
FACADE ZONE DEFINED BY PRIMARY BLDG. FRONTAGE	FRONT ST. - 80% MIN. SIDE ST. - NA	115'-1" MIN REQ'D / 118'-3" PROP NA	
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS)	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE.	PLEASE SEE MFDDS RESPONSE.	
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE	*92'-3" HABITABLE FACADE WIDTH REQ'D_32'-2" PROVIDED	
6. ENCROACHMENTS			
ENCROACHMENTS INTO MINIMUM SETBACK			
ENCROACHMENT TYPE	FRONT	SIDE ST	REAR
PRIVATE FRONTAGES	5' MAX	NA	X
ARCHITECTURAL FEATURES	2' MAX	NA	5' MAX
PATIO COVERS	NA	NA	NA
STAIRS / RAMPS	NA	NA	NA
DECKS	NA	NA	NA
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)		SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202.	
7. PARKING			
SETBACK DISTANCE FROM ROW			
FRONT	30 MIN.	*4'-6"	
SIDE STREET	NA	NA	
SIDE	0' MIN.	NA	
REAR	0' MIN.	NA	
8. FRONTAGES			
THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES			
ALLOWED PRIVATE FRONTAGE TYPES			
PORCH PROJECTING	NA	NA	
PORCH ENGAGED	NA	NA	
DOORYARD	6' MIN. DEPTH/15' MIN. WIDTH	50% UNITS MEET REQUIREMENTS EXCEPT WIDTH - SEE LANDSCAPE PLANS.	
STOOP			
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA	NA	

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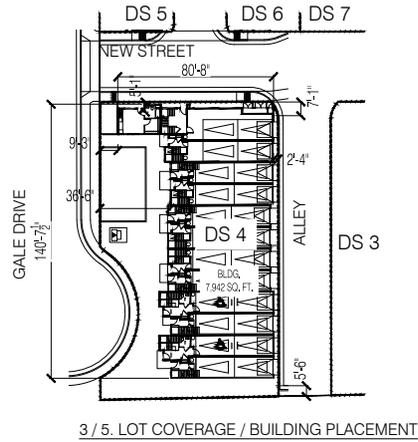
3. LOT COVERAGE
 7,942 SQ. FT. BUILDING AREA
 DIVIDED BY
 13,079 SQ. FT. LOT AREA
 = 61% LOT COVERAGE

5. BUILDING PLACEMENT
 SEE ADJACENT DIAGRAM
 BUILDING FACADE

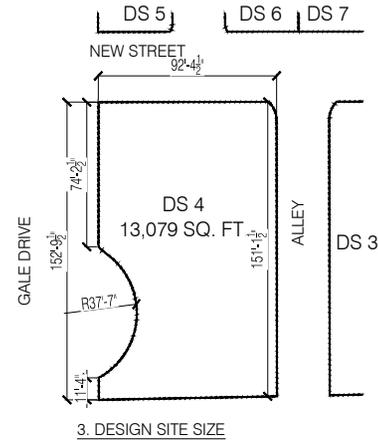
1. FACADE ZONE
 - 1.1. FRONT (80% MIN.)
 - 1.1.1. BLDG
 (152'-10") - (2'+5) = 145'-10"
 (145'-10")(0.8) = 116'-7" MIN.
 138'-6" PROPOSED
 - 1.2. SIDE (70% MIN.)
 - 1.2.1. BLDG
 (92'-4") - (2'+10) = 80'-4"
 (80'-4")(0.7) = 56'-3" MIN.
 80'-8" PROPOSED

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

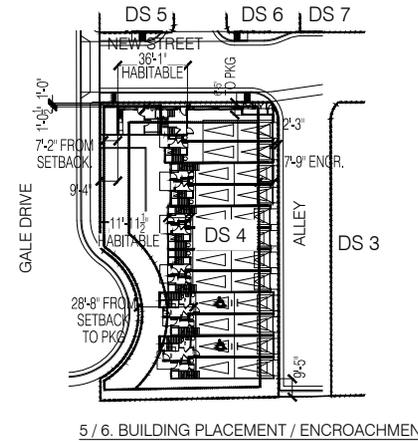
6. ENROACHMENTS
 1. PRIVATE FRONTAGES
 - 1.1. NONE ENROACH SETBACKS
 2. ARCHITECTURAL FEATURES
 - 2.1. BUILDING ENROACHMENT AT
 SIDE 3'-3"
 - 2.2. BUILDING ENROACHES AT
 REAR 4'-5"



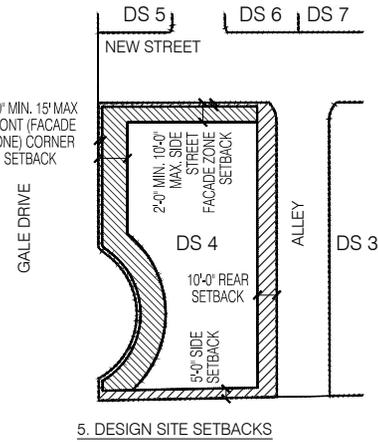
3 / 5. LOT COVERAGE / BUILDING PLACEMENT



3. DESIGN SITE SIZE



5 / 6. BUILDING PLACEMENT / ENROACHMENTS



5. DESIGN SITE SETBACKS

DESIGN SITE 4 CORNER DESIGN SITE			
T5 NEIGHBORHOOD (T5N)			
	REQUIRED	PROPOSED	
1. INTENT	SEE MFDDS PAGE 33		
2. SUBZONES	T5N-OPEN	MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE	
3. BUILDING SIZE AND DESIGN SITE SIZE			
MAIN BODY STANDARDS			
WIDTH MAX PER BLDG.	NO MAX.	≈138'-6"	
DEPTH MAX. PER BLDG.	NO MAX.	≈80'-8"	
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT./UNIT MIN.	(+) 50 SQ. FT./UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE	
LOT COVERAGE	NO MAX.	61%	
DESIGN SITE SIZE STANDARDS			
WIDTH	25 MIN. / NO MAX.	140'-7"	
DEPTH	NO MIN. / NO MAX.	80'-8"	
4. BUILDING FORM			
HEIGHT - PRIMARY BUILDING TO HIGHEST TOP PLATE	75 MAX.	40'-2"	
GROUND LEVEL FINISH FLOOR	6' MIN.	6' MIN. PROVIDED EXCEPT AT ADA UNITS	
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.	*9'-1"	
5. BUILDING PLACEMENT - CORNER DESIGN SITE			
SETBACK - PRIMARY BUILDING			
FRONT - CORNER DESIGN SITE	2 FT. MIN. 15 FT. MAX.	VARIES 9'-4" MIN	
SIDE STREET (FACADE ZONE)	2 FT. MIN. 10 FT. MAX.	*1'-0"	
SIDE	5 FT. MIN.	9'-5" MIN.	
REAR - ADJ. TO T5N	10 FT. MIN.	*2'-3"	
BUILDING FACADE			
FACADE ZONE DEFINED BY PRIMARY BLDG FRONTAGE	FRONT ST. - 80% MIN. SIDE ST. - 70% MIN.	116'-7" REOD / 138'-6" PROPOSED 56'-3" REOD / 80'-8" PROPOSED	
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS)	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE	PLEASE SEE MFDDS RESPONSE .	
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE	*12FT AND 18 FT. HABITABLE DEPTH FOR 100% OF FACADE	
6. ENROACHMENTS			
ENCROACHMENTS INTO MINIMUM SETBACK			
ENCROACHMENT TYPE			
PRIVATE FRONTAGES	FRONT	SIDE ST.	SIDE
ARCHITECTURAL FEATURES	FRONT	SIDE ST.	SIDE
PATIO COVERS	FRONT	SIDE ST.	SIDE
STAIRS / RAMPS	FRONT	SIDE ST.	SIDE
DECKS	FRONT	SIDE ST.	SIDE
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)			
SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202			
7. PARKING			
SETBACK DISTANCE FROM ROW			
FRONT	30' MIN.	*28'-8" MIN	
SIDE STREET	30' MIN, 10' MIN. WHERE AT LEAST 60' MIN. FROM FRONT OF DESIGN SITE	*6'-5"	
SIDE	0' MIN.	NA	
REAR	0' MIN.	NA	
8. FRONTAGES			
THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES			
ALLOWED PRIVATE FRONTAGE TYPES			
PORCH PROJECTING	NA		
PORCH ENGAGED	NA		
DOORYARD	6' MIN. DEPTH/15 MIN. WIDTH	EXCEPT WIDTH, ALL UNITS MEET REQUIREMENT - SEE LANDSCAPE PLANS	
STOOP	NA		
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA		

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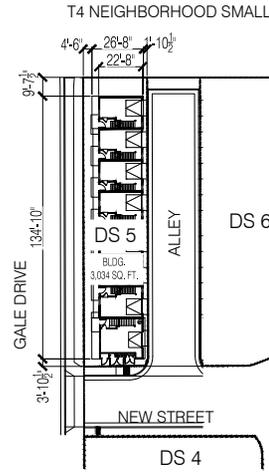
3. LOT COVERAGE
 3,034 SQ. FT. BUILDING AREA
 DIVIDED BY
 4,902 SQ. FT. LOT AREA
 = 62% LOT COVERAGE

5. BUILDING PLACEMENT
 SEE ADJACENT DIAGRAM
 BUILDING FACADE

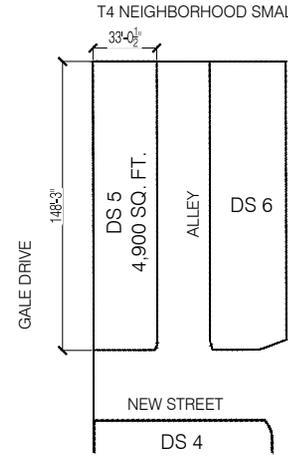
1. FACADE ZONE
 - 1.1. FRONT (80% MIN.)
 BLDG
 $(148'-3") - (2'+20") = 126'-3"$
 $(126'-3")(0.8) = 101'-0"$ MIN.
 134'-10" PROPOSED
 - 1.2. SIDE (70% MIN.)
 1.2.1. BLDG
 $(33'-0") - (2'+5") = 26'-0"$
 $(26'-0")(0.7) = 18'-3"$ MIN.
 22'-8" PROPOSED

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

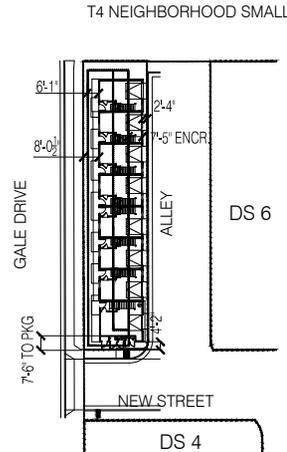
6. ENCROACHMENTS
1. PRIVATE FRONTAGES
 - 1.1. NONE ENCROACH SETBACKS
 2. ARCHITECTURAL FEATURES
 - 2.1. NO BUILDING ENCROACHES AT SIDES
 - 2.2. BUILDING ENCROACHES AT REAR 7'-5"



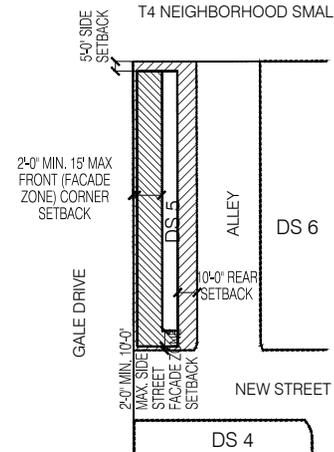
3 / 5. LOT COVERAGE / BUILDING PLACEMENT



3. DESIGN SITE SIZE



5 / 6. BUILDING PLACEMENT / ENCROACHMENTS



5. DESIGN SITE SETBACKS

DESIGN SITE 5 CORNER DESIGN SITE REAR ADJACENT TO T5N T5 NEIGHBORHOOD (T5N)		
	REQUIRED	PROPOSED
1. INTENT	SEE MFDDS PAGE 33	
2. SUBZONES	T5N-OPEN	MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE T5N ZONE
3. BUILDING SIZE AND DESIGN SITE SIZE		
MAIN BODY STANDARDS		
WIDTH MAX PER BLDG.	NO MAX.	±132'-7"
DEPTH MAX. PER BLDG.	NO MAX.	±22'-8"
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT. / UNIT MIN.	(+) 50 SQ. FT. / UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE
LOT COVERAGE	NO MAX.	62%
DESIGN SITE SIZE STANDARDS		
WIDTH	25' MIN., NO MAX.	148'-3"
DEPTH	NO MIN. / NO MAX.	33'-0"
4. BUILDING FORM		
HEIGHT - PRIMARY BUILDING		
TO HIGHEST TOP PLATE	75' MAX.	40'-2"
GROUND LEVEL FINISH FLOOR	6' MIN.	6' MIN. PROVIDED (EXCEPTION AT ADA UNITS)
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.	*9'-1"
5. BUILDING PLACEMENT - CORNER DESIGN SITE		
SETBACK - PRIMARY BUILDING		
FRONT - CORNER DESIGN SITE	2 FT. MIN. 15 FT. MAX.	8'-0"
SIDE STREET (FACADE ZONE)	2 FT. MIN. 10 FT. MAX.	4'-2"
SIDE	5 FT. MIN.	9'-7.5"
REAR	10 FT. MIN.	*2'-4"
BUILDING FACADE		
FACADE ZONE DEFINED BY PRIMARY BLDG. FRONTAGE	FRONT ST. - 80% MIN. SIDE ST. - 70% MIN.	101'-0" REQD / 134'-10" PROPOSED 18'-3" REQD / 22'-8" PROPOSED
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS)	T5N - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE	PLEASE SEE MFDDS RESPONSE.
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE	NO HABITABLE DEPTH FOR 100% OF FACADE
6. ENCROACHMENTS		
ENCROACHMENTS INTO MINIMUM SETBACK - ENCROACHMENT TYPE	FRONT SIDE ST. SIDE REAR	FRONT SIDE ST. SIDE REAR
PRIVATE FRONTAGES	5' MAX 5' MAX X X	(-11'-7") (-3'-10") X X
ARCHITECTURAL FEATURES	2' MAX 2' MAX 5' MAX 5' MAX	NONE NONE NONE *7'-5"
PATIO COVERS	NA	
STAIRS / RAMPS	NA	
DECKS	NA	
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)		SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202
7. PARKING		
SETBACK DISTANCE FROM ROW		
FRONT	30' MIN.	*13'-6"
SIDE STREET	30' MIN, 10' MIN. WHERE AT LEAST 60' MIN. FROM FRONT OF DESIGN SITE	*7'-10"
SIDE	0' MIN.	NA
REAR	0' MIN.	NA
8. FRONTAGES		
THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES		
ALLOWED PRIVATE FRONTAGE TYPES		
PORCH PROJECTING	NA	
PORCH ENGAGED	NA	
DOORYARD	6' MIN. DEPTH/15' MIN. WIDTH	ALL UNITS MEET REQUIREMENT - SEE LANDSCAPE PLANS
STOOP		
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA	

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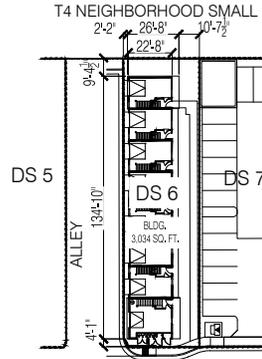
DESIGN SITE 5
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SCALE: NTS
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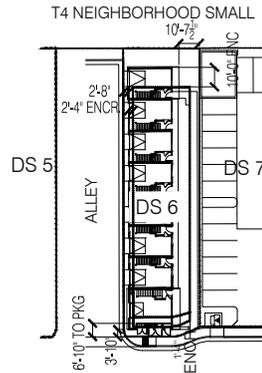
3. LOT COVERAGE
 3,034 SQ. FT. BUILDING AREA
 DIVIDED BY
 5,818 SQ. FT. LOT AREA
 = 52% LOT COVERAGE
5. BUILDING PLACEMENT
 SEE ADJACENT DIAGRAM
 BUILDING FACADE
1. FACADE ZONE
- 1.1. FRONT (80% MIN.)
 BLDG
 $(39'-5.5") - (5'+5") = 28'-4"$
 $(28'-4")(0.8) = 22'-8"$ MIN.
 22'-8" GROUND FLOOR 26'-8"
 UPPER FLOORS PROPOSED
 - 1.2. SIDE (70% MIN.)
 1.2.1. BLDG
 $(148'-3") - (2'+20") = 126'-3"$
 $(126'-3")(0.7) = 88'-4"$ MIN.
 134'-10" PROPOSED

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

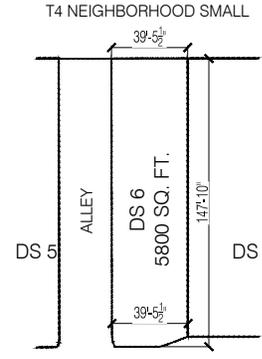
6. ENCROACHMENTS
1. PRIVATE FRONTAGES
 1.1. NONE ENCROACH SETBACKS
 2. ARCHITECTURAL FEATURES
 2.1. BUILDING ENCROACHES AT REAR



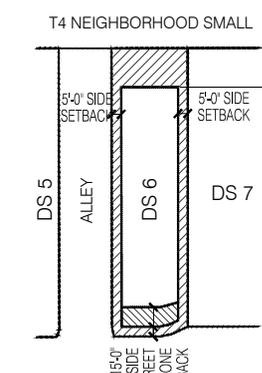
NEW STREET
 DS 4 DS 3
 3 / 5. LOT COVERAGE / BUILDING PLACEMENT



NEW STREET
 DS 4 DS 3
 5 / 6. BUILDING PLACEMENT / ENCROACHMENTS



NEW STREET
 DS 4 DS 3
 3. DESIGN SITE SIZE



NEW STREET
 DS 4 DS 3
 5. DESIGN SITE SETBACKS

DESIGN SITE 6 INTERIOR DESIGN SITE ADJACENT TO T4N.S / T4 NEIGHBORHOOD SMALL				
T5 NEIGHBORHOOD (TSN)				
		REQUIRED	PROPOSED	
1. INTENT	SEE MFDDOS PAGE 33			
2. SUBZONES	TSN-OPEN	MORE FRONTAGE TYPES WITHIN THE SAME FORM AND CHARACTER OF THE TSN ZONE		
3. BUILDING SIZE AND DESIGN SITE SIZE				
MAIN BODY STANDARDS				
WIDTH MAX PER BLDG.	NO MAX.	22'-8" - 26'-8"		
DEPTH MAX. PER BLDG.	NO MAX.	134'-10"		
ON-SITE PRIVATE OR COMMON OPEN SPACE	50 SQ. FT. / UNIT MIN.	(+) 50 SQ. FT. / UNIT SEE UNIT PLANS FOR PRIVATE OPEN SPACE		
LOT COVERAGE	NO MAX.	52%		
DESIGN SITE SIZE STANDARDS				
WIDTH	25' MIN. / NO MAX.	39'-5 1/2"		
DEPTH	NO MIN. / NO MAX.	147'-10"		
4. BUILDING FORM				
HEIGHT - PRIMARY BUILDING				
TO HIGHEST TOP PLATE	75' MAX.	+40'-2"		
GROUND LEVEL FINISH FLOOR	6' MIN.	6' MIN. PROVIDED / EXCEPTION AT ADA UNITS		
FLOOR TO FLOOR (GROUND FLOOR)	12' MIN.	*9'-1"		
5. BUILDING PLACEMENT - INTERIOR DESIGN SITE				
setback - PRIMARY BUILDING				
FRONT - INTERIOR DESIGN SITE	5 FT. MIN. 15 FT. MAX.	*3'-10"		
SIDE STREET (FACADE ZONE)	NA	NA		
SIDE	5 FT. MIN.	*2'-4" AND 13'-4"		
REAR - ADJ. TO T4NS	20 FT. MIN.	*10'-0"		
BUILDING FACADE				
FACADE ZONE DEFINED BY PRIMARY BLDG. FRONTAGE	FRONT ST. - 80% MIN. SIDE ST. - 70% MIN.	22'-8" MIN REQ'D / 22'-8" PROP 84'-4" REQ'D / 132'-7" PROP.		
FACADE DESIGN COMPLIANCE W/ CHAPTER 7 (ARCHITECTURAL STANDARDS)	TSN - APPLIES TO FIRST 25 FT. OF BUILDING DEPTH MEASURED FROM THE NEAREST SETBACK LINE	PLEASE SEE MFDDOS RESPONSE.		
GROUND FLOOR	DEPTH OF GROUND FLOOR HABITABLE SPACE 25 FT. FOR AT LEAST 80% ALONG THOROUGHFARE OR LARGE SITE OPEN OF FACADE LENGTH SPACE	*18'-2" HABITABLE FACADE WIDTH REQ'D - NONE PROVIDED		
6. ENCROACHMENTS				
ENCROACHMENTS INTO MINIMUM SETBACK				
ENCROACHMENT TYPE	FRONT	SIDE ST	SIDE	REAR
PRIVATE FRONTAGES	5' MAX	NA	X	X
ARCHITECTURAL FEATURES	2' MAX	NA	1' MAX	5' MAX
PATIO COVERS	NA	NA	NA	NA
STAIRS / RAMPS	NA	NA	NA	NA
DECKS	NA	NA	NA	NA
FENCES, HEDGES, AND OTHER SCREEN DEVICES ARE ALLOWED WITHIN SETBACKS AS IDENTIFIED IN SECTION 4.0202 (SCREENING)		SEE LANDSCAPE DRAWINGS FOR FENCE LOCATIONS. PERTINENT ITEMS ARE ALLOWED PER SEC. 4.0202		
7. PARKING				
setback DISTANCE FROM ROW				
FRONT	30' MIN.		*8'-10"	
SIDE STREET	NA		NA	
SIDE	0' MIN.		NA	
REAR	0' MIN.		NA	
8. FRONTAGES				
THE GROUND FLOOR ALONG A THOROUGHFARE OR LARGE SITE OPEN SPACE IS REQUIRED TO INCLUDE A PRIVATE FRONTAGE TYPE AT BUILDING AND/OR UNIT ENTRIES				
ALLOWED PRIVATE FRONTAGE TYPES				
PORCH PROJECTING	NA		NA	
PORCH ENGAGED	NA		NA	
DOORYARD	6' MIN. DEPTH/15' MIN. WIDTH		ALL UNITS MEET REQUIREMENT - SEE LANDSCAPE PLANS	
STOOP	NA		NA	
FORECOURT, COMMON ENTRY, SHOPFRONT, GALLERY	NA		NA	

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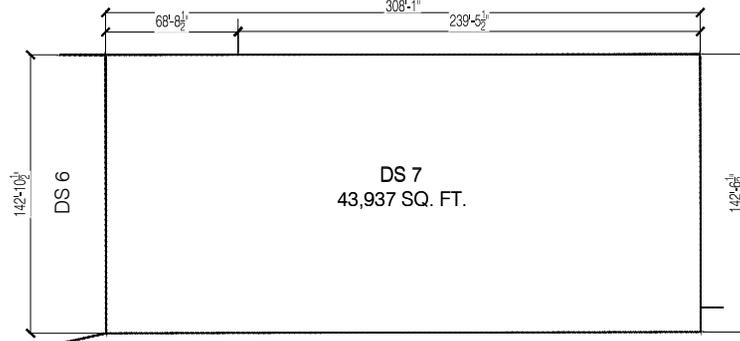
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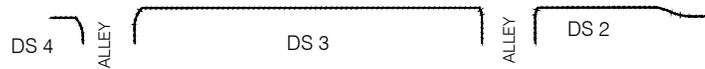
ADJACENT T4NS NEIGHBORHOOD SMALL
ADJACENT T4MS MAIN STREET W/ OPEN SUBZONE



3. LOT COVERAGE
18,589 SQ. FT. BUILDING AREA (SEE NEXT SHEET)
DIVIDED BY
43,937 SQ. FT. LOT AREA
= 41% LOT COVERAGE

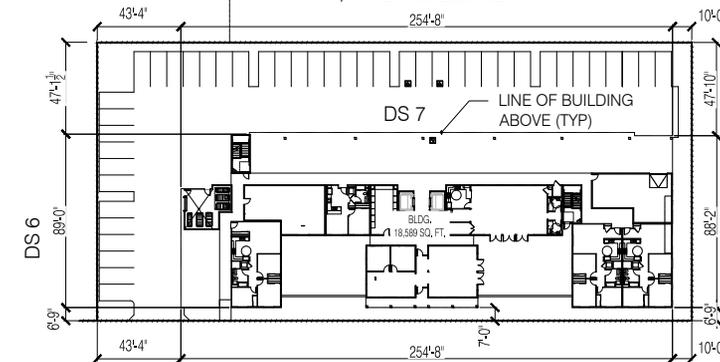
ADJACENT T4MS MAIN STREET

THOROUGHFARE - NEW STREET



3. DESIGN SITE SIZE

ADJACENT T4NS NEIGHBORHOOD SMALL
ADJACENT T4MS MAIN STREET W/ OPEN SUBZONE



5. BUILDING PLACEMENT
SEE ADJACENT DIAGRAM
BUILDING FACADE

1. FACADE ZONE

- 1.1. FRONT (80% MIN.) BLDG
 $(312'-1'') - (5'+5'') = 302'-1''$
 $(302'-1'')(0.8) = 241'-6''$ MIN.
254'-8'' PROPOSED = 84%
- 1.1.1. SIDE ST. - NA

ADJACENT T4MS MAIN STREET

THOROUGHFARE - NEW STREET



3 / 5. LOT COVERAGE / BUILDING PLACEMENT

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

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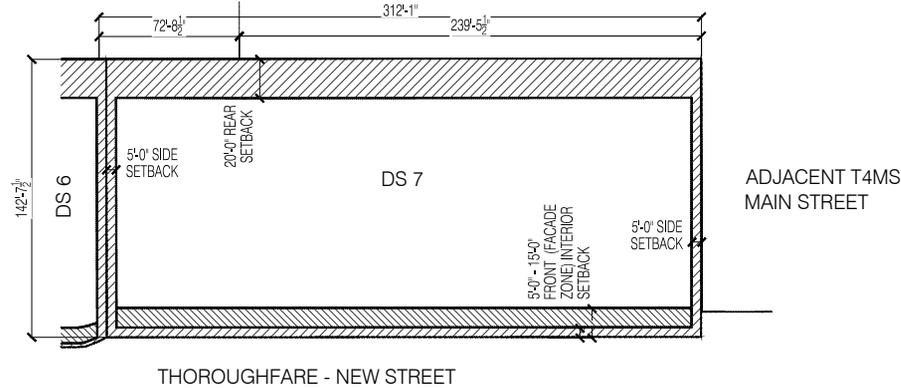
DESIGN SITE 7.1

G16

SCALE: NTS
DATE: 07.25.2025
PROJECT: 317083.00

ADJACENT T4NS
NEIGHBORHOOD SMALL

ADJACENT T4MS
MAIN STREET W/ OPEN SUBZONE



5. BUILDING PLACEMENT / HABITABLE SPACE

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

6. ENROACHMENTS

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

7. PARKING:

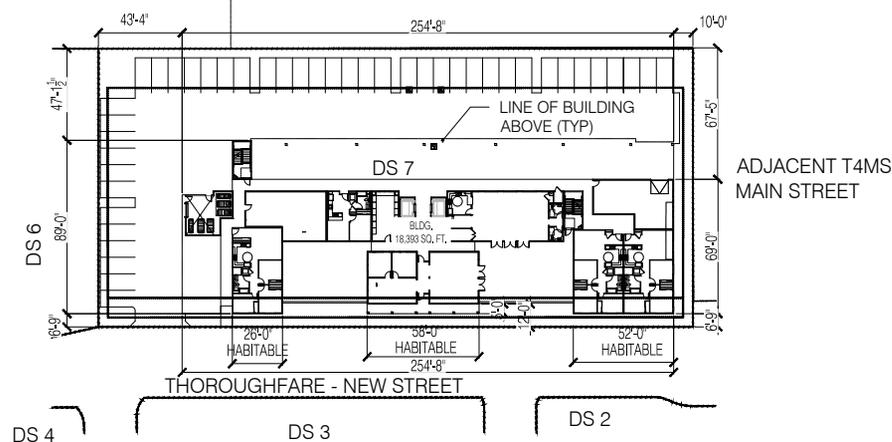
1. 30FT. MIN. SETBACK FROM PROP. LINE
 - 1.1. 6'-9" PROVIDED

8. FRONTAGES

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

ADJACENT T4NS
NEIGHBORHOOD SMALL

ADJACENT T4MS
MAIN STREET W/ OPEN SUBZONE



5 / 6. BUILDING PLACEMENT / ENCROACHMENTS

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

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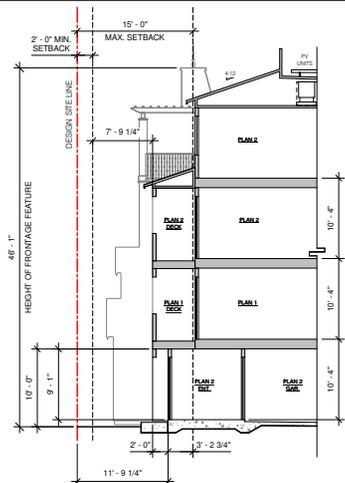
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DESIGN SITE 7.2

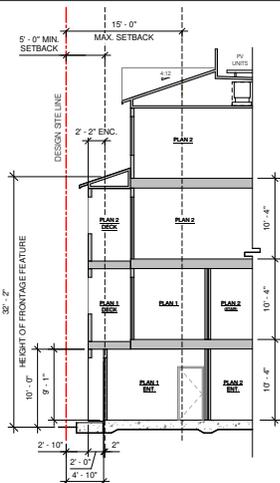
G17

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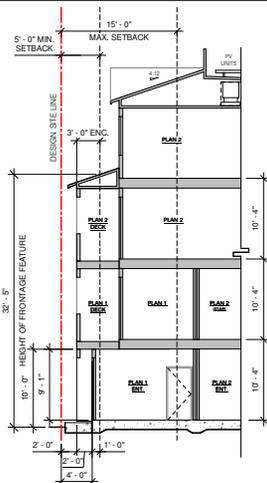
BLDG A FRONTAGE

DESIGN SITE 1



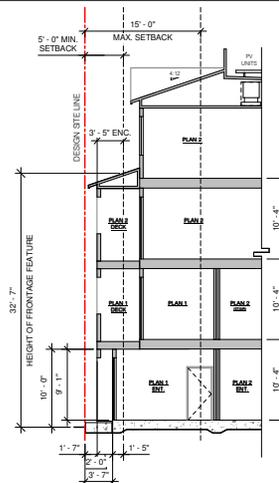
BLDG B FRONTAGE

DESIGN SITE 2



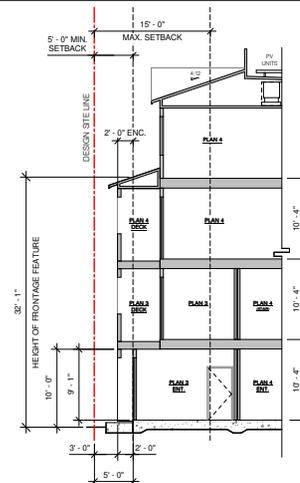
BLDG C FRONTAGE

DESIGN SITE 2



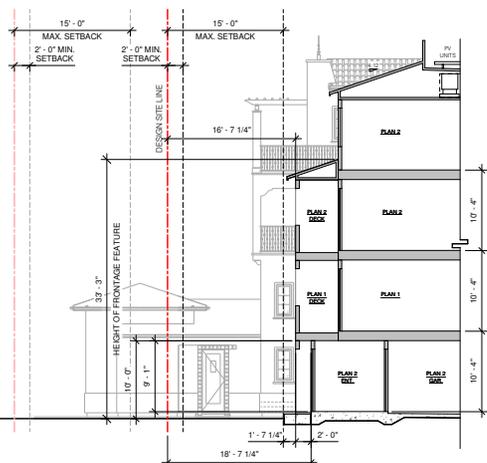
BLDG D FRONTAGE

DESIGN SITE 3



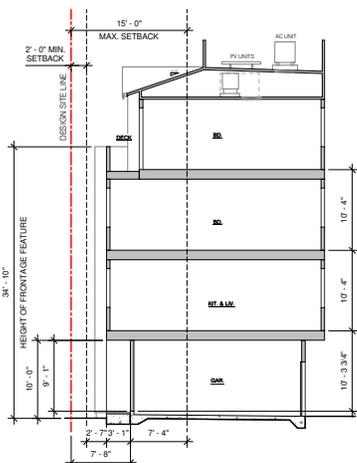
BLDG E FRONTAGE

DESIGN SITE 3



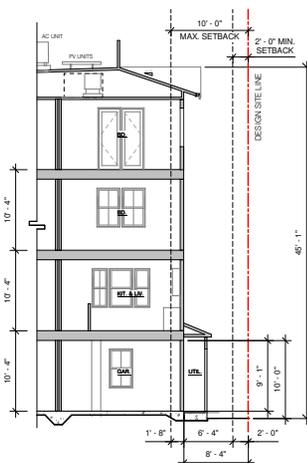
BLDG F FRONTAGE

DESIGN SITE 4



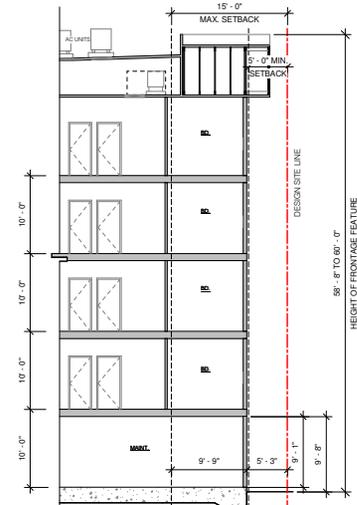
BLDG G FRONTAGE

DESIGN SITE 5



BLDG H FRONTAGE

DESIGN SITE 6



BLDG I FRONTAGE

DESIGN SITE 6

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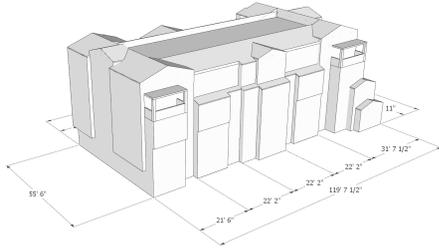
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CONCEPTUAL BUILDING FRONTAGE DIAGRAMS

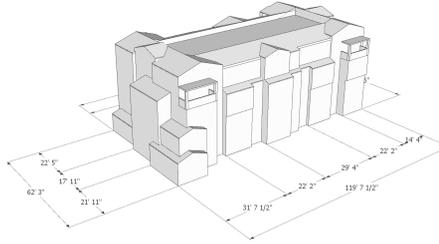
G18

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Date: 06/20/2025
Project Number: 317083



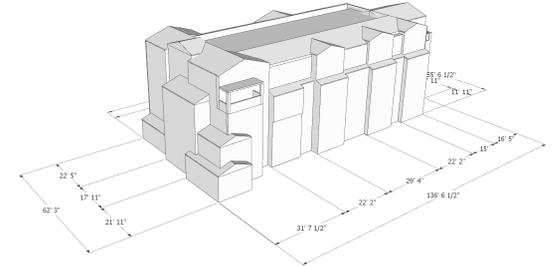
CONCEPTUAL MASSING MODEL BLDG A

FRONT



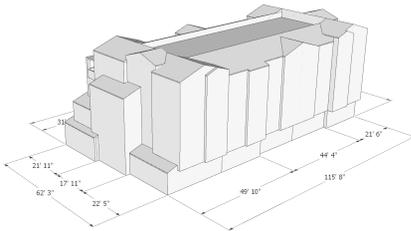
CONCEPTUAL MASSING MODEL BLDG B

FRONT



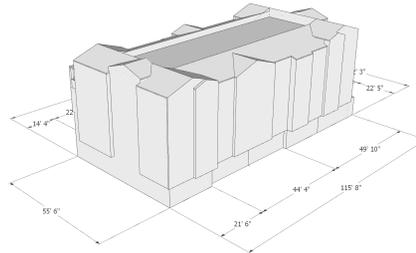
CONCEPTUAL MASSING MODEL BLDG C

FRONT



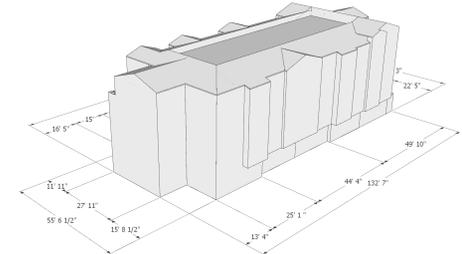
CONCEPTUAL MASSING MODEL BLDG A

REAR



CONCEPTUAL MASSING MODEL BLDG B

REAR



CONCEPTUAL MASSING MODEL BLDG C

REAR

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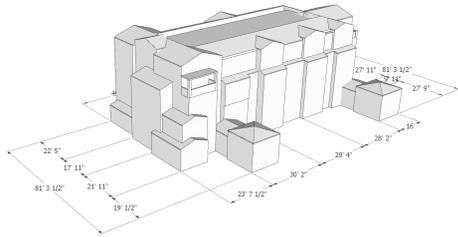
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CONCEPTUAL MASSING MODEL

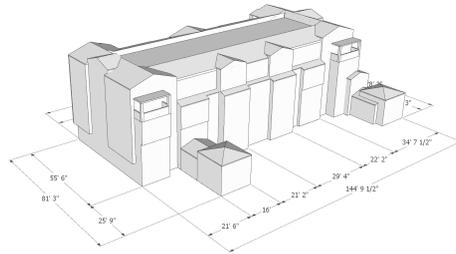
G19

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PROJECT: 317083.00



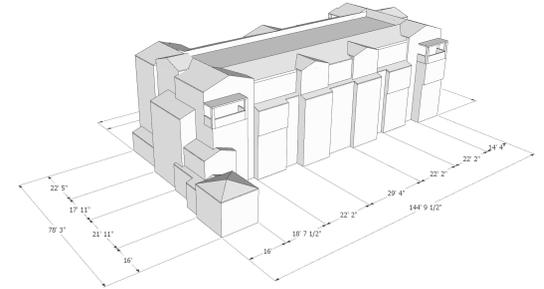
CONCEPTUAL MASSING MODEL BLDG D

FRONT



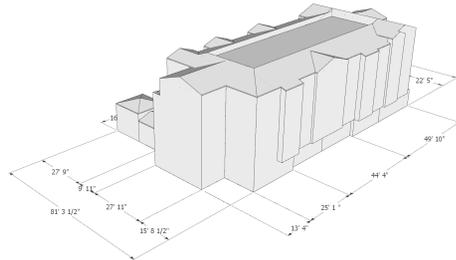
CONCEPTUAL MASSING MODEL BLDG E

FRONT



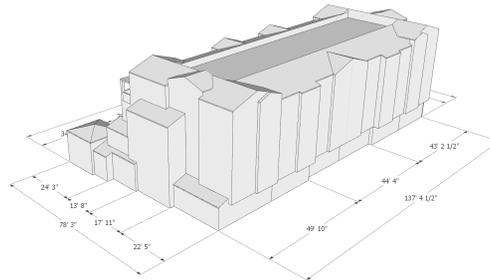
CONCEPTUAL MASSING MODEL BLDG F

FRONT



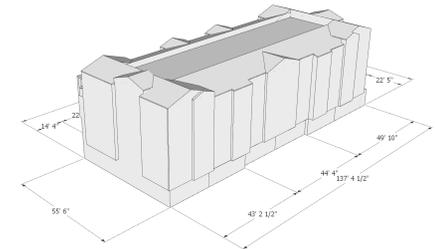
CONCEPTUAL MASSING MODEL BLDG D

REAR



CONCEPTUAL MASSING MODEL BLDG E

REAR



CONCEPTUAL MASSING MODEL BLDG F

REAR

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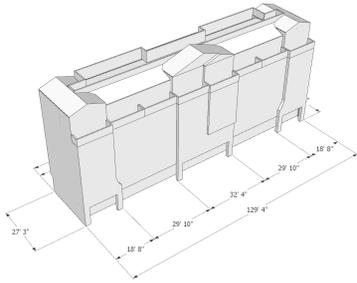
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CONCEPTUAL MASSING MODEL

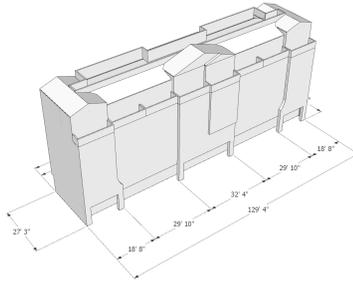
G20

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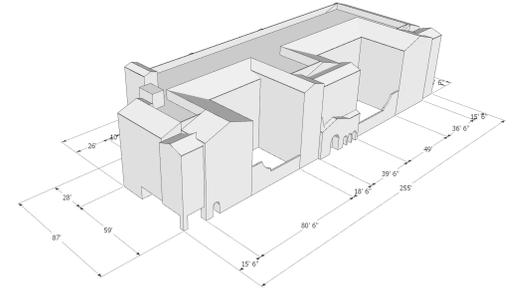
CONCEPTUAL MASSING MODEL BLDG G

FRONT



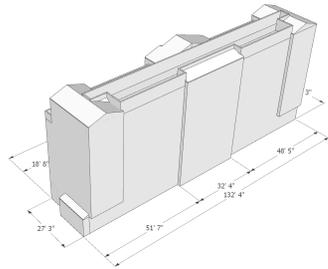
CONCEPTUAL MASSING MODEL BLDG H

FRONT



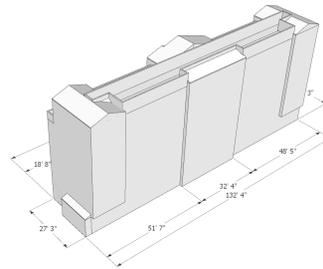
CONCEPTUAL MASSING MODEL BLDG I

FRONT



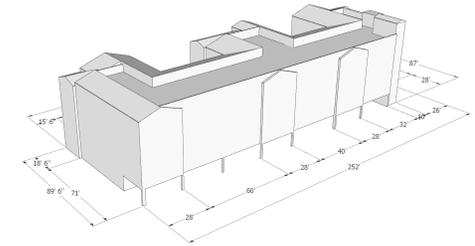
CONCEPTUAL MASSING MODEL BLDG G

REAR



CONCEPTUAL MASSING MODEL BLDG H

REAR



CONCEPTUAL MASSING MODEL BLDG I

REAR

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CONCEPTUAL MASSING MODEL

G21

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NEW STREET - INTERIOR STREETScape VIEWING WEST
DATE: 07.25.2025



GALE DRIVE STREETScape
DATE: 07.25.2025



WEST HAMILTON AVE. STREETScape
DATE: 07.25.2025



NEW STREET - INTERIOR STREETScape VIEWING EAST
DATE: 07.25.2025

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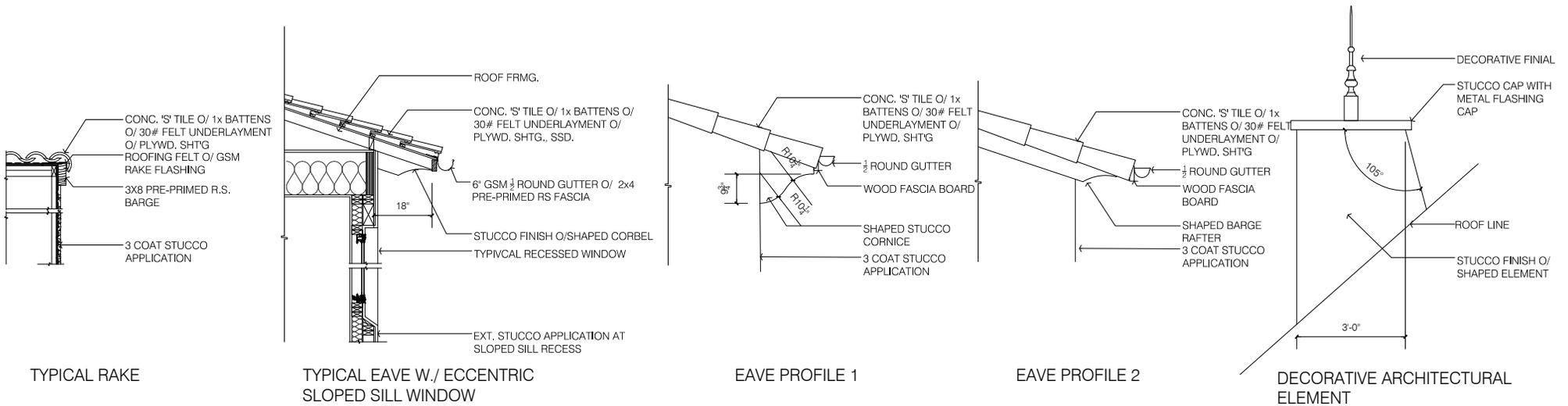
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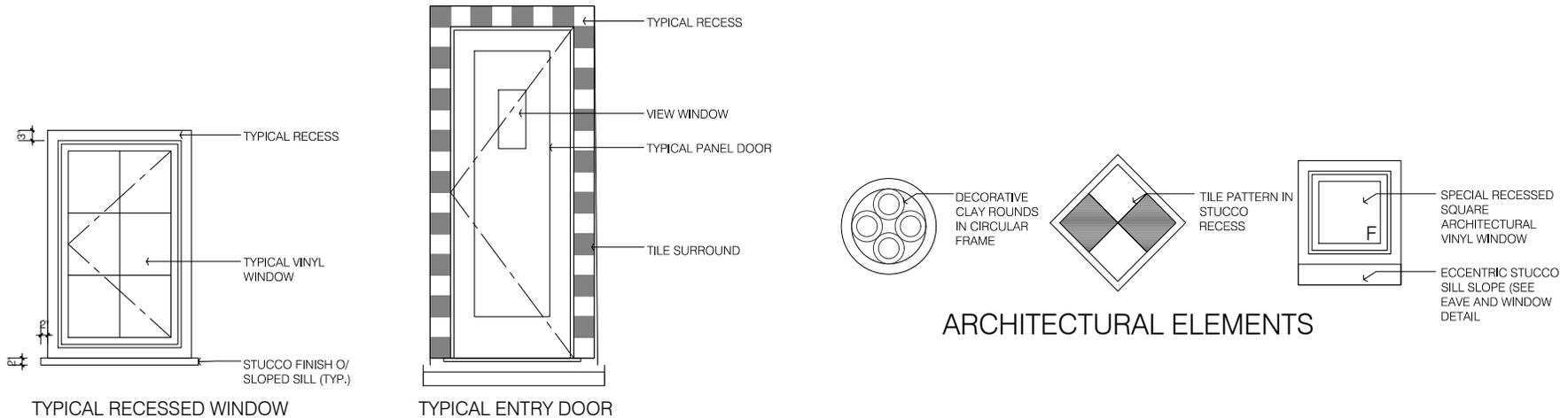
CONCEPTUAL STREETScape

G22

SCALE: 1/8" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



ROOF SHAPES AND DETAILS



ARCHITECTURAL ELEMENTS

TYPICAL WINDOWS AND ENTRY DOOR

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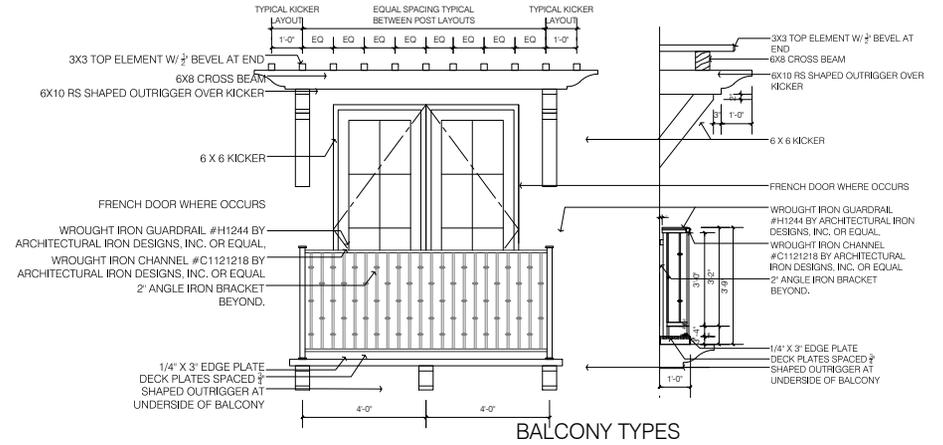
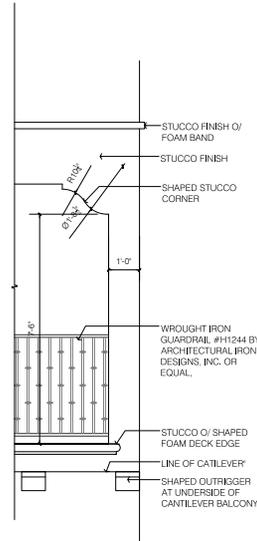
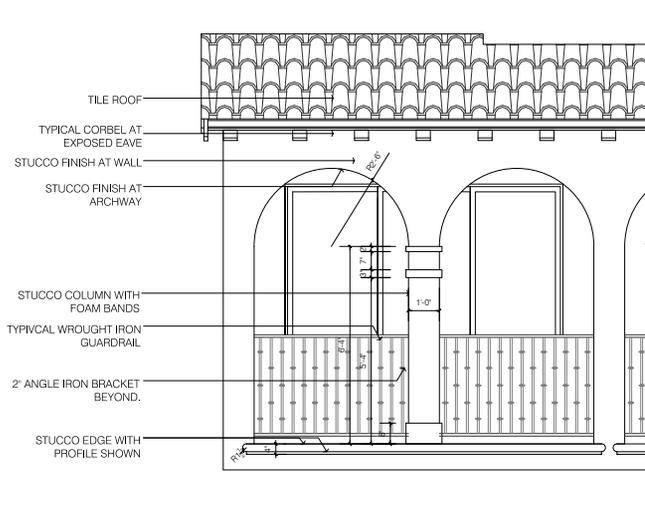
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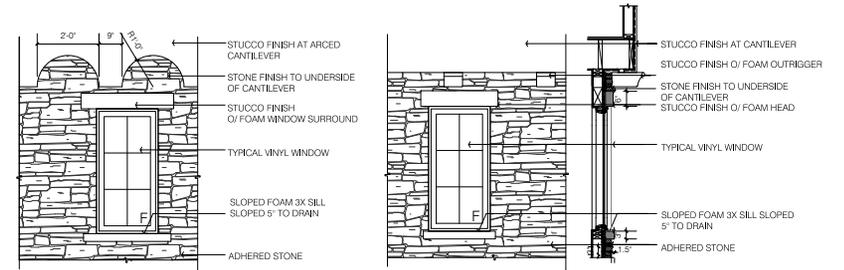
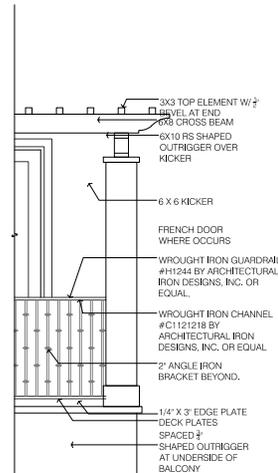
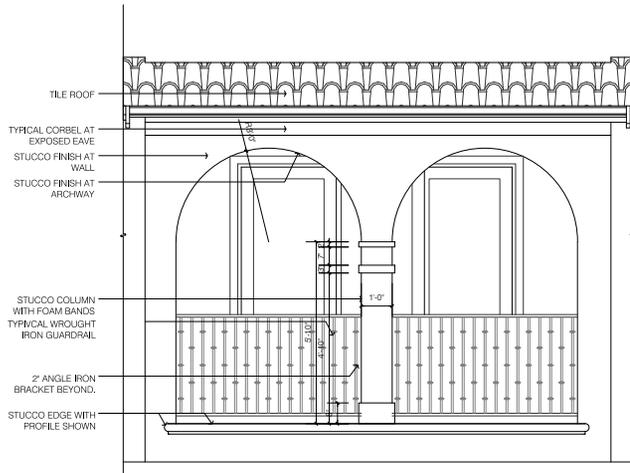
CONCEPTUAL ELEMENTS AND DETAILS

G23

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BALCONY TYPES



TYP. STONE AND STUCCO APPLICATIONS

BALCONY TYPES

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G23.1

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PROJECT: 317083.00



FINISH SCHEDULE	
TILE ROOF	
5" OGEE GUTTER	
PARAPET WALL w/GSM COPING CAP	
SECTIONAL ROLL-UP GARAGE DOOR	
FIBERGLASS FRONT DOOR	
DUAL GLAZED VINYL WINDOW	
METAL DOORS AT METER CLOSET	
SLIDING GLASS DOOR	
FRENCH DOOR	
WOOD TRIM, CORBELS, AND KICKERS	
WOOD RAILINGS	

<p>A ROOF - TILE ROOF MFR: EAGLE ROOFING SMC 2403 SANTA BARBARA BLEND PROFILE: CAPSTRANO</p>		<p>B BODY MFR: SHERWIN-WILLIAMS GUILD GREY SW951</p>		<p>C ACCESS STUCCO TRIM MFR: SHERWIN-WILLIAMS HIGH REFLECTIVE WHITE SW7757</p>		<p>J BODY MFR: SHERWIN-WILLIAMS PORPOISE SW7047</p>		
<p>E BODY MFR: SHERWIN-WILLIAMS HIGH REFLECTIVE WHITE SW7757</p>		<p>I ACCESS WOOD TRIM MFR: SHERWIN-WILLIAMS SUPERIOR BRONZE SW6152</p>		<p>H ENTRY TILE MFR: MALIBU CERAMIC WORKS WORKS (6x6)</p>		<p>SOLID TILE MF 62 DECO TILE MC 1 - 175B</p>	<p>EXTERIOR LIGHT FIXTURE MFR: VISUAL COMFORT STUDIO BY: SEAN LAVIN COLLECTION: GALENA ITEM IDEA: STU2417117 COL: TEXTURED BLACK SIZE: 16" H x 8" W</p>	
<p>C BODY MFR: SHERWIN-WILLIAMS GREEK VILLA SW7051</p>		<p>F METAL RAILING MFR: SHERWIN-WILLIAMS IRON GRE SW7059</p>		<p>D STONE MFR: EL DORADO STONE RIDGETOP18 WHISPER WHITE</p>				

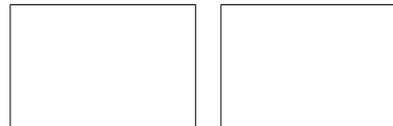
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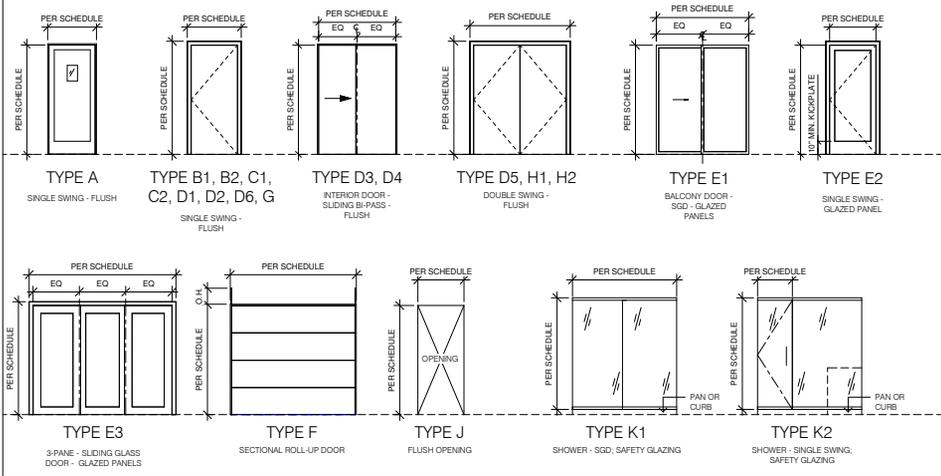
CONCEPTUAL MATERIAL AND COLOR BOARD

G24

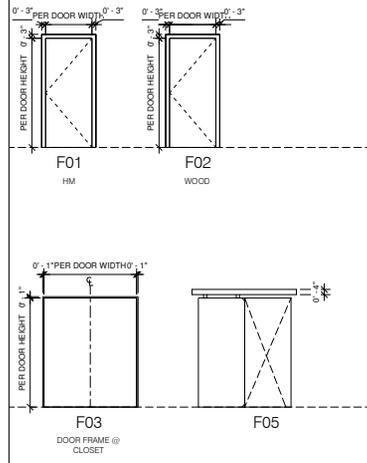
1/8" = 1'-0"

DATE: 07.25.2025
PROJECT: 317083.00

DOOR TYPES & ELEVATIONS



DOOR FRAME TYPES & ELEV.



DOOR SCHEDULE

TYPE	QUANTITY	WIDTH	HEIGHT	THICKNESS	DOOR			FRAME		DETAILS			NOTES	
					MATERIAL	FINISH	GLAZING	TYPE	MATERIAL	FIRE RATING	HEAD	JAMB		SEIL
1ST FLOOR														
A	89	3'-0"	8'-0"	0'-13/8"										PRIMARY ENTRY
B1	78	2'-0"	8'-0"	0'-13/4"										GARAGE TO UNIT
B2	6	3'-0"	6'-8"	0'-13/4"										GARAGE TO UNIT
C2	9	3'-0"	6'-8"	0'-13/4"										UNIT INTERIOR
D1	62	2'-4"	6'-8"	0'-13/4"										INT. UNIT CLOSET
D2	4	2'-8"	6'-8"	0'-13/4"										INT. UNIT CLOSET
D3	3	5'-0"	6'-8"	0'-13/8"										INT. UNIT CLOSET - BIPASS
F	84	8'-0"	7'-0"	0'-11/2"										GARAGE SECTIONAL DOOR
G	8	2'-0"	8'-0"	0'-13/4"										FIRE RISER ROOM
H1	8	6'-0"	8'-0"	0'-13/4"										UTILITY CLOSET
H2	8	5'-0"	8'-0"	0'-13/4"										UTILITY CLOSET
2ND FLOOR														
C1	132	2'-6"	6'-8"	0'-13/4"										UNIT INTERIOR
D1	89	2'-4"	6'-8"	0'-13/4"										INT. UNIT CLOSET
D3	33	5'-0"	6'-8"	0'-13/8"										INT. UNIT CLOSET - BIPASS
D4	33	4'-6"	6'-8"	0'-13/8"										BIPASS SLIDING DOOR
D5	33	5'-0"	6'-8"	0'-13/4"										LAUNDRY DBL DOOR
D6	16	2'-0"	6'-8"	0'-13/4"										PANTRY DOOR
E1	28	8'-0"	8'-0"	0'-2"										BALCONY SGD
E2	6	3'-0"	8'-0"	0'-13/4"										BALCONY SWING DOOR
3RD FLOOR														
C1	80	2'-6"	6'-8"	0'-13/4"										UNIT INTERIOR
D1	192	2'-4"	6'-8"	0'-13/4"										INT. UNIT CLOSET
D6	32	2'-0"	6'-8"	0'-13/4"										PANTRY DOOR
E3	31	9'-0"	8'-0"	0'-2"										BALCONY 3-PANE SGD
J1	32	0'-0"	0'-0"	0'-2"										PRIMARY BEDROOM TO P. BATH OPENING
K1	32	4'-11"	6'-7"	0'-03/4"										SHOWER SGD
4TH FLOOR														
C1	224	2'-6"	6'-8"	0'-13/4"										UNIT INTERIOR
D1	96	2'-4"	6'-8"	0'-13/4"										INT. UNIT CLOSET
D3	64	5'-0"	6'-8"	0'-13/8"										INT. UNIT CLOSET - BIPASS
E	8	6'-0"	8'-0"	0'-13/4"										T284
E2	8	3'-0"	8'-0"	0'-13/4"										BALCONY SWING DOOR
J2	32	0'-0"	0'-0"	0'-2"										PRIMARY BEDROOM TO P. BATH OPENING
K1	32	4'-11"	6'-7"	0'-03/4"										SHOWER SGD
K2	16	1'-10"	6'-8"	0'-03/4"										SHOWER SWING DOOR
Grand total: 1588														

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TOWNHOMES CONCEPTUAL DOOR SCHEDULE

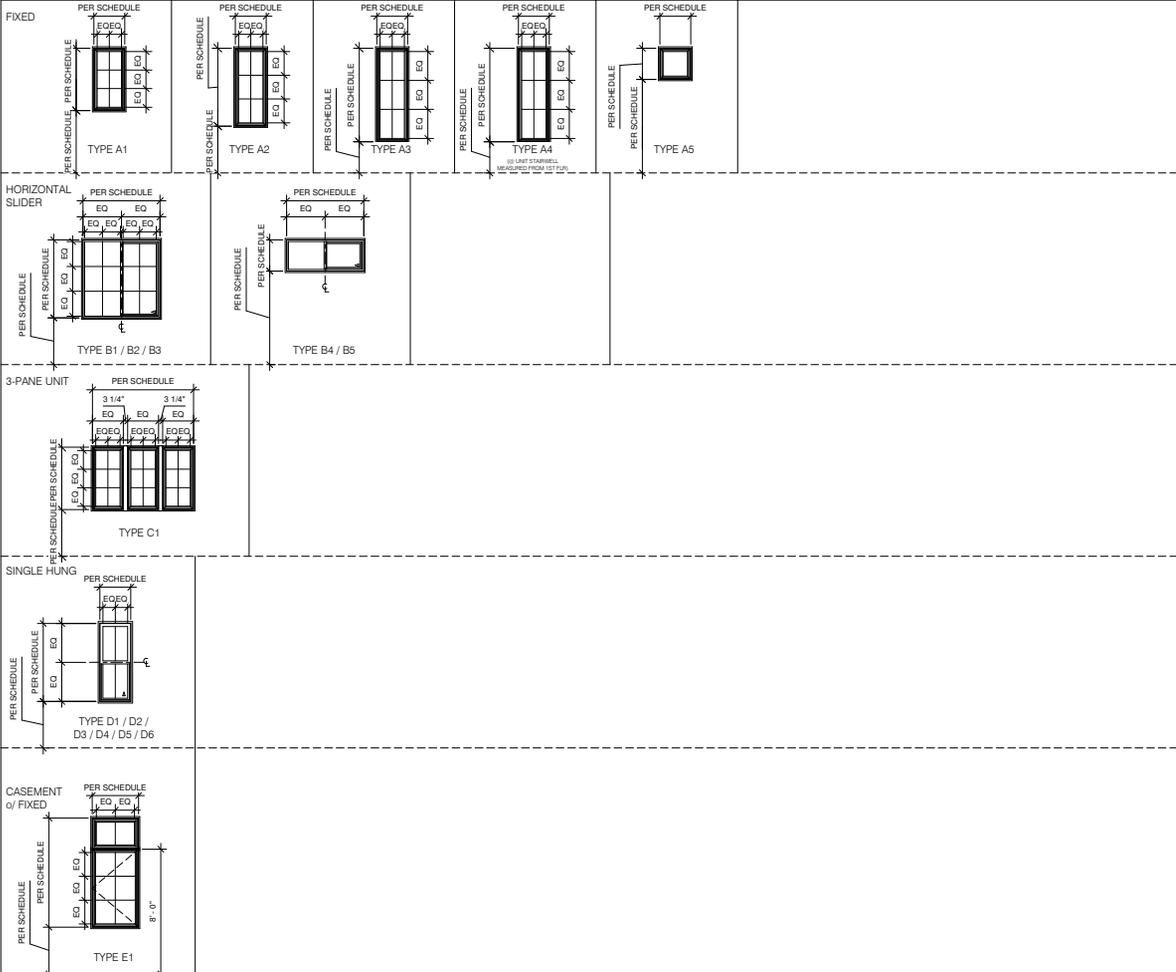
DS1

Scale: 1/4" = 1'-0"
 Date: 06/20/2025
 Project Number: 317083

WINDOW TYPES & ELEVATIONS

- GENERAL EGRESS REQUIREMENTS:
 - REQUIRED AT R-2 OCCUPANCY OF CONSTRUCTION TYPE VA ONLY.
 - 5.7 SF MIN. CLEAR OPENING
 - 45° MIN. NET CLEAR OPENING AT GRADE FLOOR ONLY
 - MIN. HT. 24", MIN. WIDTH 20"
 - OPERABLE WINDOW SILL SHOULD BE BTW 36" TO 44" FROM FF.
 - EXCEPTION: CBC SEC. 1015.6
 * = SHALL MEET EGRESS REQUIREMENTS

- SAFETY GLAZING REQUIRED AT LOCATIONS AS INDICATED PER CBC SEC. 2406.4.3



WINDOW SCHEDULE

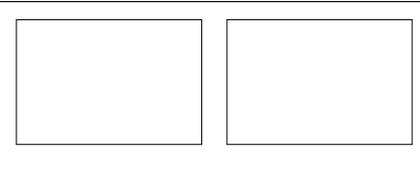
TYPE	#	SILL HEIGHT	WIDTH	HEIGHT	HEAD HEIGHT	FRAME		NOTES
						MATERIAL	FINISH	
A1	103	4'-0"	2'-0"	4'-0"	8'-0"			
A2	1	3'-0"	2'-0"	5'-0"	8'-0"			
A3	1	2'-0"	2'-0"	6'-0"	8'-0"			
A4	6	6'-6"	2'-0"	6'-0"	12'-6"			
A5	48	6'-0"	2'-0"	2'-0"	8'-0"			
B1	16	3'-0"	4'-0"	5'-0"	8'-0"			
B2	170	3'-0"	5'-0"	5'-0"	8'-0"			
B3	11	3'-0"	6'-0"	5'-0"	8'-0"			
B4	32	6'-0"	5'-0"	2'-0"	8'-0"			
B5	32	6'-0"	4'-0"	2'-0"	8'-0"			
C1	45	3'-0"	9'-0"	5'-0"	8'-0"			
D1	48	4'-0"	2'-0"	4'-0"	8'-0"			
D2	32	3'-0"	2'-0"	4'-0"	7'-0"			
D3	16	2'-6"	2'-0"	4'-0"	6'-6"			
D4	32	0'-0"	2'-0"	6'-0"	6'-0"			
D5	24	3'-0"	2'-0"	5'-0"	8'-0"			
D6	72	3'-0"	3'-0"	5'-0"	8'-0"			
E1	2	3'-0"	3'-0"	7'-0"	10'-0"			

Grand total: 889

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TOWNHOMES CONCEPTUAL WINDOW SCHEDULE
DS2
 Scale: 1/4" = 1'-0"
 Date: 06/20/2025
 Project Number: 317083

BLDG. I WINDOW TYPES & ELEVATIONS

- GENERAL EGRESS REQUIREMENTS:**
- REQUIRED AT 10% OCCUPANCY OF CONSTRUCTION TYPE VA ONLY
 - 5.7 SF MIN CLEAR OPENING
 - 4.5F MIN NET CLEAR OPENING AT GRADE FLOOR ONLY
 - MIN HT: 2' MIN. WIDTH 20"
 - OPERABLE WINDOW SILL SHOULD BE 81W 36" TO 44" FROM FF
 - EXCEPTION: CBC SEC. 1015.8
- * - SHALL MEET REQUIREMENTS

- SAFETY GLAZING REQUIRED AT LOCATIONS AS INDICATED PER CBC SEC. 2406.4.3

FIXED

HORIZONTAL SLIDER

SINGLE HUNG

WINDOW SCHEDULE									
TYPE	#	SILL HEIGHT	WIDTH	HEIGHT	HEAD HEIGHT	FRAME		NOTES	
						MATERIAL	FINISH		
A1	19	6'-0"	3'-0"	4'-0"	8'-0"				
A2	1	5'-0"	2'-0"	5'-0"	8'-0"				
A3	1	5'-0"	3'-0"	5'-0"	8'-0"				
A4	3	4'-6"	2'-0"	3'-0"	8'-0"				
A5	2	6'-0"	2'-0"	2'-0"	8'-0"				
B1	3	3'-0"	4'-0"	3'-0"	8'-0"				
B2	115	3'-0"	5'-0"	5'-0"	8'-0"				
B3	55	4'-0"	8'-0"	3'-0"	8'-0"				
C1	5	5'-6"	2'-0"	4'-6"	8'-0"				

DOOR SCHEDULE

TYPE	#	USE	HNGE	WIDTH	HEIGHT	FRAME		NOTES
						MATERIAL	FINISH	
A1	84	EXTERIOR	SWING	3'-0"	8'-0"			
A2	104	INTERIOR	SWING	3'-0"	8'-0"			
A3	114	INTERIOR	SWING	2'-10"	8'-0"			
A4	75	INTERIOR	SWING	2'-0"	8'-0"			
A5	9	INTERIOR	SWING	2'-0"	8'-0"			
B1	4	INTERIOR	DBL SWING	6'-0"	8'-0"			
C1	6	INTERIOR	SLIDING	7'-0"	8'-0"			
C2	16	INTERIOR	SLIDING	6'-0"	8'-0"			
C3	118	INTERIOR	SLIDING	5'-0"	8'-0"			

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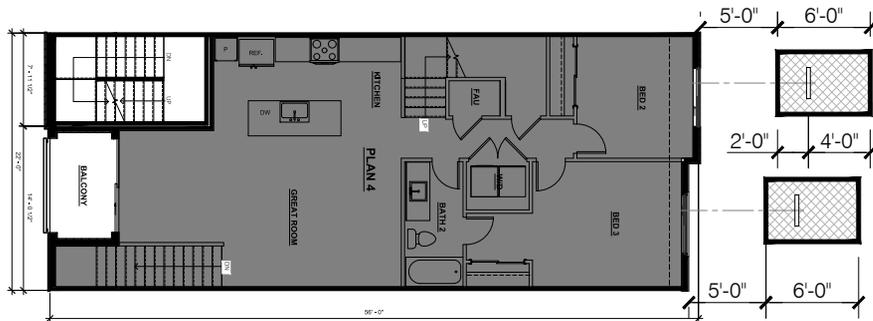
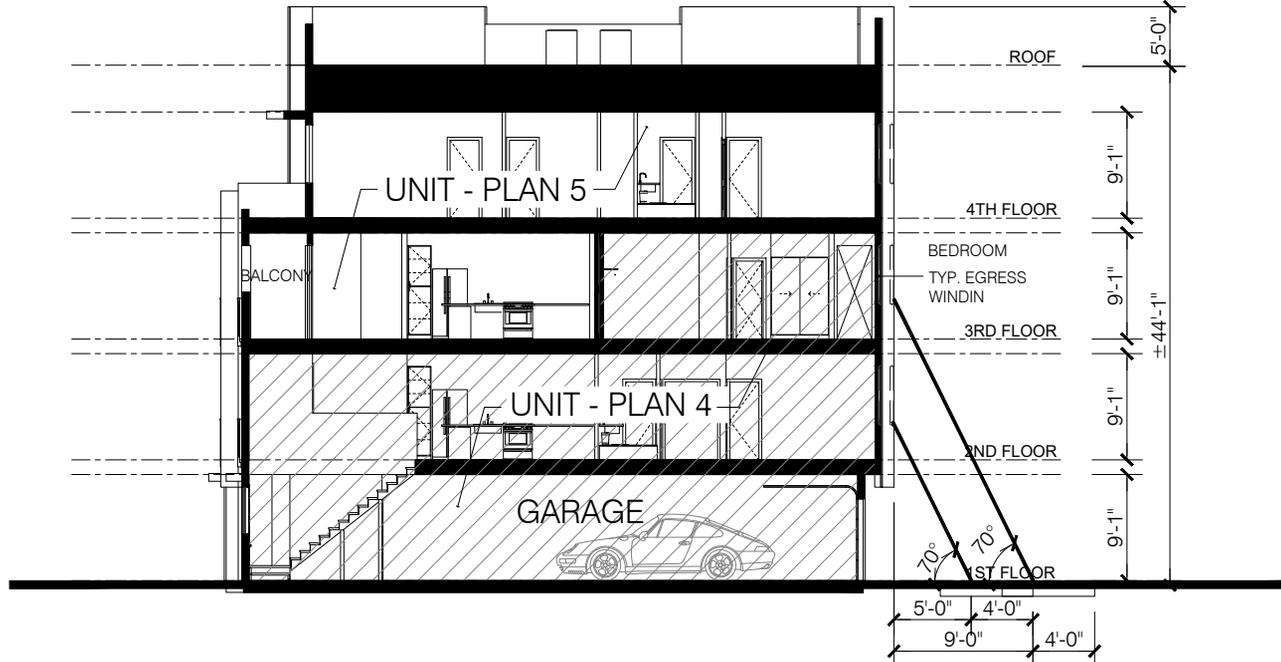
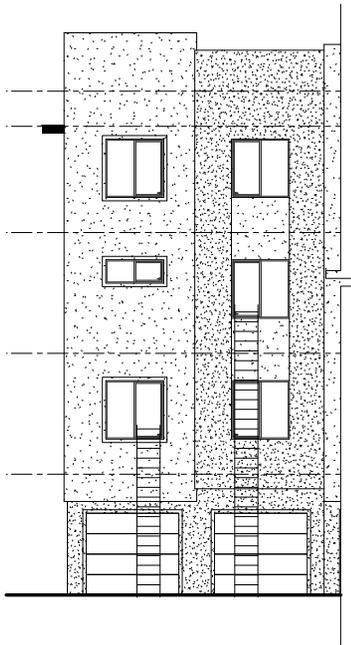
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CONCEPTUAL BLDG. I DOOR & WINDOW SCHEDULE

DS3

SCALE: N.T.S.
 DATE: 07.25.2025
 PROJECT: 317083.00



2ND FLOOR PLAN

PLAN 4 & 5



3RD FLOOR PLAN

PLAN 4 & 5

NOTE: PER CBC SECTION 1031.2, LADDER PADS ARE PROVIDED FOR EMERGENCY ESCAPE AND RESCUE OPENINGS IN R-2 OCCUPANCIES FOR BASEMENTS & SLEEPING ROOMS BELOW THE FOURTH STORY ABOVE GRADE PLANE.

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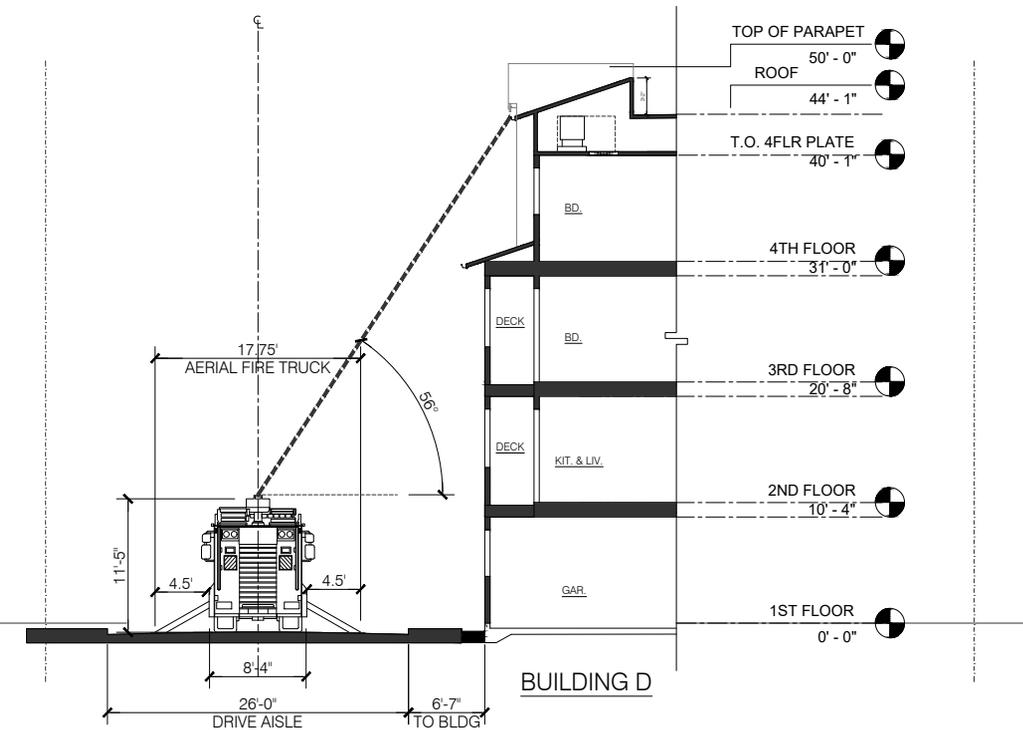
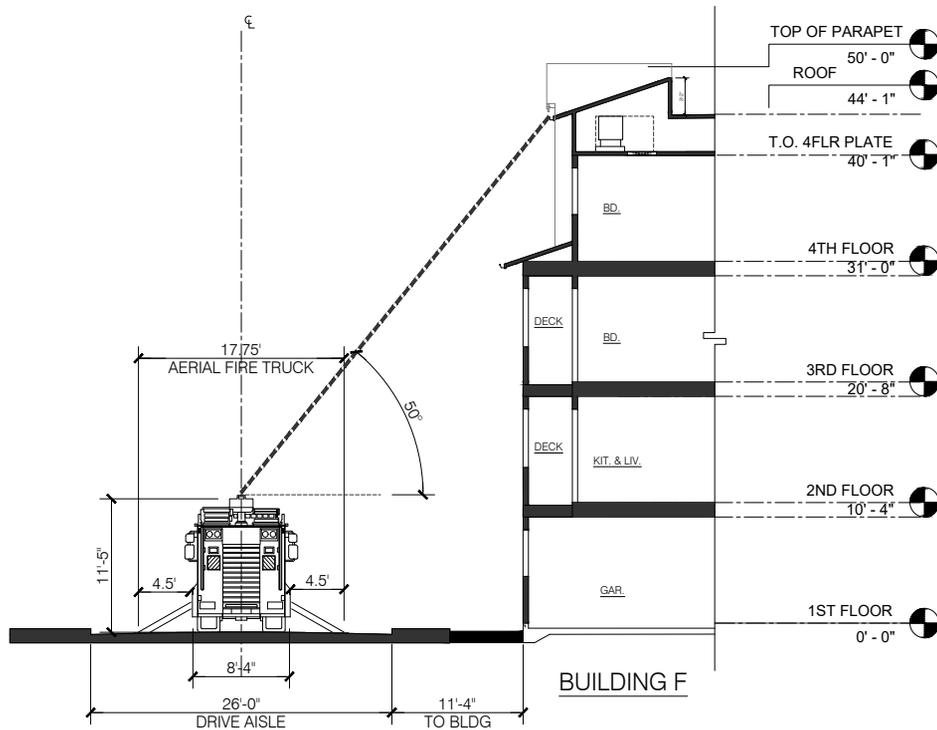
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FIRE SAFETY - LADDER PAD DIAGRAM

FS - 1.1.1

SCALE: 1/4" = 1'-0"
DATE: 07.25.2025
PROJECT: 317083.00



B FIRE ACCESS W/ CONCEPTUAL BUILDING SECTION
MAXIMUM DISTANCE

A FIRE ACCESS W/ CONCEPTUAL BUILDING SECTION
MINIMUM DISTANCE

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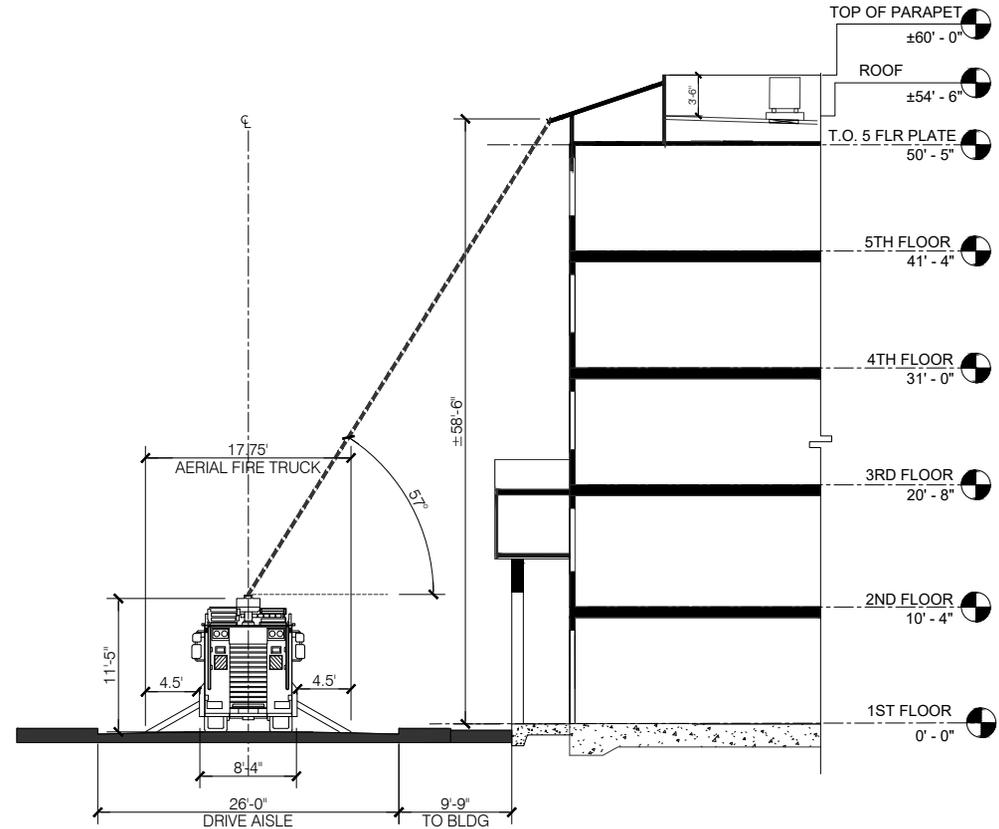
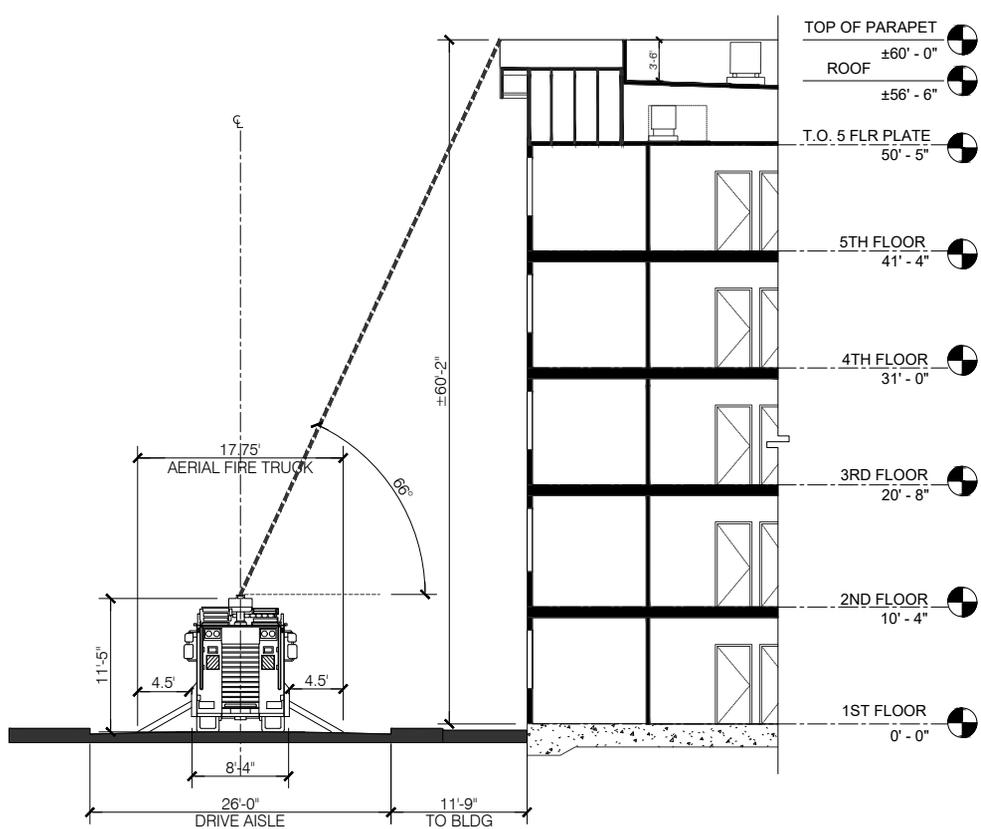
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FIRE TRUCK ACCESS @ TYP. TOWNHOME

FS - 1.2

SCALE: 3/16" = 1'-0"
DATE: 07.25.2025
PROJECT: 317083.00



B FIRE ACCESS W/ CONCEPTUAL BUILDING SECTION
LIVING WING TYP

A FIRE ACCESS W/ CONCEPTUAL BUILDING SECTION
MAIN ENTRY

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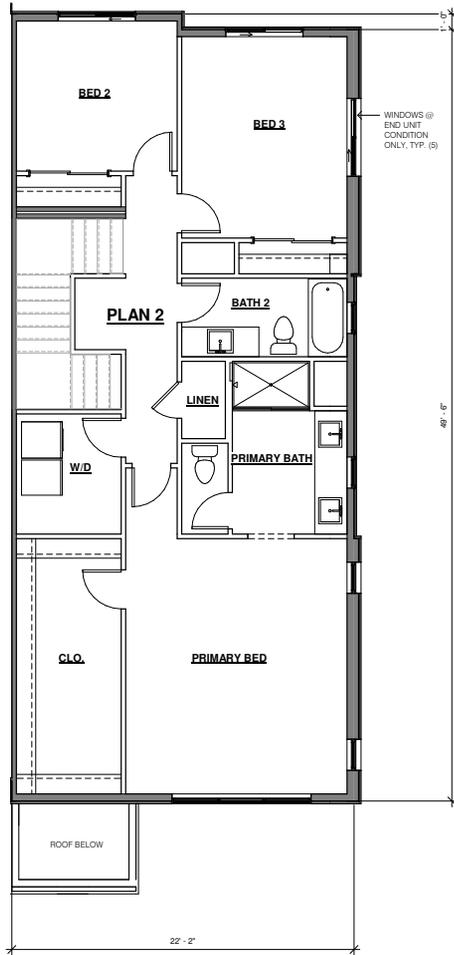
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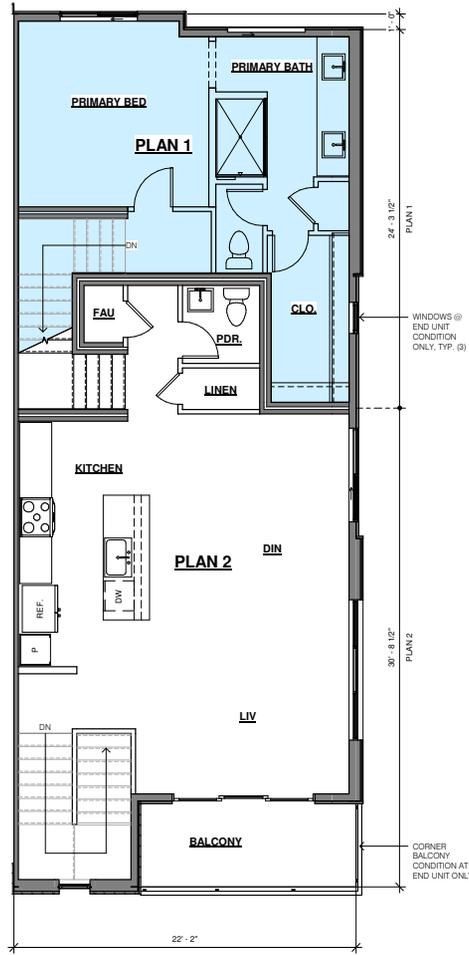
FIRE TRUCK ACCESS @ BLDG. I

FS - 1.3

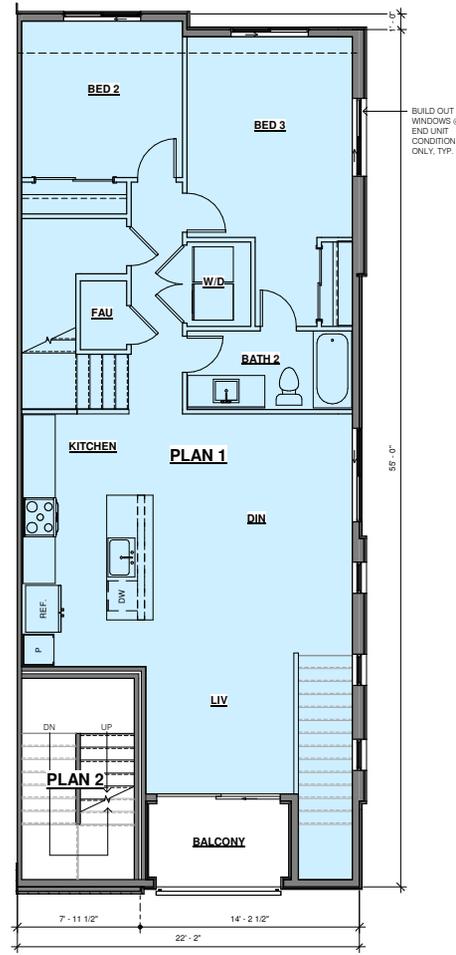
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 DATE: 07.25.2025
 PROJECT: 317083.00



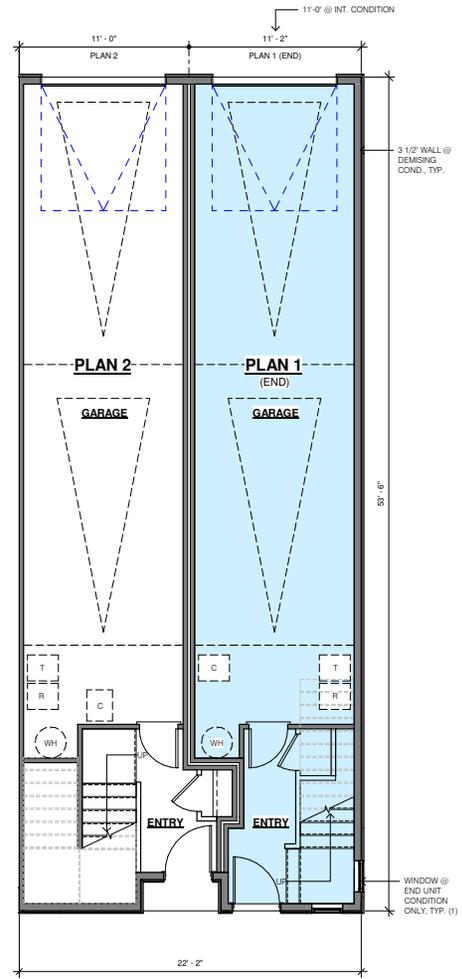
4 4TH FLOOR PLAN 1 & 2
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 1 & 2
SCALE: 1/4" = 1'-0"



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



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

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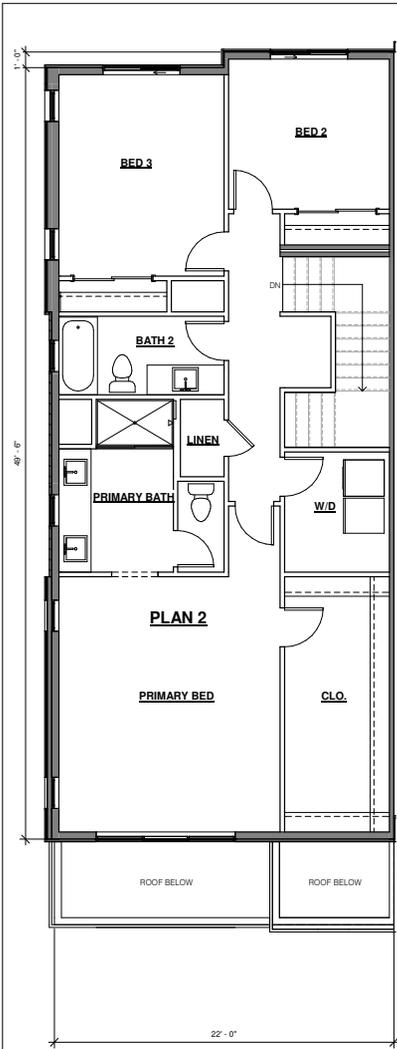


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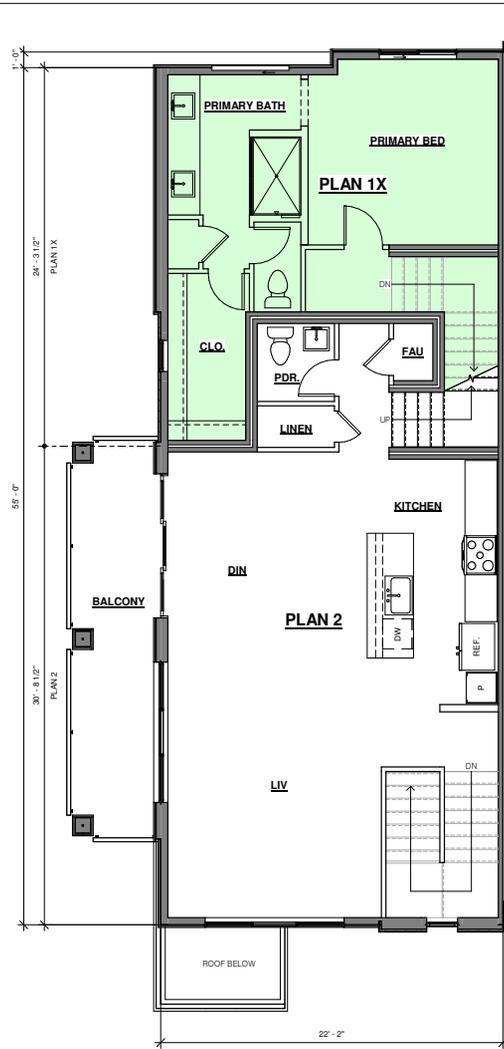
CONCEPTUAL UNIT PLANS 1-END & 2 (PLAN 1-INT SIM.)

A1.1

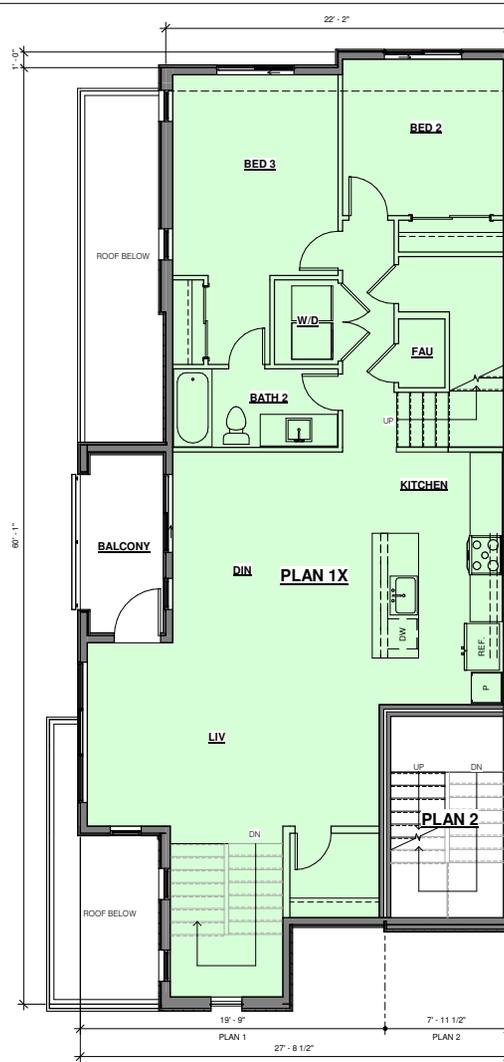
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Date: 06/20/2025
Project Number: 317083



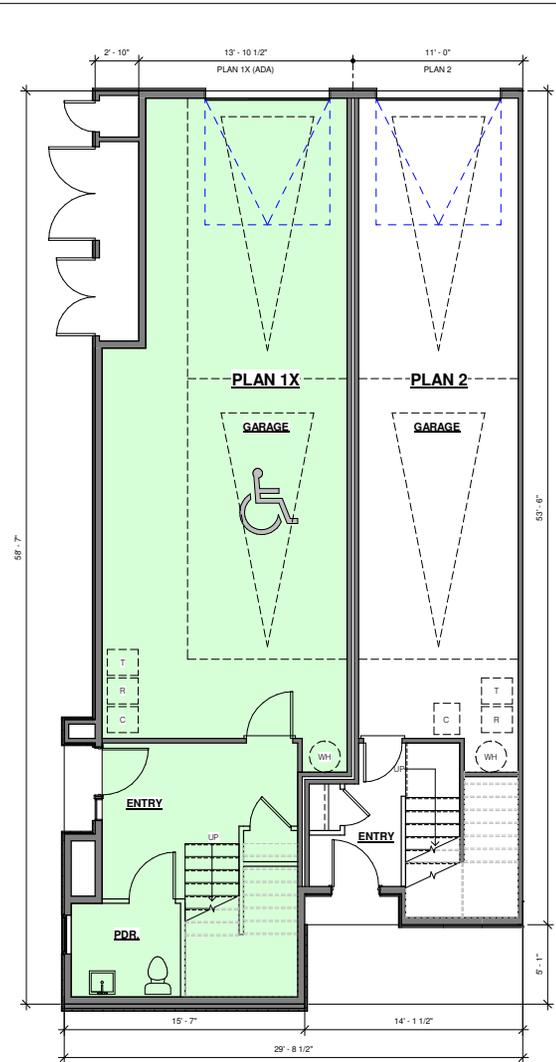
4 4TH FLOOR PLAN 1X & 2
SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 1X & 2
SCALE: 1/4" = 1'-0"



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



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

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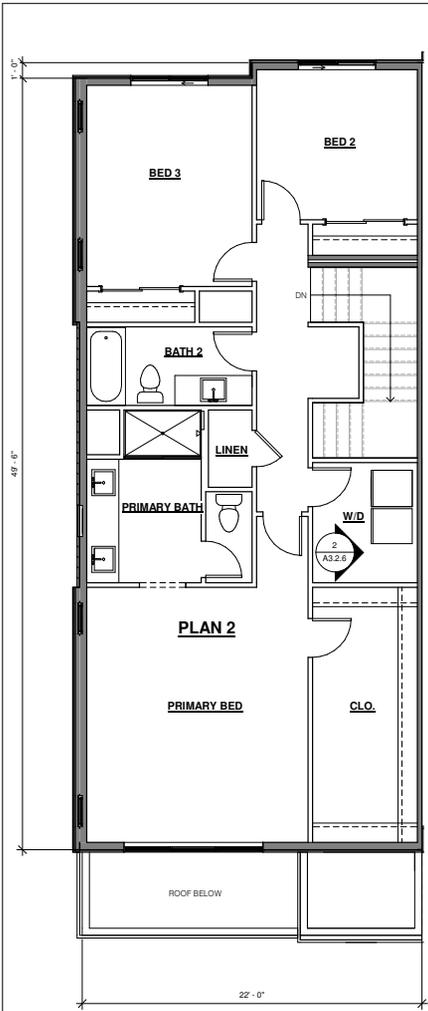
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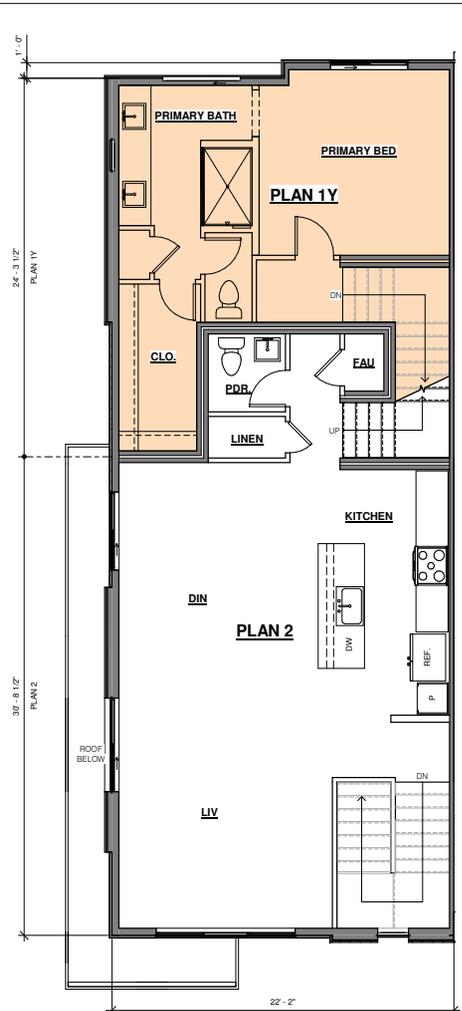
CONCEPTUAL UNIT PLAN 1X (END, ADA)

A1.2

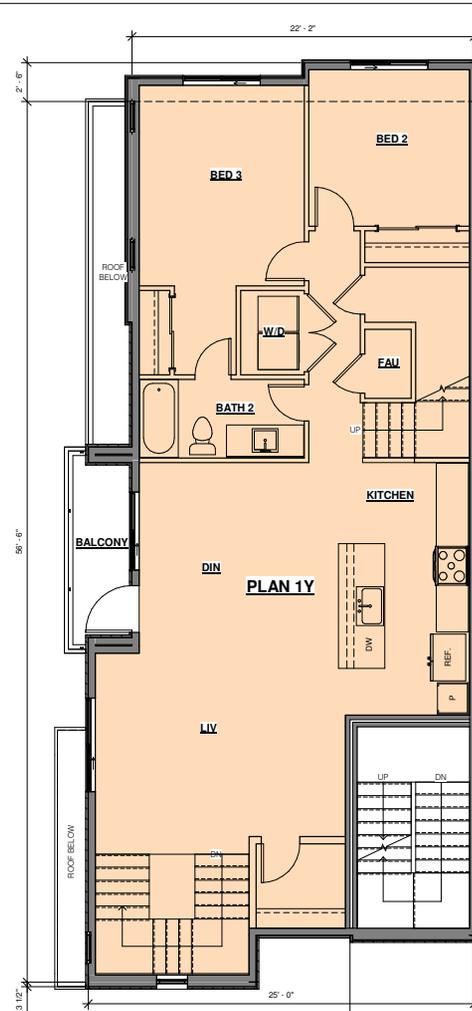
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Project Number: 317083



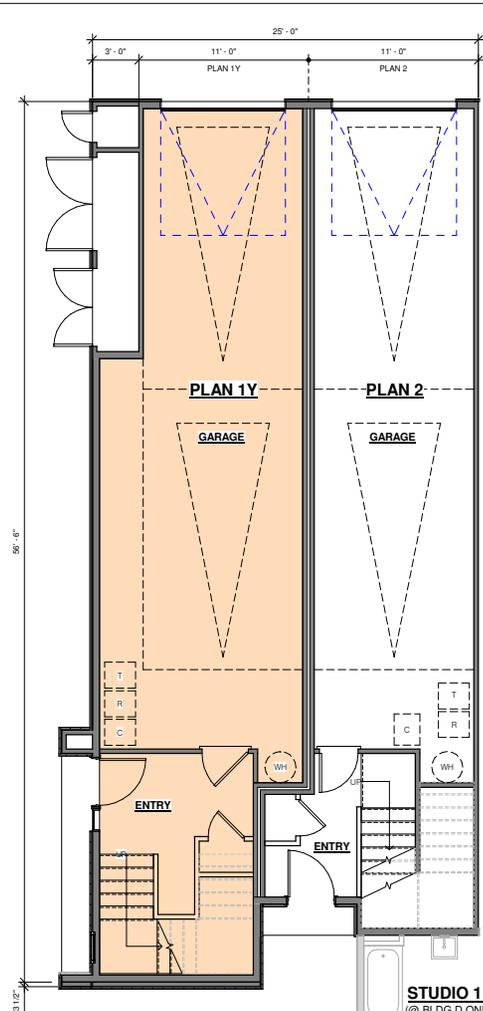
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SCALE: 1/4" = 1'-0"



3 3RD FLOOR PLAN 1Y & 2
SCALE: 1/4" = 1'-0"



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



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

STUDIO 1B
(@ BLDG D ONLY)
SEE SHEET A1.6

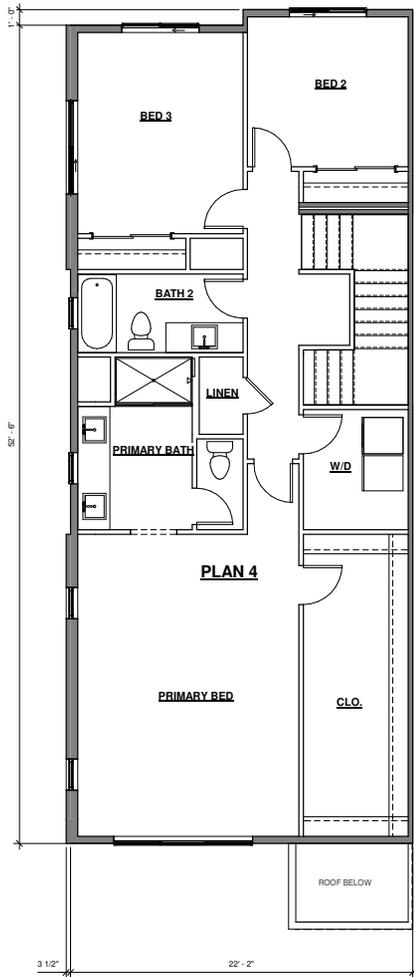
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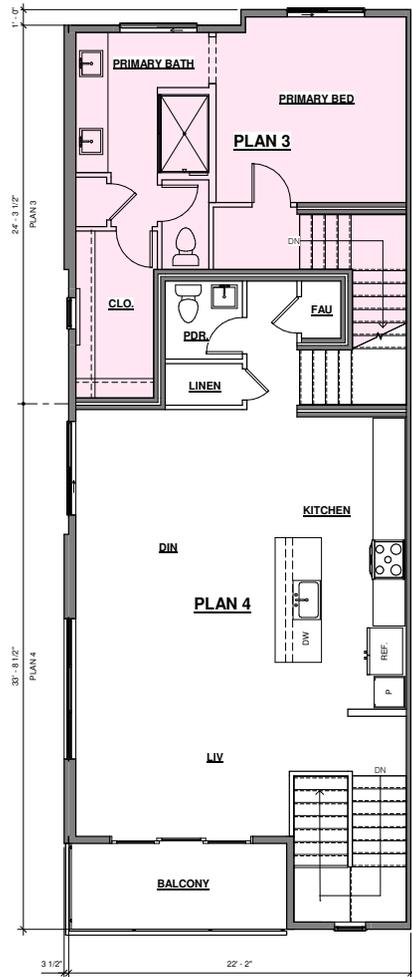
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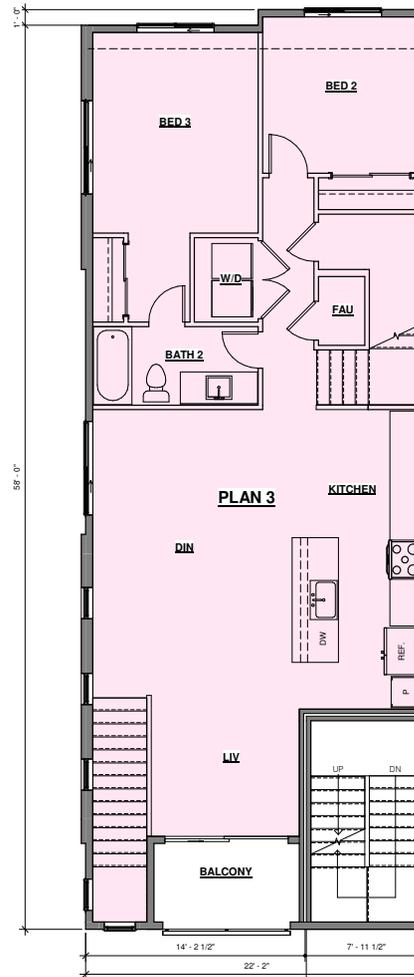
CONCEPTUAL UNIT PLAN 1Y (END)
A1.3
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Date: 06/20/2025
Project Number: 317083



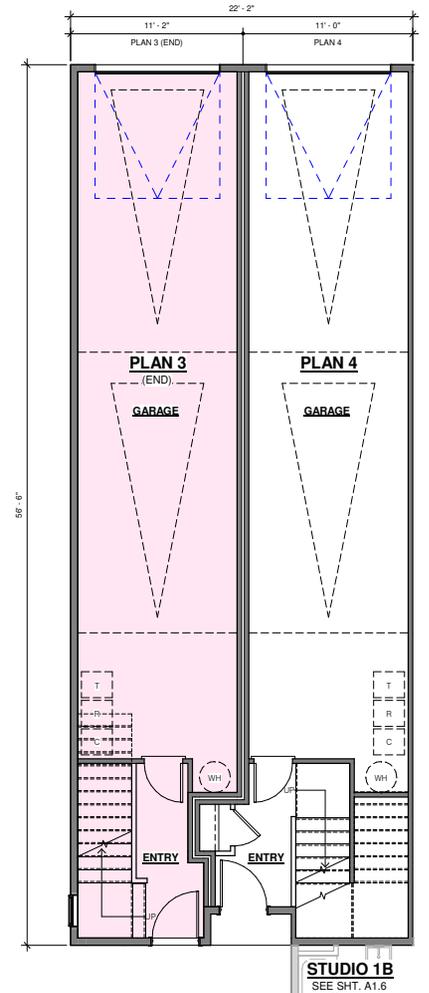
4 4TH FLOOR PLAN 3 & 4
SCALE: 1/4" = 1'-0"



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



2 2ND FLOOR PLAN 3 & 4
SCALE: 1/4" = 1'-0"



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

STUDIO 1B
SEE SHT. A1.6

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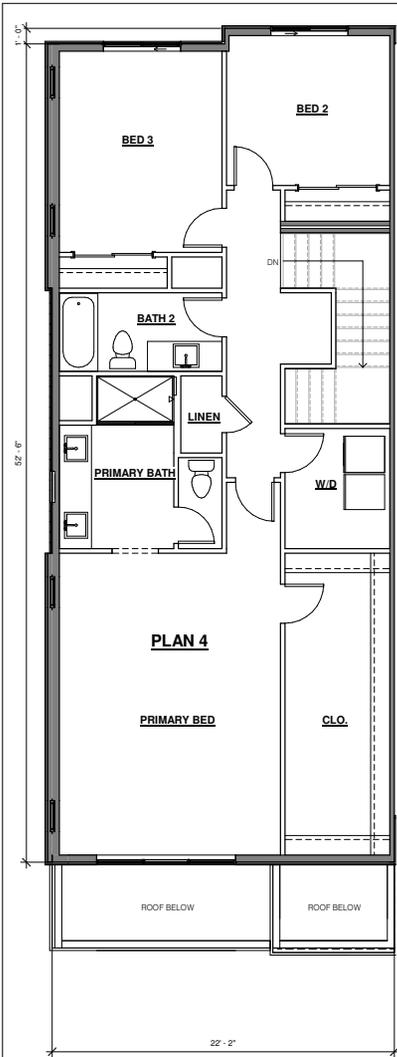
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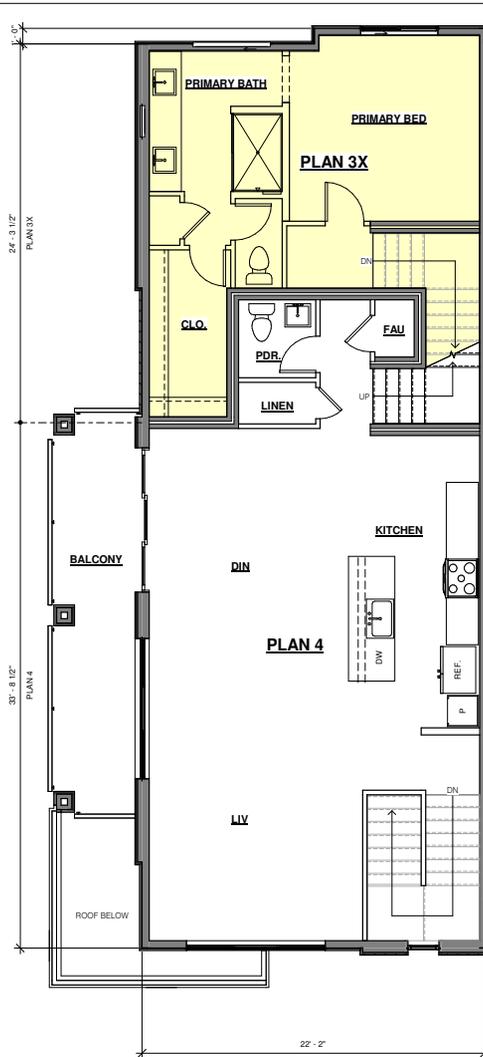
CONCEPTUAL UNIT PLANS 3&4

A1.4

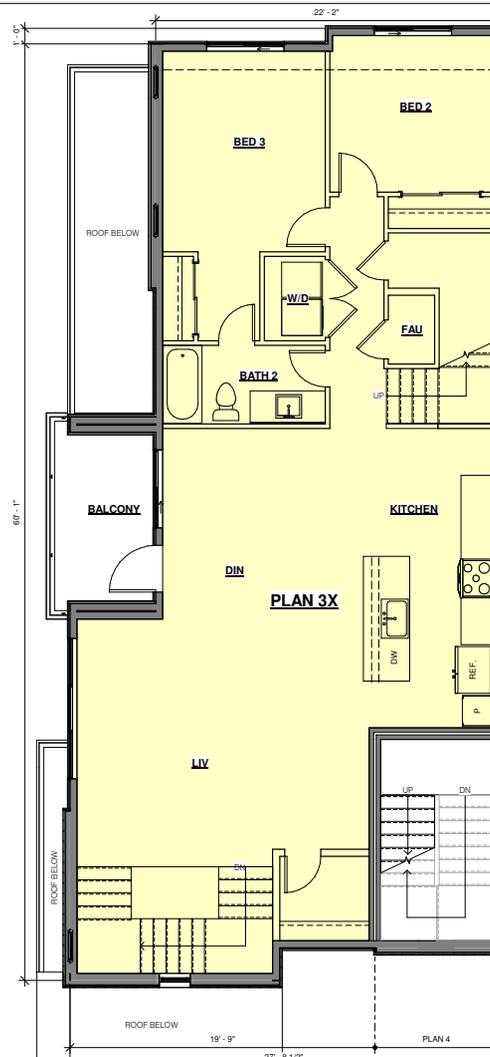
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Date: 06/20/2025
Project Number: 317083



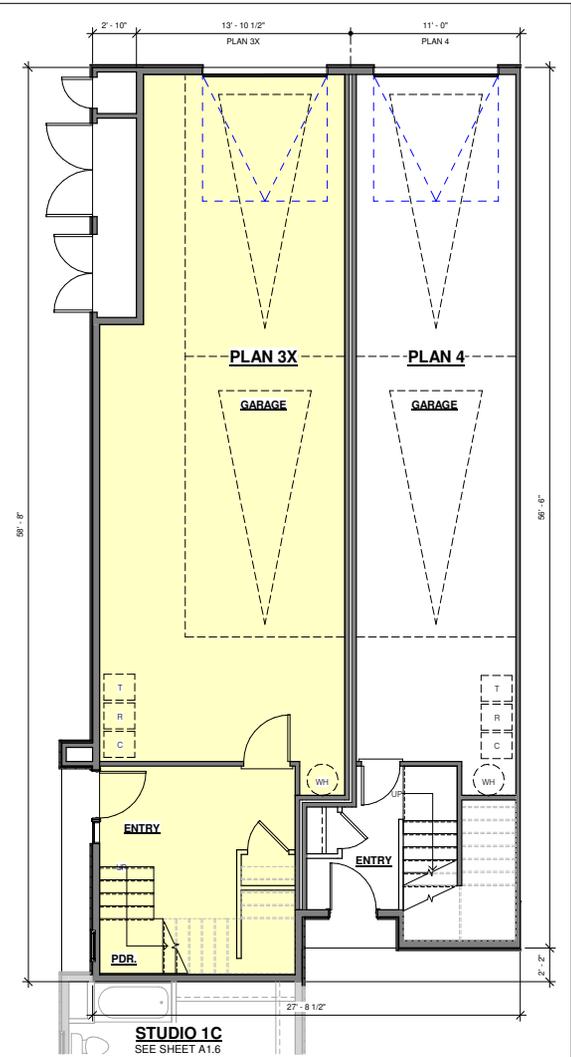
4 4TH FLOOR PLAN 3X & 4
SCALE: 1/4" = 1'-0"



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



2 2ND FLOOR PLAN 3X & 4
SCALE: 1/4" = 1'-0"



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

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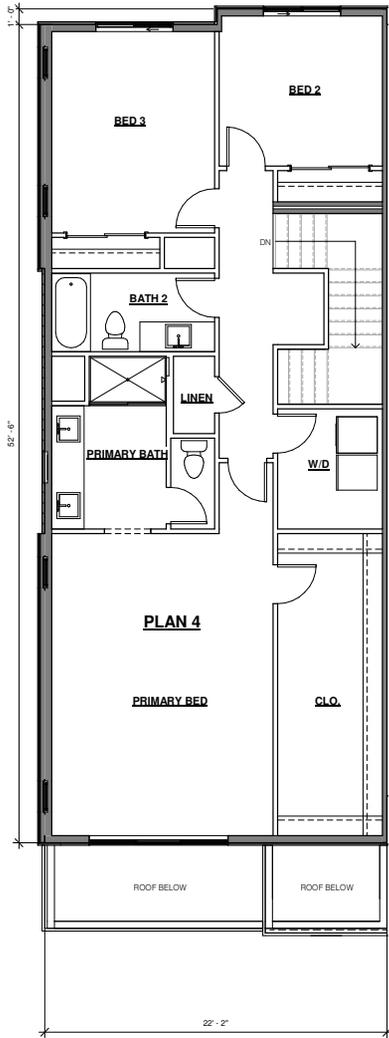
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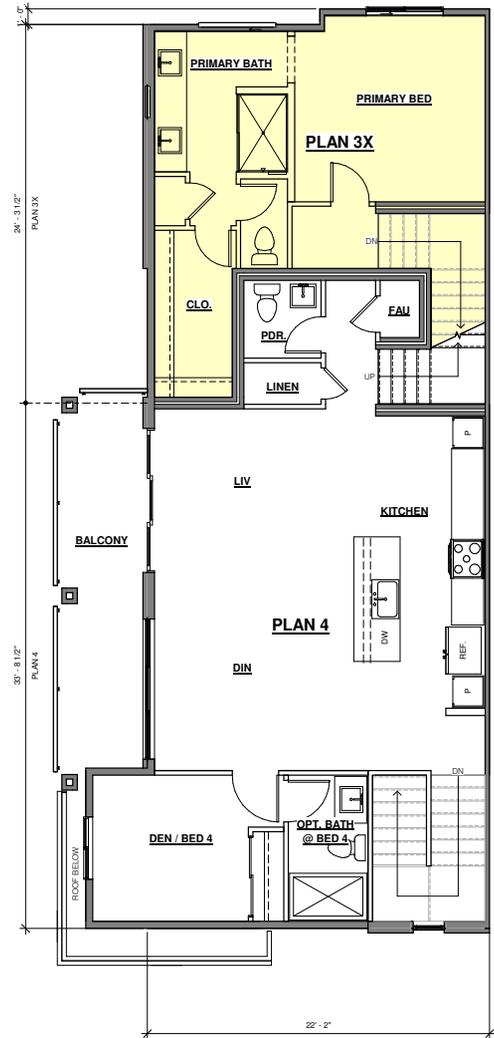
CONCEPTUAL UNIT PLAN 3X (END)

A1.5

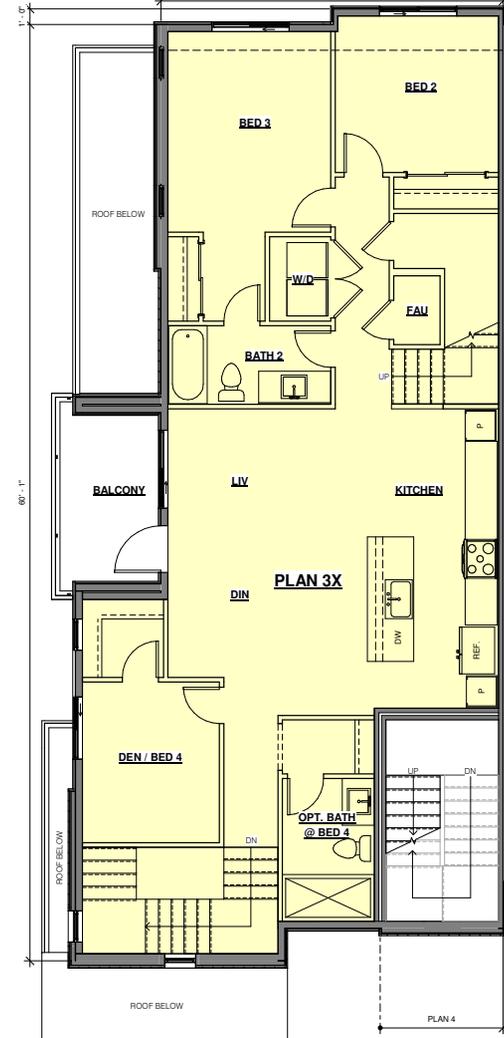
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Date: 06/20/2025
Project Number: 317083



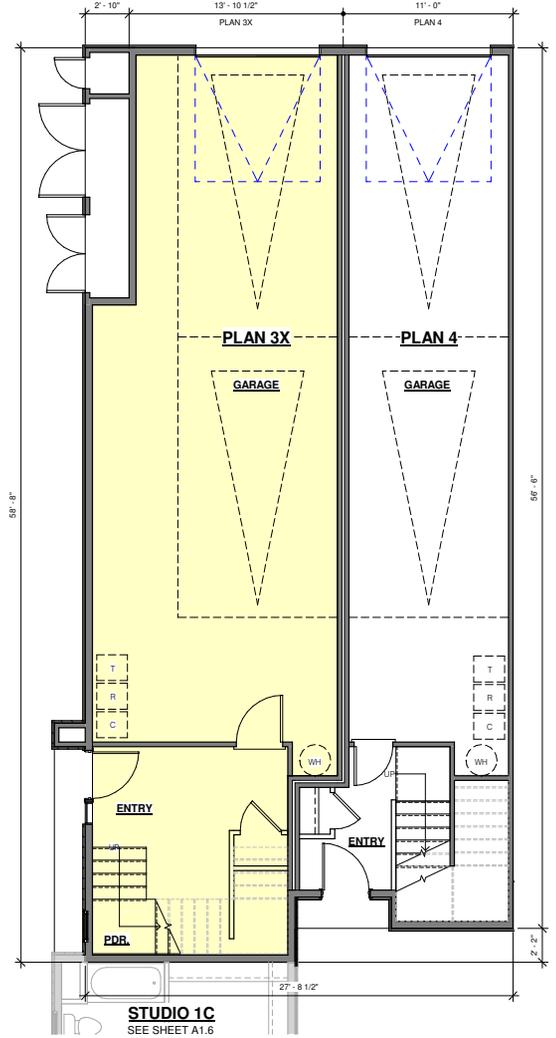
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SCALE: 1/4" = 1'-0"



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



2 2ND FLOOR PLAN 3X & 4 - ALT
SCALE: 1/4" = 1'-0"



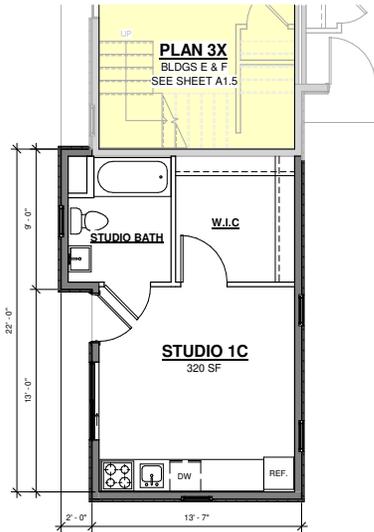
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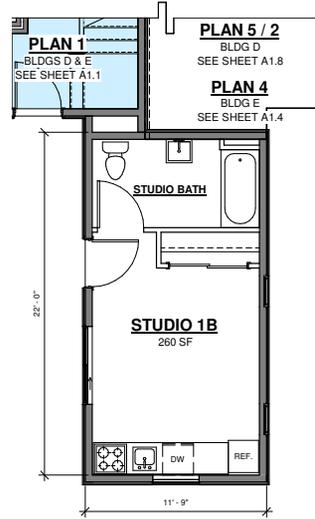


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CONCEPTUAL UNIT PLAN 3X (DEN / BED 4 OPT)
A1.5.1
Scale: 1/4" = 1'-0"
Date: 07/25/2025
Project Number: 317083



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



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

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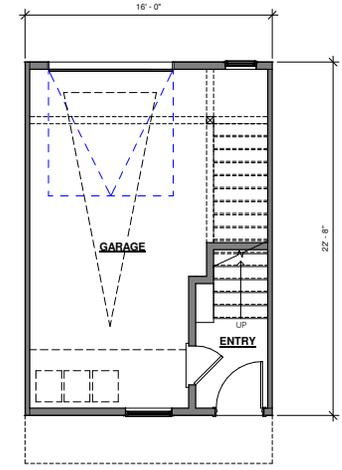
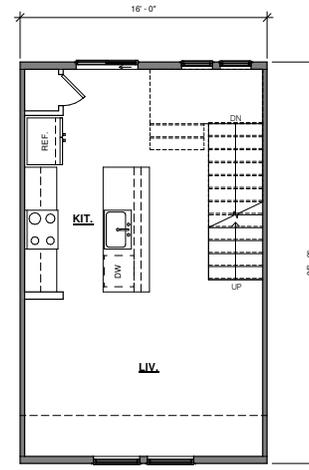
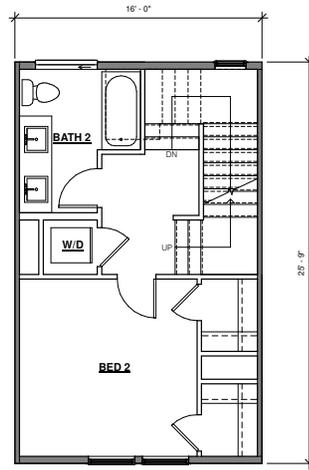
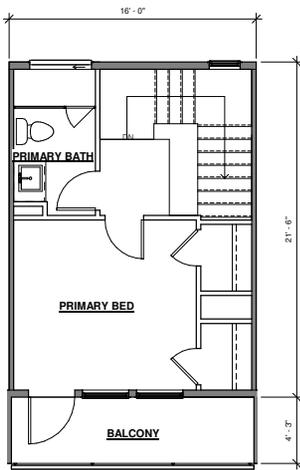
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CONCEPTUAL STUDIO PLANS

A1.6

Scale: 1/4" = 1'-0"
Date: 06/20/2025
Project Number: 317083



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

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

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

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

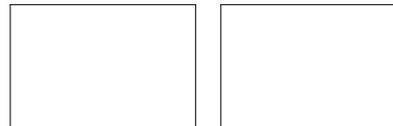
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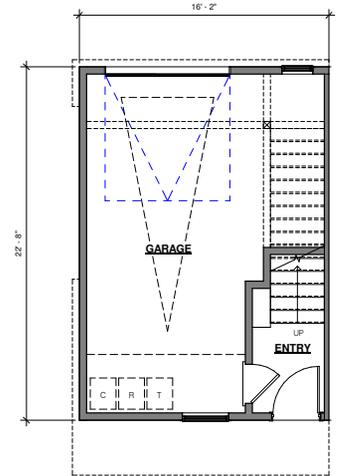
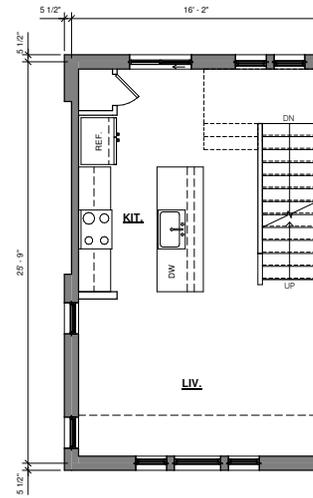
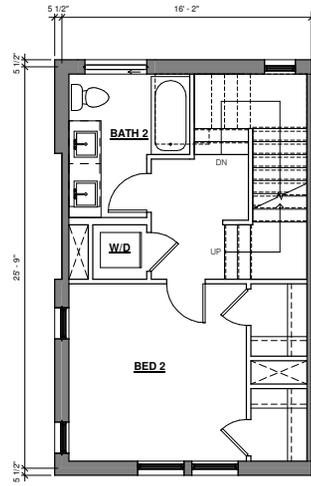
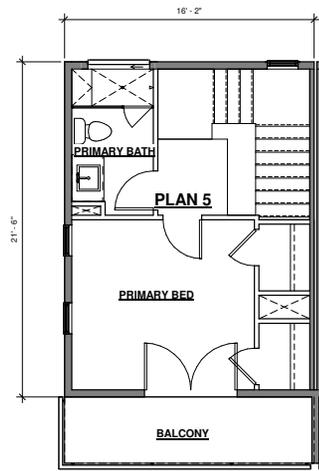
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CONCEPTUAL UNIT PLAN 5

A1.7

Scale: 1/4" = 1'-0"
Date: 06/20/2025
Project Number: 317083



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

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

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

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

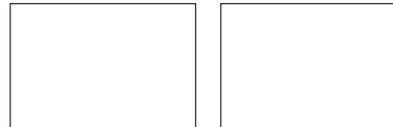
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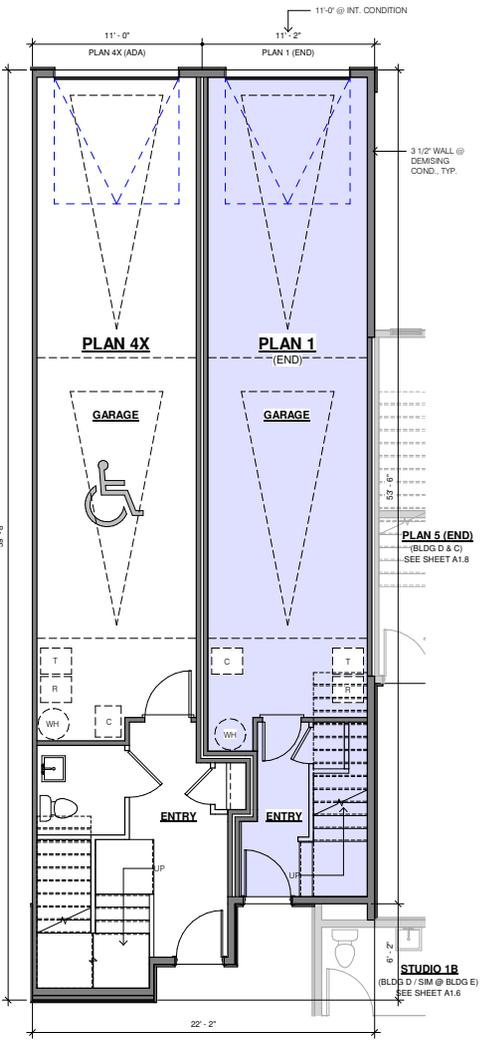
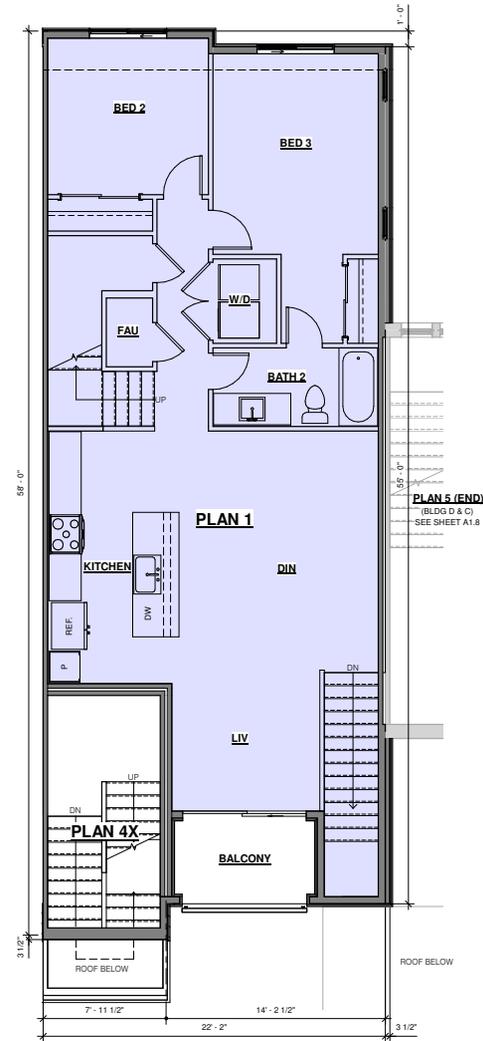
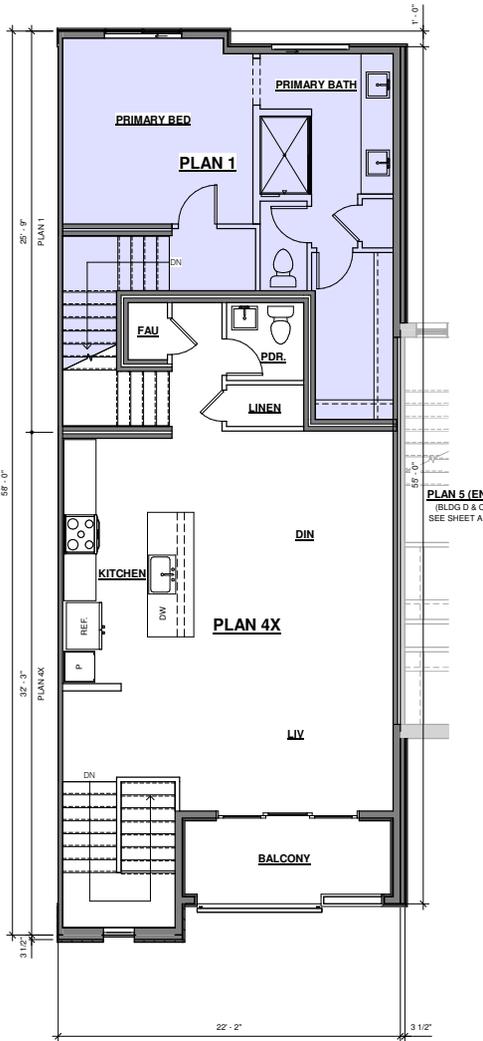
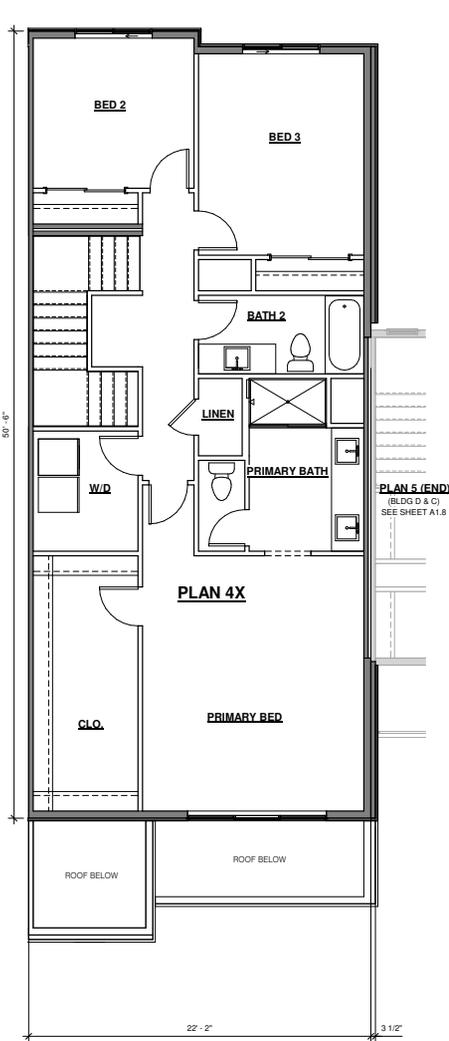
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CONCEPTUAL UNIT PLAN 5 (END)

A1.8

Scale: 1/4" = 1'-0"
Date: 06/20/2025
Project Number: 317083



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

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

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

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

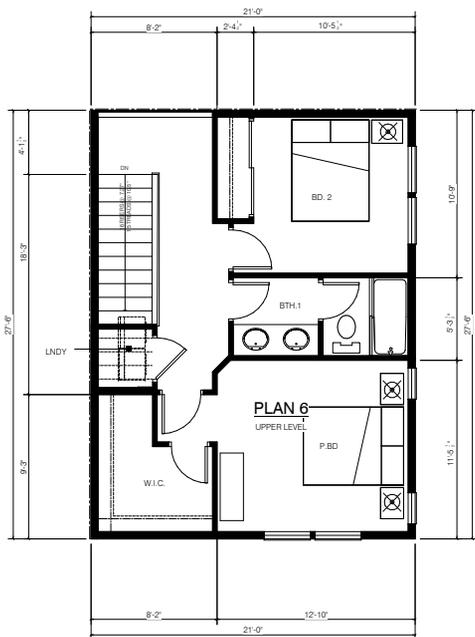
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CONCEPTUAL UNIT PLAN 4X (ADA)
A1.9
Scale: 1/4" = 1'-0"
Date: 06/20/2025
Project Number: 317083



4TH FLOOR PLAN

PLAN 6 UPPER LIVING: 536 SQ. FT.



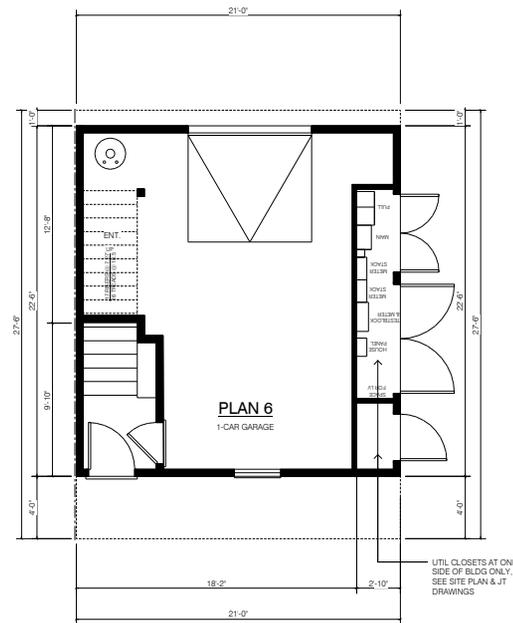
3RD FLOOR PLAN

PLAN 6 MAIN LIVING: 462 SQ. FT.
TOTAL LIVING: 998 SQ. FT.
STAIR: 116 SQ. FT.



2ND FLR. PLAN

PLAN 7 - STUDIO LIVING: 452 SQ. FT.
STAIR: 125 SQ. FT.



GROUND FLOOR PLAN

PLAN 6 STAR / UTIL.: 109 SQ. FT.
GARAGE: 364 SQ. FT.

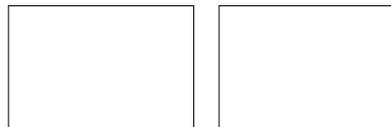
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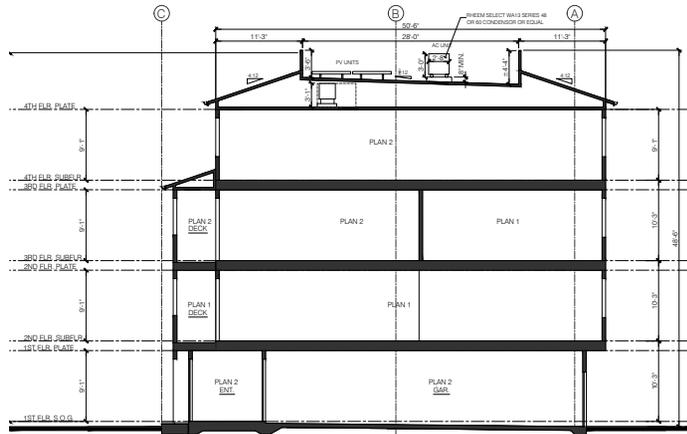
CONCEPTUAL UNIT PLAN 6&7

A1.10

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

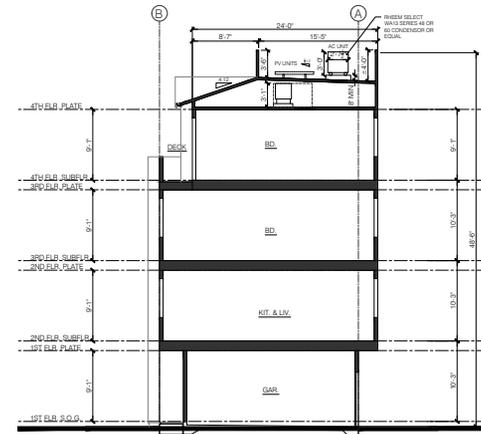
Date: 06/20/2025

Project Number: 317083



TYP. UNIT SECTION

PLAN 1 & 2



TYP. UNIT SECTION

PLAN 5

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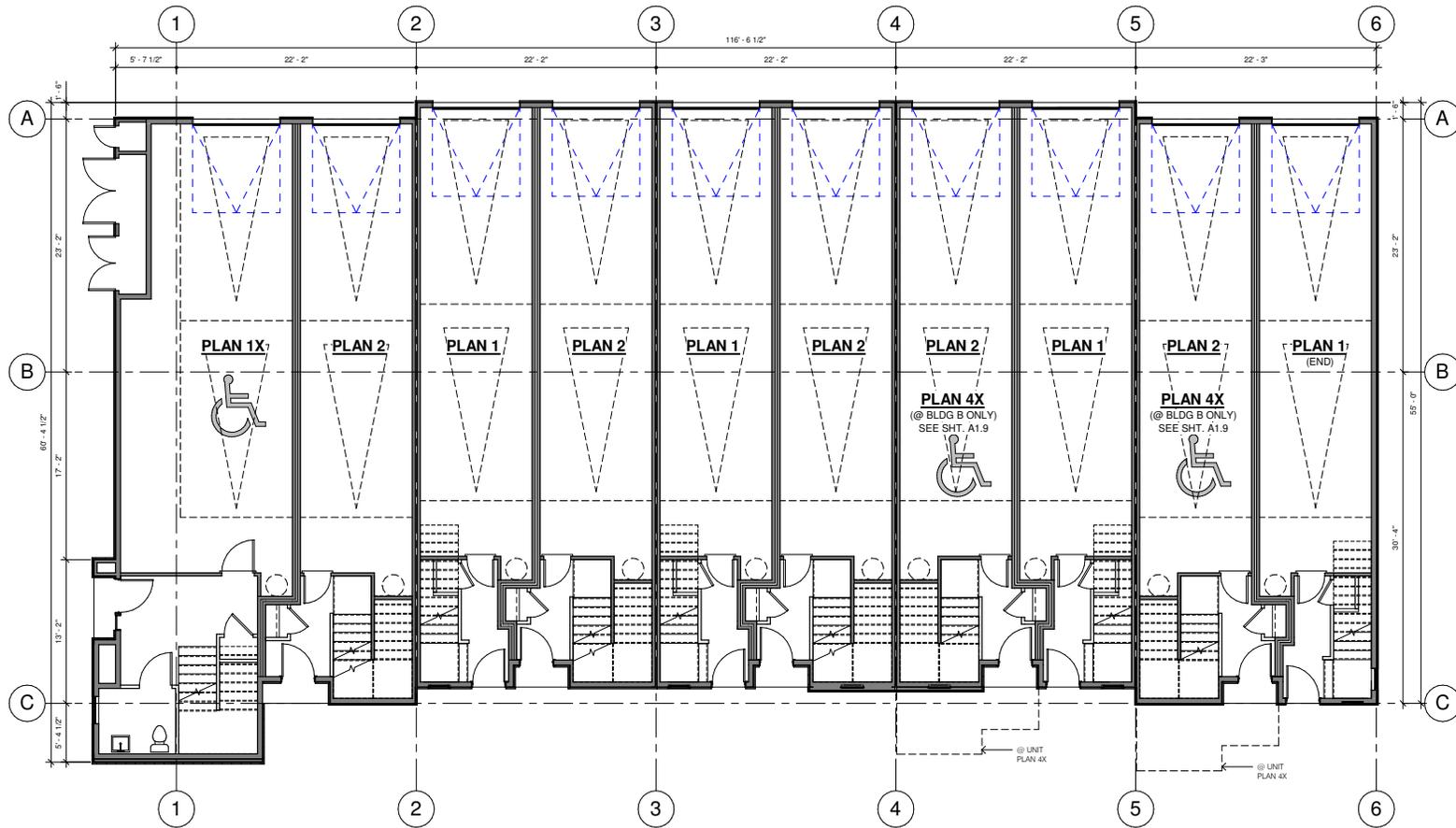
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SITELINE DRAWING & TYP. UNIT SECTION

A2.1

SCALE: 1/8" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



1 1-1ST FLOOR - BLDG B
SCALE: 3/16" = 1'-0"

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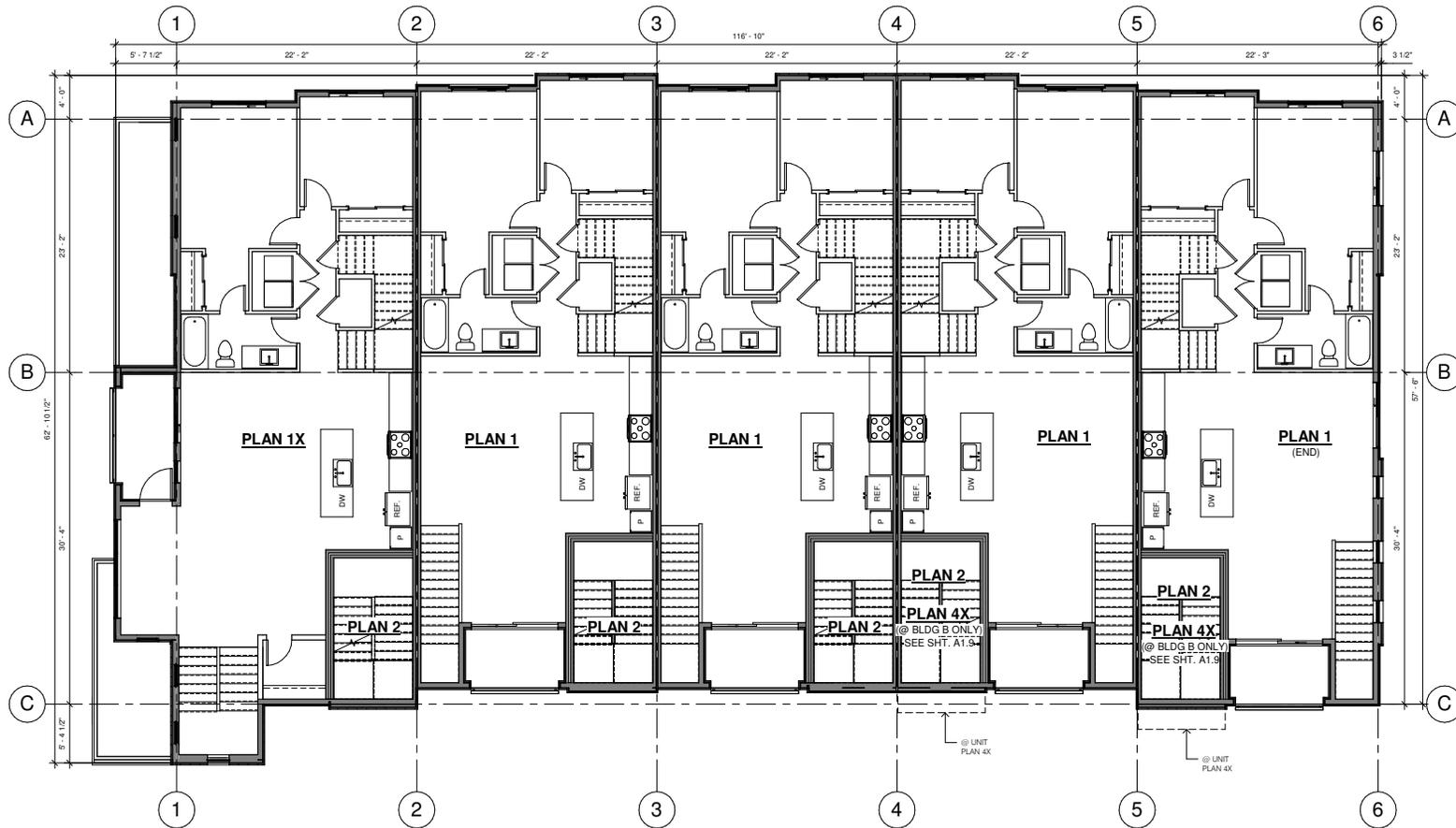


BLDG B (BLDG A SIM) - 1ST FLOOR PLAN

A3.1.1

Scale: 3/16" = 1'-0"
Date: 06/20/2025

Project Number: 317083



1 2-2ND FLOOR - BLDG B
SCALE: 3/16" = 1'-0"

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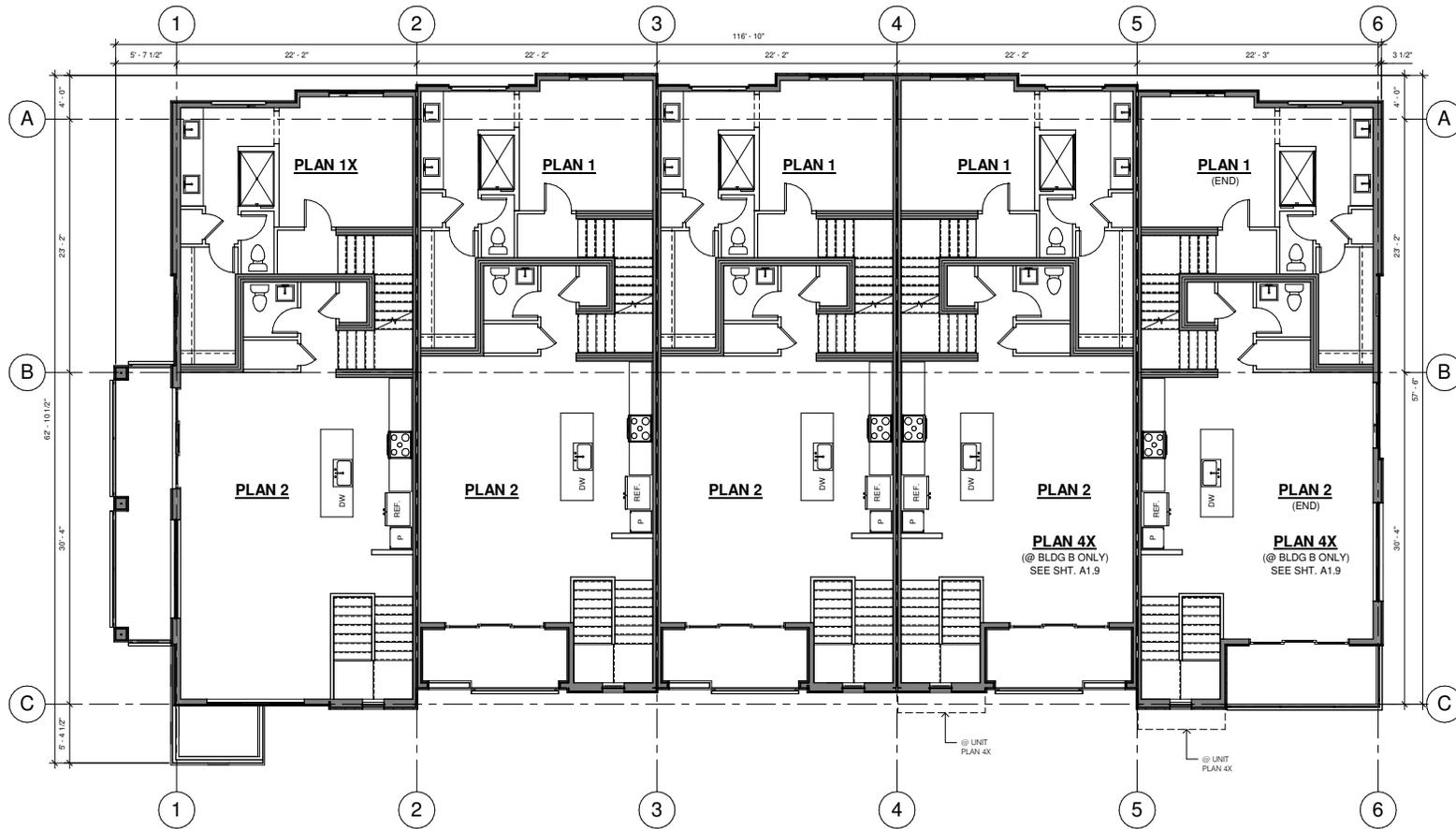
BLDG B (BLDG A SIM) - 2ND FLOOR PLAN

A3.1.2

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

Date: 06/20/2025

Project Number: 317083



1 3-3RD FLOOR - BLDG B
SCALE: 3/16" = 1'-0"

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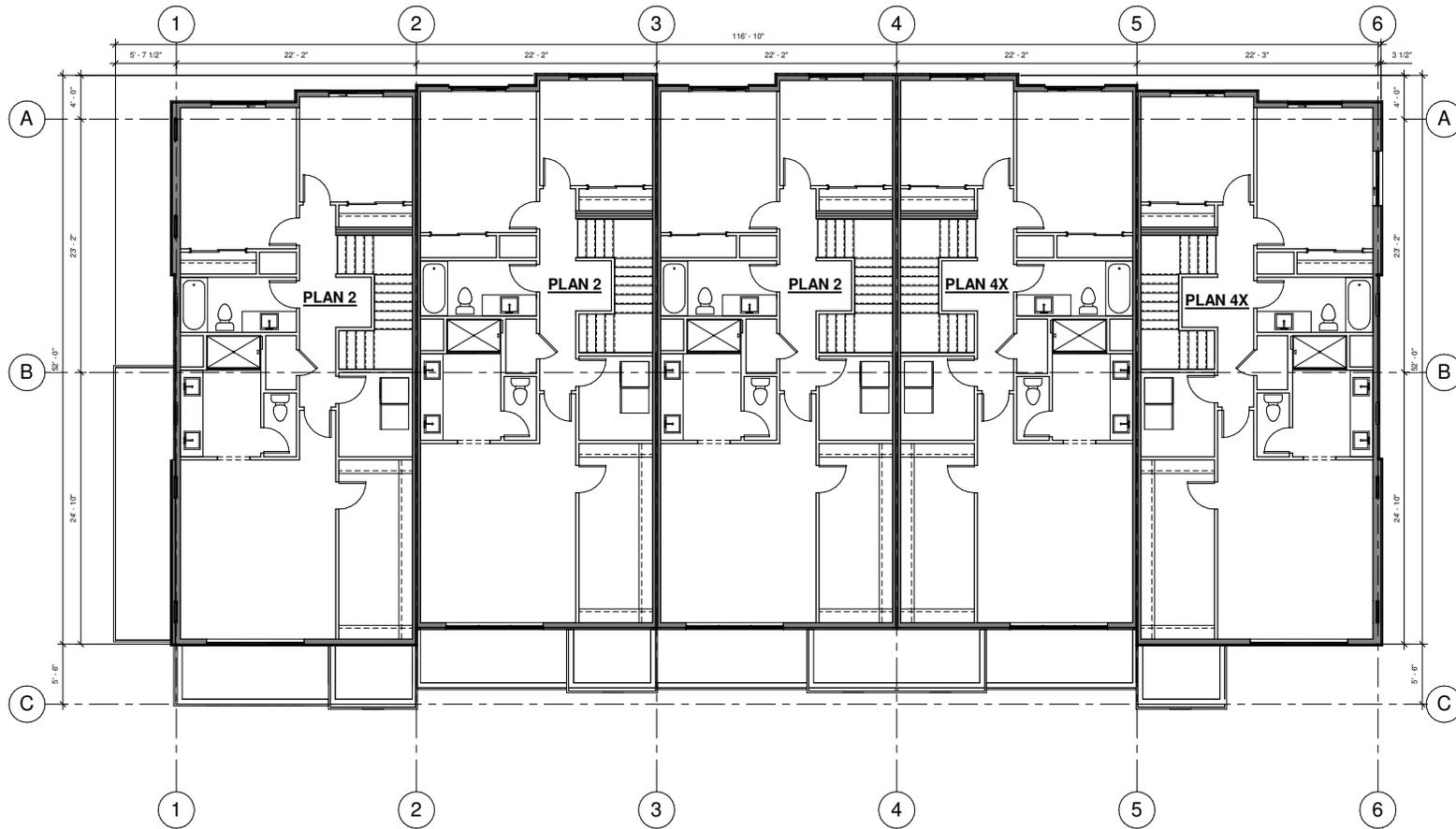
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BLDG B (BLDG A SIM) - 3RD FLOOR PLAN

A3.1.3

Scale: 3/16" = 1'-0"
Date: 06/20/2025
Project Number: 317083



1 4-4TH FLOOR - BLDG B
SCALE: 3/16" = 1'-0"

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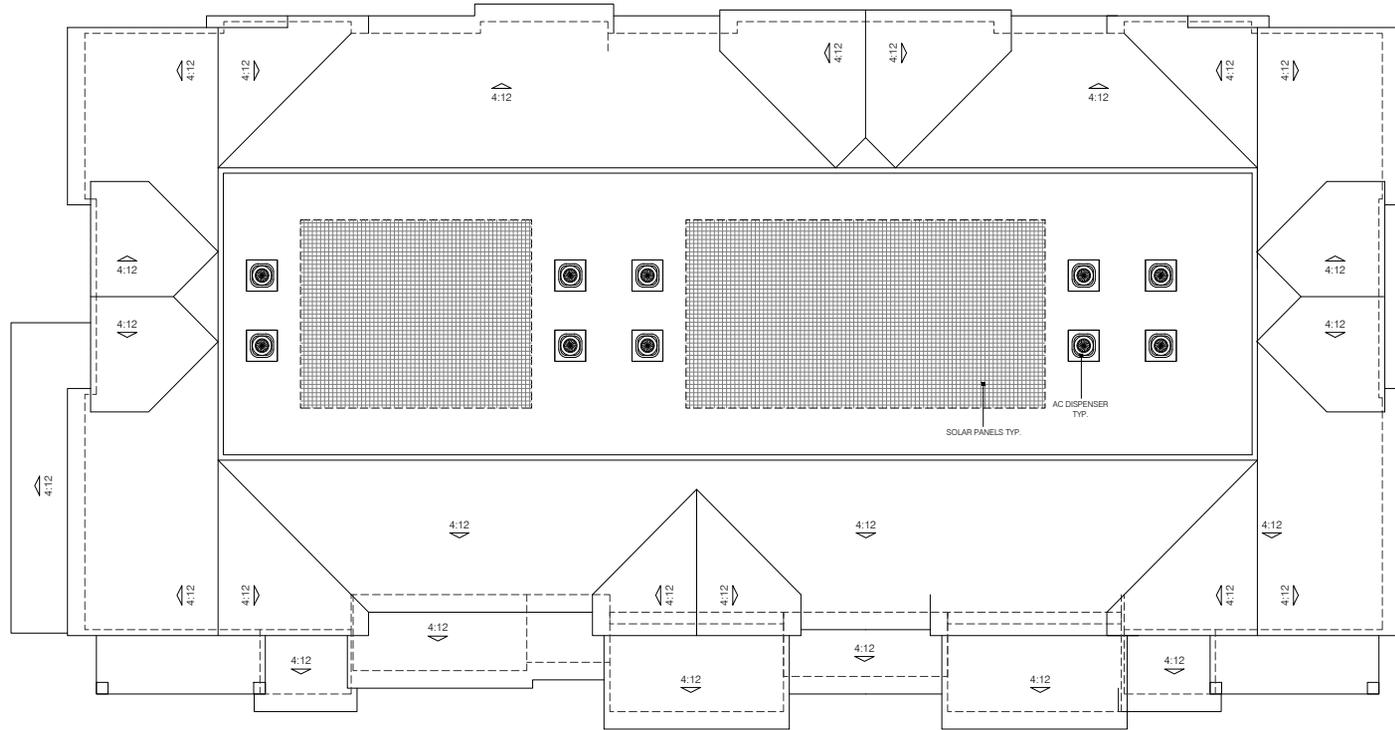


BLDG B (BLDG A SIM) - 4TH FLOOR PLAN

A3.1.4

Scale: 3/16" = 1'-0"
Date: 06/20/2025

Project Number: 317083



ROOF PLAN

BLDG. B (BLDG. A SIM)

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BLDG B (BLDG A SIM) - ROOF PLAN

A3.1.5

SCALE: 3/16" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



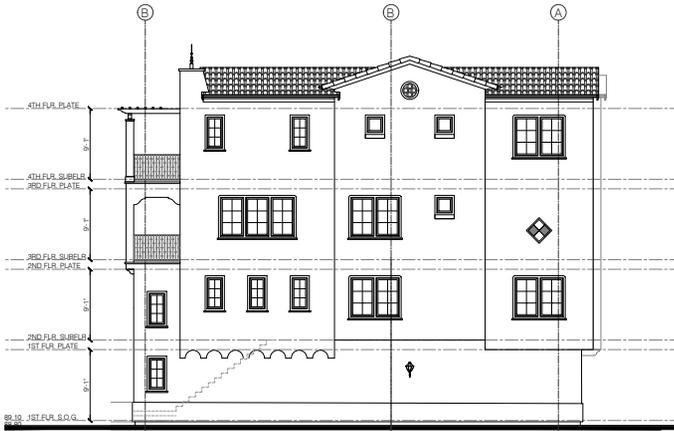
LEFT ELEVATION

BLDG. B (BLDG. A SIM)



FRONT ELEVATION

BLDG. B (BLDG. A SIM MİRRORED)



RIGHT ELEVATION

BLDG. B (BLDG. A SIM)



REAR ELEVATION

BLDG. B (BLDG. A SIM)

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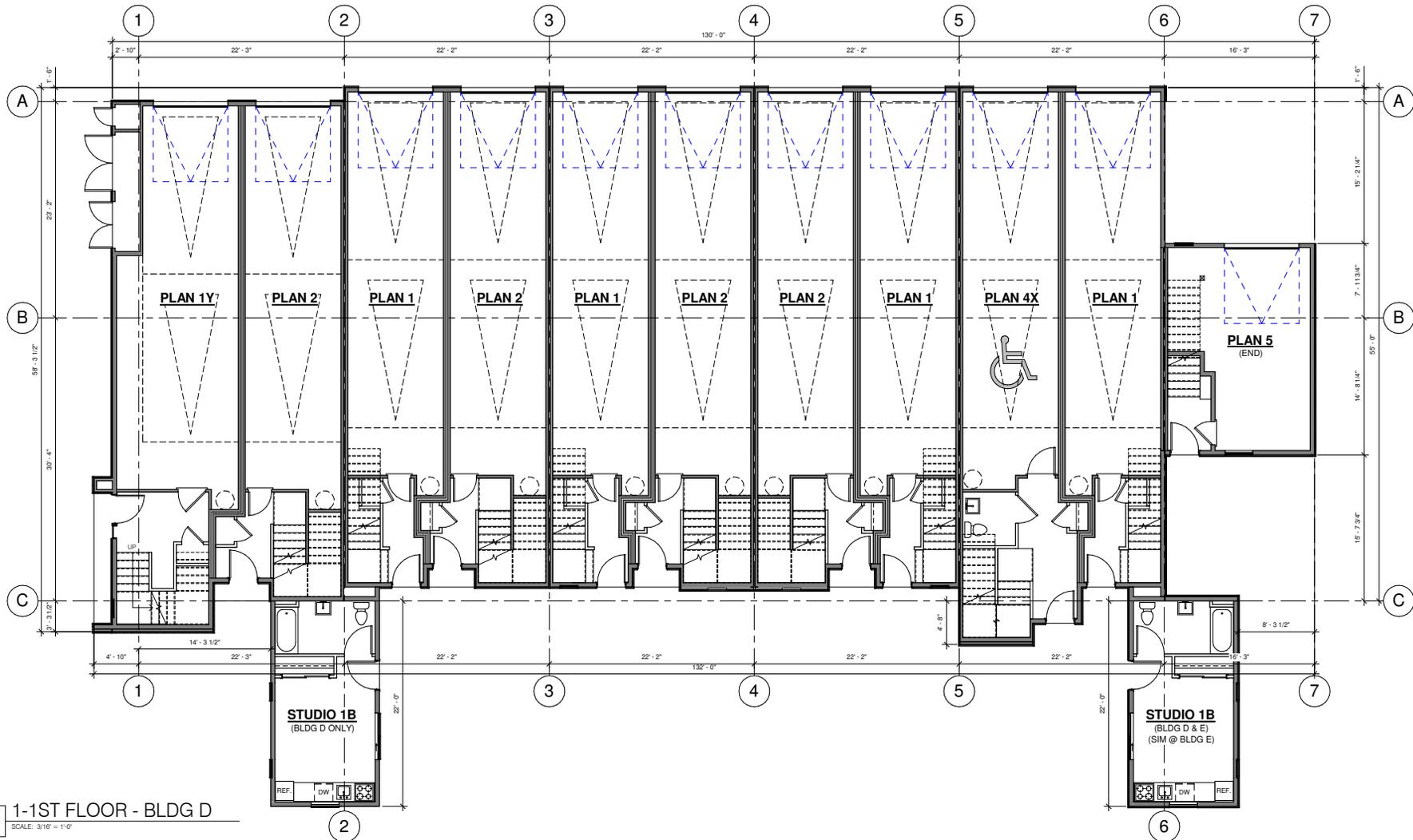
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BLDG B (BLDG A SIM) - ELEVATIONS

A3.1.6

SCALE: 1/8" = 1'-0"
DATE: 07.25.2025
PROJECT: 317083.00



1 1-1ST FLOOR - BLDG D
SCALE: 3/16" = 1'-0"

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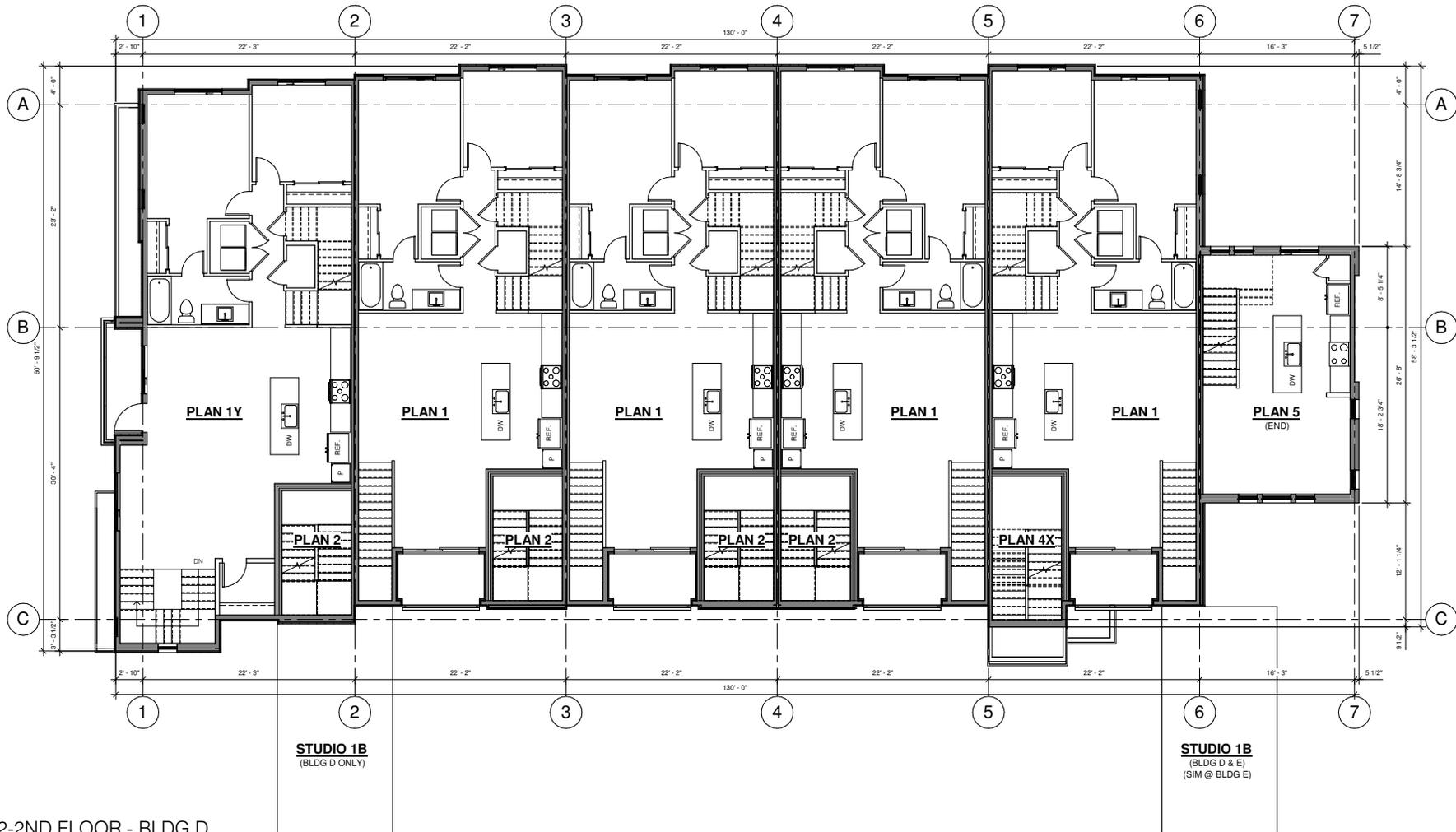
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BLDG D (BLDG C SIM) - 1ST FLOOR PLAN

A3.2.1

Scale: 3/16" = 1'-0"
 Date: 06/20/2025

Project Number: 317083



1 2-2ND FLOOR - BLDG D
SCALE: 3/16" = 1'-0"

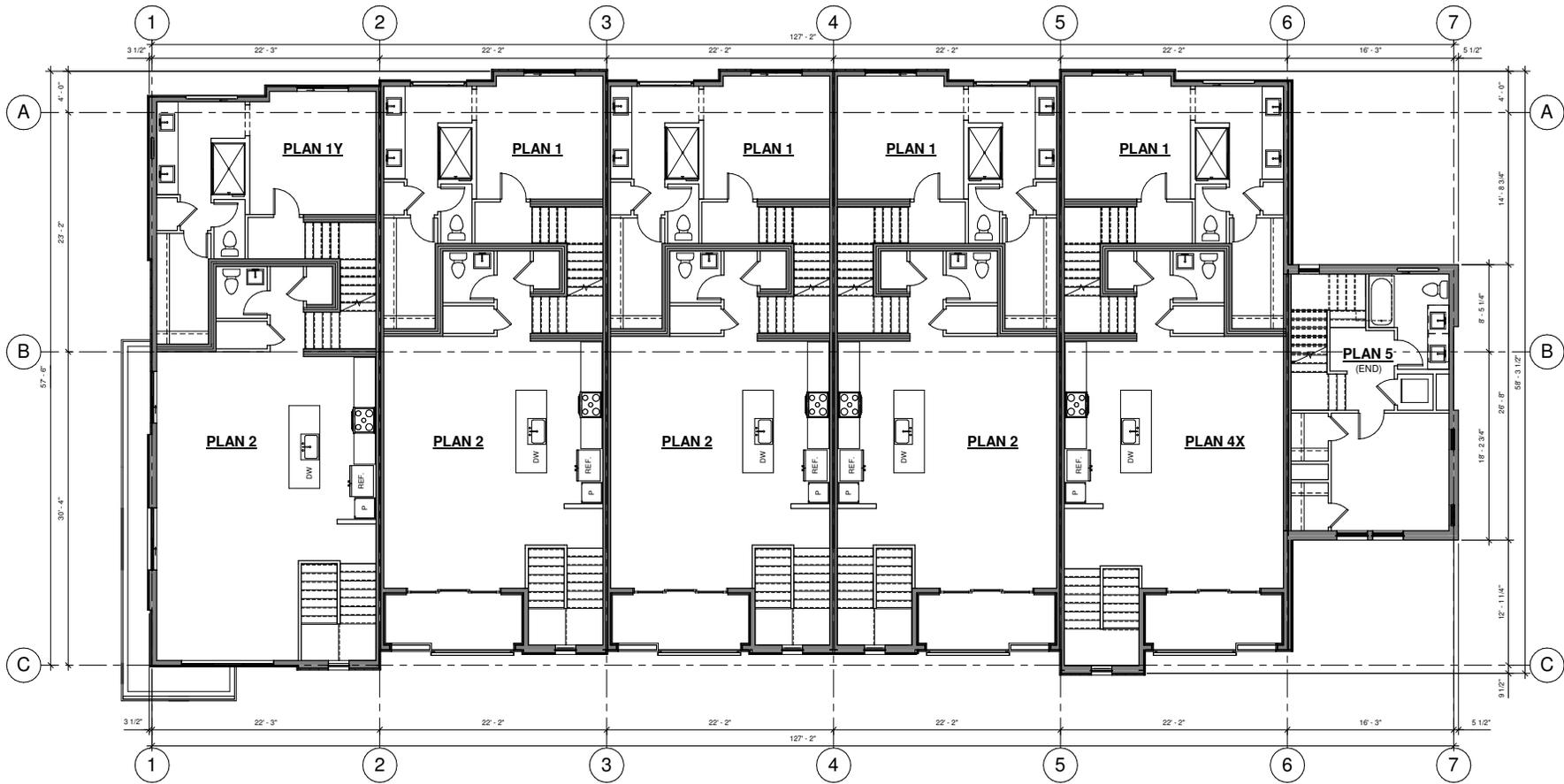
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BLDG D (BLDG C SIM) - 2ND FLOOR PLAN
A3.2.2
Scale: 3/16" = 1'-0"
Date: 06/20/2025
Project Number: 317083



1 3-3RD FLOOR - BLDG D
SCALE: 3/16" = 1'-0"

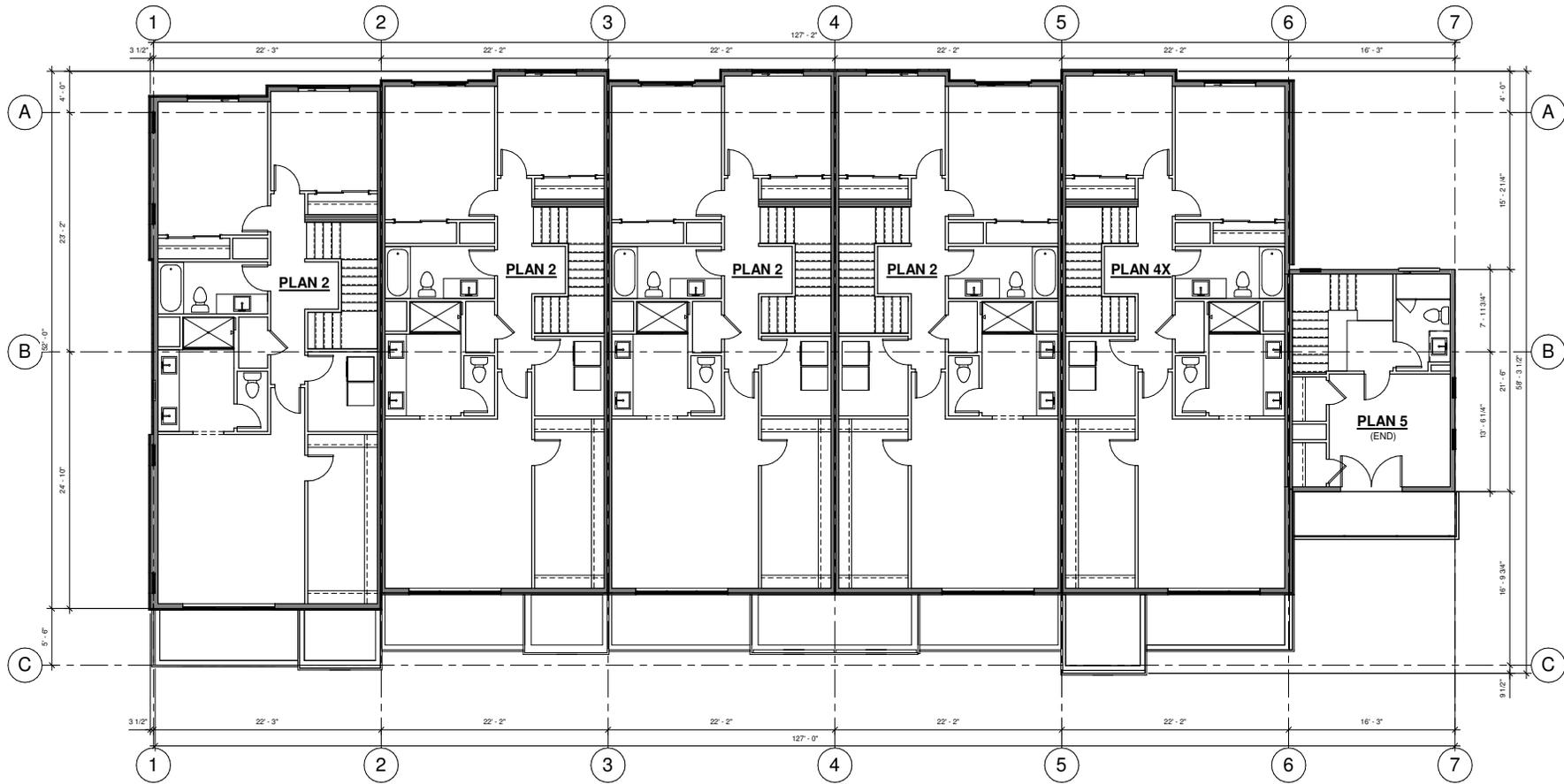
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BLDG D (BLDG C SIM) - 3RD FLOOR PLAN
A3.2.3
Scale: 3/16" = 1'-0"
Date: 06/20/2025
Project Number: 317083



1 4-4TH FLOOR - BLDG D
SCALE: 3/16" = 1'-0"

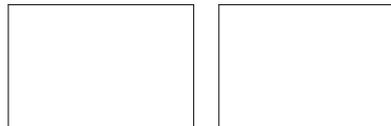
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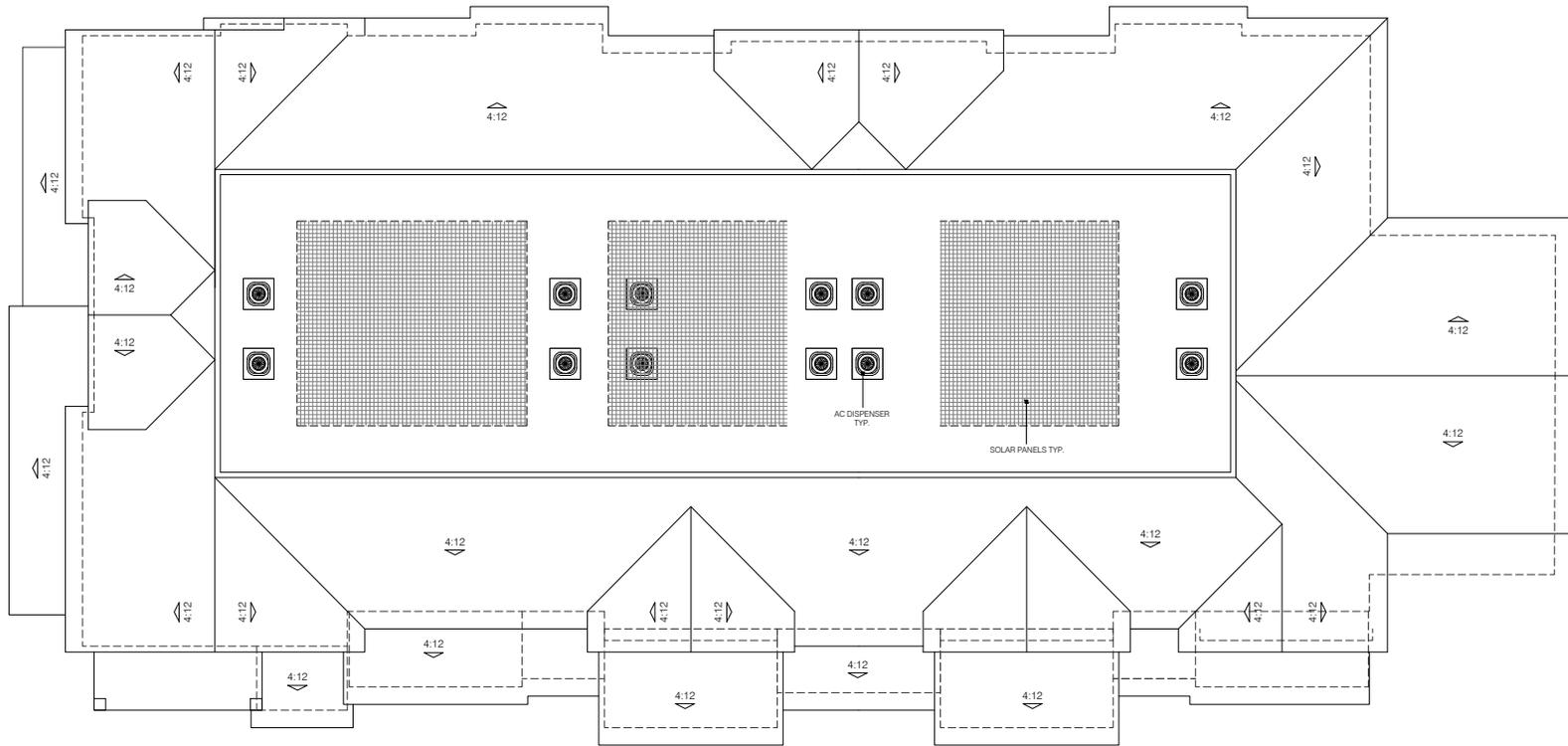
BLDG D (BLDG C SIM) - 4TH FLOOR PLAN

A3.2.4

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

Date: 06/20/2025

Project Number: 317083



ROOF PLAN

BLDG. D (BLDG. C SIM)

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BLDG D (BLDG C SIM) - ROOF PLAN

A3.2.5

SCALE: 3/16" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



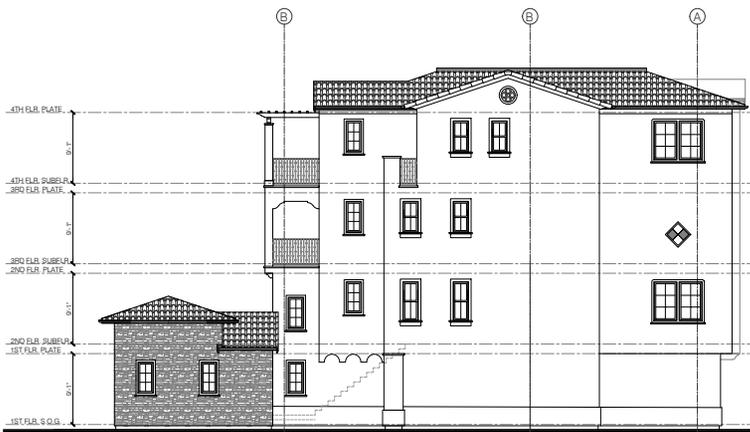
LEFT ELEVATION 3X A

BLDG. D (BLDG. C SIM)



FRONT ELEVATION 3X-4 A 1-2 B 1-2 A 2-1 A 2-1 B 5

BLDG. D (BLDG. C SIM MIRRORED)



RIGHT ELEVATION 3 A

BLDG. D (BLDG. C SIM)



REAR ELEVATION 5 2-1 B 2-1 A 1-2 A 1-2 B 3X-4 A

BLDG. D (BLDG. C SIM)

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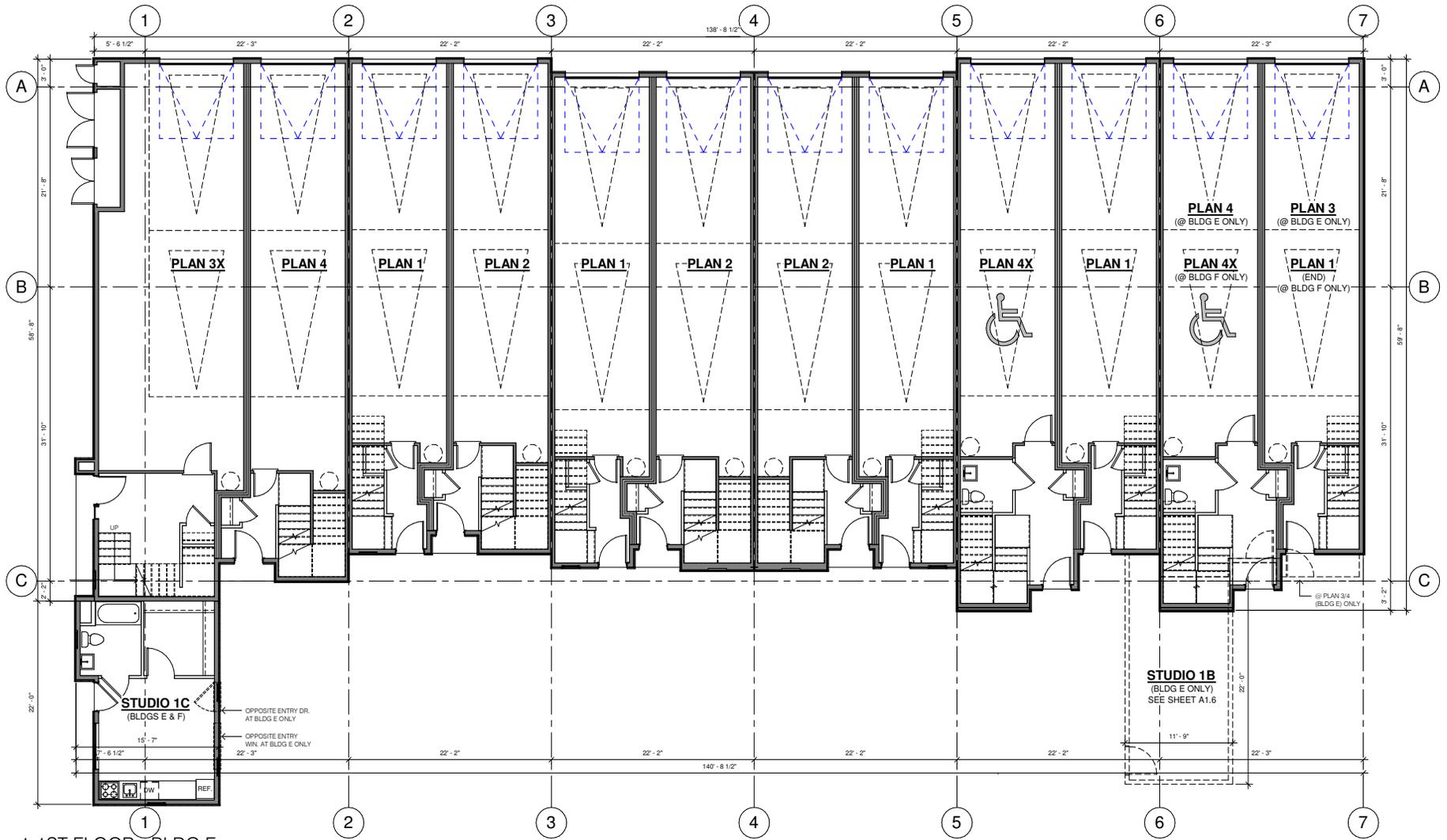
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BLDG D (BLDG C SIM) - ELEVATIONS

A3.2.6

SCALE: 1/8" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



1 1-1ST FLOOR - BLDG F
SCALE: 3/16" = 1'-0"

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

A3.3.1

Scale: 3/16" = 1'-0"
Date: 06/20/2025

Project Number: 317083



1 3-3RD FLOOR - BLDG F
SCALE: 3/16" = 1'-0"

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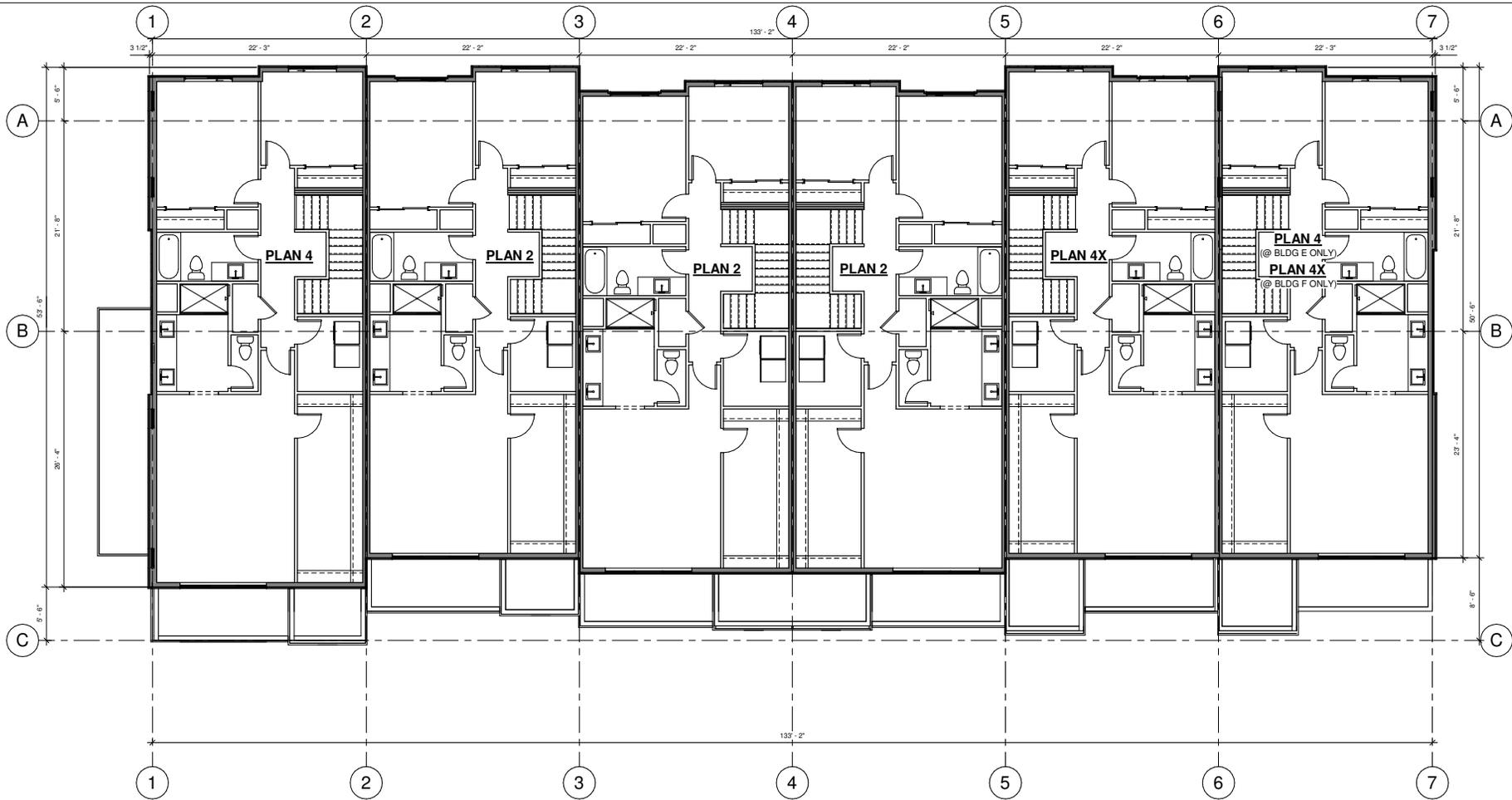
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BLDG F (BLDG E SIM) - 3RD FLOOR PLAN

A3.3.3

Scale: 3/16" = 1'-0"
Date: 06/20/2025

Project Number: 317083



1 4-4TH FLOOR - BLDG F
SCALE: 3/16" = 1'-0"

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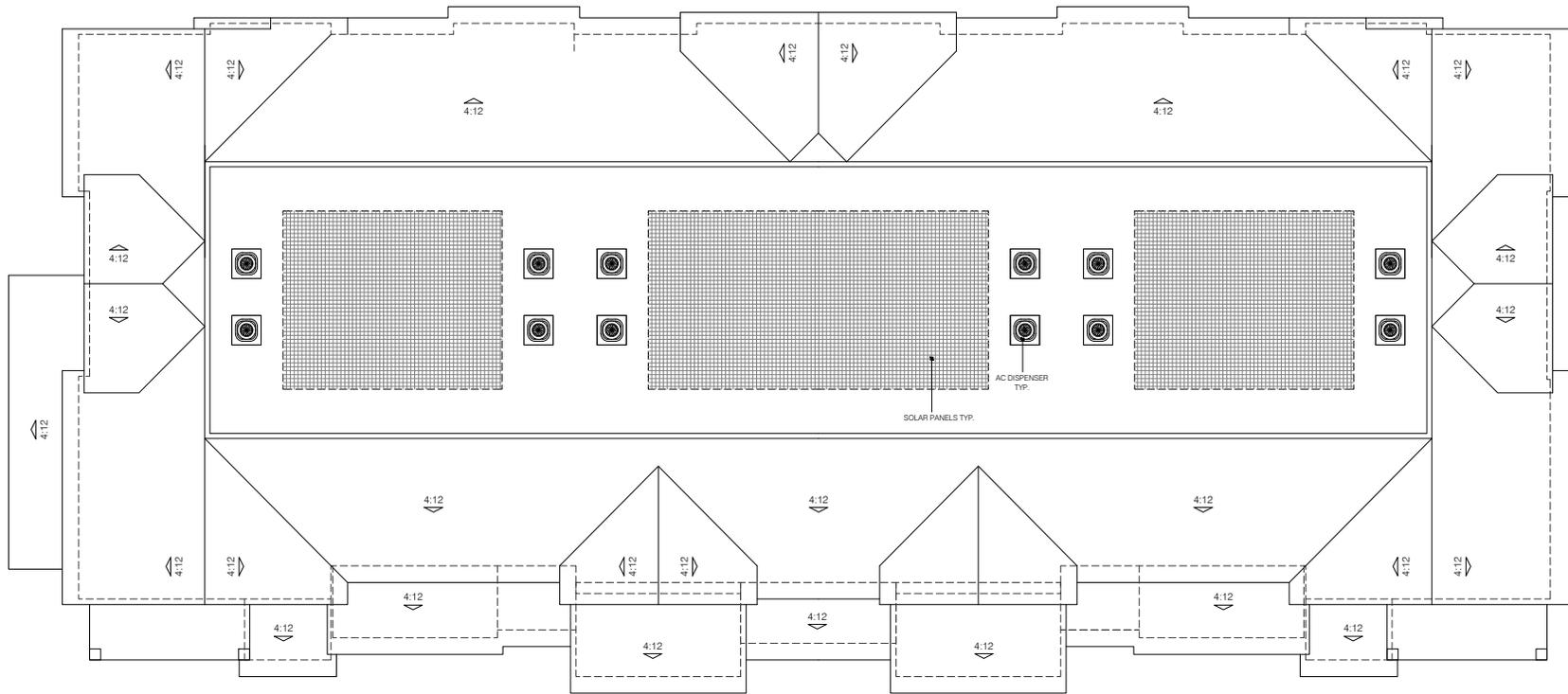
BLDG F (BLDG E SIM) - 4TH FLOOR PLAN

A3.3.4

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

Date: 06/20/2025

Project Number: 317083



ROOF PLAN

BLDG. F (BLDG. E SIM)

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BLDG F (BLDG E SIM) - ROOF PLAN

A3.3.5

SCALE: 3/16" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



LEFT ELEVATION
3X A

BLDG. F (BLDG. E SIM)



FRONT ELEVATION
3X-4 A 1-2 B 1-2 A 2-1 A 2-1 B 4-3 A

BLDG. F (BLDG. E SIM)

15'-1"



RIGHT ELEVATION
3 A

BLDG. F (BLDG. E SIM)



REAR ELEVATION
4-3 A 2-1 B 2-1 A 1-2 A 1-2 B 3X-4 A

BLDG. F (BLDG. E SIM)

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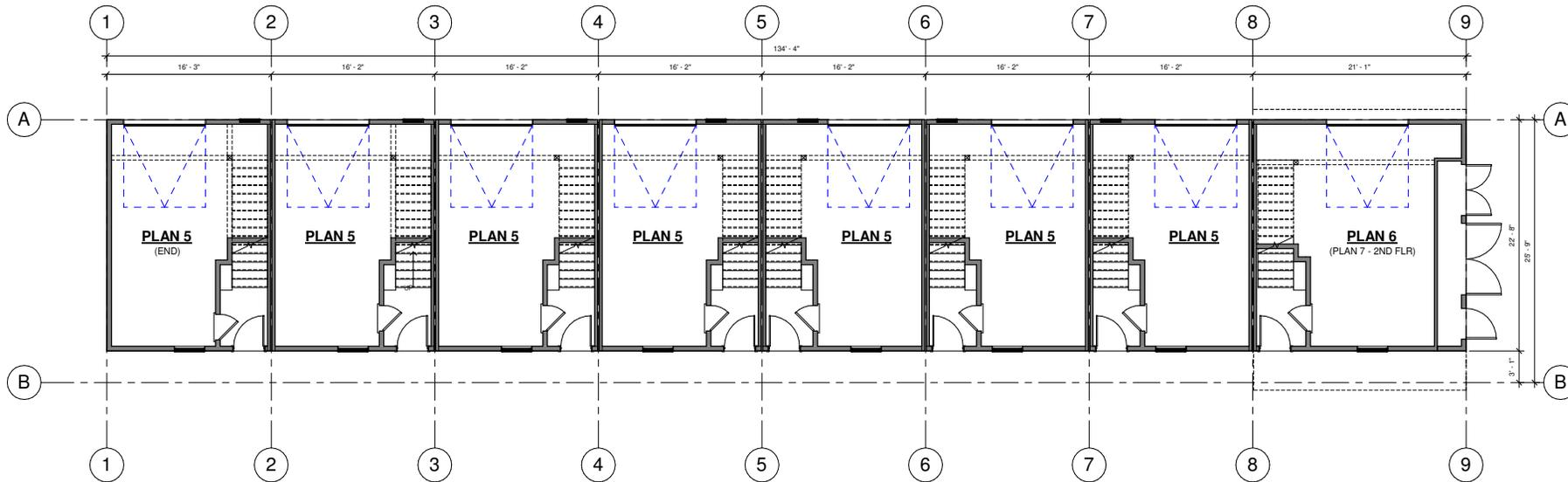
BLDG F (BLDG E SIM) - ELEVATIONS

A3.3.6

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

DATE: 07.25.2025

PROJECT: 317083.00



1 1-1ST FLOOR - BLDG G
SCALE: 3/16" = 1'-0"

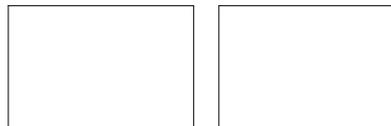
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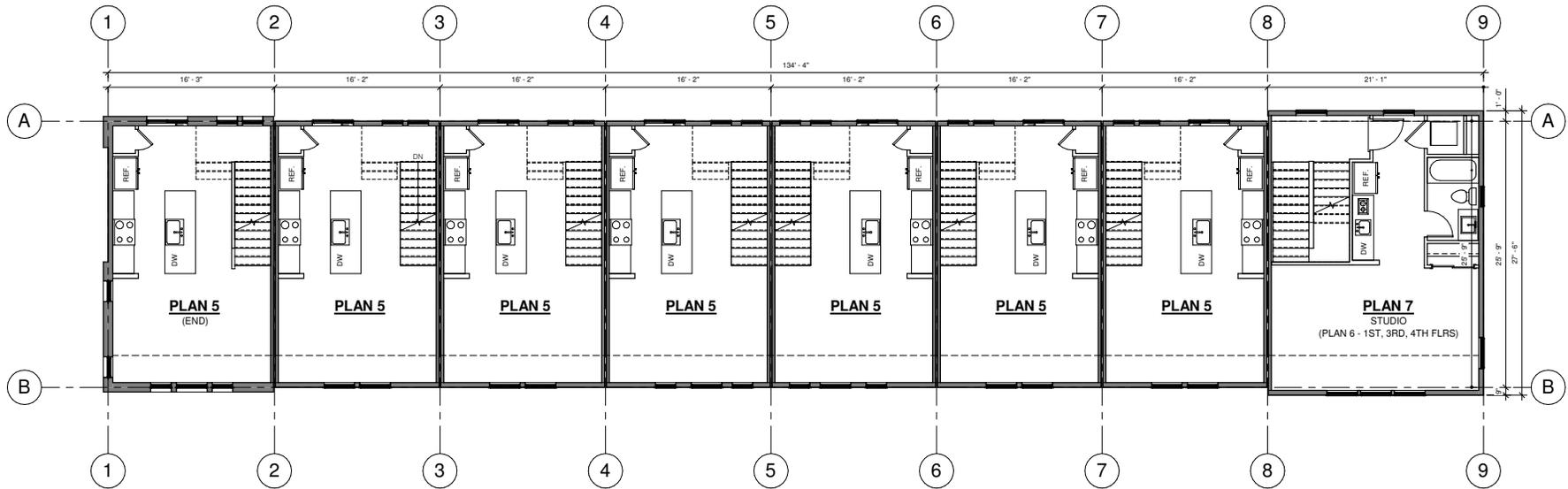
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BLDG G (BLDG H SIM) - 1ST FLOOR PLAN

A3.4.1

Scale: 3/16" = 1'-0"
Date: 06/20/2025
Project Number: 317083



1 2-2ND FLOOR - BLDG G
SCALE: 3/16" = 1'-0"

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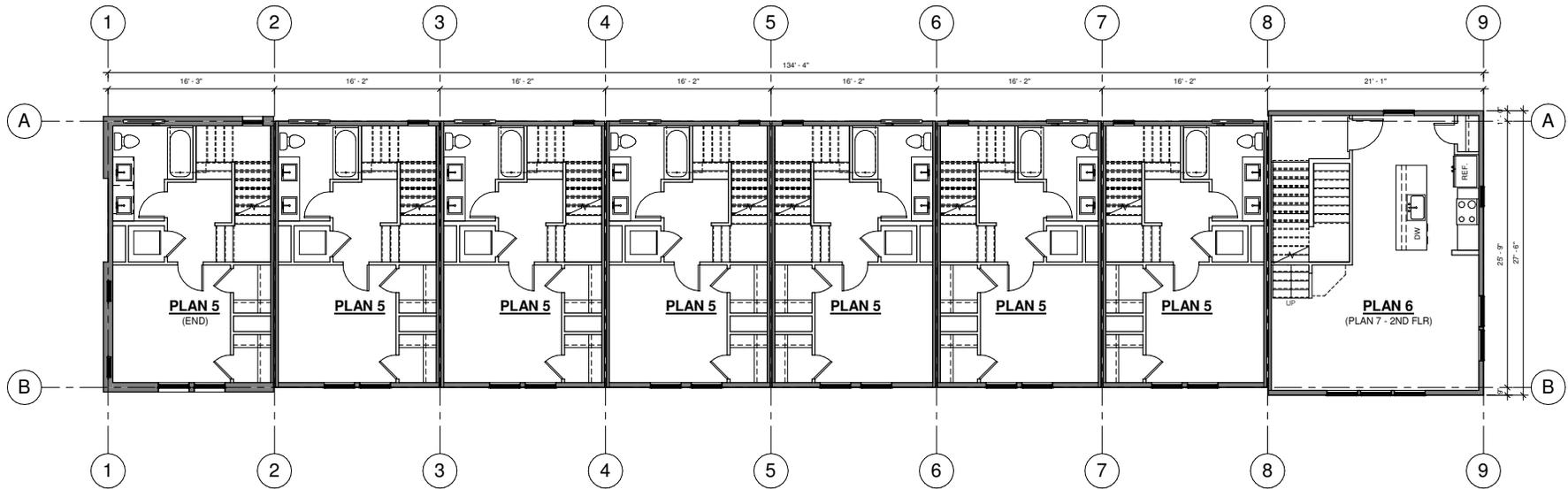
BLDG G (BLDG H SIM) - 2ND FLOOR PLAN

A3.4.2

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

Date: 06/20/2025

Project Number: 317083



1 3-3RD FLOOR - BLDG G
SCALE: 3/16" = 1'-0"

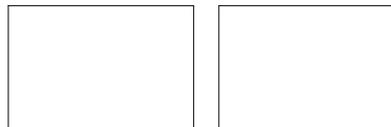
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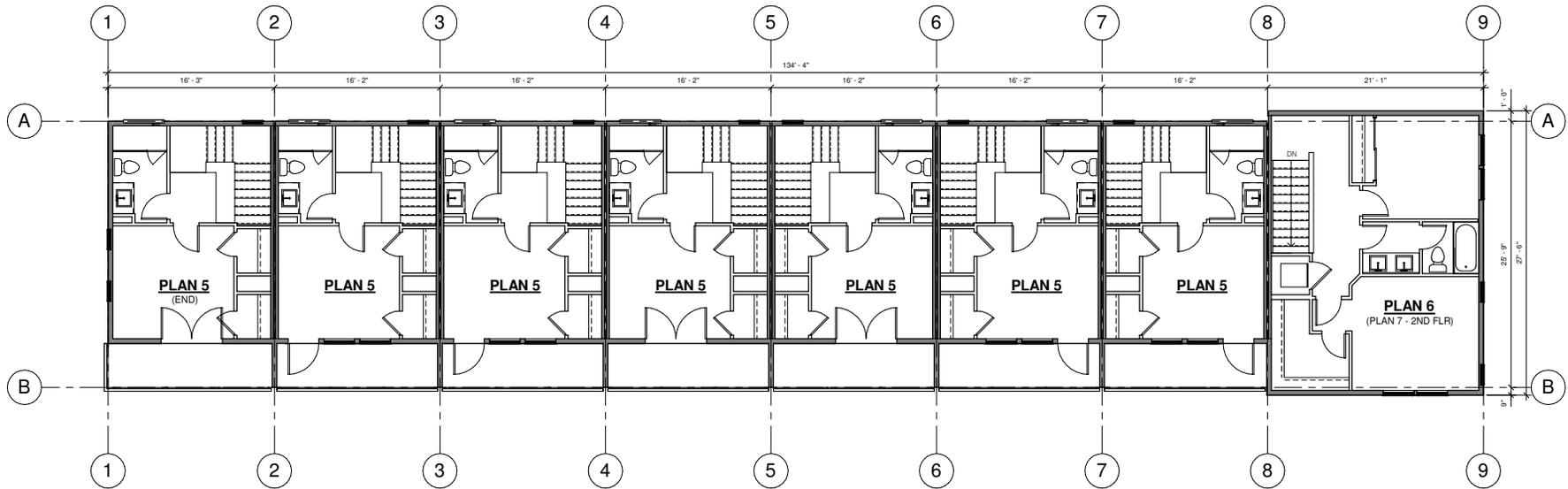
BLDG G (BLDG H SIM) - 3RD FLOOR PLAN

A3.4.3

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

Date: 06/20/2025

Project Number: 317083



1 4-4TH FLOOR - BLDG G
SCALE: 3/16" = 1'-0"

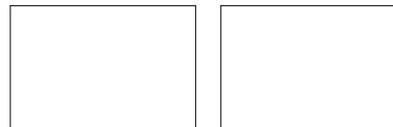
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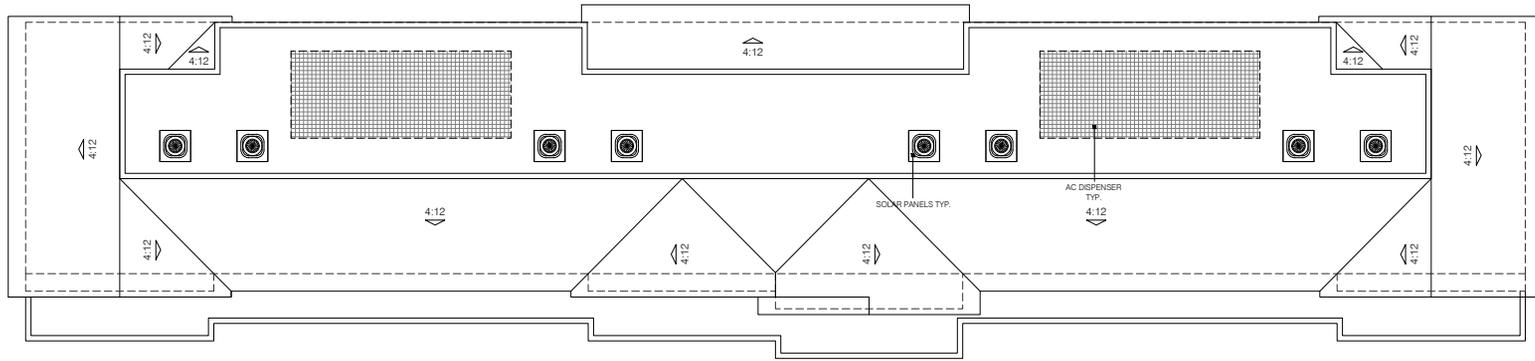
BLDG G (BLDG H SIM) - 4TH FLOOR PLAN

A3.4.4

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

Date: 06/20/2025

Project Number: 317083



ROOF PLAN

BLDG. G (BLDG. H SIM)

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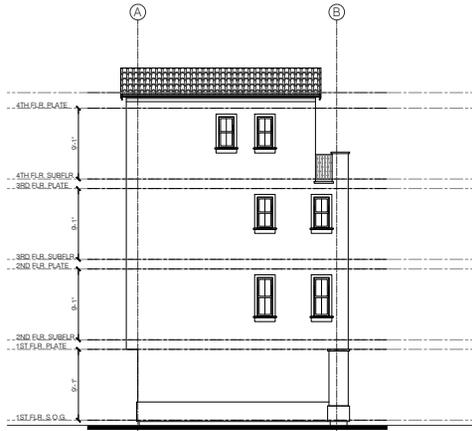
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BLDG G (BLDG H SIM) - ROOF PLAN

A3.4.5

SCALE: 3/16" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



LEFT ELEVATION

BLDG. G (BLDG. H SIM)



FRONT ELEVATION

BLDG. G (BLDG. H SIM)



RIGHT ELEVATION

BLDG. G (BLDG. H SIM)



REAR ELEVATION

BLDG. G (BLDG. H SIM)

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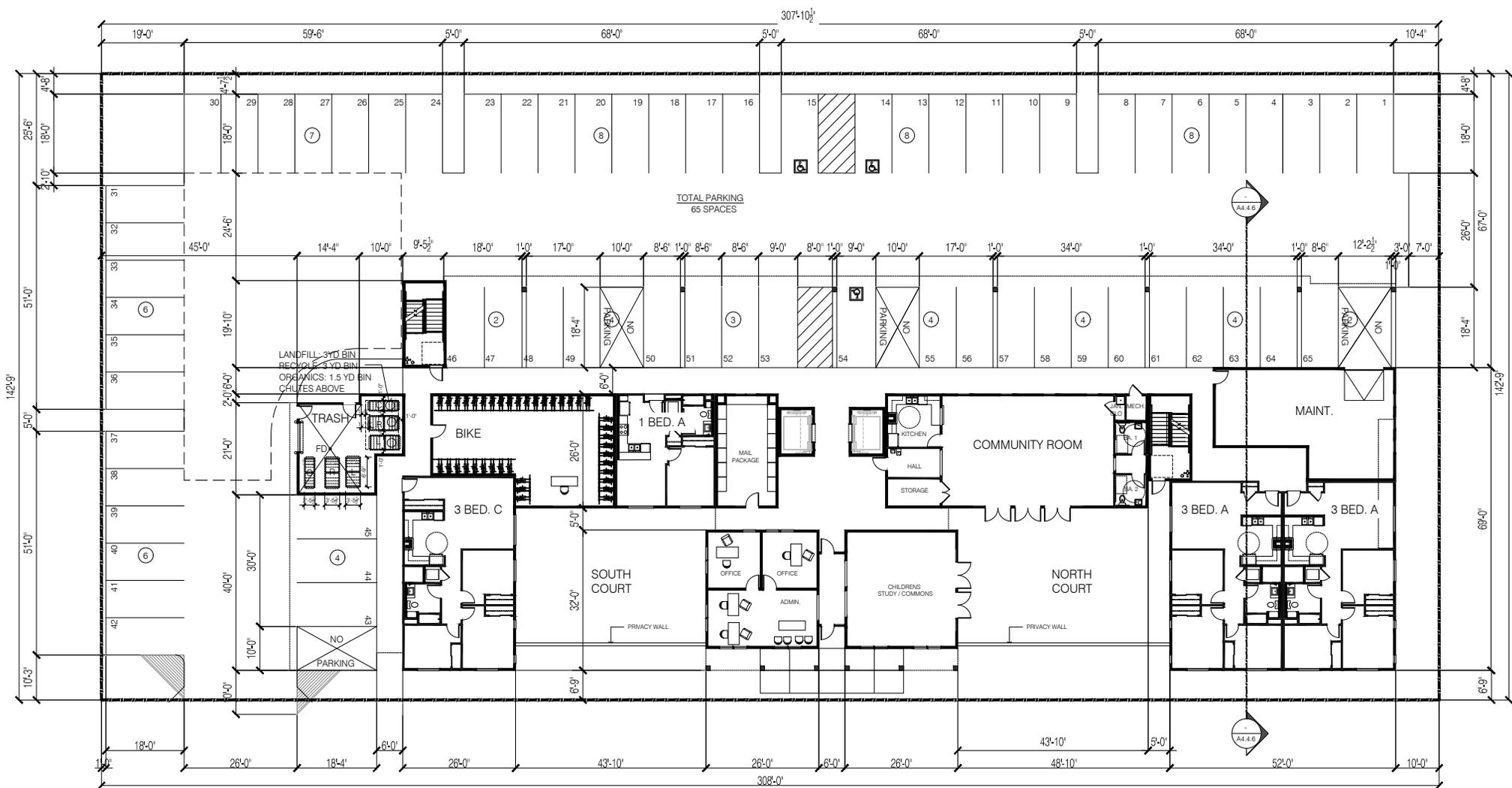
BLDG G (BLDG H SIM) - ELEVATIONS

A3.4.6

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

DATE: 07.25.2025

PROJECT: 317083.00



PROPOSED GROUND LEVEL

DESIGN SITE 7

10,373 SQ. FT.

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BLDG I GROUND LEVEL

A4.4.1

SCALE: 1/8" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



PROPOSED LEVELS 2-5

DESIGN SITE 7

18,579 SQ. FT.

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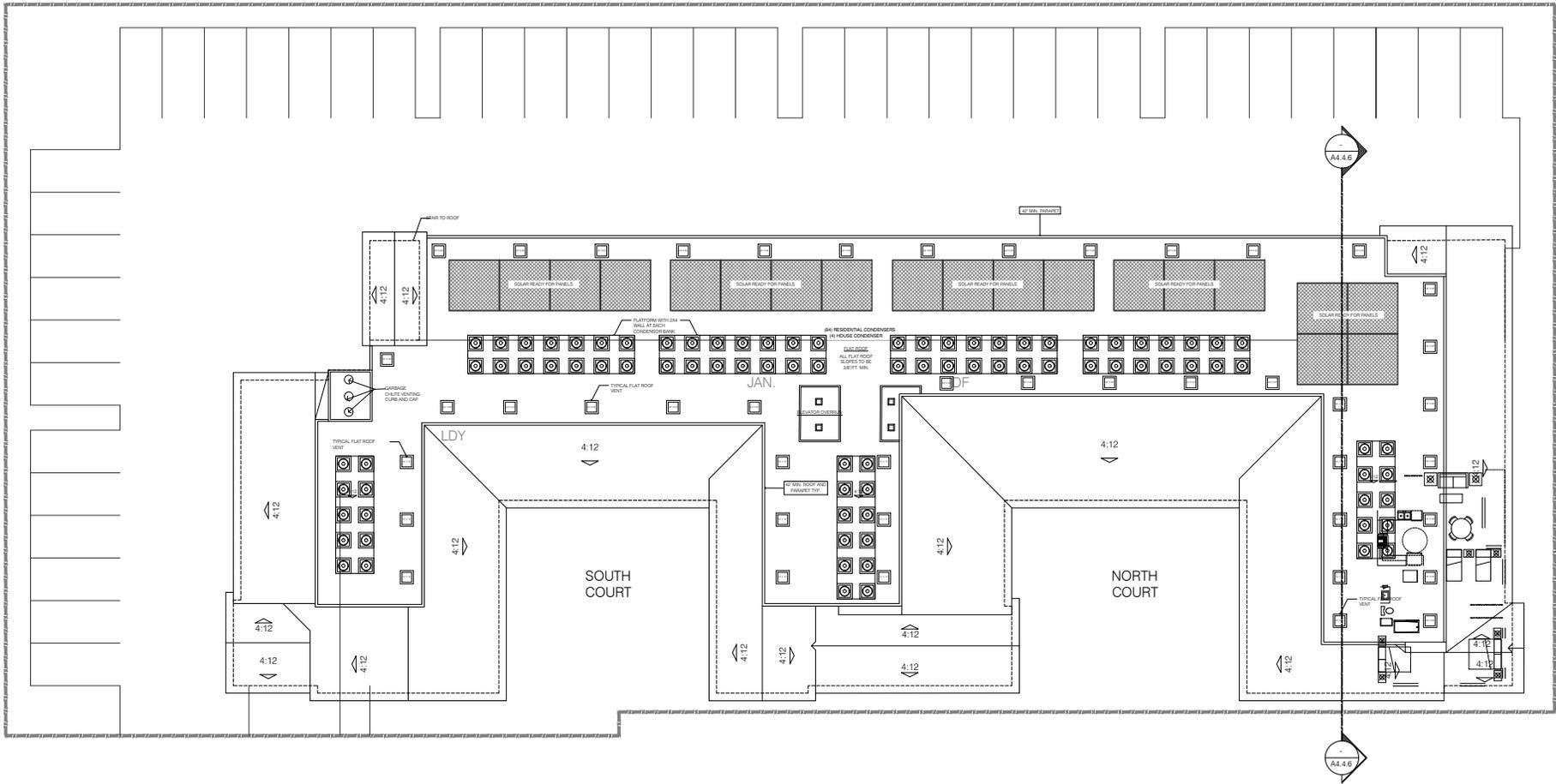
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BLDG | 2ND - 5TH LEVEL

A4.4.2

SCALE: 1/8" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



PROPOSED ROOF PLAN

DESIGN SITE 7

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BLDG I ROOF PLAN

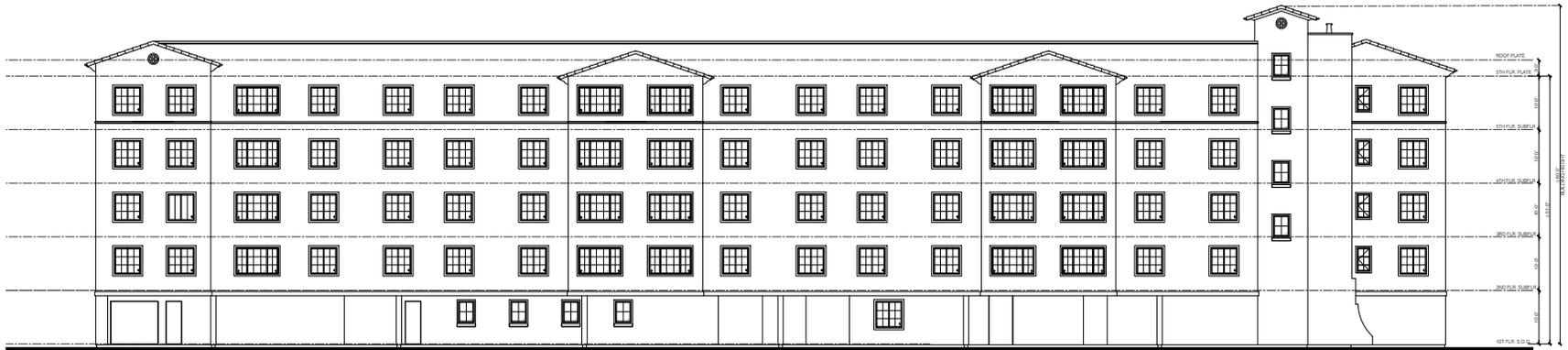
A4.4.3

SCALE: 1/8" = 1'-0"
 DATE: 07.25.2025
 PROJECT: 317083.00



FRONT ELEVATION

BLDG. 1



REAR ELEVATION

BLDG. 1

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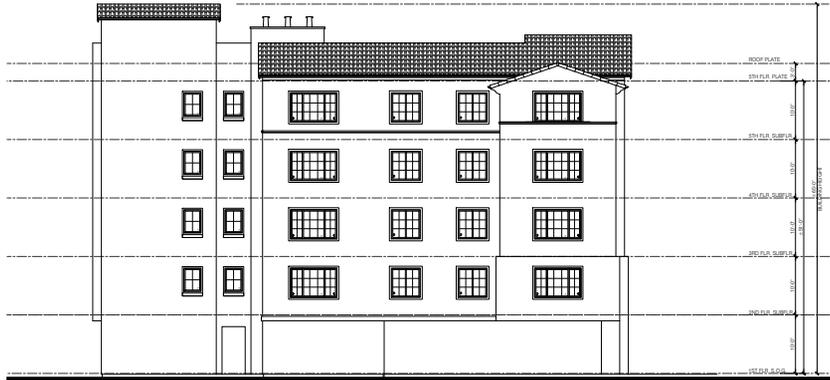
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BLDG 1 FRONT- REAR ELEVATION

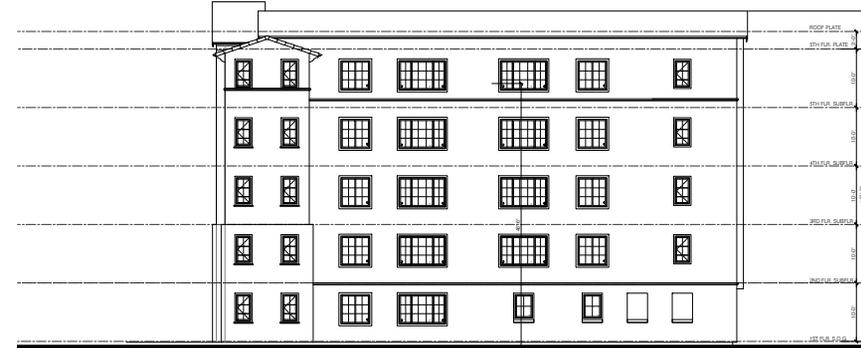
A4.4.4

SCALE: NTS
 DATE: 07.25.2025
 PROJECT: 317083.00



LEFT ELEVATION

BLDG. I



RIGHT ELEVATION

BLDG. I

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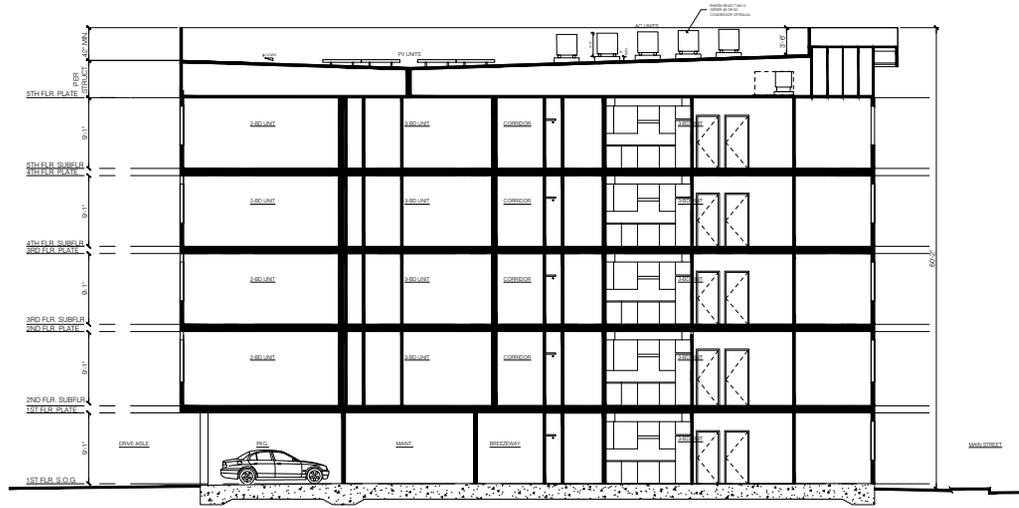
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BLDG I LEFT & RIGHT ELEVATIONS

A4.4.5

SCALE: NTS
 DATE: 07.25.2025
 PROJECT: 317083.00



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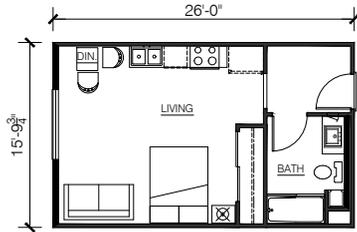
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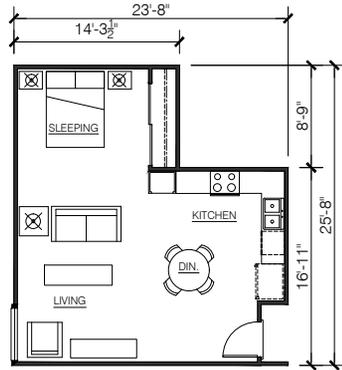
BLDG I BUILDING SECTION

A4.4.6

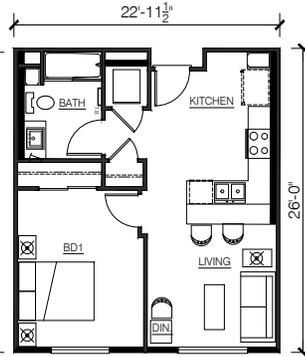
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 PROJECT: 317083.00



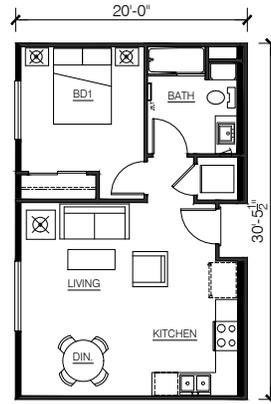
STUDIO A
411 SQ. FT.



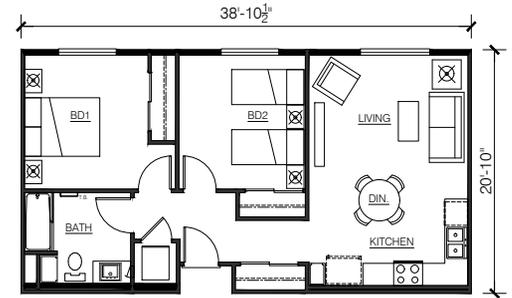
STUDIO B
528 SQ. FT.



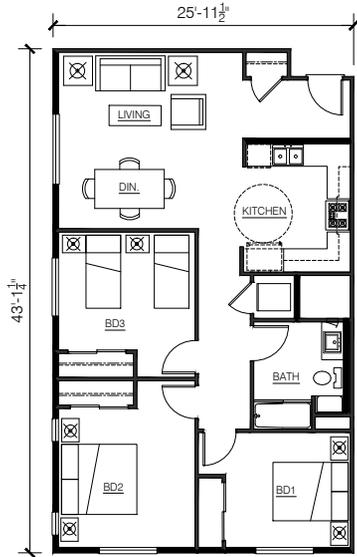
1 BED. A
597 SQ. FT.



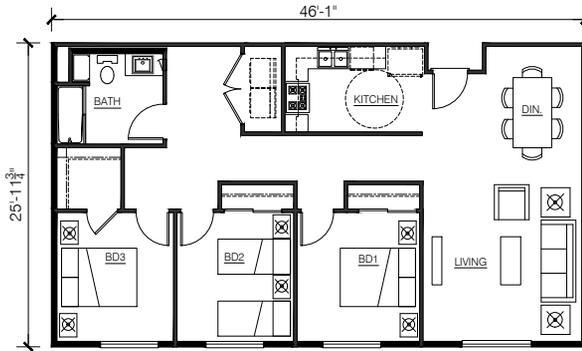
1 BED. B
609 SQ. FT.



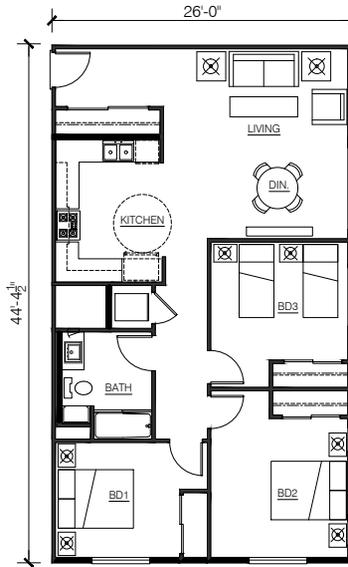
2 BED.
810 SQ. FT.



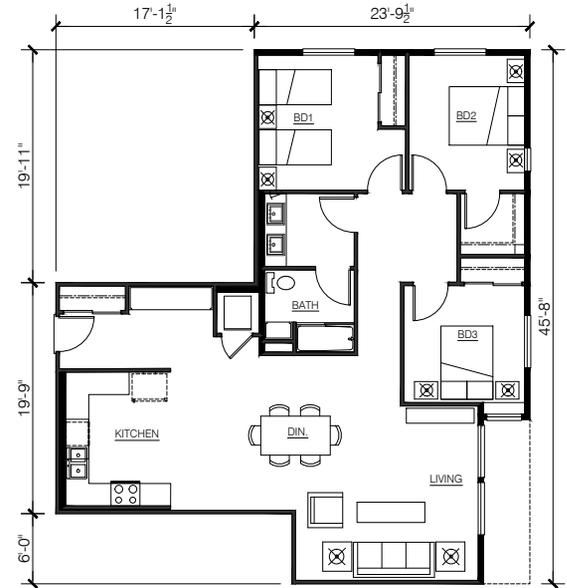
3 BED. A
1119 SQ. FT.



3 BED. B
1197 SQ. FT.



3 BED. C
1134 SQ. FT.



3 BED. D
1485 SQ. FT.

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BLDG I UNIT PLANS

A4.4.7

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

DATE: 07.25.2025

PROJECT: 317083.00



CONCEPTUAL IMAGERY

CITY VENTURES

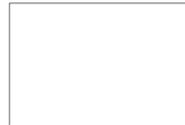
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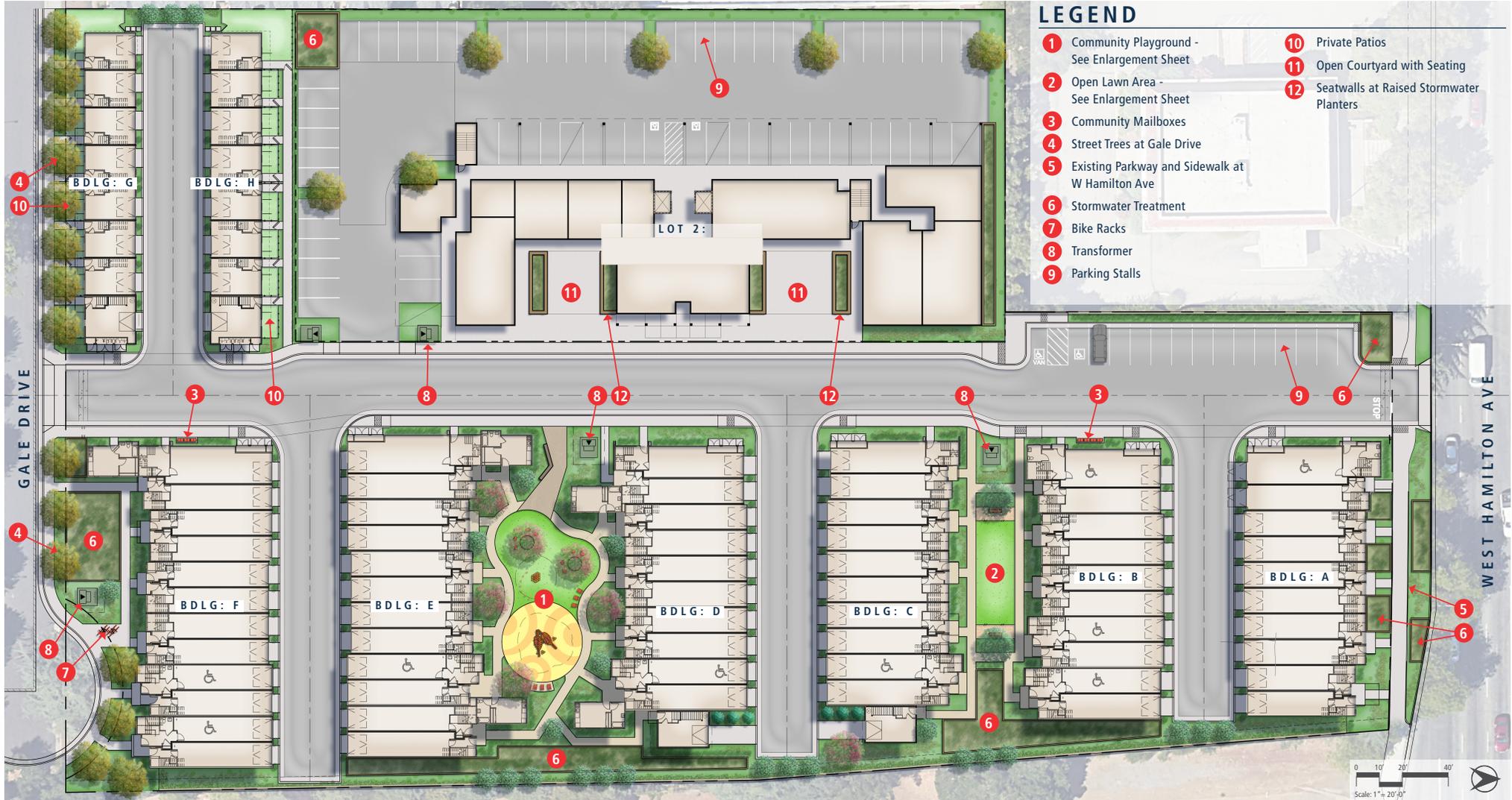


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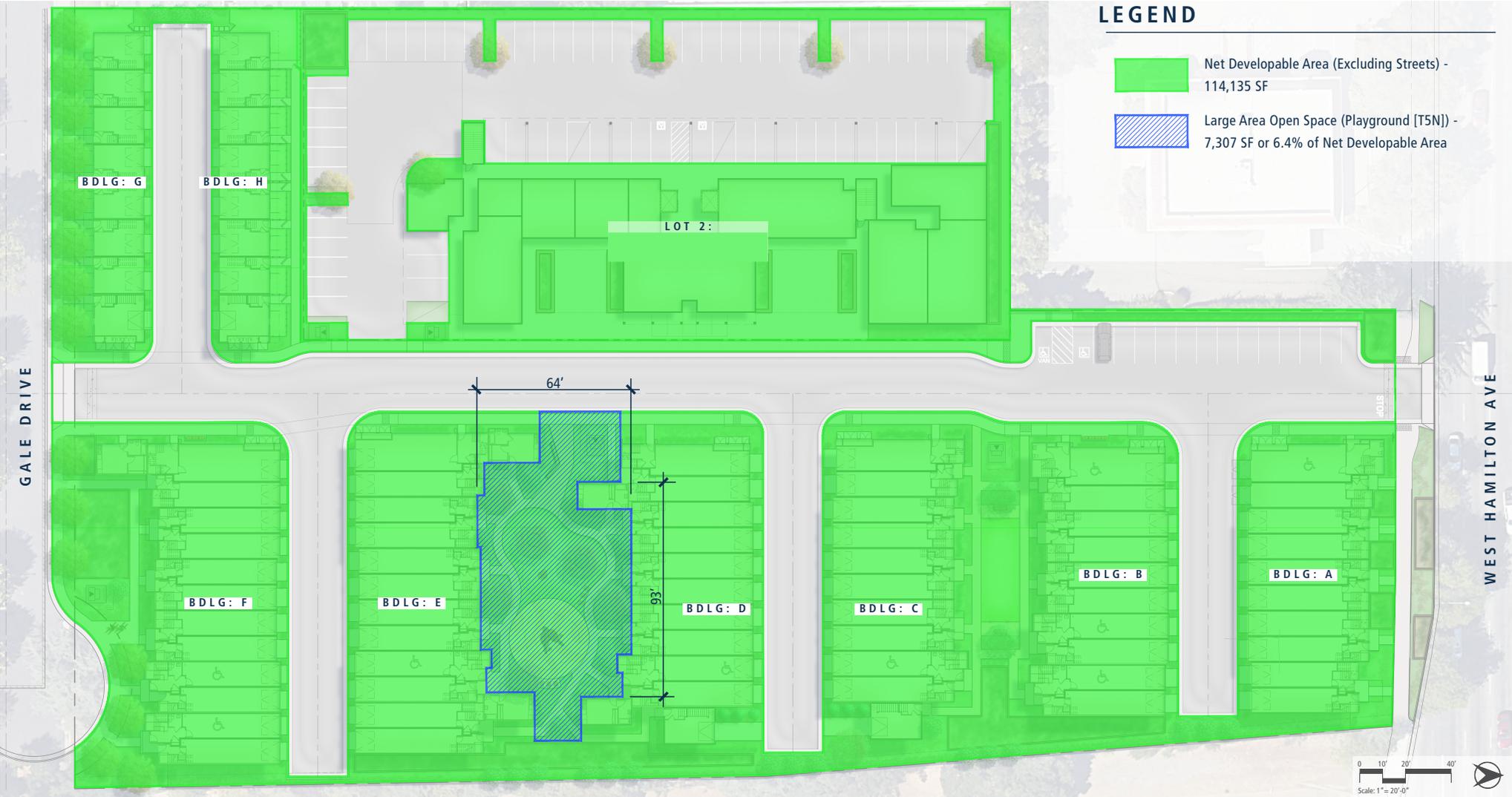
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LEGEND

-  Net Developable Area (Excluding Streets) - 114,135 SF
-  Large Area Open Space (Playground [TSN]) - 7,307 SF or 6.4% of Net Developable Area



OPEN SPACE EXHIBIT

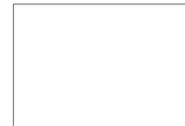
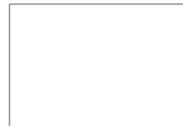
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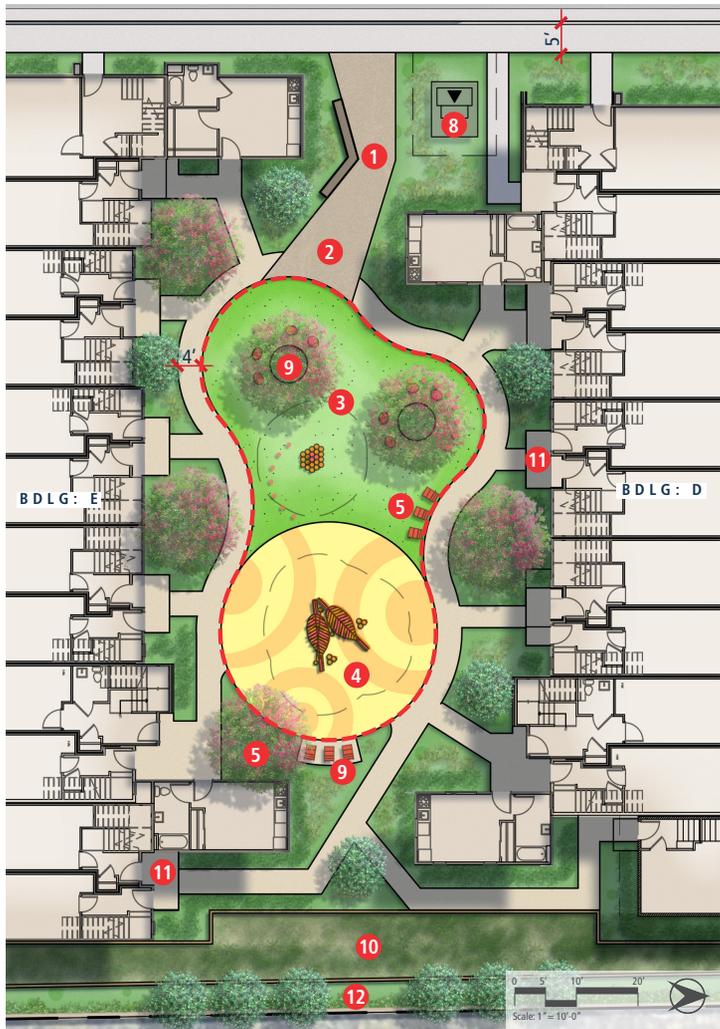


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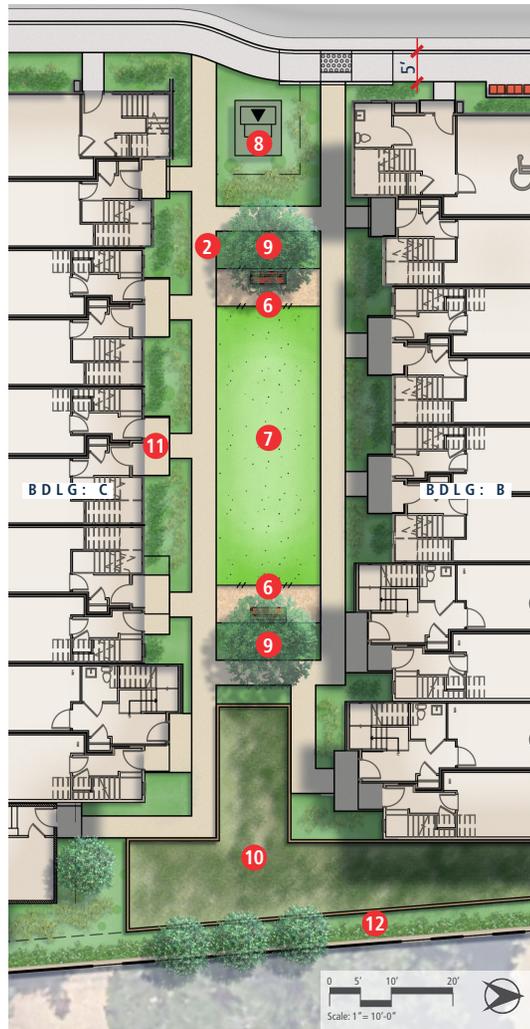
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COMMUNITY PLAYGROUND



OPEN LAWN AREA

LEGEND

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

NOTE:

Large Site Open Space Type: Playground (T5N)

Total Square Footage of Play Area (---): 2265 SF

Refer to next sheet for furniture and site amenity plan.

CONCEPTUAL ENLARGEMENT PLAN

CITY VENTURES

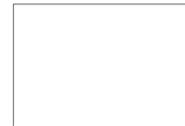
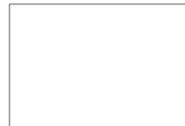
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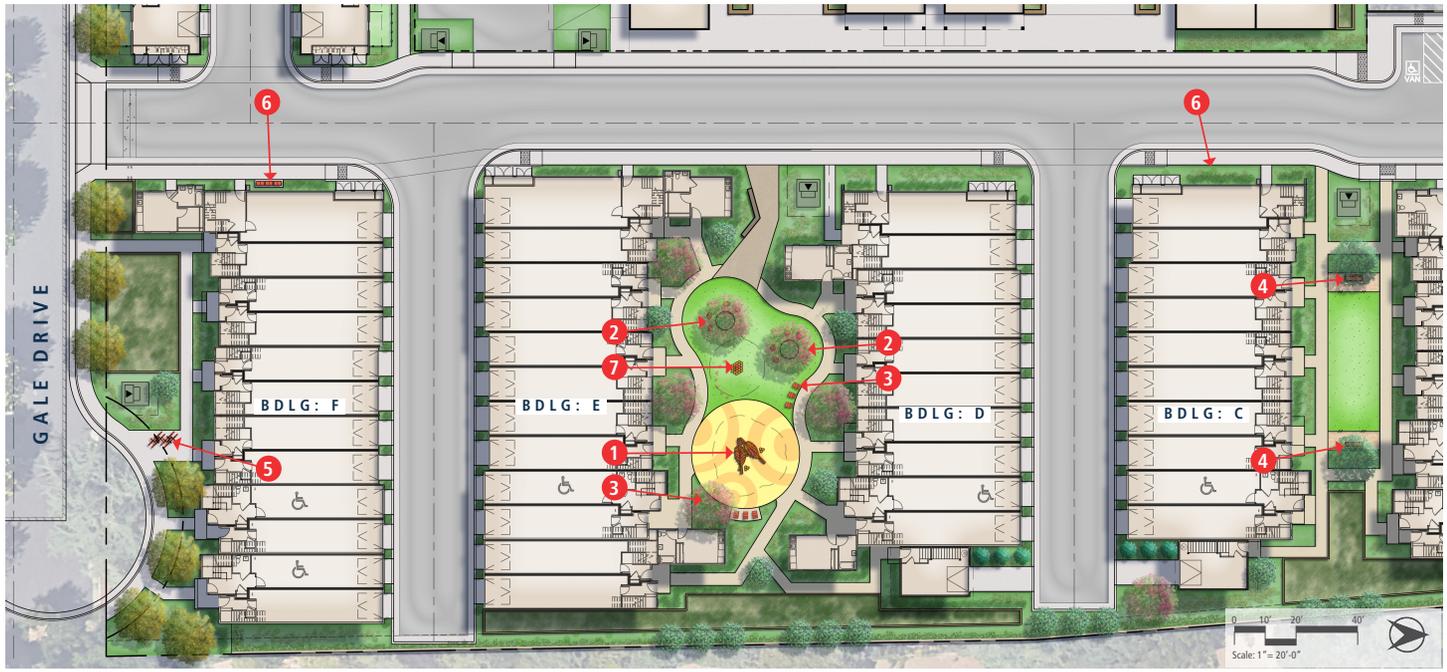


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NOTE:
Color and Finish of Amenities and Site Furniture to be selected by Colorist during the Construction Document Phase of Design.



STEP CLUSTER S1
PLAY ACCESSORY
MANUFACTURER - EARTHSCAPES



LEAF CLIMBER
PLAYGROUND EQUIPMENT (2-5 YO)
MANUFACTURER - EARTHSCAPE



PEBBLE SEAT
LOOSE SEATING AT PLAYGROUND
MANUFACTURER - QCP



VANG LOUNGE CHAIR
LOUNGE SEATING AT PLAYGROUND
MANUFACTURER - LOLL DESIGNS



HARPO BENCH
BENCH SEATING AT OPEN LAWN AREA
MANUFACTURER - LANDSCAPE FORMS



EMERSON BIKE RACK
BIKE RACK
MANUFACTURER - LANDSCAPE FORMS



CLUSTER MAILBOX UNIT
COMMUNITY MAILBOXES
MANUFACTURER - SALSBURY INDUSTRIES

CONCEPTUAL FURNITURE AND SITE AMENITY PLAN

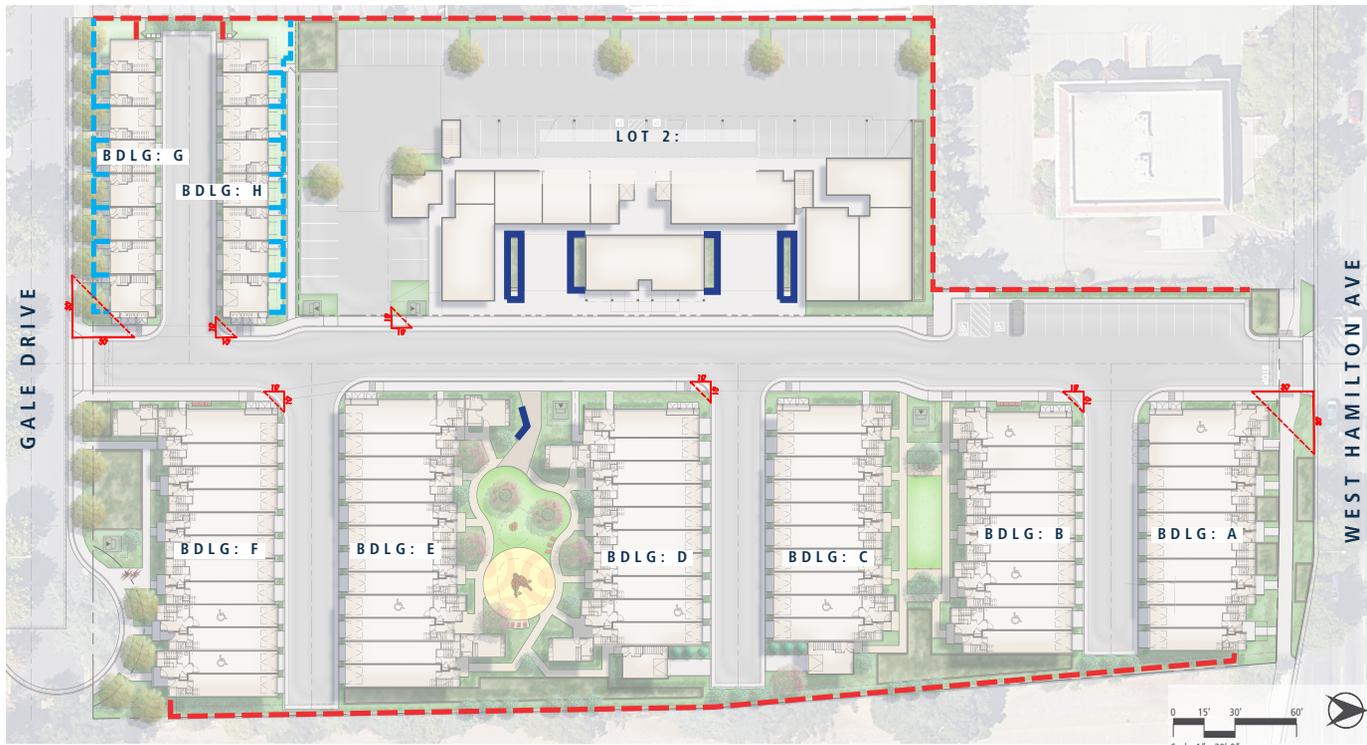
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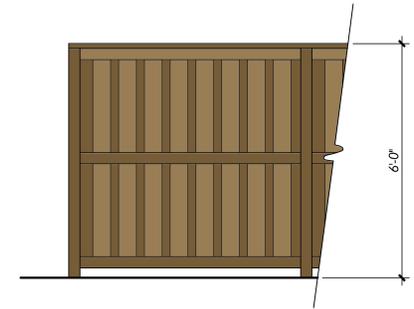
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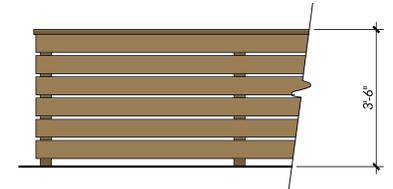




LEGEND



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



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



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

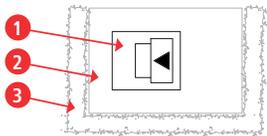
LEGEND

- 1 Ground-mounted Transformer
- 2 Clear work area
- 3 Screening Shrubs (5 gal. minimum)

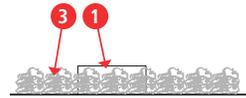
NOTE:

*Shrubs to be maintained at a height of greater than or equal to the adjacent transformer and installed along all edges that front streets and common area.

*Per TSN Screening requirements, landscape screening along Front/Side Streets not to exceed 3 feet in height.



PLAN VIEW



ELEVATION

TRANSFORMER SCREENING

CONCEPTUAL WALL AND FENCE PLAN

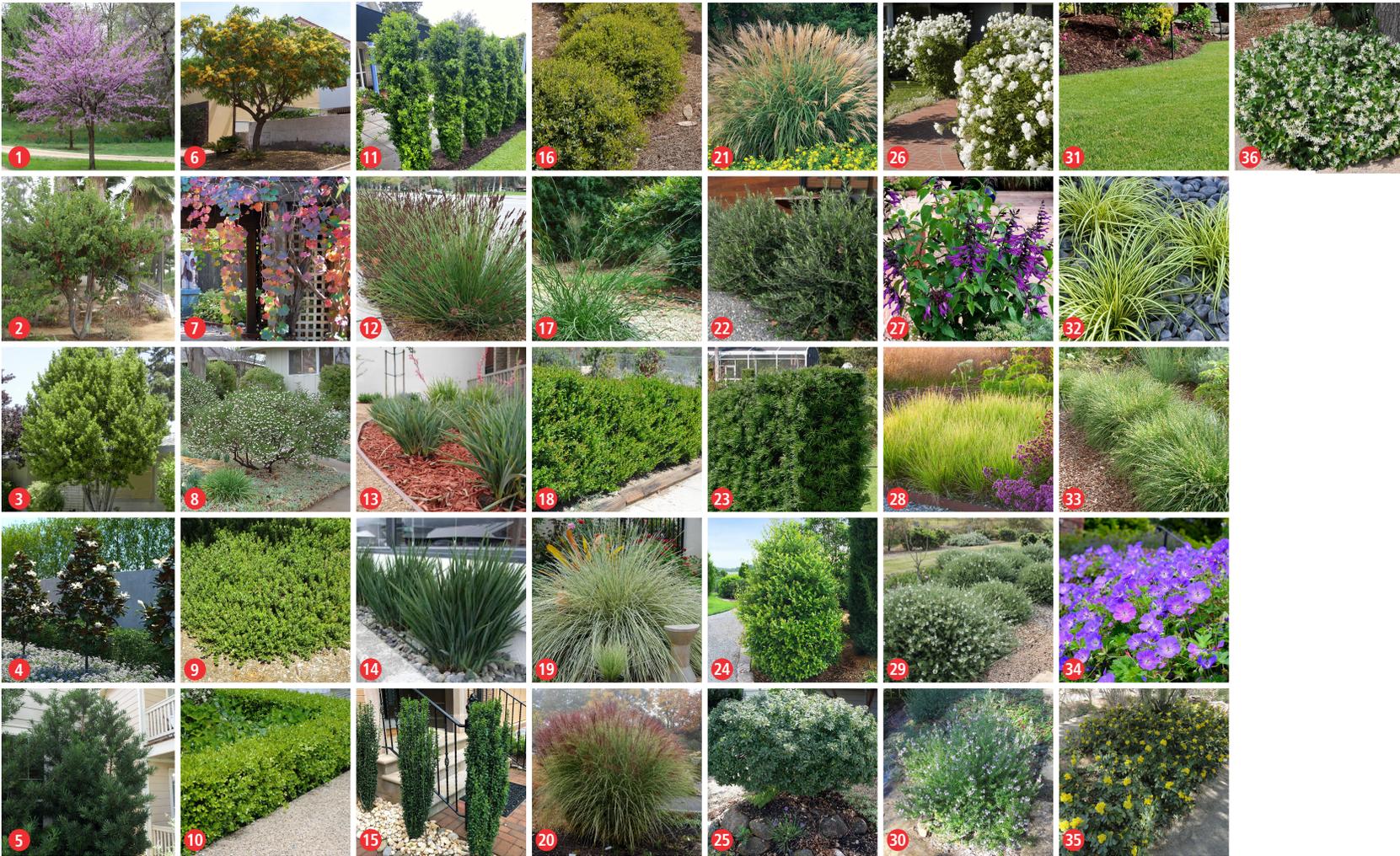
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LEGEND

TREE SCHEDULE:

SYMBOL	COMMON NAME	COMMON NAME	SIZE	SPACING	WEEKS	BIOMASS VOL.
1	Crabapple (Flowering)	Crabapple	20' Hgt.	Per Plan	1	1
6	Crabapple (Flowering)	Crabapple	20' Hgt.	Per Plan	1	1
11	Crabapple (Flowering)	Crabapple	20' Hgt.	Per Plan	1	1
16	Crabapple (Flowering)	Crabapple	20' Hgt.	Per Plan	1	1
21	Crabapple (Flowering)	Crabapple	20' Hgt.	Per Plan	1	1
26	Crabapple (Flowering)	Crabapple	20' Hgt.	Per Plan	1	1
31	Crabapple (Flowering)	Crabapple	20' Hgt.	Per Plan	1	1
36	Crabapple (Flowering)	Crabapple	20' Hgt.	Per Plan	1	1

VINE/SPALIER SCHEDULE:

SYMBOL	COMMON NAME	COMMON NAME	SIZE	SPACING	WEEKS	BIOMASS VOL.
7	Wisteria	Wisteria	5 gal.	Per Plan	1	7

SHRUB SCHEDULE:

SYMBOL	COMMON NAME	COMMON NAME	SIZE	SPACING	WEEKS	BIOMASS VOL.
2	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	2
3	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	3
4	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	4
5	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	5
8	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	8
9	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	9
10	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	10
12	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	12
13	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	13
14	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	14
15	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	15
17	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	17
18	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	18
19	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	19
20	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	20
22	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	22
23	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	23
24	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	24
25	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	25
27	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	27
28	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	28
29	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	29
30	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	30
32	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	32
33	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	33
34	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	34
35	Crabapple (Flowering)	Crabapple	5 gal.	Per Plan	1	35

GROUND COVER SCHEDULE:

SYMBOL	COMMON NAME	COMMON NAME	SIZE	SPACING	WEEKS	BIOMASS VOL.
1	Turf	Turf	-	Per Plan	1	1
2	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	2
3	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	3
4	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	4
5	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	5
6	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	6
7	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	7
8	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	8
9	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	9
10	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	10
11	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	11
12	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	12
13	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	13
14	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	14
15	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	15
16	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	16
17	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	17
18	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	18
19	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	19
20	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	20
21	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	21
22	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	22
23	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	23
24	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	24
25	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	25
26	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	26
27	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	27
28	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	28
29	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	29
30	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	30
31	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	31
32	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	32
33	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	33
34	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	34
35	Crabapple (Flowering)	Crabapple	7 gal.	Per Plan	1	35

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

CONCEPTUAL PLANT IMAGERY

CITY VENTURES
HAMILTON AVENUE
700 WEST HAMILTON AVENUE
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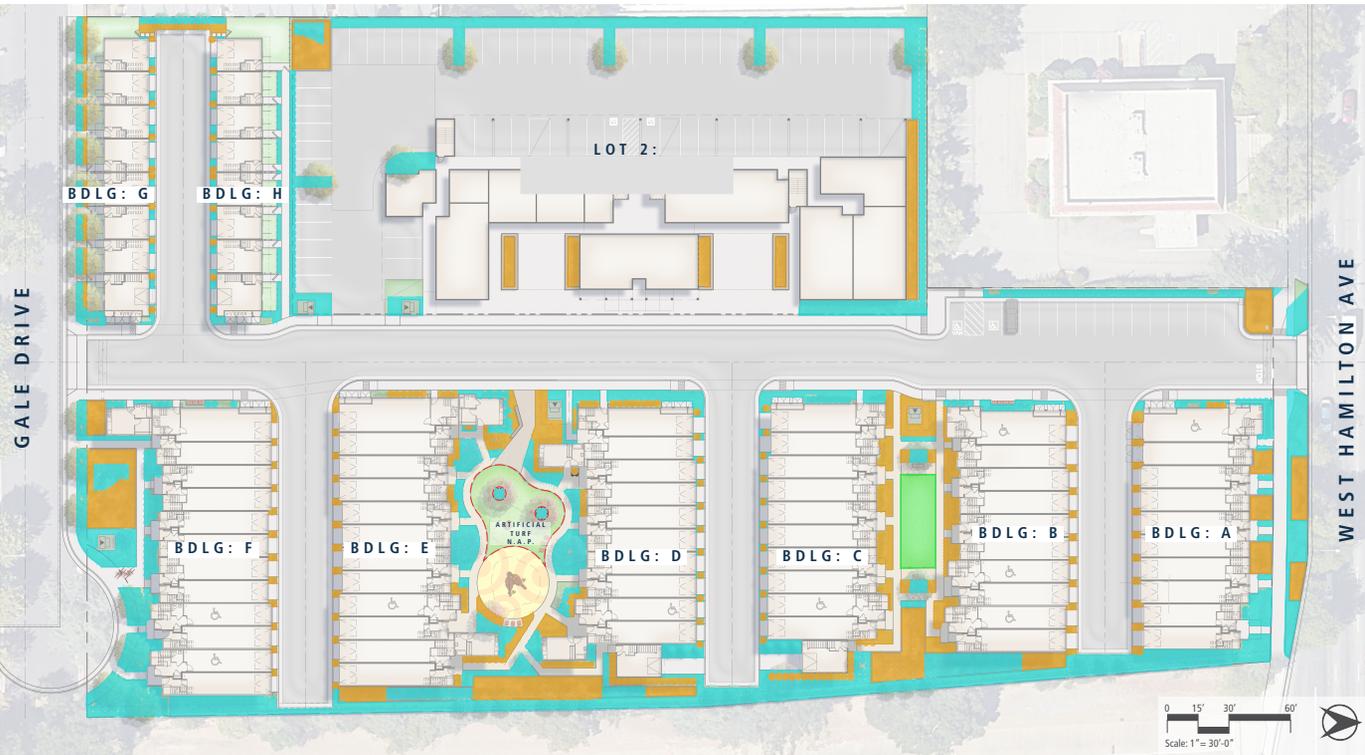
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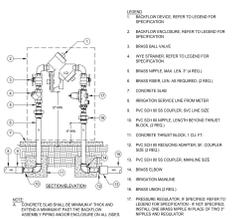
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PROJECT: 317083.00



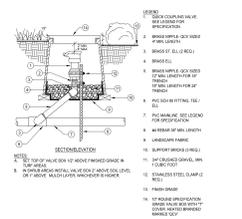
LEGEND

- Low Water Use Hydrozone - 17,706 SF
- Moderate Water Use Hydrozone - 8,004 SF
- High Water Use Hydrozone (Turf) - 840 SF

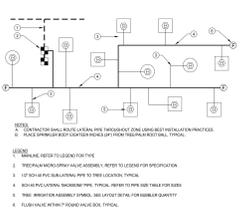
Water Efficiency Landscape Worksheet									
1 Project Site Address:		700 West Hamilton Ave		Project File Number:		NA			
Estimated Total Water Use									
Regular Hydrozone Area									
2 Hydrozone Label	3 Plant Factor	Water Use	4 Irrigation Method	IE	5 Project Type	ETAF	6 Area in sq. ft.	ETWU	
Low	Low	0.2	Drip	0.81	Residential	0.55	17706	116282.52	
Moderate	Moderate	0.5	Drip	0.81	Residential	0.55	8004	131413.82	
High (Turf)	High	0.8	Spray	0.75	Residential	0.55	840	23831.81	
							TOTAL	26550	271528.15 galyear
Special Landscape Area									
7 Hydrozone Label	Plant Factor	Water Use	8 Irrigation Method	IE	9 Project Type	Area in sq. ft.		ETWU	
		1.0				0		0	
		1.0				0		0	
		1.0				0		0	
		1.0				0		0	
		1.0				0		0	
							TOTAL	0	0 galyear
							ETWU TOTAL	271528.15 galyear	
Maximum Water Allowance									
							MAWA TOTAL	388397.30 galyear	
							Compliance	Compliant	



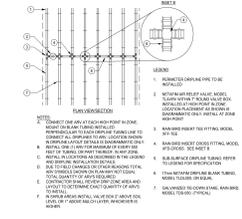
BACKFLOW ASSEMBLY



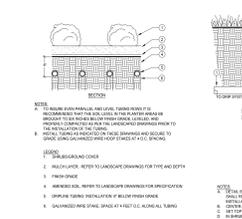
QUICK COUPLER ASSEMBLY



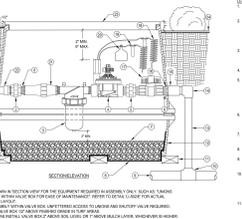
PVC LAYOUT - TREE SYSTEM



DRIPLINE POLY LAYOUT



DRIPLINE INSTALLATION



RCV ASSEMBLY FOR DRIPLINE

- LEGEND**
1. PVC 1/2" SCH 40 RIGID PIPE
 2. PVC 1/2" SCH 40 RIGID ELBOW
 3. PVC 1/2" SCH 40 RIGID TEE
 4. PVC 1/2" SCH 40 RIGID CROSS
 5. PVC 1/2" SCH 40 RIGID END CAP
 6. PVC 1/2" SCH 40 RIGID FLANGE
 7. PVC 1/2" SCH 40 RIGID GASKET
 8. PVC 1/2" SCH 40 RIGID UNION
 9. PVC 1/2" SCH 40 RIGID COUPLER
 10. PVC 1/2" SCH 40 RIGID ADAPTER
 11. PVC 1/2" SCH 40 RIGID REDUCER
 12. PVC 1/2" SCH 40 RIGID EXPANSION
 13. PVC 1/2" SCH 40 RIGID REDUCER
 14. PVC 1/2" SCH 40 RIGID REDUCER
 15. PVC 1/2" SCH 40 RIGID REDUCER
 16. PVC 1/2" SCH 40 RIGID REDUCER
 17. PVC 1/2" SCH 40 RIGID REDUCER
 18. PVC 1/2" SCH 40 RIGID REDUCER
 19. PVC 1/2" SCH 40 RIGID REDUCER
 20. PVC 1/2" SCH 40 RIGID REDUCER

NOTE:
Full irrigation design, layout, and specification is to be developed during the construction document phase following confirmation that the site plan is finalized and future shifts to layouts are minimal.

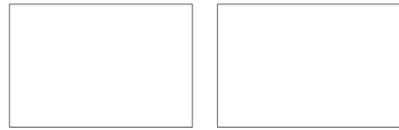
CONCEPTUAL IRRIGATION PLAN

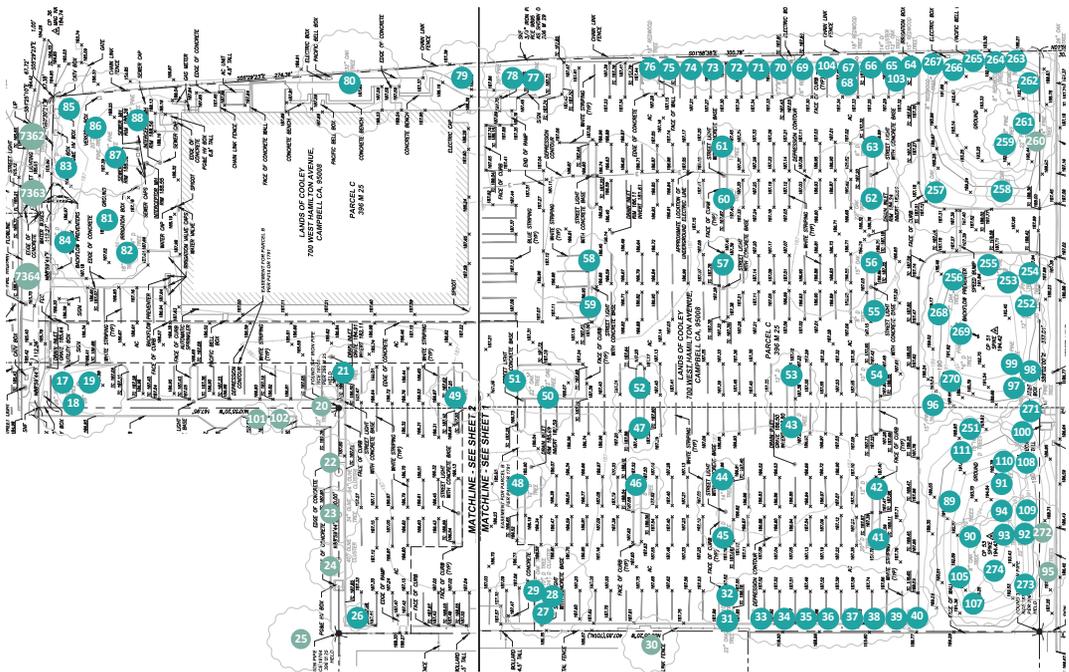
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EXISTING TREE PLAN

Tag Number	Common Name	Substrate Name	DBH (inches)	Height (feet)	Spread (feet)	Condition	Age	TREE STATUS	
17	Decid. Cedar	Thuja occidentalis	26	27	70	40	FAIR	MATURE	PROTECTED
18	Decid. Cedar	Thuja occidentalis	25	25	70	40	FAIR	MATURE	PROTECTED
19	Decid. Cedar	Thuja occidentalis	27	27	70	40	FAIR	MATURE	PROTECTED
20	Coast Live Oak	Quercus agrifolia	18.5	18.5	35	25	FAIR	MATURE	PROTECTED
21	Jacaranda	Jacaranda mimosifolia	16	15	30	30	FAIR	MATURE	PROTECTED
22	Oliva	Oliva europaea	(2) 12, (1) 10	22	35	35	GOOD	MATURE	PROTECTED
23	Oliva	Oliva europaea	(2) 12, (1) 10	22	35	35	GOOD	MATURE	PROTECTED
24	Coast Live Oak	Quercus agrifolia	12.8, 7, 12.16	18	30	25	FAIR	MATURE	PROTECTED
25	Coast Live Oak	Quercus agrifolia	27	24	45	40	FAIR	MATURE	PROTECTED
26	Unknown	Unknown	(6) 5	10	20	15	DEAD	DEAD	n/a
27	Glenn Privet	Ligustrum lucidum	10.2, 4	8	10	10	POOR	MATURE	n/a
28	Floral Paperbark	Medeusa inaequalis	8.5	8.5	15	15	FAIR	MATURE	n/a
29	Coast Live Oak	Quercus agrifolia	18.5	18.5	35	25	FAIR	MATURE	PROTECTED
30	Coast Live Oak	Quercus agrifolia	est. 29	28	35	35	GOOD	MATURE	PROTECTED
31	Coast Live Oak	Quercus agrifolia	21	21	35	35	FAIR	MATURE	PROTECTED
32	Floral Paperbark	Medeusa inaequalis	8.5	8.5	15	15	FAIR	MATURE	n/a
33	Floral Paperbark	Medeusa inaequalis	8.5	8.5	15	15	FAIR	MATURE	n/a
34	Floral Paperbark	Medeusa inaequalis	10.5	10.5	30	15	FAIR	MATURE	n/a
35	Floral Paperbark	Medeusa inaequalis	10	10	25	30	FAIR	MATURE	n/a
36	Floral Paperbark	Medeusa inaequalis	10	10	25	15	POOR	MATURE	n/a
37	Floral Paperbark	Medeusa inaequalis	8	8	25	30	FAIR	MATURE	n/a
38	Floral Paperbark	Medeusa inaequalis	7	7	25	10	DEAD	DEAD	n/a
39	Floral Paperbark	Medeusa inaequalis	7	7	25	10	DEAD	DEAD	n/a
40	Floral Paperbark	Medeusa inaequalis	14	14	30	20	FAIR	MATURE	PROTECTED
41	Evergreen Pear	Pyrus kawakami	11	11	25	30	FAIR	MATURE	n/a
42	Evergreen Pear	Pyrus kawakami	11	11	25	30	FAIR	MATURE	n/a
43	Jacaranda	Jacaranda mimosifolia	13.5	13.5	30	25	FAIR	MATURE	PROTECTED
44	Evergreen Pear	Pyrus kawakami	13	13	25	30	FAIR	MATURE	PROTECTED
45	Jacaranda	Jacaranda mimosifolia	12	12	25	30	FAIR	MATURE	PROTECTED
46	Evergreen Pear	Pyrus kawakami	7	7	20	20	FAIR	MATURE	n/a
47	Mimosa	Albizia julibrissin	15	15	25	30	FAIR	MATURE	PROTECTED
48	Evergreen Pear	Pyrus kawakami	12.5	12.5	25	30	FAIR	MATURE	PROTECTED
49	Jacaranda	Jacaranda mimosifolia	11	11	30	35	FAIR	MATURE	n/a
50	Jacaranda	Jacaranda mimosifolia	13	13	40	35	GOOD	MATURE	PROTECTED
51	Coast Live Oak	Quercus agrifolia	19	19	35	30	GOOD	MATURE	PROTECTED
52	Evergreen Pear	Pyrus kawakami	11	11	25	25	FAIR	MATURE	n/a
53	Evergreen Pear	Pyrus kawakami	12	12	25	25	FAIR	MATURE	PROTECTED
54	Evergreen Pear	Pyrus kawakami	10.5	10.5	25	25	FAIR	MATURE	n/a
55	Evergreen Pear	Pyrus kawakami	8	8	25	25	FAIR	MATURE	n/a
56	Coast Live Oak	Quercus agrifolia	11.5	11.5	25	25	FAIR	MATURE	n/a
57	Jacaranda	Jacaranda mimosifolia	14.5	14.5	35	35	FAIR	MATURE	PROTECTED
58	Jacaranda	Jacaranda mimosifolia	15	15	40	35	GOOD	MATURE	PROTECTED
59	Evergreen Pear	Pyrus kawakami	13	13	35	35	FAIR	MATURE	PROTECTED
60	Jacaranda	Jacaranda mimosifolia	8	8	25	25	FAIR	MATURE	n/a
61	Jacaranda	Jacaranda mimosifolia	11.5	11.5	30	30	GOOD	MATURE	n/a
62	Coast Live Oak	Quercus agrifolia	22	22	50	50	GOOD	MATURE	PROTECTED
63	Jacaranda	Jacaranda mimosifolia	4	4	20	10	POOR	YOUNG	n/a
64	Redwood	Sequoia sempervirens	13.5	13.5	45	15	POOR	YOUNG	PROTECTED
65	Coast Live Oak	Quercus agrifolia	9.5	9.5	20	15	FAIR	YOUNG	n/a
66	Purplish Plum	Prunus cerasifera	8	8	20	20	FAIR	OVERMATURE	n/a
67	Redwood	Sequoia sempervirens	16	16	45	15	POOR	YOUNG	PROTECTED
68	Glenn Privet	Ligustrum lucidum	6	6	35	10	FAIR	YOUNG	n/a
69	Redwood	Sequoia sempervirens	18	17	50	20	GOOD	YOUNG	PROTECTED
70	Mimosa	Albizia julibrissin	(5) 8, 6	15	40	30	POOR	MATURE	PROTECTED
71	Purplish Plum	Prunus cerasifera	6	6	15	15	VERY POOR	OVERMATURE	n/a
72	Redwood	Sequoia sempervirens	est. 18	18	40	20	GOOD	YOUNG	PROTECTED
73	Redwood	Sequoia sempervirens	13	13	30	30	GOOD	YOUNG	PROTECTED
74	Mimosa	Albizia julibrissin	9.6	11	25	20	POOR	MATURE	n/a
75	Mimosa	Albizia julibrissin	8	8	20	15	POOR	MATURE	n/a
76	Redwood	Sequoia sempervirens	17	17	40	20	GOOD	YOUNG	PROTECTED
77	Decid. Cedar	Thuja occidentalis	39	39	75	60	GOOD	MATURE	PROTECTED
78	Decid. Cedar	Thuja occidentalis	25	25	75	40	FAIR	MATURE	PROTECTED
79	Monterey Pine	Pinus radiata	27.5	27	70	40	POOR	MATURE	PROTECTED
80	Coast Live Oak	Quercus agrifolia	34	34	60	60	GOOD	MATURE	PROTECTED
81	Flowering Pear	Pyrus calleryana	19	19	45	35	POOR	MATURE	PROTECTED
82	Flowering Pear	Pyrus calleryana	14	14	40	35	POOR	MATURE	PROTECTED
83	Shamash Ash	Fraxinus uhdei	12	12	40	25	FAIR	MATURE	PROTECTED
84	Shamash Ash	Fraxinus uhdei	17.5	17.5	40	35	FAIR	MATURE	PROTECTED
85	Shamash Ash	Fraxinus uhdei	15	15	40	30	FAIR	MATURE	PROTECTED
86	Decid. Cedar	Thuja occidentalis	28, 18.5	34	70	50	FAIR	MATURE	PROTECTED
87	Decid. Cedar	Thuja occidentalis	27.5	27.5	70	40	FAIR	MATURE	PROTECTED
88	Decid. Cedar	Thuja occidentalis	27.5	27.5	60	40	FAIR	MATURE	PROTECTED
7362	Ash	Fraxinus spp.	17	17	40	25	FAIR	MATURE	PROTECTED, STREET TREE
7363	Ash	Fraxinus spp.	21.5	21.5	40	40	FAIR	MATURE	PROTECTED, STREET TREE
7364	Ash	Fraxinus spp.	19	19	40	25	POOR	MATURE	PROTECTED, STREET TREE
89	Coast Live Oak	Quercus agrifolia	16, 8.5	13	25	20	FAIR	MATURE	PROTECTED
90	Coast Live Oak	Quercus agrifolia	8	8	20	10	FAIR	MATURE	n/a
91	Chinese Elm	Ulmus parvifolia	13	13	45	30	VERY POOR	MATURE	PROTECTED
92	Decid. Cedar	Thuja occidentalis	23.5	23.5	60	50	POOR	MATURE	PROTECTED
93	Decid. Cedar	Thuja occidentalis	17	17	35	30	FAIR	MATURE	PROTECTED
94	Decid. Cedar	Thuja occidentalis	19.5	19.5	50	35	FAIR	MATURE	PROTECTED
95	Coast Live Oak	Quercus agrifolia	(2) 7, 3.5	11	25	20	GOOD	YOUNG	n/a
96	Decid. Cedar	Thuja occidentalis	13	13	40	20	EXCELLENT	YOUNG	PROTECTED
97	Decid. Cedar	Thuja occidentalis	18.5	18.5	65	50	FAIR	MATURE	PROTECTED
98	Decid. Cedar	Thuja occidentalis	20	20	75	40	FAIR	MATURE	PROTECTED

Tag Number	Common Name	Substrate Name	DBH (inches)	Height (feet)	Spread (feet)	Condition	Age	TREE STATUS	
99	Decid. Cedar	Thuja occidentalis	17	17	70	20	FAIR	MATURE	PROTECTED
100	Coast Live Oak	Quercus agrifolia	7.5	7.5	15	20	GOOD	YOUNG	n/a
101	Chinese Pistache	Platanus chinensis	5	5	25	20	FAIR	YOUNG	n/a
102	Coast Live Oak	Quercus agrifolia	4	4	25	5	FAIR	YOUNG	n/a
103	Coast Live Oak	Quercus agrifolia	4	4	10	7	POOR	YOUNG	n/a
104	Coast Live Oak	Quercus agrifolia	5	5	15	5	GOOD	YOUNG	n/a
105	Coast Live Oak	Quercus agrifolia	5	5	15	10	FAIR	YOUNG	n/a
106	Coast Live Oak	Quercus agrifolia	4	4	15	10	FAIR	YOUNG	n/a
108	Glenn Privet	Ligustrum lucidum	(2) 4, 1.01	7	20	20	FAIR	YOUNG	n/a
109	Coast Live Oak	Quercus agrifolia	4	4	15	15	FAIR	YOUNG	n/a
110	Glenn Privet	Ligustrum lucidum	3.3, 1.2	5	20	15	FAIR	YOUNG	n/a
111	Glenn Privet	Ligustrum lucidum	4, 0.01	5	20	20	FAIR	MATURE	n/a
113	Glenn Privet	Ligustrum lucidum	13, 12	18	40	30	POOR	MATURE	PROTECTED, SIZE INVASIVE
252	Decid. Cedar	Thuja occidentalis	20	20	65	30	FAIR	MATURE	PROTECTED
253	Decid. Cedar	Thuja occidentalis	19	19	65	25	FAIR	MATURE	PROTECTED
254	Decid. Cedar	Thuja occidentalis	23	23	70	35	FAIR	MATURE	PROTECTED
255	Decid. Cedar	Thuja occidentalis	15.5	15.5	70	30	FAIR	MATURE	PROTECTED
256	Coast Live Oak	Quercus agrifolia	7	7	15	15	FAIR	MATURE	n/a
257	Coast Live Oak	Quercus agrifolia	33	33	45	50	GOOD	MATURE	PROTECTED
258	Coast Live Oak	Quercus agrifolia	9.5	9.5	25	20	GOOD	YOUNG	n/a
259	Decid. Cedar	Thuja occidentalis	26.5	26.5	70	35	FAIR	MATURE	PROTECTED
260	Decid. Cedar	Thuja occidentalis	27	27	70	45	FAIR	MATURE	PROTECTED
261	Decid. Cedar	Thuja occidentalis	21	21	60	30	POOR	MATURE	PROTECTED
262	Coast Live Oak	Quercus agrifolia	est. 26	26	60	40	GOOD	MATURE	PROTECTED
264	Redwood	Sequoia sempervirens	7	7	25	15	GOOD	YOUNG	n/a
265	Redwood	Sequoia sempervirens	8	8	20	15	FAIR	YOUNG	n/a
267	Redwood	Sequoia sempervirens	6	6	20	10	FAIR	YOUNG	n/a
268	Glenn Privet	Ligustrum lucidum	6	6	15	15	FAIR	YOUNG	n/a
269	Decid. Cedar	Thuja occidentalis	5	5	20	15	FAIR	YOUNG	n/a
269	Buckhorn	Rhamnus calif.	5	5	15	15	FAIR	MATURE	n/a
270	Glenn Privet	Ligustrum lucidum	(2) 4, 3	6	20	15	FAIR	YOUNG	n/a
271	Coast Live Oak	Quercus agrifolia	5.5	5.5	25	15	EXCELLENT	YOUNG	n/a
272	Chaparral	Ulmus parvifolia	(2) 4, 3	6	15	15	POOR	YOUNG	n/a
273	Coast Live Oak	Quercus agrifolia	7, 1.5	8	20	20	GOOD	YOUNG	n/a
274	Coast Live Oak	Quercus agrifolia	6	6	15	10	GOOD	YOUNG	n/a

Neighboring / Street Tree

KEY:

REPLACEMENT TREE REQUIREMENTS			
Trunk Size of Removed Tree (measured at 4 feet above grade)	Replacement Ratio Required (per tree removed)		
Diameter (inches)	Circumference (inches)	Number of replacement trees	Minimum Size
12 to 24	38 to 75	One (1)	24-inch box
Greater than 24	Greater than 75	One (1)	36-inch box
City-designated Heritage Trees (any size)		One (1)	48-inch box

In-Lieu Fee: If a property cannot reasonably accommodate the required replacement trees in compliance with the above table, the City may accept payment of an in-lieu fee equal to the fair market value of a standard City street tree (delivered and installed) at the sole discretion of the Community Development Director.

CITY REPLACEMENT TREE REQUIREMENTS

Existing Tree DBH	Quantity	Replacement Requirement
12"-24"	44	1:1 24" Box
24"+	13	1:1 36" Box

EXISTING TREE INVENTORY/REPLACEMENT

Proposed Tree Size	Quantity
24" Box	25
36" Box+	30

PROPOSED TREE QUANTITY

ARBORIST REPORT

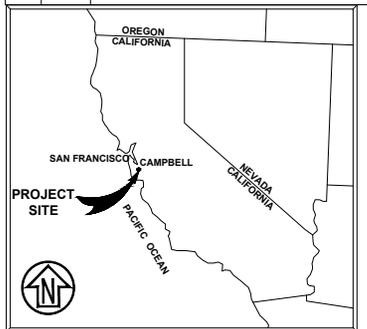
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4	C4.0	PRELIMINARY SITE PLAN
5	C5.0	PRELIMINARY GRADING & DRAINAGE PLAN
6	C5.1	PRELIMINARY SECTIONS
7	C6.0	PRELIMINARY UTILITY PLAN - PHASE 1
8	C6.1	PRELIMINARY UTILITY PLAN - PHASE 2
9	C6.2	PRELIMINARY UTILITY PROFILES
10	C7.0	PRELIMINARY STORMWATER CONTROL PLAN - PHASE 1
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13	C8.0	PRELIMINARY F-RE ACCESS PLAN
14	C9.0	PRELIMINARY TRASH MANAGEMENT PLAN
15	C10.0	PRELIMINARY CONSTRUCTION STAGING PLAN - PHASE 1
16	C10.1	CONSTRUCTION STAGING PLAN - PHASE 2
17	C11.0	PRELIMINARY ACCESSIBILITY PLAN
18	C12.0	CONSTRUCTION PHASING PLAN



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

- NOTES**
- LOTS 3, 4, 5, AND 6 WILL BE FOR CONDOMINIUM PURPOSES. THERE ARE A TOTAL OF 87 CONDOMINIUMS ON LOTS 3, 4, 5, AND 6.
 - THE PARK WILL BE FOR PUBLIC ACCESS.
 - AN APPROVED ALTERNATE MEANS (AMMR) IS INCLUDED IN THE PLAN SET.
 - A MODIFIED 13 SYSTEM SHALL BE SUBMITTED AND INSTALLED AS A DEFERRED SUBMITTAL.
 - A MODIFIED FIRE ALARM SYSTEM SHALL BE SUBMITTED AND INSTALLED AS A DEFERRED SUBMITTAL.
 - PHASING: THIS PROJECT MAY BE PHASED PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.

CITY OF CAMPBELL

700 W HAMILTON AVENUE

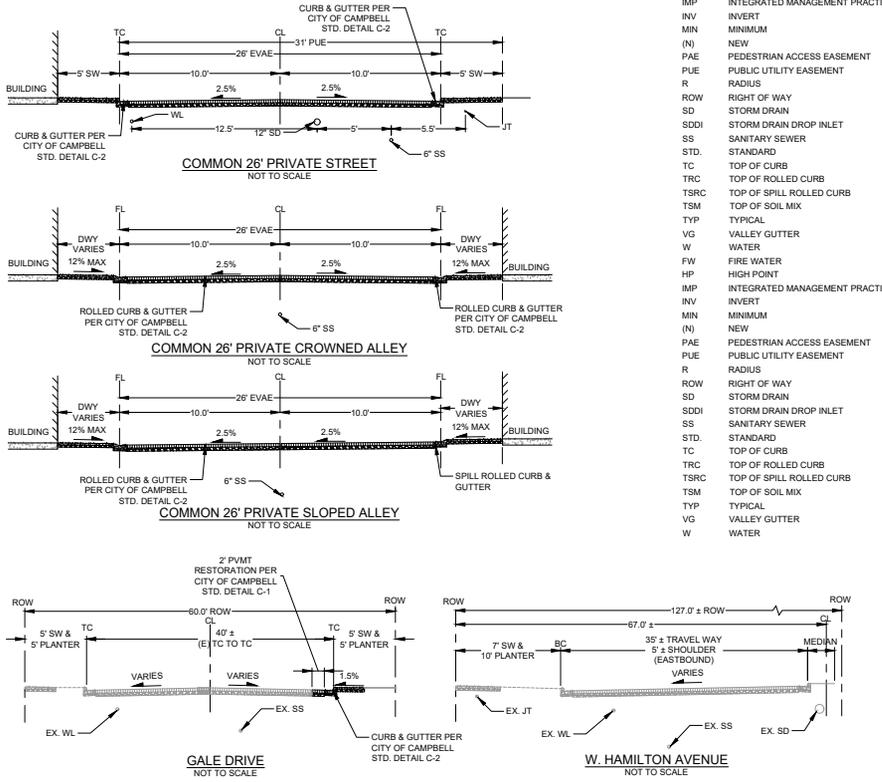
VESTING TENTATIVE MAP PACKAGE

APN: 307-39-037
CAMPBELL, SANTA CLARA COUNTY, CALIFORNIA
5TH SUBMITTAL: OCTOBER 09, 2025

DEVELOPER	CIVIL ENGINEER	ARCHITECT	LANDSCAPE ARCHITECT	GEOTECHNICAL ENGINEER
CITY VENTURES 444 SPEAR STREET, SUITE 200 SAN FRANCISCO, CA 94105 CONTACT: PAM NIETING PHONE: 415-964-1097	CSWST2 5870 STONERIDGE MALL RD., SUITE 307 PLEASANTON, CA 94588 CONTACT: MICHAEL VIDRA PHONE: 925-787-4982	HUNT HALE JONES ARCHITECTS 444 SPEAR STREET, SUITE 105 SAN FRANCISCO, CA 94105 CONTACT: DAN HALE PHONE: 415-968-3833	C2 COLLABORATIVE 1100 AVENIDA MIRAMAR SAN CLEMENTE, CA 92672 CONTACT: TRAVIS THEOBALD PHONE: 949-542-7117	QUANTUM GEOTECHNICAL, INC. 1110 BURNETT AVE., SUITE B CONCORD, CA 94520 CONTACT: SIMON MADDESSI PHONE: 925-789-2751

PROJECT INFORMATION:

- SITE APN:** 307-39-037
TOTAL PROPOSED UNITS: 173 TOTAL UNITS
LOTS 3,4,5 AND 6 : 8 BUILDINGS (A-H)
LOT 2
- GROSS SITE AREA:** 3.83± AC (166.81 ± SF)
THIS WILL BE A SIX (6) LOT SUBDIVISION:
LOT 1 (0.82± AC)
LOT 2 (1.01± AC)
LOT 3 (0.25± AC)
LOT 4 (0.29± AC)
LOT 5 (0.64± AC)
LOT 6 (0.78± AC)
RIGHT OF WAY DEDICATION (0.04± AC)
- PROPOSED DENSITY:** 45.0 DU/ACRE
- EXISTING ZONING:** CC-MU (COMMERCIAL CORRIDOR MIXED-USE)
- PROPOSED ZONING:** CC-MU (COMMERCIAL-CORRIDOR MIXED-USE)
- EXISTING STRUCTURE AREA:** 18,584± SF
- FLOOD ZONE:** X
- STREETS:** ALL PROPOSED STREETS WITHIN THE PROJECT SITE ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- UTILITIES:**
WATER: SAN JOSE WATER COMPANY
FIRE: SANTA CLARA COUNTY FIRE DEPARTMENT
STORM DRAIN: CITY OF CAMPBELL
SEWER: WEST VALLEY SANITATION DISTRICT
TELEPHONE: AT&T
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC
INDIVIDUAL UNIT TRASH CAN PICK UP TO BE PROVIDED BY RECYCOLOGY.
- PARKING:** SEE SHEET C4.0
- STREETS/LIGHTING:** ALL STREETS AND ASSOCIATED STREET LIGHTS SHALL BE PRIVATELY OWNED AND MAINTAINED
- EASEMENTS:** SEE VESTING TENTATIVE MAP, SHEET C2.0
- COMMON AREAS:** COMMON AREAS SHALL BE MAINTAINED BY THE FUTURE HOMEOWNERS ASSOCIATION.
- SETBACK REQUIREMENTS:** SEE SHEET C4.0
- THE BASIS OF BEARING IS SOUTH 00°55'20" EAST WITH A DISTANCE OF 672.64' BETWEEN TWO FOUND 2" IRON PIPES IN MONUMENT WELLS WITH LEGIBLE TAGS AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP" RECORDED IN BOOK 396 OF MAPS, AT PAGE 25, SANTA CLARA COUNTY RECORDS.**
- THE VERTICAL DATUM IS NORTH AMERICAN DATUM OF 1988 (NAVD88) PER 2010.010(2011), ZONE 3, PER OPUS, USING STATIC EQUIPMENT.**
- THE TOPOGRAPHY SHOWN WAS PERFORMED BY CSW/STUBER-STROEH ENGINEERING GROUP, INC. BY FIELD SURVEY IN AUGUST 2024.**
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.**
- PROPOSED IMPROVEMENTS ARE PLANNED TO BE COMPLETED WITHIN THREE YEARS OF APPROVAL OF THE VESTING TENTATIVE TRACT MAP.**



ABBREVIATIONS:

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

SANTA CLARA COUNTY FIRE DEPARTMENT
 2010 Del Mar Ave, Campbell, CA 95008 | (408) 436-1100

APPLICATION FOR USE OF ALTERNATE MATERIALS, METHODS OF CONSTRUCTION, OR MODIFICATION OF CODE

Project Name: 700 W. Hamilton Ave.
 Project City: Campbell
 Building Permit #: PLN2024-188

Applicant's Name: City Ventures - Pamela Nieting
 Applicant's Address: 1185 Mason Street
 Phone Number: 800-465-9020
 Email: pnieting@cityventures.com

The applicant hereby certifies the following:
 The Alternates Materials or Method of Construction
 Modification of Code

Codes Affected:
 Building Code
 Mechanical Code
 Electrical Code
 Fire Code

Specify location of the code violation: CTC Section 0109.3
 Brief description of the request: See below

The Building Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the force of the code in strength, effect, fire-resistance, durability, safety, etc.

The Building Fire Official must evaluate information that the material(s), method of work, and/or modification is equal to the force of the code in strength, effect, fire-resistance, durability, safety, etc.

SANTA CLARA COUNTY FIRE DEPARTMENT
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- Please complete the following information as applicable to support your request. The additional paper is mandatory.
- Quality: An upgraded NFPA 13 system is of higher quality materials than an NFPA 13B system or standard NFPA 13 system.
 - Strength: The enhanced sprinkler system with additional sprinkler heads and increased fire suppression systems.
 - Efficiency: The enhanced sprinkler system and heat alarm system provide an added level of safety to emergency responders and occupants.
 - Fire Retardancy: The building will use Type I construction with an NFPA 13 system. Per CFC Chp. 4 & 7, fire rated construction meets throughout the project.
 - Occupancy: The NFPA 13 system will be maintained in order to ensure compliance for durability.
 - Safety: An enhanced system shall meet and/or exceed the minimum fire safety requirements of the International Fire Code.

Applicant Approval: ACCEPTED REJECTED

Signature: [Signature]
 Title: Fire Official
 Date: 7/14/25

Building Official: [Signature]
 Title: Building Official
 Date: [Blank]

SANTA CLARA COUNTY FIRE DEPARTMENT
 2010 Del Mar Ave, Campbell, CA 95008 | (408) 436-1100

DEVELOPMENTAL REVIEW COMMENTS

This project shall comply with the following:
 1. The project shall be in accordance with the 2022 edition, as amended by the City of Campbell Fire Code (CFC), California Code of Regulations (CCR) and Health & Safety Code.
 2. The type of this project includes the following:
 a. Fire Retardancy: The building will use Type I construction with an NFPA 13 system. These fire rated construction meets throughout the project.
 b. Occupancy: The NFPA 13 system will be maintained in order to ensure compliance for durability.
 c. Safety: An enhanced system shall meet and/or exceed the minimum fire safety requirements of the International Fire Code.

CONSTRUCTION

The building process to mitigate non-conforming steel areas.

REVISIONS

1. The building process to mitigate non-conforming steel areas.

2. The building process to mitigate non-conforming steel areas.

3. The building process to mitigate non-conforming steel areas.

4. The building process to mitigate non-conforming steel areas.

5. The building process to mitigate non-conforming steel areas.

6. The building process to mitigate non-conforming steel areas.

7. The building process to mitigate non-conforming steel areas.

8. The building process to mitigate non-conforming steel areas.

9. The building process to mitigate non-conforming steel areas.

10. The building process to mitigate non-conforming steel areas.

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

City Ventures Collaborative

CSW ST2 TARRAR
 UTILITY CONSULTANTS

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 San Francisco, CA 94105
 www.hunthalejones.com

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

Professional Engineer
 MICHAEL VIDRA
 License No. 076690

COVER SHEET
C1.0

SHEET: 1 OF 18
 SCALE: 1" = 30'
 DATE: 10.09.2025
 PROJECT: 240098

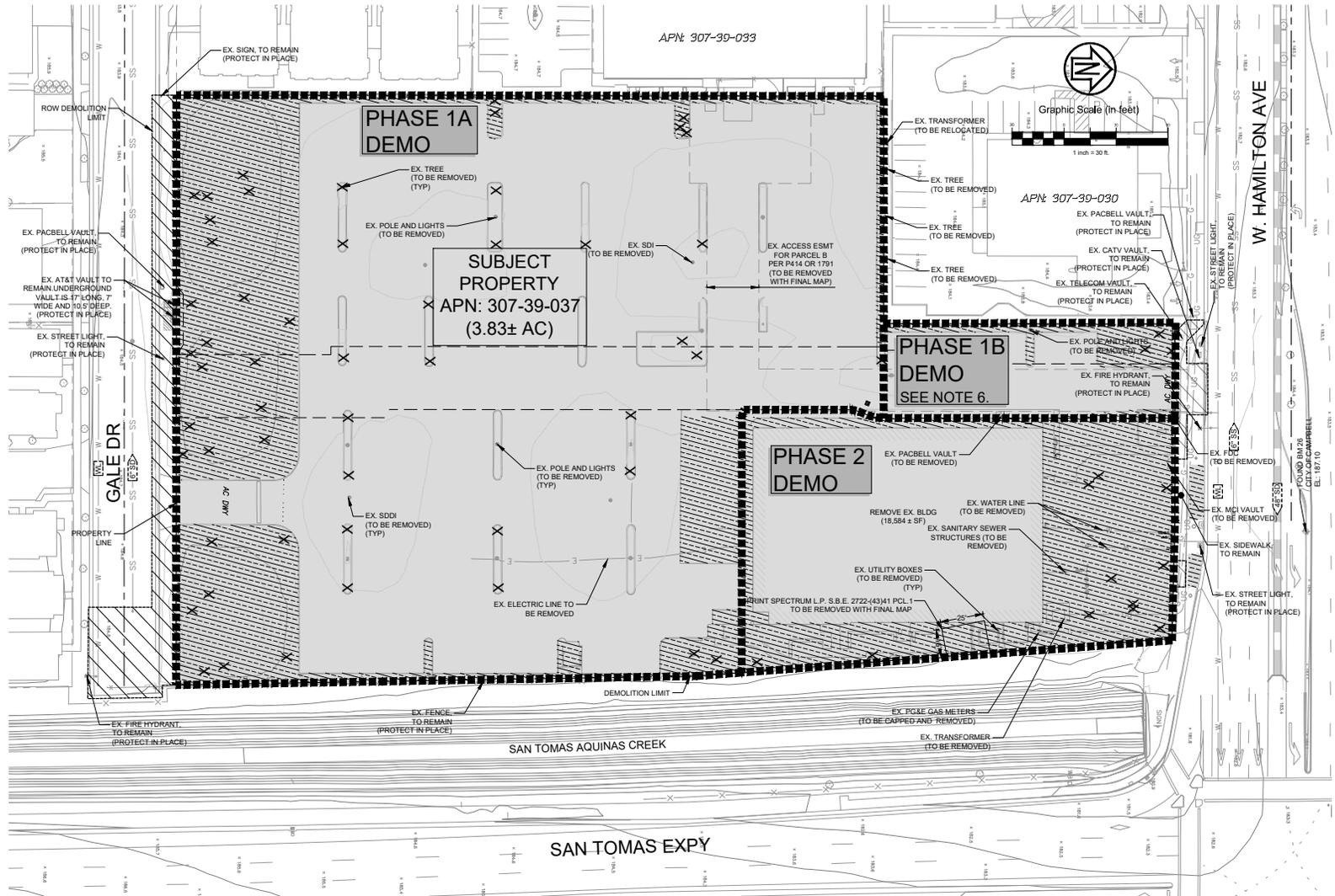
ABBREVIATIONS:

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

LEGEND:

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

- NOTES:**
1. PROTECT EXISTING UTILITIES WITHIN RIGHT OF WAY IMPROVEMENTS LIMITS UNLESS NOTED OTHERWISE.
 2. SIDEWALK, CURB, GUTTER AND PAVEMENT WITHIN RIGHT-OF-WAY IMPROVEMENTS BOUNDARY TO BE REMOVED. STREET TREES TO BE REMOVED UNLESS NOTED OTHERWISE. SEE NOTE 1 ABOVE REGARDING UTILITIES.
 3. ALL STRUCTURES, HARDSCAPE, UTILITIES, SIGNS, AND FENCES WITHIN DEMOLITION BOUNDARY TO BE REMOVED UNLESS NOTED OTHERWISE.
 4. ENTIRE SITE WITHIN DEMOLITION BOUNDARY TO BE CLEARED AND GRUBBED AFTER REMOVAL OF HARDSCAPE UNLESS OTHERWISE NOTED.
 5. UTILITIES TO BUILDING TO BE PROTECTED TEMPORARILY UNTIL BUILDING DEMOLITION.
 6. STAGGER THE CONSTRUCTION OF PHASE 1B ROAD UNTIL THE REMAINING PORTION OF OLIVA LANE IS COMPLETE TO MAINTAIN FIRE ACCESS.



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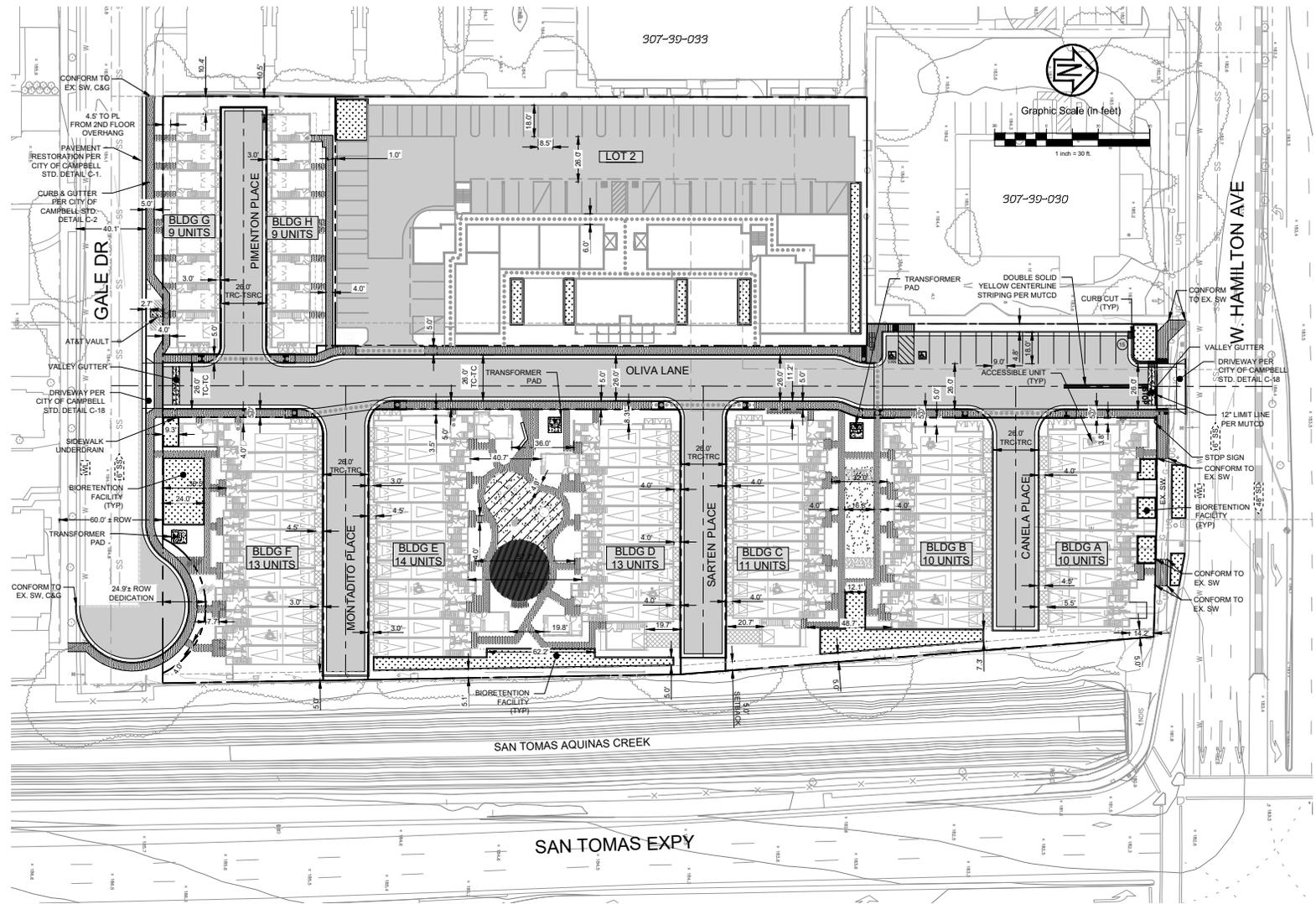
t. 415-512-1300
 f. 415-288-0288

EXISTING CONDITIONS & DEMOLITION PLAN
C3.0



ENGINEER: MICHAEL VIDRA
 LICENSE NO: 076690

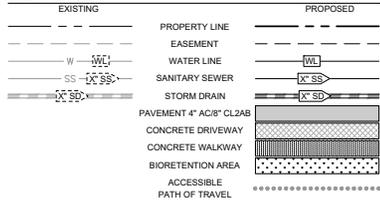
SHEET: 3 OF 18
 SCALE: 1" = 30'
 DATE: 10.09.2025
 PROJECT: 2400098



ABBREVIATIONS

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

LEGEND



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PRELIMINARY SITE PLAN
C4.0



ENGINEER: MICHAEL VIDRA
 LICENSE NO. 076690

SHEET: 4 OF 18
 SCALE: 1" = 30'
 DATE: 10.09.2025
 PROJECT: 2400098

ABBREVIATIONS

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

LEGEND

	EXISTING		PROPOSED
	PROPERTY LINE		EASEMENT
	WATER LINE		SANITARY SEWER
	SS		STORM DRAIN
	SD		PAVEMENT 4"AC / 8" CL2AB
	CONCRETE DRIVEWAY		CONCRETE WALKWAY
	FLOW-THRU PLANTER		STORM DRAIN MANHOLE
	STORM DRAIN INLET		TENTATIVE SLOPE ARROW
	TENTATIVE SPOT GRADE		OVERLAND FLOW RELEASE

PRELIMINARY EARTHWORK SUMMARY

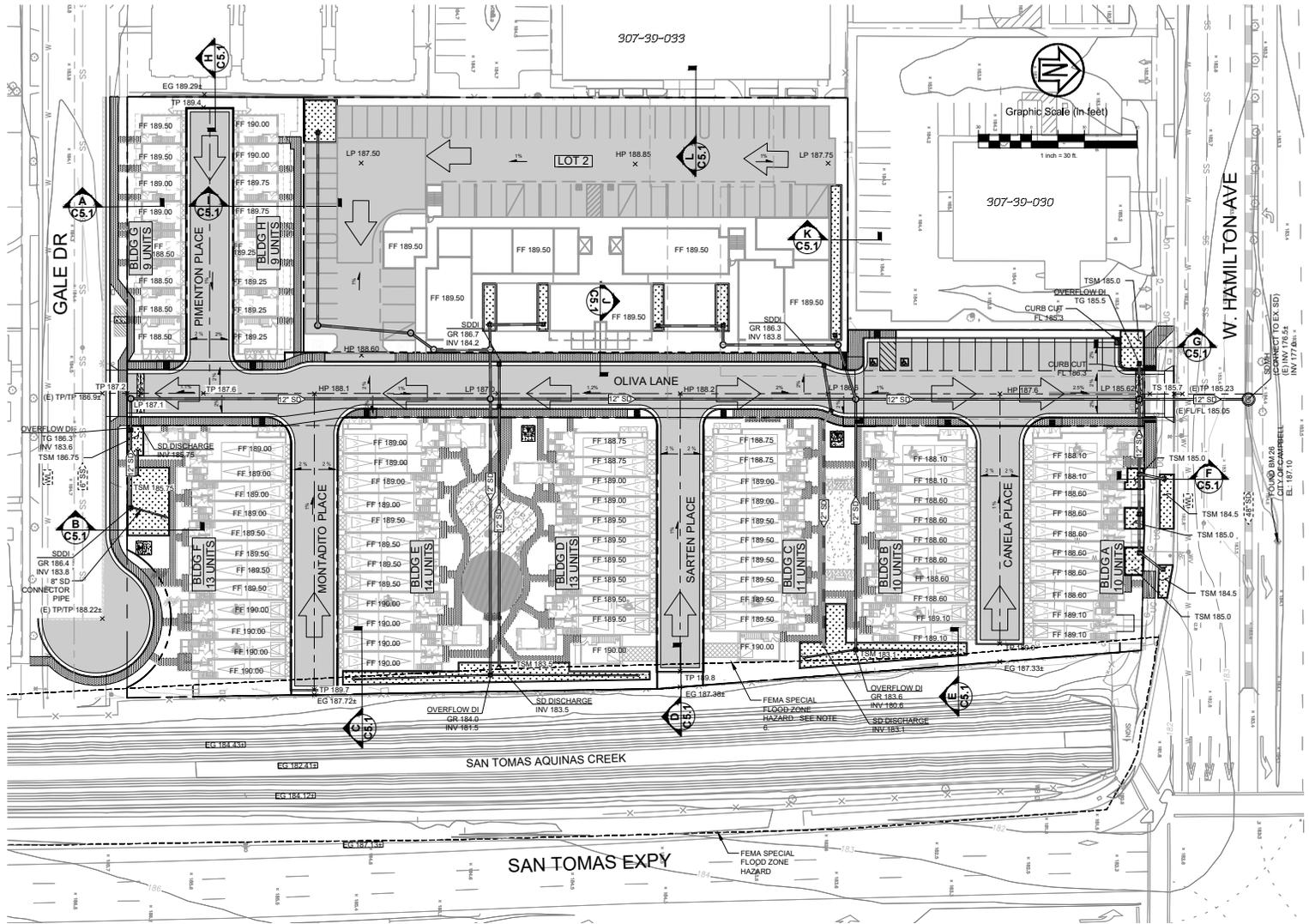
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	3,000	5,000
STREET SPOILS	1,400	
SUBTOTAL	4,400	5,000
NET TOTAL		600 <IMPORT>

EARTHWORK NOTES:

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

NOTES:

- PROPOSED GRADING IS PRELIMINARY AND IS SUBJECT TO CHANGE DURING FINAL DESIGN.
- ALL PUBLIC SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 1.5%.
- TRASH CAPTURE DEVICES SHALL BE INSTALLED ON ALL STORM DRAIN INLETS.
- ALL STORM DRAIN INLETS SHALL BE MARKED WITH "DRAINS TO BAY"
- SAN TOMAS AQUINAS CREEK IS FLOOD ZONE A. AS SHOWN IN FEMA FLOOD MAP 90850237H EFFECTIVE DATE MAY 16, 2019. IS A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATION DETERMINED.
- ALL BUILDING ARE OUTSIDE OF THE FEMA SPECIAL FLOOD ZONE.



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PRELIMINARY GRADING & DRAINAGE PLAN
C5.0



ENGINEER: MICHAEL VIDRA
 LICENSE NO.: 076690

SHEET: 5 OF 18
 SCALE: 1" = 30'
 DATE: 10.09.2025
 PROJECT: 2400098

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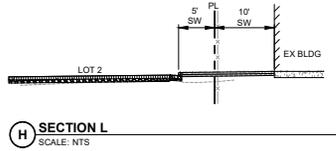
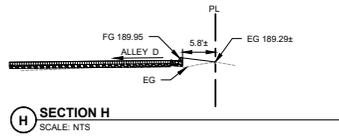
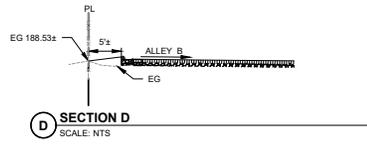
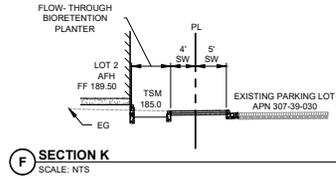
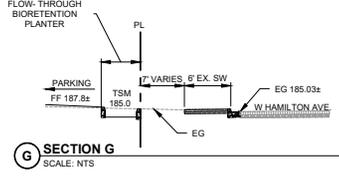
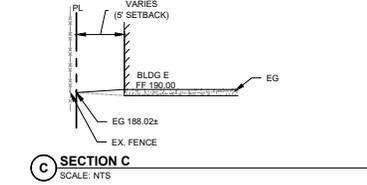
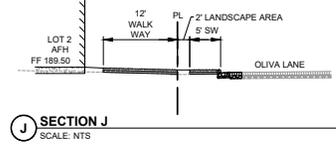
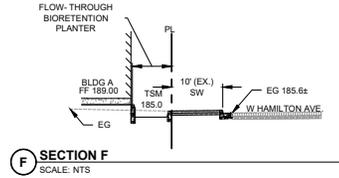
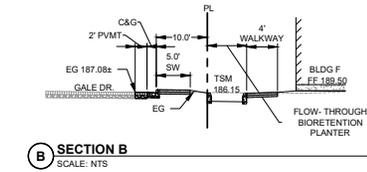
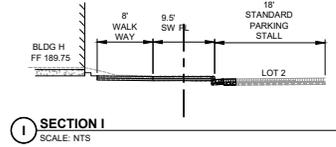
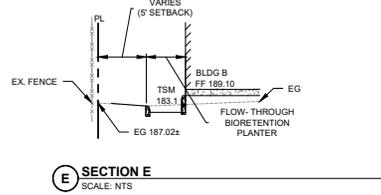
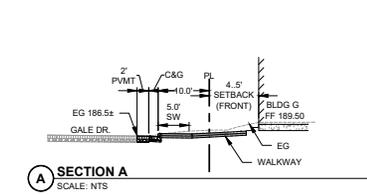
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PRELIMINARY SECTIONS
 C5.1



ENGINEER: MICHAEL VIDRA
 LICENSE NO. 076690

SHEET: 6 OF 18
 SCALE:
 DATE: 10.09.2025
 PROJECT: 2400098



ABBREVIATIONS

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

LEGEND

EXISTING	PROPOSED

DISTANCE ABOVE GROUND:	
	FLUSH WITH SURFACE
	BELOW GROUND
	30' ABOVE GROUND
	FLUSH WITH SURFACE
	FLUSH WITH SURFACE
	30' ABOVE FINISH GRADE
	BELOW GROUND
	FLUSH WITH SURFACE
	96' ABOVE FINISH GRADE

NOTES:

- DEVELOPER TO INSTALL NEW WATER AND SEWER MAIN AND PROVIDE A PUBLIC UTILITY EASEMENT.
- SIX INCH SANITARY SEWER PIPES SHALL HAVE A MINIMUM SLOPE OF S=0.0050 FT/FT PER WEST VALLEY SANITARY SEWER DISTRICT.
- ONSITE STORM DRAIN SHALL BE PRIVATELY OWNED AND MAINTAINED.
- STORM DRAIN PIPES SHALL HAVE A MINIMUM SLOPE TO MAINTAIN A VELOCITY OF 2 FEET PER SECOND WHEN FLOWING HALF FULL.
- EXISTING SEWER LATERALS ONSITE ARE TO BE ABANDONED OR REMOVED AS NECESSARY.
- TRANSFORMER LOCATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW BY PG&E.
- STORM DRAIN PIPE SHALL BE RCP, SEWER PIPE SHALL BE PVC SDR 35.

CITY VENTURES
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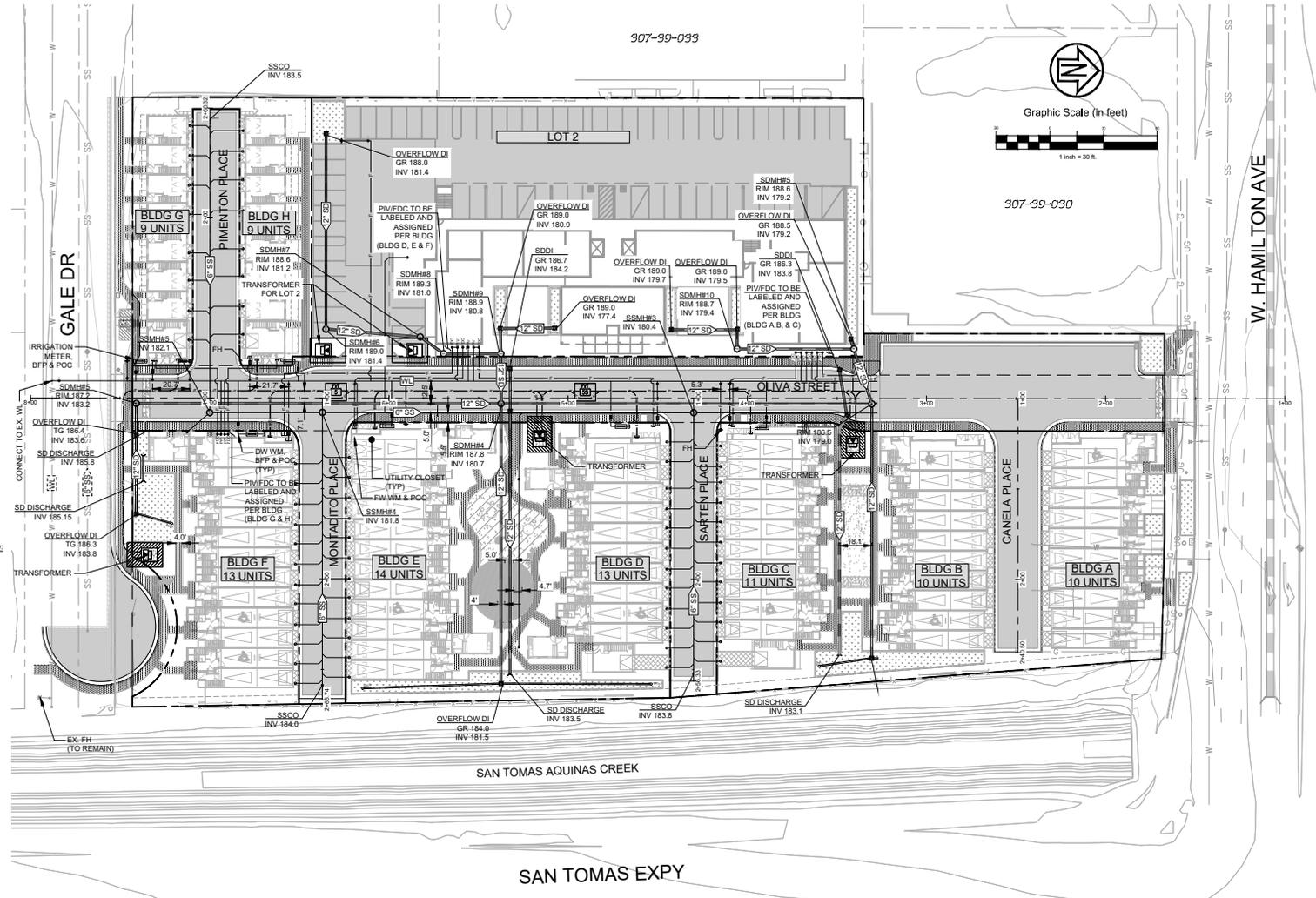
PRELIMINARY UTILITY PLAN - PHASE 1

C6.0



ENGINEER: MICHAEL VIDRA
LICENSE NO.: 076690

SHEET: 7 OF 18
SCALE: 1" = 30'
DATE: 10.09.2025
PROJECT: 2400098



307-39-033



Graphic Scale (in feet)



307-39-030

W. HAMILTON AVE

SAN TOMAS AQUINAS CREEK

SAN TOMAS EXPY

ABBREVIATIONS

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

LEGEND

EXISTING	PROPOSED

NOTES:

- DEVELOPER TO INSTALL NEW WATER AND SEWER MAIN AND PROVIDE A PUBLIC UTILITY EASEMENT.
- SIX INCH SANITARY SEWER PIPES SHALL HAVE A MINIMUM SLOPE OF 5=10.0050 FT/FT PER WEST VALLEY SANITARY SEWER DISTRICT.
- ONSITE STORM DRAIN SHALL BE PRIVATELY OWNED AND MAINTAINED.
- STORM DRAIN PIPES SHALL HAVE A MINIMUM SLOPE TO MAINTAIN A VELOCITY OF 2 FEET PER SECOND WHEN FLOWING HALF FULL.
- EXISTING SEWER LATERALS ONSITE ARE TO BE ABANDONED OR REMOVED AS NECESSARY.
- TRANSFORMER LOCATIONS ARE PRELIMINARY AND SUBJECT TO REVIEW BY PG&E.
- STORM DRAIN PIPE SHALL BE RCP, SEWER PIPE SHALL BE PVC SDR 35.

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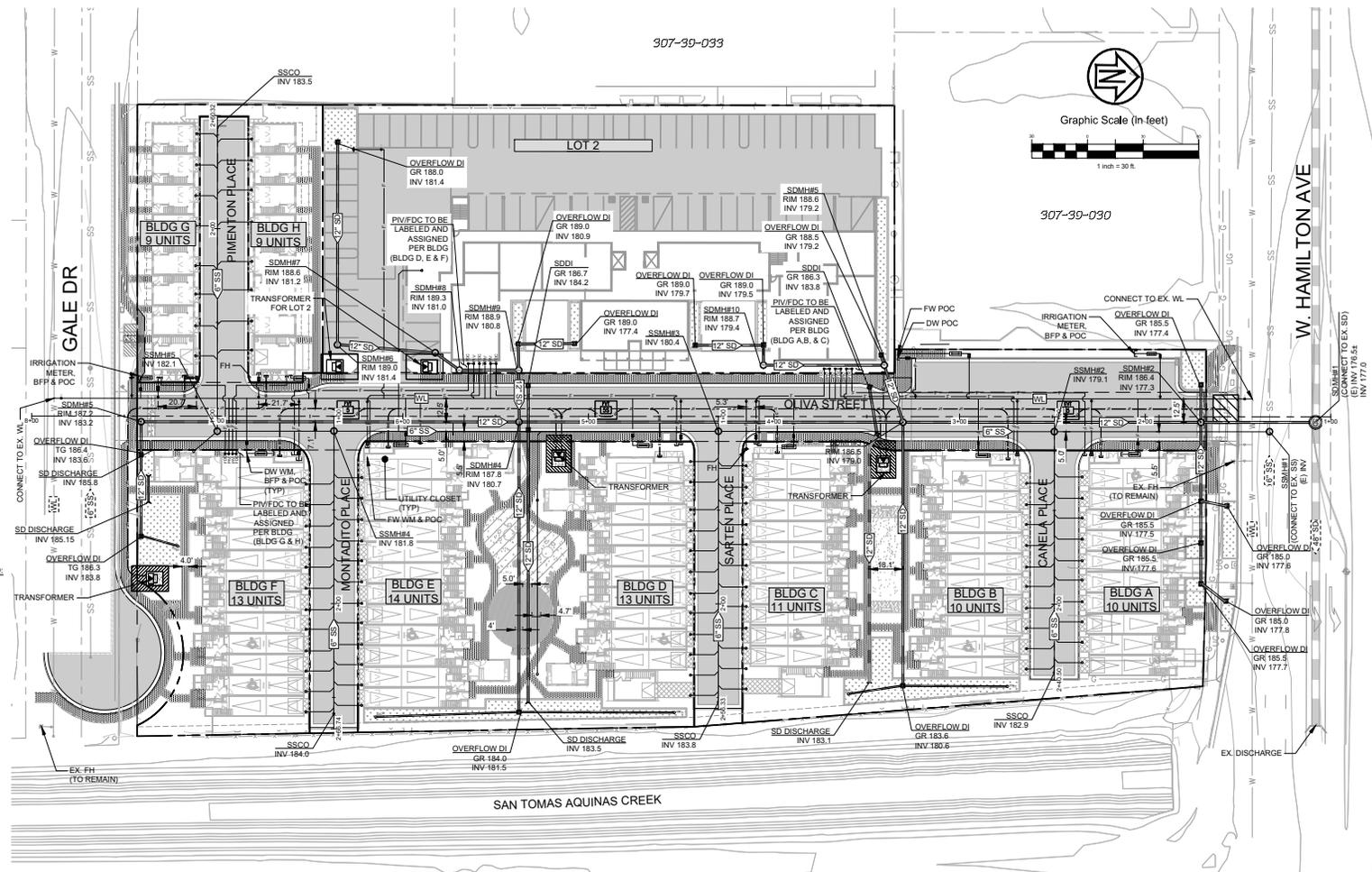
PRELIMINARY UTILITY PLAN - PHASE 2

C6.1



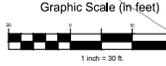
ENGINEER: MICHAEL VIDRA
 LICENSE NO: 076690

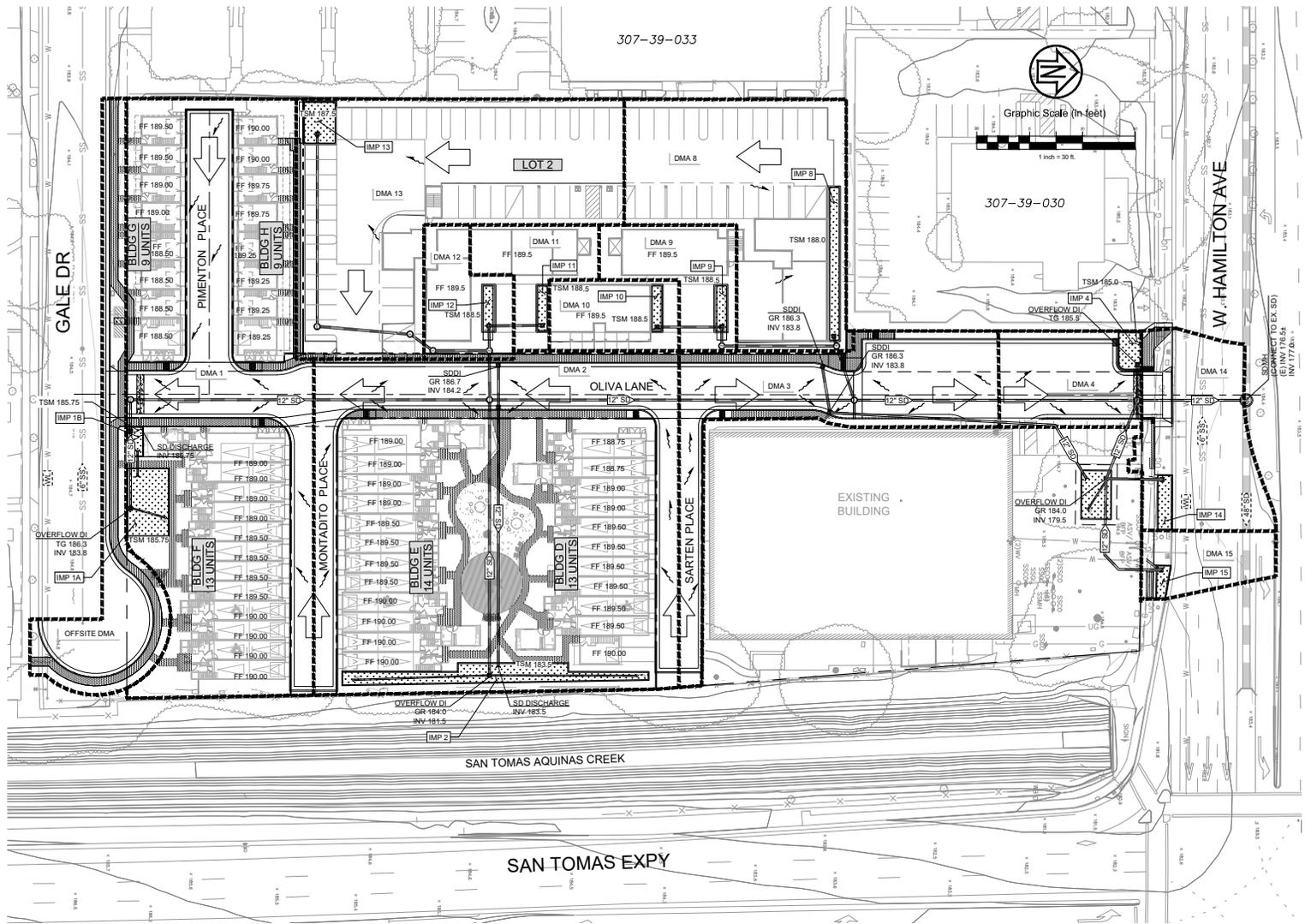
SHEET: 8 OF 18
 SCALE: 1" = 30'
 DATE: 10.09.2025
 PROJECT: 2400098



307-39-033

307-39-030





ABBREVIATIONS

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

LEGEND

EXISTING	PROPOSED
--- (dashed line)	--- (solid line)
--- (dotted line)	--- (dotted line)
--- (dash-dot line)	--- (dash-dot line)
--- (long-dash line)	--- (long-dash line)
--- (short-dash line)	--- (short-dash line)
--- (cross-hatch pattern)	--- (cross-hatch pattern)
--- (diagonal-hatch pattern)	--- (diagonal-hatch pattern)
--- (square symbol)	--- (square symbol)
--- (circle symbol)	--- (circle symbol)
--- (tentative arrow)	--- (solid arrow)
--- (overland flow symbol)	--- (overland flow symbol)

NOTES

- 1) THE OFF SITE DMA REQUIRES 292 SF OF TREATMENT AREA, ALONG W HAMILTON AVENUE THERE IS NON-PROJECT RUNOFF COLLECTED BY THIS PROJECT AND WILL BE THE IN-LIEU DMA WHICH REQUIRES 352 SF OF TREATMENT AREA. THEREFORE, THE IN-LIEU DMA ALONG W HAMILTON AVENUE WILL BE UTILIZED AS AN IN-LIEU COMPLIANCE MEASURE TO OFFSET THE UNTREATED OFF-SITE DMA OF GALE DRIVE. SEE THE TABLE ON SHEET C7.2.

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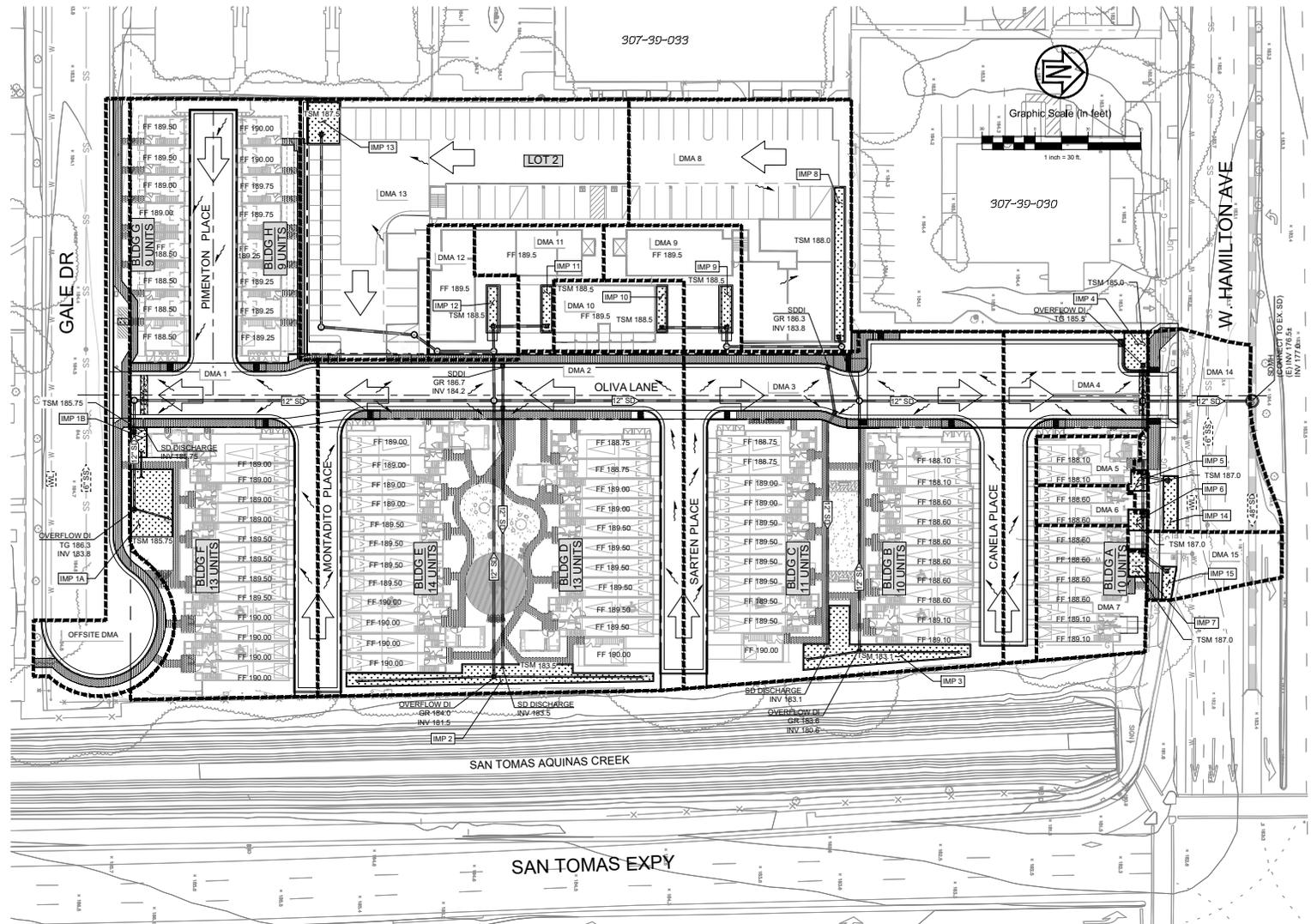
PRELIMINARY STORMWATER CONTROL PLAN - PHASE 1

C7.0



ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

SHEET: 10 OF 18
SCALE: 1" = 30'
DATE: 10.09.2025
PROJECT: 2400098



ABBREVIATIONS

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

LEGEND

	EXISTING		PROPOSED
	PROPERTY LINE		DMA BOUNDARY
	STORM DRAIN		STORM DRAIN
	BIORETENTION AREA		STORM DRAIN MANHOLE
	STORM DRAIN INLET		TENTATIVE SPOT ARROW
	OVERLAND FLOW RELEASE		

NOTES

- 1) THE OFF-SITE DMA REQUIRES 292 SF OF TREATMENT AREA, ALONG W HAMILTON AVENUE THERE IS NON-PROJECT RUNOFF COLLECTED BY THIS PROJECT AND WILL BE THE IN-LIEU DMA WHICH REQUIRES 352 SF OF TREATMENT AREA. THEREFORE, THE IN-LIEU DMA ALONG W HAMILTON AVENUE WILL BE UTILIZED AS AN IN-LIEU COMPLIANCE MEASURE TO OFFSET THE UNTREATED OFF-SITE DMA OF GALE DRIVE. SEE THE TABLE ON SHEET C7.1.

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PRELIMINARY STORMWATER CONTROL PLAN - PHASE 2

C7.1



ENGINEER: MICHAEL VIDRA
 LICENSE NO: 076690

SHEET: 11 OF 18
 SCALE: 1" = 30'
 DATE: 10.09.2025
 PROJECT: 2400098

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

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

SURFACE DATA:

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

PROJECT SITE INFORMATION:

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

SOURCE CONTROL MEASURES:

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

SURFACE DATA

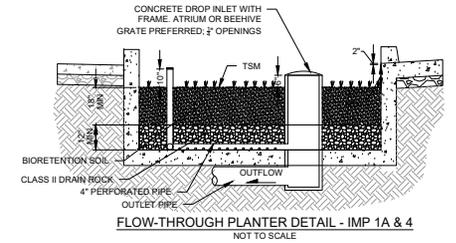
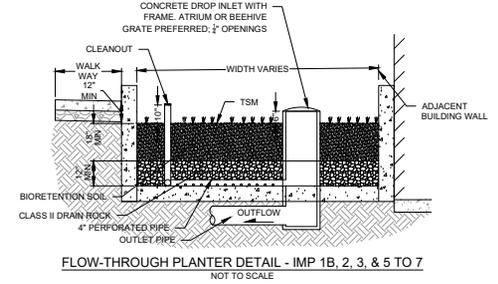
COMPARISON OF IMPERVIOUS AND PERVIOUS SURFACES AT PROJECT SITE	EXISTING SURFACE (SF)	PROPOSED SURFACE		TOTAL PROPOSED IMPERVIOUS SURFACE (REPLACED - NEW)
		TO BE REPLACED (SF)	NEW (SF)	
2a. IMPERVIOUS SURFACES				
ROOF AREA	18,584	18,584	71,849	
ASPHALT DRIVEWAY	80,116	22,008	0	
PUBLIC STREETS	3,284	2,984	0	
PRIVATE STREETS	0	0	27,995	
IMPERVIOUS SURFACES TOTAL	e.1. 101,984	e.2. 43,576	e.3. 99,844	e.4. 143,420
2b. PERVIOUS SURFACES				
LANDSCAPE AREA	71,350	23,247	0	
PERVIOUS SURFACES TOTAL	f.1. 71,350	12. 23,247	13. 0	f.4. 23,247
PERCENTAGE OF SITE'S IMPERVIOUS AREA REPLACEMENT (e.2.c.) X 100				g. 100%

DMA#	TREATMENT TYPE	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE TREATMENT AREA ¹ (SF)	REQUIRED C.3 TREATMENT AREA ² (SF)	TREATMENT AREA PROVIDED (SF)	OVERFLOW RISER HEIGHT (in)
1	FLOW-THROUGH PLANTER	32,835	30,913	1,922	31,105	927	1,003	6
2	FLOW-THROUGH PLANTER	39,167	37,540	1,627	37,703	1,126	1,228	6
3	FLOW-THROUGH PLANTER	33,848	31,368	2,480	31,616	941	1,180	6
4	FLOW-THROUGH PLANTER	7,125	6,660	465	6,707	200	255	6
5	FLOW-THROUGH PLANTER	1,946	1,926	20	1,928	58	101	6
6	FLOW-THROUGH PLANTER	1,485	1,470	15	1,472	44	111	6
7	FLOW-THROUGH PLANTER	4,403	3,537	866	3,824	106	145	7
8	FLOW-THROUGH PLANTER	13,327	11,043	2,284	11,271	451	451	6
9	FLOW-THROUGH PLANTER	3,708	1,664	2,044	1,868	75	168	6
10	FLOW-THROUGH PLANTER	2,921	1,815	1,106	1,926	77	140	6
11	FLOW-THROUGH PLANTER	2,993	1,619	1,374	1,756	70	140	6
12	FLOW-THROUGH PLANTER	3,144	1,417	1,727	1,590	64	168	6
13	FLOW-THROUGH PLANTER	18,615	12,448	6,167	13,065	523	543	6
14	FLOW-THROUGH PLANTER	7,078	6,488	590	6,547	262	274	6
15	FLOW-THROUGH PLANTER	2,568	2,208	360	2,244	90	110	6
OFFSITE	IN LIEU TREATMENT	7,492	7,292	200	7,312	292	SEE NOTE 3	6

DMA#	TREATMENT TYPE	DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	EFFECTIVE TREATMENT AREA ¹ (SF)	REQUIRED C.3 TREATMENT AREA ² (SF)	TREATMENT AREA PROVIDED (SF)	OVERFLOW RISER HEIGHT (in)
1	FLOW-THROUGH PLANTER	32,835	30,913	1,922	31,105	927	1,003	6
2	FLOW-THROUGH PLANTER	39,167	37,540	1,627	37,703	1,126	1,228	6
3	FLOW-THROUGH PLANTER	10,306	10,306	0	10,306	413	440	6
4	FLOW-THROUGH PLANTER	7,125	6,660	465	6,707	200	255	6
8	FLOW-THROUGH PLANTER	13,327	11,043	2,284	11,271	451	451	6
9	FLOW-THROUGH PLANTER	3,708	1,664	2,044	1,868	75	168	6
10	FLOW-THROUGH PLANTER	2,921	1,815	1,106	1,926	77	140	6
11	FLOW-THROUGH PLANTER	2,993	1,619	1,374	1,756	70	140	6
12	FLOW-THROUGH PLANTER	3,144	1,417	1,727	1,590	64	168	6
13	FLOW-THROUGH PLANTER	18,615	12,448	6,167	13,065	523	543	6
14	FLOW-THROUGH PLANTER	7,078	6,488	590	6,547	262	274	6
15	FLOW-THROUGH PLANTER	2,568	2,208	360	2,244	90	110	6
OFFSITE	IN LIEU TREATMENT	7,492	7,292	200	7,312	292	SEE NOTE 3	6

NOTES:

- 1. EFFECTIVE TREATMENT AREA IS EQUAL TO THE TOTAL IMPERVIOUS AREA PLUS 0.1 TIMES THE TOTAL PERVIOUS AREA.
- 2. THE REQUIRED C.3 TREATMENT AREA IS CALCULATED USING THE 0.2 INCH-PER-HOUR INTENSITY (UNIFORM INTENSITY APPROACH) ALSO KNOWN AS THE SIMPLIFIED SIZING METHOD AND 4 PERCENT METHOD PER THE SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C.3 STORMWATER HANDBOOK.
- 3. DMA 14 AND DMA 15 HAVE BEEN SIZED TO TREAT ADDITIONAL NON-PROJECT RUNOFF PROVIDING AN ADDITIONAL 394 SF OF TREATMENT CREDIT. THIS CREDIT WILL BE USED AS IN-LIEU COMPLIANCE TO OFFSET THE OFFSITE AREA OF GALE DRIVE. SEE NOTE 1 ON SHEET C7.0



BIORETENTION NOTES:

- 1. SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BIORETENTION SOIL MEDIA.
- 2. COMPACT EACH 6\"/>

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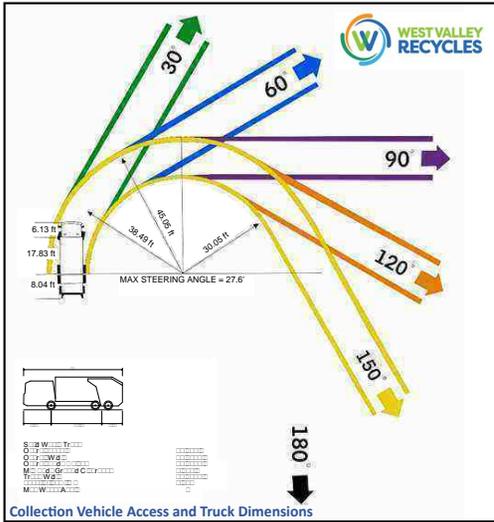
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PRELIMINARY STORMWATER CONTROL NOTES & DETAILS
C7.2



ENGINEER: MICHAEL VIDRA
 LICENSE NO: 076690

SHEET: 12 OF 18
 SCALE:
 DATE: 10.09.2025
 PROJECT: 2400098



NOTES

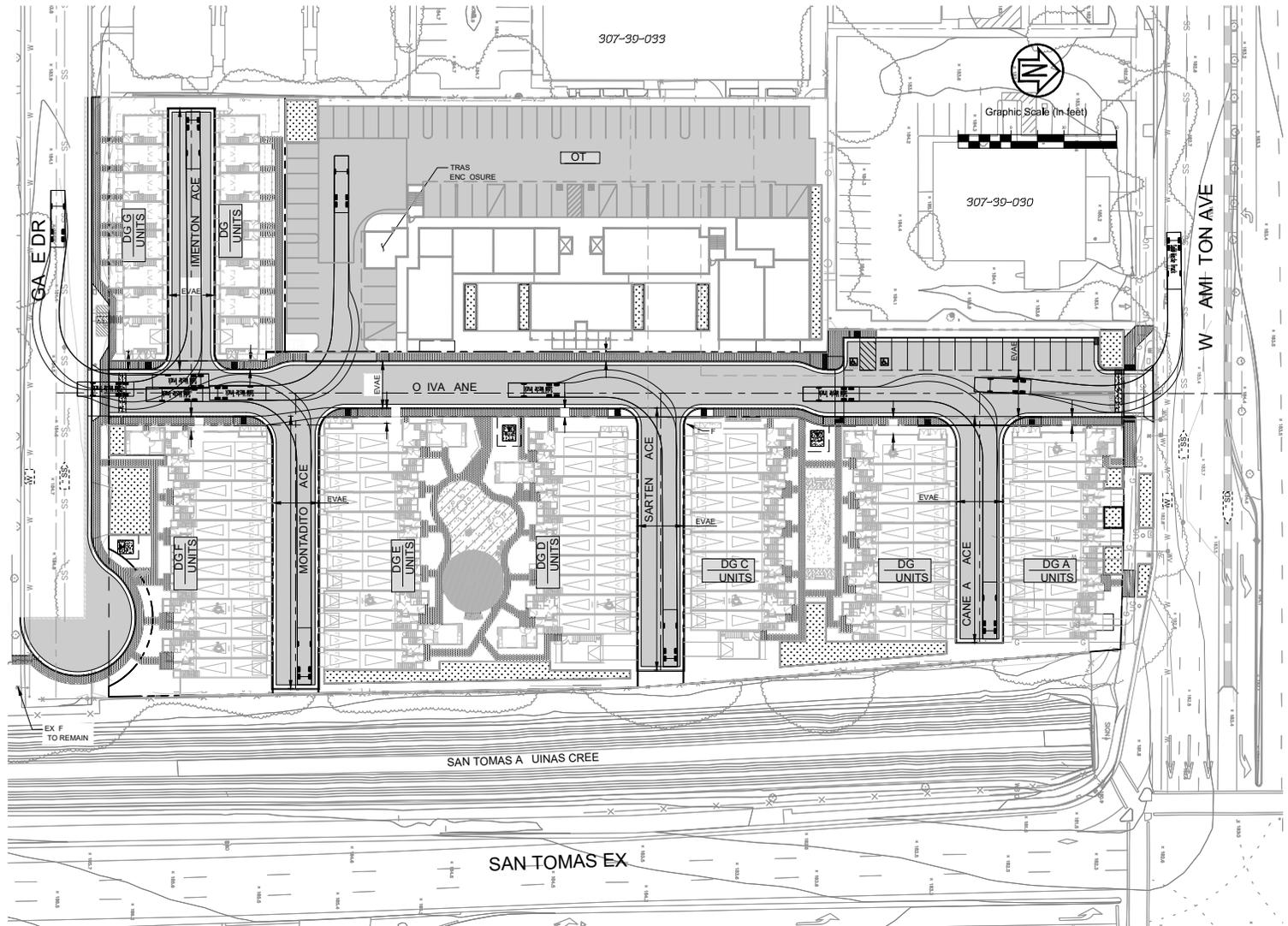
TRASH CANS WILL BE STORED IN THE GARAGES AND
 ACED OUTSIDE THE GARAGE DOOR DURING TRASH
 IC U DA

A REVISIONS

- DG U DING
- F AC F OW REVENTOR
- DI DRAIN IN ET
- DW DOMESTIC WATER
- E EX
- F FIRE DRANT
- FW FIRE WATER
- OC QINT OF CONNECTION
- T ICA
- WM WATER METER
- W WATER INE

EGEND

EXISTING	RO ER T INE	RO OS ED
RO ER T INE	EASEMENT	
WATER INE	AVEMENT	
FIRE DRANT	WATER VA VE	
WATER METER	DOMESTIC FIRE	
AC F OW REVENTOR	QINT OF CONNECTION	



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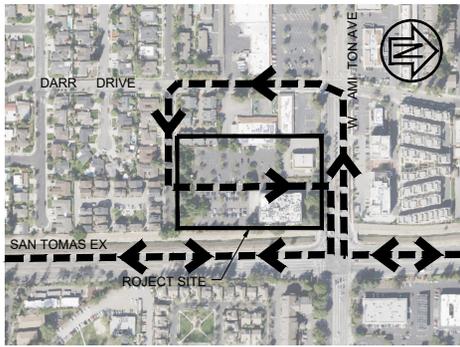
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PRELIMINARY TRASH MANAGEMENT PLAN
C9.0



ENGINEER: MICHAEL VIDRA
 LICENSE NO. 076690

SHEET: 14 OF 18
 SCALE: 1" = 30'
 DATE: 10.09.2025
 PROJECT: 2400098



PLAN VIEW
SCALE

NOTES

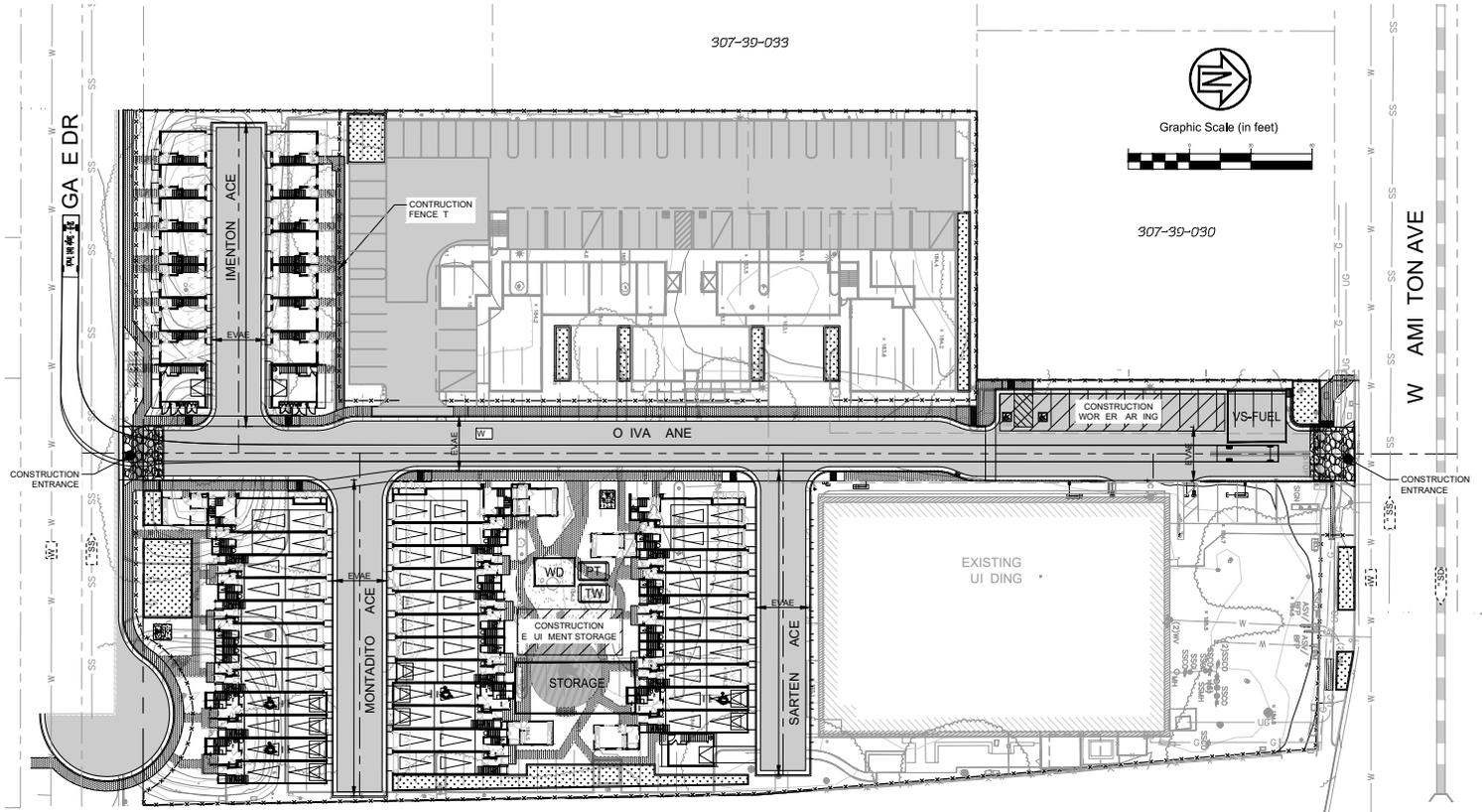
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ABREVIATIONS

- AVE AVENUE
- DG UI DING
- EX EXISTING
- EX EX RESSWA
- EVAE EMERGENC VE IC E ACCESS EASEMENT
- T TICA
- W WEST

CONSTRUCTION STAGING LEGEND

- EXISTING
- CONSTRUCTION FENCING
- CONSTRUCTION ENTRANCE
- WD CONCRETE WAS DOWN AREA
- STORAGE NON A RDIOUS STORAGE
- PT ORTA E TOI ET WIT INER
- TW TIRE WAS
- VS-FUEL VE IC E FUE STORAGE



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SAN TOMAS EX

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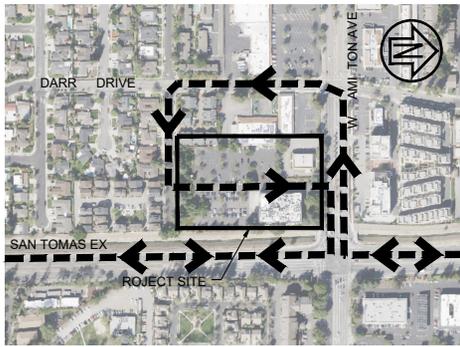
PRELIMINARY CONSTRUCTION STAGING PLAN - PHASE 1

C10.0



ENGINEER: MICHAEL VIDRA
 LICENSE NO. 076690

SHEET: 15 OF 18
 SCALE: 1" = 30'
 DATE: 10.09.2025
 PROJECT: 2400098



PLAN VIEW
SCALE

NOTES

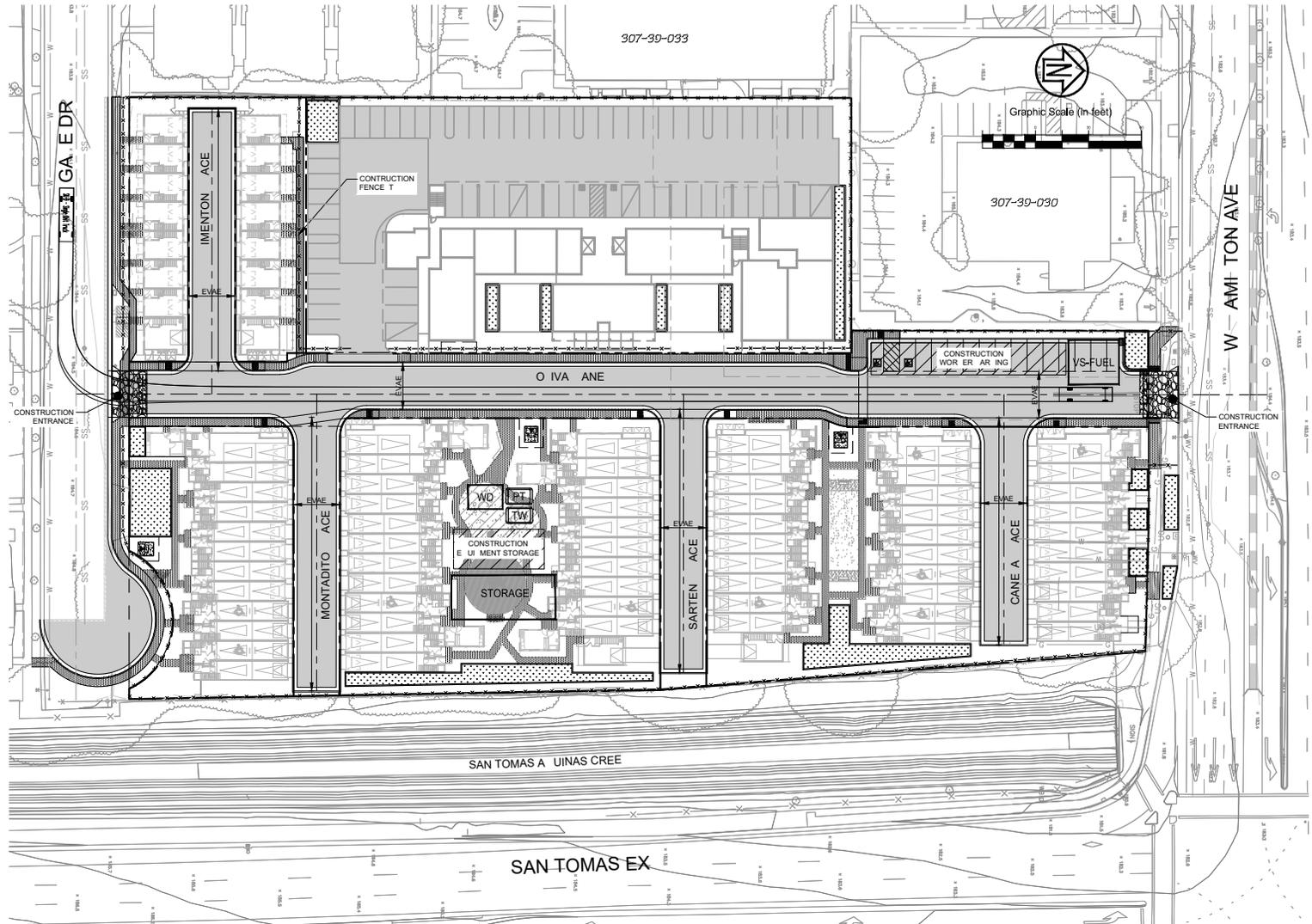
RE MINAR CONSTRUCTION E UI MENT TO E USED MA INC UDE UT ARE NOT LIMITED TO GRINDER DUM TRUC S S ID STEER EXCAVATOR AND AC OE
 OENTIA RE MINAR CONSTRUCTION E UI MENT T AT MA REMAIN OVERWIG T INT E CONSTRUCTION E UI MENT STORAGE AREA MA INC UDE UT ARE NOT LIMITED TO GRINDER EXCAVATOR AND AC OE

ABBREVIATIONS

- AVE AVENUE
- DG DRAINAGE
- EX EXISTING
- EX EX RESSEWA
- EVAE EMERGENCY VE IC E ACCESS EASEMENT
- T TICA
- W WEST

CONSTRUCTION STAGING LEGEND

- EXISTING
- CONSTRUCTION FENCING
- CONSTRUCTION ENTRANCE
- WD CONCRETE WAS DOWN AREA
- STORAGE NON A ARDOUS STORAGE
- PT ORTA E TOI ET WIT INER
- TW TIRE WAS
- VS-FUEL VE IC E FUE STORAGE



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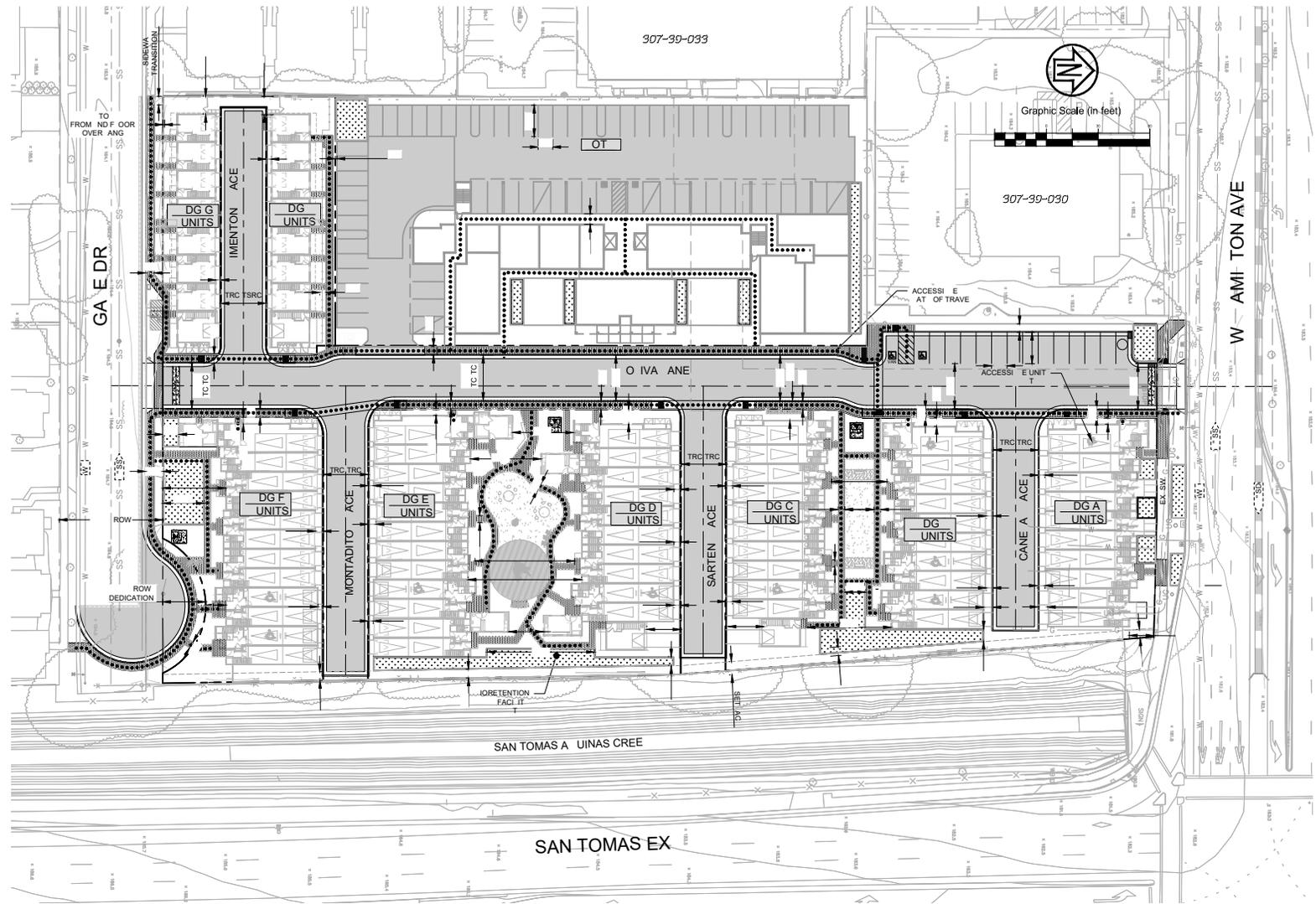
CONSTRUCTION STAGING PLAN - PHASE 2

10.1



ENGINEER: MICHAEL VIDRA
 LICENSE NO. 076690

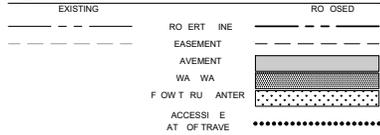
SHEET: 16 OF 18
 SCALE: 1" = 30'
 DATE: 10.09.2025
 PROJECT: 2400098



REVISIONS

- G AC OF GUTTER
- C G CUR GUTTER
- ESMT EASEMENT
- EX EXISTING
- R RADIUS
- ROW RIG T OF WA
- SD STORM DRAIN
- SS SANITAR SEWER
- STD STANDARD
- SW SIDEWALK
- TC TO OF CUR
- T TO OF AVEMENT
- TRC TO OF ROAD CUR
- TSRC TO OF SIDE ROAD CUR
- T TICA
- W WATER LINE

LEGEND



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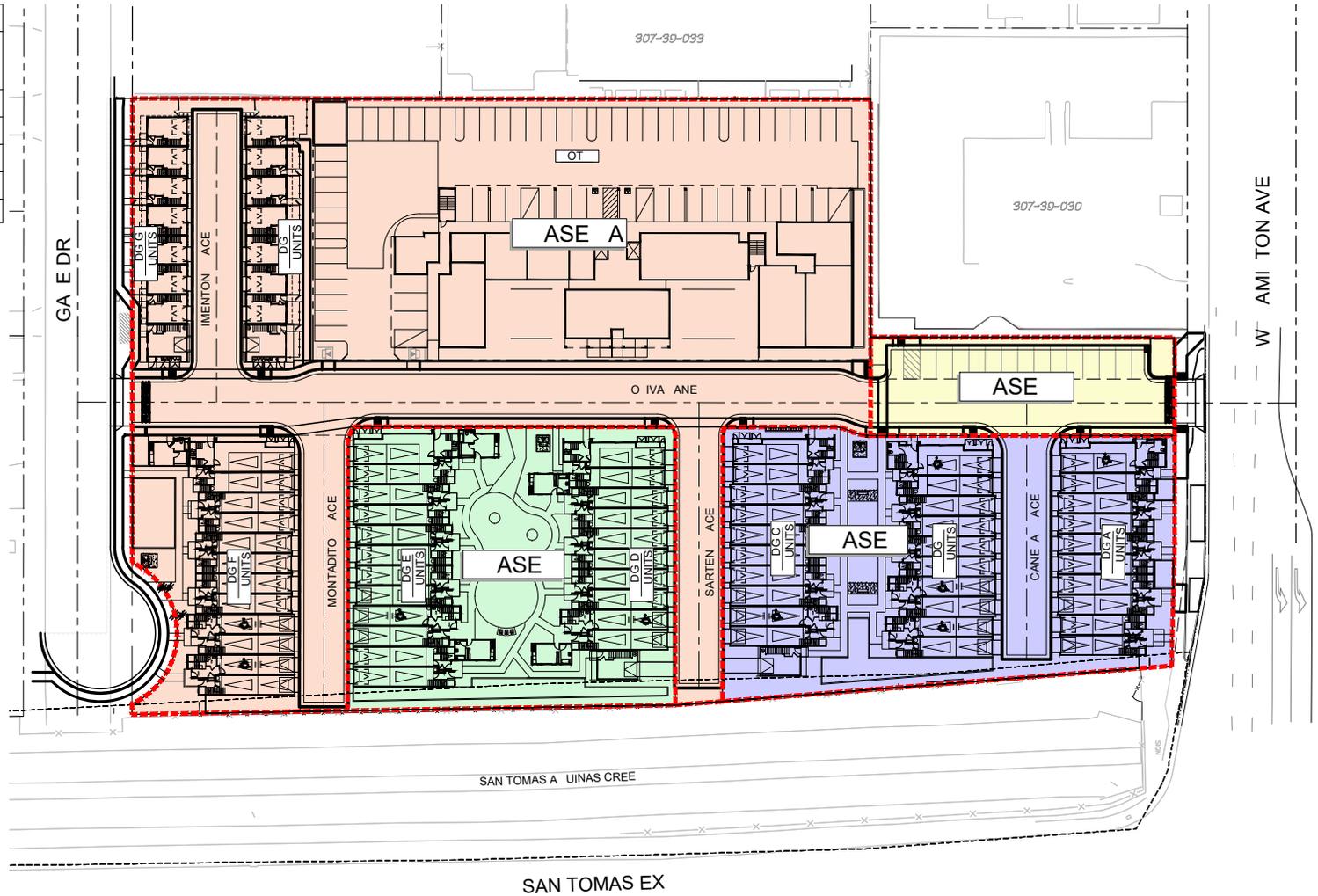
PRELIMINARY ACCESSIBILITY PLAN
C11.0



ENGINEER: MICHAEL VIDRA
 LICENSE NO. 076690

SHEET: 17 OF 18
 SCALE: 1" = 30'
 DATE: 10.09.2025
 PROJECT: 2400098

PHASING TABLE							
PHASE	BLDG.	UNIT NO.	# OF UNITS	BUILDING AREA (AC)	COMMON AREA (AC)	STREET AREA (AC)	TOTAL AREA (AC)
1	1A	F, G, H	29	0.32	1.19	0.68	2.17
	1B	N/A	0	0.00	0.05	0.16	0.21
2	D, E	30-56	27	0.35	0.29	0.00	0.64
3	A, B, C	57-87	31	0.44	0.26	0.07	0.77
TOTAL			87	1.11	1.79	0.91	3.79



EGEND

- ASE ASE NUM ER
- ASE OUNDR

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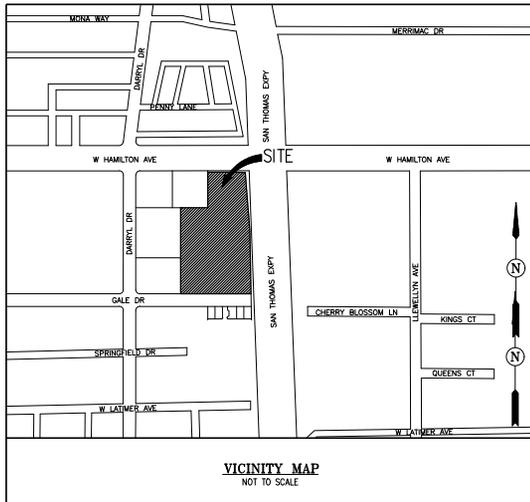
CONSTRUCTION PHASING
C12.0



ENGINEER: MICHAEL VIDRA
LICENSE NO: 076690

SHEET: 18 OF 18
SCALE: 1" = 30'
DATE: 10.09.2025
PROJECT: 2400098

CITY VENTURES CAMPBELL A CAMPBELL SANTA CLARA COUNTY CALIFORNIA



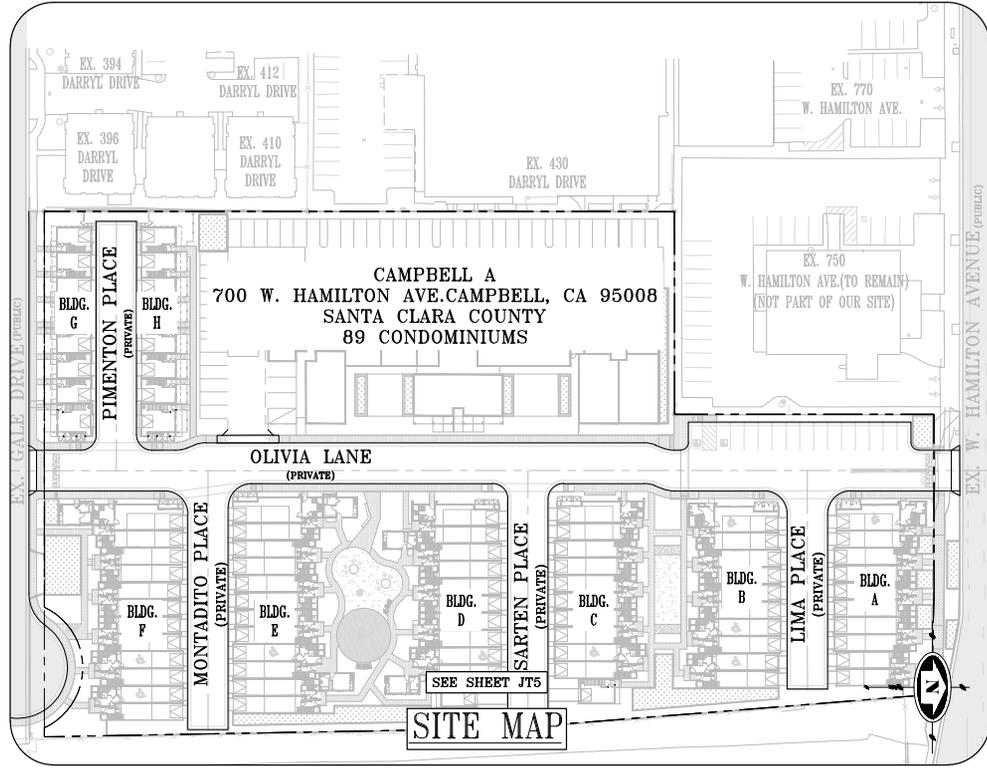
SHEET INDEX

SHEET NO	DESCRIPTION
JT	JOINT TRENCH COMPOSITE TITLE SHEET
JT	JOINT TRENCH GENERAL NOTES AND DETAILS
JT	JOINT TRENCH DETAILS
JT	JOINT TRENCH SECTIONS AND DETAILS
JT	JOINT TRENCH COMPOSITE PLAN

FOR JOINT TRENCH
SECTION AND DETAILS SET

NEW SERVICE CONNECTIONS ELECTRIC, CATV AND TELEPHONE
UNIT INSTALLATION CONDOMINIUM UNITS

TARRANT UTILITY REPRESENTATIVE: _____ JOB NO. _____ PHONE NO. _____
 DEVELOPER: CITY VENTURES JOB NO. _____ PHONE NO. _____
 PG&E ELECTRIC COORDINATOR: _____ JOB NO. _____ PHONE NO. _____
 PG&E GAS COORDINATOR: _____ JOB NO. _____ PHONE NO. _____
 TELEPHONE REPRESENTATIVE: _____ JOB NO. _____ PHONE NO. _____
 CABLE T.V. REPRESENTATIVE: _____ JOB NO. _____ PHONE NO. _____



FILES STATUS

DESCRIPTION	DATE	STATUS
CIVIL PLANS (ELECTRONIC FILE)	CSW	R
ARCHITECTURAL PLANS (ELECTRONIC FILE)	JA	R
LANDSCAPE PLANS (ELECTRONIC FILE)	CCO A ORATIVE	R
GAS DESIGN		
ELECTRIC DESIGN	TARRANT UTILITY CONSULTANTS	XX XX XXXX XXXX
TELEPHONE INTENT REPLY	AT T	XX XX XXXX XXXX
CATV INTENT REPLY	UANTA	XX XX XXXX XXXX
STREET LIGHT PLANS - PUBLIC	TARRANT UTILITY CONSULTANTS	R
STREET LIGHT PLANS - PRIVATE	TARRANT UTILITY CONSULTANTS	R
SOILS REPORT		

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

LEGEND

- JT — PROPOSED JOINT TRENCH
- JTK — PROPOSED JOINT TRENCH CROSSING
- VT JT — PROPOSED PRIVATE JOINT TRENCH
- SVC — PROPOSED JOINT TRENCH SERVICE
- EX JT — EXISTING JOINT TRENCH
- GAS — PROPOSED GAS
- EX GAS — EXISTING GAS
- EX FO — EXISTING FIBER OPTIC
- ES — EXISTING STREET LIGHT CONDUIT
- ECUG — EXISTING UNDERGROUND CATV LINES
- EUG — EXISTING UNDERGROUND ELECTRIC LINES
- EUGT — EXISTING UNDERGROUND TELEPHONE LINES
- EUGO — EXISTING OVERHEAD UTILITY LINES
- EUGT — EXISTING OVERHEAD TELEPHONE LINES
- EUGO — EXISTING OVERHEAD ELECTRIC LINES
- EUGO — PROPOSED UNDERGROUND CATV LINES
- EUG — PROPOSED UNDERGROUND ELECTRIC LINES
- TUG — PROPOSED UNDERGROUND TELEPHONE LINES
- UO — PROPOSED OVERHEAD UTILITY LINES
- [Symbol] — DESIGNATES UTILITY LINES TO BE REMOVED
- — EXISTING PRIMARY SPICE BOX
- — EXISTING SECONDARY SPICE BOX

DESIGN CHANGE COMPONENT

ANY CHANGES TO THIS DESIGN
MUST BE APPROVED BY

PG&E GAS ADE

SUBSTRUCTURE VERIFICATION STAMP

DEVELOPER NOTE AND SIGN

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

SIGNED: _____
DATE: _____

COMPOSITE DRAWING BY DEVELOPER

Approved: _____ Date: _____
 Telephone representative

Approved: _____ Date: _____
 CATV representative

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

CITY VENTURES
 HAMILTON AVENUE
 700 WEST HAMILTON AVENUE
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JOINT TRENCH COMPOSITE
 TITLE SHEET
JT1

DATE: 07.07.2025
 PROJECT: 317083.00

PROJECT NOTES:

- FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
- CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
- FIELD ADJUST SPURCE BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
- A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY INSPECTOR WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
- TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JTS (TYPICAL).
- CONTRACTOR SHALL PLACE ALL UTILITY SPURCE BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINAL GRADE (SHOWN SCHEMATICALLY).
- ALL PGE, TELEPHONE, CABLE T.V. AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER, LATERALS AND DRIVEWAYS.
- CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TIE-IN'S". THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
- THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENCROACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
- FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPURCE BOX (ADDITIONAL P.U.E. MAY BE REQUIRED).
- RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
- UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
- INCIDENTAL TRENCHING TO SPURCE BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPURCE BOXES AND CABINETS (TYPICAL).
- ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
- ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
- OFFSET SPURCE BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
- PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
- ALL PGE SPURCE BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
- ALL CONDUITS NOT ENTERING SPURCE BOXES OR ENCLOSURES SHALL BE CAPPED.
- COORDINATE TIE-IN WITH UTILITY COMPANY AS REQUIRED.
- THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
- ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
- EDGE OF SPURCE BOXES & PEDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
- ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS.
- MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPURCE BOXES & XENONS.
- DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
- FOR CLARITY - BOXES/PEDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
- ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
- THESE PLANS WERE PREPARED UTILIZING PLANS RECEIVED FROM CSW (949-542-7777).

JOINT TRENCH AND UTILITY BOX LOCATION

GENERAL NOTES:

- ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PGE UTILITY OPERATIONS LOG STANDARD 55453.
- ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
- BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
- THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PGE GREEN BOOK PUBLICATION 55453, EXHIBIT B AND AT&T SPECIFICATIONS "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES IDENTIFIED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)452-4135.
- CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
- THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN ON OR MENTIONED IN BOTH. IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
- TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
- TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (STORM, SEWER, WATER, ETC...). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROSPECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THIS PLAN, AND BID THE WORK ACCORDINGLY.
- THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
- VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIER(S) BEFORE BIDDING.
- TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
- THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TIE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
- CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY. WHEN WORKING ENERGIZED EQUIPMENT, THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PGE'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TIE-IN'S").
- THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE ABANDONED.
- THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
- PGE'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
- IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREON, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
- TARRAR UTILITY CONSULTANTS, HEREON, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
- ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHES WITHIN THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
- THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK-CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
- ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PGE SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
- THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
- KEEP ALL BOXES AND PEDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY, AS SHOWN.
- ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIVALENT. SEE CITY OF CAMPBELL REQUIREMENTS.
- THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
- THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
- THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES BOXES, ETC., WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONNEL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOX EXCAVATIONS, MATERIALS, ETC., THAT MAY BE REQUIRED TO COMPLETE THIS PROJECT IN THE EVENT AN EXISTING TIE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO CAREFULLY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
- THE DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A CITY OF CAMPBELL ENCROACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE CITY OF CAMPBELL AT THE TIME OF APPLICATION FOR THE ENCROACHMENT PERMIT.

ABBREVIATION LIST

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

JOINT TRENCH STREET SECTIONS

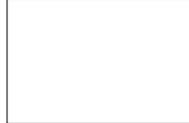
NOT TO SCALE
 NOTE: SEE PLANS FOR CONFIGURATIONS AND ARRANGEMENTS.
 * UNLESS OTHERWISE SHOWN

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

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 CAMPBELL, CA 95008

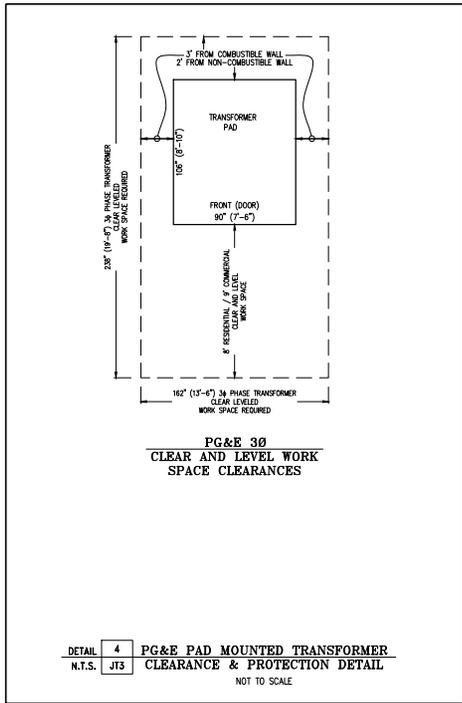
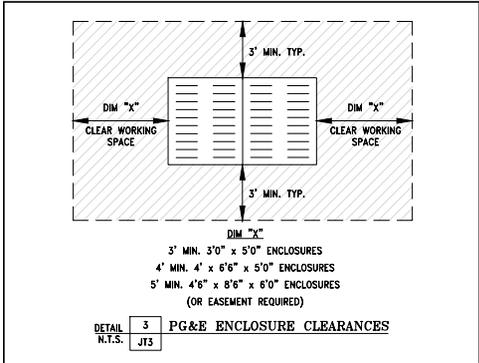
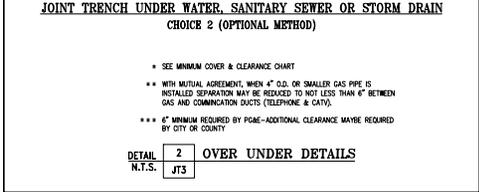
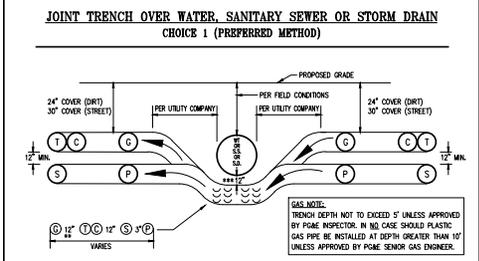
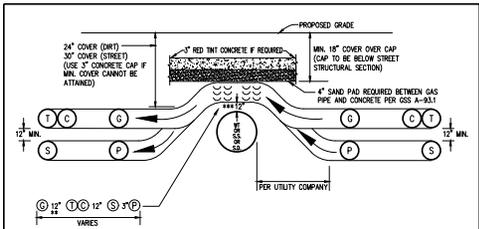
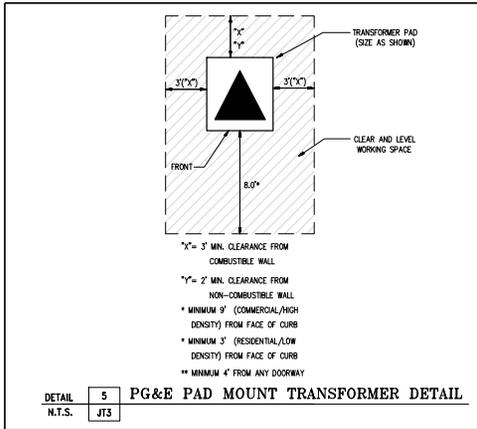
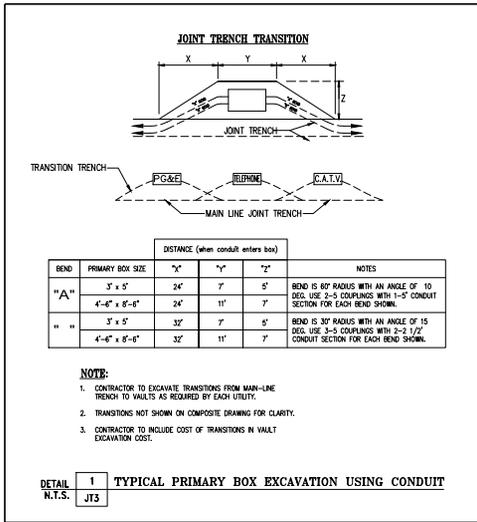


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JOINT TRENCH GENERAL NOTES AND DETAILS
JT2

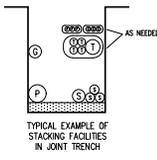
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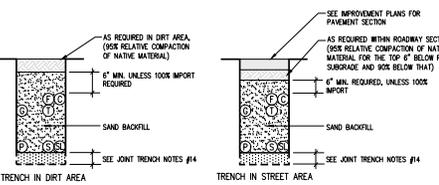
CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY

PUBLIC UTILITY SYSTEM (JOINT TRENCH)		STREET LIGHTING SYSTEM (PRIVATE)	
EXCAVATE, BACKFILL AND COMPACT GAS MATERIAL	CONCRETE	CONCRETE	CONCRETE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC CABLE	ELECTRIC CABLE	ELECTRIC CABLE	ELECTRIC CABLE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC CONDUIT	ELECTRIC CONDUIT	ELECTRIC CONDUIT	ELECTRIC CONDUIT
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC SPLICE BOXES	ELECTRIC SPLICE BOXES	ELECTRIC SPLICE BOXES	ELECTRIC SPLICE BOXES
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.	ELECTRIC TRNG. ENCL.
EXCAVATE	EXCAVATE	EXCAVATE	EXCAVATE
FURNISH	FURNISH	FURNISH	FURNISH
INSTALL	INSTALL	INSTALL	INSTALL
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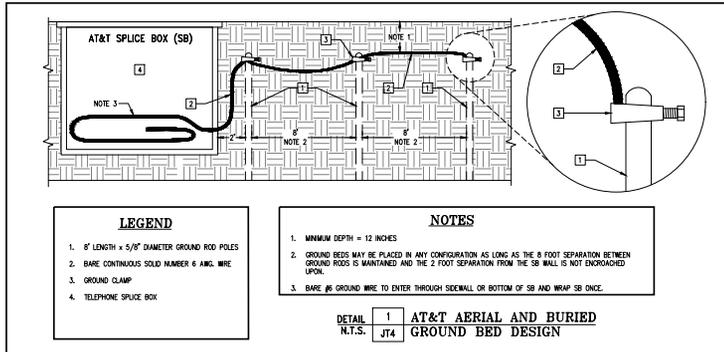
JOINT TRENCH MINIMUM COVER AND CLEARANCES MINIMUM SEPARATION FROM												
UTILITY	G	T	TD	C	S	P	SL	SLP	FE	MINIMUM COVER		
G (GAS)*	-	12"	12"	12"	6"	12"	6"	12"	24"	30" IN STREET		
T (TELEPHONE) DUCT	12"	-	1"	1"	12"	12"	12"	12"	24"	30" IN STREET		
TD (TELEPHONE) DIRECT BURY	12"	1"	-	1"	12"	12"	12"	12"	24"	30" IN STREET		
C (CABLE T.V.)	12"	1"	1"	-	12"	12"	12"	12"	24"	30" IN STREET		
S (ELECT. SECONDARY)	6"	12"	12"	12"	1.5"	2"	12"	12"	24"	30" IN STREET		
P (ELECT. PRIMARY)	12"	12"	12"	12"	2"	2"	2"	12"	36"	30" IN STREET		
SL (PUBLIC AND PRIVATE-STREET LIGHT)**	12"	12"	12"	12"	12"	-	12"	12"	24"	30" IN STREET		
SLP (P.G.E.-STREET LIGHT)	6"	12"	12"	1.5"	2"	12"	1.5"	12"	24"	30" IN STREET		
FE (FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	12"	-	24", 30" IN STREET		
F (FIBER OPTIC)	12"	1"	1"	1"	12"	12"	12"	12"	-	24", 30" IN STREET		



- LEGEND**
- MEETS UTILITY TRENCH ALLOTMENT
 - EXCEEDS UTILITY TRENCH ALLOTMENT
 - GAS
 - ELECTRIC PRIMARY
 - ELECTRIC SECONDARY
 - TELEPHONE (DUCT OR DIRECT BURY)
 - CATV
 - STREET LIGHT (PUBLIC OR PRIVATE)
 - STREET LIGHT (PG&E)
 - FOREIGN ELECTRIC
 - FIBER OPTIC



- JOINT TRENCH NOTES:**
- TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS.
 - IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
 - * WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION MAY BE REDUCED TO NOT LESS THAN 6" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
 - ** WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 18" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES WILL BE REQUIRED.
 - ** WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN STREET LIGHT AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
 - TRENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE ALLOCATION. OTHER CONFIGURATIONS OR REDUCED DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
 - THE CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH LATERAL CROSSINGS TO MAINTAIN REQUIRED CLEARANCES BETWEEN ALL PARTICIPATING UTILITIES.
 - TRENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY; THEY DO NOT REFLECT SIZE OR QUANTITY OF FACILITIES TO BE INSTALLED.
 - TRENCH FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS INDICATED ON EACH TRENCH PARTICIPANT'S CONSTRUCTION DRAWINGS.
 - THE CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTION CROSSING WATER AND SEWER FACILITIES.
 - THE CONTRACTOR SHALL REFER TO THE COMPOSITE, CONDUIT, AND/OR EACH RESPECTIVE UTILITY INSTALLATION PLAN FOR THE NECESSARY CONDUIT CABLE AND/OR PIPE TO BE INSTALLED IN THIS PROJECT.
 - TYPE "102" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE ADDITIONAL MOVE-INS NECESSARY TO COMPLETE THE SERVICES TO THE DWELLING UNITS WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THESE MOVE-INS SHALL BE INCLUDED IN THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
 - THE AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND SEPARATION. CONTRACTOR SHALL ADJUST TRENCH WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITY CLEARANCES. ALL TRENCHES OVER 60" DEEP MUST COMPLY WITH OSHA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE)
 - CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION S5453, EXHIBIT B AND AT&T SPEC95 "AT&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
 - ALL TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF CAMPBELL ENGINEERING STANDARDS AND SPECIFICATIONS.
 - ALL PG&E, TELEPHONE, CABLE, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3" SEPARATION FROM SEWER AND WATER LATERALS AND DRIVEWAYS. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM FIRE HYDRANTS, AND 3' MINIMUM FROM STREETLIGHTS.



JOINT TRENCH OCCUPANCY GUIDE

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

*THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY

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

CITY VENTURES
HAMILTON AVENUE
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CAMPBELL, CA 95008



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JOINT TRENCH SECTIONS/DETAILS

JT4

DATE: 07.07.2025
PROJECT: 317083.00

