Location of Proposed Project



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

Project Image



Notice of Public Hearing

Dear Campbell Resident, **June 10, 2026**

The Planning Commission of the City of Campbell **will hold a Public Hearing at 7:00 p.m.**, or shortly thereafter, **on Tuesday June 23, 2026**,in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:

PROJECT INFO

Project Address: 1500 E HAMILTON AVENUE
Zoning | Area Plan: MHD-MU| N/A
Neighborhood Association(s): Pruneyard-Dry Creek
Council District: 2
File No.: PLN-2025-55
APN: 288-13-095
Applicant: Ross Green Valley II c/o Martin Menne
Property Owner: Ross Green Valley II
Application Type: Minor Housing Development Project Permit and Vesting Tentative Tract Map, with use of State Density Bonus Law (DBL).
Project Planner: Daniel Fama, Senior Planner
Email/Phone: danielf@campbellca.gov | (408) 866-2193

PROJECT DESCRIPTION

Demolition of an existing office building and the construction of a housing development project consisting of 74 townhome-style condominium units arranged across 12 townhouse rows, with associated site and landscaping improvements.

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.)

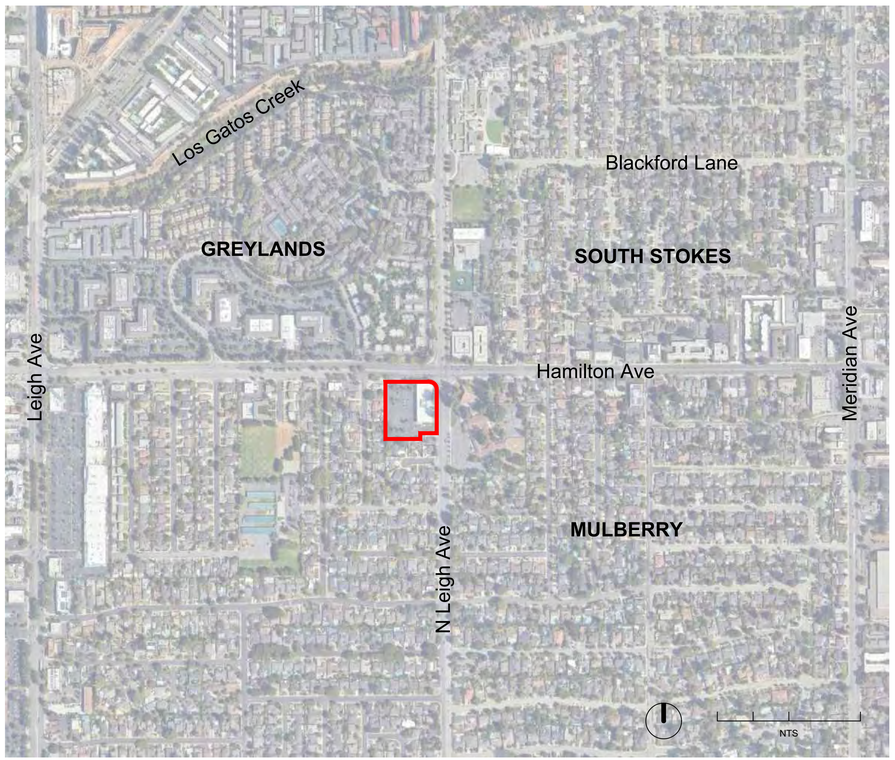
In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the City Council Chambers. If you require accommodation, please contact the City Clerk's Office, (408) 866-2117, at least one week in advance of the meeting.

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 , Planning Division
planning@campbellca.gov | (408) 866-2140

Scan the QR code to view current project plans. Plans are subject to change.

**Asistencia en Español (408) 866-2140 pida traduccion en Español



VICINITY MAP

PROJECT INFORMATION

1500 E HAMILTON AVENUE
Campbell, CA

Site Area:
- **3.70 ± acres gross**
- **2.81 ± acres net**
- **2.75 ± acres net proposed**

FAR: **1.07** (See Sheet A1.1.0-A1.1.4 for FAR Gross Floor Areas)
Building Lot Coverage: **± 45%** (See Sheet A1.4.0 for Building Lot Coverage calculations)
Building height: **±39'-0"**

BUILDING TYPE SUMMARY (per city standard)

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF*	Total Building Gross SF*
3 Story Townhouse	5-Plex	4	5 DU	20 DU	11,655 SF	46,620 SF
	6-Plex	3	6 DU	18 DU	13,666 SF	40,998 SF
	7-Plex	3	7 DU	21 DU	16,278 SF	48,834 SF
	7-Plex - ALT	1	7 DU	7 DU	16,285 SF	16,285 SF
	8-Plex	1	8 DU	8 DU	18,213 SF	18,213 SF
CURRENT 4/1/2025 **SB330 Submittal**	**TOTAL**			**74 DU**		**170,950 SF**
PREVIOUS 11/26/2024 **SB330 Submittal**	**TOTAL**			**74 DU**		**170,632 SF**

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

BUILDING TYPE SUMMARY (per state standard)

Typology	Building Type	# Buildings	DU/Building	# Total DU	Building Gross SF**	Total Building Gross SF**
3 Story Townhouse	5-Plex	4	5 DU	20 DU	11,655 SF	46,620 SF
	6-Plex	3	6 DU	18 DU	13,838 SF	41,514 SF
	7-Plex	3	7 DU	21 DU	16,278 SF	48,834 SF
	7-Plex - ALT	1	7 DU	7 DU	16,285 SF	16,285 SF
	8-Plex	1	8 DU	8 DU	18,442 SF	18,442 SF
	TOTAL			**74 DU**		**171,695 SF**

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

UNIT SUMMARY

Unit Name	Description	Garage	Approx. Net SF***	Total DU	%	Total Net SF***
Plan 1	2bd + Den /2.5ba	Side x Side	1,602 SF	20 DU	27%	32,040 SF
Plan 2	3bd+ Den/2.5ba	Side x Side	1,705 SF	12 DU	16%	20,460 SF
Plan 2 Alt-1	3bd+ Den/2.5ba	Side x Side	1,697 SF	8 DU	11%	13,576 SF
Plan 2 Alt-2	3bd+ Den/2.5ba	Side x Side	1,725 SF	4 DU	5%	6,900 SF
Plan 2 Alt-3	3bd+ Den/2.5ba	Side x Side	1,725 SF	4 DU	5%	6,900 SF
Plan 3	3bd/3ba	Tandem	1,318 SF	5 DU	7%	6,590 SF
Plan 4	3bd/3.5ba	Side x Side	1,747 SF	5 DU	7%	8,735 SF
Plan 3X	3bd/3ba	Tandem	1,283 SF	8 DU	11%	10,264 SF
Plan 4X	3bd/3.5ba	Side x Side	1,780 SF	8 DU	11%	14,240 SF
Total				**74 DU**	100%	**119,705 SF**
Average Unit Size:			**1,615 SF**			
Density:	**26.91 du/net ac**			*Based on conceptual plans		

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

PARKING SUMMARY

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

BUILDING BAY DIMENSONS AND NUMBERS

Buildings	Elevation	Bay															
		1		2		3		4		5		6		7		8	
		W	± H	W	± H	W	± H	W	± H	W	± H	W	± H	W	± H	W	± H
5 Plex	Front/Back	23'-3"	36'-8"	21'-2"	38'-6"	22'-2"	38'-6"	21'-2"	38'-6"	23'-3"	36'-8"	-	-	-	-	-	-
6 Plex	Front	17'-3"	37'-0"	17'-1"	37'-0"	17'-2"	37'-0"	17'-0"	37'-0"	17'-1"	37'-9"	37'-0"	37'-9"	-	-	-	-
	Back	21'-0"	37'-0"	13'-4'	37'-0"	13'-10"	37'-0"	20'-5"	37'-0"	13'-4'	37'-9"	37'-0"	37'-9"				
7 Plex	Front/Back	23'-3"	36'-8"	21'-2"	38'-6"	22'-2"	38'-6"	21'-2"	38'-6"	22'-2"	38'-6"	21'-2"	38'-6"	23'-3"	36'-8"	-	-
7 Plex - ALT	Front/Back	23'-3"	36'-8"	21'-2"	36'-11"	22'-2"	36'-11"	21'-2"	35'-7"	22'-2"	36'-11"	21'-2"	36'-11"	23'-3"	35'-7"	-	-
8 Plex	Front	17'-3"	37'-0"	17'-1"	37'-0"	17'-2"	37'-0"	17'-0"	37'-0"	17'-0"	37'-0"	17'-2"	37'-0"	17'-1"	37'-0"	17'-3"	37'-0"
	Back	21'-0"	37'-0"	13'-4'	37'-0"	13'-10"	37'-0"	20'-5"	37'-0"	20'-5"	37'-0"	13'-10"	37'-0"	13'-4'	37'-0"	21'-0"	37'-0"

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

PROJECT TEAM INFO

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

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

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

SCOPE OF WORK

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

SITE ADDRESS: 1500 HAMILTON AVENUE

ACCESSORY PARCEL NO.: 288-13-095

FIRE SPRINKLER SYSTEM:
3 Story Townhouse: NFPA 13 (enhanced)
(Fire sprinkler system will be installed as a deferred submittal)

Refer to sheet 0.0.1 for Approved AMMR form and comment letter

1500 E HAMILTON

Campbell , CA

APPROVAL STAMP

SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

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

Project Street Address: 1500 E Hamilton

Project City: Campbell **Building Permit #**

Applicant's Name: Todd Bonner

Applicant's Address: 527 Waxlax Way, Livermore CA Suite:

Phone Number: 408-836-6257 Email: tbonner@3alarmfp.com

The applicant hereby requests the following:

☑ Use of Alternate Materials or Method of Construction

☐ Modification of Code

Codes Affected:

☐ Building Code
☑ Fire Code
☐ Mechanical Code
☐ Electrical Code
☐ Other:

Specific section(s) of the code involved: California Fire Code, Appendix D Section D105.1

Brief description of the request: Mitigate Aerial Access to the buildings on the site and dead end street access to buildings 2,4,6 and 8 by upgrading fire sprinkler system throughout the community.

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

SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

Please complete the following information as applicable to support your request. Use additional paper if necessary.

1. Quality:
2. Strength:
3. Effectiveness:
4. Fire Resistance:
5. Durability:
6. Safety:

Additional evidence of proof: Please see attached narrative and site plan

Applicant Signature: Date:

The above application has been reviewed and has been:

☑ **ACCEPTED** ☐ **REJECTED**

Signature:

Fire Official: Date: March 10, 2026

Building Official: Date:

DropBox/Groups/Fire Prevention/Administrative/Forms, Labels, Logo, Templates/Forms/AMMR_2-8-23

A California Fire Protection District serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, Saratoga and the surrounding unincorporated communities.

THREE ALARM FIRE PROTECTION INC.
527 WAXLAX WAY
LIVERMORE, CA. 94550

Phone: (925) 449-3200527
Fax: (925) 449-3201
CA. Lic.# 884552

Date: February 6 2026

Project: 1500 E. Hamilton Avenue
Campbell CA

Details: Townhome Condominiums - Type V-B

Subject: Alternate Means & Materials - Fire Variance Request

Code Section: California Fire Code 2022 – Appendix D, Section D105.1 regarding Aerial Fire Apparatus Access Road & Section 503.2.5 regarding Dead-End fire access roads > 150' in length requiring an approved turn around.

Code Challenge:

The proposed townhouse condominium development includes portions of roof and eave heights that exceed the 30-foot height threshold established in CFC Section D105.1. Strict application of aerial apparatus access road width of 26', turning, and proximity requirements presents significant challenges due to site constraints necessary to achieve the minimum required density, limited multi-sided building access, and existing overhead utility lines.

In particular, overhead utilities along E. Hamilton Avenue and N. Leigh Avenue render aerial apparatus positioning infeasible from those frontages, limiting practical implementation of code-compliant aerial access without substantial impacts to site design and constructability.

Proposed AMMR Solution:

The proposed townhouse buildings fire sprinkler protection will be upgraded from an NFPA 13R fire sprinkler system to an NFPA 13 fire sprinkler system. In additional fire sprinklers will be provided in all bathrooms and closets regardless of size.

In addition, roof lines have been modified on all buildings to provide numerous locations on all buildings where the roof eves are < 30'. Attached is a diagram outlining the before and after conditions of the

roofline modifications, including over roofline percentages that have been modified to be the 30' requirement. **In total, approximately 46 percent of all eaves across the site provide ground-ladder access at heights of 30 feet or less.**

Justification:

A combination of sprinkler system enhancements and building roof line adjustments will be completed. This enhanced level of fire sprinkler protection significantly provided by an NFPA 13 system over an NFPA 13R system reduces the probability of uncontrolled fire development, vertical fire spread, and exterior fire extension to the eaves and roof assemblies—the conditions that aerial apparatus access is intended to address. By placing fire sprinkler in all bathrooms, closets regardless of size further increased the level of protection beyond that of a standard NFPA 13 system as well. Fully protecting ALL attics spaces and livable unit spaces with a commercial grade fire sprinkler system reduces the likelihood of needing roof access and aerial firefighting in the event of an incident.

Prepared by:

Todd Bonner
Vice President
Three Alarm Fire Protection
tbonner@3alarmfp.com
925-449-3200

Refer to sheets A2.0.0 to A2.3.1 for updated elevations that reflect roof eaves under 30'-0"
Refer to sheets A3.0.1, A3.1.1, A3.2.1, A3.2.3 & A3.3.1 for updated roof plans showing dimensions & calculations for roof eaves under 30'-0"
Refer to sheets A4.0.0 & 4.1.0 for sections indicating roof eave heights under 30'-0"

SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

FIRE PREVENTION PLAN REVIEW COMMENTS

PROJECT INFO:

FIRE DEPT PLAN REVIEW #: 251287
CITY/COUNTY PROJECT #: PLN-2025-55
LOCATION: 1500 E Hamilton Ave

PREPARED BY:

NAME/TITLE: Caleb Flanagan / DFM II
EMAIL: Caleb.flanagan@sccfd.org
DATE: 3/10/26

PROJECT NAME: Multi-family

The scope of this project includes the following:
Alternate Means/Methods Application - Proposed new 12 building 74 unit multifamily residential subdivision.

Plan Status:
The alternate means/methods request is **APPROVED** with conditions.

Discussion:
This application proposes to mitigate the aerial access requirements for the project site.

Proposal:
-Applicant proposes an enhanced NFPA 13 system in lieu of a 13R system. Enhancements to include sprinkler heads added in attics, closets, concealed spaces, and ancillary voids.
-Applicant proposes partial reduction in portions of the roof to allow for partial ground ladder access to roof.

Comments:
1. Make a note on building permit set coversheet that an approved AMMR is included.
2. Make a note that an enhanced 13 system shall be installed as a deferred submittal.
3. A copy of the Alternate Means/Methods application form, with approval signature, shall be made part of the planning and building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.

SANTA CLARA COUNTY FIRE DEPARTMENT

1315 Dell Avenue, Campbell, CA 95008 | (408) 378-4010 | SCCFD.org

4. A copy of this comment letter shall be made part of the planning and building permit drawing set, to be routed to Santa Clara County Fire Department for final approval.
5. Alternate means (AMMR) are project specific. A request approved by SCCFD shall be limited to the specific request and shall not be construed as establishing a precedent for any future requests on any other projects.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance [CFC, Ch.1, 105.3.6].

ARCHITECTURAL

A 0.0.0	COVER SHEET
A 0.0.1	APPROVED AMMR FORM AND COMMENT LETTER
A 0.0.2	SHEET INDEX
A 1.0.0	SITE PHOTOGRAPHY
A 1.0.1	ARCHITECTURAL SITE PLAN
A 1.0.2	ISOMETRIC VIEWS
A 1.1.0	GROSS FLOOR AREA DIAGRAM - 5 PLEX
A 1.1.1	GROSS FLOOR AREA DIAGRAM - 6 PLEX
A 1.1.2	GROSS FLOOR AREA DIAGRAM - 7 PLEX
A 1.1.3	GROSS FLOOR AREA DIAGRAM - 7 PLEX - ALT
A 1.1.4	GROSS FLOOR AREA DIAGRAM - 8 PLEX
A 1.2.0	PRIVACY PLAN
A 1.2.1	STREETSCAPE DRAWING
A 1.2.2	BUILDING FRONTAGE PROFILE SECTIONS
A 1.3.0	CODE ANALYSIS
A 1.4.0	BUILDING COVERAGE
A 1.5.0	OPEN SPACE CALCULATION
A 1.5.1	OPEN SPACE CALCULATION
A 2.0.0	3 STORY TOWNHOUSE - 5 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.0.1	3 STORY TOWNHOUSE - 5 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.0.2	3 STORY TOWNHOUSE - 5 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.0.3	3 STORY TOWNHOUSE - 5 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.1.0	3 STORY TOWNHOUSE - 6 PLEX - STYLE C_BUILDING ELEVATIONS
A 2.1.1	3 STORY TOWNHOUSE - 6 PLEX - STYLE C_BUILDING ELEVATIONS
A 2.2.0	3 STORY TOWNHOUSE - 7 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.2.1	3 STORY TOWNHOUSE - 7 PLEX - STYLE A_BUILDING ELEVATIONS
A 2.2.2	3 STORY TOWNHOUSE - 7 PLEX - STYLE A - ALT_BUILDING ELEVATIONS
A 2.2.3	3 STORY TOWNHOUSE - 7 PLEX - STYLE A - ALT_BUILDING ELEVATIONS
A 2.2.4	3 STORY TOWNHOUSE - 7 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.2.5	3 STORY TOWNHOUSE - 7 PLEX - STYLE B_BUILDING ELEVATIONS
A 2.3.0	3 STORY TOWNHOUSE - 8 PLEX - STYLE C_BUILDING ELEVATIONS
A 2.3.1	3 STORY TOWNHOUSE - 8 PLEX - STYLE C_BUILDING ELEVATIONS
A 3.0.0	3 STORY TOWNHOUSE - 5 PLEX_BUILDING PLANS
A 3.0.1	3 STORY TOWNHOUSE - 5 PLEX_BUILDING PLANS
A 3.1.0	3 STORY TOWNHOUSE - 6 PLEX_BUILDING PLANS
A 3.1.1	3 STORY TOWNHOUSE - 6 PLEX_BUILDING PLANS
A 3.2.0	3 STORY TOWNHOUSE - 7 PLEX_BUILDING PLANS
A 3.2.1	3 STORY TOWNHOUSE - 7 PLEX_BUILDING PLANS
A 3.2.2	3 STORY TOWNHOUSE - 7 PLEX - ALT_BUILDING PLANS
A 3.2.3	3 STORY TOWNHOUSE - 7 PLEX - ALT_BUILDING PLANS
A 3.3.0	3 STORY TOWNHOUSE - 8 PLEX_BUILDING PLANS
A 3.3.1	3 STORY TOWNHOUSE - 8 PLEX_BUILDING PLANS
A 4.0.0	3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.0.1	3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.0.2	3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.1.0	3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.1.1	3 STORY TOWNHOUSE_BUILDING SECTIONS
A 4.1.2	3 STORY TOWNHOUSE_BUILDING SECTIONS
A 5.0.0	3 STORY TOWNHOUSE - PLAN 1_UNIT PLANS
A 5.1.0	3 STORY TOWNHOUSE - PLAN 2_UNIT PLANS
A 5.1.1	3 STORY TOWNHOUSE - PLAN 2_UNIT PLANS
A 5.2.0	3 STORY TOWNHOUSE - PLAN 3-4_UNIT PLANS
A 5.2.1	3 STORY TOWNHOUSE - PLAN 3X-4X_UNIT PLANS
A 6.0.0	3 STORY TOWNHOUSE_ARCHITECTURAL DETAILS - STYLE A
A 6.0.1	3 STORY TOWNHOUSE_ARCHITECTURAL DETAILS - STYLE B
A 6.0.1	3 STORY TOWNHOUSE_ARCHITECTURAL DETAILS - STYLE C
A 7.0.0	3 STORY TOWNHOUSE_COLORS & MATERIALS
A 8.0.0	3 STORY TOWNHOUSE_DOORS AND WINDOWS SCHEDULE
A 9.0.0	3 STORY TOWNHOUSE_5 PLEX - STYLE A-EXTERIOR COLOR CALCULATION
A 9.0.1	3 STORY TOWNHOUSE_5 PLEX - STYLE B-EXTERIOR COLOR CALCULATION
A 9.1.0	3 STORY TOWNHOUSE_6 PLEX - STYLE C-EXTERIOR COLOR CALCULATION
A 9.2.0	3 STORY TOWNHOUSE_7 PLEX - STYLE A-EXTERIOR COLOR CALCULATION
A 9.2.1	3 STORY TOWNHOUSE_7 PLEX - STYLE A - ALT-EXTERIOR COLOR CALCULATION
A 9.2.2	3 STORY TOWNHOUSE_7 PLEX - STYLE B-EXTERIOR COLOR CALCULATION
A 9.3.0	3 STORY TOWNHOUSE_8 PLEX - STYLE C-EXTERIOR COLOR CALCULATION

CIVIL

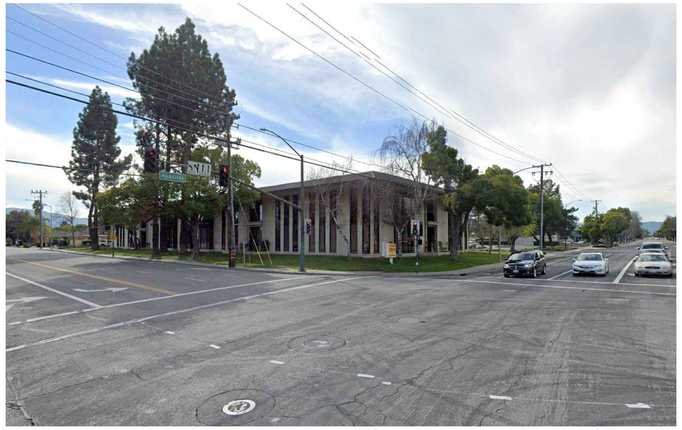
C1	ABBREVIATIONS & LEGEND
C2	EXISTING CONDITIONS PLAN
C3	TREE REMOVAL NOTES & DETAILS
C4	TREE REMOVAL PLAN
C5	SITE PLAN
C6	SITE DESIGN REQUIREMENT PLAN-LEVEL 1
C7	SITE DESIGN REQUIREMENT PLAN-LEVEL 2
C8	SITE DESIGN REQUIREMENT PLAN-LEVEL 3
C9	SITE SECTIONS
C10	GRADING & DRAINAGE PLAN
C11	UTILITY PLAN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

LANDSACPE

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



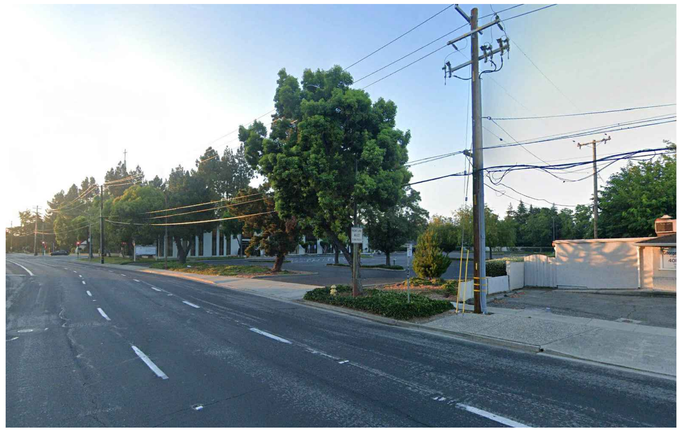
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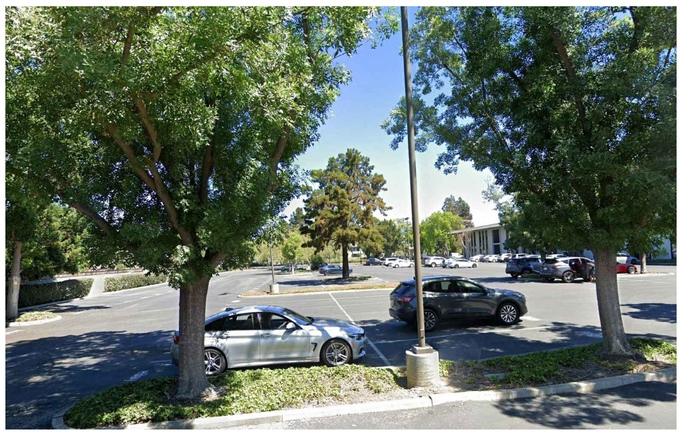
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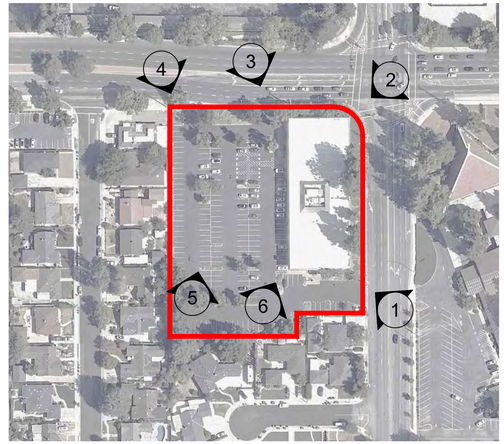
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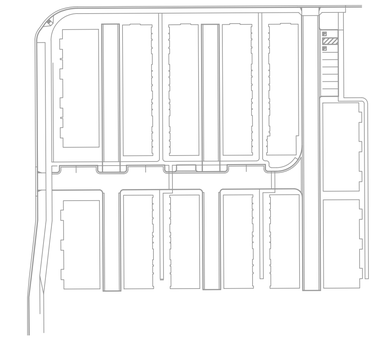
3 STORY TOWNHOUSES

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

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



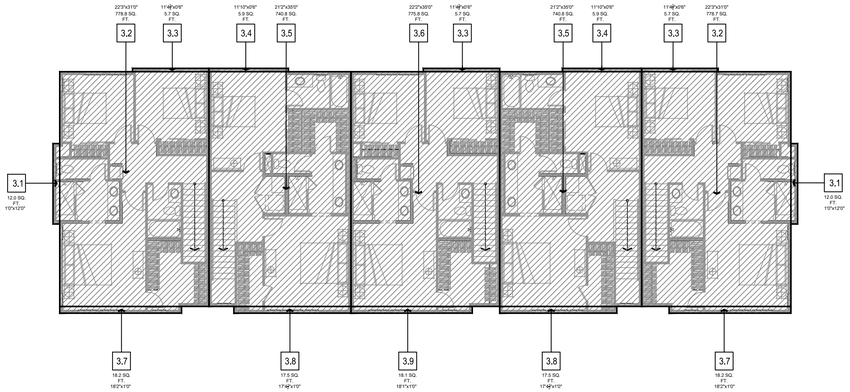
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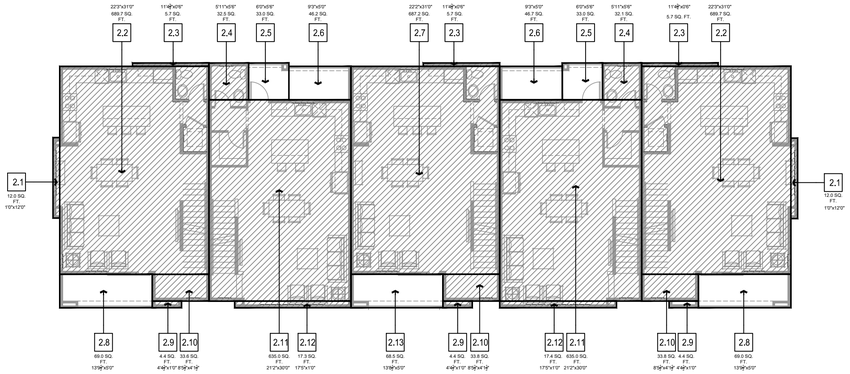


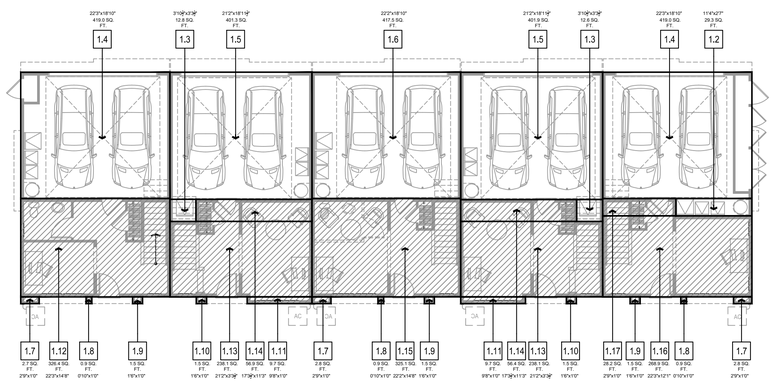
KEY PLAN

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

1. ISOMETRIC VIEW







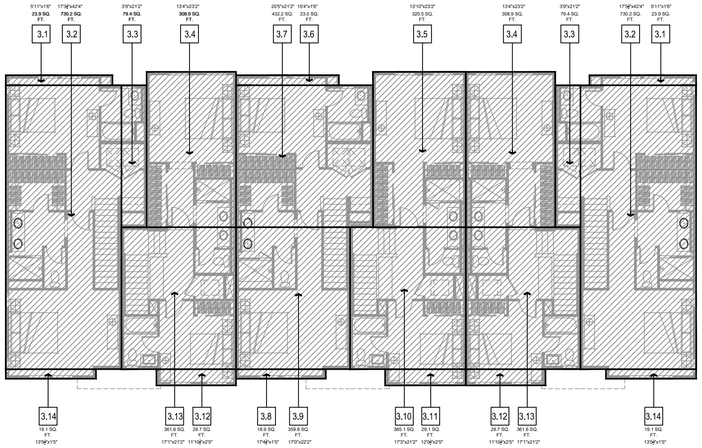
FAR LEGEND	
	Areas included in Gross Floor Area
	Areas Excluded from FAR calculations per Campbell Municipal Cod Definitions F. from Code Amendments-Title-6-7-20 and 21 "Floor area ratio" means the ratio of gross floor area to the net lot area. Floor area ratio shall include the floor area of all stories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

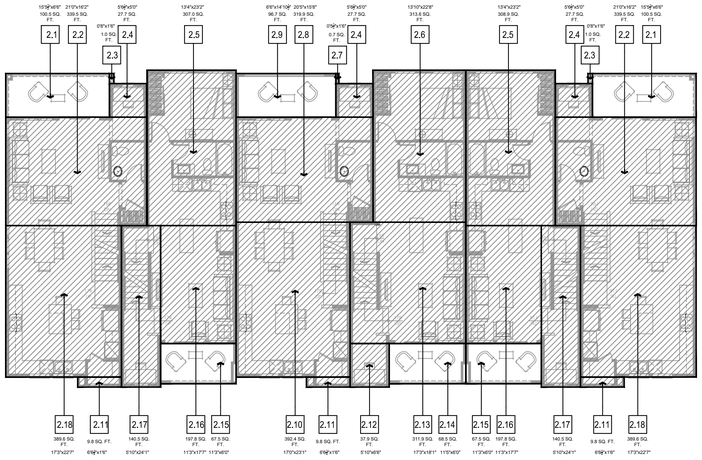
TH-5-PLEX GROSS FLOOR AREA FOR FAR

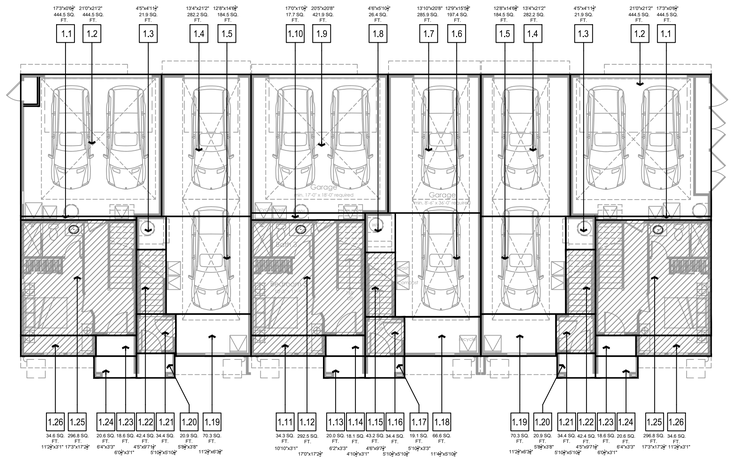
UNIT	SPACE NO	LEVEL 1 AREA INCLUDED			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
2X	1.7	2'9"	1'0"	3		
2X	1.8	0'10"	1'0"	1		
2X	1.9	1'6"	1'0"	2		
2X	1.12	22'3"	14'8"	326		
				332	1	331.5
1	1.10	1'6"	1'0"	2		
1	1.11	9'8"	1'0"	10		
1	1.13	21'2"	3'4"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

UNIT	SPACE NO	LEVEL 2 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
2X	2.1	1'0"	12'0"	12		
2X	2.2	22'3"	31'0"	690		
2X	2.3	11'5"	0'6"	6		
2X	2.9	4'5"	1'0"	4		
2X	2.10	8'6"	4'2"	34		
				745	1	745.4
1	2.4	5'11"	5'6"	33		
1	2.11	21'2"	30'0"	635		
1	2.12	17'5"	1'0"	17		
				685	2	1369.6
2	2.3	11'5"	0'6"	6		
2	2.7	22'2"	31'0"	687		
2	2.9	4'5"	1'0"	4		
2	2.10	8'6"	4'2"	34		
				731	1	730.9
2X-Alt	2.1	1'0"	12'0"	12		
2X-Alt	2.2	22'3"	31'0"	690		
2X-Alt	2.3	11'5"	0'6"	6		
2X-Alt	2.9	4'5"	1'0"	4		
2X-Alt	2.10	8'6"	4'2"	34		
				745	1	745.4
TOTAL				**2,907**		**3591.3**

UNIT	SPACE NO	LEVEL 3 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
2X	3.1	1'0"	12'0"	12		
2X	3.2	22'3"	31'0"	779		
2X	3.3	11'5"	0'6"	6		
2X	3.7	18'2"	1'0"	18		
				815	1	814.7
1	3.4	11'10"	0'6"	6		
1	3.5	21'2'	35'0"	741		
1	3.8	17'1"	21'2"	18		
				764	2	1528.4
2	3.3	11'5"	0'6"	6		
2	3.6	22'2"	35'0"	776		
2	3.9	18'1"	1'0"	18		
				800	1	799.6
2X-Alt	3.1	1'0"	12'0"	12		
2X-Alt	3.2	22'3"	31'0"	779		
2X-Alt	3.3	11'5"	0'6"	6		
2X-Alt	3.7	18'2"	1'0"	18		
				815	1	814.6
TOTAL				**3,193**		**3957.3**
TOWNHOME 5-PLEX TOTAL GROSS FLOOR AREA						**9,125**





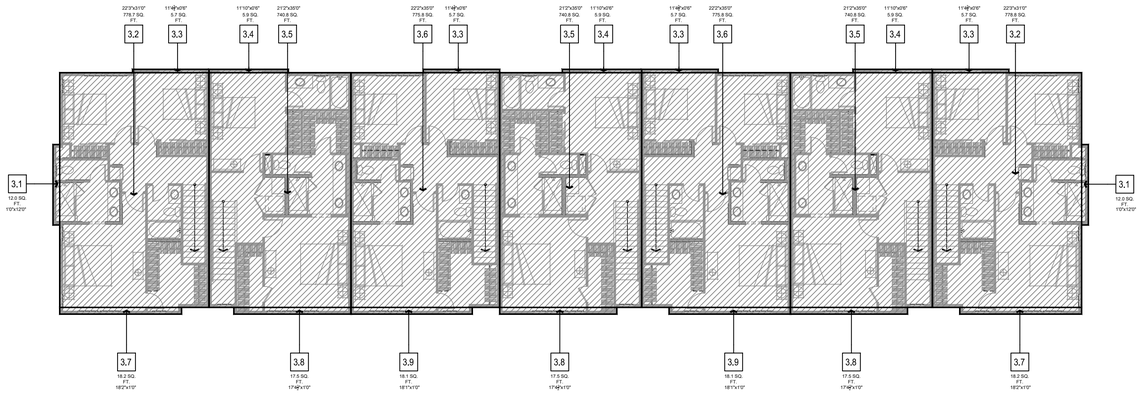


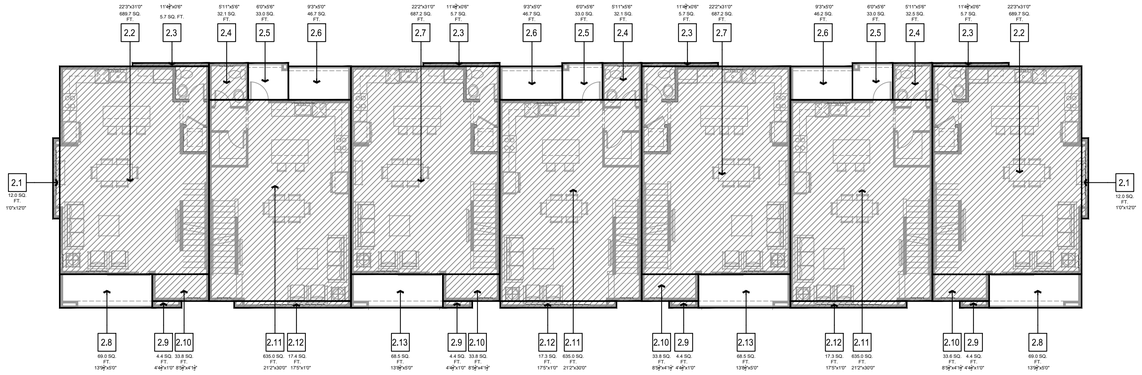
TH-6-PLEX GROSS FLOOR AREA FOR FAR						
UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	1.25	17'3"	17'3"	297		
4X	1.26	11'3"	3'1"	35		
				331	2	662.8
3X	1.21	5'10"	5'10"	34		
3X	1.22	4'5"	9'7"	42		
				77	2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

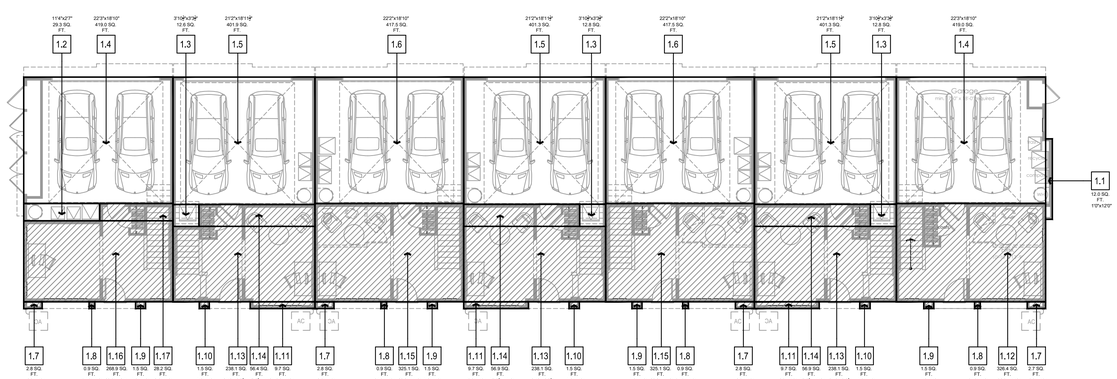
UNIT	SPACE NO.	LEVEL 2 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH	WIDTH	AREA		
		FT.-IN.	FT.-IN.	SQ. FT.		
4X	2.2	21'0"	16'2"	340		
4X	2.4	5'7"	5'0"	28		
4X	2.11	6'6"	1'6"	10		
4X	2.18	17'3"	22'7"	390		
				767	2	1533.2
3X	2.5	13'4"	23'2"	309		
3X	2.16	11'3"	17'7"	198		
3X	2.17	5'10"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

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

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







TH-7-PLEX GROSS FLOOR AREA FOR FAR						
UNIT	SPACE NO	LEVEL 1 AREA INCLUDED			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.		
2X	1.7	2'9"	1'0"	3		
2X	1.8	0'10"	1'0"	1		
2X	1.9	1'6"	1'0"	2		
2X	1.12	22'3"	14'8"	326		
				332	1	331.5
1	1.10	1'6"	1'0"	2		
1	1.11	9'8"	1'0"	10		
1	1.13	21'2"	3'4"	238		
1	1.14	17'4"	11'3"	57		
				306	3	918.6
2	1.7	2'9"	1'0"	3		
2	1.8	0'10"	1'0"	1		
2	1.9	1'6"	1'0"	2		
2	1.15	22'2"	14'8"	325		
				330	2	660.4
2X-Alt	1.7	2'9"	1'0"	3		
2X-Alt	1.8	0'10"	1'0"	1		
2X-Alt	1.9	1'6"	1'0"	2		
2X-Alt	1.16	22'3"	12'1"	269		
2X-Alt	1.17	2'9"	1'0"	28		
				302	1	302.2
TOTAL				**1,270**		**2212.7**
UNIT	SPACE NO	LEVEL 2 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.		
2X	2.1	1'0"	12'0"	12		
2X	2.2	22'3"	31'0"	690		
2X	2.3	11'5"	0'6"	6		
2X	2.9	4'5"	1'0"	4		
2X	2.10	8'6"	4'2"	34		
				745	1	745.4
1	2.4	5'11"	5'6"	33		
1	2.11	21'2"	30'0"	635		
1	2.12	17'5"	1'0"	17		
				685	3	2054.4
2	2.3	11'5"	0'6"	6		
2	2.7	22'2"	31'0"	687		
2	2.9	4'5"	1'0"	4		
2	2.10	8'6"	4'2"	34		
				731	2	1461.8
2X-Alt	2.1	1'0"	12'0"	12		
2X-Alt	2.2	22'3"	31'0"	690		
2X-Alt	2.3	11'5"	0'6"	6		
2X-Alt	2.9	4'5"	1'0"	4		
2X-Alt	2.10	8'6"	4'2"	34		
				745	1	745.4
TOTAL				**2,907**		**5007**
UNIT	SPACE NO	LEVEL 3 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.		
2X	3.1	1'0"	12'0"	12		
2X	3.2	22'3"	31'0"	779		
2X	3.3	11'5"	0'6"	6		
2X	3.7	18'2"	1'0"	18		
				815	1	814.7
1	3.4	11'10"	0'6"	6		
1	3.5	21'2'	35'0"	741		
1	3.8	17'1"	21'2"	18		
				764	3	2292.6
2	3.3	11'5"	0'6"	6		
2	3.6	22'2"	35'0"	776		
2	3.9	18'1"	1'0"	18		
				800	2	1599.2
2X-Alt	3.1	1'0"	12'0"	12		
2X-Alt	3.2	22'3"	31'0"	779		
2X-Alt	3.3	11'5"	0'6"	6		
2X-Alt	3.7	18'2"	1'0"	18		
				815	1	814.6
TOTAL				**3,193**		**5521.1**
TOWNHOME 7-PLEX TOTAL GROSS FLOOR AREA						**12,741**

FAR LEGEND

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



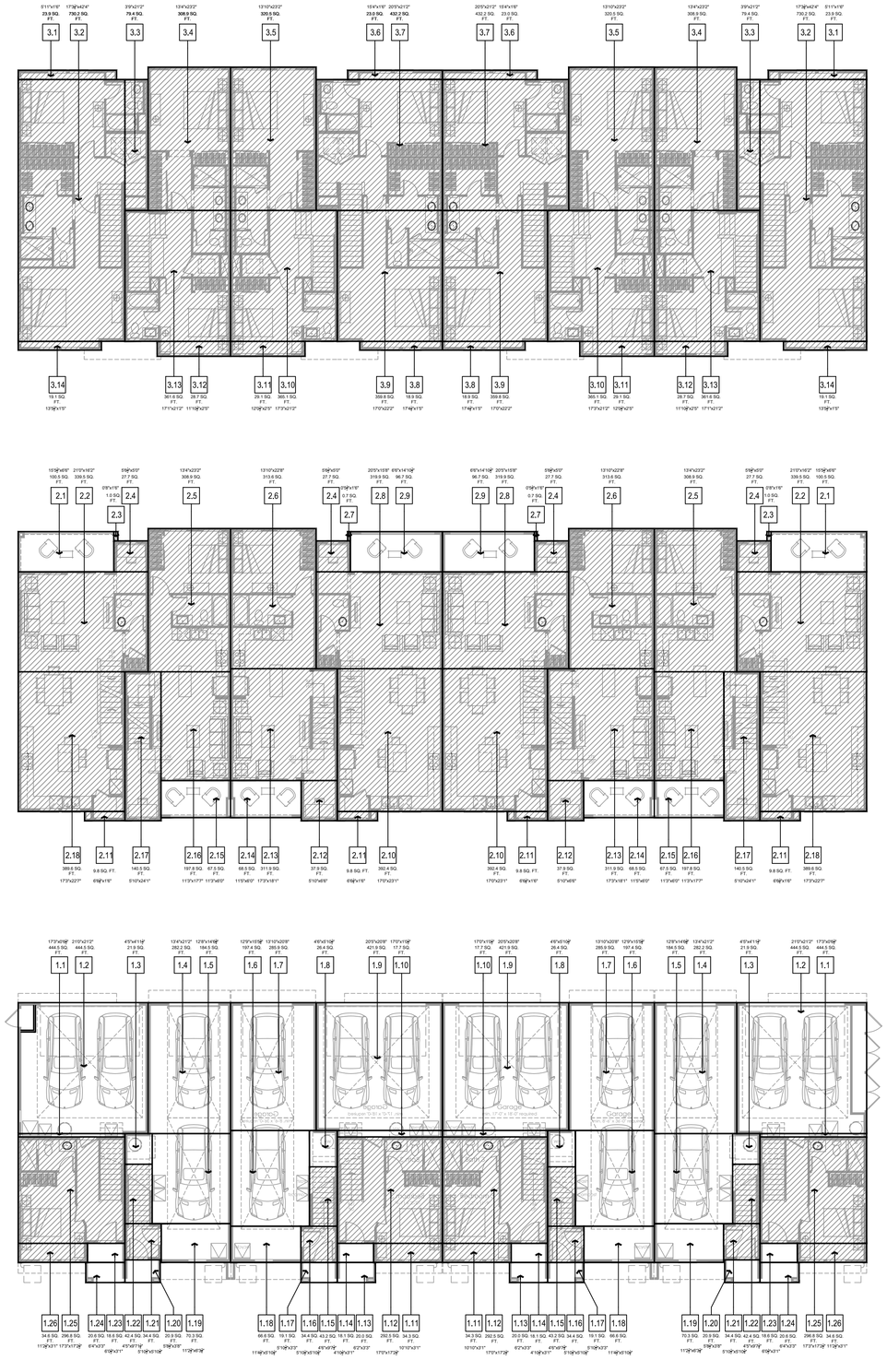
TH-7-PLEX - ALT GROSS FLOOR AREA FOR FAR						
UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.		
2X	1.7	2'9"	1'0"	3		
2X	1.8	0'10"	1'0"	1		
2X	1.9	1'6"	1'0"	2		
2X	1.12	22'3"	14'8"	326		
				332	1	331.5
1	1.10	1'6"	1'0"	2		
1	1.11	9'8"	1'0"	10		
1	1.13	21'2"	3'4"	238		
1	1.14	17'4"	11'3"	57		
				306	3	918.6
2	1.7	2'9"	1'0"	3		
2	1.8	0'10"	1'0"	1		
2	1.9	1'6"	1'0"	2		
2	1.15	22'2"	14'8"	325		
				330	2	660.4
2X-Alt	1.7	2'9"	1'0"	3		
2X-Alt	1.8	0'10"	1'0"	1		
2X-Alt	1.9	1'6"	1'0"	2		
2X-Alt	1.16	22'3"	12'1"	269		
2X-Alt	1.17	2'9"	1'0"	28		
				302	1	302.2
TOTAL				**1,270**		**2212.7**

UNIT	SPACE NO.	LEVEL 2 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.		
2X	2.1	1'0"	12'0"	12		
2X	2.2	22'3"	31'0"	690		
2X	2.3	11'5"	0'6"	6		
2X	2.9	4'5"	1'0"	4		
2X	2.10	8'6"	4'2"	34		
				745	1	745.4
1	2.4	5'11"	5'6"	33		
1	2.11	21'2"	30'0"	635		
1	2.12	17'5"	1'0"	17		
				685	3	2054.4
2	2.3	11'5"	0'6"	6		
2	2.7	22'2"	31'0"	687		
2	2.9	4'5"	1'0"	4		
2	2.10	8'6"	4'2"	34		
				731	2	1461.8
2X-Alt	2.1	1'0"	12'0"	12		
2X-Alt	2.2	22'3"	31'0"	690		
2X-Alt	2.3	11'5"	0'6"	6		
2X-Alt	2.9	8'5"	1'0"	9		
2X-Alt	2.10	8'6"	4'2"	34		
				750	1	749.5
TOTAL				**2,911**		**5011.1**

UNIT	SPACE NO.	LEVEL 3 AREA			NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
		LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.		
2X	3.1	1'0"	12'0"	12		
2X	3.2	22'3"	31'0"	779		
2X	3.3	11'5"	0'6"	6		
2X	3.7	18'2"	1'0"	18		
				815	1	814.7
1	3.4	11'10"	0'6"	6		
1	3.5	21'2'	35'0"	741		
1	3.8	17'1"	21'2"	18		
				764	3	2292.6
2	3.3	11'5"	0'6"	6		
2	3.6	22'2"	35'0"	776		
2	3.9	18'1"	1'0"	18		
				800	2	1599.2
2X-Alt	3.1	1'0"	12'0"	12		
2X-Alt	3.2	22'3"	31'0"	779		
2X-Alt	3.3	11'5"	0'6"	6		
2X-Alt	3.7	22'3"	1'0"	22		
				819	1	818.7
TOTAL				**3,197**		**5525.2**
TOWNHOME 7-PLEX TOTAL GROSS FLOOR AREA						**12,749**

FAR LEGEND

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

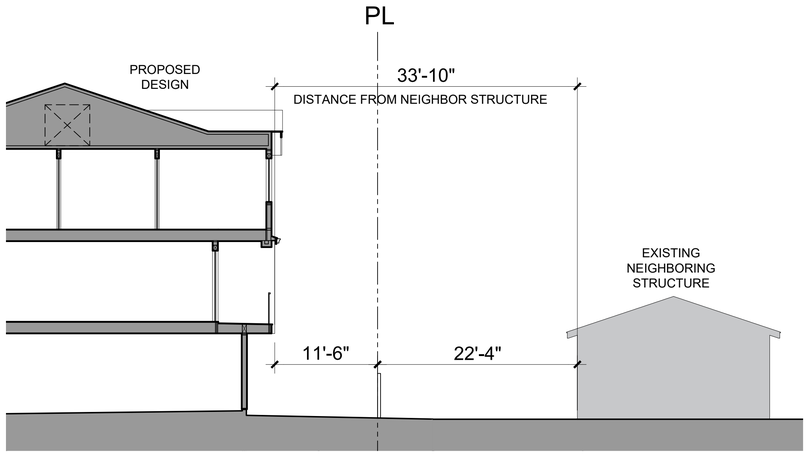


TH-8-PLEX GROSS FLOOR AREA FOR FAR						
UNIT	SPACE NO.	LEVEL 1 AREA INCLUDED LENGTH FT.-IN.	WIDTH FT.-IN.	AREA SQ. FT.	NO. OF UNITS/ BUILDING	GROSS AREA PER UNIT TYPE
4X	1.25	17'3"	17'3"	297		
4X	1.26	11'3"	3'1"	35		
				331	2	662.8
3X	1.21	5'10"	5'10"	34		
3X	1.22	4'5"	9'7"	42		
				77	2	153.6
3	1.15	4'6"	9'7"	43		
3	1.16	5'10"	5'10"	34		
				78	2	155.2
4	1.11	10'10"	3'1"	34		
4	1.12	17'0"	17'2"	293		
				327	2	653.6
TOTAL				**813**		**1625.2**

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

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

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



3. PROXIMITY SECTION

LEGEND:

Primary Window Locations
(3'X5') single hung

Secondary Window Locations
(2'X5') single hung

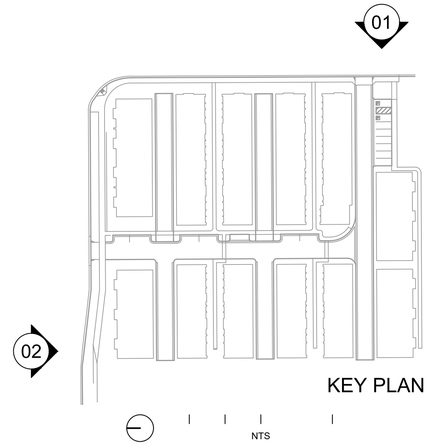
Bath/Kitchen Window Location
(3'X4' & 2'X4') single hung



2. PLAN AT 3RD FLOOR

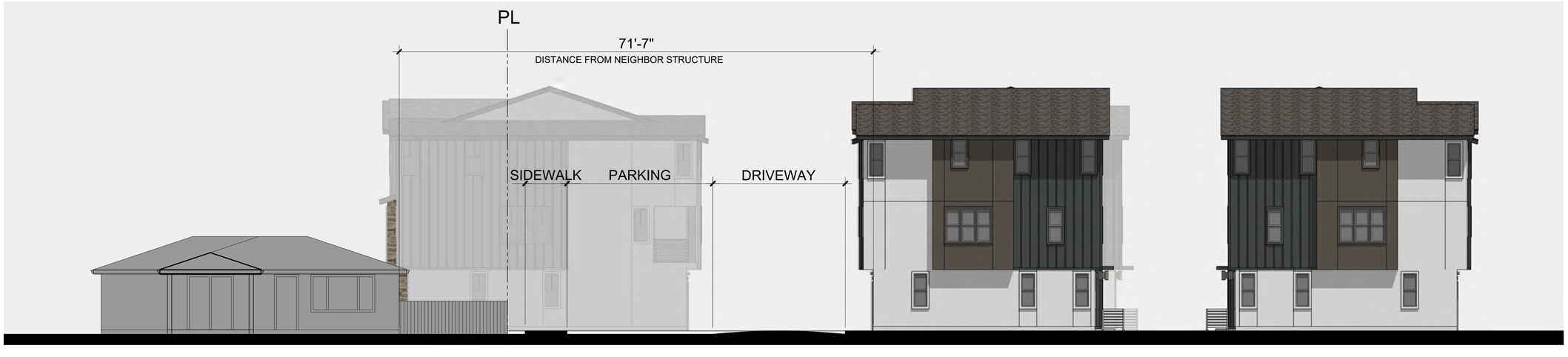


1. PLAN AT 2ND FLOOR

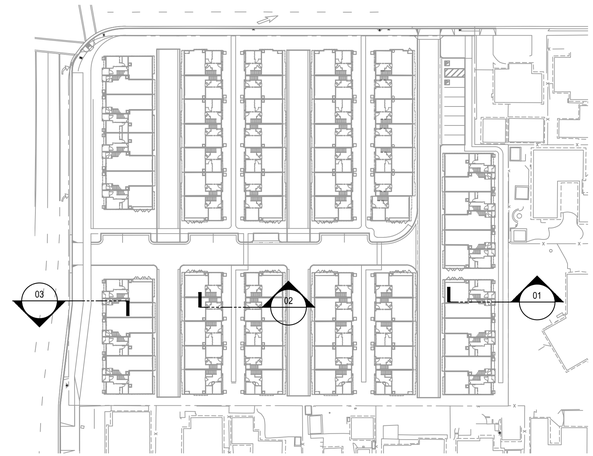




2. STREETSCAPE VIEW

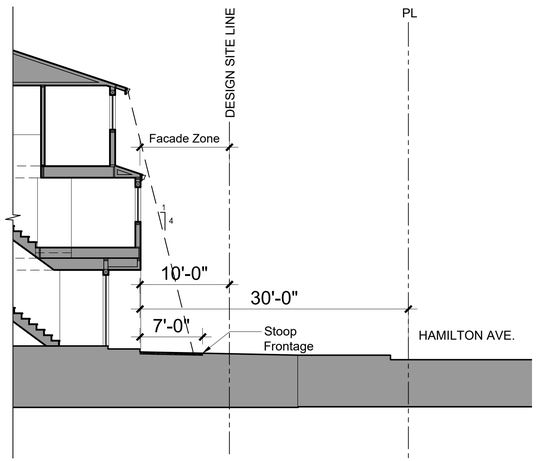


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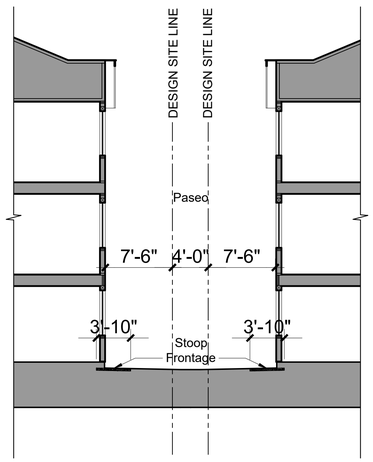


KEY PLAN

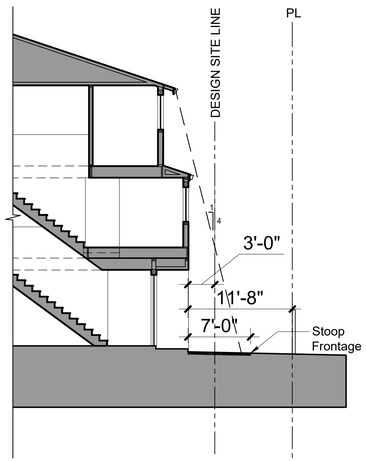
NTS



3. SECTION



2. SECTION



1. SECTION

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

APPLICABLE CODES:

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

2022 CALIFORNIA RESIDENTIAL CODE (CRC)

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

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

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

2022 CALIFORNIA ENERGY CODE PART 6, TITLE 24

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

2022 CALIFORNIA GREEN BUILDING CODE (CAL GREEN) PART 11

CITY OF CAMPBELL MUNICIPAL CODE

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



Legend:

Building Coverage

Building Coverage:
(Shaded Area/ Net Site Area)

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

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

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

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

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

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



OPEN SPACE CALCULATIONS

OPEN SPACE

OPEN SPACE CALCULATION

First & Second Floor

Unit Name	Open Space		Area/Unit	Total DU	Total Area
	1st Floor	2nd Floor			
Plan 1	0 SF	79 SF	79 SF	20 DU	1,580 SF
Plan 2	0 SF	68 SF	68 SF	12 DU	816 SF
Plan 2 Alt 1/2/3	0 SF	69 SF	69 SF	16 DU	1,104 SF
Plan 3	16 SF	68 SF	84 SF	5 DU	420 SF
Plan 4	34 SF	97 SF	131 SF	5 DU	655 SF
Plan 3X	18 SF	67 SF	85 SF	8 DU	680 SF
Plan 4X	35 SF	101 SF	136 SF	8 DU	1,088 SF
Total					6,343 SF

Notes :

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3. Refer to sheets A 5.0.0 to A 5.2.1 with unit plans for dimensions of open spaces

ktgy
888.456.5849 | ktgy.com
No. 2024-0965

Ross-Green Valley II

1500 E HAMILTON
CAMPBELL, CA.

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

SB-330 APPLICATION
April 01, 2026

OPEN SPACE EXHIBIT
FIRST FLOOR SITE PLAN

A1.5.0



OPEN SPACE CALCULATIONS

OPEN SPACE

OPEN SPACE CALCULATION

First & Second Floor

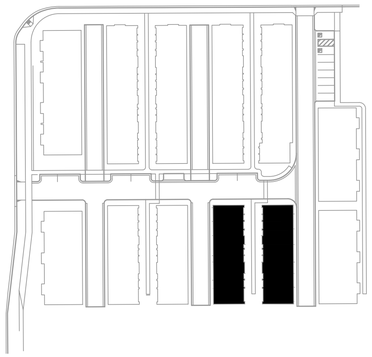
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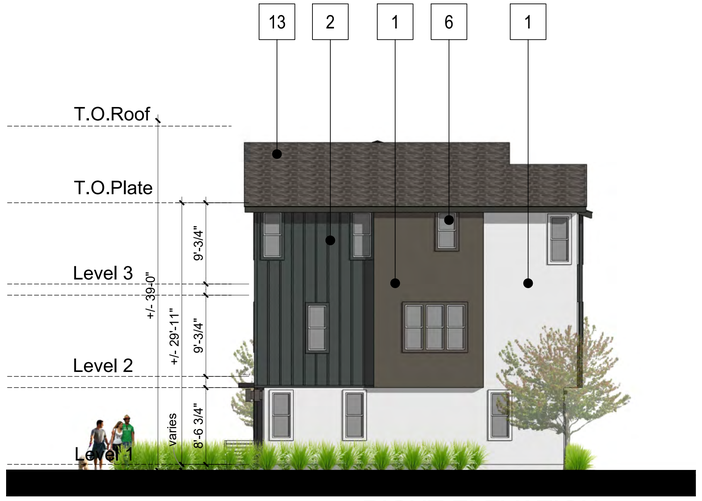
FRONT RIGHT PERSPECTIVE



KEY PLAN NTS

MATERIAL LEGEND

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



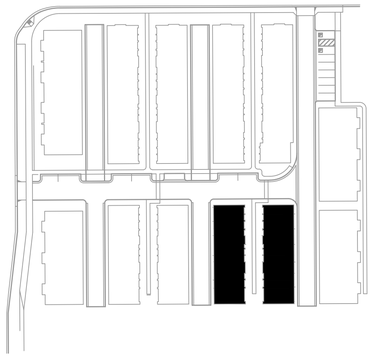
RIGHT ELEVATION



FRONT ELEVATION



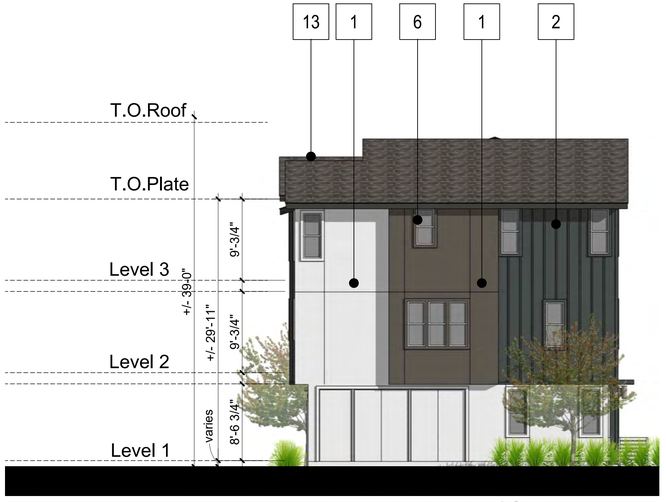
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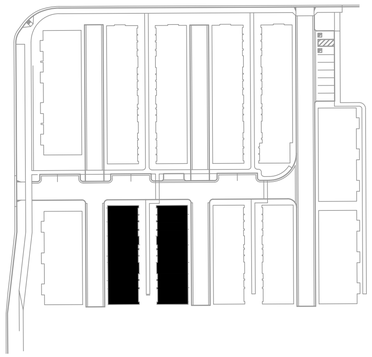
LEFT ELEVATION



REAR ELEVATION



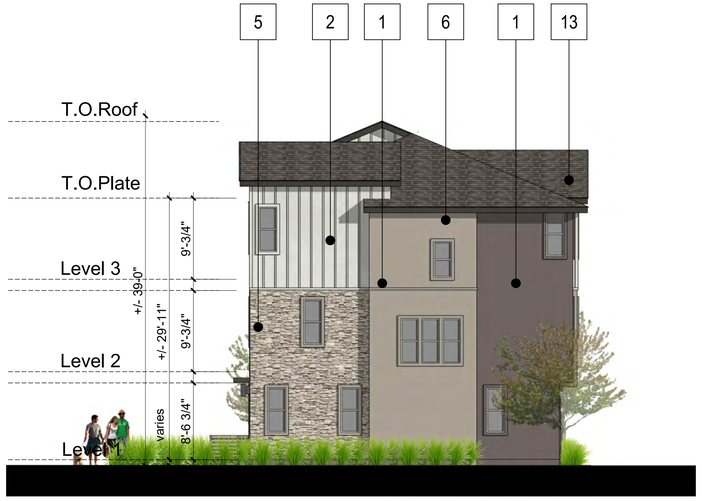
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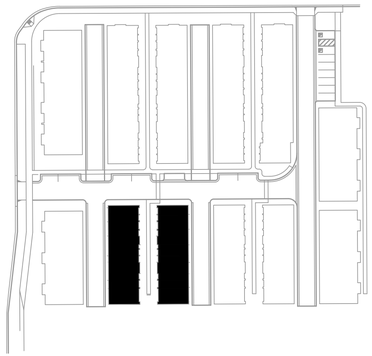
RIGHT ELEVATION



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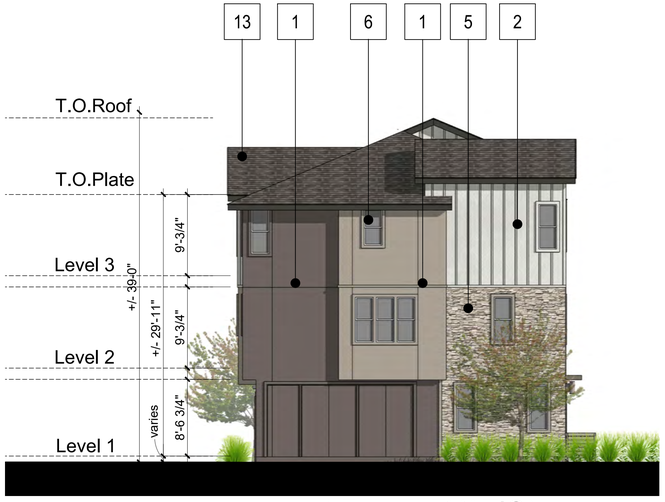
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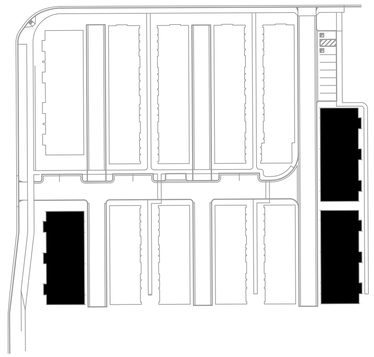
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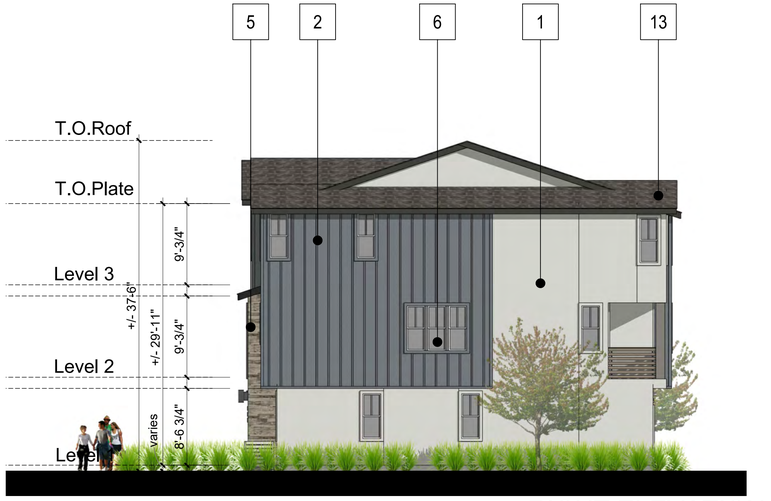
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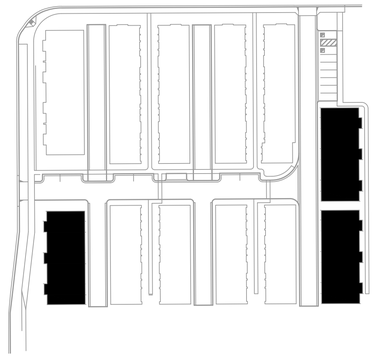
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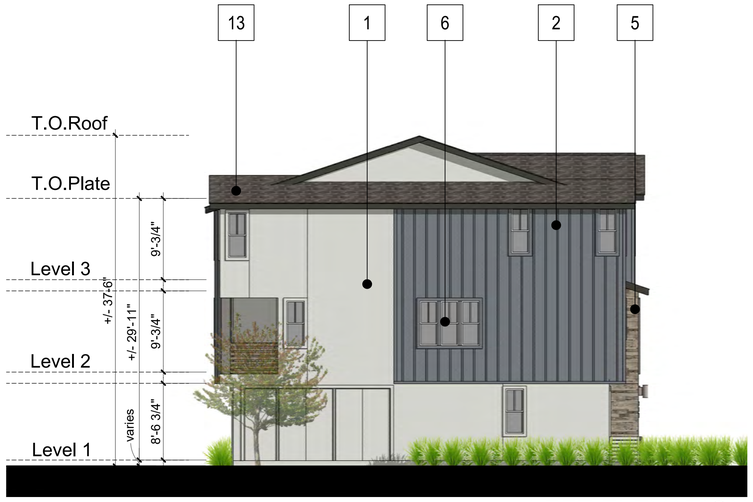
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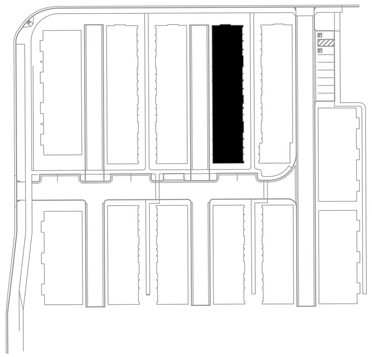
LEFT ELEVATION



REAR ELEVATION



FRONT RIGHT PERSPECTIVE

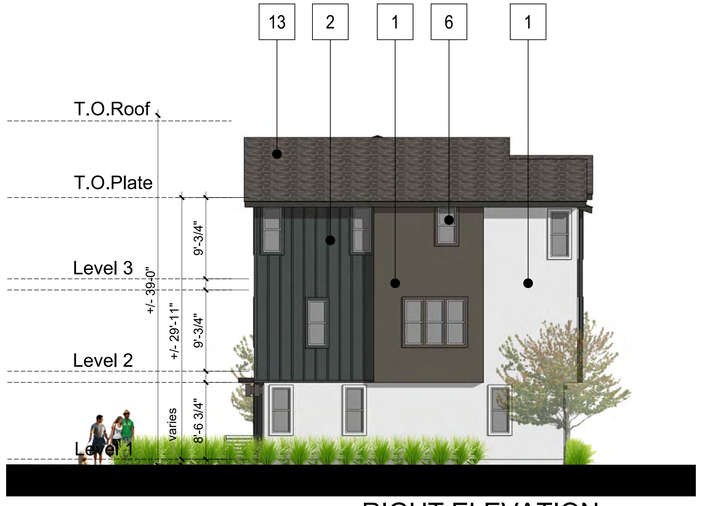


KEY PLAN

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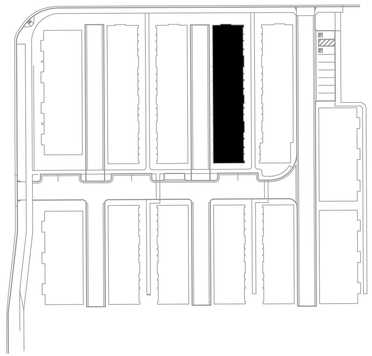


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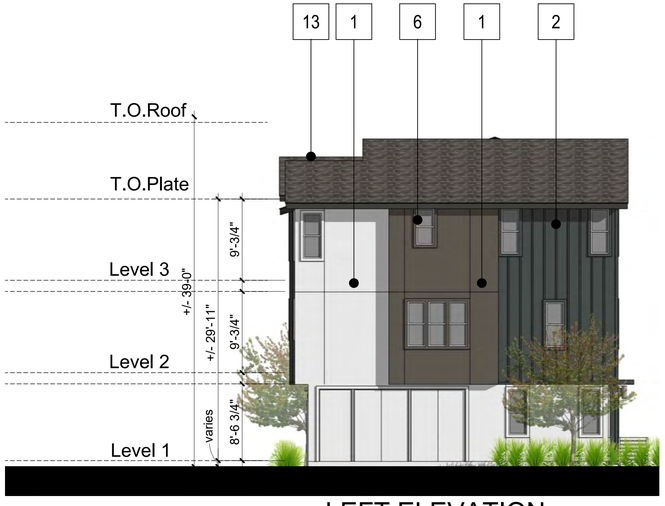


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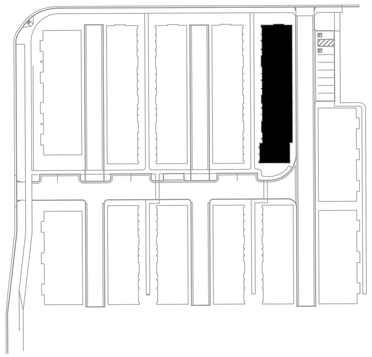
LEFT ELEVATION



REAR ELEVATION



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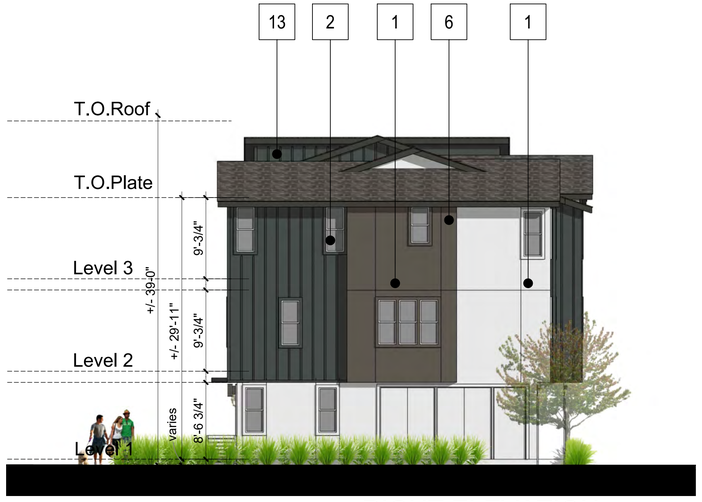


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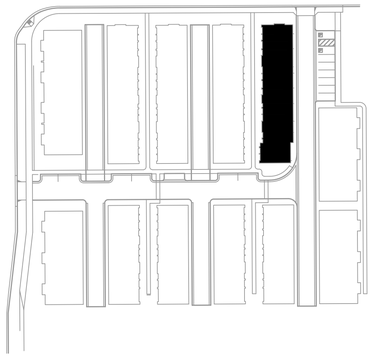
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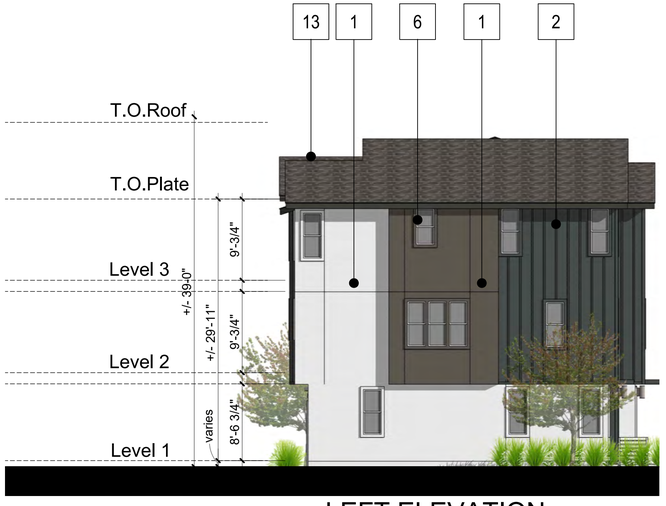
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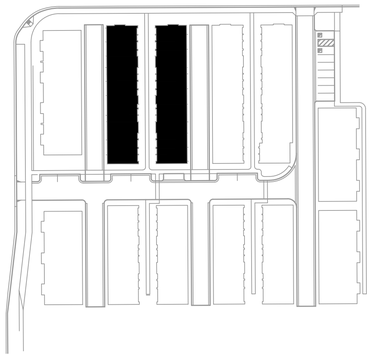
LEFT ELEVATION



REAR ELEVATION



FRONT RIGHT PERSPECTIVE



KEY PLAN NTS

MATERIAL LEGEND

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

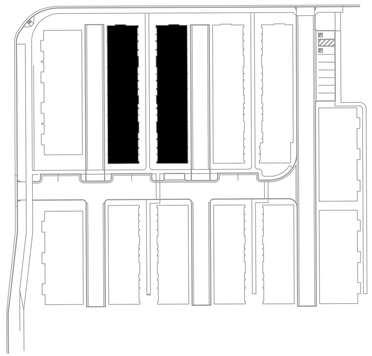


RIGHT ELEVATION



FRONT ELEVATION



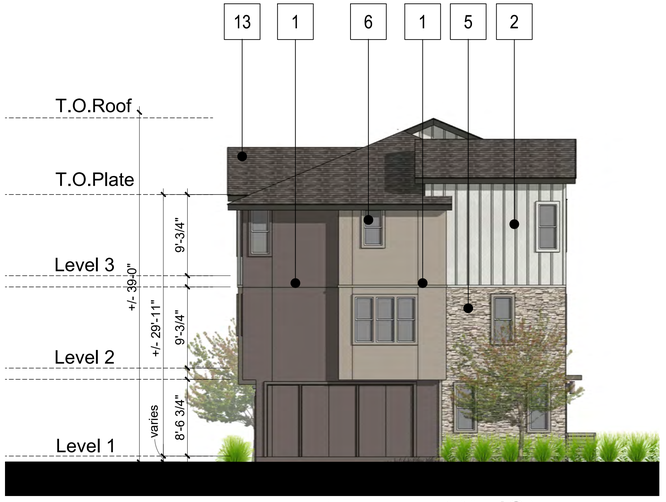


KEY PLAN NTS

REAR LEFT PERSPECTIVE

MATERIAL LEGEND

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



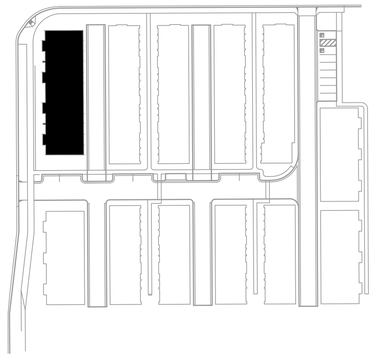
LEFT ELEVATION



REAR ELEVATION



FRONT RIGHT PERSPECTIVE

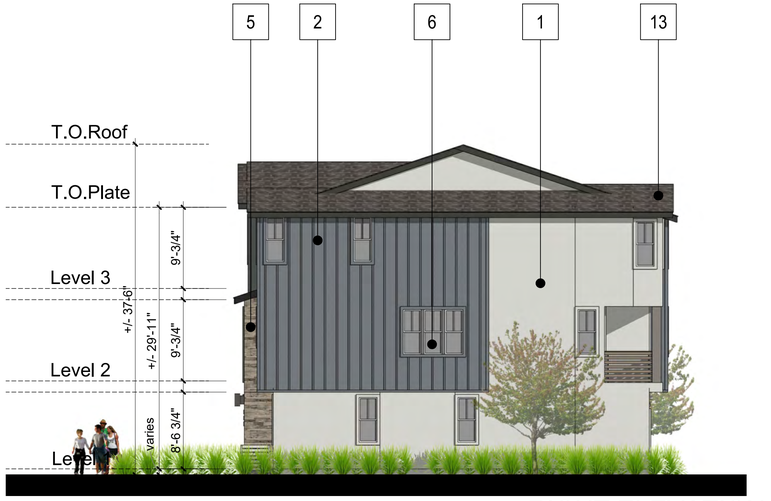


KEY PLAN

NTS

MATERIAL LEGEND

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



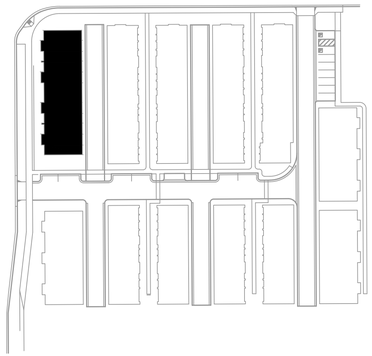
RIGHT ELEVATION



FRONT ELEVATION



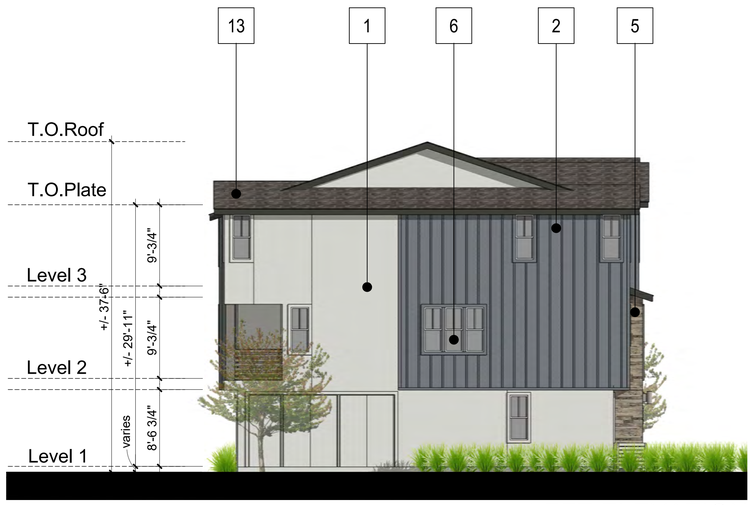
REAR LEFT PERSPECTIVE



KEY PLAN NTS

MATERIAL LEGEND

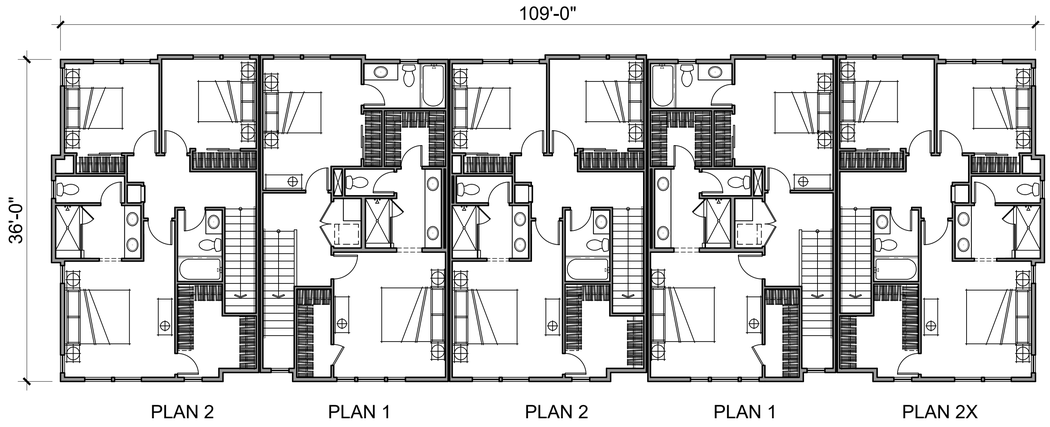
1. Stucco
2. Board and Batten Siding
3. Fiber cement lap siding
4. Woodlook siding
5. Stone veneer
6. Vinyl window
7. Metal railing
8. Metal garage door
9. Light fixture
10. Unit address
11. Entry door
12. Entry canopy
13. Composition shingle roof



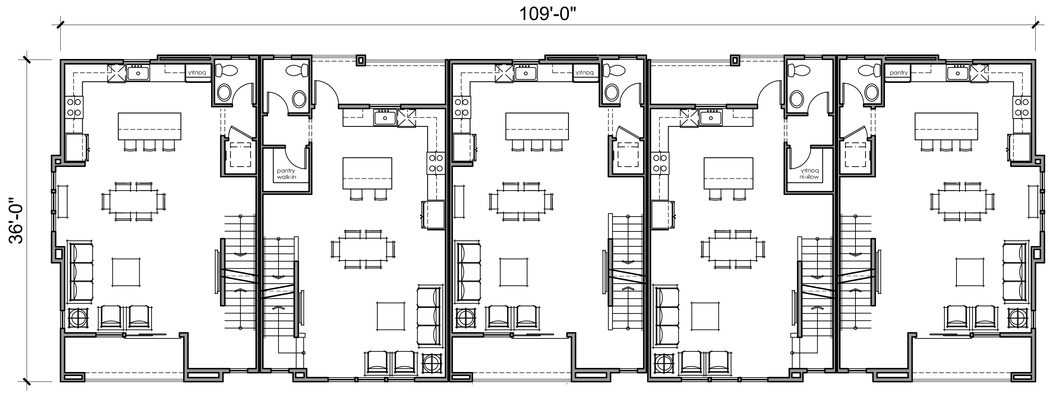
LEFT ELEVATION



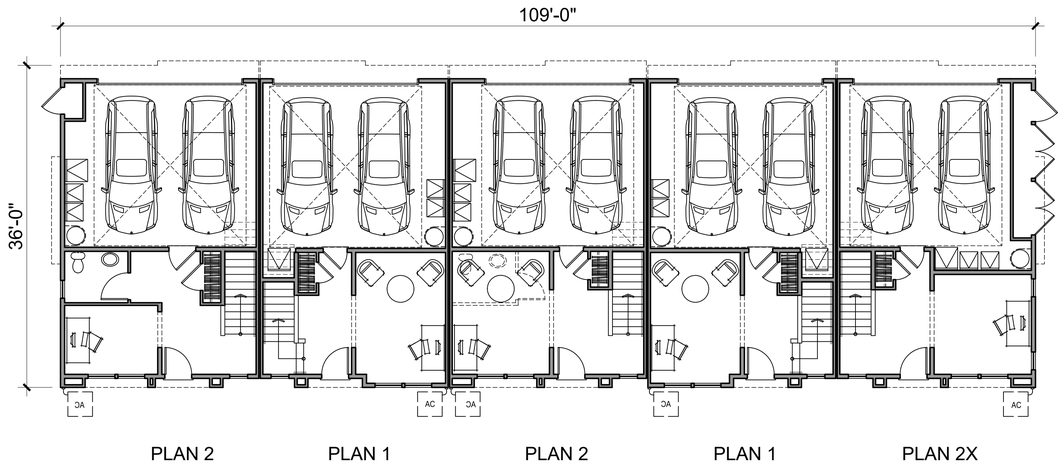
REAR ELEVATION



LEVEL 3

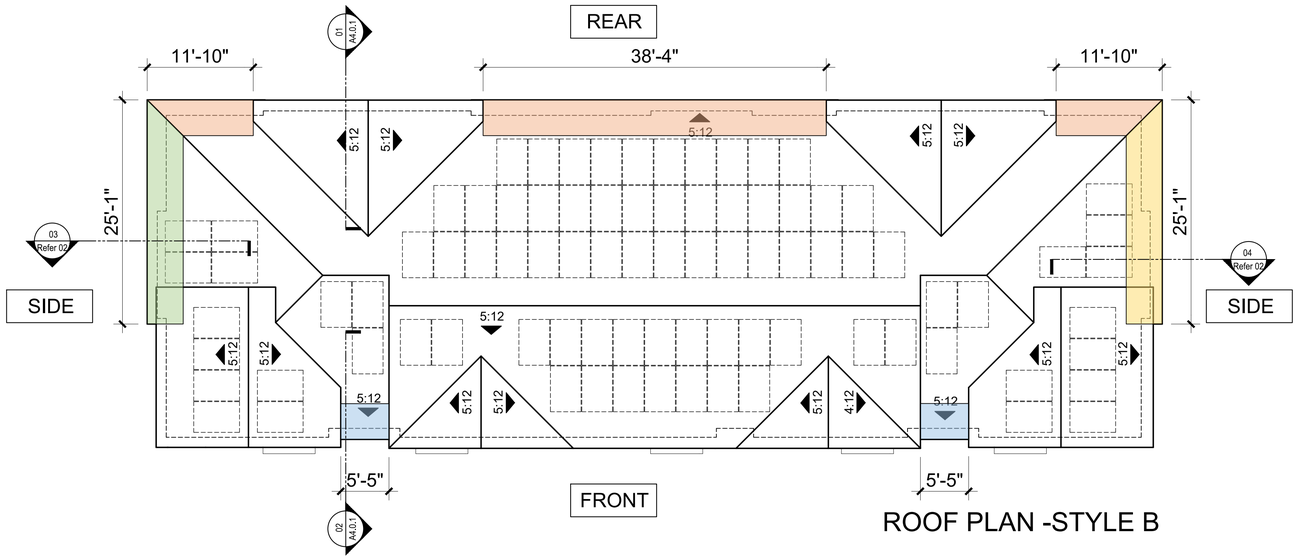


LEVEL 2

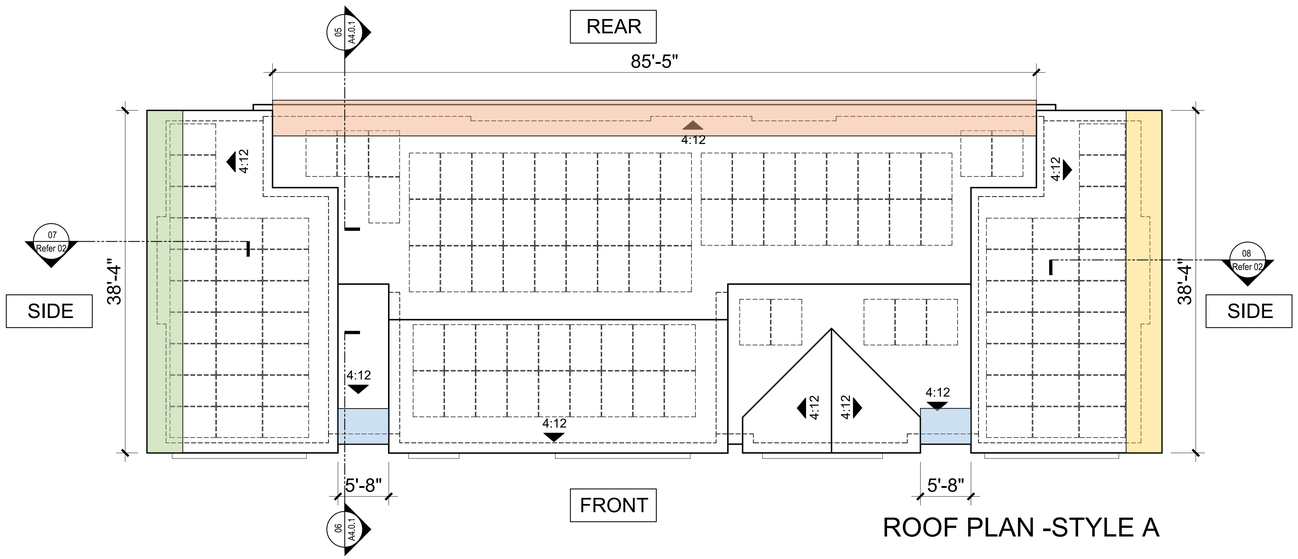


LEVEL 1

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access



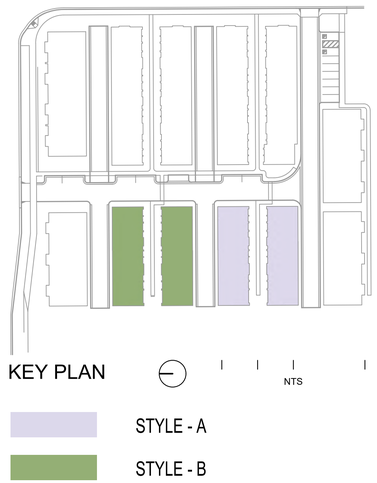
ROOF PLAN -STYLE B



ROOF PLAN -STYLE A

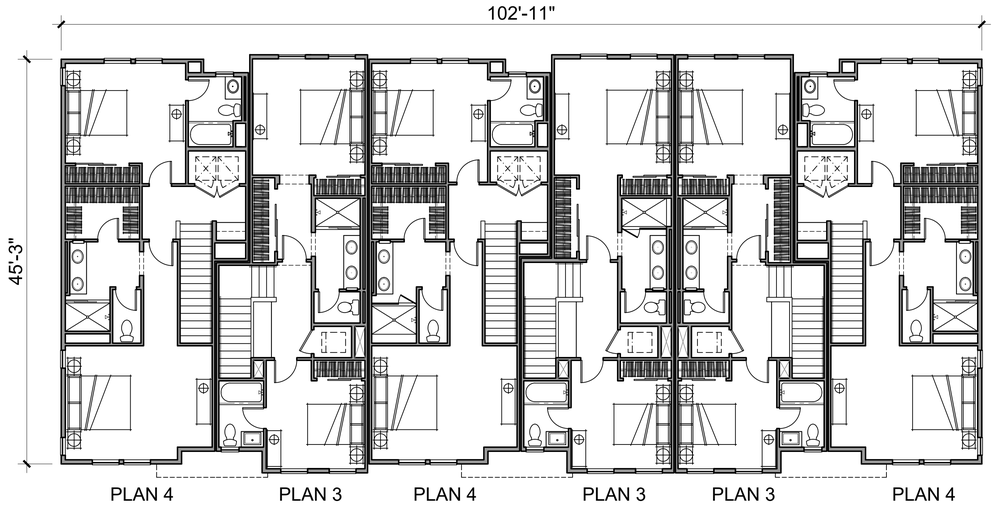
Roof Eave Under 30'		
5 Plex B	No. of Access	Percentage
Front	2	10%
Rear	3	55%
Left	1	65%
Right	1	65%
Total	7	40%

5 Plex A	No. of Access	Percentage
Front	2	10%
Rear	1	75%
Left	1	100%
Right	1	100%
Total	5	57%

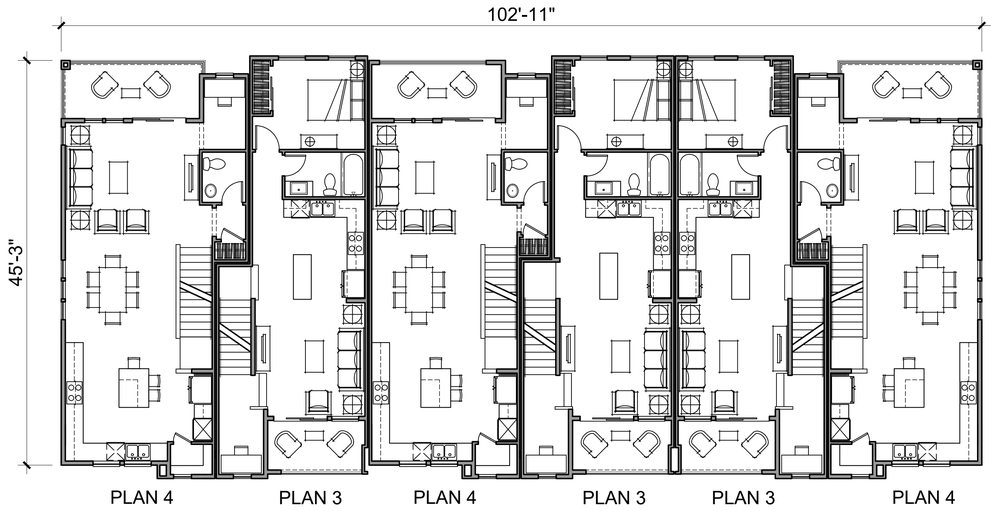


NOTE: Solar Panels are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change

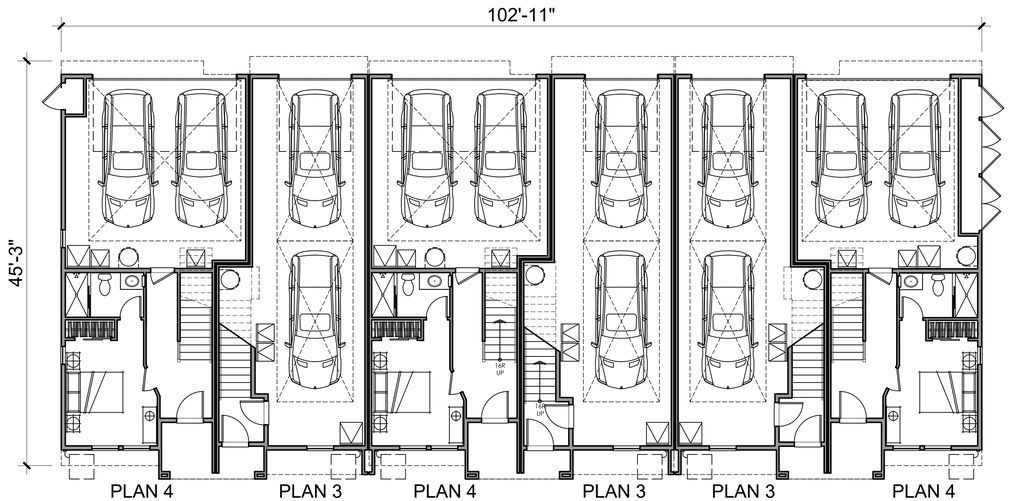
No roof mounted mechanicals equipments.



LEVEL 3



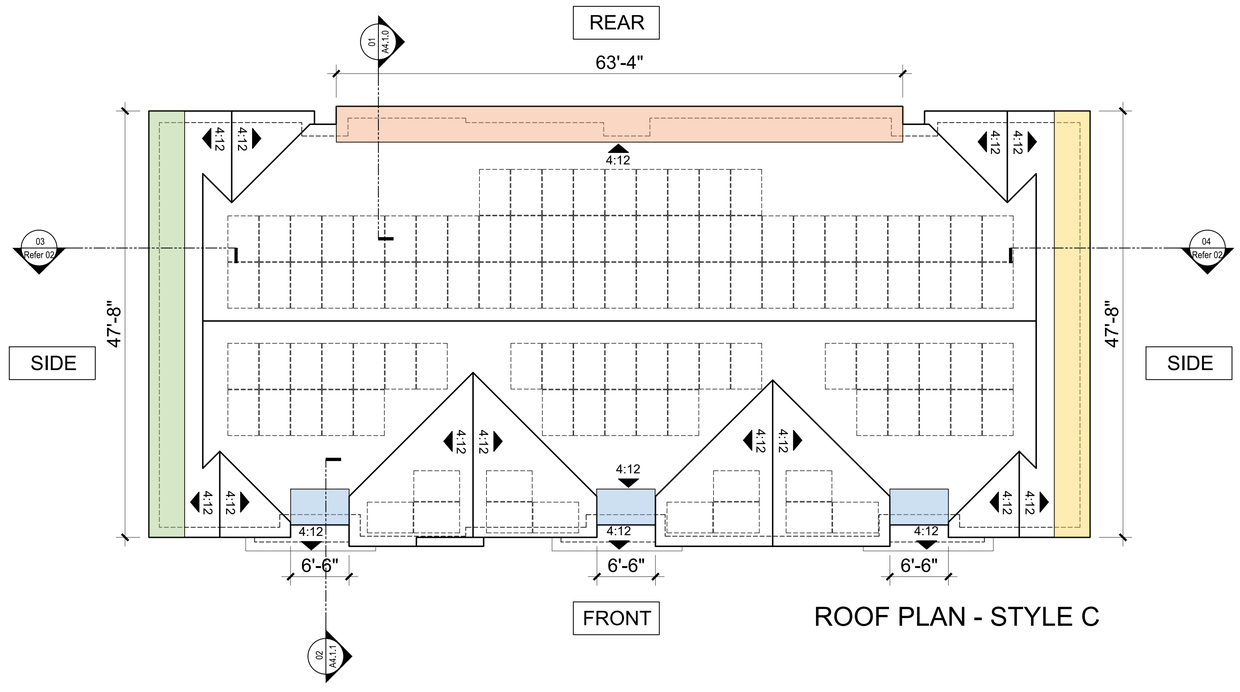
LEVEL 2



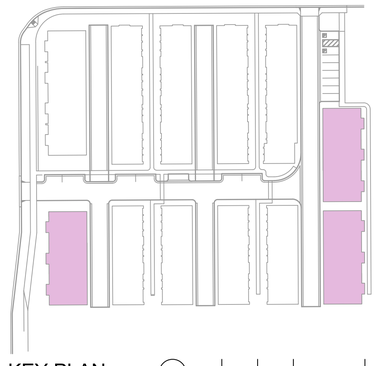
LEVEL 1

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access

Roof Eave Under 30'		
6 Plex	No. of Access	Percentage
Front	3	19%
Rear	1	60%
Left	1	100%
Right	1	100%
Total	6	58%

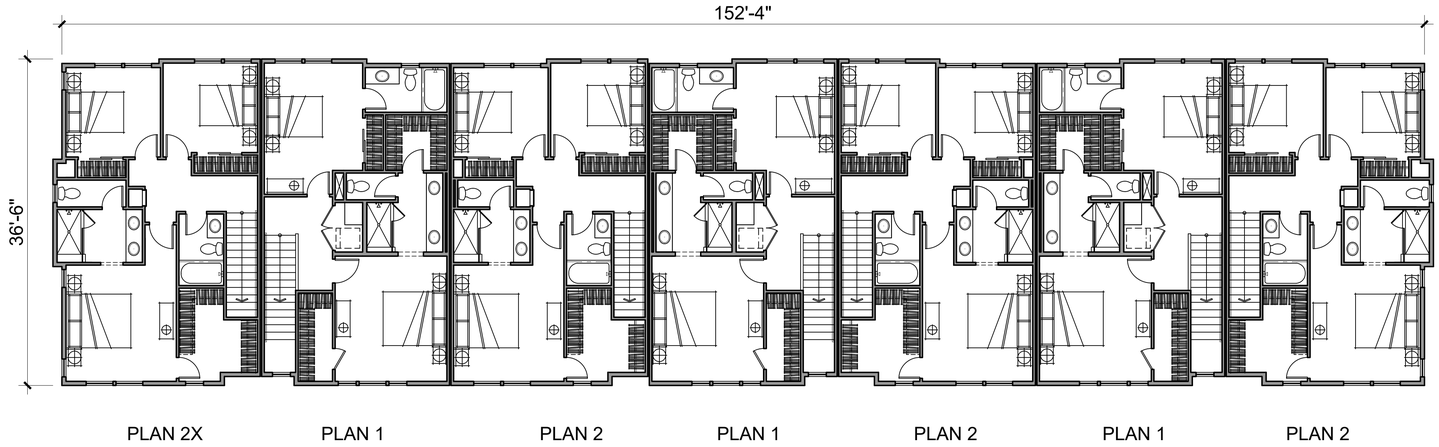


ROOF PLAN - STYLE C

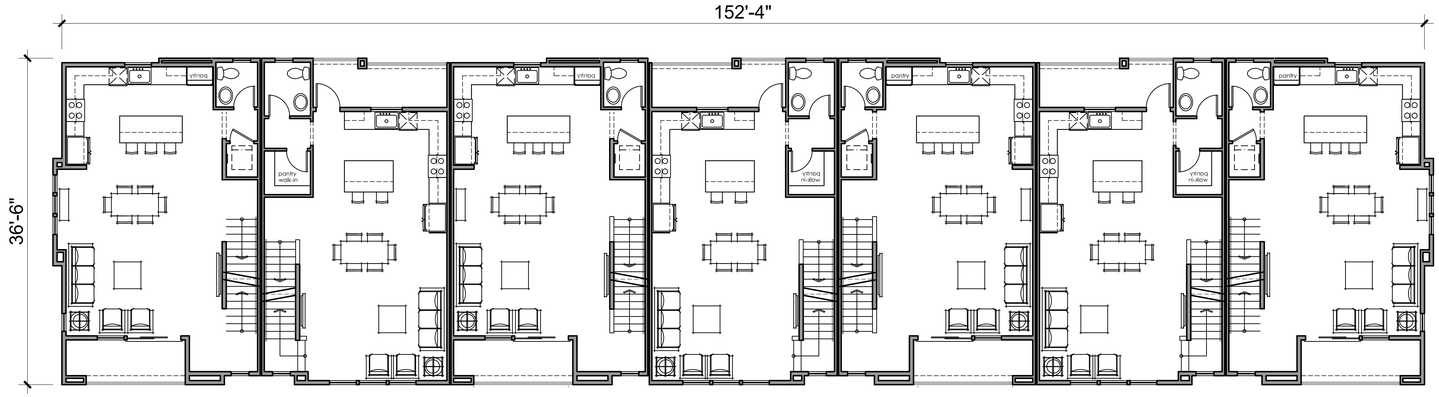


NOTE: Solar Panels are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change

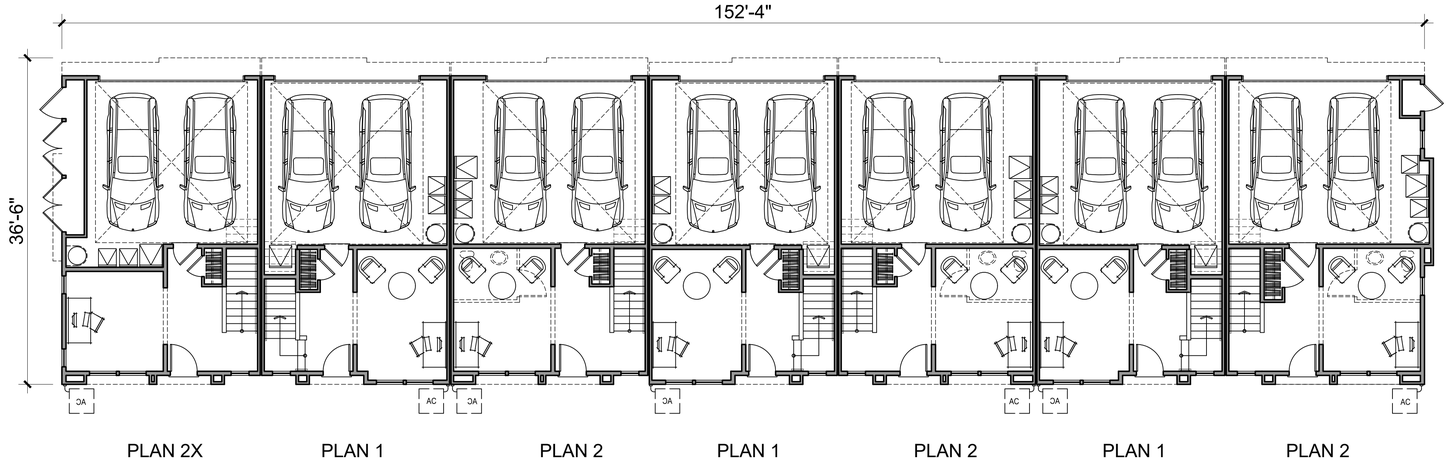
No roof mounted mechanicals equipments.



LEVEL 3

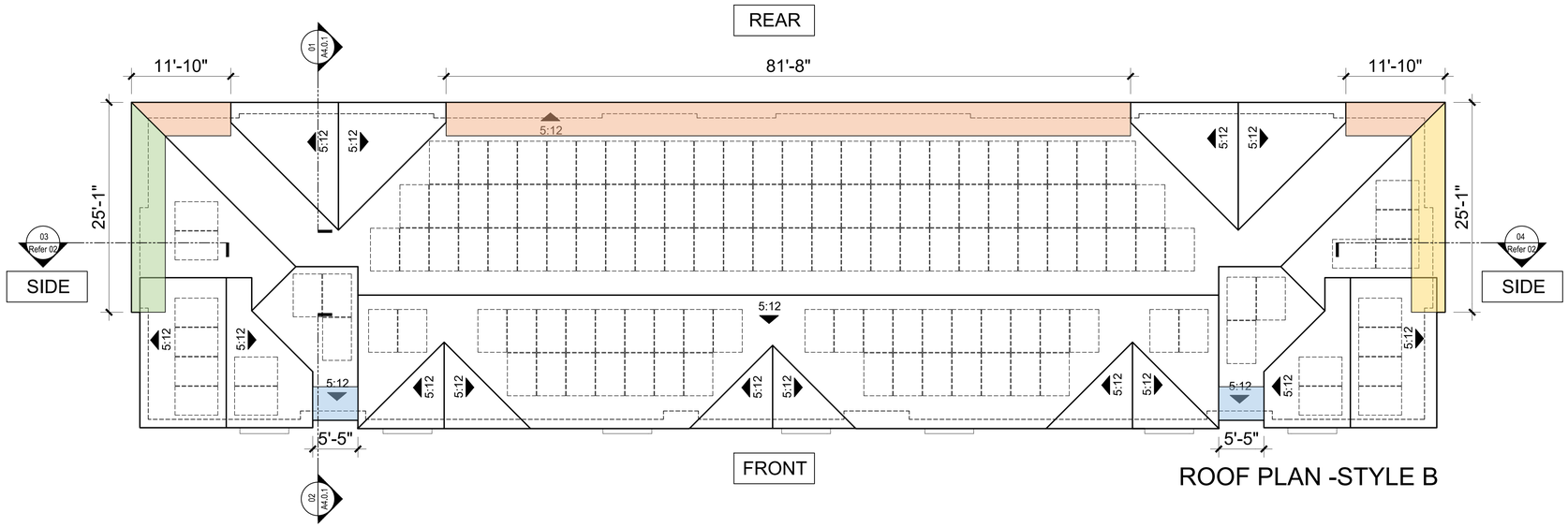


LEVEL 2

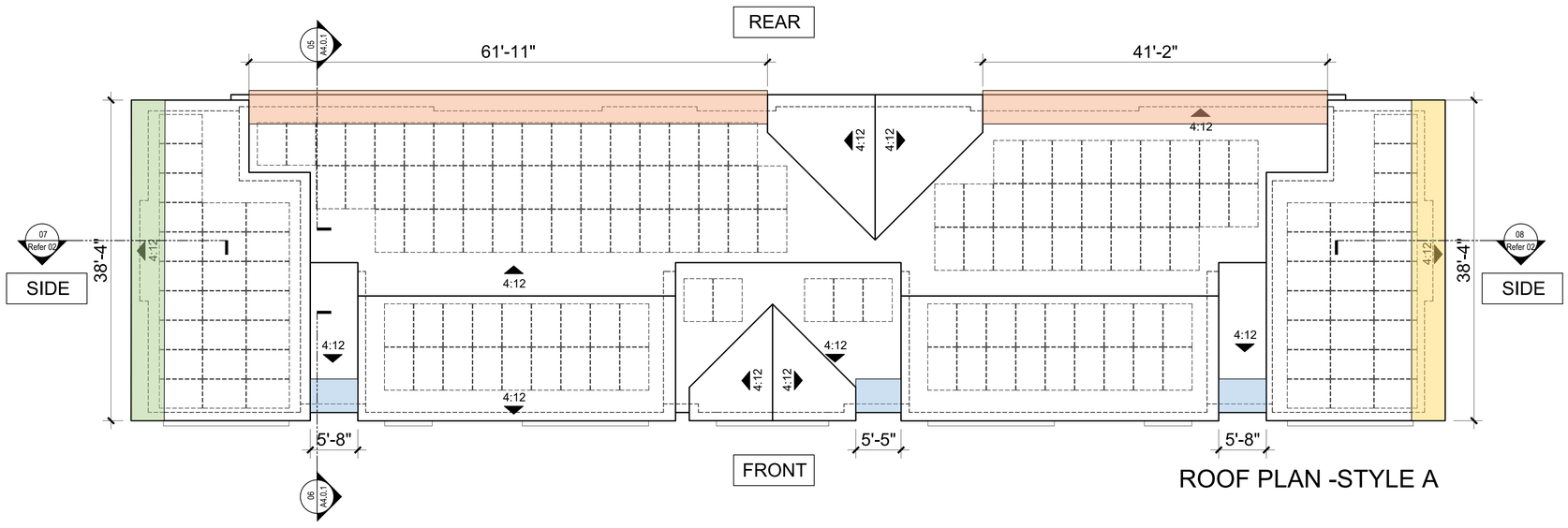


LEVEL 1

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access



ROOF PLAN -STYLE B



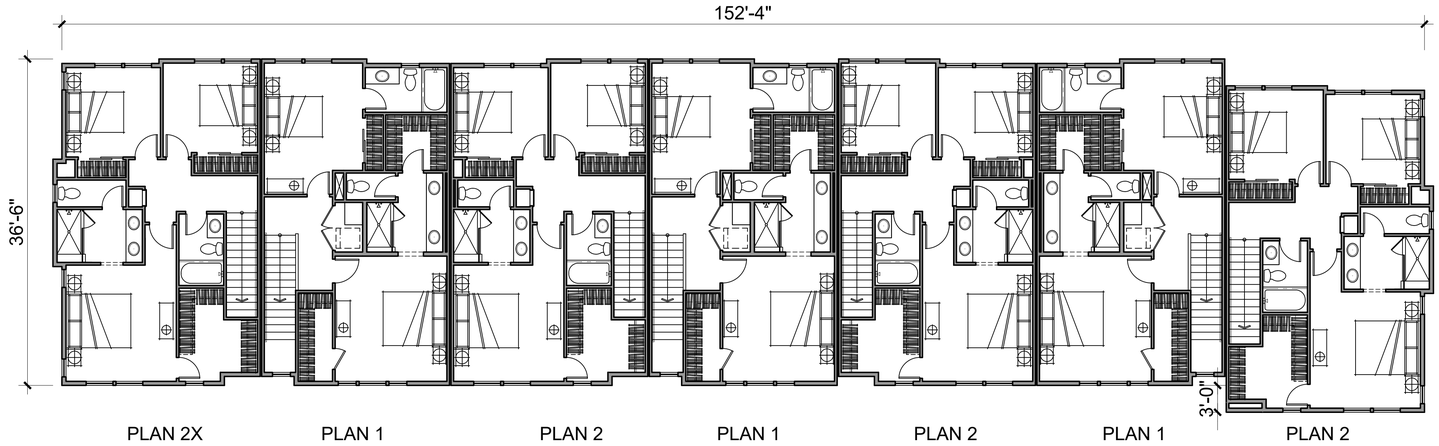
ROOF PLAN -STYLE A

Roof Eave Under 30'		
7 Plex B	No. of Access	Percentage
Front	2	7%
Rear	3	67%
Left	1	65%
Right	1	65%
Total	7	42%

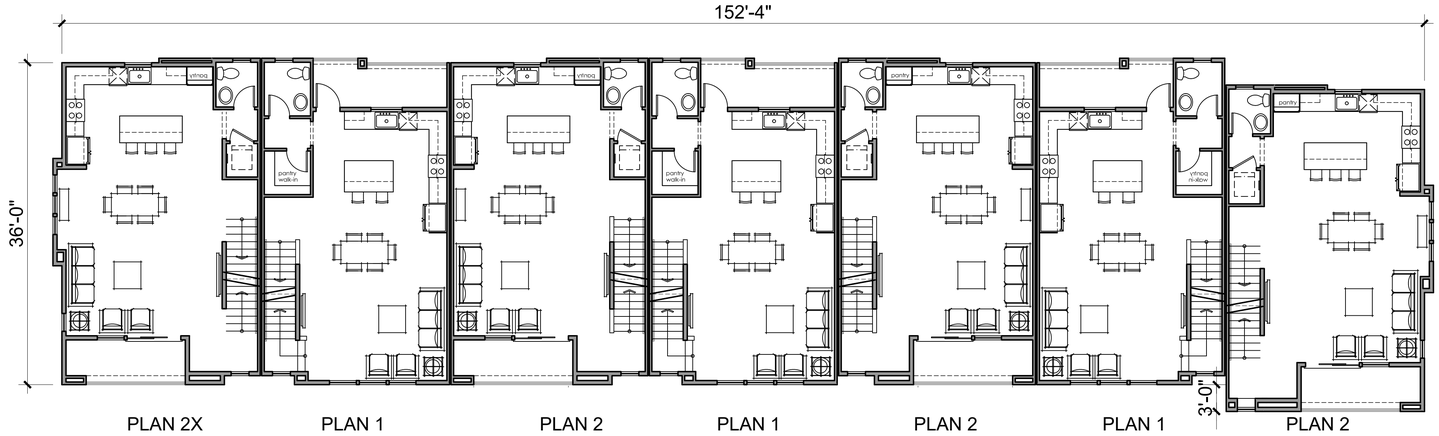
7 Plex A	No. of Access	Percentage
Front	3	11%
Rear	2	66%
Left	1	100%
Right	1	100%
Total	7	50%

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

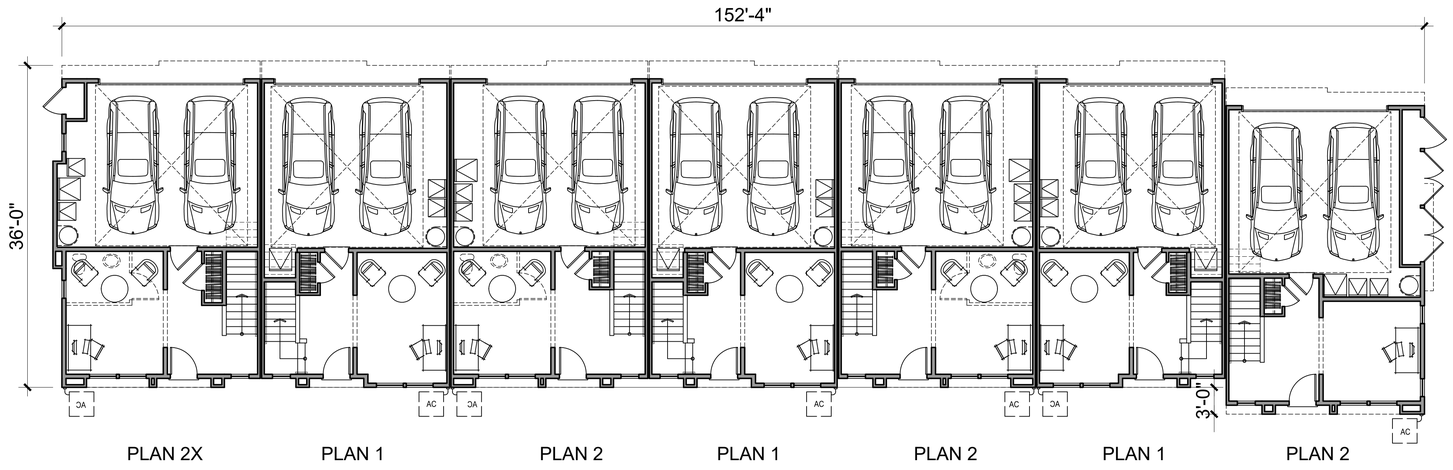
No roof mounted mechanicals equipments.



LEVEL 3

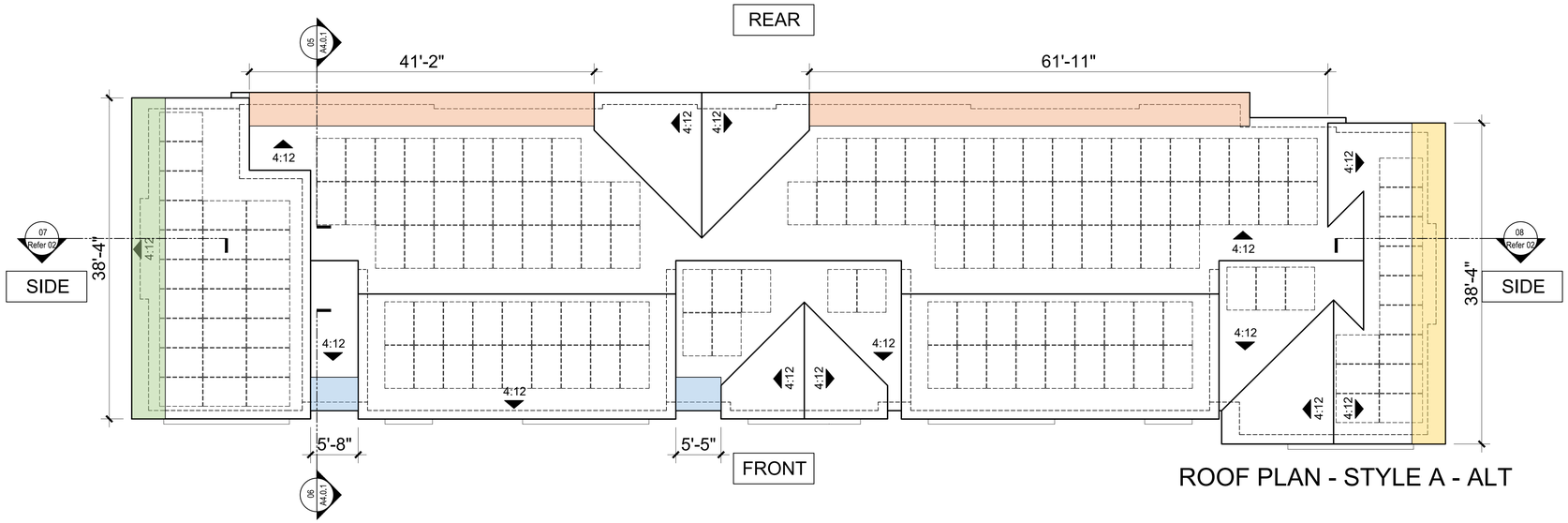


LEVEL 2



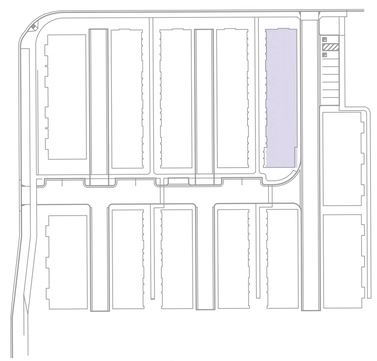
LEVEL 1

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access



ROOF PLAN - STYLE A - ALT

7 Plex A - ALT	No. of Access	Percentage
Front	3	7%
Rear	1	66%
Left	1	100%
Right	1	100%
Total	6	49%

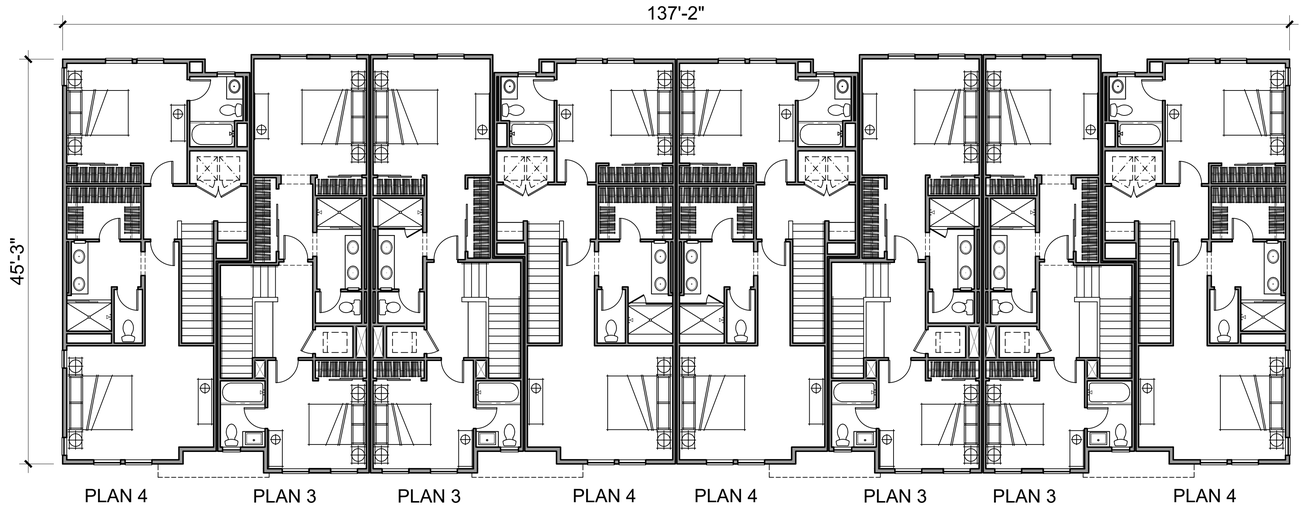


KEY PLAN NTS

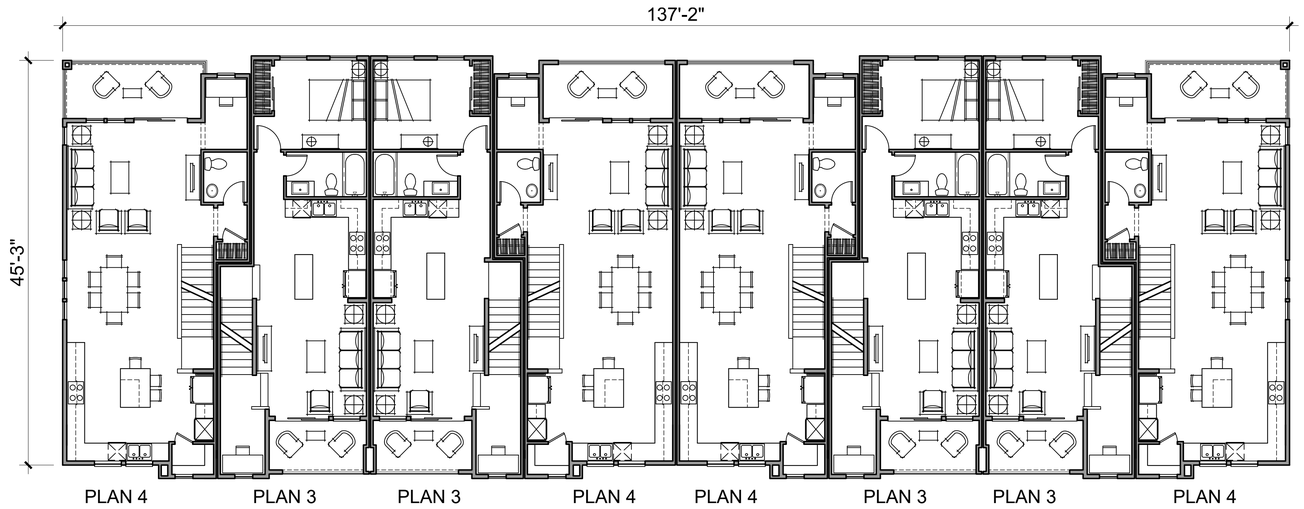
STYLE - A

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

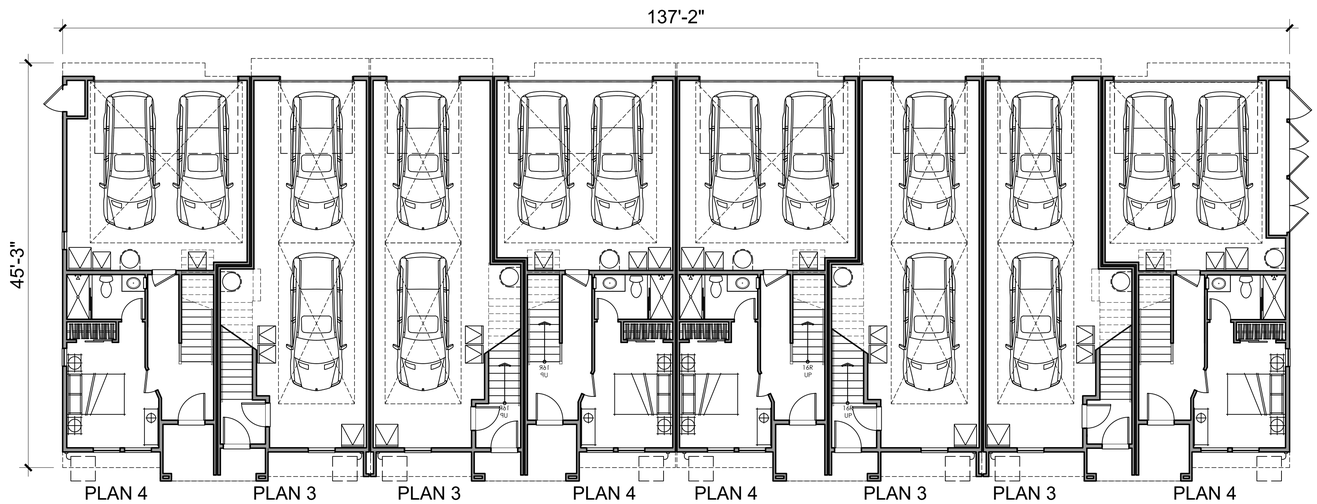
No roof mounted mechanicals equipments.



LEVEL 3



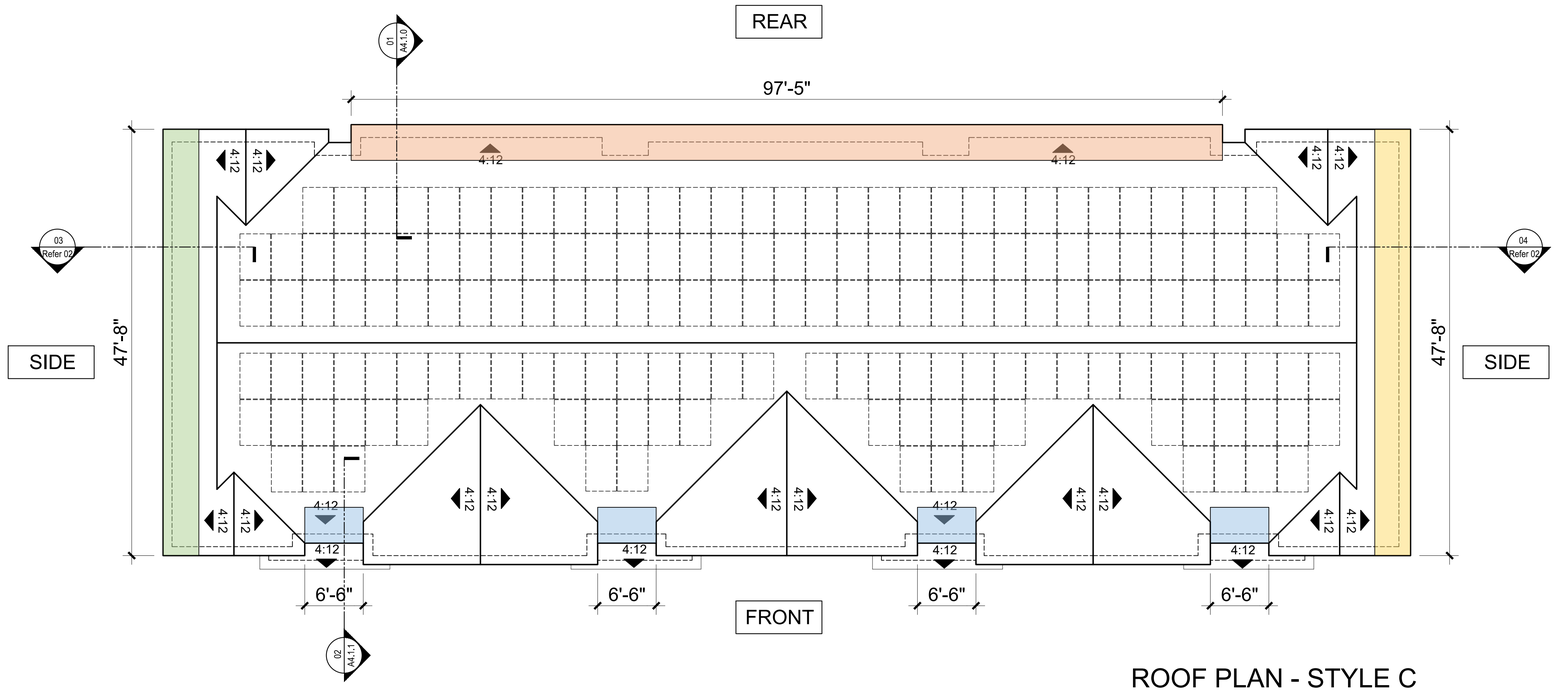
LEVEL 2



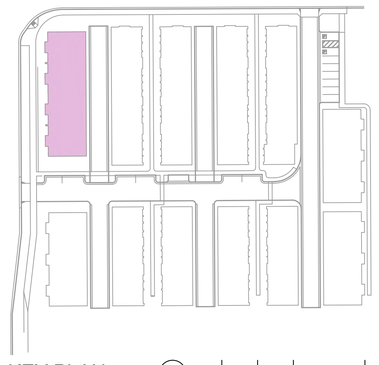
LEVEL 1

Rear Length with Eave Height Less than 30' to allow for fire department ground ladder roof access

Roof Eave Under 30'		
8 Plex	No. of Access	Percentage
Front	4	19%
Rear	1	70%
Left	1	100%
Right	1	100%
Total	7	58%

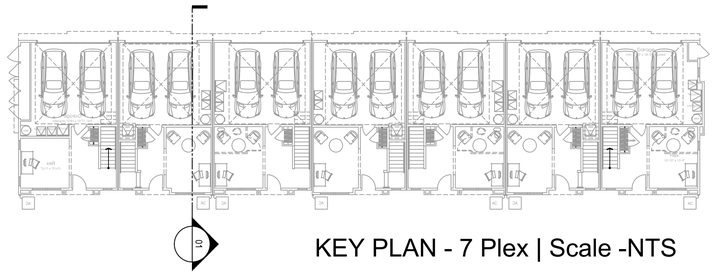


ROOF PLAN - STYLE C

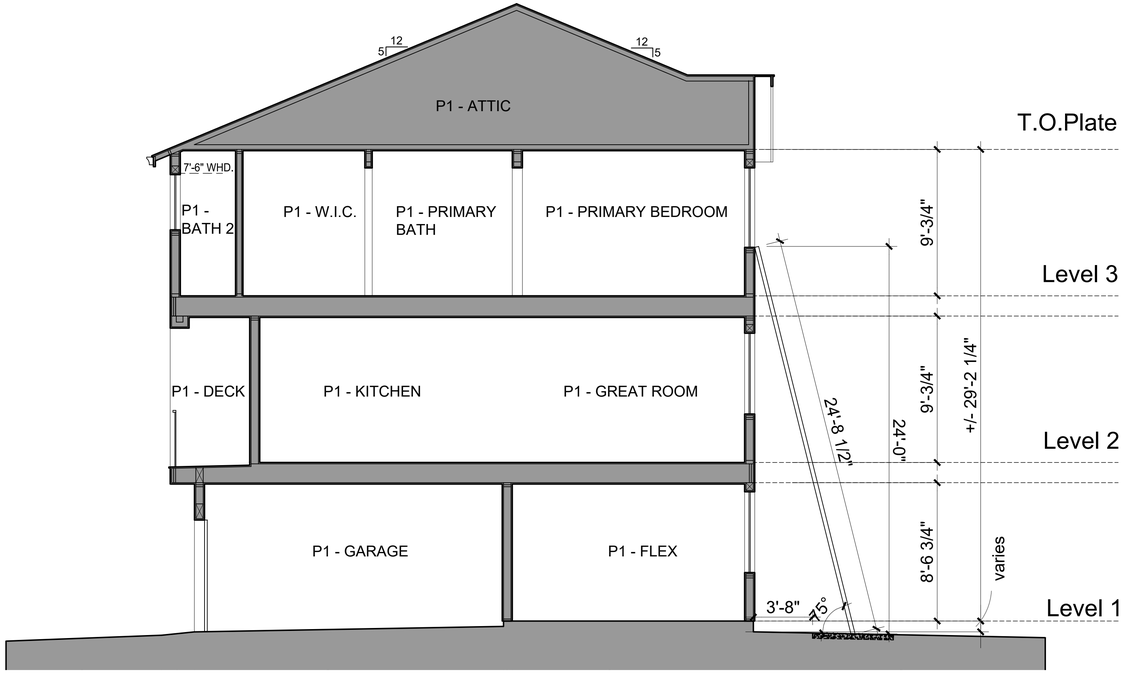


NOTE: Solar Panels are for illustrative purposes only. Solar will be confirmed with solar consultant during building submittal process. Location, quantity, and orientation may change

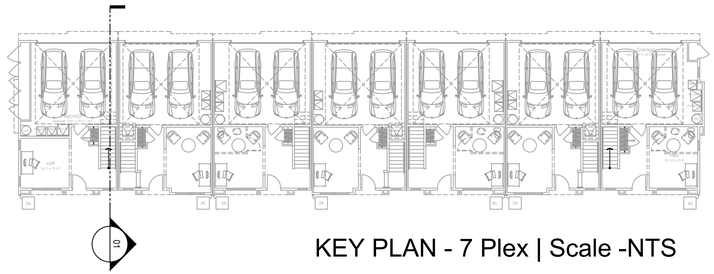
No roof mounted mechanicals equipments.



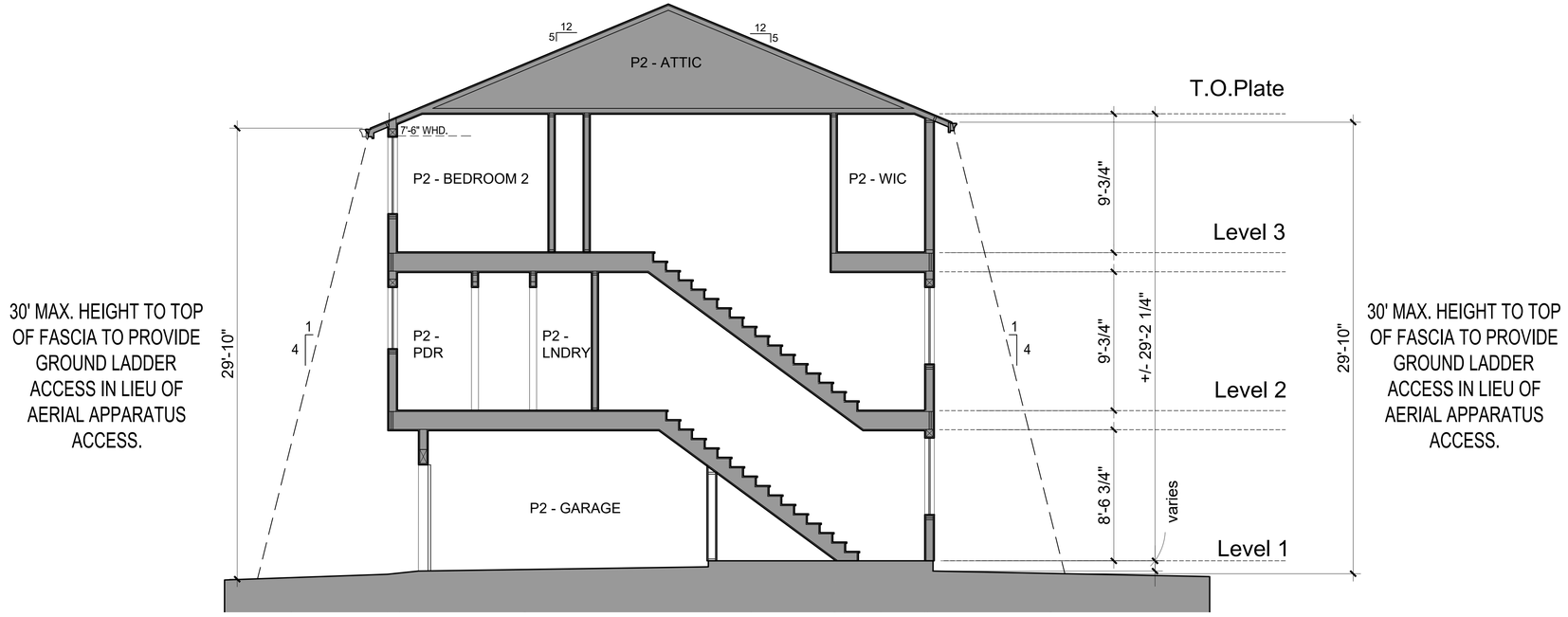
KEY PLAN - 7 Plex | Scale -NTS



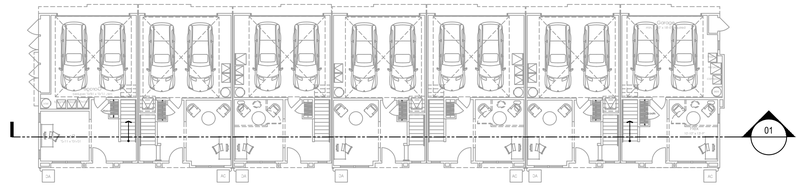
1. SECTION - PLAN1



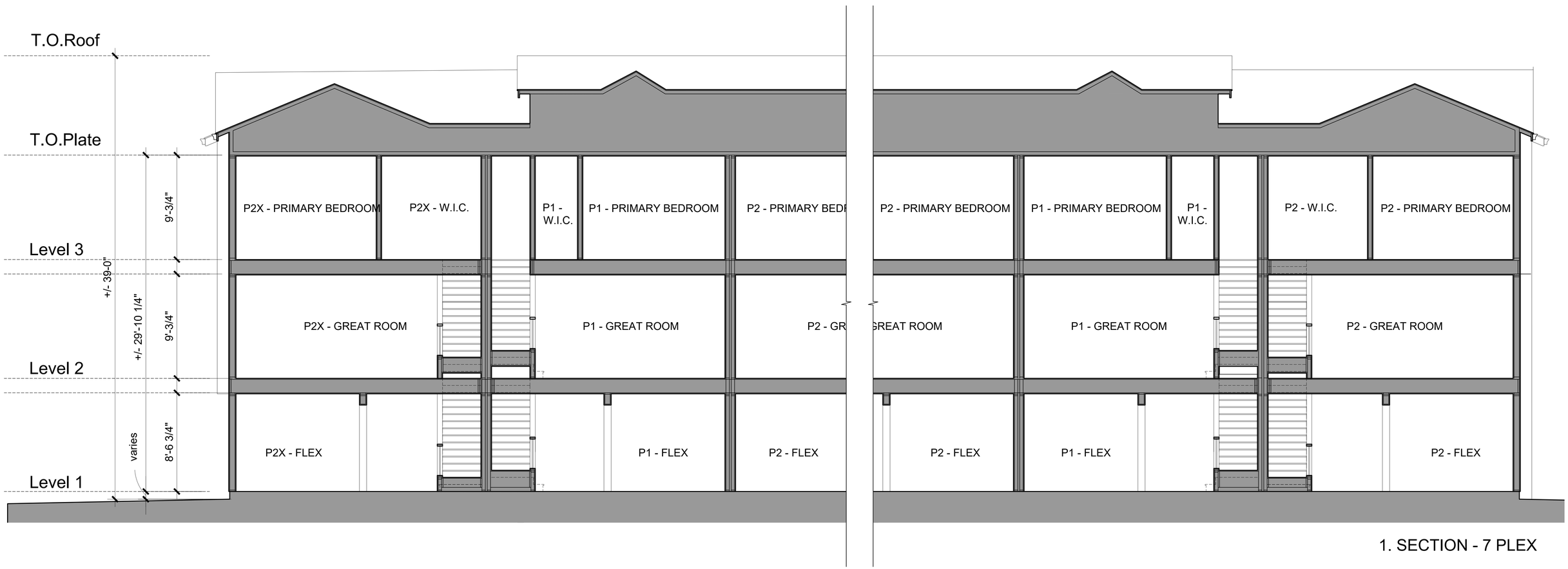
KEY PLAN - 7 Plex | Scale -NTS



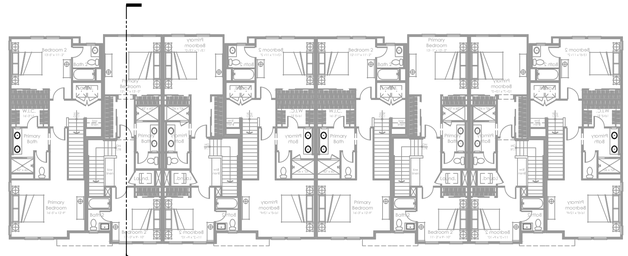
1. SECTION - PLAN2



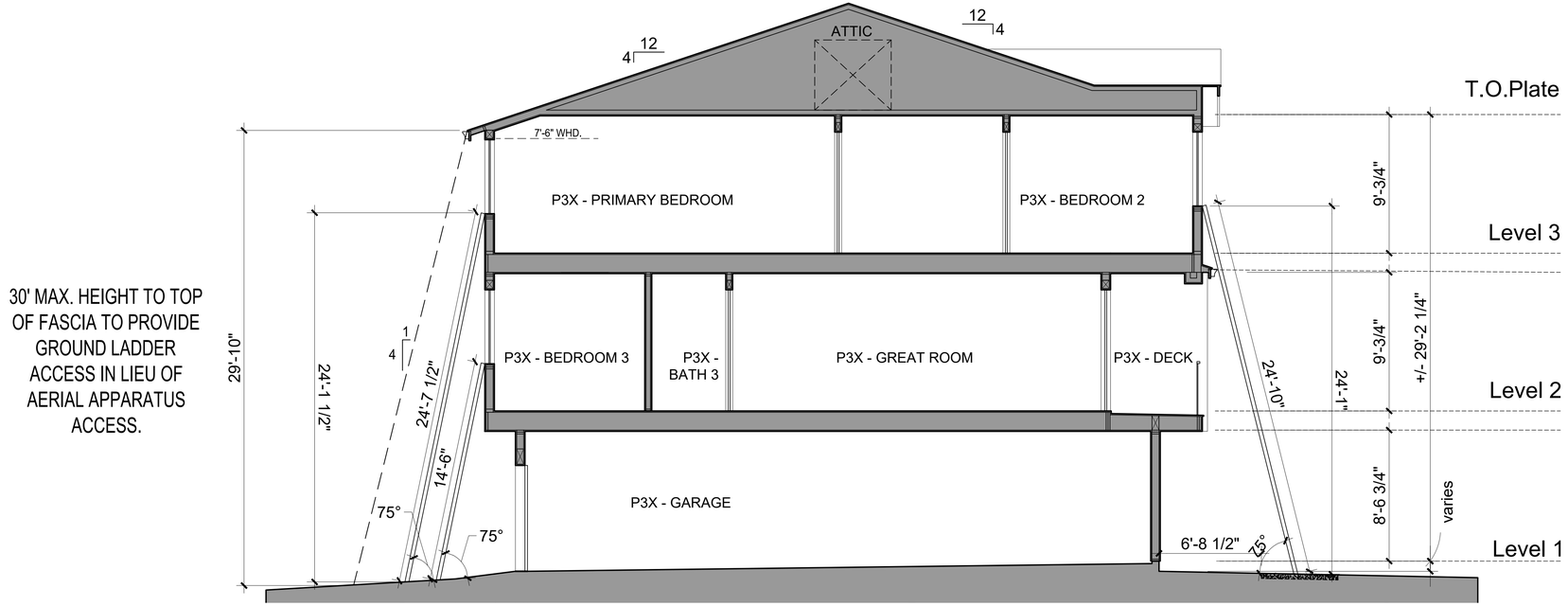
KEY PLAN - 7 Plex | Scale -NTS



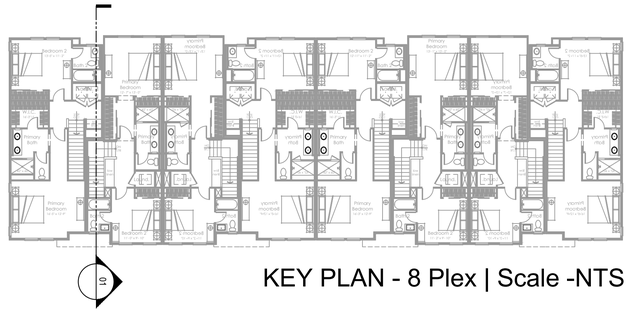
1. SECTION - 7 PLEX



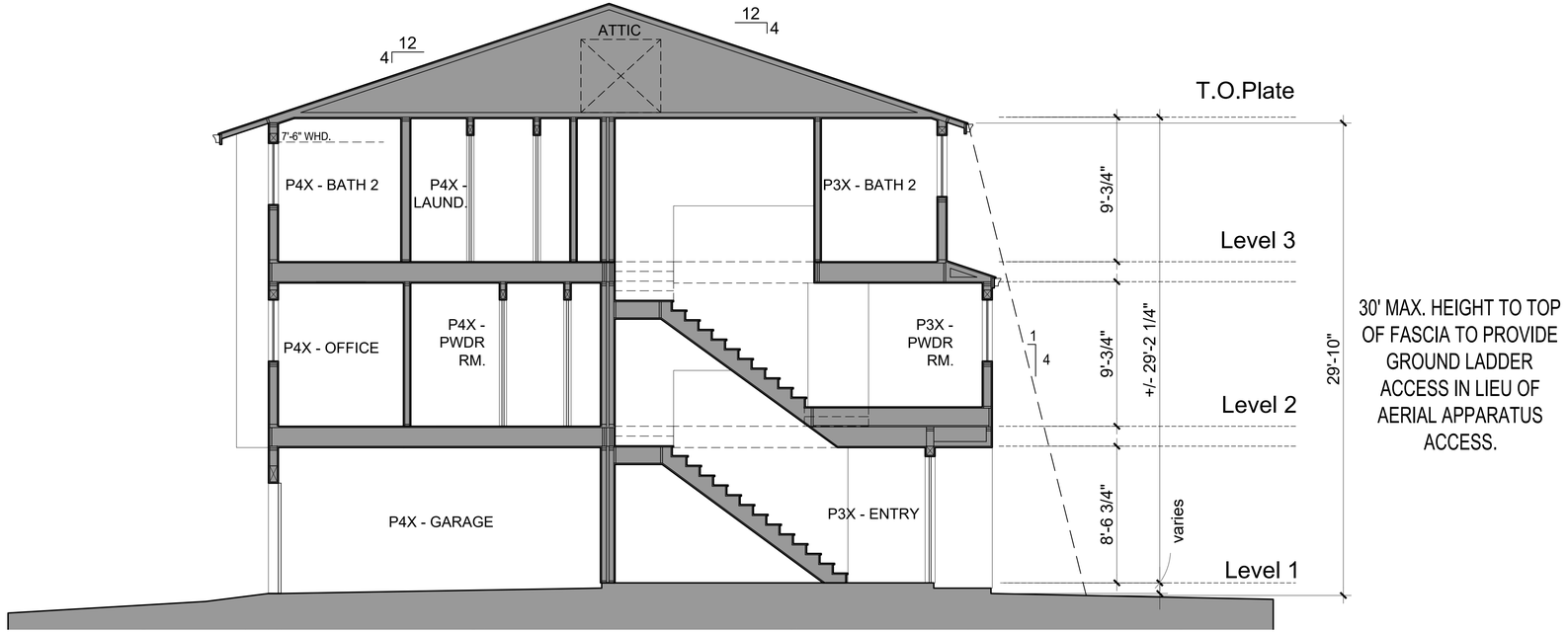
KEY PLAN - 8 Plex | Scale -NTS



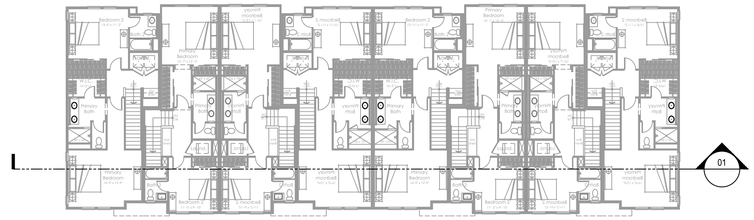
1. SECTION - PLAN 3X



KEY PLAN - 8 Plex | Scale -NTS



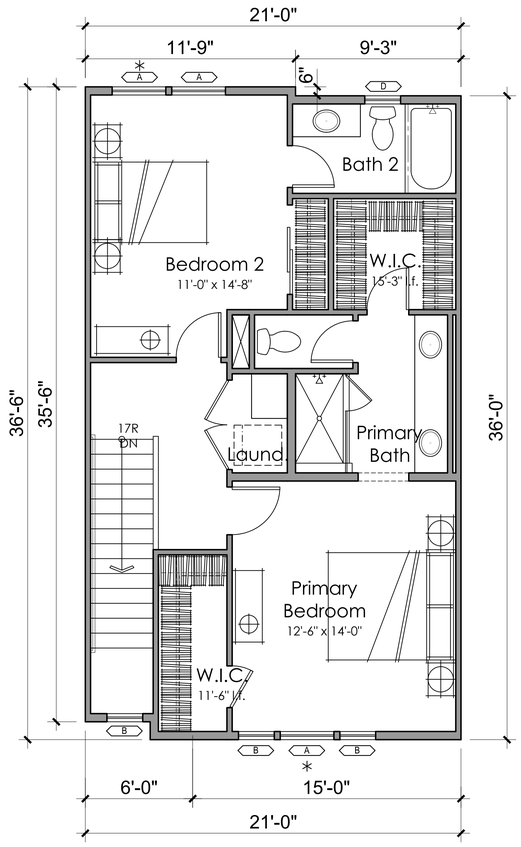
1. SECTION - PLAN 3X & 4X



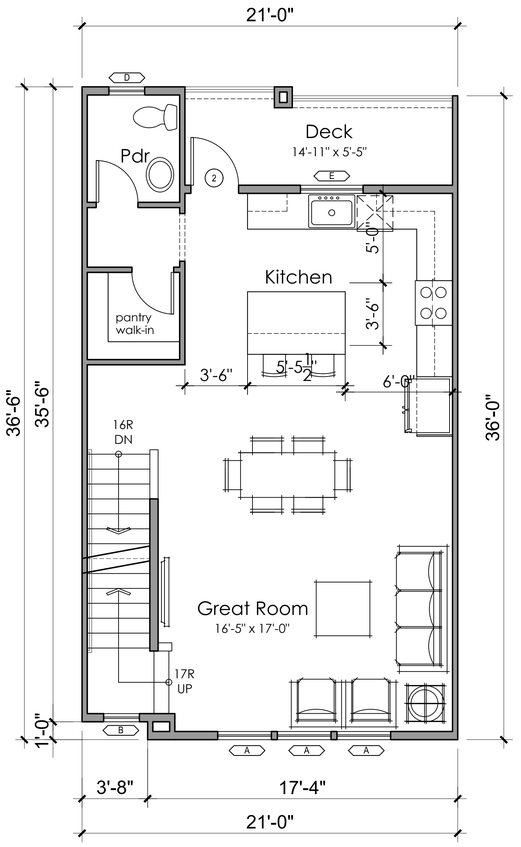
KEY PLAN - 8 Plex | Scale -NTS



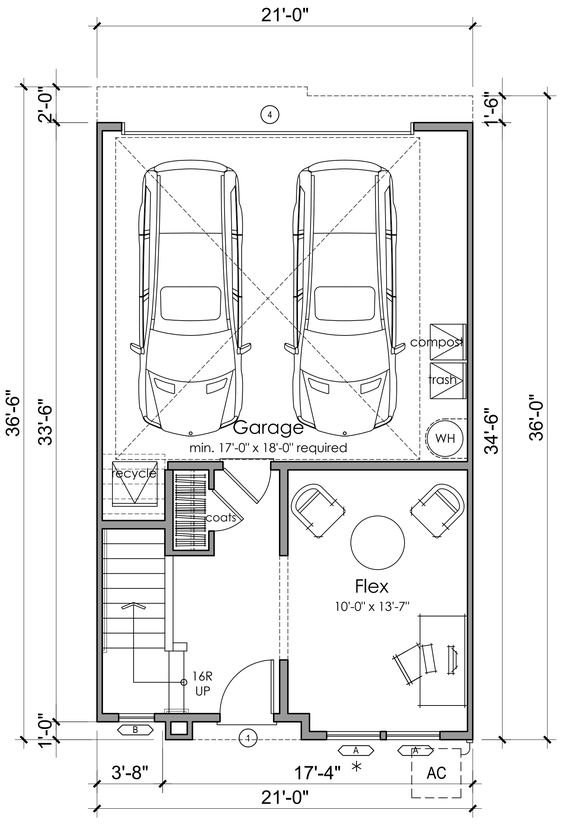
1. SECTION - 8 PLEX



THIRD FLOOR



SECOND FLOOR



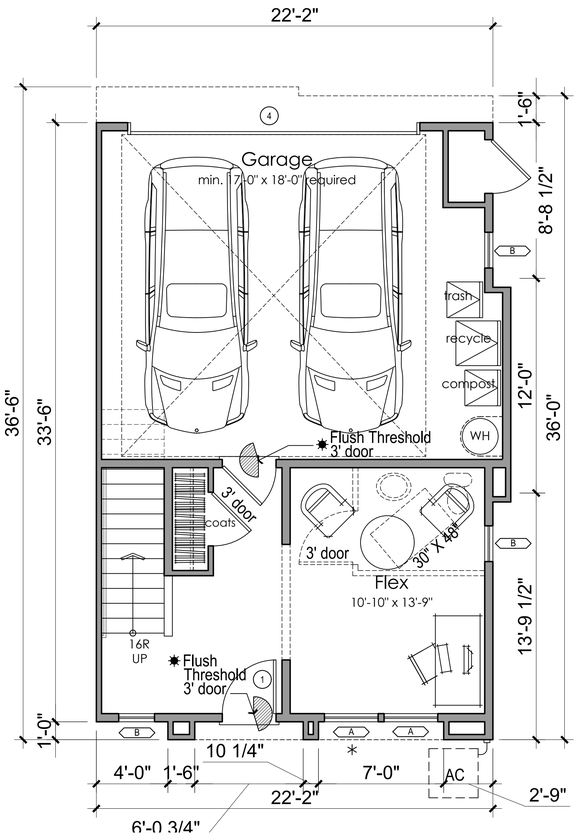
FIRST FLOOR

✳ - Egress Window

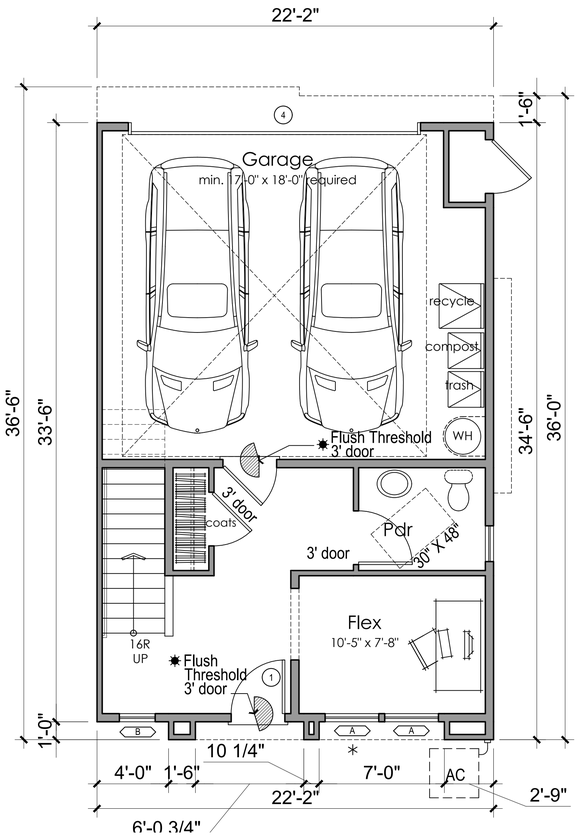
Plan 1 Floor Plan
2 Bedroom + Den / 2.5 Bath
1,623 s.f.(net)

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

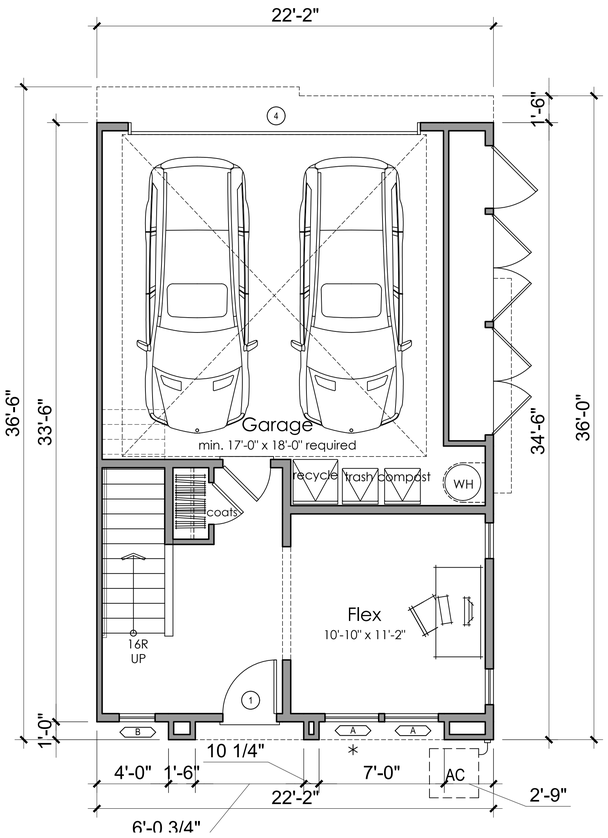
NOTE:
step@ front door
& garage man door occurs
@ non-accessible conditions



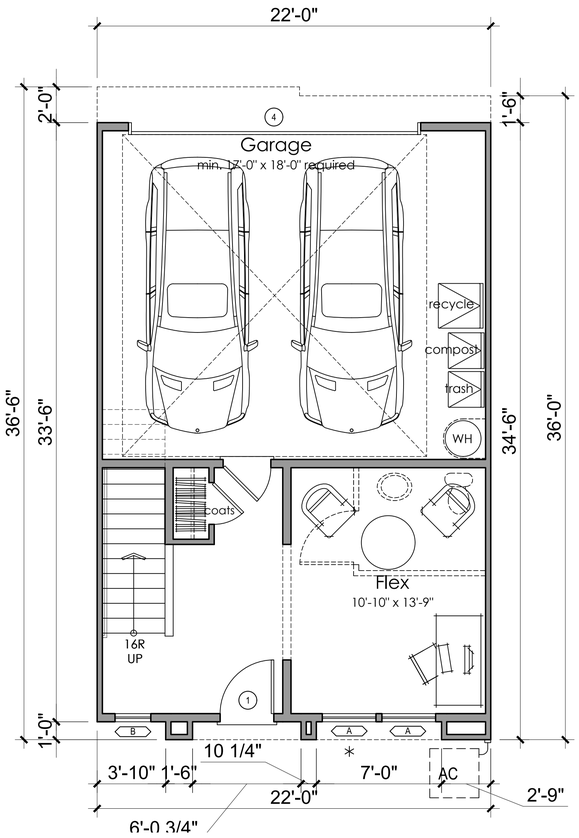
Plan 2 2 Alt-3



Plan 2 2 Alt-2



Plan 2 Alt-1



Plan 2

FIRST FLOOR

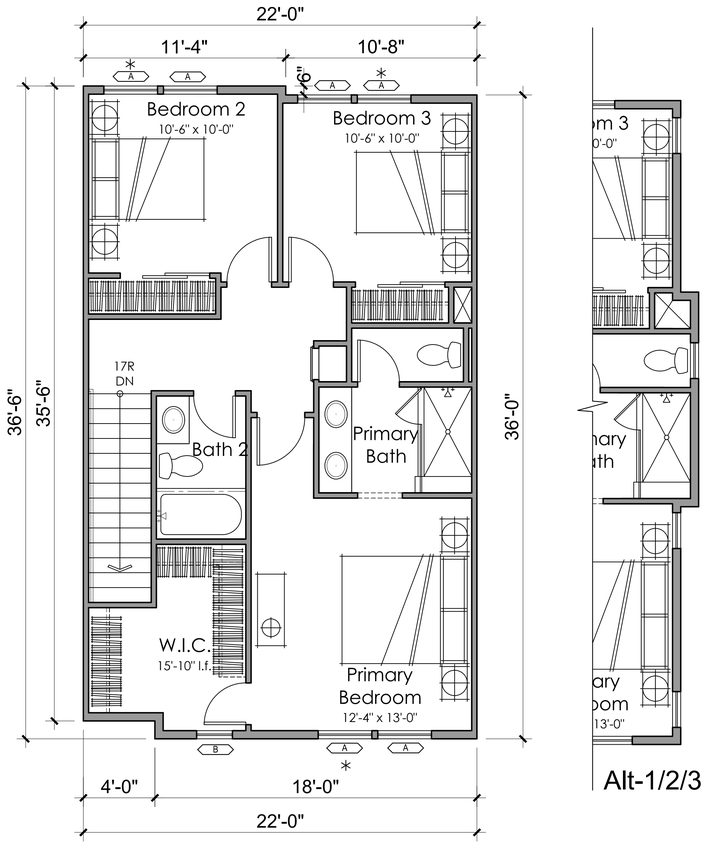
✳ - Egress Window

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

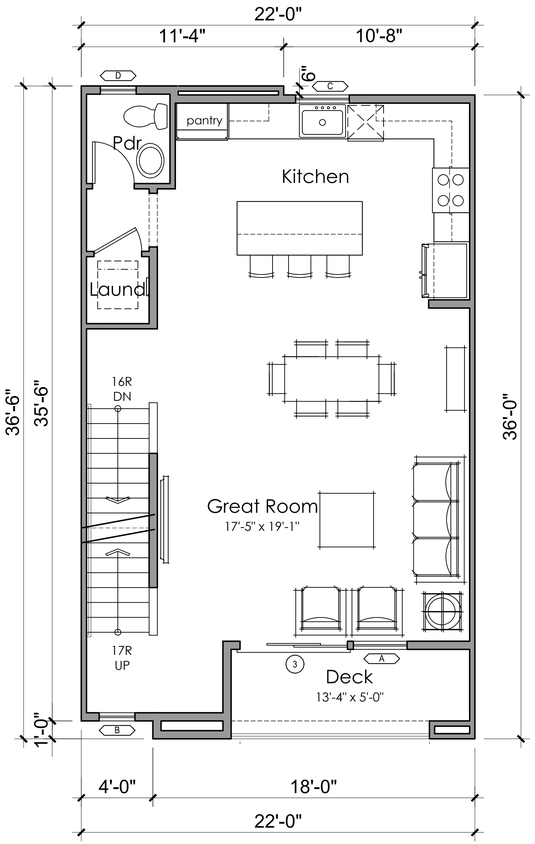
Plan 2 Alt-2 Floor Plan
3 Bedroom + Den / 2.5 Bath
1,748 s.f.(net)

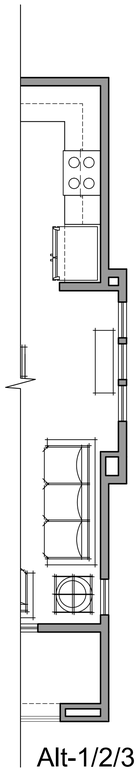
Plan 2 Alt-1 Floor Plan
3 Bedroom + Den / 2.5 Bath
1,720 s.f.(net)

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



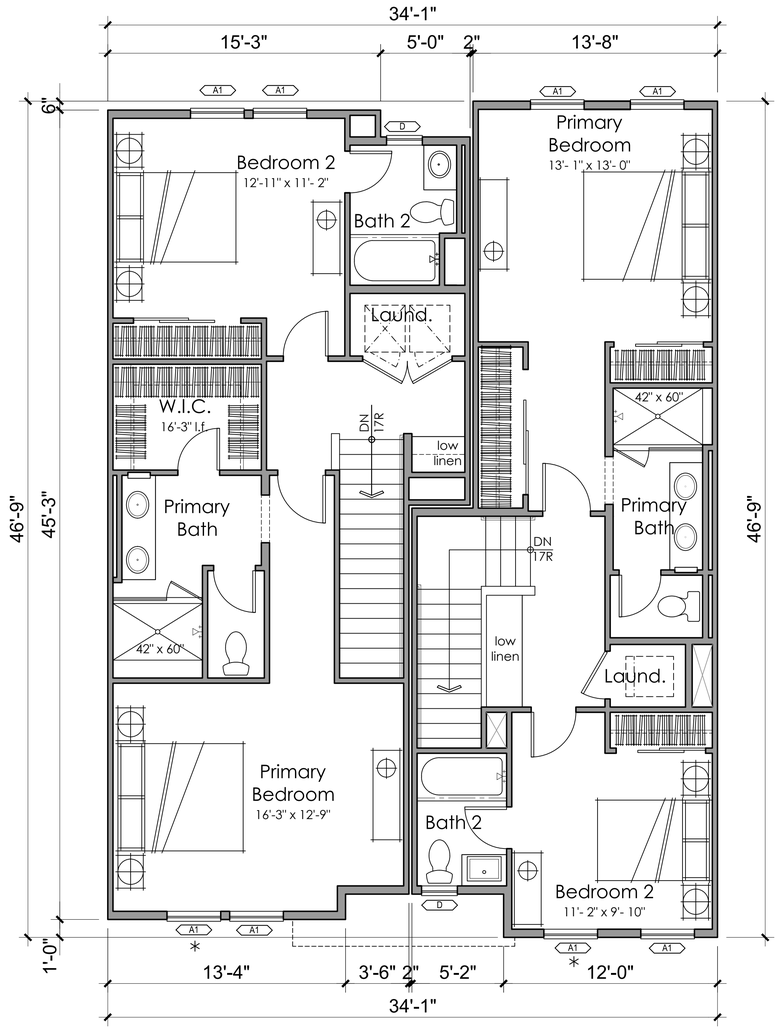
THIRD FLOOR





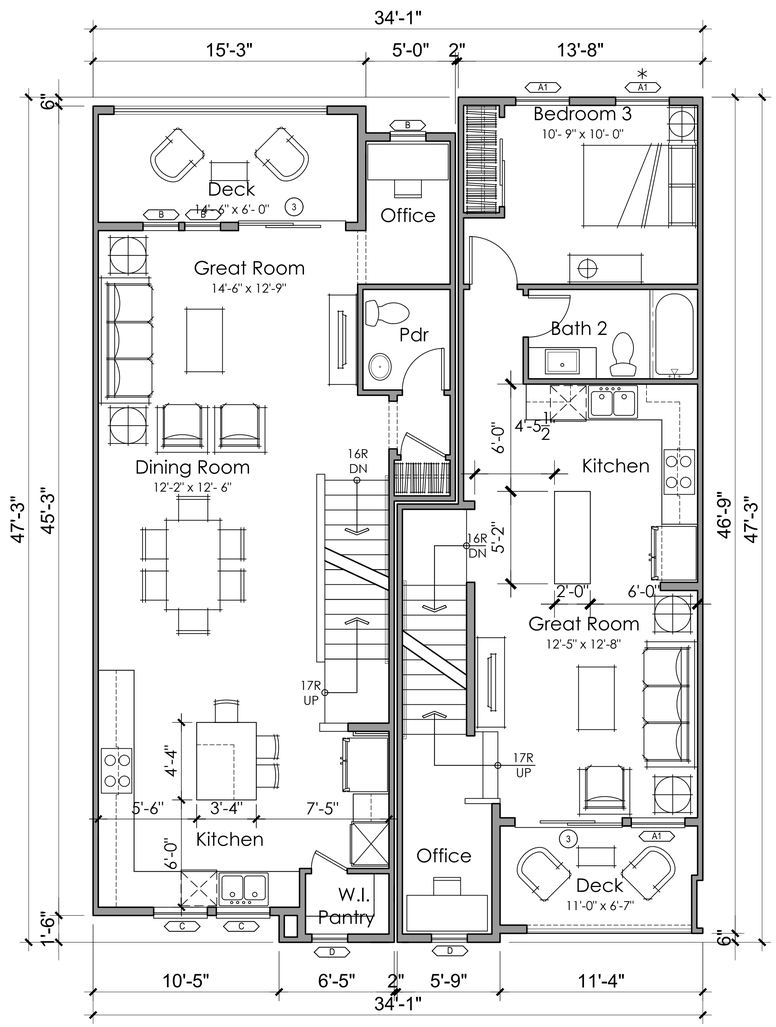
SECOND FLOOR

✳ - Egress Window



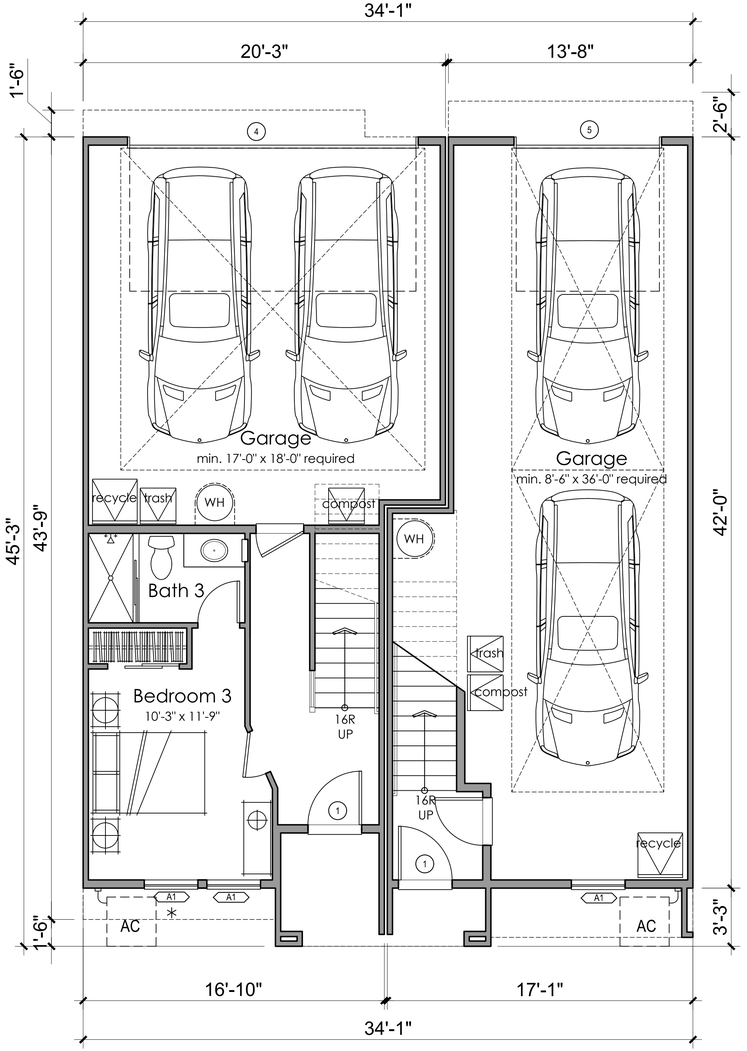
PLAN 4 PLAN 3

THIRD FLOOR



PLAN 4 PLAN 3

SECOND FLOOR



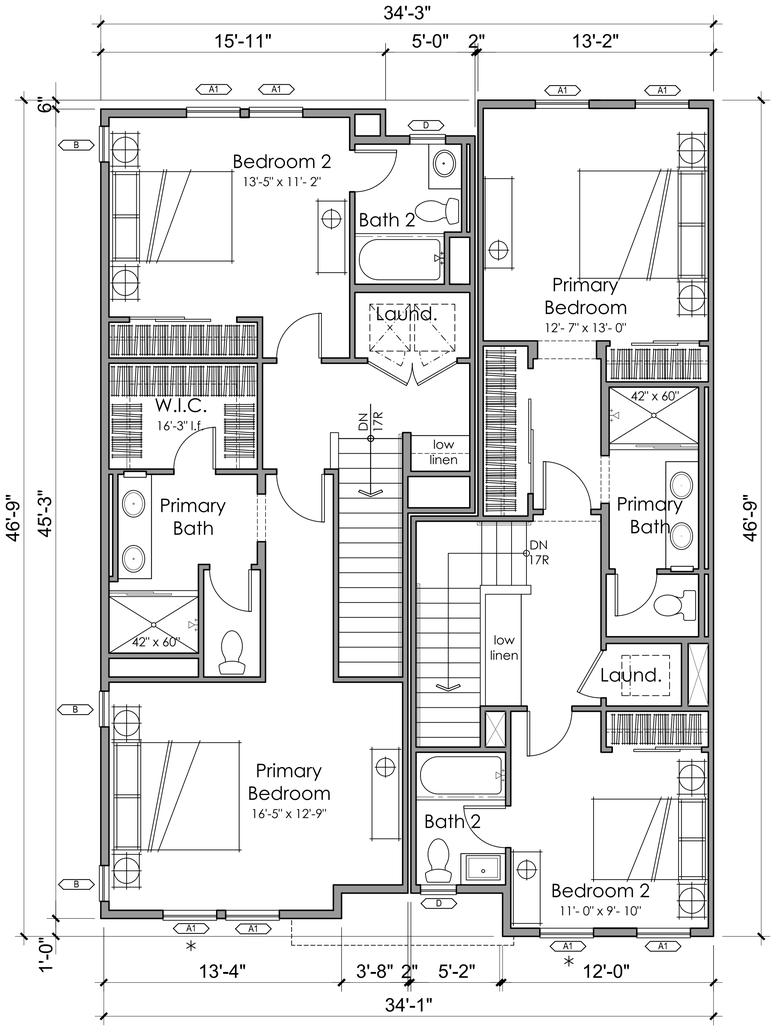
PLAN 4 PLAN 3

FIRST FLOOR

✳ - Egress Window

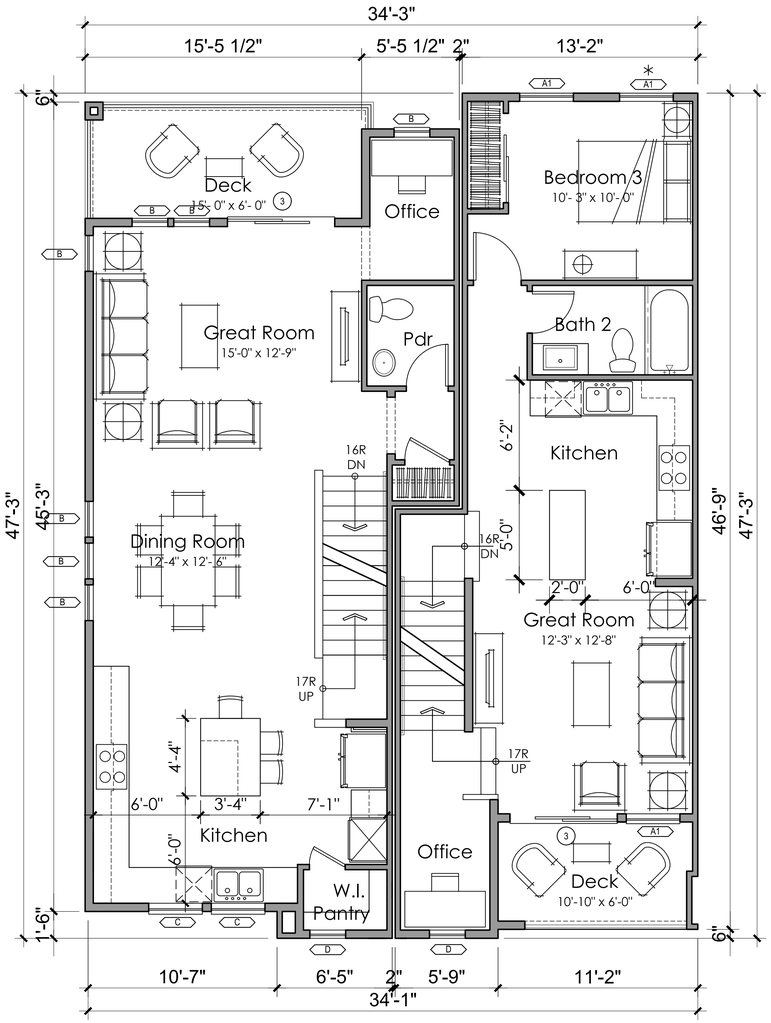
Plan 4 Floor Plan
3 Bedroom / 3.5 Bath
1,747 s.f.(net)

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



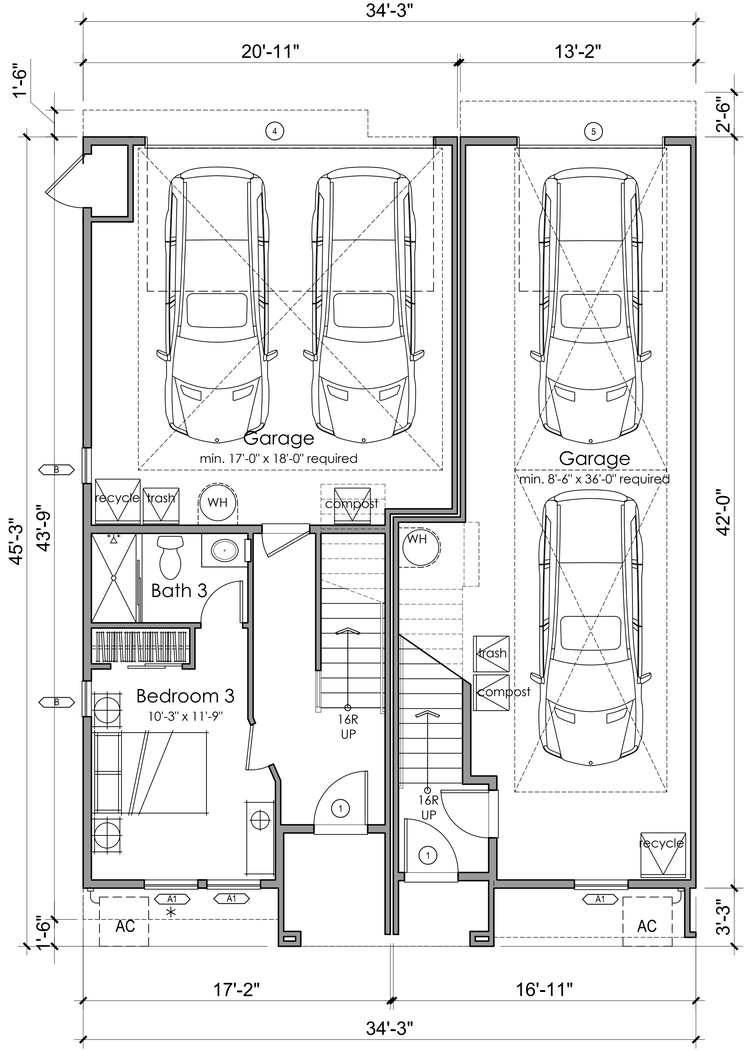
PLAN 4X PLAN 3X

THIRD FLOOR



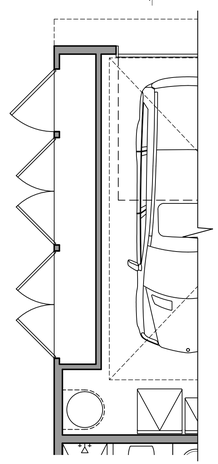
PLAN 4X PLAN 3X

SECOND FLOOR



PLAN 4X PLAN 3X

FIRST FLOOR



Plan 4-Alt(First Floor)

✳ - Egress Window

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

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



FASCIA BOARD

VINYL WINDOW

FIBER CEMENT BOARD & BATTEN SIDING

2" DEEP FIBER CEMENT TRIM

STUCCO

2" DEEP FOAM TRIM

METAL RAILING

METAL AWNING

LIGHT FIXTURE & UNIT ADDRESS

FIBERGLASS ENTRY DOOR

HEAT PUMP SCREEN

WOODLOOK SIDING

METAL GARAGE DOOR



FRONT PERSPECTIVE

REAR PERSPECTIVE



FRONT PERSPECTIVE

REAR PERSPECTIVE



FRONT PERSPECTIVE

FASCIA BOARD

VINYL WINDOW

FIBER CEMENT BOARD & BATTEN SIDING

2" DEEP FIBER CEMENT TRIM

STUCCO

2" DEEP FOAM TRIM

METAL RAILING

STONE VENEER

LIGHT FIXTURE & UNIT ADDRESS

FIBERGLASS ENTRY DOOR

HEAT PUMP SCREEN

METAL GARAGE DOOR



REAR PERSPECTIVE

STYLE A

STUCCO BODY/ TRIM 1
SW 6546
CLOUD NINE

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

STUCCO BODY/ TRIM 3
SW 9620
PRELUDE

FIBER CEMENT LAP SIDING/TRIM 6
WARM ESPRESSO

METAL RAILING / METAL CANOPY
SW 7076
CYBERSPACE

FIBER GLASS ENTRY DOOR 1
SW 2739
CHARCOAL BLUE

FIBER GLASS ENTRY DOOR 2
SW 2816
ROOKWOOD DARK GREEN

COMPOSITE SHINGLE ROOF
CHARCOAL BLACK

GARAGE DOOR 1
SW 9520
NOCTURNE

STYLE B

STUCCO BODY/ TRIM 1
SW 6005
FOLKSTONE

BOARD+BATTEN/ TRIM 2
SW 7646
FIRST STAR

STUCCO BODY/ TRIM 3
SW 7640
FAWN BRINDLE

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

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

STONE VENEER
STACKED STONE
KORYAK RIDGE

METAL RAILING / METAL CANOPY
SW 7076
CYBERSPACE

FIBER GLASS ENTRY DOOR 1
SW 6250
GRANITE PEAK

FIBER GLASS ENTRY DOOR 2
SW 6278
CLOAK GRAY

FIBER GLASS ENTRY DOOR 3
SW 6216
JASPER

COMPOSITE SHINGLE ROOF
PEWTERWOOD

GARAGE DOOR 1
SW 9565
FORGED STEEL

STYLE C

STUCCO BODY/ TRIM 1
SW 9561
GUILD GRAY

BOARD+BATTEN/ TRIM 2
SW 9564
BEFORE THE STORM

STUCCO BODY/ TRIM 3
SW 9554
GOING GREY

STONE VENEER
DRIFTWOOD

METAL RAILING / METAL CANOPY
SW 7076
CYBERSPACE

FIBER GLASS ENTRY DOOR 1
SW 7730
FORESTWOOD

FIBER GLASS ENTRY DOOR 2
SW 7062
ROCK BOTTOM

COMPOSITE SHINGLE ROOF
DRIFTWOOD

GARAGE DOOR 1
SW 6200
LINK GRAY

MANUFACTURER

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



CERTAINTEED LANDMARK SHINGLES
(SEE COLOR SCHEMES FOR COLOR)



WOODTONE LAP SIDING
(SEE COLOR SCHEMES FOR COLOR)

K:\Oakland\Projects\2024\240965 MCM – 1500 E Hamilton\Design\Color Selection\ES_Stacked-Stone_Nantucket_Ext_Carr-Residence_en

ELDORADO STONE
STACKED STONE - KORYAK RIDGE

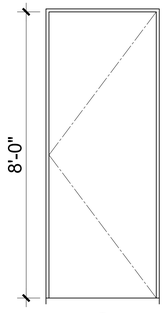
SAND FINISH STUCCO
(SEE COLOR SCHEMES FOR COLORS)



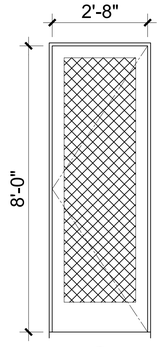
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ELDORADO STONE
VINTAGE RANCH - PARCHWOOD

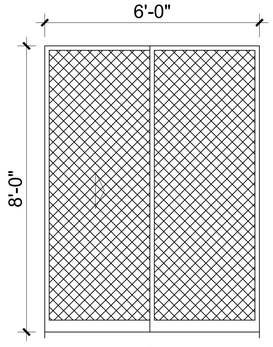
BOARD AND BATTEN
FIBER CEMENT VERTICAL SIDING



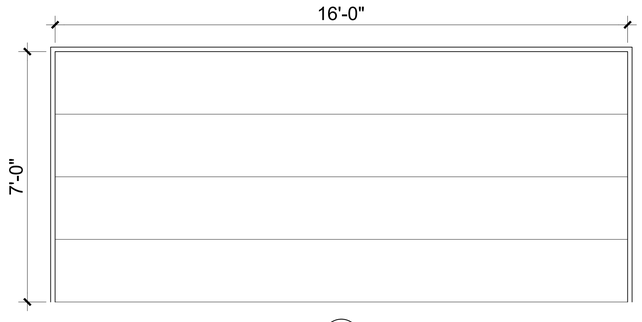
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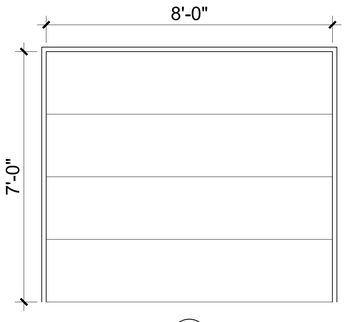
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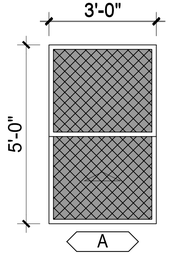
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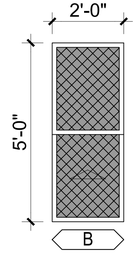
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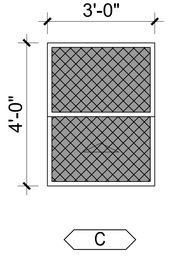
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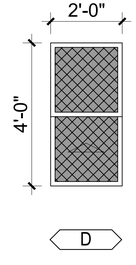
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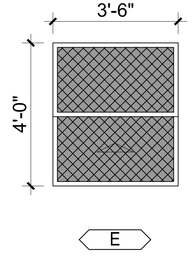
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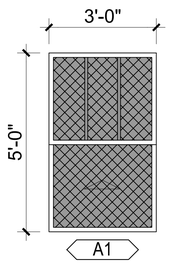
C



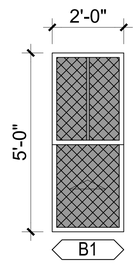
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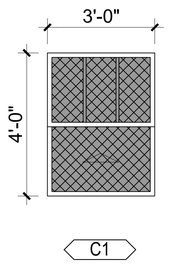
E



A1



B1



C1

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

Bird safe treatment where required by MFDDS 7.080

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



FRONT

Front				%
	Color 1	B&B 1	1,577 SF	62%
	Color 2	Stucco 1	663 SF	26%
	Color 4	Wood-Look Siding	181 SF	7%
	Color 5	Metal Railing	129 SF	5%
Totals			*2,550 SF*	*100%*
		Openings		
		Doors		



RIGHT

Right				%
	Color 1	B&B 1	242 SF	27%
	Color 2	Stucco 1	465 SF	51%
	Color 3	Stucco 2	195 SF	22%
Totals			*902 SF*	*100%*
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	795 SF	38%
	Color 2	Stucco 1	1,237 SF	58%
	Color 5	Metal Railing	85	4%
Totals			*2,117 SF*	100%
		Openings		
		Doors		



LEFT

Left				%
	Color 1	B&B 1	242 SF	26%
	Color 2	Stucco 1	486 SF	52%
	Color 3	Stucco 2	199 SF	21%
Totals			*927 SF*	100%
		Openings		
		Doors		



FRONT

Front				%
	Color 1	B&B 1	1,445 SF	67%
	Color 2	Stucco 1	447 SF	21%
	Color 4	Metal Railing	115 SF	5%
	Color 5	Lap Siding	150 SF	7%
Totals			*2,157 SF*	*100%*
		Stone Veneer	541 SF	
		Openings		
		Doors		



RIGHT

Right				%
	Color 1	B&B 1	141 SF	20%
	Color 2	Stucco 1	275 SF	39%
	Color 3	Stucco 2	298 SF	42%
Totals			*714 SF*	*100%*
		Stone Veneer	218 SF	
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	524 SF	23%
	Color 2	Stucco 1	1,125 SF	50%
	Color 3	Stucco 2	504 SF	23%
	Color 4	Metal Railing	78 SF	3%
Totals			*2,231 SF*	*100%*
		Openings		
		Doors		



LEFT

Left				%
	Color 1	B&B 1	151 SF	21%
	Color 2	Stucco 1	375 SF	53%
	Color 3	Stucco 2	186 SF	26%
Totals			*712 SF*	*100%*
		Stone Veneer	240 SF	
		Openings		
		Doors		



FRONT

Front				%
	Color 1	B&B 1	927 SF	47%
	Color 2	Stucco 1	384 SF	20%
	Color 3	Stucco 2	560 SF	28%
	Color 4	Metal Railing	95	5%
Totals			*1,966 SF*	*100%*
		Stone Veneer	432 SF	
		Openings		
		Doors		

RIGHT

Right				%
	Color 1	B&B 1	453 SF	36%
	Color 2	Stucco 1	798 SF	63%
	Color 4	Metal Railing	23 SF	2%
Totals			*1,274 SF*	*100%*
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	588 SF	31%
	Color 2	Stucco 1	1,176 SF	61%
	Color 4	Metal Railing	152 SF	8%
Totals			*1,916 SF*	*100%*
		Openings		
		Doors		

LEFT

Left				%
	Color 1	B&B 1	453 SF	36%
	Color 2	Stucco 1	776 SF	62%
	Color 4	Metal Railing	25 SF	2%
Totals			*1,254 SF*	*100%*
		Openings		
		Doors		



FRONT

Front				%
	Color 1	B&B 1	2,241 SF	64%
	Color 2	Stucco 1	817 SF	23%
	Color 4	Wood-Look Siding	293 SF	8%
	Color 5	Metal Railing	172	5%
Totals			*3,523 SF*	*100%*
		Openings		
		Doors		



RIGHT

Right				%
	Color 1	B&B 1	242 SF	27%
	Color 2	Stucco 1	465 SF	51%
	Color 3	Stucco 2	195 SF	22%
Totals			*902 SF*	*100%*
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	1,177 SF	39%
	Color 2	Stucco 1	1,735 SF	57%
	Color 5	Metal Railing	127	4%
Totals			*3,039 SF*	*100%*
		Openings		
		Doors		



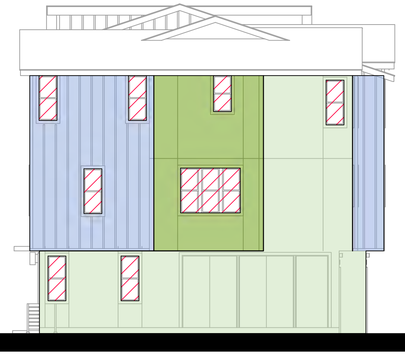
LEFT

Left				%
	Color 1	B&B 1	242 SF	26%
	Color 2	Stucco 1	486 SF	52%
	Color 3	Stucco 2	199 SF	21%
Totals			*927 SF*	100%
		Openings		
		Doors		



FRONT

Front				%
	Color 1	B&B 1	2,293 SF	65%
	Color 2	Stucco 1	769 SF	22%
	Color 4	Wood-Look Siding	293 SF	8%
	Color 5	Metal Railing	172	5%
Totals			*3,527 SF*	*95%*
		Openings		
		Doors		



RIGHT

Right				%
	Color 1	B&B 1	311 SF	31%
	Color 2	Stucco 1	503 SF	50%
	Color 3	Stucco 2	199 SF	20%
Totals			*1,013 SF*	*100%*
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	1,209 SF	40%
	Color 2	Stucco 1	1,721 SF	56%
	Color 5	Metal Railing	127	4%
Totals			*3,057 SF*	*100%*
		Openings		
		Doors		



LEFT

Left				%
	Color 1	B&B 1	293 SF	29%
	Color 2	Stucco 1	504 SF	51%
	Color 3	Stucco 2	199 SF	20%
Totals			*996 SF*	*100%*
		Openings		
		Doors		



FRONT

Front				%
	Color 1	B&B 1	2,036 SF	67%
	Color 2	Stucco 1	643 SF	21%
	Color 4	Metal Railing	154	5%
	Color 5	Lap Siding	210 SF	7%
Totals			*3,043 SF*	*100%*
		Stone Veneer	718 SF	
		Openings		
		Doors		

RIGHT

Right				%
	Color 1	B&B 1	154 SF	22%
	Color 2	Stucco 1	263 SF	37%
	Color 3	Stucco 2	296	42%
Totals			*713 SF*	*100%*
		Stone Veneer	242 SF	
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	663 SF	22%
	Color 2	Stucco 1	1,563 SF	51%
	Color 3	Stucco 2	699 SF	23%
	Color 4	Metal Railing	118	4%
Totals			*3,043 SF*	*100%*
		Openings		
		Doors		

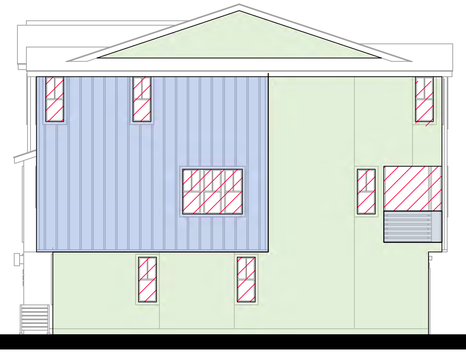
LEFT

Left				%
	Color 1	B&B 1	152 SF	21%
	Color 2	Stucco 1	375 SF	53%
	Color 3	Stucco 2	186 SF	26%
Totals			*713 SF*	*100%*
		Stone Veneer	240 SF	
		Openings		
		Doors		



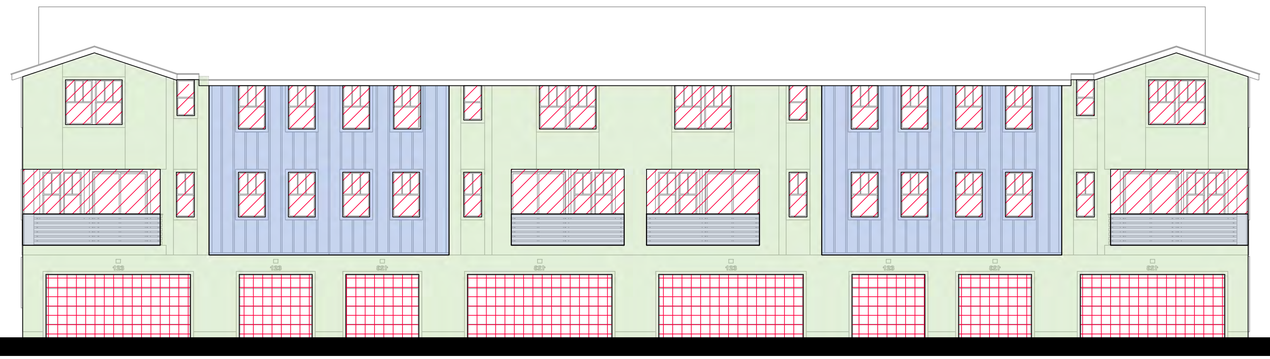
FRONT

Front				%
	Color 1	B&B 1	1,267 SF	48%
	Color 2	Stucco 1	526 SF	20%
	Color 3	Stucco 2	746 SF	28%
	Color 4	Metal Railing	127	5%
Totals			*2,666 SF*	*100%*
		Stone Veneer	431 SF	14%
		Openings		
		Doors		



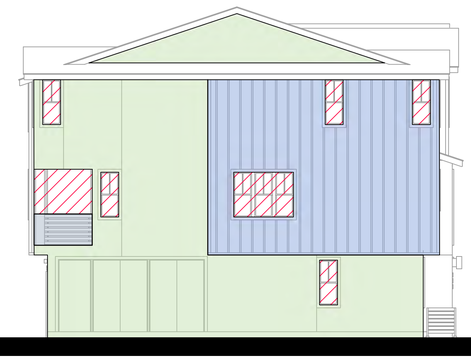
RIGHT

Right				%
	Color 1	B&B 1	455 SF	37%
	Color 2	Stucco 1	758 SF	61%
	Color 4	Metal Railing	23 SF	2%
Totals			*1,236 SF*	*100%*
		Openings		
		Doors		



REAR

Rear				%
	Color 1	B&B 1	780 SF	31%
	Color 2	Stucco 1	1,565 SF	62%
	Color 4	Metal Railing	196 SF	8%
Totals			*2,541 SF*	*100%*
		Openings		
		Doors		



LEFT

Left				%
	Color 1	B&B 1	454 SF	36%
	Color 2	Stucco 1	775 SF	62%
	Color 4	Metal Railing	23 SF	2%
Totals			*1,252 SF*	*100%*
		Openings		
		Doors		

LEGEND

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

ABBREVIATIONS

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

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

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

PLANNING

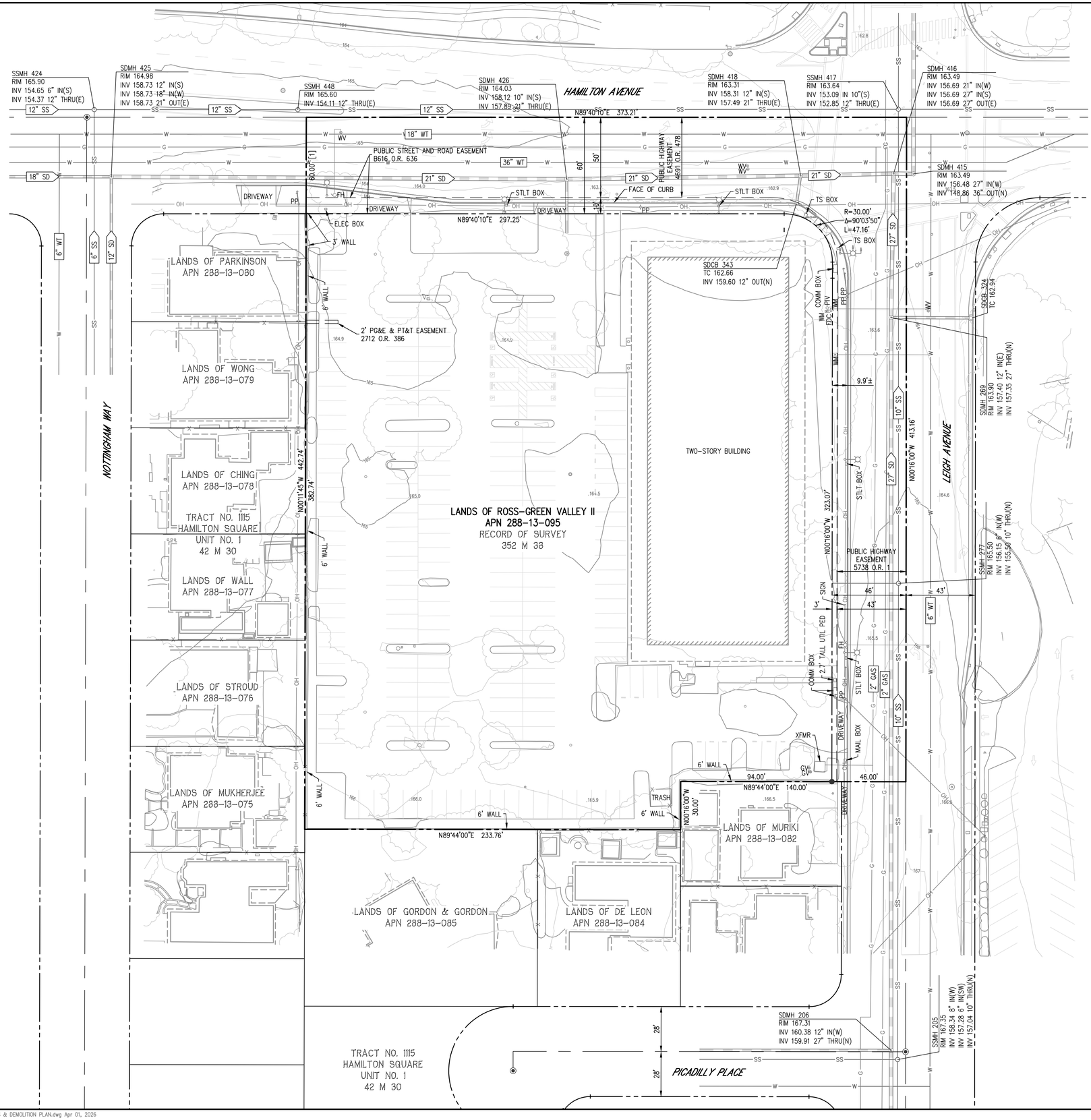
PLANNED DEVELOPMENT
ABBREVIATIONS & LEGEND

1500 HAMILTON AVENUE

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135
SHEET	C1
	1 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton - campbell\PLANNING\PD\C1 ABBREVIATIONS & LEGEND.dwg Apr 01, 2026



NO.	DATE	REVISIONS	BY

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Campbell, CA 95008
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PREPARED FOR:

MCM DIVERSIFIED

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Tel: (408) 288-2400

PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
EXISTING CONDITIONS & DEMOLITION PLAN

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C2
	2 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C2 EXISTING CONDITIONS & DEMOLITION PLAN.dwg Apr 01, 2026

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

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

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

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

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

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

Tree Assessment

1500 E. Hamilton Avenue
Campbell, CA
February 2025

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

Tree Disposition

1500 E. Hamilton Avenue
Campbell, CA
February 2025

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

Tree Disposition

1500 E. Hamilton Avenue
Campbell, CA
February 2025

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

Tree Disposition

1500 E. Hamilton Avenue
Campbell, CA
February 2025

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

CITY OF CAMPBELL
STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

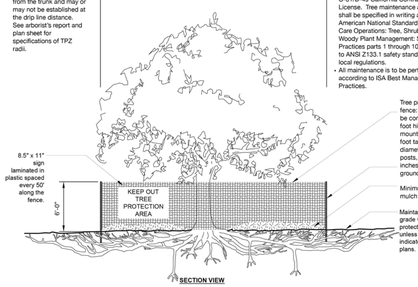
NOTES

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

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

Crown diameter drip line distance equal to the outer most limit of foliage.

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



SECTION VIEW

S-X TREE PROTECTION

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

WARNING
Tree Protection Zone

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

Project Arborist

CUIDADO
Zona De Arbol Pretejido

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

Project Arborist

NO.	DATE	REVISIONS	BY

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28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

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

PLANNING

1500 HAMILTON AVENUE

PLANNED DEVELOPMENT
TREE REMOVAL NOTES & DETAILS

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135

SHEET
C3
3 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C3 TREE REMOVAL NOTES & DETAILS.dwg Apr 01, 2026

HAMILTON AVENUE

DRIVEWAY

DRIVEWAY

DRIVEWAY

STLT BOX

FACE OF CURB

STLT BOX

TS BOX

TS BOX

ELEC BOX

3' WALL

6' WALL

2' PG&E & PT&T EASEMENT
2712 O.R. 386

LANDS OF PARKINSON
APN 288-13-080

LANDS OF WONG
APN 288-13-079

LANDS OF CHING
APN 288-13-078

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

LANDS OF WALL
APN 288-13-077

LANDS OF STROUD
APN 288-13-076

LANDS OF MUKHERJEE
APN 288-13-075

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

TWO-STORY BUILDING

LEIGH AVENUE

COMM BOX

PP

SIGN

STLT BOX

7' TALL UTIL PED

STLT BOX

COMM BOX

PP

DRIVEWAY

XFMR

MAIL BOX

GV

GV

TRASH

LANDS OF MURIKI
APN 288-13-082

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

247 248 245 246 238 239 237 236 235 234 249 250 251 240 233 232 231 230 241 242 243 244 229 228 227 226 225 224 223 222 253 252 254 256 255 260 259 258 257 262 261 263 264 265 266 221

0 20 40 1"=20'

NOTES

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

LEGEND

X1 EXISTING TREE TO BE REMOVED. TREE NUMBERS PROVIDED BY PROJECT ARBORIST IN PRELIMINARY ARBORIST REPORT DATED 2/28/2025

NO.	DATE	REVISIONS	BY

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PREPARED FOR:
MCM DIVERSIFIED

PLANNING

PLANNED DEVELOPMENT TREE REMOVAL PLAN

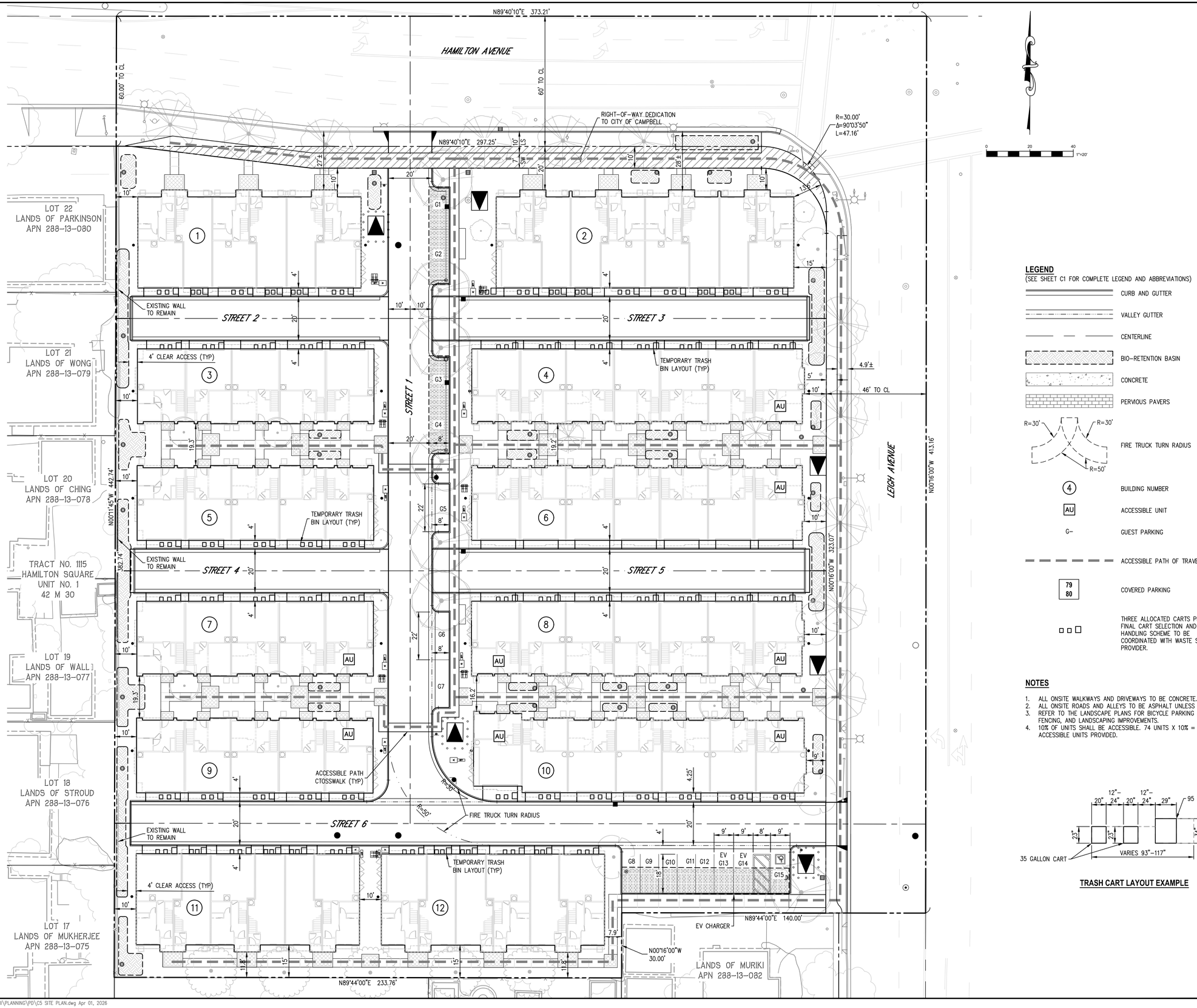
1500 HAMILTON AVENUE

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135

SHEET
C4
4 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C4 TREE REMOVAL PLAN.dwg Apr 01, 2026



LEGEND
(SEE SHEET C1 FOR COMPLETE LEGEND AND ABBREVIATIONS)

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

NOTES

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

TRASH CART LAYOUT EXAMPLE

NO.	DATE	REVISIONS	BY

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28 Railway Avenue
Campbell, CA 95008
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777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PREPARED FOR: MCM DIVERSIFIED

PLANNING

PLANNED DEVELOPMENT SITE PLAN

1500 HAMILTON AVENUE CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET **C5**

5 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C5 SITE PLAN.dwg Apr 01, 2026

HAMILTON AVENUE

LEIGH AVENUE

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

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

LOT 19
LANDS OF WALL
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

LANDS OF MURIKI
APN 288-13-082

1 125.5' × 59.2' — 10' — 12.6' — 4'

2 169.3' × 59.2' — 17.1' — 10' MIN. — 15' — 4'

3 125.7' × 46' — 10' — 6.7' — 4'

4 169.2' × 46.1' — 5.9' — 10' — 4'

5 121.3' × 46.1' — 10' — 2.3' — 4'

6 169.2' × 46.1' — 5.8' — 10' MIN. — 20' MAX. — 10' — 4'

7 126' × 46' — 10' — 5.9' — 4'

8 169.1' × 46.1' — 5.7' — 10' — 4'

9 121.6' × 46.2' — 10' — 2.6' — 4'

10 169' × 46.2' — 6.7' — 9' — 4'

11 116' × 52.3' — 10' — 3' — 3' — 3' — 4'

12 107.8' × 52.4' — 3' — 3' — 1.9' — 4'

7.6' setbacks between buildings

20' MAX. — 10' — 10' — 10' MIN.

0 20 40 1"=20'

LEGEND

DESIGN SITE

FACADE ZONE

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

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777 N. First Street, Suite 600
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PLANNING

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 1

1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C6
	6 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C6 SITE DESIGN REQUIREMENT PLAN-LEVEL 1.dwg Apr 01, 2026

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

HAMILTON AVENUE

LEIGH AVENUE

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

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

LOT 19
LANDS OF WAIT
APN 288-13-077

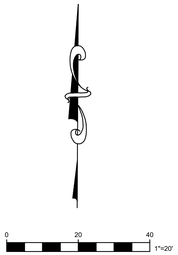
LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

LANDS OF MURIKI
APN 288-13-082



LEGEND

- DESIGN SITE
- BUILDING LEVEL 2
- FACADE ZONE

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

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PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 2

1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135
SHEET	C7
	7 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C7 SITE DESIGN REQUIREMENT PLAN-LEVEL 2.dwg Apr 01, 2026

HAMILTON AVENUE

LEIGH AVENUE

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

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

LOT 19
LANDS OF WAN
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

LANDS OF MURIKI
APN 288-13-082

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

0 20 40
1"=20'

LEGEND

- DESIGN SITE
- BUILDING LEVEL 3
- FACADE ZONE

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

NO.	DATE	REVISIONS	BY

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PLANNING

PLANNED DEVELOPMENT
SITE DESIGN REQUIREMENT PLAN-LEVEL 3

1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET
C8
8 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C8 SITE DESIGN REQUIREMENT PLAN-LEVEL 3.dwg Apr 01, 2026

HAMILTON AVENUE

LEIGH AVENUE

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

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

LOT 19
LANDS OF WALL
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF GORDON & GORDON
APN 288-13-085

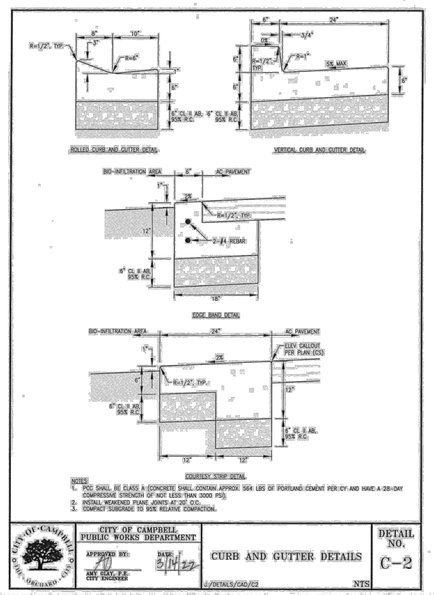
LANDS OF DE LEON
APN 288-13-084

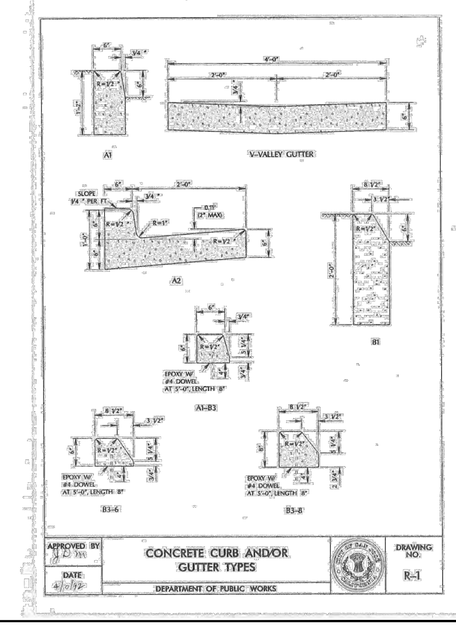
LANDS OF MURIKI
APN 288-13-082

1 FF 164.80 PAD 163.80
2 FF 165.75 PAD 164.75
3 FF 165.20 PAD 164.20
4 FF 165.80 PAD 165.80
5 FF 165.60 PAD 164.60
6 FF 166.20 PAD 165.20
7 FF 166.00 PAD 165.00
8 FF 167.00 PAD 166.00
9 FF 166.10 PAD 165.10
10 FF 165.80 PAD 164.80
11 FF 166.52 PAD 165.52
12 FF 166.52 PAD 165.52

UNDERGROUND SILVA CELL SYSTEM – SEE DETAILS ON SHEET C13

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





NO.	DATE	REVISIONS	BY

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PLANNING

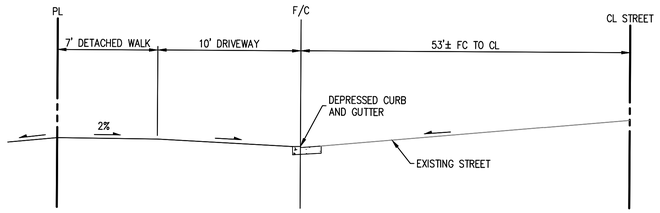
PLANNED DEVELOPMENT GRADING & DRAINAGE PLAN

1500 HAMILTON AVENUE

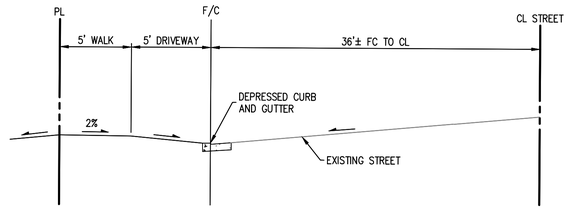
CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135
SHEET	C9
	9 OF 16 SHEETS

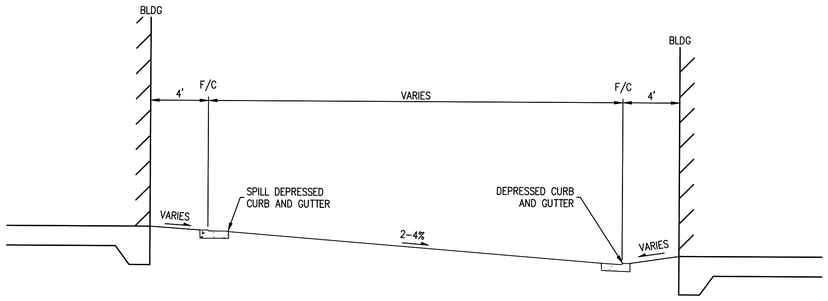
R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C9 GRADING & DRAINAGE PLAN.dwg Apr 01, 2026



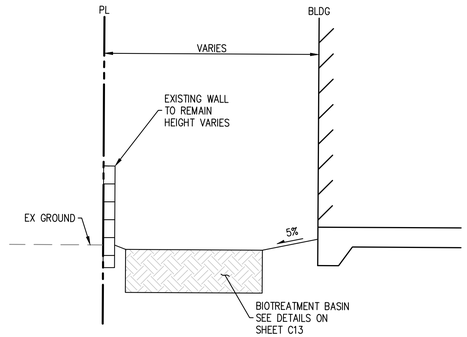
ENTRANCE DRIVEWAY ALONG HAMILTON AVENUE
SECTION A-A
NTS



ENTRANCE DRIVEWAY ALONG LEIGH AVENUE
SECTION B-B
NTS



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



SIDE BOUNDARY CONDITION
SECTION D-D
NTS

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PLANNING

PLANNED DEVELOPMENT
SITE SECTIONS

1500 HAMILTON AVENUE
CAMPBELL, CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET
C10
10 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C9 SITE SECTIONS.dwg Apr 01, 2026

HAMILTON AVENUE

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

LEIGH AVENUE

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

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

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

EXSDCB2
INV 159.60 12" OUT (N)
INV 159.60 12" OUT (W)
INV 159.60 6" OUT (SW)

SDCB10

SDCB11
INV 158.45 12" IN (E)
INV 158.45 6" OUT (S)

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

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

SDCB7
INV 158.56 12" OUT (NW)

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

SDCB6
INV 159.16 12" OUT (N)

SDCB1
INV 160.19 12" OUT (S)

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

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

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

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

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

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

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

EXISTING POWER POLE TO BE RELOCATED WITH 5' MINIMUM CLEARANCE FROM PROPOSED DRIVEWAY

47 LF–12" SD S=0.005

272 LF–8" SS S=0.005

238 LF–8" SS S=0.005

28 LF–6" SS S=0.005

31 LF–12" SD S=0.004

LOT 22
LANDS OF PARKINSON
APN 288–13–080

LOT 21
LANDS OF WONG
APN 288–13–079

LOT 20
LANDS OF CHING
APN 288–13–078

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

LOT 19
LANDS OF WALL
APN 288–13–077

LOT 18
LANDS OF STROUD
APN 288–13–076

LOT 17
LANDS OF MUKHERJEE
APN 288–13–075

LANDS OF MURIKI
APN 288–13–082

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PREPARED FOR:
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PLANNED DEVELOPMENT UTILITY PLAN

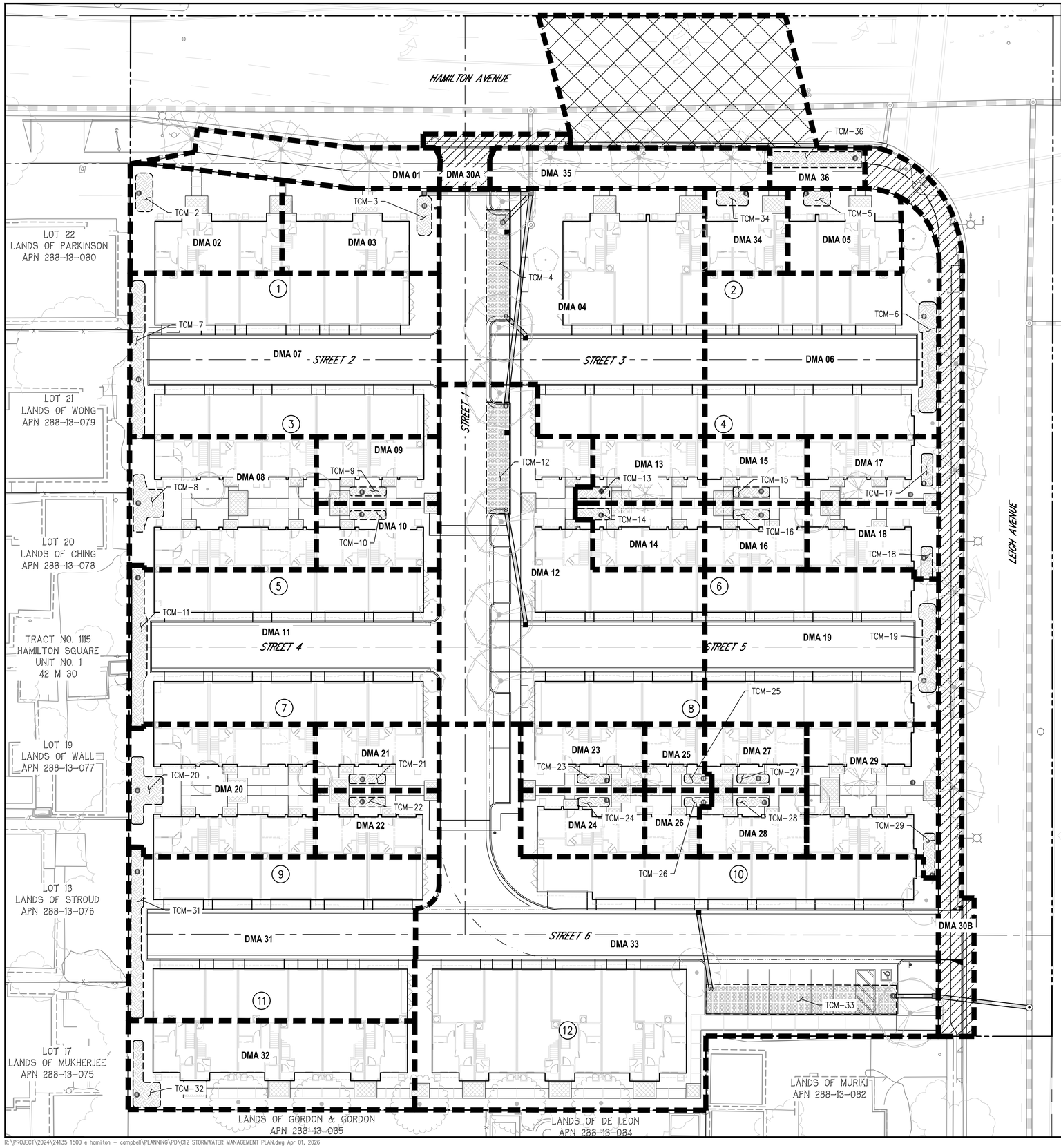
1500 HAMILTON AVENUE

CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24–135

SHEET
C11
11 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C11 UTILITY PLAN.dwg Apr 01, 2026



LEGEND

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

NOTES

1. PROPERTY INFORMATION
   1500 HAMILTON AVENUE, CAMPBELL, CALIFORNIA
   APN NO. 288-13-095
   GROSS SITE AREA = 161,235 (3.701 AC)
   NET SITE AREA = 122,402 (2.810 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 103,239 SF (2.37 AC)
3. EXISTING ONSITE PERVIOUS AREA = 19,163 SF (0.44 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 85,278 SF (1.96 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 43,668 SF (1.00 AC)
6. THERE IS A 17,964 SF (0.41 AC), DECREASE IN IMPERVIOUS SURFACE FOR THIS PROJECT
7. RECEIVING SYSTEM FOR THE STORM WATER: CITY OF CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO LOS GATOS CREEK.
8. 87,385 SF (64%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO BIO-TREATMENT BASINS.
9. 41,184 SF (30%) OF THE SITE'S STORM WATER RUNOFF WILL BE DIRECTED TO UNDERGROUND SUSPENDED PAVEMENT TREATMENT CELLS (SILVA CELLS OR EQUIVALENT)
10. 3,582 SF (3%) OF THE SITE'S STORM WATER RUNOFF WILL BE SELF RETAINED.
11. 2,787 SF OF THE SITE WILL BE DEDICATED TO THE CITY OF CAMPBELL AS PUBLIC RIGHT OF WAY AND TREATED VIA A COMBINATION OF SELF-RETAINING AREAS AND BIO-TREATMENT BASINS,
12. THERE IS 4,604 SF (4%) OF OFFSITE AREA IN DMAS 30A AND 30B THAT WILL BE EQUIVALENTLY TREATED VIA OFFSITE BIO-TREATMENT BASINS. THE PROPOSED OFFSITE AREA IN DMA 36 TO BE TREATED IS 5,949 SF, WHICH EXCEEDS THE EQUIVALENT TREATMENT REQUIREMENT.
13. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIO-TREATMENT BASINS, UNDERGROUND SILVA CELLS, OR A MEDIA FILTER MECHANICAL DEVICE.
14. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
    - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOW TO THE BAY".
    - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
    - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.
12. A SWPPP PERMIT WILL BE REQUIRED FOR THIS PROJECT AS THE AREA OF DISTURBANCE > 1 ACRE.
13. CITY OF CAMPBELL STAFF WILL BE GRANTED ACCESS TO ALL OF THE ONSITE STORMWATER TREATMENT BASINS FOR INSPECTION PURPOSES PER THE TERM DESCRIBED IN THE PROJECT'S CC&R'S.
14. THE PROJECT DECREASES THE TOTAL IMPERVIOUS AREA ONSITE. THEREFORE HYDROMODIFICATION REQUIREMENTS ARE NOT APPLICABLE.

NO.	DATE	REVISIONS	BY

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Tel: (408) 288-2400

PREPARED FOR: MCM DIVERSIFIED

PLANNING

PLANNED DEVELOPMENT STORMWATER MANAGEMENT PLAN

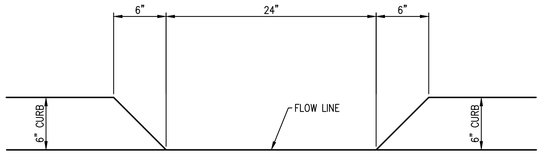
1500 HAMILTON AVENUE CAMPBELL CALIFORNIA

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

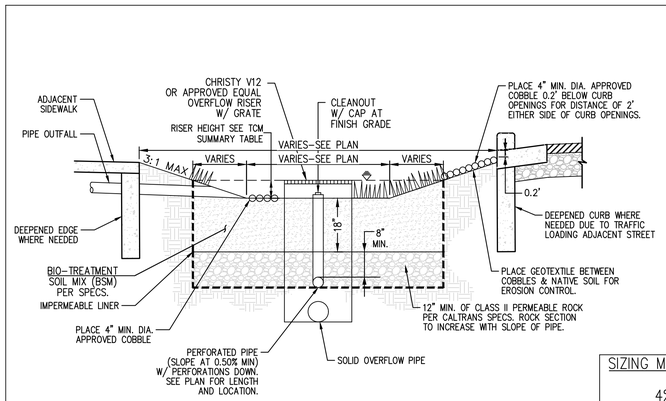
SHEET C12

12 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C12 STORMWATER MANAGEMENT PLAN.dwg Apr 01, 2026

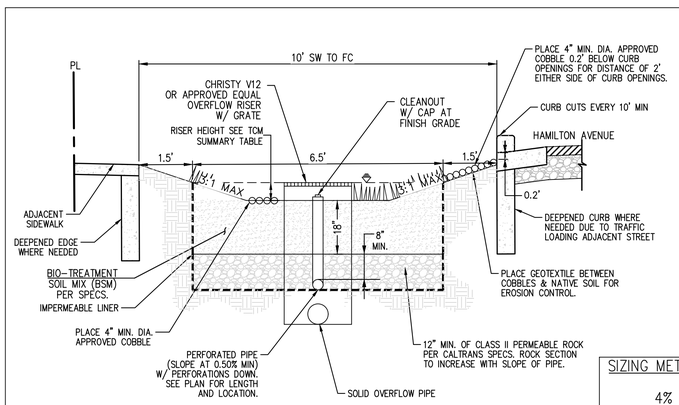


CURB CUT SECTION
NOT TO SCALE



SIZING METHODS:
4%

ONSITE BIORETENTION BASIN W/ LINER
N.T.S.



SIZING METHODS:
4%

OFFSITE BIORETENTION BASIN W/ LINER
N.T.S.

NOTES:

1. DEEPENED CURB ADJACENT TO BIOTREATMENT BASIN WILL REQUIRE STRUCTURAL DESIGN AND ASSOCIATED CALCULATIONS FOR REVIEW AND APPROVAL BY CITY OF CAMPBELL PUBLIC WORKS DURING CONSTRUCTION DOCUMENT PHASE.

TABLE 2

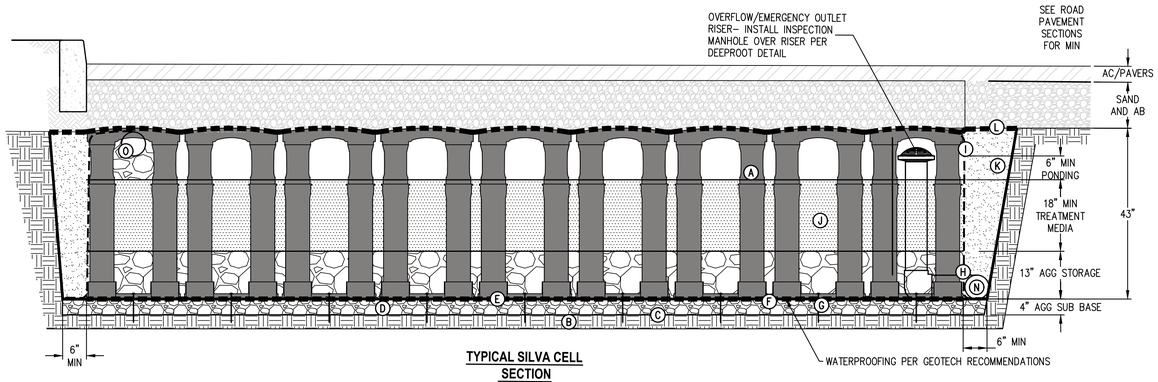
Silva Cell Sizing Guidelines — Sample based on Northern California requirements

Impervious Drainage Area, sq-ft.	4% Sizing Rule sq-ft.	Sq-ft Treatment Area / Silva Cell	Silva Cells required	Trees required* (1/50)
2,500	100	10	10	1
5,000	200	10	20	1
10,000	400	10	40	1
25,000	1000	10	40	1
50,000	2,000	10	200	4
100,000	4,000	10	400	8

** Tree species selection based on local requirements. Sizing assumes standard 30' canopy street/plaza trees. Adjust ratio to 1/25 units if using small trees.*

STORMWATER TREATMENT SUMMARY TABLE

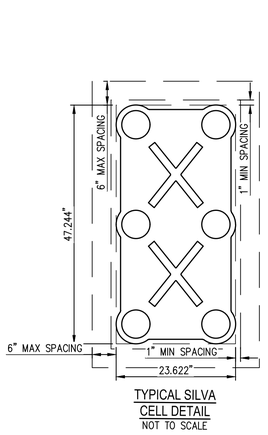
		IMPERVIOUS SURFACES				PERVIOUS SURFACES			TREATMENT MEASURES				
WATERSHED ID	**TOTAL WATERSHED AREA (SF)**	STREETS (SF)	SIDEWALKS / HARDSCAPE (SF)	BUILDINGS (SF)	**TOTAL (SF)**	PARKING LOTS (SF)	LANDSCAPE (SF)	**TOTAL (SF)**	PROVIDED TREATMENT	REQUIRED TREATMENT	CALCULATION METHOD	TREATMENT METHOD	COMMENTS
1	**1,719**	-	788	-	**788**		931	**931**			2:1	SELF-RETAINING	OFFSITE AREA
2	**2,540**	-		1,044	**1,044**		1,496	**1,496**	**106**	42	4%	BIOTREATMENT W/ LINER	
3	**2,227**	-		1,061	**1,061**		1,166	**1,166**	**93**	42	4%	BIOTREATMENT W/ LINER	
4	**9,953**	3,861		3,535	**7,396**		2,557	**2,557**	**422**	296	4%	SILVA CELLS	
5	**4,551**	-		950	**950**		3,601	**3,601**	**63**	38	4%	BIOTREATMENT W/ LINER	
6	**6,622**	1,836		3,130	**4,966**		1,656	**1,656**	**287**	199	4%	BIOTREATMENT W/ LINER	
7	**8,295**	2,499		4,042	**6,541**		1,754	**1,754**	**356**	262	4%	BIOTREATMENT W/ LINER	
8	**4,053**	-		2,164	**2,164**		1,889	**1,889**	**196**	87	4%	BIOTREATMENT W/ LINER	
9	**1,338**	-		716	**716**		622	**622**	**53**	29	4%	BIOTREATMENT W/ LINER	
10	**1,330**	-		715	**715**		615	**615**	**53**	29	4%	BIOTREATMENT W/ LINER	
11	**7,859**	2,499		3,760	**6,259**		1,600	**1,600**	**363**	250	4%	BIOTREATMENT W/ LINER	
12	**10,815**	5,422		1,911	**7,333**		3,482	**3,482**	**422**	293	4%	SILVA CELLS	
13	**1,268**	-		755	**755**		513	**513**	**62**	30	4%	BIOTREATMENT W/ LINER	
14	**1,267**	-		749	**749**		518	**518**	**62**	30	4%	BIOTREATMENT W/ LINER	
15	**1,115**	-		683	**683**		432	**432**	**60**	27	4%	BIOTREATMENT W/ LINER	
16	**1,109**	-		680	**680**		429	**429**	**56**	27	4%	BIOTREATMENT W/ LINER	
17	**1,439**	-		717	**717**		722	**722**	**59**	29	4%	BIOTREATMENT W/ LINER	
18	**1,468**	-		716	**716**		752	**752**	**59**	29	4%	BIOTREATMENT W/ LINER	
19	**5,878**	1,838		2,920	**4,758**		1,120	**1,120**	**218**	190	4%	BIOTREATMENT W/ LINER	
20	**4,027**	-		2,162	**2,162**		1,865	**1,865**	**224**	86	4%	BIOTREATMENT W/ LINER	
21	**1,346**	-		720	**720**		626	**626**	**56**	29	4%	BIOTREATMENT W/ LINER	
22	**1,350**	-		717	**717**		633	**633**	**56**	29	4%	BIOTREATMENT W/ LINER	
23	**1,348**	-		717	**717**		631	**631**	**46**	29	4%	BIOTREATMENT W/ LINER	
24	**1,350**	-		718	**718**		632	**632**	**46**	29	4%	BIOTREATMENT W/ LINER	
25	**671**	-		403	**403**		268	**268**	**39**	16	4%	BIOTREATMENT W/ LINER	
26	**630**	-		367	**367**		263	**263**	**40**	15	4%	BIOTREATMENT W/ LINER	
27	**1,087**	-		677	**677**		410	**410**	**46**	27	4%	BIOTREATMENT W/ LINER	
28	**1,135**	-		715	**715**		420	**420**	**46**	29	4%	BIOTREATMENT W/ LINER	
29	**2,920**	-		1,427	**1,427**		1,493	**1,493**	**81**	57	4%	BIOTREATMENT W/ LINER	
30-A	**670**	-	670	-	**670**	-	-	-				NO TREATMENT	OFFSITE AREA
30-B	**3,934**			2,765	**2,765**		1,169	**1,169**				NO TREATMENT	OFFSITE AREA
31	**7,889**	2,297		4,043	**6,340**		1,549	**1,549**	**328**	254	4%	BIOTREATMENT W/ LINER	
32	**4,175**	-		2,106	**2,106**		2,069	**2,069**	**178**	84	4%	BIOTREATMENT W/ LINER	
33	**20,416**	8,206		6,891	**15,097**		5,319	**5,319**	**924**	604	4%	SILVA CELLS	
34	**1,149**	-		686	**686**		463	**463**	**75**	27	4%	BIOTREATMENT W/ LINER	
35	**1,863**	-	803	-	**803**		1,060	**1,060**			2:1	SELF-RETAINING	OFFSITE AREA
36	**5,949**	5,684		-	**5,684**		265	**265**	**244**	227	4%	BIOTREATMENT W/ LINER	EQUIVALENT AREA OF 5314 SF TREATED IN LIEU OF UNTREATED OFFSITE AREA
SUBTOTAL (SF)	**136,755**	28,458	1,458	55,362	**85,278**	-	43,665	**43,665**	**5,175**	3,215			
EXISTING SITE	**122,402**	82,099		21,140	**103,239**	-	19,163	**19,163**					



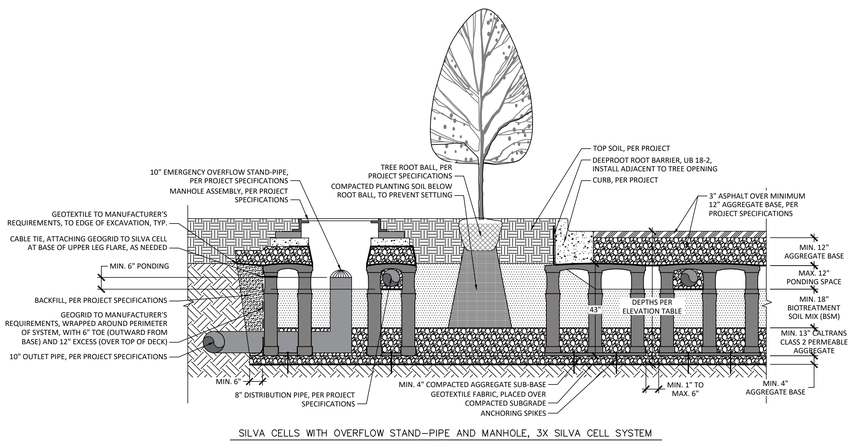
TYPICAL SILVA CELL SECTION
NOT TO SCALE

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

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



TYPICAL SILVA CELL DETAIL
NOT TO SCALE



SILVA CELLS WITH OVERFLOW STAND–PIPE AND MANHOLE, 3X SILVA CELL SYSTEM
NOT TO SCALE

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
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Campbell, CA 95008
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PREPARED FOR:
MCM DIVERSIFIED
777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

NO.	DATE	REVISIONS	BY

PLANNING
1500 HAMILTON AVENUE
CAMPBELL, CALIFORNIA

PLANNED DEVELOPMENT
STORMWATER MANAGEMENT NOTES & DETAILS

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24–135
SHEET	C13
	13 OF 16 SHEETS

HAMILTON AVENUE

LEIGH AVENUE

STREET 1

STREET 2

STREET 3

STREET 4

STREET 5

STREET 6

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

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

LOT 19
LANDS OF WALL
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

LANDS OF MURIKI
APN 288-13-082

R=50'
R=30'
R-26F
FIRE TRUCK TURN RADIUS

0 20 40
1"=20'

LEGEND

- FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- W — EXISTING WATERLINE
- W — PROPOSED WATERLINE
- FIRE DEPARTMENT CONNECTION (FDC)
- EVA — EMERGENCY VEHICLE ACCESS
- R=30' / R=50' — FIRE TRUCK TURNING TEMPLATE (MIN RADIUS)
- LADDER PAD LOCATION
- NO STOPPING FIRE LANE SIGN
- 150' DISTANCE FROM ACCESS ROAD TO BUILDING WALLS
- 400' MAXIMUM HOSE PULL DISTANCE
- 100' RADIUS – FIRE HYDRANT TO BUILDING FDC

FIRE FLOW CALCULATIONS

1. PROPOSED TYPE OF CONSTRUCTION (SEE SHEET 3.0 FOR ADDITIONAL INFO)

   SINGLE FAMILY HOME: MAX SF 3335 SF (SEE SHEET 3.0)
   CONSTRUCTION TYPE: TYPE V-B
   OCCUPANCY: R-3 HOMES / U- GARAGE

2. REQUIREMENT FOR FIRE FLOW:

   DERIVED FROM THE SAN JOSE FIRE FLOW AND HYDRANT POLICY TABLE INCLUDING CODE INTERPRETAION #11-015 FOR MIXED CONSTRUCTION BUILDINGS

   SINGLE FAMILY HOMES: 1,000 GPM – 1 HYDRANTS FOR 2 HOURS MAX 500'

3. FIRE FLOW CALCULATIONS WILL BE PROVIDED BY SAN JOSE MUNICIPAL WATER

NOTES

1. MAXIMUM DISTANCE OF 150' FROM FIRE ACCESS ROAD TO ALL EXTERIOR FIRST FLOOR BUILDING WALLS.
2. MAXIMUM DISTANCE OF 400' FROM FIRE HYDRANT ALONG ACCESS ROAD TO ALL EXTERIOR FIRST FLOOR BUILDING WALLS

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San Jose, Ca 95112
Tel: (408) 288-2400

PLANNING

PLANNED DEVELOPMENT EMERGENCY ACCESS PLAN

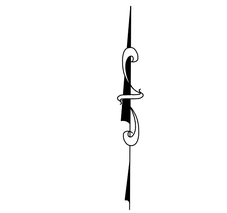
1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

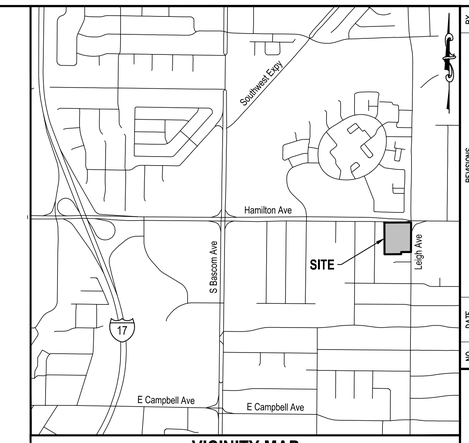
DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET
C14
14 OF 16 SHEETS

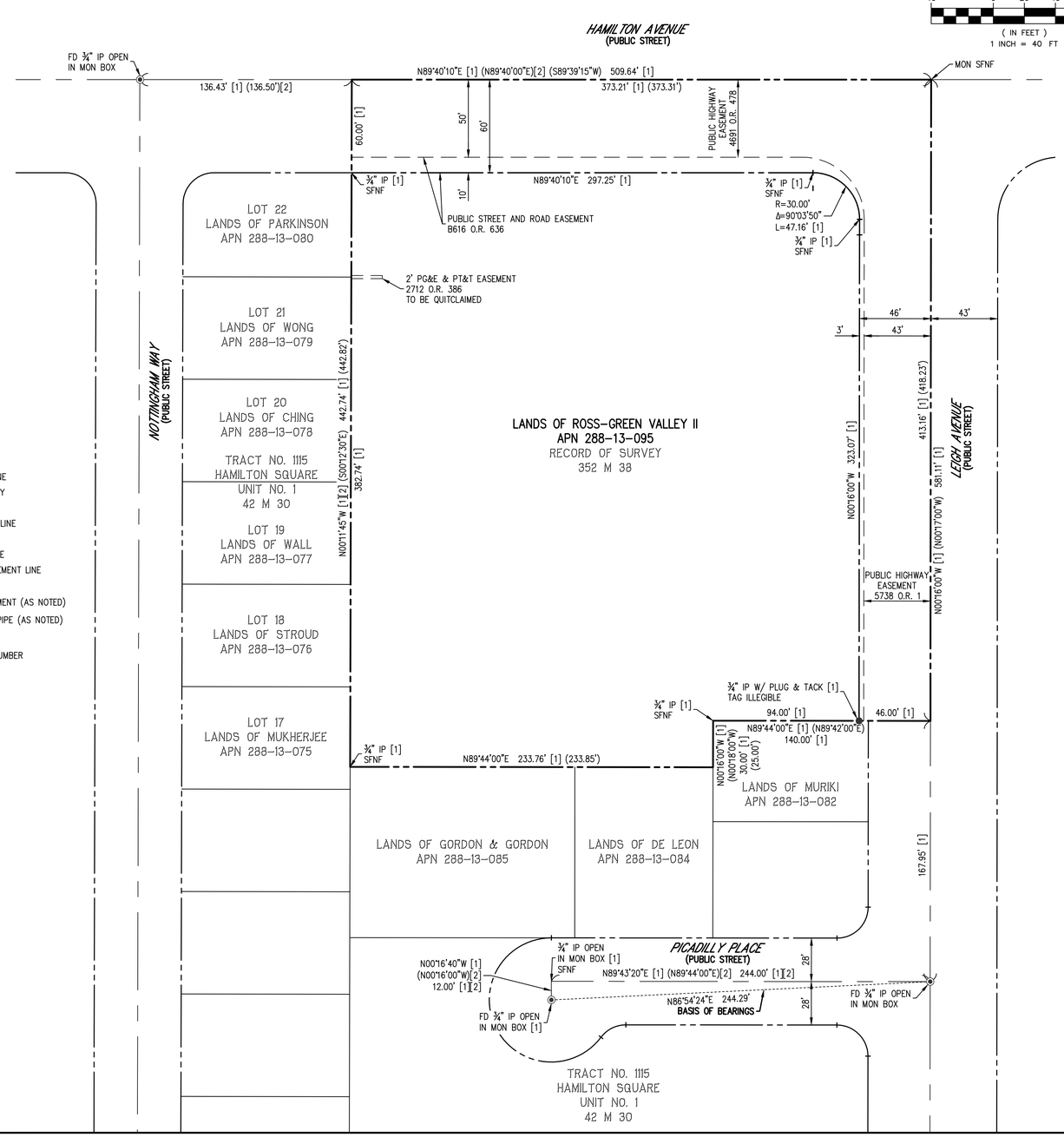
R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\C14 EMERGENCY ACCESS PLAN.dwg Apr 01, 2026

VESTING TENTATIVE MAP
1500 HAMILTON AVENUE
FOR CONDOMINIUM PURPOSES
CAMPBELL CALIFORNIA





VICINITY MAP
NOT TO SCALE



MAP REFERENCES

[1] RECORD OF SURVEY – 352 M 38

[2] TRACT NO. 1115 – 42 M 30

ABBREVIATIONS

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

LEGEND

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

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

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

ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CA 95008
(408) 453-1066

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

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

NOTES

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

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

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

NO.	DATE	REVISIONS	BY

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Tel: (408) 288-2400

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

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JC
DRAWN	CH
JOB NO.	24-135

SHEET
TM1
15 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\TM1 VESTING TENTATIVE MAP.dwg Apr 01, 2026

HAMILTON AVENUE
(PUBLIC STREET)

N89°40'10"E 373.21'

STREET DEDICATION TO THE CITY OF CAMPBELL AREA = 38,833 SF

PUBLIC HIGHWAY EASEMENT 4691 O.R. 478 TO BE DEDICATED

PUBLIC STREET AND ROAD EASEMENT B616 O.R. 636 TO BE DEDICATED

N89°40'10"E 297.25'

R=30.00'
Δ=90°03'50"
L=47.16'

STREET DEDICATION TO THE CITY OF CAMPBELL AREA = 2,787 SF

PUBLIC STREET AND ROAD EASEMENT B616 O.R. 636 TO BE DEDICATED

LOT 22
LANDS OF PARKINSON
APN 288-13-080

LOT 21
LANDS OF WONG
APN 288-13-079

LOT 20
LANDS OF CHING
APN 288-13-078

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

LOT 19
LANDS OF WALL
APN 288-13-077

LOT 18
LANDS OF STROUD
APN 288-13-076

LOT 17
LANDS OF MUKHERJEE
APN 288-13-075

NOTTINGHAM WAY
(PUBLIC STREET)

N00°11'45"W 382.74'

LOT 1
7,991 SF

LOT 2
10,299 SF

LOT 3
12,242 SF

LOT 4
17,098 SF

LOT 5
12,258 SF

LOT 6
17,055 SF

LOT 7
14,327 SF

LOT A
15,418 SF

LOT B
2,380 SF

LOT C
3,480 SF

LOT D
2,380 SF

LOT E
3,480 SF

LOT F
1,207 SF

2' PG&E & PT&T EASEMENT
2712 O.R. 386
TO BE QUITCLAIMED

EVAE, PIEE, PSE, PSSE, PSDE, PSDRE

PRIVATE STREET

PIEE, PSE, PSDE, PSDRE

N89°44'00"E 94.00'

N89°44'00"E 233.76'

N00°16'00"W 30.00'

LANDS OF MURIKI
APN 288-13-082

LANDS OF GORDON & GORDON
APN 288-13-085

LANDS OF DE LEON
APN 288-13-084

PICADILLY PLACE
(PUBLIC STREET)

LEIGH AVENUE
(PUBLIC STREET)

N00°16'00"W 413.16'

N00°16'00"W 323.07'

STREET DEDICATION TO THE CITY OF CAMPBELL AREA = 38,833 SF

PUBLIC HIGHWAY EASEMENT 5738 O.R. 1 TO BE DEDICATED

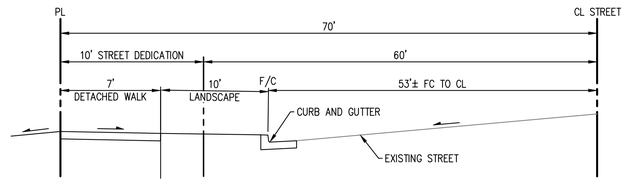
GRAPHIC SCALE
30 0 30 30 60
(IN FEET)
1 INCH = 30 FT

ABBREVIATIONS

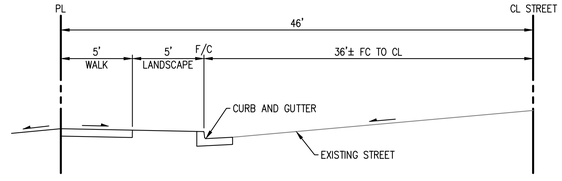
APN	ASSESSORS PARCEL NUMBER
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
M	MAP
O.R.	OFFICIAL RECORDS
PG&E	PACIFIC GAS & ELECTRIC
PT&T	PACIFIC TELEPHONE & TELEGRAPH
PIEE	PRIVATE INGRESS EGRESS EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PSDRE	PRIVATE SURFACE DRAINAGE RELEASE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

LEGEND

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



SECTION - HAMILTON AVENUE
NTS



SECTION - LEIGH AVENUE
NTS

NO.	DATE	REVISIONS	BY

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
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Campbell, CA 95008
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777 N. First Street, Suite 600
San Jose, CA 95112
Tel: (408) 288-2400

PREPARED FOR:
MCM DIVERSIFIED

PLANNING
1500 HAMILTON AVENUE
CAMPBELL
CALIFORNIA

VESTING TENTATIVE MAP
PROPOSED PROPERTY BOUNDARY

DATE	4/1/2026
SCALE	SEE PLAN
DESIGNED	JG
DRAWN	CH
JOB NO.	24-135

SHEET
TM2
16 OF 16 SHEETS

R:\PROJECT\2024\24135 1500 e hamilton – campbell\PLANNING\PD\TM2 VESTING TENTATIVE MAP.dwg Apr 01, 2026



NOTES:

44 EXISTING ON SITE TREES TO BE REMOVED:
37 PROTECTED TREES, 7 NON-PROTECTED)

REPLACEMENT TREE REQUIRED:
(16) 24" BOX AND (11) 36" BOX

REPLACEMENT TREES PROVIDED:
(27) 24" BOX AND (16) 36" BOX

SEE TREE LEGEND SHEET L3.0

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

ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

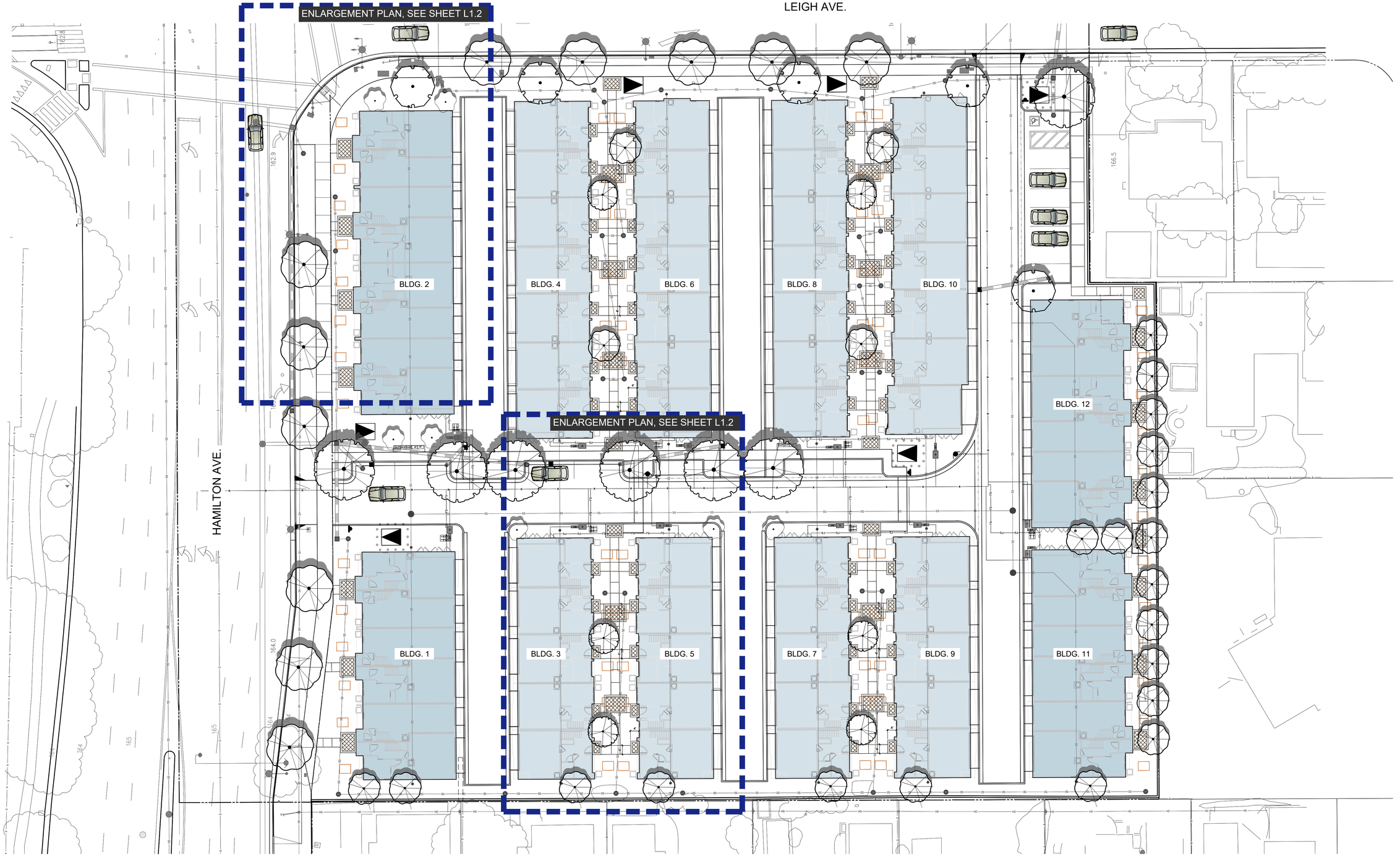
OVERALL LANDSCAPE PLAN

SCALE: 1" = 20'-0"

DATE: 04/02/26

0 10 20 40 60

L1.0



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

ROSS VALLEY II

HAMILTON AVE.

CAMPBELL, CALIFORNIA

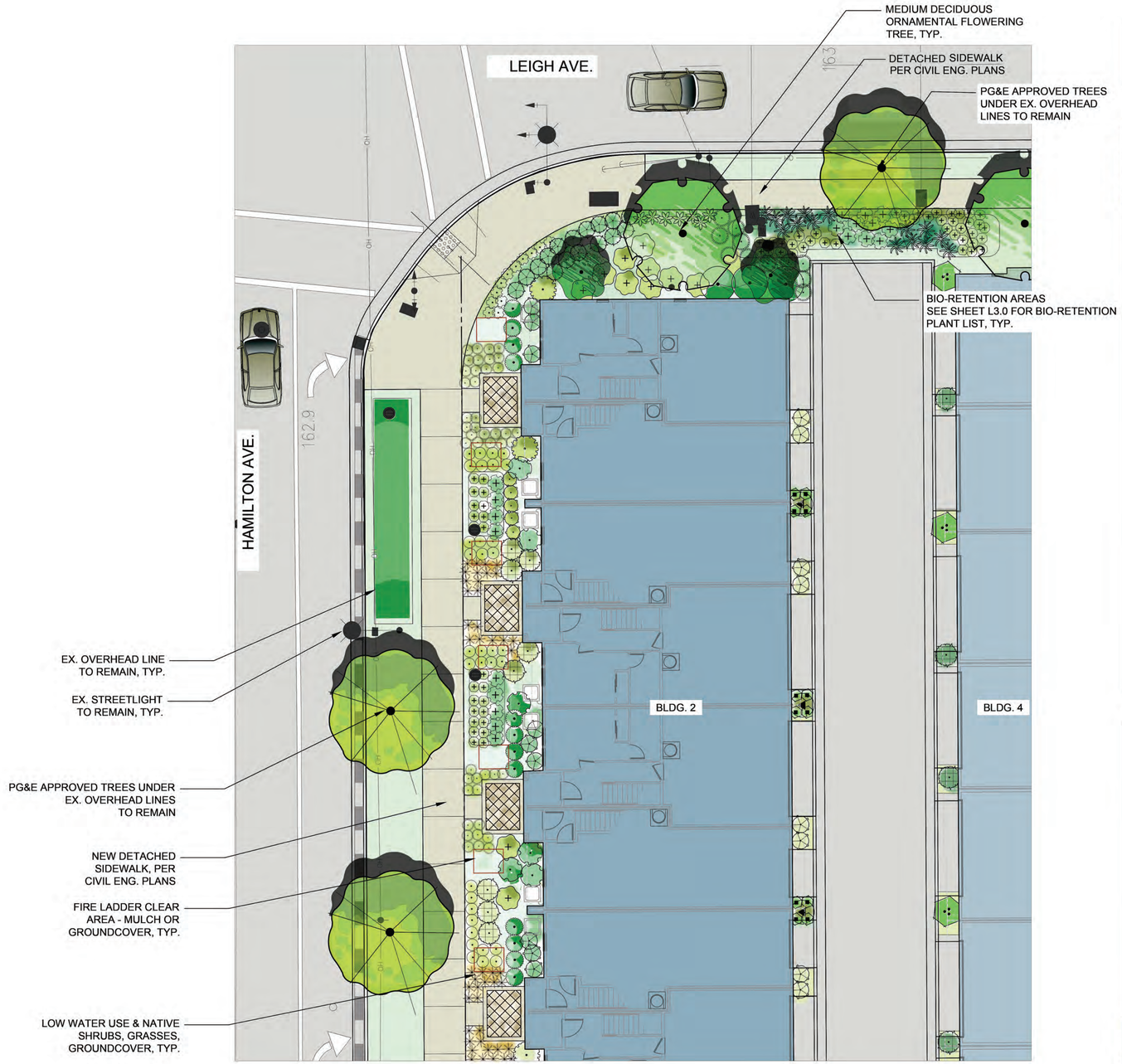
LANDSCAPE ENLARGEMENTS KEY MAP

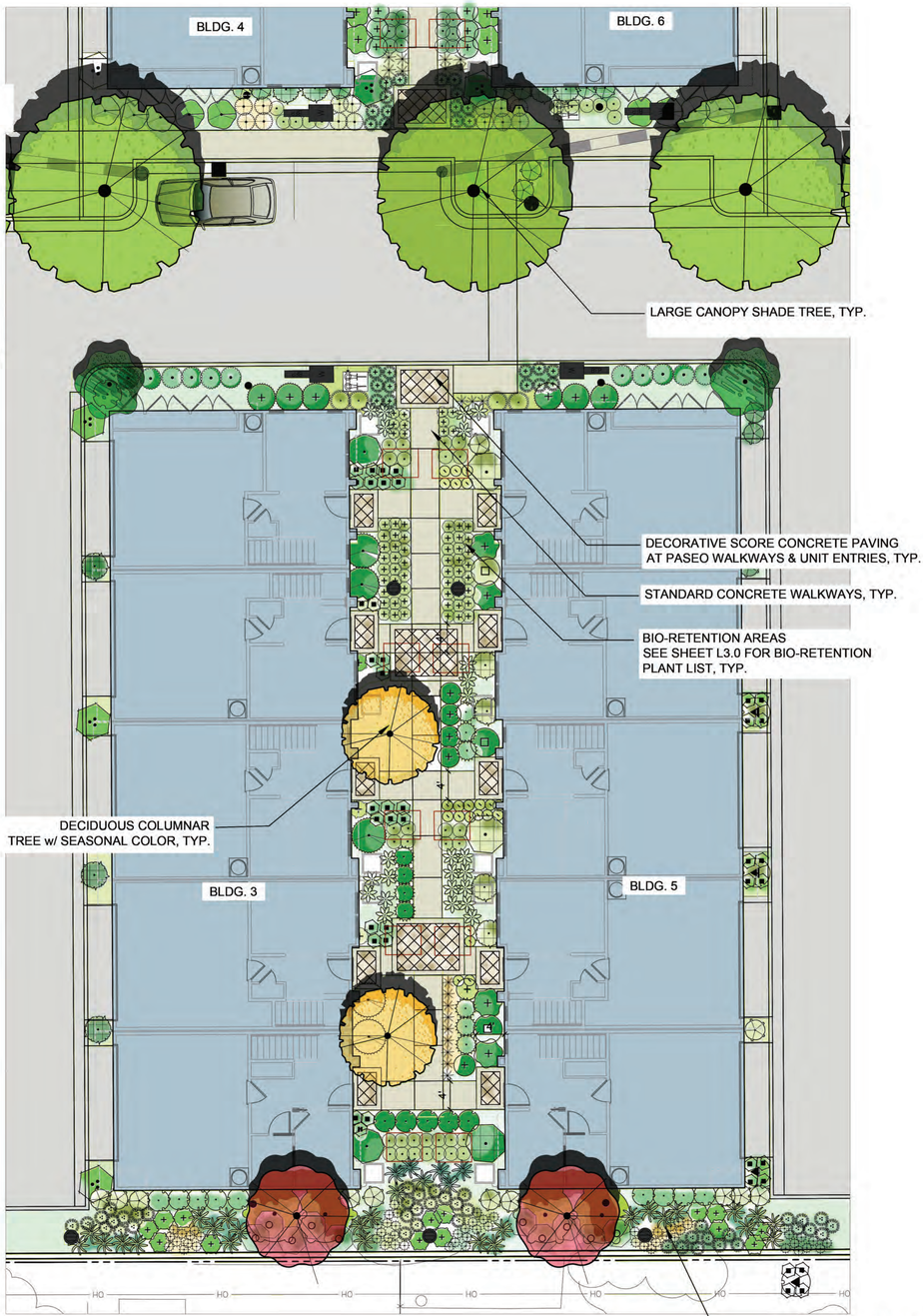
SCALE: 1" = 20'-0"

DATE: 04/02/26

0 10 20 40 60

L1.1





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ROSS VALLEY II
HAMILTON AVE.
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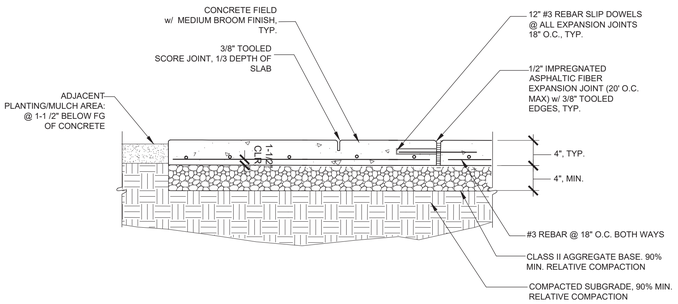
CONCEPTUAL LANDSCAPE ENLARGEMENT PLANS

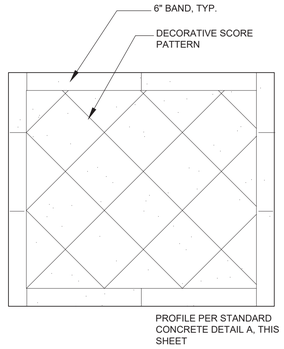
SCALE: 1" = 10'-0"

DATE: 10/02/25

0 5 10 20 30

L1.2

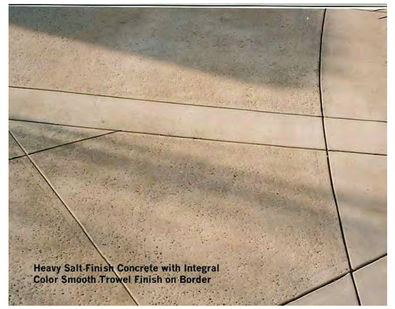




CONCRETE SCORING/COLOR/FINISH OPTIONS



NATURAL GREY w/ 6" BAND AND DIAGONAL SCORING



HEAVY SALT FINISH w/ INTEGRAL COLOR



6" BAND w/ DAYTON RELEASE SANDBLAST FINISH

A CONCRETE PAVING

1" = 1'-0"





NOTES:

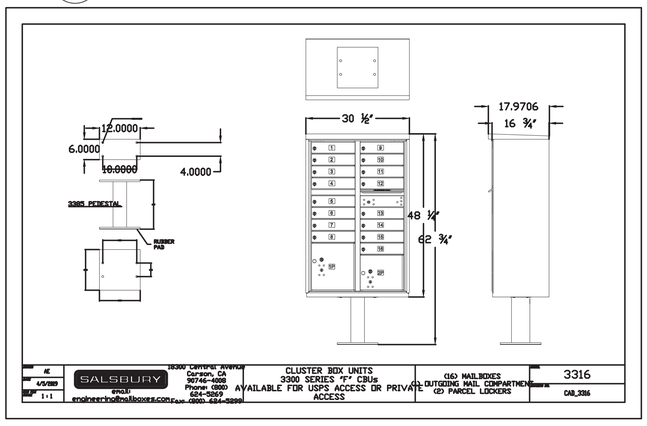
1. ALL CBU'S TO BE STANDARD CBU. ALL UNITS INCLUDE CBU, PEDESTAL, CBU TOP AND PEDESTAL COVER, AND A SIZE DOORS. SITE CONTAINS **FIVE (5) - SALSBURY CLUSTER BOX UNIT** - TYPE III (w/ 16 DOORS & 2 PARCEL LOCKERS), **MODEL #3316-BRZ-U** & **FOUR (4) SALSBURY PARCEL LOCKER** - TYPE II (w/ 4 COMPARTMENTS),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

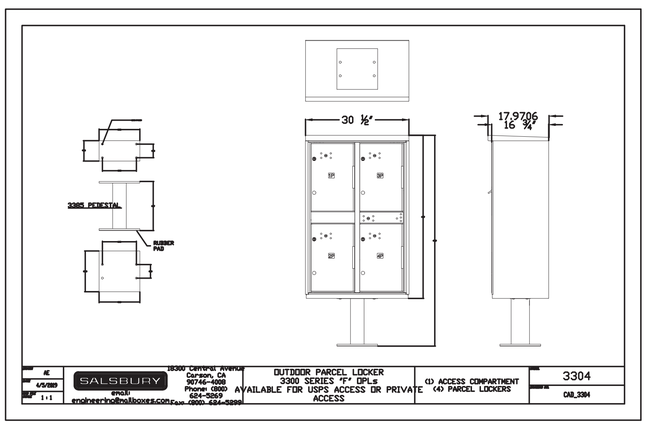
C MAILBOXES

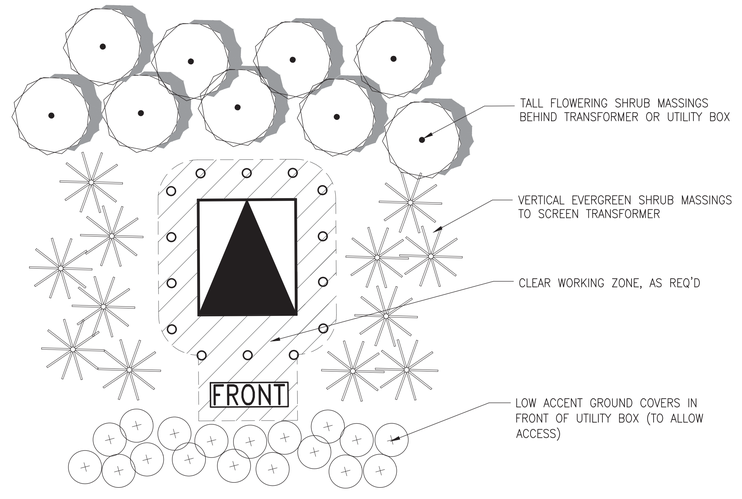
NTS

B DECORATIVE SCORED CONCETE PAVING

NTS







NOTE: SCREENING WILL BE PROVIDED
WHERE FEASIBLE

D TRANSFOMER SCREENING

NTS

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ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

LANDSCAPE DETAILS

SCALE: AS NOTED

DATE: 10/02/25

L2.0

TREE PALETTE

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

SHRUBS/GRASSES/GROUNDCOVER

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

SHRUBS/GRASSES/GROUNDCOVER

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

BIO-RETENTION PLANTS

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

PLANTING DESIGN INTENT STATEMENT

1. THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES".
2. PLANT SELECTION INCLUDES NATIVE AND DROUGHT TOLERANT SPECIES IN CONFORMANCE WITH STATE, COUNTY AND CITY WATER EFFICIENT LANDSCAPE GUIDELINES AND AS CLASSIFIED PER WUCOLS.
2. THE PLANTING DESIGN UTILIZES PRIMARILY (80%) LOW WATER USE & NATIVE PLANT SPECIES.
3. ALL LANDSCAPE PLANTING AND IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S WATER EFFICIENCY REQUIREMENTS AND MEETS OR EXCEEDS THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).
4. SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.
5. THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.
6. LANDSCAPE WITHIN STORMWATER TREATMENT AREAS COMPLY WITH APPENDIX D OF SANTA CLARA VALLEY C.3 HANDBOOK.
7. SEE CIVIL ENGINEER PLANS FOR ADDITIONAL INFORMATION ON STORMWATER/C-3 TREATMENT MEASURES.

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ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

CONCEPTUAL PLANT LIST

SCALENTS

DATE: 10/02/25

L3.0



Acer ruburm Armstrong



Crategus phaenopryum



Lagerstroemia



Magnolia Little Gem



Ginkgo Princeton Sentry



Prunus cerasifera



Lyonothamnus floribundus



Robinia Purple Robe flowering

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ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

TREE IMAGERY

SCALE:NTS

DATE: 10/02/25

L3.1


Anigozanthos Yellow Gem


Anigozanthos Bush Gold


Arctostaphylos Emerald Carpet


Achillea millefolium


Erysium Bowles Mauve


Grevillea noelli


Grevillea noellii flower

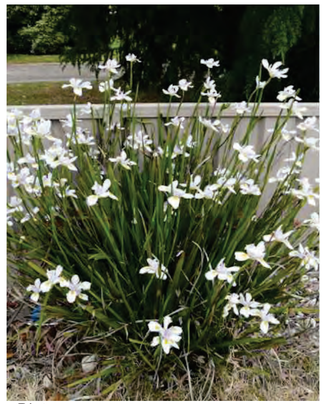

Cistus ladanifer

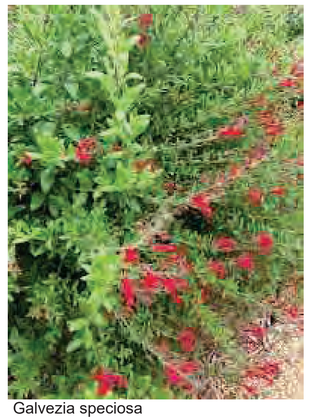

Euphoria 'Glacier Blue'


Ceanothus


Baccharis pilularis 'Twin Peaks'


Hebe-coed


Dietes


Galvezia speciosa


Tagetes


Liriope gigantea


Lavatera thuringiaca


Festuca idahoensis


Leucadendron


Euphorbia silver swan


Epilobum canum


Callistemon viminalis Little John


Festuca-mairei


Limonium perezii


Erigeron glaucus 'Wayne Roderick'


Erigeron karvinsklanus


Salvia clevelandii


Westringia Grey Box


Muhlenbergia


Lomandra


Phoriumum Duet


Liriope muscari Silvery Sunproof


Phormium


Pittosporum Wheelers Dwarf


Festuca ovina glauca


Teucrium chamaedrys


Pittosporum tobira Creme de Mint


Rosa rugosa

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ROSS VALLEY II
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SHRUB IMAGERY

SCALE:NTS

DATE: 10/02/25

L3.2


Festuca ovina Elijahs Blue

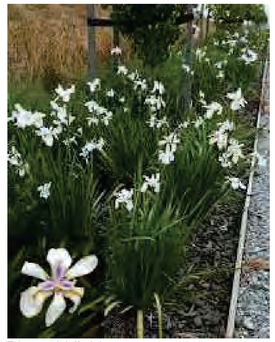

Anigozanthos Yellow Gem



Festuca rubra


Epilobum canum


mimulus aurantiacus


Dietes iridioides


Carex dıvulsa


Rosa californica flowers


Juncus patens


Carex pansa


Festuca idahoensis


Festuca-mairei


Rhamnus californica Eves Case


Erıgeron karvınsklanus


Carex elata


Epilobium schieffelins

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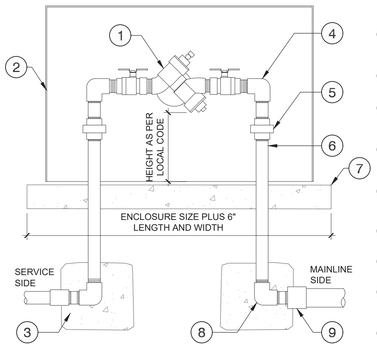
ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

BIORENTION PLANTING IMAGERY

SCALE:NTS

DATE: 10/02/25

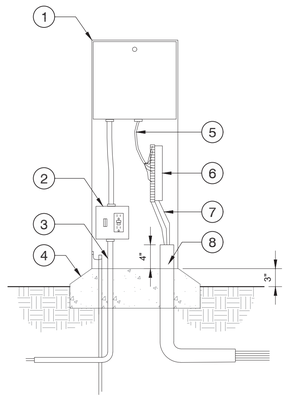
L3.3



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

1 REDUCED PRESSURE BACKFLOW W/ ENCLOSURE

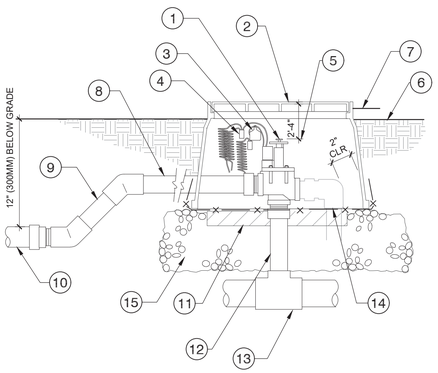
NTS



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

2 PEDESTAL MOUNT CONTROLLER

NTS

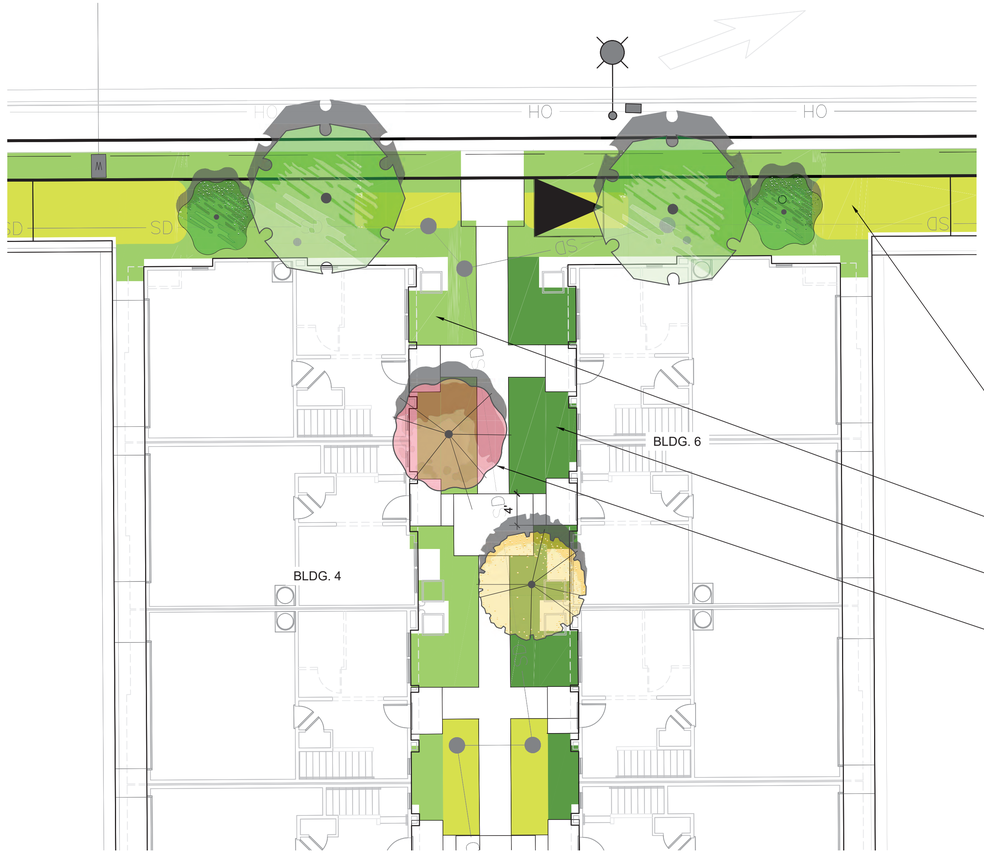


1. REMOTE CONTROL VALVE, ONE PER BOX.
2. 10X15 RECTANGULAR VALVE BOX.
3. PLASTIC I.D. TAG AT EACH VALVE.
4. WATER PROOF WIRE CONNECTORS ON 30" LOOPED WIRES.
5. 2" (50MM) MINIMUM, 4" (100MM) MAXIMUM BELOW TOP OF BOX.
6. 2" (100MM) ABOVE FINISH GRADE AT SHRUBS.
7. 3/4" (19MM) ABOVE FINISH GRADE AT LAWN.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

3 REMOTE CONTROL VALVE

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LEIGH AVE.



IRRIGATION DESIGN INTENT STATEMENT

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

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

The irrigation system will be maintained by the projects HOA.

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

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

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

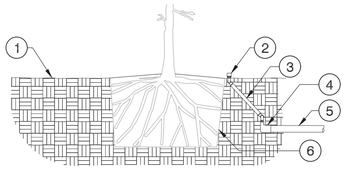
Water use and irrigation system design will conform to current State and local Water Efficient Landscape Ordinances.

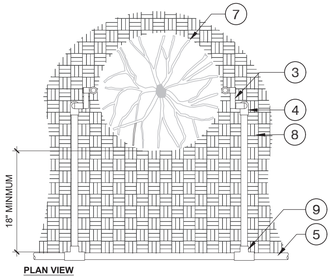
LOW WATER USE BIOTREATMENT PLANTING AREAS WITH DRIPLINE EMITTERS

LOW WATER USE PLANTING AREAS WITH DRIPLINE EMITTERS

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

MEDIUM WATER USE TREES WITH LOW FLOW BUBBLER IRRIGATION

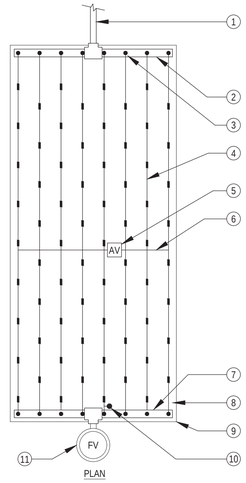




1. FINISHED GRADE
2. PRESSURE COMPENSATING BUBBLER SHALL BE SET 1" ABOVE FINISHED GRADE
3. SWING JOINT, SEE DETAIL
4. SCH. 40 PVC 90° ELBOW SLIP TO THREAD
5. LATERAL LINE IRRIGATION (SEE IRRIGATION PLANS FOR SIZING)
6. EDGE OF ROOT BALL. SETTLE BACKFILL SO IRRIGATION FLOWS THROUGH ROOT BALL
7. EDGE OF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

4 TREE BUBBLER LAYOUT

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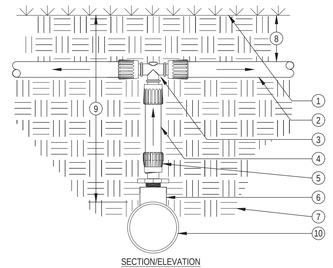


LEGEND:

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

5 DRIPLINE TUBING LAYOUT

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SECTION/ELEVATION
NOT TO SCALE

LEGEND:

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

6 DRIPLINE TUBING MANIFOLD TEE CONNECTION

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

ROSS VALLEY II
HAMILTON AVE.
CAMPBELL, CALIFORNIA

IRRIGATION INTENT PLAN & TYPICAL DETAILS

SCALE: 1" = 20'-0"

DATE: 10/02/25

0 10 20 40 60

L4.0