



CITY OF CAMPBELL
Community Development Department

January 31, 2017

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT

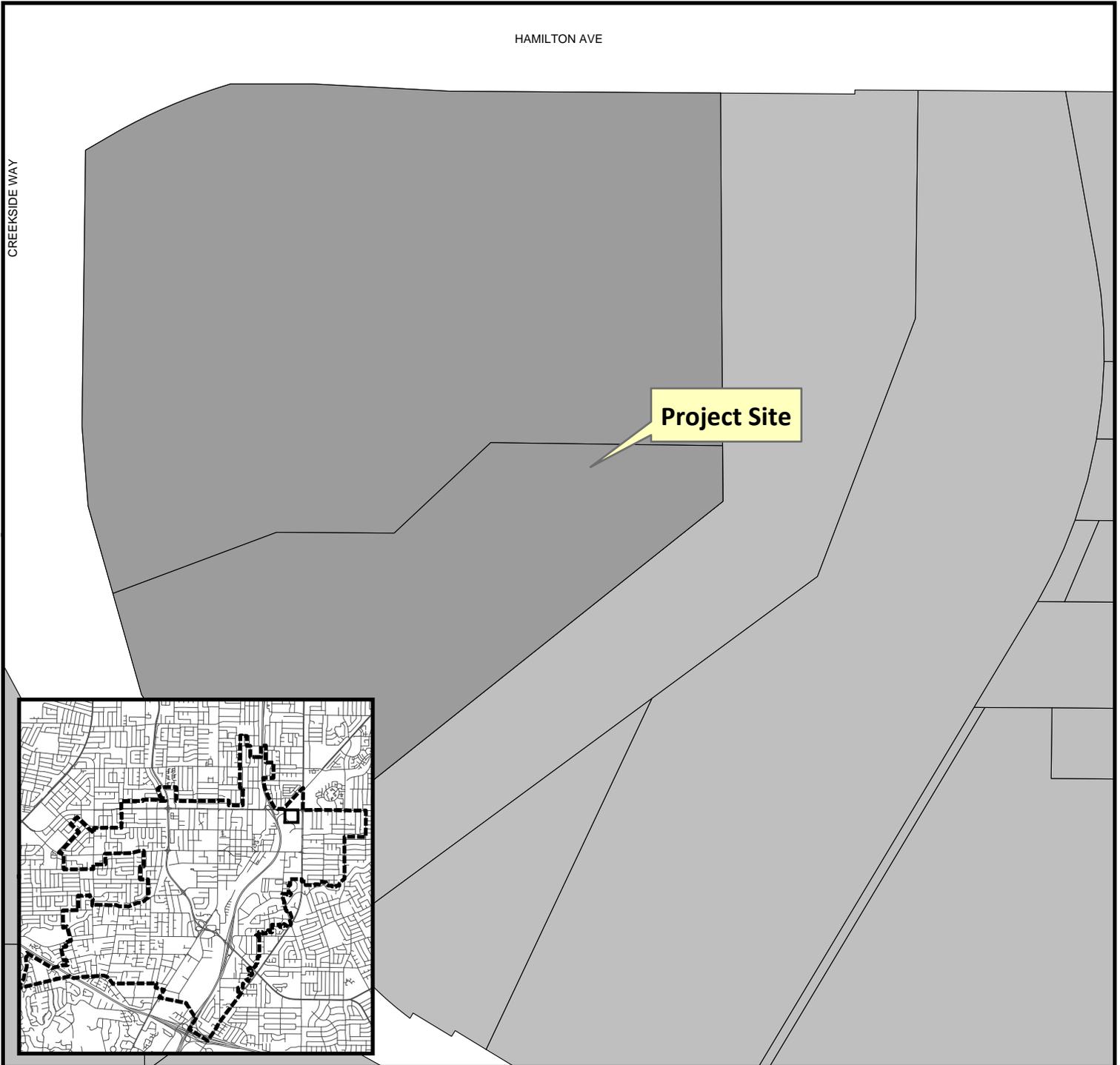
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

File No.: PLN2016-301 & 395 ~ 900 & 910 E. Hamilton Avenue
Applicant: Jake Minnick
Project Address: 900 & 910 E. Hamilton Avenue
Property Owner: AG-SW Hamilton Plaza Owner, LP
Zoning District: P-D (Planned Development)
General Plan: General Commercial
Project Description: Minor Modification to a previously approved Planned Development Permit to allow exterior landscape and hardscape alterations, changes to doors, installation of trellis, and Tree Removal Permit to replace 9 trees.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on February 1, 2017 and ends on February 13, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 13, 2017**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2142 or by email stephenr@cityofcampbell.com.

Project Location Map

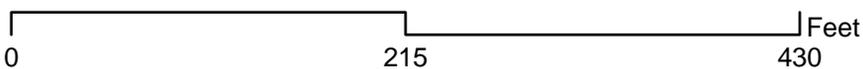


Project Location: 900 and 910 E. Hamilton Avenue

Application Type: Minor Mod. and Tree Removal Permit

Planning File No.: PLN2016-301 and 395

Description: Minor Modification to a previously approved Planned Development Permit to allow exterior landscape and hardscape alterations, changes to doors, installation of trellis, and Tree Removal Permit to replace 9 trees.



Community Development Department
Planning Division

LANDSCAPE ARCHITECTURAL DRAWINGS

900 & 910 EAST HAMILTON AVENUE

CAMPBELL, CALIFORNIA

PLANS THESE DRAWINGS BY REFERENCE:

1. GRADING PLANS PREPARED BY HAN (DATE: 01.15.2017)
2. REVEAL WALL REVISIONS PREPARED BY HAN (DATE: 02.01.2017)

NOTES:

- SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED FOR THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AGRICULTURE WATER EFFICIENT LANDSCAPE ORDINANCE OR AGENCY ADOPTED FIELD AS FOLLOWS:
- (A) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
 - (B) SOIL SAMPLES SHALL BE COLLECTED IN ACCORDANCE WITH LANDSCAPE PROTOCOLS, INCLUDING PHOTOLOG RECORDS.
 - (C) SOIL ANALYSIS SHALL BE PROVIDED BY THE LABORATORY.
 - (D) THE SOIL ANALYSIS MAY INCLUDE SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SOIL CLAS. PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
 - (E) THIS PROJECT APPROVAL OF SOIL MANAGEMENT REPORT SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - (A) IF RECOMMENDATIONS ARE NOT PROVIDED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.
 - (B) IF RECOMMENDATIONS ARE PROVIDED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE DOCUMENTATION PACKAGE.
 - (C) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE IN A TIMELY MANNER, TO THE PROFESSIONAL PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENTS TO THE DESIGN PLANS.
 - (F) THE PROJECT APPROVAL OF SOIL MANAGEMENT REPORT SHALL SUBMIT OCCUPATION VERIFICATION AND SUBMITTAL OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. HAN IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY APPROVAL OF DESIGN PROPOSALS.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. HAN IS NOT RESPONSIBLE FOR ACTIONS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS INDICATED BY THE OWNER, HAN WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE NATURE OF CONTRIBUTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS. HOWEVER, HAN WILL NOT BE RESPONSIBLE FOR CONSTRUCTION OR SITE DEFICIENCIES TO ORDER QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY HAN FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTORS.

CONTRACTOR SHALL BE RESPONSIBLE AND DIRECT THE WORK, USING THE CONTRACTOR BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY VIOLATION OF ANY CONSTRUCTION PERMITS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR OBTAINING ALL PERMITS OF THE WORK.

CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS OR EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CHANGES TO, ADDS, WITHDRAWS OR APPROVES CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERNATIONS ARE NOT APPROVED IN WRITING BY HAN, OWNER RECOGNIZES THAT SUCH ALTERATION INTO THE RECORDS THEREOF ARE NOT THE RESPONSIBILITY OF HAN. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HAN HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM SUCH ALTERNATIONS).

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE DEPTH OR CHARACTERISTICS OF SUCH UTILITIES. IN REVIEWING CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES AGENCY AT 1-800-452-3444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER STATES, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY OR AGENCY.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONAL. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.



LANDSCAPE ARCHITECTURAL SCOPE:

THIS PROJECT INCLUDES LANDSCAPE IMPROVEMENTS TO THE EXISTING LANDSCAPE AREAS AND STRIPS OF PAVING AND SIDE WALKS ADJACENT TO THE BUILDING AND ALONG WITH THE CURB AND SIDEWALK OF THE 900 & 910 EAST HAMILTON AVENUE. IMPROVEMENTS INCLUDE CRACK REPAIR, CURB AND SIDEWALK REPLACEMENT, CONCRETE LANDSCAPE WALLS AND AN OVERHEAD TRIBLE STRUCTURE. THESE WILL BE REVIEWED AND APPROVED IN ACCORDANCE WITH CAMPBELL CITY POLICY.

LANDSCAPE DRAWINGS

SHEET	TITLE
L&A1	COVER SHEET
L&A2	TREE RETENTION PLAN
L&A3	SOIL RETENTION PLAN, DRAINAGE, WATER, AND DETAILS
L&A4	EXISTING SITE PLAN
L&A5	PROPOSED SITE PLAN
L&A&A1	CONSTRUCTION PLAN
L&A&A2	CONSTRUCTION DETAILS
L&A6	CONSTRUCTION NOTES, MATERIAL LIST, AND LIGHTING LEGEND
L&A7	IRRIGATION PLAN
L&A8	IRRIGATION LEGEND AND NOTES
L&A&A3	IRRIGATION DETAILS
L&A9	WATER CONSTRUCTION SHEET
L&A10	PLANNING PLAN
L&A11	PLANNING LEGEND AND NOTES

CIVIL ENGINEERING DRAWINGS

SHEET	TITLE
CE&A1	DEMOLITION PLAN
CE&A2	GRADING AND DRAINAGE PLAN
CE&A3	LIMIT OF WORK

ELECTRICAL ENGINEERING DRAWINGS

SHEET	TITLE
E-1	SYMBOLS, NOTES, DETAILS AND SCHEDULES
E-2	ELECTRICAL PLAN
E-3	TITLE SHEET

DESIGN TEAM

LANDSCAPE ARCHITECT AND CIVIL ENGINEER
 1875 DUNE AND ROAD
 9000 ACES, CA 95017
 (925) 887-2200

ELECTRICAL ENGINEER
 800 JAVELINE ROAD
 1500 B STREET, SUITE 200
 IRVINE, CA 92614
 (949) 880-7776

STRUCTURAL ENGINEER
 HOBASCH-LENN, INC.
 3600 HOPKINS AVE, SUITE 100
 PALO ALTO, CA 94303
 (650) 947-2800

WATERPROOFING CONSULTANT
 ALLEN CONSTRUCTION SERVICES
 7000 NATIONAL DRIVE
 LINDSEY, CA 94524
 (925) 759-2200

GOVERNING AGENCY

CITY OF CAMPBELL
 700 MARKET STREET
 CAMPBELL, CA 95008



HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS
 CAMPBELL, CALIFORNIA

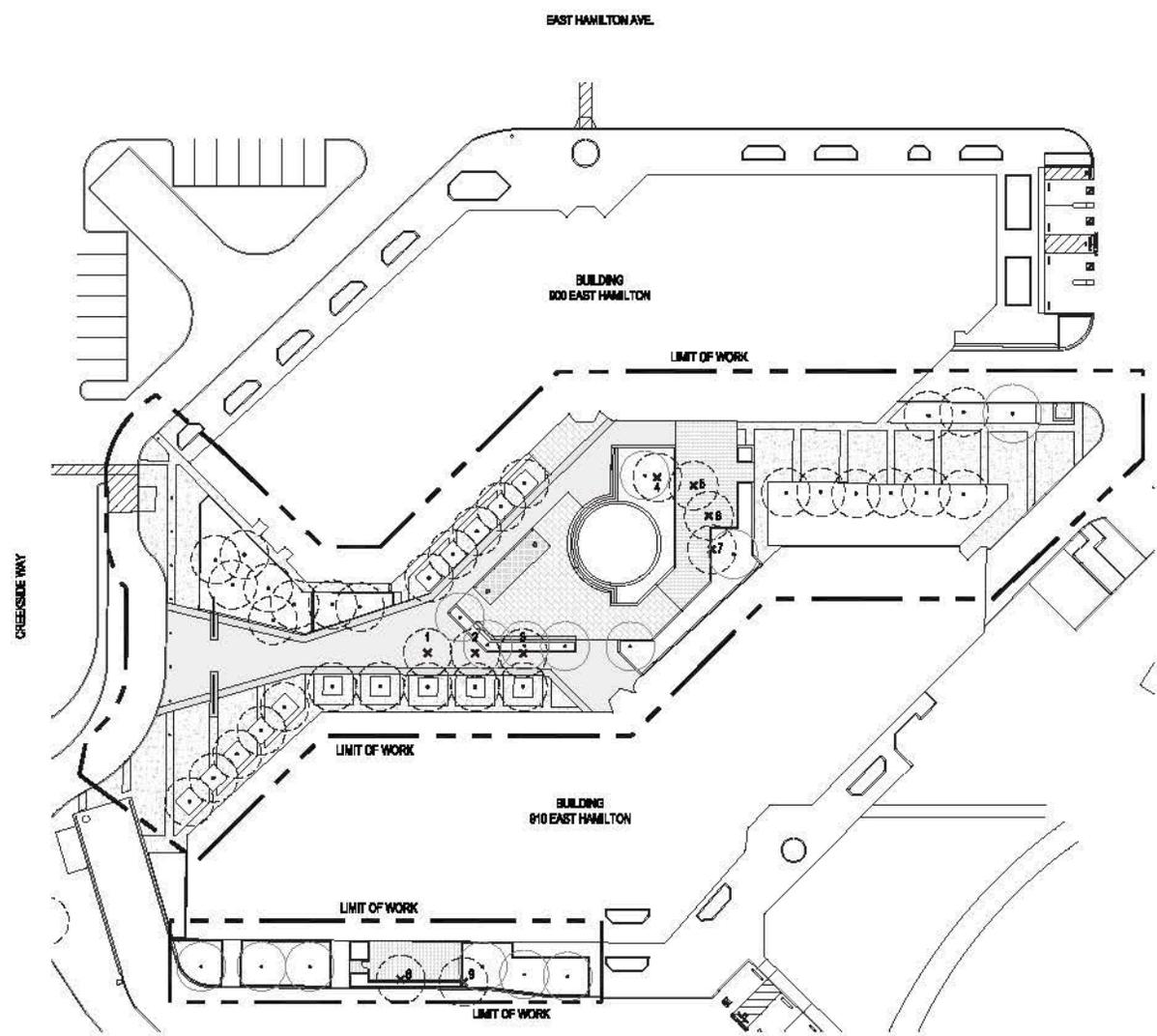
NO.	DATE	DESCRIPTION
1	10.14.18	ISS SET
2	11.25.18	PLA MARKING SET
3	03.25.17	PLA MARKING REVISION SET
4		
5		
6		
7		
8		
9		
10		

COVER SHEET

PROJECT: HAMILTON PLAZA LANDSCAPE IMPROVEMENTS, 1/10/2017, 10:20 AM
 DRAWING: HAMILTON PLAZA LANDSCAPE IMPROVEMENTS, 1/10/2017, 10:20 AM
 SHEET: HAMILTON PLAZA LANDSCAPE IMPROVEMENTS, 1/10/2017, 10:20 AM



HAMILTON PLAZA LANDSCAPE IMPROVEMENTS CAMPBELL, CALIFORNIA



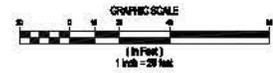
TREE PROTECTION LEGEND	SYMBOL
TREE TO BE REMOVED	
TREE TO REMAIN PROTECTED	
PROPOSED TREE	

EXISTING TREE SUMMARY	QUANTITY
TOTAL TREES TO REMAIN	37
TOTAL TREES TO BE RELOCATED	0
TOTAL TREES TO BE REMOVED/DESTROYED	0
TOTAL EXISTING TREES INCLUDED IN INVENTORY	40

TREE MITIGATION SUMMARY TABLE	QUANTITY
TOTAL PROPOSED TREES	14 (24" BOX)

TREE MITIGATION PLAN

L.02

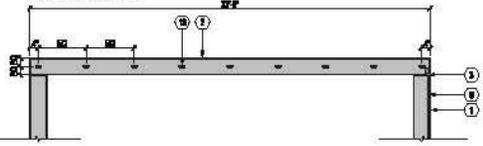


DATE PLOTTED: 1/10/2017 10:20 AM

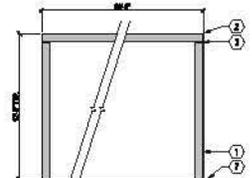


**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS
CAMPBELL, CALIFORNIA**

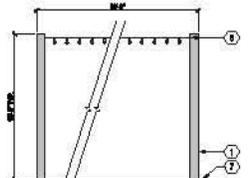
NOTES:
1. SEE MATERIAL LIST FOR COLOR, TYPE AND FINISH.
2. PROVIDE SHOP DRAWINGS FOR TYPICAL. NOTIFY ALL RELATED CONTRACTORS (MECHANICAL, ETC.)



A. ELECTRIC HIGH STRUCTURE LIGHT STRAND SPACING

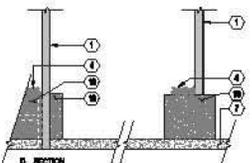


B. BRACKET

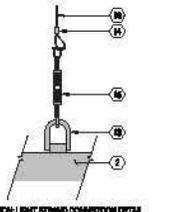


C. BRACKET

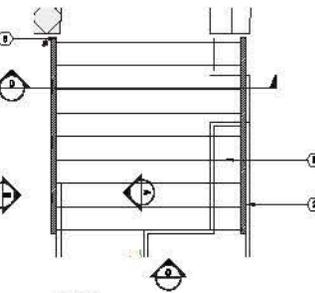
- 1 WASH STEEL LINES WITH WELDING ENCAPSANT AT TOP OF COLUMN, TYP.
- 2 STEEL L-RIMM CROSS MEMBERS WELD WITH WELDED END CAPS, TYP.
- 3 FULLY WELDED I-BEAM STRUCTURE
- 4 ADJUSTMENT PLATING
- 5 PARTITION LIGHTING STRAND
- 6 ELECTRICAL CONDUIT AND JUNCTION BOX
- 7 ADJUSTMENT TOPPING SLAB
- 8 EXISTING CONCRETE INSULATION SLAB
- 9 EXISTING STRUCTURAL CONCRETE JOIST/SLAB TO REMAIN
- 10 EXISTING FRAMING
- 11 1/4" x 5/8" x 5/8" OF PLATE TOP AND BOTTOM WITH (4) 5/8" DIAGONAL TIE-BAR TO BE SPOT WELDED AT ALL TIE-BAR LOCATIONS
- 12 NOT USED
- 13 5/8" WELD ON DRAWING
- 14 5/8" DIAGONAL STEEL WIRE ROPE CLIPS
- 15 5/8" STAINLESS STEEL JUMP & JUMP TURNBUCKLE AT SPREADERS
- 16 5/8" STAINLESS STEEL ANCHOR CABLE
- 17 5/8" ALL ARCADE FILET WELD
- 18 ADJACENT LANDSCAPE WALL
- 19 ADJACENT PLANTING BED
- 20 WATERPROOFING MEMBRANE TO THE INTO EXISTING WATERPROOFING, BY OTHERS



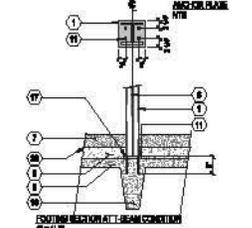
D. SECTION



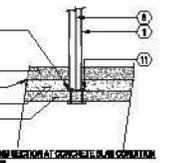
ELECTRICAL LIGHT STRAND CONNECTION DETAIL



PLAN VIEW DETAIL



FOOTING SECTION AT BEAM CONNECTION

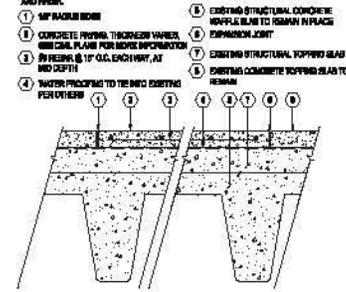


FOOTING SECTION AT CONCRETE SLAB CONNECTION

D. OVERHEAD STRUCTURE

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

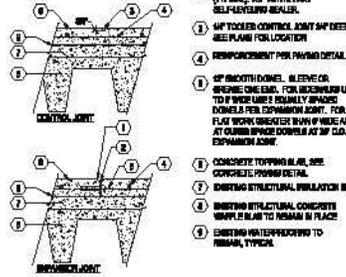
NOTES:
1. SEE MATERIAL LIST FOR COLOR TYPE AND FINISH.



A. CONCRETE PAVING (PEDESTRIAN)

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

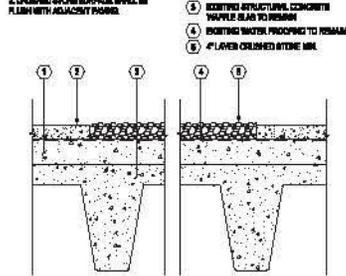
NOTES:
1. SEE MATERIAL LIST FOR COLOR, TYPE AND FINISH.



B. PAVING JOINTS (PEDESTRIAN)

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

NOTES:
1. SEE MATERIAL LIST FOR COLOR, TYPE AND FINISH.
2. EXISTING SLOPE SURFACE SHALL BE FLUSH WITH ADJACENT PAVING.



C. CRUSHED STONE

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

1	NO. 10	NO. 20	NO. 30
2	NO. 20	NO. 30	NO. 40
3	NO. 30	NO. 40	NO. 50
4	NO. 40	NO. 50	NO. 60
5	NO. 50	NO. 60	NO. 70
6	NO. 60	NO. 70	NO. 80
7	NO. 70	NO. 80	NO. 90
8	NO. 80	NO. 90	NO. 100
9	NO. 90	NO. 100	NO. 110
10	NO. 100	NO. 110	NO. 120
11	NO. 110	NO. 120	NO. 130
12	NO. 120	NO. 130	NO. 140
13	NO. 130	NO. 140	NO. 150
14	NO. 140	NO. 150	NO. 160
15	NO. 150	NO. 160	NO. 170
16	NO. 160	NO. 170	NO. 180
17	NO. 170	NO. 180	NO. 190
18	NO. 180	NO. 190	NO. 200
19	NO. 190	NO. 200	NO. 210
20	NO. 200	NO. 210	NO. 220
21	NO. 210	NO. 220	NO. 230
22	NO. 220	NO. 230	NO. 240
23	NO. 230	NO. 240	NO. 250
24	NO. 240	NO. 250	NO. 260
25	NO. 250	NO. 260	NO. 270
26	NO. 260	NO. 270	NO. 280
27	NO. 270	NO. 280	NO. 290
28	NO. 280	NO. 290	NO. 300
29	NO. 290	NO. 300	NO. 310
30	NO. 300	NO. 310	NO. 320
31	NO. 310	NO. 320	NO. 330
32	NO. 320	NO. 330	NO. 340
33	NO. 330	NO. 340	NO. 350
34	NO. 340	NO. 350	NO. 360
35	NO. 350	NO. 360	NO. 370
36	NO. 360	NO. 370	NO. 380
37	NO. 370	NO. 380	NO. 390
38	NO. 380	NO. 390	NO. 400
39	NO. 390	NO. 400	NO. 410
40	NO. 400	NO. 410	NO. 420
41	NO. 410	NO. 420	NO. 430
42	NO. 420	NO. 430	NO. 440
43	NO. 430	NO. 440	NO. 450
44	NO. 440	NO. 450	NO. 460
45	NO. 450	NO. 460	NO. 470
46	NO. 460	NO. 470	NO. 480
47	NO. 470	NO. 480	NO. 490
48	NO. 480	NO. 490	NO. 500
49	NO. 490	NO. 500	NO. 510
50	NO. 500	NO. 510	NO. 520
51	NO. 510	NO. 520	NO. 530
52	NO. 520	NO. 530	NO. 540
53	NO. 530	NO. 540	NO. 550
54	NO. 540	NO. 550	NO. 560
55	NO. 550	NO. 560	NO. 570
56	NO. 560	NO. 570	NO. 580
57	NO. 570	NO. 580	NO. 590
58	NO. 580	NO. 590	NO. 600
59	NO. 590	NO. 600	NO. 610
60	NO. 600	NO. 610	NO. 620
61	NO. 610	NO. 620	NO. 630
62	NO. 620	NO. 630	NO. 640
63	NO. 630	NO. 640	NO. 650
64	NO. 640	NO. 650	NO. 660
65	NO. 650	NO. 660	NO. 670
66	NO. 660	NO. 670	NO. 680
67	NO. 670	NO. 680	NO. 690
68	NO. 680	NO. 690	NO. 700
69	NO. 690	NO. 700	NO. 710
70	NO. 700	NO. 710	NO. 720
71	NO. 710	NO. 720	NO. 730
72	NO. 720	NO. 730	NO. 740
73	NO. 730	NO. 740	NO. 750
74	NO. 740	NO. 750	NO. 760
75	NO. 750	NO. 760	NO. 770
76	NO. 760	NO. 770	NO. 780
77	NO. 770	NO. 780	NO. 790
78	NO. 780	NO. 790	NO. 800
79	NO. 790	NO. 800	NO. 810
80	NO. 800	NO. 810	NO. 820
81	NO. 810	NO. 820	NO. 830
82	NO. 820	NO. 830	NO. 840
83	NO. 830	NO. 840	NO. 850
84	NO. 840	NO. 850	NO. 860
85	NO. 850	NO. 860	NO. 870
86	NO. 860	NO. 870	NO. 880
87	NO. 870	NO. 880	NO. 890
88	NO. 880	NO. 890	NO. 900
89	NO. 890	NO. 900	NO. 910
90	NO. 900	NO. 910	NO. 920
91	NO. 910	NO. 920	NO. 930
92	NO. 920	NO. 930	NO. 940
93	NO. 930	NO. 940	NO. 950
94	NO. 940	NO. 950	NO. 960
95	NO. 950	NO. 960	NO. 970
96	NO. 960	NO. 970	NO. 980
97	NO. 970	NO. 980	NO. 990
98	NO. 980	NO. 990	NO. 1000

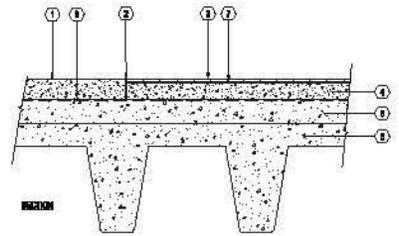
CONSTRUCTION DETAILS



**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS
CAMPBELL, CALIFORNIA**

NOTES:

1. REFER TO WATERPROOFING FOR COLOR, THREAD AND FINISH.
2. SURFACE OF TILE DECK SHALL MEET FLUSH WITH ALL ADJACENT FINISH SURFACES, TYPICAL.

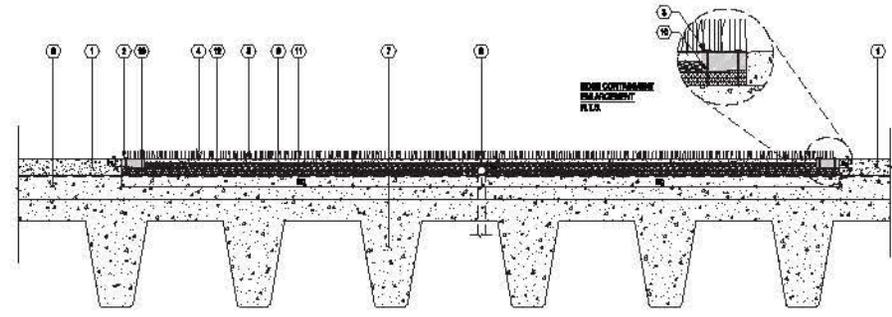


- 1 ADJACENT TOPPING SLAB, PER PLAN
- 2 EXPANSION JOINT
- 3 PORCELAIN TILE
- 4 PREPOURED CONCRETE TOPPING SLAB
- 5 EXISTING STRUCTURAL INSULATION SLAB
- 6 EXISTING STRUCTURAL CONCRETE WIPPLE SLAB TO REMAIN IN PLACE
- 7 TELEGRAPHIC BEEL PER MANUFACTURER'S SPECIFICATION
- 8 EXISTING WATERPROOFING TO REMAIN, TYPICAL

**A PORCELAIN TILE DECK
SCALE: 1/4" = 1'-0"**

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.
2. THE TUFF SHALL BE PROFILES AND GROUVED WITH ADJACENT FINISH SLABING IN THE SAME DIRECTION. SEAM TUFFS BE ALIGNED WITH SUITABLE JOINTS, SLABS AND SEAMING CLOTH PER MANUFACTURER'S RECOMMENDATIONS.

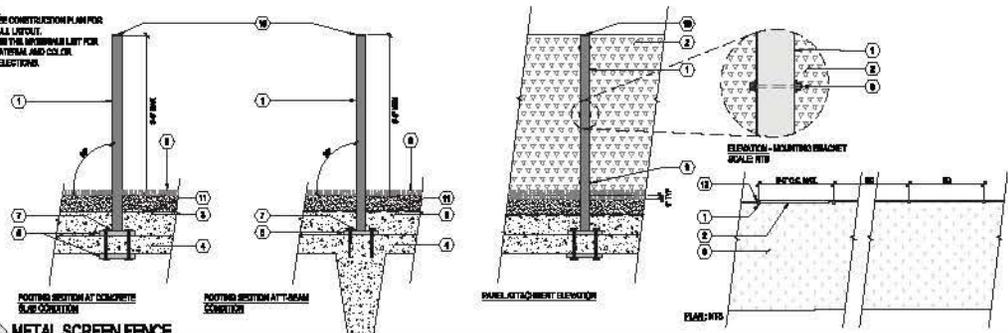


- 1 EXISTING CONCRETE TOPPING SLAB
- 2 COMPOSITE WOOD BOARD AT PERIMETER AND INTER-JOINT FOR MAX. TUFF TO COMPOSITE WOOD PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS
- 3 1/4" X 2 1/4" WALKER
- 4 SYNTHETIC TUFF
- 5 SAND LEVING BED
- 6 EXISTING INSULATED CONCRETE TO REMAIN
- 7 EXISTING STRUCTURAL CONCRETE WIPPLE SLAB TO REMAIN
- 8 EXISTING STRUCTURAL INSULATION SLAB
- 9 PERFORATED PVC BUBBLES 1/4" DIA. 1/4" DIA. WITH FLUOR. FINISH TO THE BTO EXISTING CONCRETE SYSTEM
- 10 1/4" X 1/4" PERFORATED CONCRETE AGGREGATE (1/4" DIA.)
- 11 1/4" X 1/4" PERFORATED CONCRETE AGGREGATE (1/4" DIA.)
- 12 CONCRETE AGGREGATE BASE, CLASS II ROAD BASE, 1/4" MAX. DIA. WITH FACES MOVED IN

**B SYNTHETIC TURF
SCALE: NOT TO SCALE**

NOTES:

1. SEE CONSTRUCTION PLAN FOR FULL LAYOUT.
2. SEE THE SUPPLIER LIT FOR MATERIAL AND COLOR SELECTIONS.



- 1 1/2" X 1/2" X 1/2" X 1/2" STEEL POST AT 6'-0" O.C. MAX.
- 2 LAMINATE ALUMINUM PANEL WITH PERFORATED FLANGES ON ALL SIDES
- 3 EXISTING CONCRETE INSULATION SLAB
- 4 EXISTING STRUCTURAL CONCRETE WIPPLE SLAB
- 5 1/2" X 1/2" X 1/2" PLATE WITH (2) 1/2" DIA. METALL. THREAD ROD AS INTERLOCK
- 6 1/2" X 1/2" X 1/2" PLATE WITH (2) 1/2" DIA. METALL. THREAD ROD AS INTERLOCK
- 7 1/4" WELD, ALL AROUND
- 8 SYNTHETIC TURF
- 9 1/4" STAINLESS STEEL UNDERLAYER TO BE PERFORATED AND BOLTED THROUGH ALUMINUM PANEL, POLISHED EDGES AND METALL. POINT WITH WIPPLES ON BOTH SIDES. (2) PER PANEL, MIN. 1/4" SPACING
- 10 1/4" CAP TO MATCH FOOT WITH WELDED, GROUND-SMOOTH AND PAINTED TOP
- 11 WATERPROOF MEMBRANE TO THE BTO EXISTING WATERPROOFING BY OTHERS
- 12 EDGE OF STEEL POST TO MEET FLUSH WITH EDGE OF ADJACENT POWER SURFACE

**C METAL SCREEN FENCE
SCALE: 1/4" = 1'-0"**

DATE	NO.	DESCRIPTION
11.26.20	001	ISSUE
11.26.20	002	REVISION
11.26.20	003	REVISION
11.26.20	004	REVISION
11.26.20	005	REVISION
11.26.20	006	REVISION
11.26.20	007	REVISION
11.26.20	008	REVISION
11.26.20	009	REVISION
11.26.20	010	REVISION
11.26.20	011	REVISION
11.26.20	012	REVISION
11.26.20	013	REVISION
11.26.20	014	REVISION
11.26.20	015	REVISION
11.26.20	016	REVISION
11.26.20	017	REVISION
11.26.20	018	REVISION
11.26.20	019	REVISION
11.26.20	020	REVISION

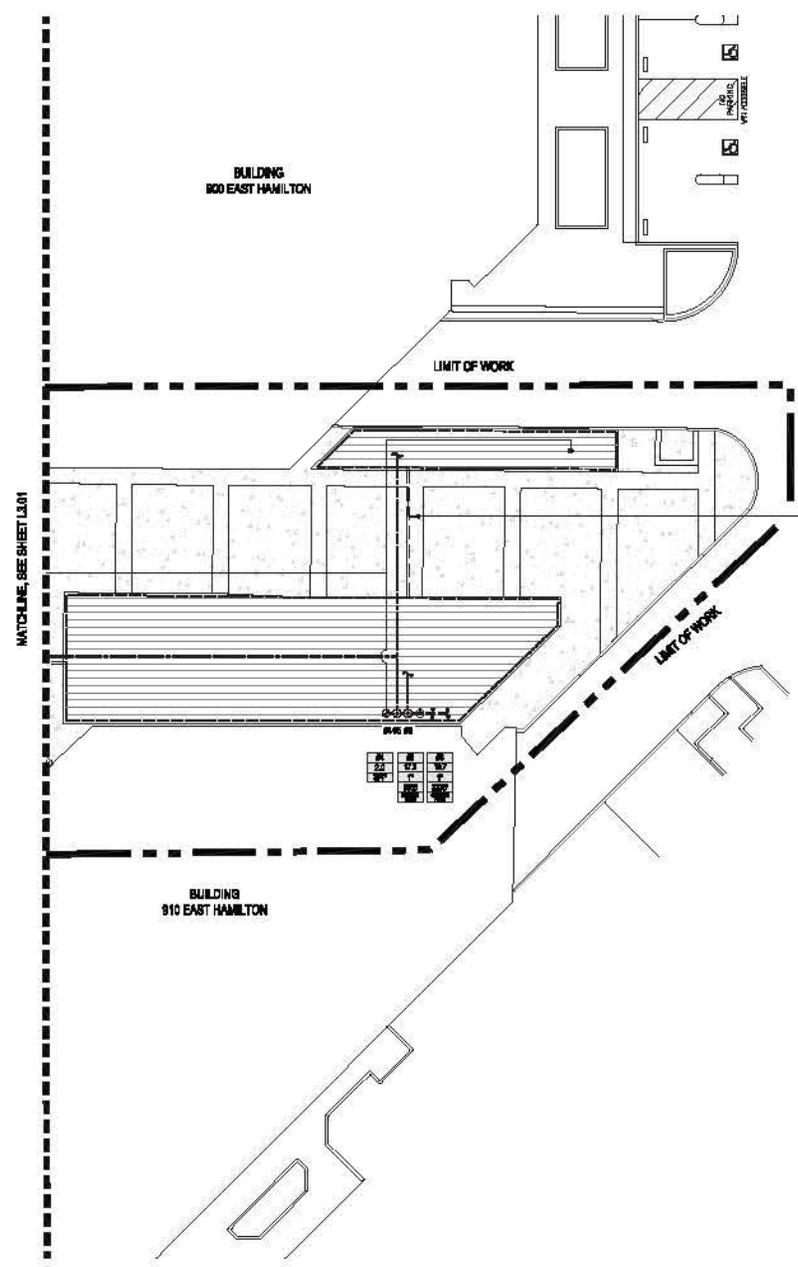
CONSTRUCTION DETAILS



**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS
CAMPBELL, CALIFORNIA**

NO. 10	NO. 20	NO. 30
NO. 40	NO. 50	NO. 60
NO. 70	NO. 80	NO. 90
NO. 100	NO. 110	NO. 120
NO. 130	NO. 140	NO. 150
NO. 160	NO. 170	NO. 180
NO. 190	NO. 200	NO. 210
NO. 220	NO. 230	NO. 240
NO. 250	NO. 260	NO. 270
NO. 280	NO. 290	NO. 300

DATE	NO.	DESCRIPTION
12/15/2017	1	ISSUED FOR PERMITS
01/10/2018	2	ISSUED FOR CONSTRUCTION
01/10/2018	3	ISSUED FOR CONSTRUCTION
01/10/2018	4	ISSUED FOR CONSTRUCTION
01/10/2018	5	ISSUED FOR CONSTRUCTION
01/10/2018	6	ISSUED FOR CONSTRUCTION
01/10/2018	7	ISSUED FOR CONSTRUCTION
01/10/2018	8	ISSUED FOR CONSTRUCTION
01/10/2018	9	ISSUED FOR CONSTRUCTION
01/10/2018	10	ISSUED FOR CONSTRUCTION



IRRIGATION LEGEND

DESCRIPTION	SYMBOL
REMOTE CONTROL VALVE	⊙
REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DRIP SYSTEMS	⊙
QUICK COUPLER VALVE	⊙
TIRED SIGNALER	⊙
PVC BALL VALVE	⊙
EMPLINE PVC LATERAL CONNECTOR	---
NON PRESSURE LATERAL LINE	---
1/2" BLUE LINE, SEE OTHER SHEETS INDICATED	---
PRESSURE SUPPLY MAINLINE	---
DRIP FEEDER LINE 12" DRIPLINE SPACING	---

VALVE TAG	STATION #	SIZE
1	1+00	1/2"
2	1+00	1/2"
3	1+00	1/2"
4	1+00	1/2"
5	1+00	1/2"
6	1+00	1/2"
7	1+00	1/2"
8	1+00	1/2"
9	1+00	1/2"
10	1+00	1/2"
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99	1+00	1/2"
100	1+00	1/2"

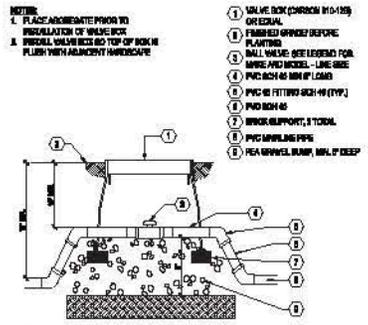
- NOTES**
- SEE SHEET L.3.01 FOR IRRIGATION LAYOUT AND NOTES.
 - SEE SHEET L.3.01 FOR IRRIGATION DETAILS.
 - PROVIDE PVC BRACKET VALVE FOR EACH VALVE.
 - SEE SHEET L.3.01 FOR IRRIGATION SCHEDULE.
 - ALL LATERALS AND MAINLINE BLASTING UNDER HANDICAP SHALL BE 1/2" DIA. TYPICAL.
 - LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DISCUSSION OR PROTECTION OF EXISTING MAINLINE AND CONTROL WIRE FOR FUTURE USE.
 - IF THE INTENT IS TO REMOVE ANY IRRIGATION EQUIPMENT IN THIS CONSTRUCTION AND LANDSCAPE CONTRACTOR SHALL SUPPLY ALL NEW MAINLINE AND CONTROL WIRE TO NEW REMOTE CONTROL VALVES AS INDICATED FOR THIS PLAN, TYPICAL.
 - ALL NEW IRRIGATION BONES, AND ADDITIONAL BONES NECESSARY FOR PROTECTIVE SHALL BE 1/2" DIA. AND 1/2" DIA. AND 1/2" DIA. FROM RELEASE POINTS AND 1/2" DIA. FROM IMMEDIATE BUILDING PERIMETER.
 - FOR ANY REMOTE VALVES, USE 1/2" DIA. EXTRA CONTROL WIRE IN VALUE BOX FOR FUTURE USE.
 - FOR EXISTING AREAS CONTRACTOR TO INSURE LABELS OF VALVE OPERATION, INDICATION AND LINE VALUES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 - CONTRACTOR TO REPLACE EXISTING CONTROLLER WITH PROTECTED CONTROLLER AND NEW IRRIGATION BONES, SEE IRRIGATION LEGEND ON SHEET L.3.01 FOR PROPOSED MODEL.



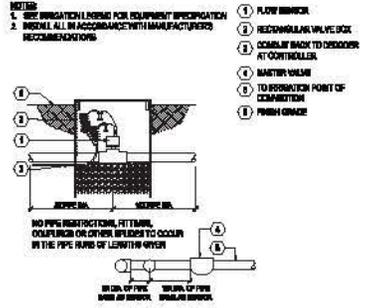
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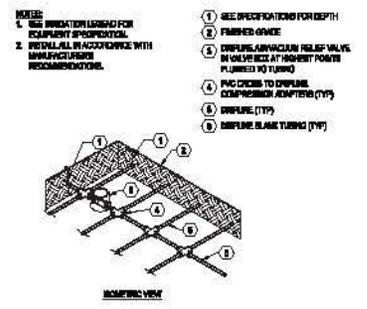
**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS
CAMPBELL, CALIFORNIA**



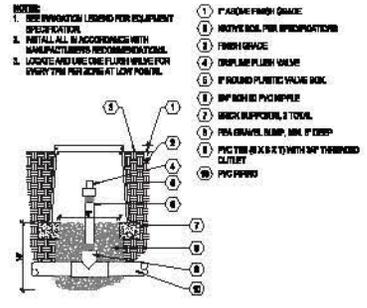
G BALL VALVE
N.T.A.



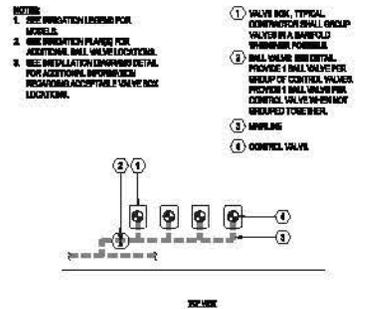
H FLOW SENSOR
N.T.A.



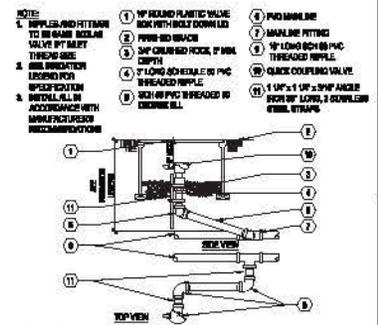
D DRIPLINE AIR/VACUUM RELIEF LATERAL
N.T.A.



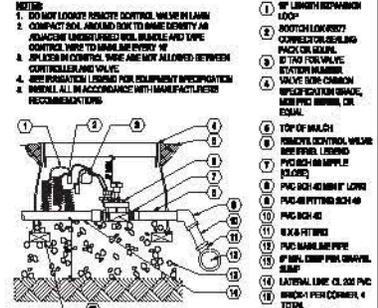
E DRIPLINE FLUSH VALVE ON PVC TEE
N.T.A.



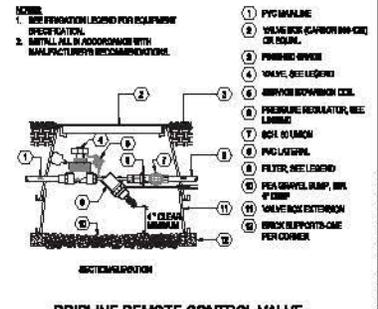
F VALVE LAYOUT
N.T.A.



A QUICK COUPLING VALVE
N.T.A.



B REMOTE CONTROL VALVE
N.T.A.

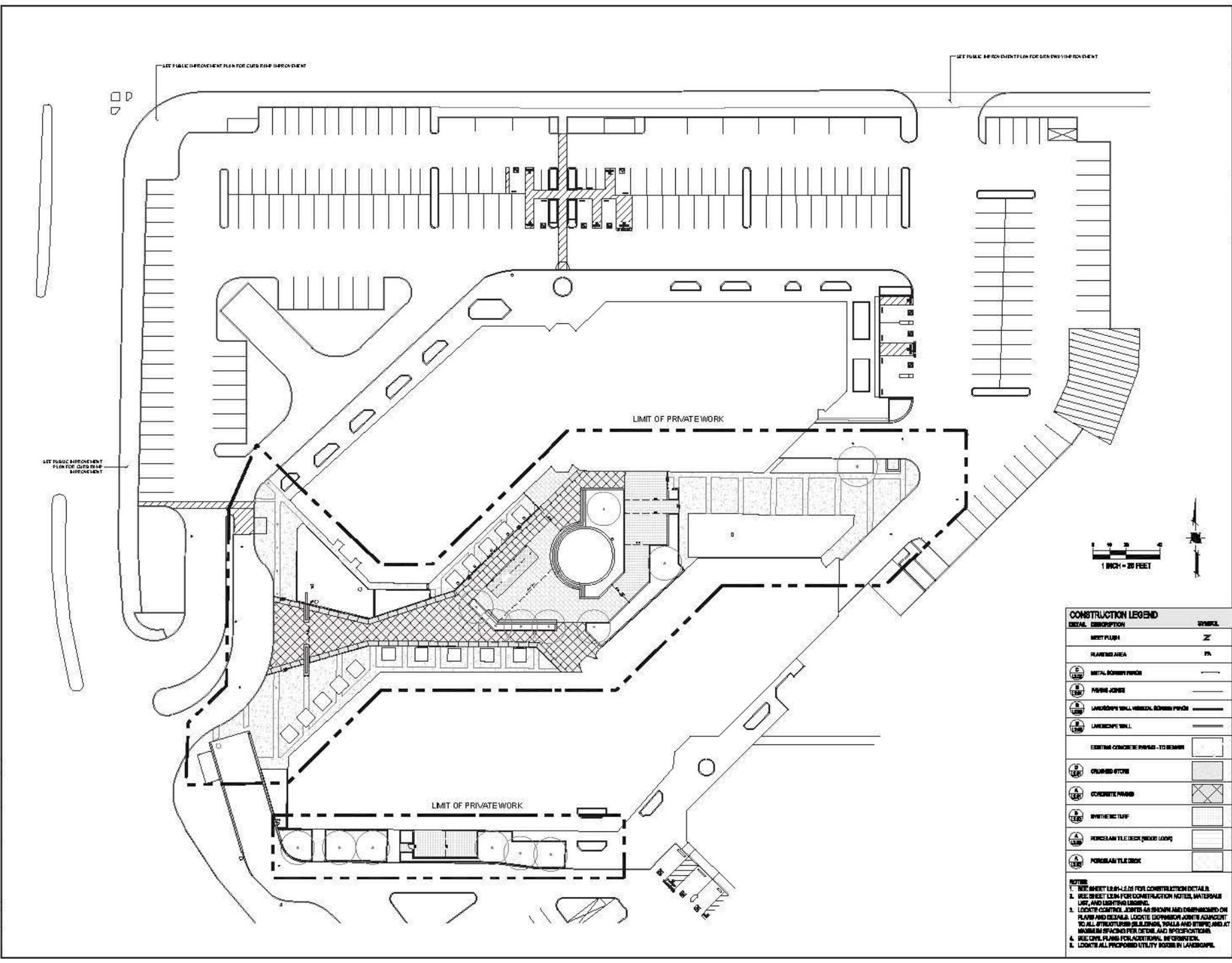


C DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
N.T.A.

1	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
2	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
3	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
4	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
5	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
6	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
7	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
8	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
9	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
10	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
11	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
12	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
13	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
14	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
15	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
16	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
17	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
18	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
19	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES
20	1/2" DIA. ROUND HOLES	1/2" DIA. ROUND HOLES

IRRIGATION DETAILS

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HMTI
 LANDSCAPE ARCHITECTURE
 1700 Alameda Ave., 3rd Floor, Alameda, CA 94601
 (415) 761-1100
 www.hmti.com

NOT FOR CONSTRUCTION



HAMILTON PLAZA
900-910 EAST HAMILTON AVE
 CAMPBELL, CALIFORNIA



CONSTRUCTION LEGEND	
SYMBOL	DESCRIPTION
Z	METAL FLASH
PA	PAVING AREA
(Symbol: Dashed line)	METAL ROOFING PANEL
(Symbol: Dashed line)	PAVING JOINT
(Symbol: Dashed line)	LANDSCAPE WALL, VERTICAL ROOFING PANEL
(Symbol: Dashed line)	LANDSCAPE WALL
(Symbol: Dashed line)	EXISTING CONCRETE PAVING - TO REMAIN
(Symbol: Dashed line)	CHURNED STONE
(Symbol: Dashed line)	CONCRETE PAVING
(Symbol: Dashed line)	SYNTHETIC TURF
(Symbol: Dashed line)	FORBAM TILE DECK (WOOD LOOK)
(Symbol: Dashed line)	FORBAM TILE DECK

1024-20	SD SET
1125-20	BUILDING SET
1225-27	PA HAVING RESIDUAL L
1325-27	PA HAVING RESIDUAL L
1425-27	PA HAVING RESIDUAL L
1525-27	PA HAVING RESIDUAL L
1625-27	PA HAVING RESIDUAL L
1725-27	PA HAVING RESIDUAL L
1825-27	PA HAVING RESIDUAL L
1925-27	PA HAVING RESIDUAL L
2025-27	PA HAVING RESIDUAL L

- NOTES:**
- SEE SHEET 1000-1225 FOR CONSTRUCTION DETAILS.
 - SEE SHEET 1000-1225 FOR CONSTRUCTION NOTES, MATERIAL LIST, AND LIGHTING LAYOUT.
 - LOCATE CONTROL JOISTS AS SHOWN AND DIMENSIONED ON PLAN AND DETAILS. LOCATE EXISTING JOISTS ADJACENT TO ALL STRUCTURAL BUILDINGS, WALLS AND STAIRS, AND AT NUMBER SPACING PER DETAIL AND SPECIFICATIONS.
 - SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
 - LOCATE ALL PROPOSED UTILITY ROOMS IN LANDSCAPE.

LIMIT OF WORK
 C1.03

Notes:
 1. Details shown on this drawing are subject to change without notice and shall be the responsibility of the trade contractor. The contractor shall verify the accuracy of all dimensions and conditions before construction. The contractor shall be responsible for obtaining all necessary permits and for compliance with all applicable codes and regulations. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities. The contractor shall be responsible for obtaining all necessary approvals from the appropriate authorities.



Mr. Isaac or Nathan

FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	LAMP(S)	VOLT	WATT	MOUNTING
F1	7.5" X 7.5" SQUARE LED RECESSED WALL LUMINAIRE WITH WIRE-GRADE LED, BLACK FINISH	OSRAM OSCON	LED 3000K	120	6.0W	RECESSED AT 45° TO TOP OF SURFACE
F2	FIXTURE LUMINAIRE WITH LED LAMP AT 45° ON REMOTE BLACK FINISH REFER TO DRAWING FOR EXACT LEVEL. REFER TO LUMINAIRE DRAWING FOR DIMMING DETAILS.	OSRAM LITE ML300-Q-LED-42W-30-SET WLT	LED 3000K	120	42W	ON SURFACE

PANEL SCHEDULE

NO.	QTY	DESCRIPTION	KVA	NO.	DESCRIPTION	QTY	NO.
1	20/1	SWITCH	0.5	0.5	TELEPHONE SOUND	20/1	1
2	20/1	OUTLET - 200V	1.0	0.5	TELEPHONE RING	20/1	1
3	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
4	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
5	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
6	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
7	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
8	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
9	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
10	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
11	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
12	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
13	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
14	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
15	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
16	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
17	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
18	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
19	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
20	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
21	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
22	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
23	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
24	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
25	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
26	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
27	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
28	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
29	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
30	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
31	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
32	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
33	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
34	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
35	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
36	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
37	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
38	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
39	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
40	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
41	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
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43	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
44	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
45	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
46	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
47	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
48	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
49	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
50	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
51	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
52	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
53	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
54	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
55	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
56	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
57	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
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60	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
61	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
62	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
63	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
64	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
65	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
66	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
67	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
68	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
69	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
70	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
71	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
72	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
73	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
74	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
75	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
76	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
77	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
78	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
79	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
80	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
81	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
82	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
83	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
84	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
85	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
86	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
87	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
88	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
89	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
90	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
91	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
92	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
93	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
94	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
95	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
96	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
97	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
98	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
99	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1
100	20/1	OUTLET - 200V	1.0	0.5	ELECTRIC RING	20/1	1

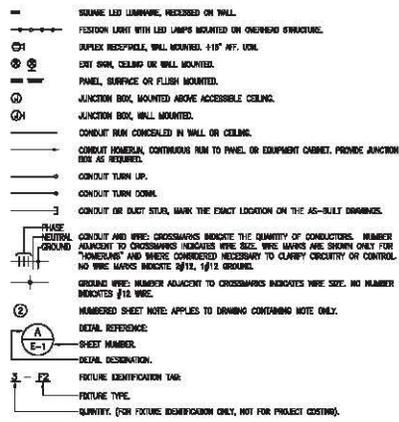
TOTAL KVA: 12.8
 THREE PHASE AMPERE: 35.0

PH. A KVA: 4.3
 PH. B KVA: 4.2
 PH. C KVA: 4.4

GENERAL NOTES:

- THE SCOPE OF WORK OF THIS PROJECT CONSISTS OF:
 - EXTENSION POWER DISTRIBUTION SYSTEM.
 - EXTENSION LIGHTING FIXTURES AND BRANCH CIRCUITRY.
 - GROUNDING.
 - LEADING CONTROL SYSTEM.
 - COMPLIANCE WITH ALL APPLICABLE CODES.
 - TESTING.
 - PREPARE RECORD DRAWINGS ("AS-BUILT").
 - PERMITS.
- ALL EQUIPMENT SHALL BE LISTED BY UNDERWRITER'S LABORATORIES (UL).
- WARRANTY OF CONSTRUCTION: THE CONTRACTOR SHALL WARRANT THAT THE WORK PERFORMED UNDER THIS CONTRACT COMPLIES TO THE CONTRACT REQUIREMENTS AND IS FREE OF ANY DEFECTS OF EQUIPMENT, MATERIALS OR DESIGN FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE OF THE WORK.
- PROJECT RECORD DRAWINGS: PROVIDE COMPLETE RECORD DRAWINGS SHOWING ACTUAL INSTALLED LOCATIONS AND TYPES OF EQUIPMENT, FIXTURES, BRANCH CIRCUITS AND EMPTY CONDUIT RINGS AND A COMPLETE AND ACCURATE SINGLE-LINE DIAGRAM OF THE ELECTRICAL WORK AS INSTALLED. PROJECT RECORD DRAWINGS SHALL BE PROVIDED IN AUTOCAD FORMAT AND PLOTTED ON 20 LB VELLUM MATERIAL, TURN OVER ONE FILED (IN ELECTRONIC FORM ON A COMPACT DISC (CD)) AND ONE SET OF PLOTS TO THE OWNER'S REPRESENTATIVE AS A PART OF THE PROJECT CLOSOUT.
- CONDUIT:
 - ELECTRICAL METALLIC TUBING (EMT) SHALL BE USED IN THE INTERIOR OF THE BUILDING FOR ALL FIXTURES AND BRANCH CIRCUIT "TUNE BUNT" CONDUIT FITTINGS SHALL BE STEEL COMPRESSION OR SET SCREW TYPE. CONDUIT STRAPS SHALL BE ONE OR TWO-HOLE, BALLBEARING IRON.
 - FLEXIBLE METALLIC CONDUIT SHALL BE USED FOR ALL MOTOR CONNECTIONS IN DRY LOCATIONS. CONNECTIONS SHALL BE STEEL.
- ALL CONDUITS SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE.
- ALL CONDUITS SHALL BE STRIPPED COPPER WITH INSULATION TYPE THIN OR XHW, 90 DEGREE C, FOR FEEDER.
- DUPLEX RECEPTACLES SHALL BE NEMA 6-20R, INDUSTRIAL GRADE, COMPLETE WITH BOX DRINKING CLIPS. COLOR SELECTION BY ARCHITECT.
- GROUND-FULLY RECEPTACLES SHALL BE PROVIDED WITH INTERIOR GROUND FAULT CIRCUITRY AND TEST AND RESET SWITCHES.
- INSTALL A LABEL ON EACH BRANCH CIRCUIT CONDUIT AT THE PANELBOARD, IN EACH JUNCTION BOX AND AT EACH OUTLET IDENTIFYING THE CIRCUIT NUMBER, LABELS SHALL BE BRIMLEY, BONDY, BETA OR APPROVED EQUAL.
- INSTALL WORK (WIRING, LABEL AND PLUMB) IN RELATIONSHIP TO LINES OF BUILDING. DO NOT INSTALL ANY EXPOSED WIRING, OR OTHERS, UNLESS WORK UNLESS SPECIFICALLY APPROVED BY OWNER'S REPRESENTATIVE.
- PROVIDE AN INSULATED (GREEN) GROUND WIRE IN EACH CONDUIT.
- WHERE MORE THAN THREE 90 DEGREE BENDS ARE REQUIRED IN ANY CONDUIT RUN, PULL BOXES SHALL BE INSTALLED.
- PROVIDE A WIRING PULL LINE IN ALL EMPTY CONDUITS OR DUCTS.
- BRANCH CIRCUITRY SHALL BE CONCEALED WITHIN WALLS AND CEILING CAVITIES UNLESS OTHERWISE SHOWN OR SPECIFIED.
- PROVIDE APPROVED FIRE SEALING WHEN PASSING THROUGH HATCH, FLOORS, WALLS AND CEILING.
- PROVIDE ADDRESS CIRCUIT MARKERS (CLEAR WITH BLACK PRINT) IDENTIFYING PANEL AND CIRCUIT NUMBER ON EACH RECEPTACLE AND MOTOR CIRCUIT. MARKERS SHALL BE PLACED ON THE RECEPTACLE COVER PLATES OR ON THE OUTSIDE OF DISCONNECT SWITCHES IN DRY LOCATIONS AND ON THE INSIDE OF DISCONNECT SWITCHES IN WET LOCATIONS.
- TEST MOTORS, LIGHT FIXTURES, RECEPTACLES AND OTHER ELECTRICAL DEVICES FOR CORRECT OPERATION.
- TEST LEADING CIRCUITS FOR CORRECT OPERATION THROUGH THE CONTROL SYSTEM.
- PROVIDE A THREE-PHASE PANELBOARD DIRECTORY IN EACH PANELBOARD.
- CIRCUIT BREAKERS SHALL HAVE INTERRUPTING CAPACITY TO MATCH DRIVING.
- PROVIDE ALL TESTING AND COMMISSIONING FOR CALIFORNIA ENERGY TITLE 24 REQUIREMENTS.

SYMBOLS LIST



ABBREVIATIONS

- A AMPERE.
- C CONDUIT.
- CS CIRCULAR.
- D DUCT.
- G GROUND.
- IF GROUND FAULT INTERRUPTER.
- IN IN.
- IN RELOCATED.
- TP TYPICAL.
- UNW UNLESS OTHERWISE NOTED.
- V VOLT.
- W WIRE.
- WP WEATHERPROOF.
- W WITH.
- 444' MOUNT 44" ABOVE FINISHED FLOOR FROM THE CENTER LINE OF DEVICE.

DRAWING LIST

- E-1 SYMBOLS, NOTES AND SCHEDULES.
- E-2 ELECTRICAL PLAN.
- E-3 TITLE 24.

Project: HAMILTON PLAZA
 LANDSCAPE IMPROVEMENTS
 CAMPBELLRIA



Date: 11/04/16
 Drawn: WJ
 Checked: JP
 Drawing Title: SYMBOLS, NOTES AND SCHEDULES
 Scale: NOT TO SCALE
 Project No: 000000
 Drawing No: E-1

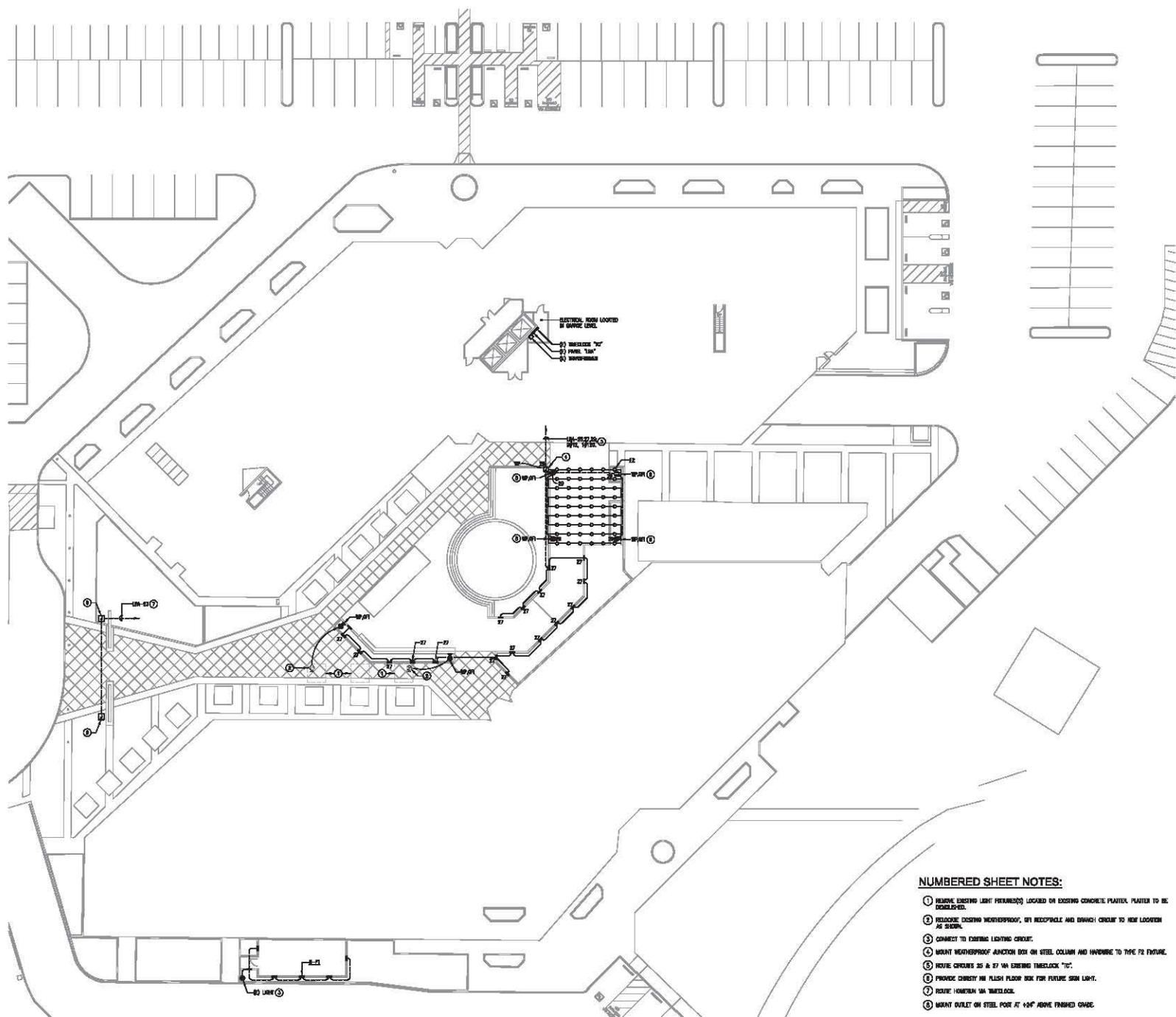
OWNER'S AGREEMENT:
 The client agrees that the final design is subject to a final review by the client. The client agrees to provide all necessary information and approvals in a timely manner. The client agrees to pay for all design fees and materials. The client agrees to hold the architect harmless for any errors or omissions in the design. The client agrees to hold the architect harmless for any damages or injuries resulting from the design. The client agrees to hold the architect harmless for any legal actions or claims. The client agrees to hold the architect harmless for any other matters. The client agrees to hold the architect harmless for any other matters. The client agrees to hold the architect harmless for any other matters.

DATE: _____
 BY: _____
 TITLE: _____

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

B·R·K
 ARCHITECTURE INC.
 1000 B STREET, SUITE 200
 CAMPBELL, CALIFORNIA 95008
 TEL: (408) 386-7700
 FAX: (408) 386-7701

No. Name or Rank Title



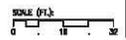
- NUMBERED SHEET NOTES:**
- ① REMOVE EXISTING LIGHT FIXTURE(S) LOCATED ON EXISTING CONCRETE PLASTER. PLASTER TO BE REFINISHED.
 - ② RELOCATE EXISTING WEATHERPROOF, 8"X12" RECEPTACLE AND BRANCH CIRCUIT TO NEW LOCATIONS AS SHOWN.
 - ③ CONNECT TO EXISTING LIGHTING CIRCUIT.
 - ④ MOUNT WEATHERPROOF JUNCTION BOX ON STEEL COLUMN AND HARDWARE TO TYPE F20 FEATURE.
 - ⑤ MOUNT CHANGES 25 & 27 1/4" EXISTING TIMECLOCK "TIC".
 - ⑥ PROVIDE CHERRY W/ FLUSH FLOOR BOX FOR FUTURE SIGN LIGHT.
 - ⑦ MOUNT 100WATT 1/4" TIMECLOCK.
 - ⑧ MOUNT OUTLET ON STEEL POST AT 4'-0" ABOVE FINISHED GRADE.

Project: **HAMILTON PLAZA
 LANDSCAPE IMPROVEMENTS
 CAMPBELL, CALIFORNIA**



Date: 11-04-16
 Drawn: WJ
 Checked: JP
 Drawing Title: ELECTRICAL PLAN

Scale: AS NOTED
 Project No: C00000
 Drawing No: E-2



STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-01-E
CALIFORNIA ENERGY COMMISSION
Page 2 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

I. Outdoor Lighting Schedule and Field Inspection Check

Luminaire Schedule		Installed Watts			Location	Cutoff	Field Inspector		
A	B	C	D	E	F	G	H	I	
Name or Item Tag	Complete Luminaire Description	Watts per Luminaire	CEC Default Item Watts (150 Watt)	Accounting for (150 Watt)	Number of Luminaires	Total Installed Watts (Watts) (C, D, E)	BUO Rating	Pass	Fail
F1	LED step light	10.5			24	252			
F2	Festoon light	106.7			1	107			
INSTALLED WATTS PAGE TOTAL:						359	Enter sum total of all pages (Sum Total INSTALLED Outdoor lighting wattage) into NRCC-LTO-01-E, Page 1		

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 05/15)
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Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

F. Schedule of luminaires exempt from the outdoor lighting power requirements in §148.7

Name or Symbol	Description of exempt luminaire in accordance with the exemptions

G. Schedule of luminaires exempt from the cutoff requirements in §130.2b)

Name or Symbol	Description of exempt luminaire in accordance with the exemptions

H. Schedule of luminaires exempt from the outdoor lighting control requirements in §130.2c)

Name or Symbol	Description of exempt luminaire in accordance with the exemptions
F1	Less than 30w. Exempt from occupancy sensor control
F2	Less than 30w. Exempt from occupancy sensor control

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-01-E
CALIFORNIA ENERGY COMMISSION
Page 1 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

A. General Information

Project Address: 900 Hamilton, Campbell
CEC Illustrated Hardscape Area

Phase of Construction: New Construction Addition Alteration
Outdoor Lighting Zone (OLZ): OLZ-1 OLZ-2 OLZ-3 OLZ-4
I have confirmed with the AHJ which OLZ applies to this site. For outdoor lighting zone designations, see Title 24 Part 6, §10-114.

B. LIGHTING COMPLIANCE DOCUMENTS (check box for each document included)

For detailed instructions on the use of Title 24 and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.

NRCC-LTO-01-E Certificate of compliance
 NRCC-LTO-02-E Outdoor Lighting Controls Certificate of compliance
 NRCC-LTO-03-E Outdoor Lighting Power Allowances Certificate of compliance

C. Summary of Allowed Outdoor Lighting Power

1	Sum Total ALLOWED Outdoor Lighting Wattage from NRCC-LTO-03-E, Page 1	Watts
1	Condition ONLY if installed & Allowed	872
2	Sum Total INSTALLED Outdoor Lighting Wattage from NRCC-LTO-01-E, Page 3	359

D. Declaration of Required Insulation Certificates

Declare by checking all Insulation Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

NRCC-LTO-01-E: Must be submitted for all buildings Field Inspector
 NRCC-LTO-02-E: Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance. Field Inspector

E. Declaration of Required Certificates of Acceptance

Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)

NRCC-LTO-02-A: Must be submitted for outdoor lighting controls. Field Inspector

STEELWAVE
Architecture and Interior Design
ESTABLISHED 1988
4000 7th Avenue, Suite 300
Berkeley, CA 94704-6802
Tel: (415) 571-2220
www.steelwave.com

Steelwave is proud to be the first building designer to be awarded the LEED Platinum certification for the Hamilton Plaza Courtyard. The first building designer to be awarded the LEED Platinum certification for the Hamilton Plaza Courtyard. The first building designer to be awarded the LEED Platinum certification for the Hamilton Plaza Courtyard.

BRK ASSOCIATES, INC.
ARCHITECTURE, INTERIOR DESIGN, ENGINEERING
1200 B Street, Suite 209
Hayward, CA 94541
Tel: (510) 889-7770
Fax: (510) 889-7791

Project Title: HAMILTON PLAZA LANDSCAPE IMPROVEMENTS CAMPPELL, CA

Date: 11-04-16
Drawn: JPD
Checked: JP
Drawing Title: TITLE 24
Scale: NOT TO SCALE
Project No: OUTDOOR
Drawing No: E-3

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
CEC-NRCC-LTO-02-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-02-E
CALIFORNIA ENERGY COMMISSION
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Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

B. MANDATORY OUTDOOR LIGHTING CONTROL SCHEDULE and FIELD INSPECTION CHECKLIST

Outdoor Lighting Control Schedule		Standards Complying With (all that apply, or enter "E" if Exempted)										Field Inspector	
A	B	C	D	E	F	G	H	I	N	O	Pass	Fail	
Location and Application of Luminaires being controlled	Type/Description of Lighting Control (e.g. motion sensor, photocell, outdoor astronomical time-switch control, centralized time-based zone lighting control)	# of units	§130.2b(1)	§130.2b(1)	§130.2b(2)	§130.2b(3)	§130.2b(4)	§130.2b(5)					
Courtyard	Lighting control panel & photocell	1	X	X	X	X					X		

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
CEC-NRCC-LTO-02-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-02-E
CALIFORNIA ENERGY COMMISSION
Page 1 of 3
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

The NRCC-LTO-02-E shall be used to document all mandatory outdoor lighting controls that are applicable to the project.

A. Mandatory Outdoor Lighting Control Declaration Statements

Check all that apply.

- Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 24 Appliance Efficiency Regulations in accordance with §110.9(a).
- Lighting shall be controlled by a lighting control system or energy management control system in accordance with §110.5. An installation Certificate shall be submitted in accordance with §130.4(b).
- All lighting controls and equipment shall comply with the applicable requirements in §110.9 and shall be installed in accordance with the manufacturer's instructions in accordance with §130.1.
- Post-Night Outdoor Lighting Controls, as defined in Section 100.15b), shall meet the requirements in Section 110.9(b).
- All outdoor incandescent luminaires rated over 100 watts, determined in accordance with Section 130.0(c), shall be controlled by a motion sensor.
- All outdoor luminaires rated for use with lamps greater than 150 lamp watts, determined in accordance with Section 130.0(c), shall comply with Backlight, Uplight, and Glare (collectively referred to as a "BUG") in accordance with Section 130.2(b).
- All installed outdoor lighting shall be controlled by a photocell or outdoor astronomical time-switch control in accordance with Section 130.2(c).
- All installed outdoor lighting shall be circled and independently controlled from other electrical loads by an automatic scheduling control in accordance with Section 130.2(c).
- All installed outdoor lighting where the bottom of the luminaire is mounted 24 feet or less above the ground, shall be controlled with automatic lighting controls in accordance with Section 130.2(c).
- For outdoor Sales Frontage, Outdoor Sales Lots, and Outdoor Sales Canopies lighting, an automatic lighting control in accordance with Section 130.2(c).
- For building facade, Ornamental Hardscape and Outdoor Dining lighting, an automatic lighting control in accordance with Section 130.2(c).
- Before an occupancy permit is granted for a newly constructed building or area, or a new lighting system serving a building, area, or site is operated for normal use, indoor lighting controls serving the building, area, or site shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with §130.4(a). Outdoor lighting controls shall comply with the applicable requirements of Section 130.2(c) and Reference Nonresidential Appendix NA7.8.

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-01-E
CALIFORNIA ENERGY COMMISSION
Page 4 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Joseph Pho
Signature Date: 11/4/2016
Company: BRK Associates, Inc.
Address: 1200 B Street, Suite 209
City/State/Zip: Hayward, CA 94541
Phone: (510) 889-7770

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Edwan Pho
Signature Date: 11/4/2016
Company: BRK Associates, Inc.
Address: 1200 B Street, Suite 209
City/State/Zip: Hayward, CA 94541
Phone: (510) 889-7770

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CEC-NRCC-LTO-03-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-03-E
CALIFORNIA ENERGY COMMISSION
Page 4 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

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STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CEC-NRCC-LTO-03-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-03-E
CALIFORNIA ENERGY COMMISSION
Page 1 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

A. OUTDOOR LIGHTING POWER ALLOWANCE SUMMARY

1	General Hardscape Lighting Power Allowance (See Total from Section B of NRCC-LTO-03-E)	1	872
2	Additional Specific "use it or lose it" Lighting Power Allowances listed on each of these cells shall be identical to total allowed watts determined in Section C-1 to C-4 of NRCC-LTO-03-E		
PER APPLICATION from Section C-1	PER UNIT LENGTH (SIZES IN FEET) from Section C-2	PER HARDSCAPE AREA (CONCRETE, COATING) from Section C-3	PER SPECIFIC AREA from Section C-4
0	0	0	0
3	Sum Total Allowed Outdoor Lighting Wattage (add rows 1 and 2)		872

B. GENERAL HARDSCAPE LIGHTING POWER ALLOWANCE FROM TABLE 14.1-A

Area	Area Wattage Allowance (AWA)				Linear Wattage Allowance (LWA)				Initial Wattage Allowance (IWA)	Total General Hardscape Lighting Allowance
	A	B	C	D	E	F	G	H		
Name of Area	Illustrated Hardscape Area	AWA Per Square Foot	AWA (B x C)	Perimeter Length of General Hardscape	LWA Per Linear Foot	LWA (B x F)	AWA (B x H)	D = G + H		
Courtyard	4.56	0.09	374	496	0.6	296		672		
TOTAL										872

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
CEC-NRCC-LTO-02-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-02-E
CALIFORNIA ENERGY COMMISSION
Page 3 of 3
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

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Phone: (510) 889-7770

LANDSCAPE CONCEPT

