

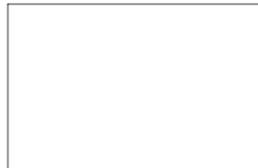
Volume 1 – Master Plans

Sheet Index

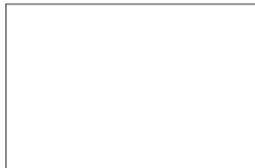
Sheet Number	Sheet Name
A0.00	Cover Sheet
A0.1	General Notes and Project Information
A0.5A	Site Plan – Existing Conditions
A0.5	Site Plan – Phase 3 Areas
A1.0	Site Plan – Phase 3
A1.1	Circulation Plan – Phase 3
A1.2	Site Plan – Phase 4
A1.3	Site Plan w/Fitness – Phase 4
A1.4	Vehicle Circulation Plan – Phase 4
A1.5	Pedestrian Circulation Plan – Phase 4
A1.6	Phasing Plan
C1.0	Phase 3 Emergency Access Plan
C1.1	Existing Site Plan
L1.0	Tree Survey
L1.1	Tree Removal and Preservation Plan
L1.2	Existing Tree Inventory
L1.3	Existing Tree Inventory

PRUNEYARD MASTER PLAN

CITY APPROVAL



CITY APPROVAL



PLANNING SET
09/11/20



SHEET INDEX

Sheet Number	Sheet Name
A0.00	COVER SHEET
A0.1	GENERAL NOTES AND PROJECT INFORMATION
A0.5	EXISTING SITE PLAN
A1.0	SITE PLAN - PHASE 3
A1.1	CIRCULATION PLAN - PHASE 3
A1.2	SITE PLAN - PHASE 4
A1.3	SITE PLAN W/ FITNESS - PHASE 4
A1.4	VEHICLE CIRCULATION PLAN - PHASE 4
A1.5	PEDESTRIAN CIRCULATION PLAN - PHASE 4
A1.6	PHASING PLAN
C1.0	PHASE 3 EMERGENCY ACCESS PLAN
C1.1	EXISTING SITE PLAN
L1.0	TREE SURVEY
L1.1	TREE REMOVAL AND PRESERVATION PLAN
L1.2	EXISTING TREE INVENTORY
L1.3	EXISTING TREE INVENTORY

PLANNING DEPARTMENT NOTES

Note: The Pruneyard Master Plan was approved by the City of Campbell City Council on October 18, 2016. The architectural design of the Office Building O1 was approved by the City of Campbell Planning Commission on July 10, 2018.

This application proposes modifications to the sequencing of the developments included in Phase 3 and 4 of the Approved Master Plan. The completed development at the end of Phase 4 is unchanged from the Approved Master Plan, however the configuration at the end of Phase 3 is modified and is the focus of this application.

Original Phasing:
 Phase 3: R1, R2, R3, Garage G1 Expansion
 Phase 4: O1, G2 Garage

Modified Phasing:
 Phase 3: O1, Garage G1 Expansion
 Phase 4: R1, R2, R3, Further G1 Expansion

The Office Building O1 (Volume 2) has minor modifications to eliminate the buried garage G2 and to modify the penthouse and entry lobby access point. These changes are clouded to allow reviewers to focus on the changes to the current approvals. Garage Expansion G1 (Volume 3) has been modified due to the deferral of the R3 building until Phase 4. Further G1 expansion and site work will be required under Phase 4 and will be submitted under a separate application at a later date, prior to commencement of any Phase 4 development.



ELLIS PARTNERS



ISSUES AND REVISIONS
 NO DATE DESCRIPTION

PROJECT NUMBER
 17005.00

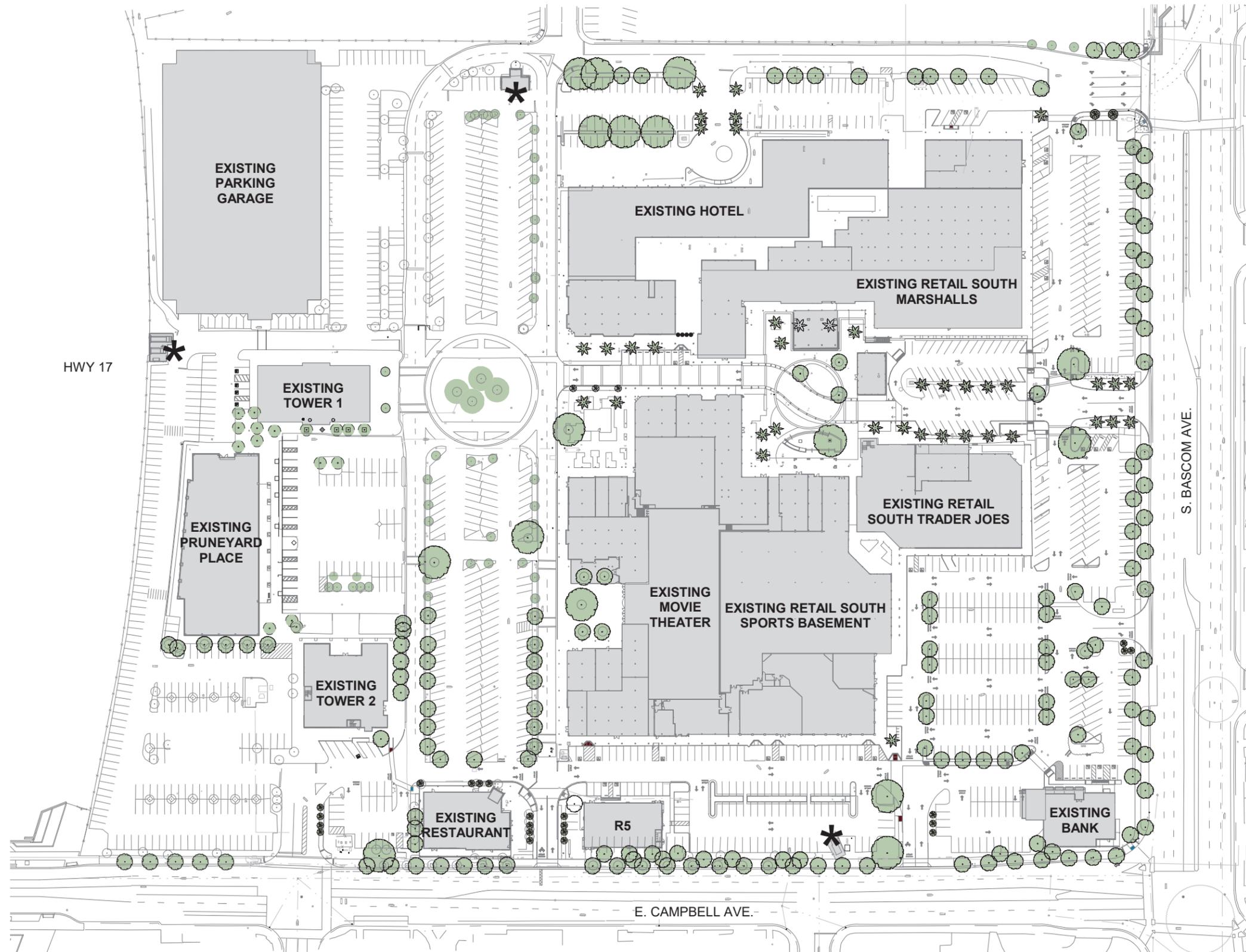
SHEET TITLE
 GENERAL NOTES AND PROJECT INFORMATION

SCALE



SHEET NUMBER

A0.1



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B	09/11/20	Planning Revision

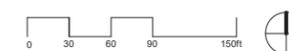
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SHEET TITLE
SITE PLAN - EXISTING CONDITIONS

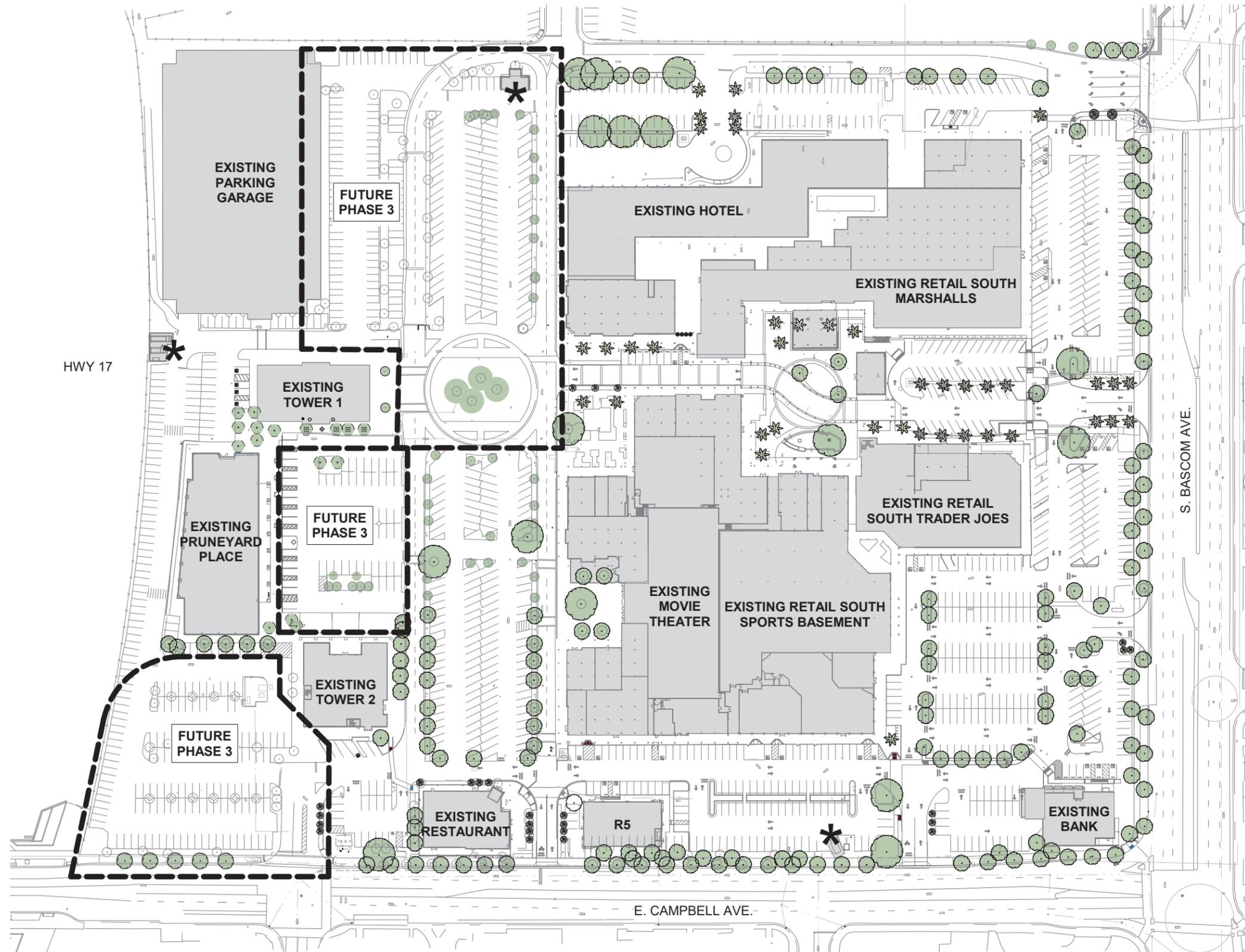
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1" = 60'-0"



SHEET NUMBER



A0.5A



ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	09/11/20	Planning Revision

PROJECT NUMBER
17005.00

SHEET TITLE
SITE PLAN - PHASE 3 AREAS

SCALE
1" = 60'-0"

SHEET NUMBER

A0.5

PARKING TABLE

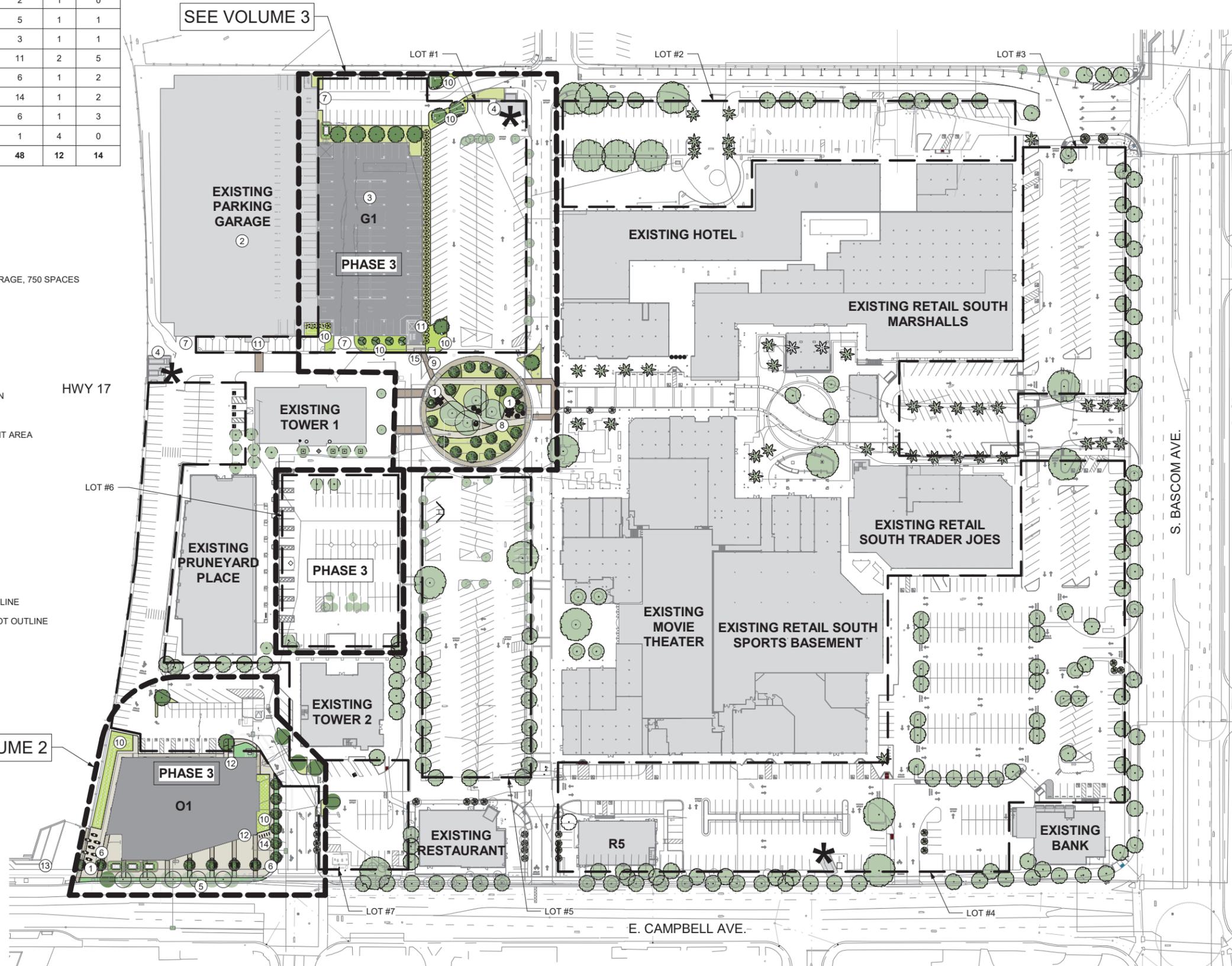
LOT NAME	TOTAL SPACES	TYP SPACES	ADA RQD	ADA SPACES	VAN RQD	VAN SPACES
LOT 1	152	150	5	2	1	0
LOT 2	135	129	4	5	1	1
LOT 3	153	149	5	3	1	1
LOT 4	361	345	6	11	2	5
LOT 5	127	119	4	6	1	2
LOT 6	88	72	3	14	1	2
LOT 7	140	131	4	6	1	3
GARAGE*	1008	1007	17	1	4	0
TOTAL	2164	2102	49	48	12	14

*Includes existing garage and proposed expansion.

LEGEND

- ① NEW SEATING AREA
- ② EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
- ③ NEW PARKING GARAGE
- ④ (E) TRASH ENCLOSURE
- ⑤ BUS STOP
- ⑥ NEW SIGNAGE
- ⑦ PARKING GARAGE ENTRY/EXIT
- ⑧ NEW PEDESTRIAN CIRCULATION
- ⑨ SPEED TABLE, RAMP UP
- ⑩ LANDSCAPE WATER TREATMENT AREA
- ⑪ PUBLIC ELEVATORS
- ⑫ OFFICE ENTRY LOBBY
- ⑬ NEW PORTALS PROJECT
- ⑭ BIKE CORRAL
- ⑮ VALET DROP OFF

- PHASE OUTLINE
- PARKING LOT OUTLINE



NOTE:
REFER TO THE LEGEND ON SHEET A1.2 FOR ADDITIONAL INFORMATION.

* = EXISTING REFUSE ENCLOSURE

ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	07/07/20	Planning Revision

PROJECT NUMBER
17005.00

SHEET TITLE
SITE PLAN - PHASE 3

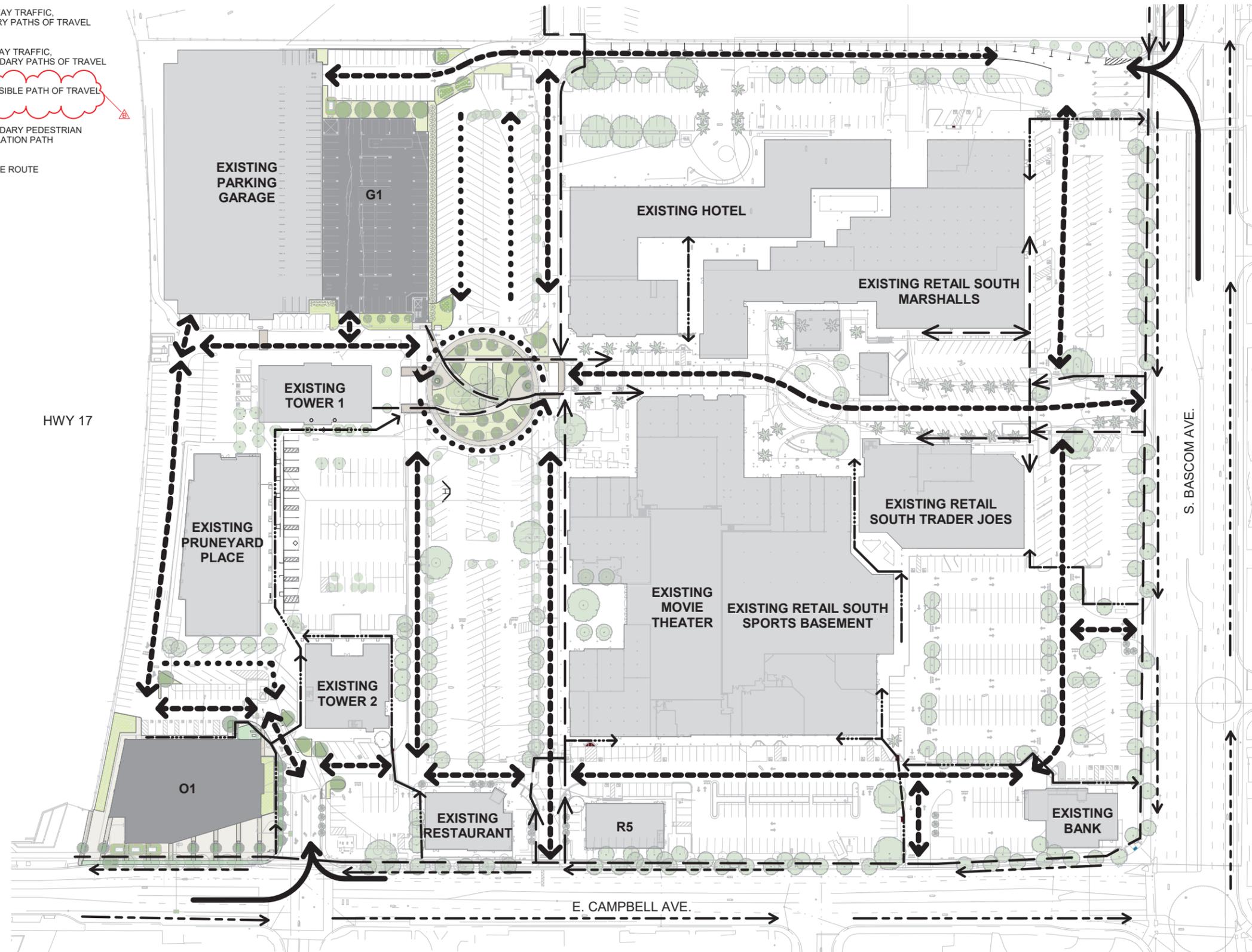
SCALE
As indicated

SHEET NUMBER

A1.0

LEGEND

-  SIGNALLED INTERSECTIONS
-  TWO-WAY TRAFFIC, PRIMARY PATHS OF TRAVEL
-  ONE-WAY TRAFFIC, SECONDARY PATHS OF TRAVEL
-  ACCESSIBLE PATH OF TRAVEL
-  SECONDARY PEDESTRIAN CIRCULATION PATH
-  BICYCLE ROUTE



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	07/07/20	Planning Revision

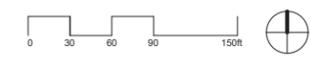
PROJECT NUMBER
17005.00

SHEET TITLE
CIRCULATION PLAN - PHASE 3

SCALE
1" = 60'-0"

SHEET NUMBER

NOTE:
REFER TO A1.4 & A1.5 FOR ADDITIONAL CIRCULATION NOTES.



SHEET NOTES

SEE FEHR & PEERS MEMO FOR DETAILED PARKING ANALYSIS

LEGEND

- PROPERTY LINE
- SETBACK LINE
- STORM EASEMENT LINE
- PARCEL LINE
- ☐ TRAFFIC SIGNAL
- ↑ DIRECTION OF TRAFFIC

KEY NOTES

- ① NEW SEATING AREA
- ② NEW OUTDOOR DINING AREA
- ③ NEW STAMPED ASPHALT PAVING
- ④ CHILDREN'S PLAY AREA
- ⑤ VALET DROP OFF AREA / OFF PEAK LOADING
- ⑥ EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
- ⑦ NEW PARKING GARAGE
- ⑧ (E) TRASH ENCLOSURE
- ⑧A NEW TRASH ENCLOSURE
- ⑨ BUS STOP
- ⑩ DROP OFF AREA
- ⑪ NEW SIGNAGE, SEE SIGNAGE PACKAGE
- ⑫ PARKING GARAGE ENTRY/EXIT
- ⑬ NEW PEDESTRIAN CIRCULATION
- ⑭ SPEED TABLE, RAMP UP
- ⑮ LANDSCAPE WATER TREATMENT AREA
- ⑯ PUBLIC ELEVATORS
- ⑰ OFFICE ENTRY LOBBY
- ⑱ NEW BIKE LANE
- ⑲ NEW PORTALS PROJECT
- ⑳ NEW STRIPING TO ACCOMMODATE LEFT TURN
- ㉑ STAMPED CONCRETE
- ㉒ ARCADE REMOVAL / TRELIS CREATION
- ㉓ PUBLIC ART IN NEW PLAZA
- ㉔ ENCLOSURE SCREENING
- ㉕ BIKE CORRAL
- ㉖ IMPROVED BIKE TRAIL ACCESS & MARKERS
- ㉗ OFFICE LOADING ZONE

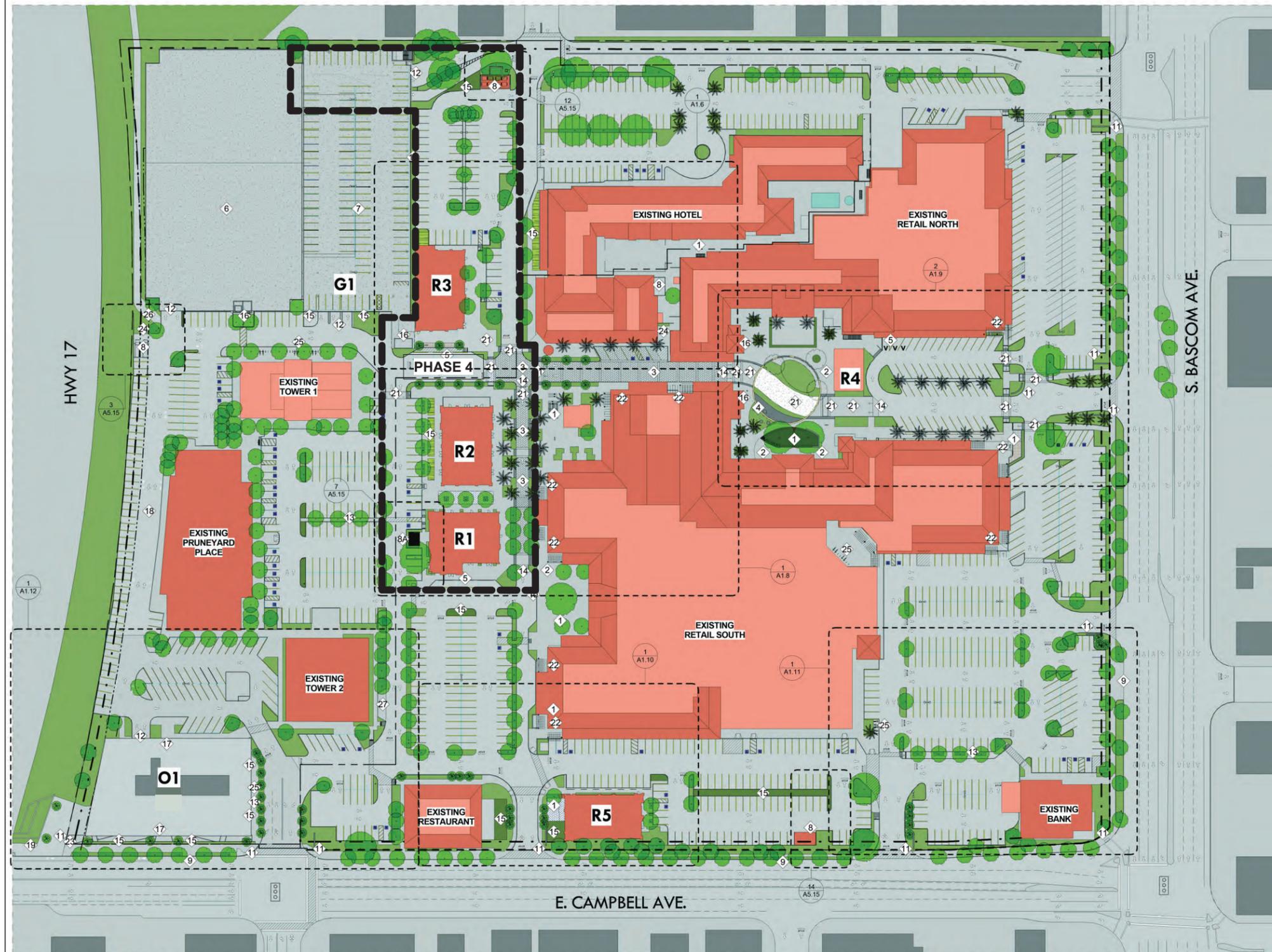
ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	07/07/20	Planning Revision

PROJECT NUMBER
17005.00

SHEET TITLE
SITE PLAN - PHASE 4

SCALE
N.T.S.

SHEET NUMBER



NOTES:
 1. THIS PLAN INCLUDED IN 10/18/2016 APPROVAL PLAN.
 2. PHASE 4 SITE PLAN IS PROVIDED FOR REFERENCE. FINAL PARKING CONFIGURATION AND DESIGN FOR THE EXPANSION/MODIFICATION OF G1 AND ASSOCIATED SITE WORK OCCURRING WITHIN PHASE 4 IS SUBJECT TO SEPARATE CITY APPROVAL.

SHEET NOTES

SEE FEHR & PEERS MEMO FOR DETAILED PARKING ANALYSIS.

OPTIONAL POOL ON R3 SHOWN PENDING TENANT DIRECTION.

LEGEND

- PROPERTY LINE
- SETBACK LINE
- STORM EASEMENT LINE
- PARCEL LINE
- TRAFFIC SIGNAL
- ↑ DIRECTION OF TRAFFIC

KEY NOTES

- ① NEW SEATING AREA
- ② NEW OUTDOOR DINING AREA
- ③ NEW STAMPED ASPHALT PAVING
- ④ CHILDREN'S PLAY AREA
- ⑤ VALET DROP OFF AREA / OFF PEAK LOADING
- ⑥ EXISTING 4 LEVEL PARKING GARAGE, 750 SPACES
- ⑦ NEW PARKING GARAGE
- ⑧ TRASH ENCLOSURE
- ⑨ BUS STOP
- ⑩ DROP OFF AREA
- ⑪ NEW SIGNAGE, SEE SIGNAGE PACKAGE
- ⑫ PARKING GARAGE ENTRY /EXIT
- ⑬ NEW PEDESTRIAN CIRCULATION
- ⑭ SPEED TABLE, RAMP UP
- ⑮ LANDSCAPE WATER TREATMENT AREA
- ⑯ PUBLIC ELEVATORS
- ⑰ OFFICE ENTRY LOBBY
- ⑱ NEW BIKE LANE
- ⑲ NEW PORTALS PROJECT
- ⑳ NEW STRIPING TO ACCOMMODATE LEFT TURN
- ㉑ STAMPED CONCRETE
- ㉒ ARCADE REMOVAL / TRELLIS CREATION
- ㉓ PUBLIC ART IN NEW PLAZA
- ㉔ ENCLOSURE SCREENING
- ㉕ BIKE CORRAL
- ㉖ IMPROVED BIKE TRAIL ACCESS & MARKERS
- ㉗ OFFICE LOADING ZONE

ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	07/07/20	Planning Revision

PROJECT NUMBER
17005.00

SHEET TITLE
SITE PLAN W/ FITNESS - PHASE 4

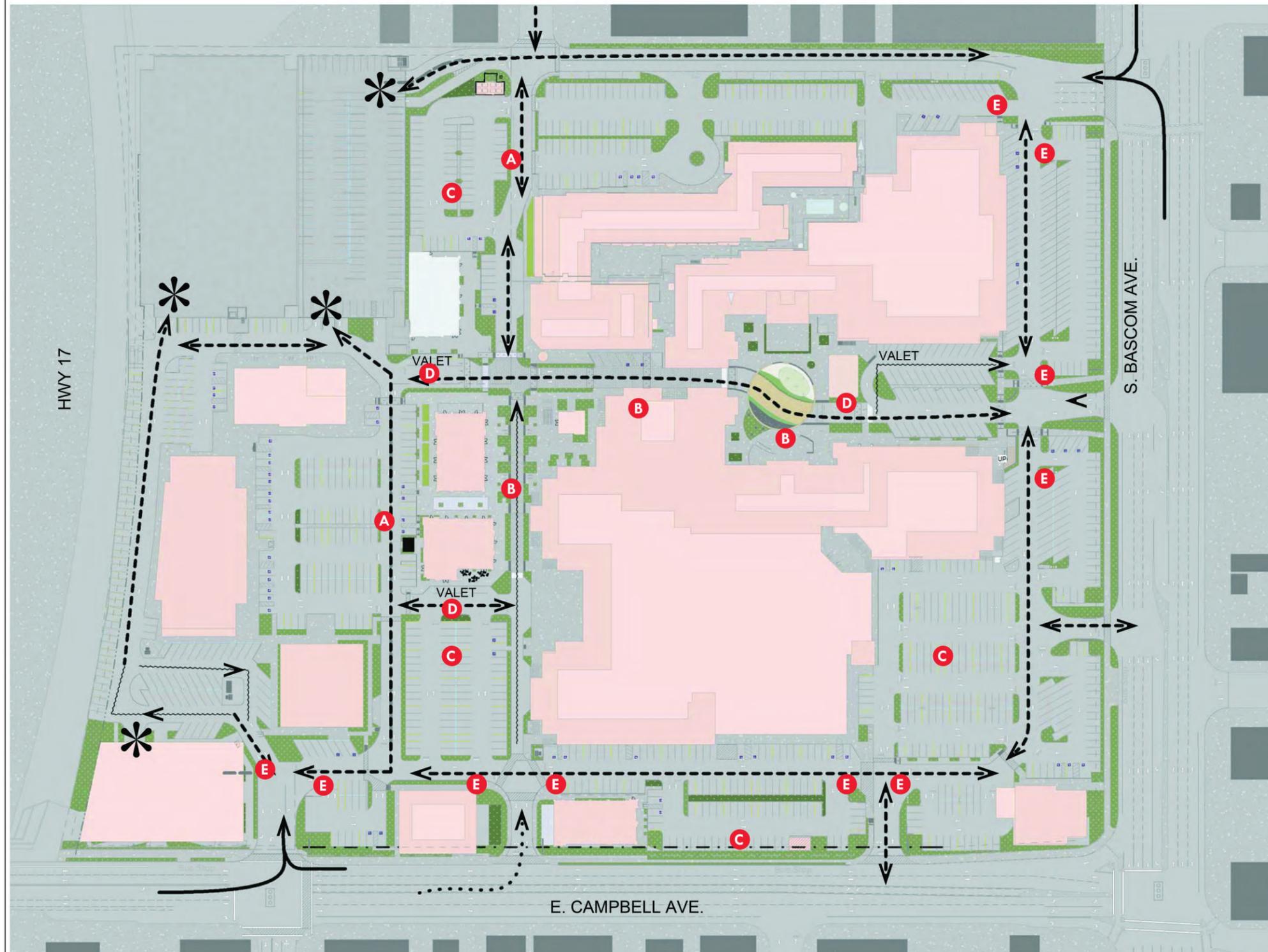
SCALE
N.T.S.

SHEET NUMBER



NOTES:
1. THIS PLAN INCLUDED IN 10/18/2016 APPROVAL PLAN

2. PHASE 4 SITE PLAN IS PROVIDED FOR REFERENCE. FINAL PARKING CONFIGURATION AND DESIGN FOR THE EXPANSION/MODIFICATION OF G1 AND ASSOCIATED SITE WORK OCCURRING WITHIN PHASE 4 IS SUBJECT TO SEPARATE CITY APPROVAL.



NEW CIRCULATION NOTES

- A** NEW TWO WAY ROAD
- B** PEDESTRIAN PRIORITY AREA, ZERO CURB ZONE
- C** RECONFIGURE PARKING TO 90 DEGREE STALLS
- D** VALET DROP OFF LOCATION
- E** NEW STOP SIGNS FOR TRAFFIC CLARITY

LEGEND

- SIGNALLED INTERSECTIONS
- TWO-WAY TRAFFIC, PRIMARY PATHS OF TRAVEL
- ONE WAY TRAFFIC, SECONDARY PATHS OF TRAVEL
- PARKING GARAGE ENTRANCES AND EXITS
- NEW VALET DROP OFF POINT
- TRAFFIC SIGNAL

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	07/07/20	Planning Revision

PROJECT NUMBER
17005.00

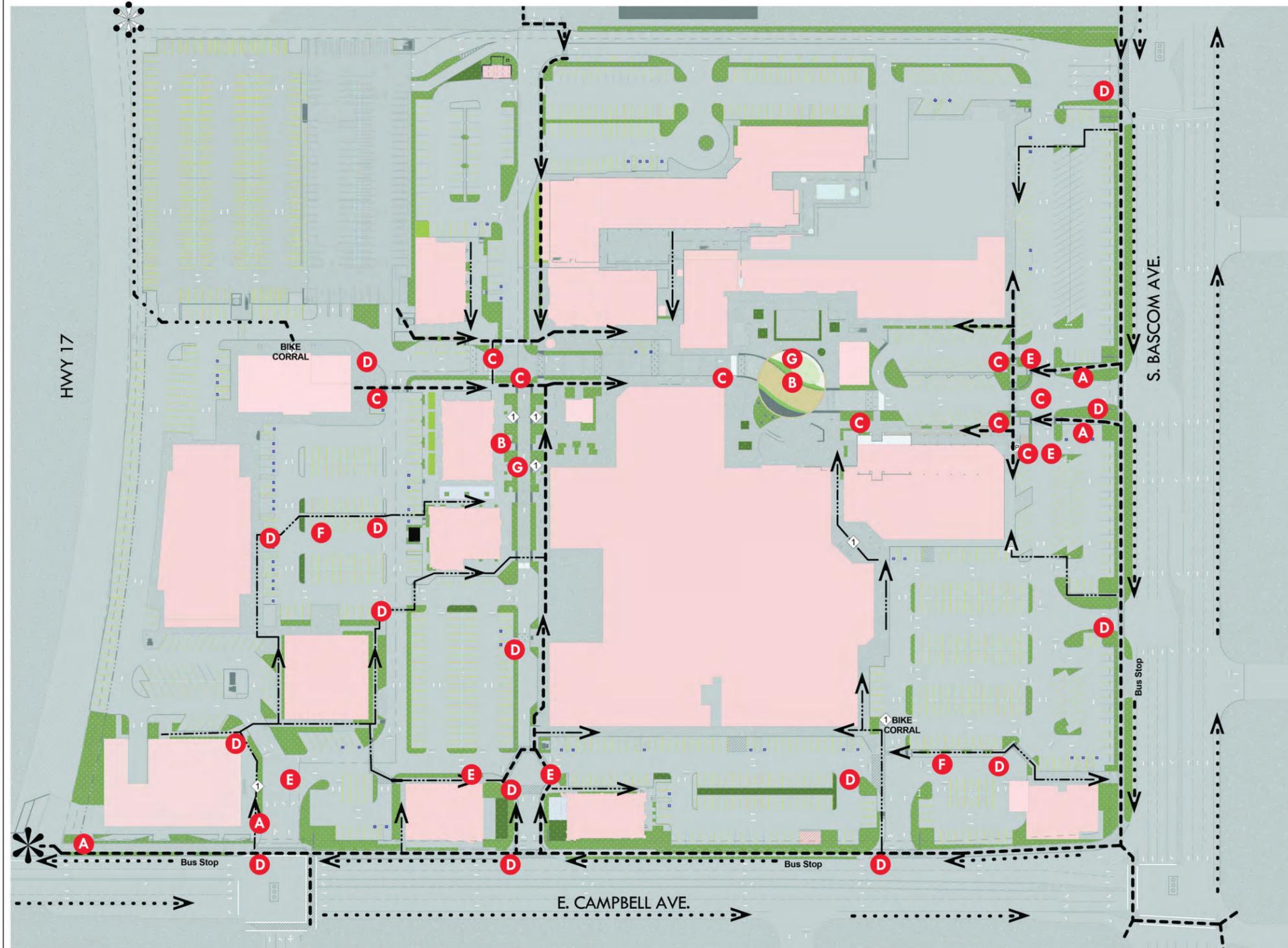
SHEET TITLE
VEHICLE CIRCULATION PLAN - PHASE 4

SCALE
N.T.S.



SHEET NUMBER

NOTES:
 1. THIS PLAN INCLUDED IN 10/18/2016 APPROVAL PLAN.
 2. PHASE 4 CIRCULATION PLAN IS PROVIDED FOR REFERENCE. FINAL PARKING CONFIGURATION AND DESIGN FOR THE EXPANSION/MODIFICATION OF G1 AND ASSOCIATED SITE WORK OCCURRING WITHIN PHASE 4 IS SUBJECT TO SEPARATE CITY APPROVAL.



NEW CIRCULATION NOTES

- A** NEW PROJECT ENTRY SIDEWALKS
- B** PEDESTRIAN PRIORITY AREA, ZERO CURB ZONE
- C** NEW CONCRETE & PAVER CROSSWALK
- D** NEW PAINTED CROSSWALK
- E** NEW STOP SIGNS FOR PEDESTRIAN SAFETY
- F** NEW INTERIOR CIRCULATION SIDEWALK
- G** NEW BICYCLE PARKING
- H** NEW BICYCLE ROUTE

LEGEND

- PRIMARY ACCESSIBLE PATH OF TRAVEL
- SECONDARY ACCESSIBLE PATH OF TRAVEL
- BICYCLE ROUTE
- PORTALS PROJECT CONNECTION
- LOS GATOS CREEK TRAIL CONNECTION
- BIKE PARKING

ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	07/07/20	Planning Revision

PROJECT NUMBER
17005.00

SHEET TITLE
PEDESTRIAN CIRCULATION PLAN - PHASE 4

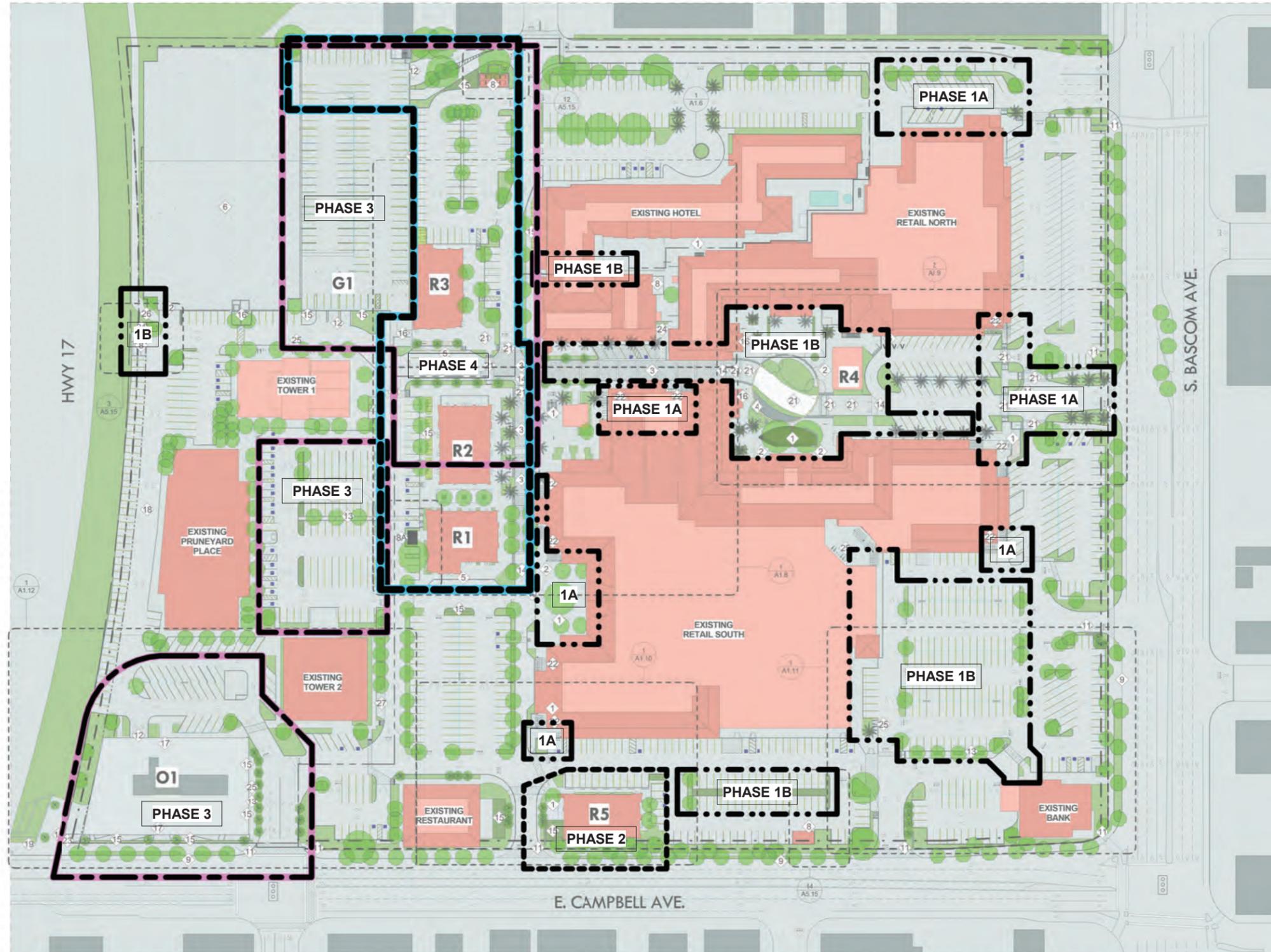
SCALE
N.T.S.



SHEET NUMBER

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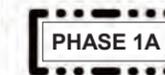
2. PHASE 4 CIRCULATION PLAN IS PROVIDED FOR REFERENCE. FINAL PARKING CONFIGURATION AND DESIGN FOR THE EXPANSION/MODIFICATION OF G1 AND ASSOCIATED SITE WORK OCCURRING WITHIN PHASE 4 IS SUBJECT TO SEPARATE CITY APPROVAL.



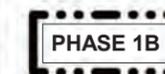
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LEGEND

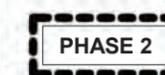
PHASE 1A COMPLETE



PHASE 1B COMPLETE

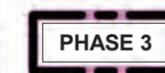


PHASE 2 COMPLETE



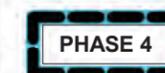
PHASE 3

New office building (O1), initial expansion of garage G1, improvements to the roundabout and parking modifications in the lot between the existing office buildings.
Phase 3 is the focus of this application.



PHASE 4

New retail buildings (R1, R2, R3) and further expansion of garage G1, with associated site work.
Phase 4 is shown for reference and will require subsequent approvals beyond this application.



ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	07/07/20	Planning Revision

PROJECT NUMBER
17005.00

SHEET TITLE
PHASING PLAN

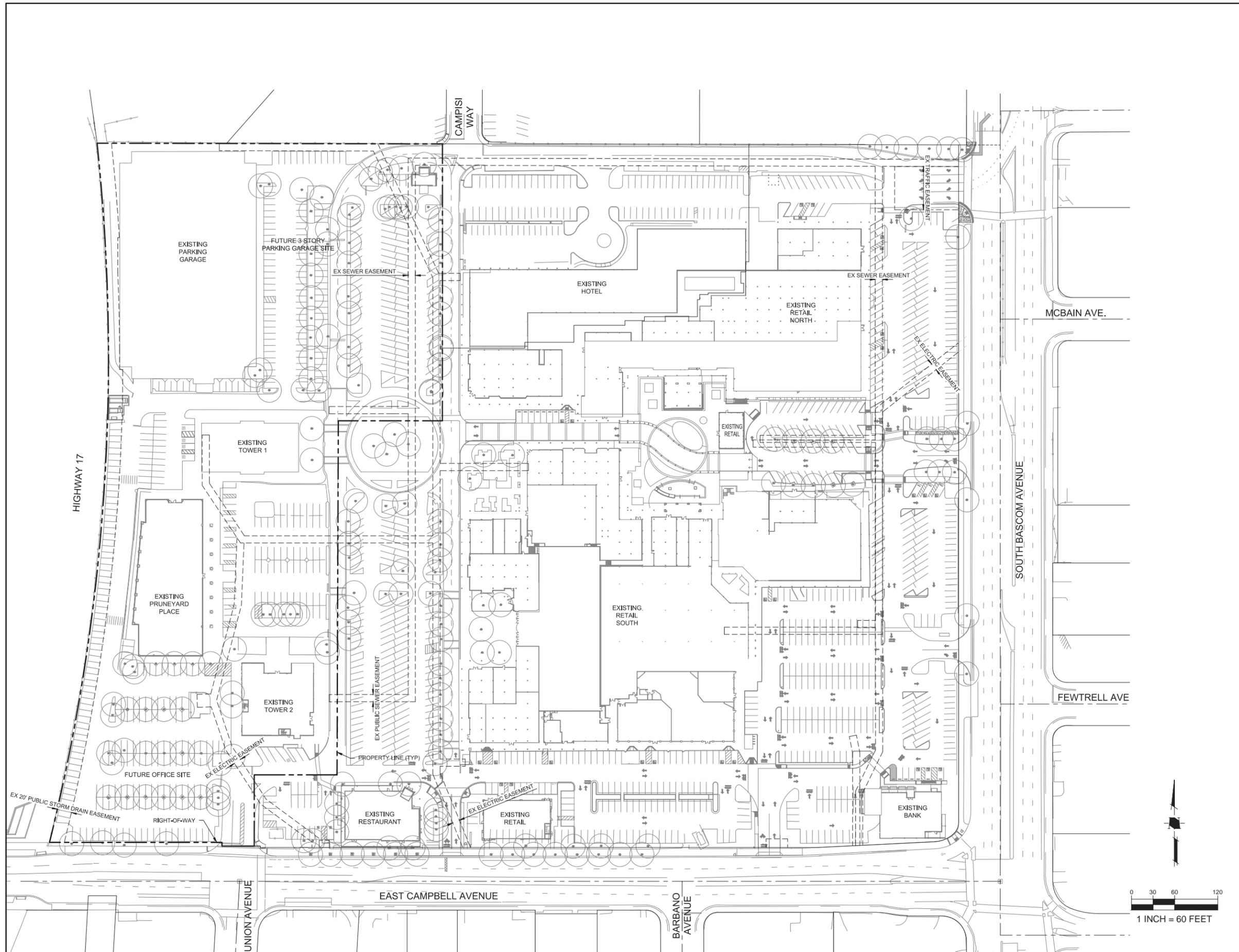
SCALE
12" = 1'-0"



SHEET NUMBER

A1.6





ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	08/23/17	PLANNING SET
B	03/30/18	CITY OF CAMPBELL APPROVED SET
C	05/08/20	PLANNING REVISION

PROJECT NUMBER
17005.00

SHEET TITLE
EXISTING SITE PLAN

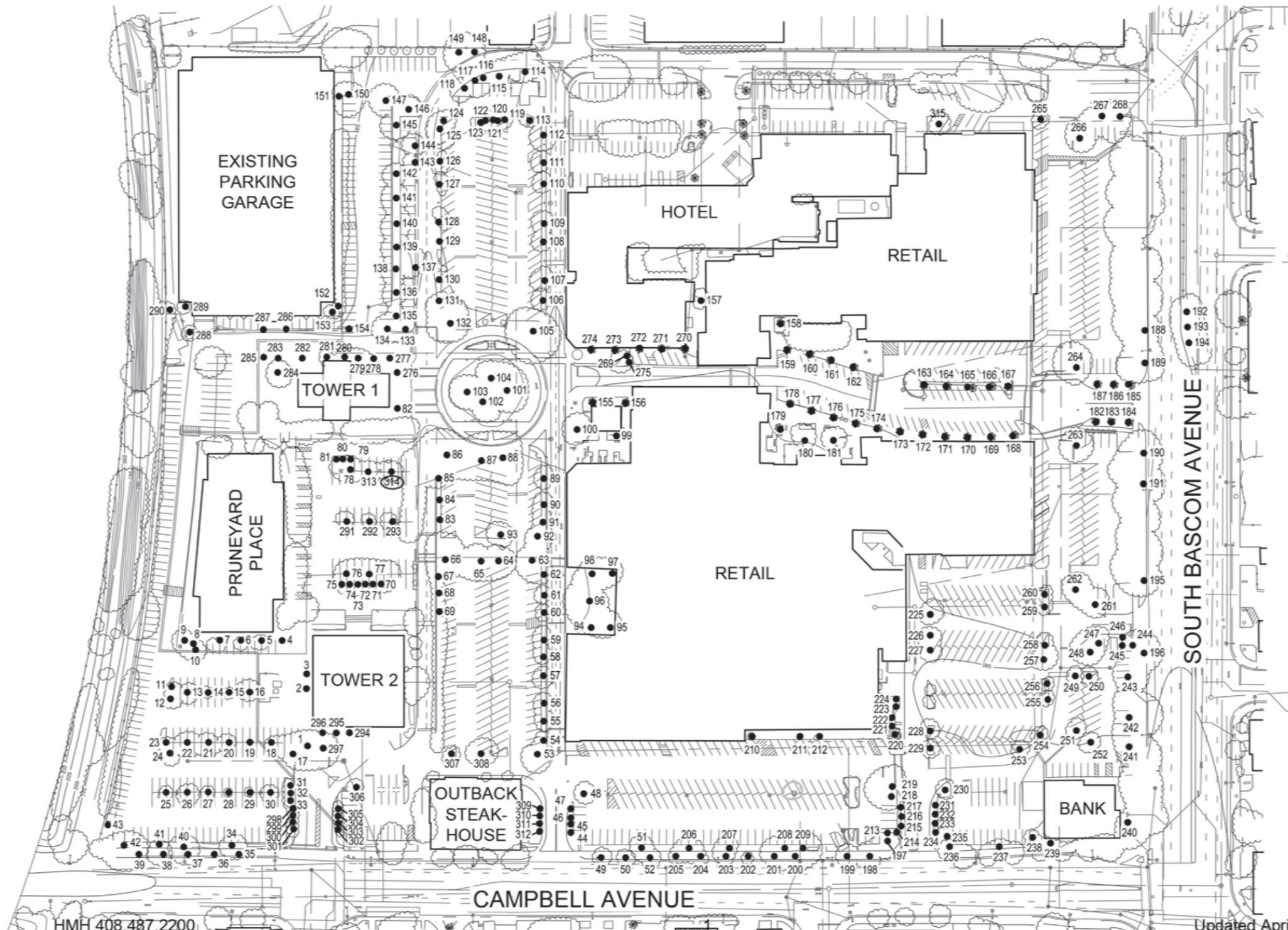
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SHEET NUMBER

0 30 60 120
1 INCH = 60 FEET

C1.1



HMH 408.487.2200

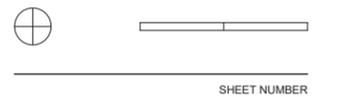
Updated April 28, 2017

ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	07/07/20	Planning Revision

PROJECT NUMBER
17005.00

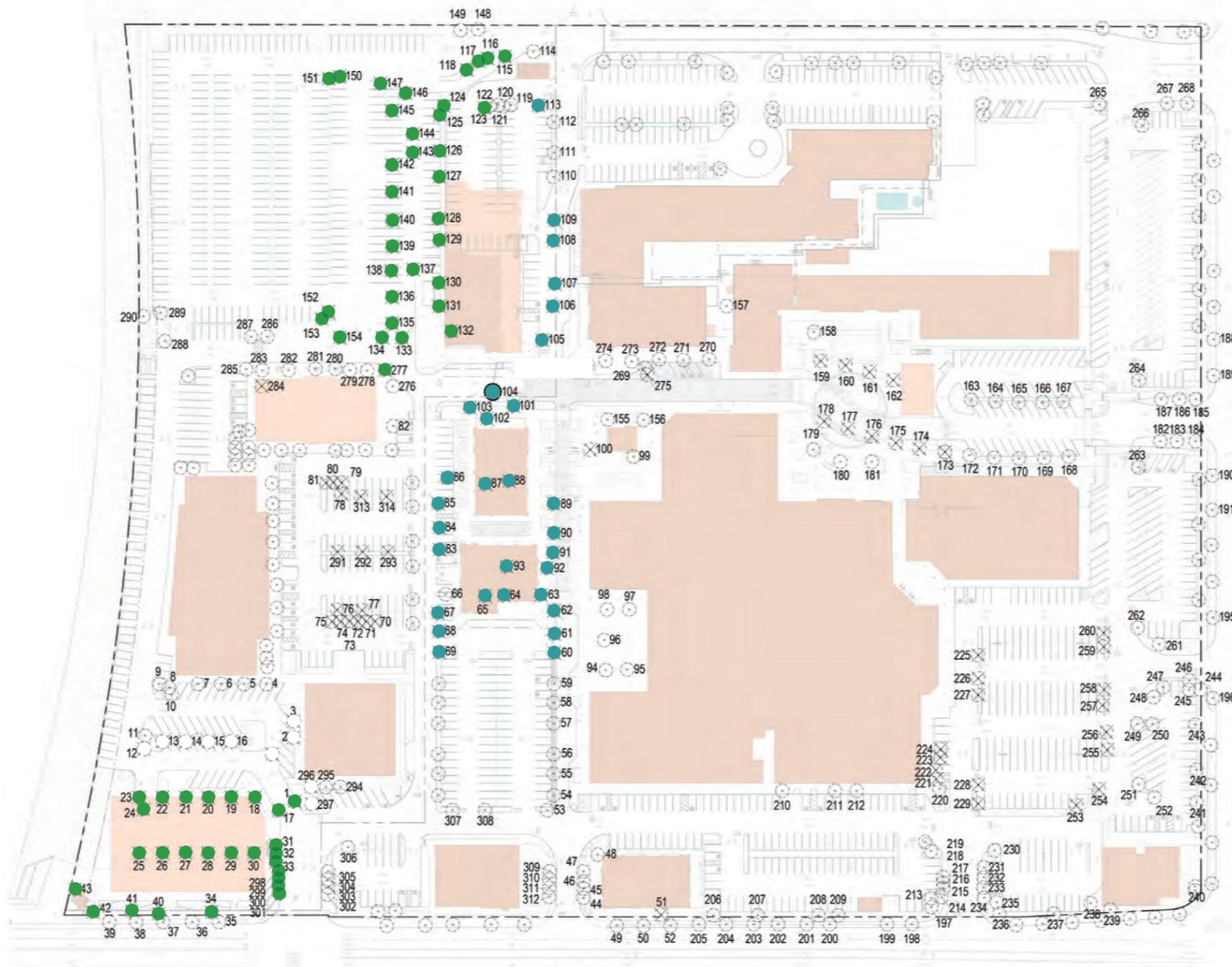
SHEET TITLE
TREE SURVEY

SCALE
N.T.S.



SHEET NUMBER

000 = TREE NUMBER - SEE TREE INVENTORY, SHEETS L1.2 AND L1.3



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- TREES PREVIOUSLY REMOVED UNDER PHASE 1 & 2
- EXISTING TREE TO BE RELOCATED
- 000 TREE NUMBER - SEE TREE INVENTORY, SHEETS L1.2 AND L1.3
- TREES AFFECTED IN PHASE 3
- TREES AFFECTED IN PHASE 4

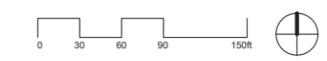
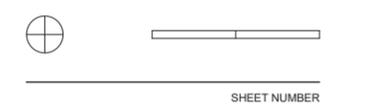
NOTES:
 1. NO ADDITIONAL TREES ARE PROPOSED TO BE REMOVED BEYOND THOSE PREVIOUSLY APPROVED TO BE REMOVED.

ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	07/07/20	Planning Revision

PROJECT NUMBER
17005.00

SHEET TITLE
TREE REMOVAL & PRESERVATION PLAN

SCALE
1" = 60'-0"





ELLIS PARTNERS

EXISTING TREE INVENTORY							
TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
1	Platanus acerifolia	London Plane	12.5	YES	4	Good	
2	Ulmus parvifolia	Chinese Elm	12.4	YES	3	Moderate	
3	Ulmus parvifolia	Chinese Elm	10.8		3	Moderate	
4	Pistacia chinensis	Chinese Pistache	4.8		4	Moderate	
5	Koeleruteria paniculata	Goldenrain Tree	11.7		2	Poor	
6	Koeleruteria paniculata	Goldenrain Tree	9.8		3	Moderate	
7	Koeleruteria paniculata	Goldenrain Tree	10.2		3	Moderate	
8	Melaleuca linarifolia	Paperbark	31.8	YES	4	Good	
9	Koeleruteria paniculata	Goldenrain Tree	11.9		4	Good	
10	Koeleruteria paniculata	Goldenrain Tree	12	YES	4	Good	
11	Koeleruteria paniculata	Goldenrain Tree	9.6		4	Good	
12	Koeleruteria paniculata	Goldenrain Tree	10		4	Good	
13	Koeleruteria paniculata	Goldenrain Tree	11.2		4	Moderate	
14	Pistacia chinensis	Chinese Pistache	8.2		5	Moderate	
15	Koeleruteria paniculata	Goldenrain Tree	6		4	Moderate	
16	Koeleruteria paniculata	Goldenrain Tree	11.6		4	Moderate	
17	Platanus acerifolia	London Plane	10.5		4	Good	
18	Koeleruteria paniculata	Goldenrain Tree	10.8		3	Moderate	
19	Koeleruteria paniculata	Goldenrain Tree	4.3		1	Poor	
20	Koeleruteria paniculata	Goldenrain Tree	9.4		4	Moderate	
21	Koeleruteria paniculata	Goldenrain Tree	11.7		4	Moderate	
22	Koeleruteria paniculata	Goldenrain Tree	11.9		4	Moderate	
23	Koeleruteria paniculata	Goldenrain Tree	7		4	Good	
24	Koeleruteria paniculata	Goldenrain Tree	10.2		4	Good	
25	Koeleruteria paniculata	Goldenrain Tree	8.2		4	Moderate	
26	Koeleruteria paniculata	Goldenrain Tree	13.1		3	Moderate	
27	Koeleruteria paniculata	Goldenrain Tree	8.5		3	Moderate	
28	Koeleruteria paniculata	Goldenrain Tree	5.4		2	Moderate	
29	Koeleruteria paniculata	Goldenrain Tree	5.6		3	Moderate	
30	Koeleruteria paniculata	Goldenrain Tree	10.2		3	Moderate	
31	Pistacia chinensis	Chinese Pistache	7.7		3	Moderate	
32	Pistacia chinensis	Chinese Pistache	5.9		4	Moderate	
33	Pistacia chinensis	Chinese Pistache	6		3	Moderate	
34	Liquidambar styraciflua	Sweet Gum	14.9	YES	4	Good	
35	Pistacia chinensis	Chinese Pistache	7.9		5	Good	
36	Pistacia chinensis	Chinese Pistache	5.6		4	Good	
37	Pistacia chinensis	Chinese Pistache	7.6		4	Good	
38	Pistacia chinensis	Chinese Pistache	8.7		4	Good	
39	Pistacia chinensis	Chinese Pistache	3.4		4	Good	
40	Acer platanoides	Norway Maple	12.5	YES	4	Good	
41	Callistemon viminalis	Weeping Bottlebrush	11		3	Moderate	
42	Fraxinus 'Fan West'	Ash	29.3	YES	5	Good	
43	Ulmus parvifolia	Chinese Elm	4.5		5	Good	
44	Lagerstroemia indica	Crape Myrtle	4.2		4	Moderate	
45	Lagerstroemia indica	Crape Myrtle	4.8		4	Moderate	
46	Lagerstroemia indica	Crape Myrtle	4.5		4	Moderate	
47	Lagerstroemia indica	Crape Myrtle	5		4	Moderate	
48	Pistacia chinensis	Chinese Pistache	9.9		4	Good	
49	Pistacia chinensis	Chinese Pistache	10		4	Good	
50	Pistacia chinensis	Chinese Pistache	8		4	Good	
51	Olea europaea	Olive	40.8	YES	3	Poor	X
52	Pistacia chinensis	Chinese Pistache	6.4		4	Good	
53	Pinus canariensis	Canary Island Pine	23.9	YES	3	Moderate	
54	Olea europaea	Olive	15.9	YES	2	Poor	
55	Olea europaea	Olive	28.6		3	Moderate	
56	Olea europaea	Olive	23.6	YES	3	Moderate	
57	Olea europaea	Olive	26	YES	3	Moderate	
58	Olea europaea	Olive	26.4		3	Moderate	
59	Olea europaea	Olive	25.5		3	Moderate	
60	Olea europaea	Olive	23.6	YES	3	Moderate	
61	Olea europaea	Olive	23.3	YES	3	Moderate	
62	Olea europaea	Olive	22.8	YES	3	Moderate	
63	Pinus canariensis	Canary Island Pine	20.5	YES	2	Moderate	
64	Ulmus parvifolia	Chinese Elm	11.9		3	Moderate	
65	Ulmus parvifolia	Chinese Elm	30.4		4	Moderate	
66	Pinus pinea	Italian Stone Pine	39.2	YES	4	Good	
67	Olea europaea	Olive	24.4		2	Poor	
68	Olea europaea	Olive	31		2	Moderate	
69	Olea europaea	Olive	20.5		2	Poor	
70	Pyrus calleryana	Ornamental Pear	7.1		4	Good	X
71	Pyrus calleryana	Ornamental Pear	6.1		4	Good	X
72	Pyrus calleryana	Ornamental Pear	8.4		4	Good	X
73	Pyrus calleryana	Ornamental Pear	8.1		4	Good	X

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
74	Pyrus calleryana	Ornamental Pear	8.3		4	Good	X
75	Pyrus calleryana	Ornamental Pear	7.8		4	Good	X
76	Prunus cerasifera	Cherry Plum	11.4		4	Good	X
77	Prunus cerasifera	Cherry Plum	11.8		4	Good	X
78	Prunus cerasifera	Cherry Plum	10.7		4	Moderate	X
79	Pyrus calleryana	Ornamental Pear	8.7		4	Moderate	X
80	Pyrus calleryana	Ornamental Pear	7.5		4	Moderate	X
81	Pyrus calleryana	Ornamental Pear	10.2		4	Moderate	X
82	Pyrus calleryana	Ornamental Pear	11.5		4	Moderate	X
83	Olea europaea	Olive	28.7		3	Moderate	
84	Olea europaea	Olive	22.2		3	Moderate	
85	Olea europaea	Olive	29.3		2	Poor	
86	Ulmus parvifolia	Chinese Elm	22	YES	5	Good	
87	Schinus molle	Peruvian Peppertree	40	YES	3	Moderate	
88	Ulmus parvifolia	Chinese Elm	23	YES	5	Good	
89	Olea europaea	Olive	40	YES	2	Moderate	
90	Olea europaea	Olive	27.5	YES	2	Poor	
91	Olea europaea	Olive	34	YES	2	Poor	
92	Pinus canariensis	Canary Island Pine	24	YES	4	Moderate	
93	Pinus pinea	Italian Stone Pine	15.6	YES	3	Poor	
94	Olea europaea	Olive	22.4		3	Moderate	
95	Olea europaea	Olive	30.4		2	Poor	
96	Ulmus parvifolia	Chinese Elm	17.4	YES	5	Moderate	
97	Olea europaea	Olive	21.4		2	Poor	
98	Olea europaea	Olive	27.2	YES	2	Poor	
99	Ulmus parvifolia	Chinese Elm	10.8		5	Good	
100	Eriobotrya deflexa	Bronze Loquat	18.5	YES	4	Good	X
101	Olea europaea	Olive	32.6	YES	3	Moderate	
102	Olea europaea	Olive	40.7		4	Good	
103	Olea europaea	Olive	40.5		4	Good	
104	Olea europaea	Olive	33.2	YES	4	Good	
105	Ulmus parvifolia	Chinese Elm	22.4	YES	5	Good	
106	Olea europaea	Olive	27.5	YES	2	Poor	
107	Olea europaea	Olive	32.7	YES	2	Poor	
108	Olea europaea	Olive	39.4	YES	2	Poor	
109	Olea europaea	Olive	33	YES	2	Poor	
110	Olea europaea	Olive	35.1	YES	2	Moderate	
111	Olea europaea	Olive	37.2	YES	3	Moderate	
112	Cedrus deodara	Deodar Cedar	12.5	YES	4	Moderate	
113	Olea europaea	Olive	24.2	YES	3	Moderate	
114	Fraxinus species	Ash	23.5	YES	3	Poor	
115	Olea europaea	Olive	16		1	Poor	
116	Olea europaea	Olive	11.8		2	Poor	
117	Grevillea robusta	Silky Oak	23.2	YES	3	Poor	
118	Olea europaea	Olive	44.4		3	Moderate	
119	Olea europaea	Olive	13.3	YES	2	Moderate	
120	Olea europaea	Olive	17.8		2	Moderate	
121	Olea europaea	Olive	16.1		2	Moderate	
122	Olea europaea	Olive	22.4		3	Moderate	
123	Olea europaea	Olive	21.9		3	Moderate	
124	Olea europaea	Olive	22	YES	3	Moderate	
125	Geijera parviflora	Australian Willow	16.4	YES	2	Poor	
126	Olea europaea	Olive	30.5	YES	3	Moderate	
127	Olea europaea	Olive	38.1		2	Poor	
128	Olea europaea	Olive	29.6	YES	2	Moderate	
129	Olea europaea	Olive	21.6	YES	2	Moderate	
130	Olea europaea	Olive	34.7	YES	2	Poor	
131	Olea europaea	Olive	19.6		1	Poor	
132	Ulmus parvifolia	Chinese Elm	21.6	YES	5	Moderate	
133	Ulmus parvifolia	Chinese Elm	8.5		4	Moderate	
134	Ulmus parvifolia	Chinese Elm	10.8		4	Moderate	
135	Ulmus parvifolia	Chinese Elm	7.9		4	Moderate	
136	Ulmus parvifolia	Chinese Elm	9.5		4	Moderate	
137	Melaleuca linarifolia	Paperbark	25.5	YES	2	Poor	
138	Ulmus parvifolia	Chinese Elm	8.6		4	Moderate	
139	Ulmus parvifolia	Chinese Elm	9.6		4	Moderate	
140	Ulmus parvifolia	Chinese Elm	10.3		4	Moderate	
141	Ulmus parvifolia	Chinese Elm	9.5		5	Moderate	
142	Ulmus parvifolia	Chinese Elm	9		4	Moderate	
143	Olea europaea	Olive	28.5	YES	3	Poor	
144	Olea europaea	Olive	25.5	YES	3	Moderate	
145	Ulmus parvifolia	Chinese Elm	10.6		5	Moderate	
146	Ulmus parvifolia	Chinese Elm	10.6		5	Moderate	

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
147	Ulmus parvifolia	Chinese Elm	11.4		4	Moderate	
148	Magnolia grandiflora	Southern Magnolia	15	YES	4	Good	
149	Schinus terebinthifolius	Brazilian Pepper	49.6	YES	3	Poor	
150	Ulmus parvifolia	Chinese Elm	8.7		4	Moderate	
151	Populus nigra	Lombardy poplar	14.6	YES	4	Moderate	
152	Olea europaea	Olive	13.2		5	Good	
153	Olea europaea	Olive	13		5	Good	
154	Ulmus parvifolia	Chinese Elm	8.2		4	Moderate	
155	Washingtonia robusta	Mexican Fan Palm	14.6	YES	4	Moderate	
156	Washingtonia robusta	Mexican Fan Palm	12.7	YES	4	Moderate	
157	Xylocopa congestum	Xylocopa	13.8	YES	3	Moderate	
158	Syagrus romanzoffiana	Queen Palm	11		4	Moderate	
159	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	X
160	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	X
161	Washingtonia robusta	Mexican Fan Palm	14.3	YES	4	Good	X
162	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Good	X
163	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	
164	Washingtonia robusta	Mexican Fan Palm	13.7	YES	4	Moderate	
165	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	
166	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
167	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	
168	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	
169	Washingtonia robusta	Mexican Fan Palm	13.5	YES	4	Moderate	
170	Washingtonia robusta	Mexican Fan Palm	13.9	YES	4	Moderate	
171	Washingtonia robusta	Mexican Fan Palm	12.2	YES	4	Moderate	
172	Washingtonia robusta	Mexican Fan Palm	15.5	YES	4	Moderate	
173	Washingtonia robusta	Mexican Fan Palm	14	YES	4	Moderate	X
174	Washingtonia robusta	Mexican Fan Palm	14.7	YES	4	Moderate	X
175	Washingtonia robusta	Mexican Fan Palm	16.3	YES	4	Moderate	X
176	Washingtonia robusta	Mexican Fan Palm	12.9	YES	4	Moderate	X
177	Washingtonia robusta	Mexican Fan Palm	13	YES	4	Moderate	X
178	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	X
179	Syagrus romanzoffiana	Queen Palm	10.8		4	Moderate	
180	Olea europaea	Olive	37	YES	4	Moderate	
181	Olea europaea	Olive	41.1		4	Moderate	
182	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
183	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
184	Washingtonia robusta	Mexican Fan Palm	14.8	YES	4	Moderate	
185	Washingtonia robusta	Mexican Fan Palm	14.4	YES	4	Moderate	
186	Washingtonia robusta	Mexican Fan Palm	15.9	YES	4	Moderate	
187	Washingtonia robusta	Mexican Fan Palm	15.2	YES	4	Moderate	
188	Platanus acerifolia	London Plane	15.5	YES	5	Good	
189	Platanus acerifolia	London Plane	20.5	YES	4	Good	
190	Platanus acerifolia	London Plane	19.5	YES	5	Good	
191	Platanus acerifolia	London Plane	15.9	YES	5	Good	
192	Platanus acerifolia	London Plane	14.2	YES	4	Good	
193	Platanus acerifolia	London Plane	11.1		4	Good	
194	Platanus acerifolia	London Plane	13.8	YES	4	Good	
195	Platanus acerifolia	London Plane	18.3	YES	4	Good	
196	Platanus acerifolia	London Plane	16.2	YES	4	Good	
197	Pinus canariensis	Canary Island Pine	25	YES		Moderate	
198	Pistacia chinensis	Chinese Pistache	10.				

*THIS SHEET PREVIOUSLY APPROVED BY THE CITY OF CAMPBELL



ELLIS PARTNERS

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
220	Phoenix canariensis	Canary Island Date Palm	31.3		4	Good	
221	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.1		4	Good	X
222	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.2		4	Good	X
223	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	X
224	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.1		5	Good	X
225	Koelreuteria paniculata	Goldenrain Tree	12.1	YES	4	Good	X
226	Koelreuteria paniculata	Goldenrain Tree	10.5		4	Good	X
227	Koelreuteria paniculata	Goldenrain Tree	11.0		4	Good	X
228	Koelreuteria paniculata	Goldenrain Tree	2.9		2	Poor	X
229	Koelreuteria paniculata	Goldenrain Tree	8.7		4	Good	X
230	Pistacia chinensis	Chinese Pistache	8.9		3	Moderate	
231	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.0		4	Good	
232	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	
233	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.1		4	Good	
234	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.3		4	Good	
235	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.2		4	Good	
236	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	3.7		4	Good	
237	Olea europaea	Olive	28.0	YES	3	Moderate	
238	Pistacia chinensis	Chinese Pistache	8.2		5	Good	
239	Olea europaea	Olive	31.4	YES	3	Moderate	
240	Platanus acerifolia	London Plane	18.7	YES	5	Good	
241	Platanus acerifolia	London Plane	12.6	YES	5	Good	
242	Platanus acerifolia	London Plane	13.2	YES	5	Good	
243	Platanus acerifolia	London Plane	13.3	YES	5	Good	
244	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.4		5	Good	
245	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.9		5	Good	
246	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	2.8		5	Good	
247	Platanus acerifolia	London Plane	11.0		4	Good	
248	Platanus acerifolia	London Plane	13.3	YES	4	Good	
249	Koelreuteria paniculata	Goldenrain Tree	10.7		3	Moderate	
250	Koelreuteria paniculata	Goldenrain Tree	8.8		4	Good	
251	Koelreuteria paniculata	Goldenrain Tree	9.2		4	Good	
252	Koelreuteria paniculata	Goldenrain Tree	11.4		4	Good	
253	Koelreuteria paniculata	Goldenrain Tree	11.5		4	Good	X
254	Koelreuteria paniculata	Goldenrain Tree	9.9		3	Moderate	X
255	Koelreuteria paniculata	Goldenrain Tree	10.0		5	Good	X
256	Koelreuteria paniculata	Goldenrain Tree	7.2		5	Good	X
257	Koelreuteria paniculata	Goldenrain Tree	10.6		5	Good	X
258	Koelreuteria paniculata	Goldenrain Tree	6.7		3	Poor	X
259	Koelreuteria paniculata	Goldenrain Tree	8.3		3	Poor	X
260	Koelreuteria paniculata	Goldenrain Tree	8.1		5	Good	X
261	Platanus acerifolia	London Plane	11.9		5	Good	
262	Platanus acerifolia	London Plane	15.1	YES	4	Good	
263	Platanus acerifolia	London Plane	18.2	YES	5	Good	
264	Platanus acerifolia	London Plane	16.5	YES	5	Good	
265	Syagrus romanzoffiana	Queen Palm	11.0		2	Poor	
266	Platanus acerifolia	London Plane	14.7	YES	5	Good	
267	Platanus acerifolia	London Plane	13.4	YES	5	Good	
268	Platanus acerifolia	London Plane	18.7	YES	5	Good	
269	Melaleuca linarifolia	Paperbark	40.1		4	Good	X
270	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Good	
271	Washingtonia robusta	Mexican Fan Palm	17.8	YES	4	Moderate	
272	Washingtonia robusta	Mexican Fan Palm	13.2	YES	4	Moderate	
273	Washingtonia robusta	Mexican Fan Palm	14.1	YES	4	Moderate	
274	Washingtonia robusta	Mexican Fan Palm	13.6	YES	4	Moderate	
275	Melaleuca linarifolia	Paperbark	79.1	YES	4	Good	X
276	Pyrus calleryana	Ornamental Pear	17.0		4	Moderate	
277	Platanus acerifolia	London Plane	10.4		5	Good	
278	Platanus acerifolia	London Plane	9.4		4	Good	
279	Platanus acerifolia	London Plane	8.1		4	Good	
280	Platanus acerifolia	London Plane	7.9		4	Good	
281	Platanus acerifolia	London Plane	8.3		4	Moderate	
282	Platanus acerifolia	London Plane	7.5		4	Moderate	
283	Platanus acerifolia	London Plane	11.0		5	Good	
284	Platanus acerifolia	London Plane	10.2		5	Good	X
285	Koelreuteria paniculata	Goldenrain Tree	10.5		5	Good	
286	Olea europaea	Olive	12.8		4	Good	
287	Olea europaea	Olive	8.4		4	Good	
288	Olea europaea	Olive	17.3		5	Good	
289	Olea europaea	Olive	13.3		4	Good	
290	Olea europaea	Olive	19.7		5	Good	
291	Prunus cerasifera	Cherry Plum	8.1		2	Poor	X
292	Prunus cerasifera	Cherry Plum	6.5		0	Poor	X

TREE #	BOTANICAL NAME	COMMON NAME	DBH	PROTECTED TREE	HEALTH	PRESERVATION SUITABILITY	TREE TO BE REMOVED
293	Prunus cerasifera	Cherry Plum	7.2		0	Poor	X
294	Ulmus parvifolia	Chinese Elm	14.0	YES	4	Good	
295	Ulmus parvifolia	Chinese Elm	6.9		4	Moderate	
296	Ulmus parvifolia	Chinese Elm	7.7		3	Moderate	
297	Platanus acerifolia	London Plane	12.6	YES	5	Good	
298	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
299	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
300	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.0		4	Good	
301	Lagerstroemia indica 'Natchez'		2.0		4	Good	
302	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.6		4	Good	
303	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.9		4	Good	
304	Lagerstroemia indica 'Natchez'	Crape Myrtle	1.7		4	Good	
305	Lagerstroemia indica 'Natchez'	Crape Myrtle	2.0		4	Good	
306	Pistacia chinensis	Chinese Pistache	7.0		5	Good	
307	Pinus canariensis	Canary Island Pine	18.0	YES	4	Good	
308	Ulmus parvifolia	Chinese Elm	13.0	YES	4	Good	
309	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
310	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.2		4	Good	
311	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
312	Lagerstroemia indica 'Tuscarora'	Crape Myrtle	4.0		4	Good	
313	Prunus cerasifera	Cherry Plum	10.3		1	Poor	X
314	Prunus cerasifera	Cherry Plum	9.6		1	Poor	X

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/12/20	Master Use Permit Modifications
B	07/07/20	Planning Revision

PROJECT NUMBER
17005.00

SHEET TITLE
EXISTING TREE INVENTORY

SCALE
12" = 1'-0"



SHEET NUMBER

- TREES AFFECTED IN PHASE 3
- TREES AFFECTED IN PHASE 4

L1.3

Volume 2 – Office Drawings

Sheet Index

Sheet Number	Sheet Name	Sheet Number	Sheet Name
1-General		4-Architcture	
A0.0	Cover Sheet	A2.1	Level 1 Plan
A0.1	Project Information	A2.2	Level 2 Plan
A0.2	Context Photos	A2.3	Level 3 Plan
2-Civil		A2.4	Level 4 Plan
C1.0	Conceptual Site Plan	A2.5	Level 5 Plan
C1.1	Existing Site Plan	A2.6	Roof Plan
C2.0	Conceptual Grading Plan	A3.1	North and South Elevations
C3.0	Conceptual Utility Plan	A3.2	East and West Elevations
C4.0	Conceptual Stormwater Control Plan	A3.3	Section AA
C4.1	Stormwater Control Details	A3.4	Section BB
3-Landscape		A3.5	Section CC
L2.0	Pruneyard O1 – Phase 3	A3.6	Section Along Street Frontage
L2.1	Pruneyard – Plant Palette	A4.1	Rendering
L2.2	Irrigation Details	A4.2	Rendering
L2.3	Irrigation Details	A4.3	Perspective Views
		A4.5	Color/Materials Board
		5-Construction	
		SL1.0	Conceptual Site Logistics Plan

PRUNEYARD OFFICE BUILDING

777 E. Campbell Avenue



CITY APPROVAL

CITY APPROVAL

PLANNING SET
09/11/20

KSH ARCHITECTS
KORTH SUNSERI HAGEY

ELLIS PARTNERS

PROJECT AREAS

Area Schedule (Gross)	
Name	Area

Level 1	
BUILDING LOBBY	2115 SF
ELEVATORS	260 SF
JANITOR	75 SF
MEP	399 SF
RESTROOMS	468 SF
STAIRS	967 SF
TENANT SPACE	15220 SF
Total	19505 SF

Level 2	
ELEVATORS	260 SF
JANITOR	75 SF
MEP	241 SF
RESTROOMS	468 SF
SHAFTS	158 SF
STAIRS	967 SF
TENANT SPACE	17335 SF
Total	19505 SF

Level 3	
ELEVATORS	260 SF
JANITOR	75 SF
MEP	241 SF
RESTROOMS	468 SF
SHAFTS	158 SF
STAIRS	990 SF
TENANT SPACE	20091 SF
Total	22283 SF

Level 4	
ELEVATORS	260 SF
MEP	241 SF
SHAFTS	71 SF
STAIRS	990 SF
TENANT SPACE	20722 SF
Total	22283 SF

Level 5	
CORRIDOR	324 SF
ELEVATORS	260 SF
JANITOR	75 SF
MEP	241 SF
RESTROOMS	468 SF
SHAFTS	158 SF
STAIRS	1030 SF
TENANT SPACE	15848 SF
TERRACE	3930 SF
Total	22335 SF

Roof	
MECHANICAL ENCLOSURE	3523 SF
STAIRS	449 SF
Total	3973 SF

Total 109884 SF

Area Schedule (FAR)	
Level	Area

Level 1	19505 SF
Level 2	19505 SF
Level 3	22283 SF
Level 4	22283 SF
Level 5	18405 SF
Total	101981 SF

Area Schedule (Lot Coverage)	
Area Type	Area

Exterior Area	2472 SF
Gross Building Area	19505 SF
Total	21977 SF

FIRE DEPARTMENT REQUIREMENTS

EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATIONS SYSTEMS. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS.

APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW AND EXISTING BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION OR IN SECTIONS 903.2.1 THROUGH 903.2.18 WHICHEVER IS THE MORE RESTRICTIVE. FOR THE PURPOSES OF THIS SECTION, FIREWALLS USED TO SEPARATE BUILDING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND SHALL BE WITHOUT OPENINGS OR PENETRATIONS. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CFC SEC. 903.2 AS ADOPTED AND AMENDED BY CBLMC.

STANDPIPE SYSTEMS SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THIS SECTION. FIRE HOSE THREADS USED IN CONNECTION WITH STANDPIPE SYSTEMS SHALL BE APPROVED AND SHALL BE COMPATIBLE WITH FIRE DEPARTMENT HOSE THREADS. THE LOCATION OF FIRE DEPARTMENT HOSE CONNECTIONS SHALL BE APPROVED. STANDPIPES SHALL BE MANUAL WET TYPE. IN BUILDINGS USED FOR HIGHPILED COMBUSTIBLE STORAGE, FIRE HOSE PROTECTION SHALL BE IN ACCORDANCE WITH CHAPTER 32. INSTALLATION STANDARD. STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14 AS AMENDED IN CHAPTER 47. CFC SEC. 905.

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBER SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

TWO-WAY COMMUNICATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 (2016 EDITION), THE CALIFORNIA ELECTRICAL CODE (2013 EDITION), THE CALIFORNIA FIRE CODE (2016 EDITION), THE CALIFORNIA BUILDING CODE (2016 EDITION), AND THE CITY ORDINANCE. WHERE TWO WAY SYSTEM IS BEING INSTALLED, POLICIES, AND STANDARDS. OTHER STANDARDS ALSO CONTAIN DESIGN/ INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

REFER TO CFC SEC 307 AND THE CURRENTLY ADOPTED VERSION OF NFPA 72. SUBMIT SHOP DRAWINGS (3 SETS) AND A PERMIT APPLICATION TO THE SCCFD FOR APPROVAL BEFORE INSTALLING OR ALTERING ANY SYSTEM. CALL (408) 378-4010 FOR MORE INFORMATION.

CODE SUMMARY

- | | |
|--|--------------------------------------|
| 1. CONSTRUCTION TYPE (CBC CH. 6) | TYPE 1B |
| 2. USE AND OCCUPANCY (CBC CH. 3) | A-3, B, M, S-2 |
| 3. ALLOWABLE HEIGHT (CBC TABLE 504.3+4) | 180' / 12 STORIES (A-3) |
| TABULATED MAX HEIGHT: | 180' / 12 STORIES (B) |
| (NO HEIGHT INCREASE REQUIRED) | 180' / 12 STORIES (M) |
| | 180' / 12 STORIES (S-2) |
| 4. ALLOWABLE AREA PER FLOOR (CBC TABLE 506.2) | UL (A-3) |
| TABULATED MAX AREA: | UL (B) |
| (NO AREA INCREASE REQUIRED) | UL (M) |
| | 237,000 SF (S-2) - MOST RESTRICTIVE |
| 5. TOTAL ALLOWABLE BUILDING AREA (CBC SEC 506) | |
| (EQUATION 5-2) | |
| $A_b = [A_1 + (N_S \times I)] \times S_{b,1} = 1.25 \times .75$ | 888,750 SF ALLOWABLE AREA OF BLDG |
| $[237,000 + (79,000 \times .75)] \times 3 =$ | 592,500 SF ALLOWABLE AREA OF "A" OCC |
| $[237,000 + (79,000 \times .75)] \times 2 =$ | |
| 6. PROPOSED HEIGHT AND GROSS FLOOR AREA (CBC CHAPTER 2) | |
| STORIES ABOVE GRADE: | 5 STORIES |
| MAXIMUM HEIGHT ABOVE GRADE: | 75'-4" |
| GROSS FLOOR AREA: | SEE "PROJECT AREAS" |
| PER CBC 503.1.4, THE AREA OF OCCUPIED ROOFS SHALL NOT BE INCLUDED IN THE BUILDING AREA AS REGULATED BY SECTION 506. | |
| PER CBC 1510.1, PENTHOUSES AND OTHER ENCLOSED ROOFTOP STRUCTURES SHALL NOT BE INCLUDED IN DETERMINING THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF SUCH PENTHOUSES SHALL NOT BE INCLUDED IN DETERMINING THE FIRE AREA SPECIFIED IN SECTION 901.7. | |
| 7. RATING REQUIREMENTS (CBC TABLE 601) | |
| PRIMARY STRUCTURAL FRAME: | 2 HOURS |
| EXTERIOR BEARING WALLS: | 2 HOURS |
| INTERIOR BEARING WALLS: | 2 HOURS |
| EXTERIOR NONBEARING WALLS: | 0 HOURS |
| INTERIOR NONBEARING WALLS: | 0 HOURS |
| FLOOR CONSTRUCTION: | 2 HOURS |
| ROOF CONSTRUCTION: | 2 HOURS |
| SHAFT ENCLOSURES | 2 HOURS* |
| *PER CBC 714, SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. | |
| 8. REQUIRED SEPARATIONS (CBC CH. 5) | |
| OCCUPANCY SEPARATION | 0 HOURS |
| PER CBC 508.3.2, THE PROPOSED BUILDING HEIGHT AND AREA FALLS WITHIN THE ALLOWABLE LIMITS OF THE MOST RESTRICTIVE USE, SO ALL OCCUPANCIES CAN BE CONSIDERED NONSEPARATED OCCUPANCIES. | |
| PER CBC 508.3.3, NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES. | |

SHEET INDEX

Sheet Number	Sheet Name
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1-General	
A0.0	COVER SHEET
A0.1	PROJECT INFORMATION
A0.2	CONTEXT PHOTOS

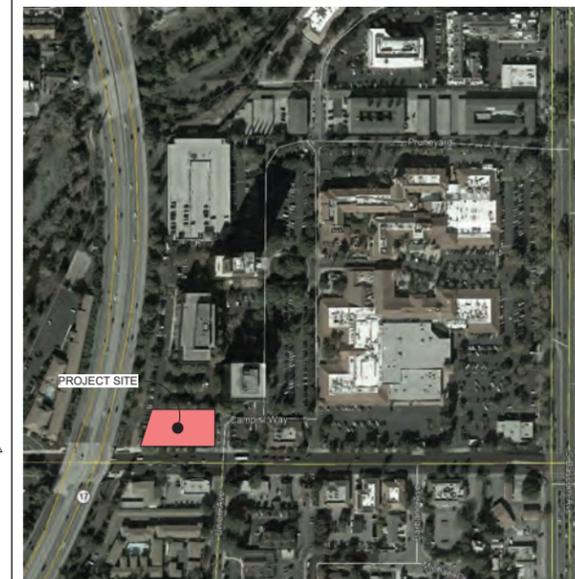
2-Civil	
C1.0	CONCEPTUAL SITE PLAN
C2.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
C3.0	CONCEPTUAL UTILITY PLAN - OFFICE BUILDING
C4.0	STORMWATER CONTROL PLAN
C4.1	STORMWATER CONTROL DETAILS

3-Landscape	
L2.0	PRUNEYARD 01 - PHASE 3
L2.1	PRUNEYARD - PLANT PALETTE
L2.2	IRRIGATION DETAILS
L2.3	IRRIGATION DETAILS

4-Architecture	
A2.1	LEVEL 1 PLAN
A2.2	LEVEL 2 PLAN
A2.3	LEVEL 3 PLAN
A2.4	LEVEL 4 PLAN
A2.5	LEVEL 5 PLAN
A2.6	ROOF PLAN
A3.1	NORTH AND SOUTH ELEVATIONS
A3.2	EAST AND WEST ELEVATIONS
A3.3	SECTION AA
A3.4	SECTION BB
A3.5	SECTION CC
A3.6	SECTION ALONG STREET FRONTAGE
A4.1	RENDERING
A4.2	RENDERING
A4.3	PERSPECTIVE VIEWS
A4.5	COLOR/MATERIALS BOARD

5-Construction	
SL1.0	CONCEPTUAL SITE LOGISTICS PLAN

VICINITY MAP



ELLIS PARTNERS



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ISSUES AND REVISIONS

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D	07/07/20	PLANNING REVISION
E	09/11/20	PLANNING REVISION

PROJECT NUMBER
17005.00

SHEET TITLE
PROJECT INFORMATION

SCALE
12" = 1'-0"



SHEET NUMBER

A0.1



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ISSUES AND REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER
17005.00

SHEET TITLE
CONTEXT PHOTOS

SCALE



SHEET NUMBER

A0.2



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F	10/27/20	REVISED PER 10/20/20 FIRE COMMENTS

PROJECT NUMBER
17005.00

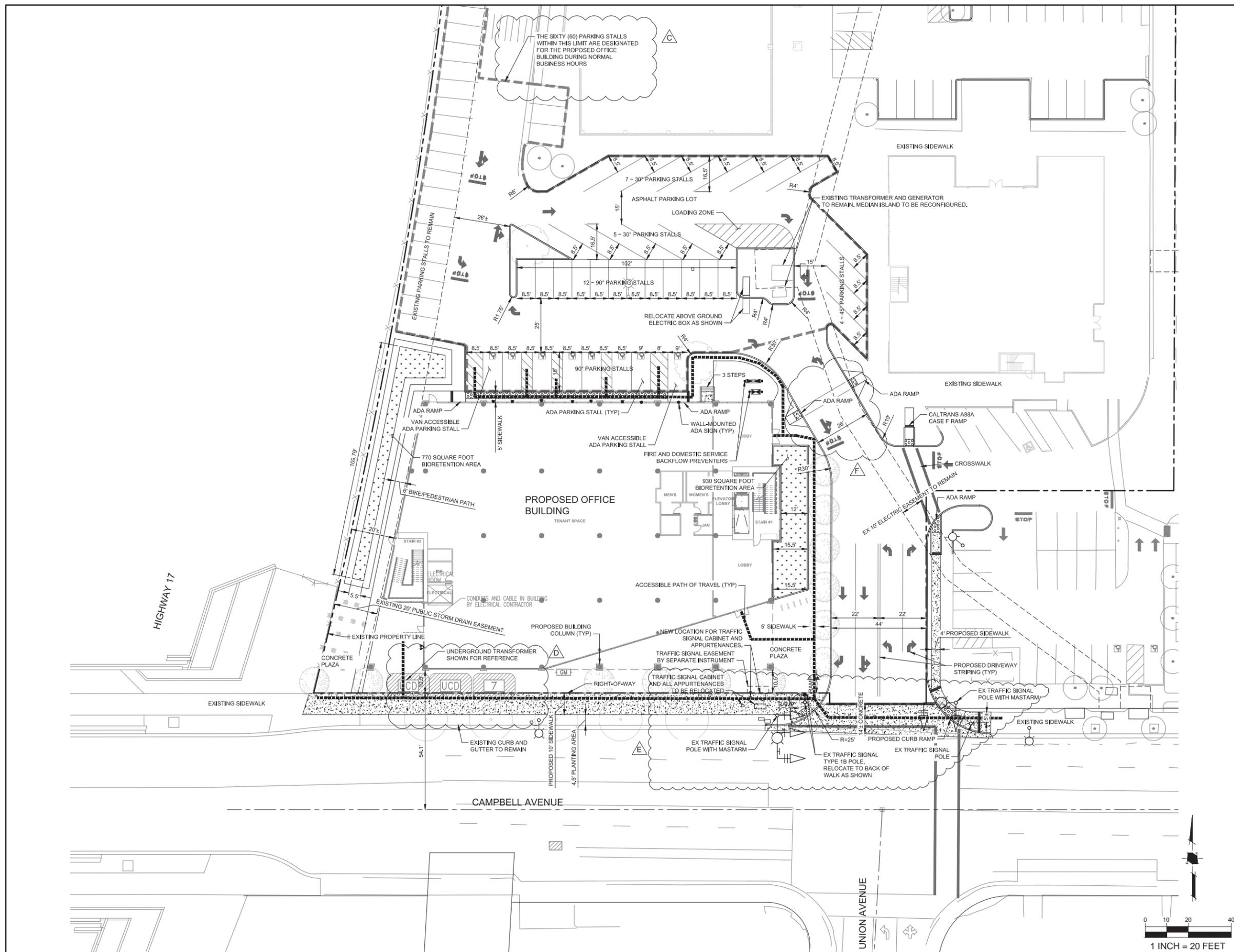
SHEET TITLE
CONCEPTUAL SITE PLAN

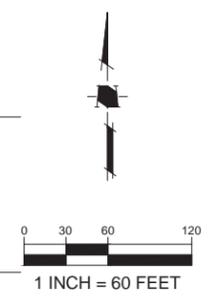
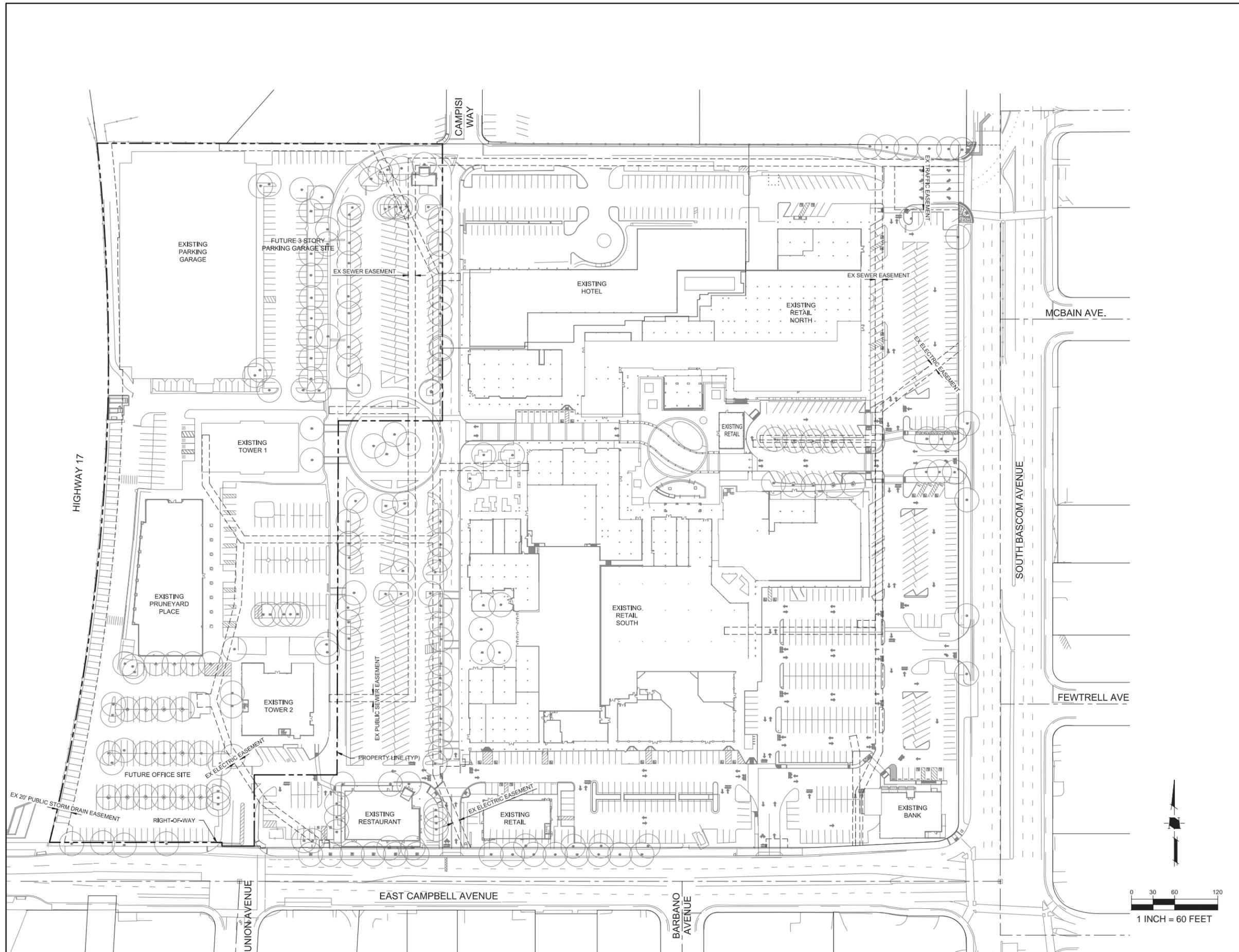
SCALE



SHEET NUMBER

C1.0





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PROJECT NUMBER
17005.00

SHEET TITLE
EXISTING SITE PLAN

SCALE



SHEET NUMBER



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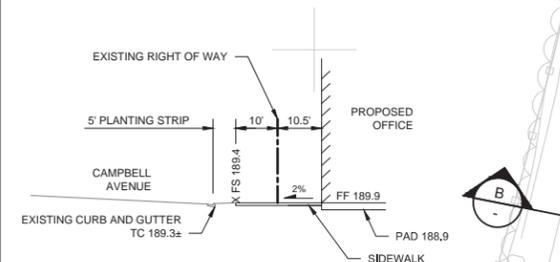


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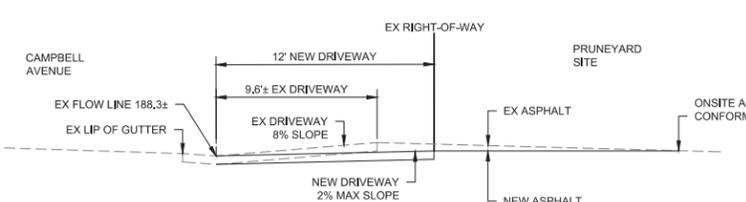
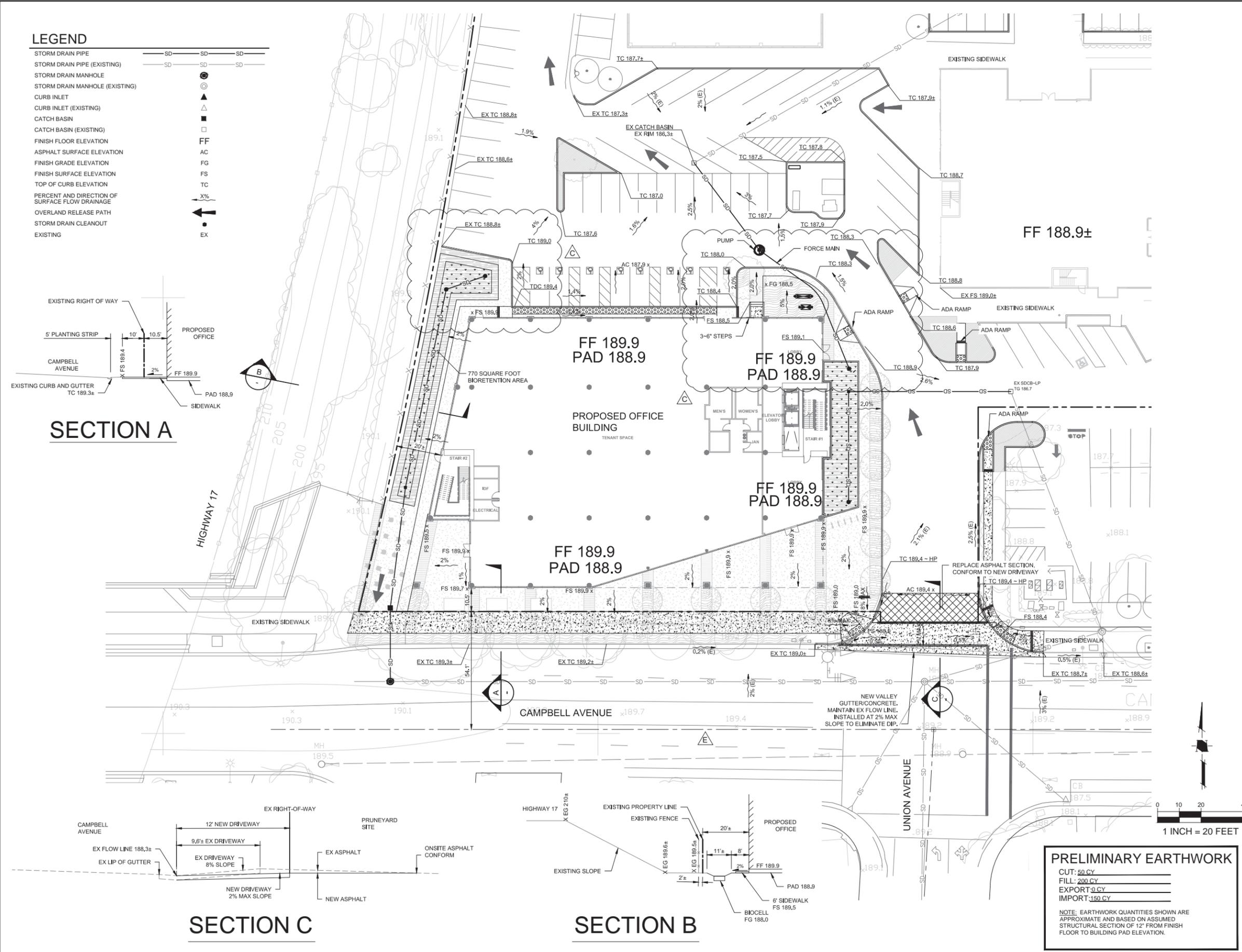
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LEGEND

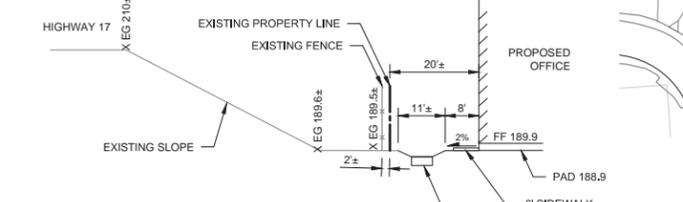
- STORM DRAIN PIPE — SD — SD — SD
- STORM DRAIN PIPE (EXISTING) — SD — SD — SD
- STORM DRAIN MANHOLE
- STORM DRAIN MANHOLE (EXISTING)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- FINISH FLOOR ELEVATION FF
- ASPHALT SURFACE ELEVATION AC
- FINISH GRADE ELEVATION FG
- FINISH SURFACE ELEVATION FS
- TOP OF CURB ELEVATION TC
- PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE
- OVERLAND RELEASE PATH
- STORM DRAIN CLEANOUT EXISTING



SECTION A



SECTION C



SECTION B

PRELIMINARY EARTHWORK

CUT: 50 CY
 FILL: 200 CY
 EXPORT: 9 CY
 IMPORT: 150 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE AND BASED ON ASSUMED STRUCTURAL SECTION OF 12" FROM FINISH FLOOR TO BUILDING PAD ELEVATION.

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PROJECT NUMBER
17005.00

SHEET TITLE
CONCEPTUAL GRADING PLAN
SCALE



SHEET NUMBER

C2.0



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PROJECT NUMBER
17005.00

SHEET TITLE
**CONCEPTUAL
UTILITY PLAN**
SCALE

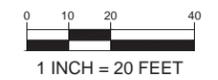
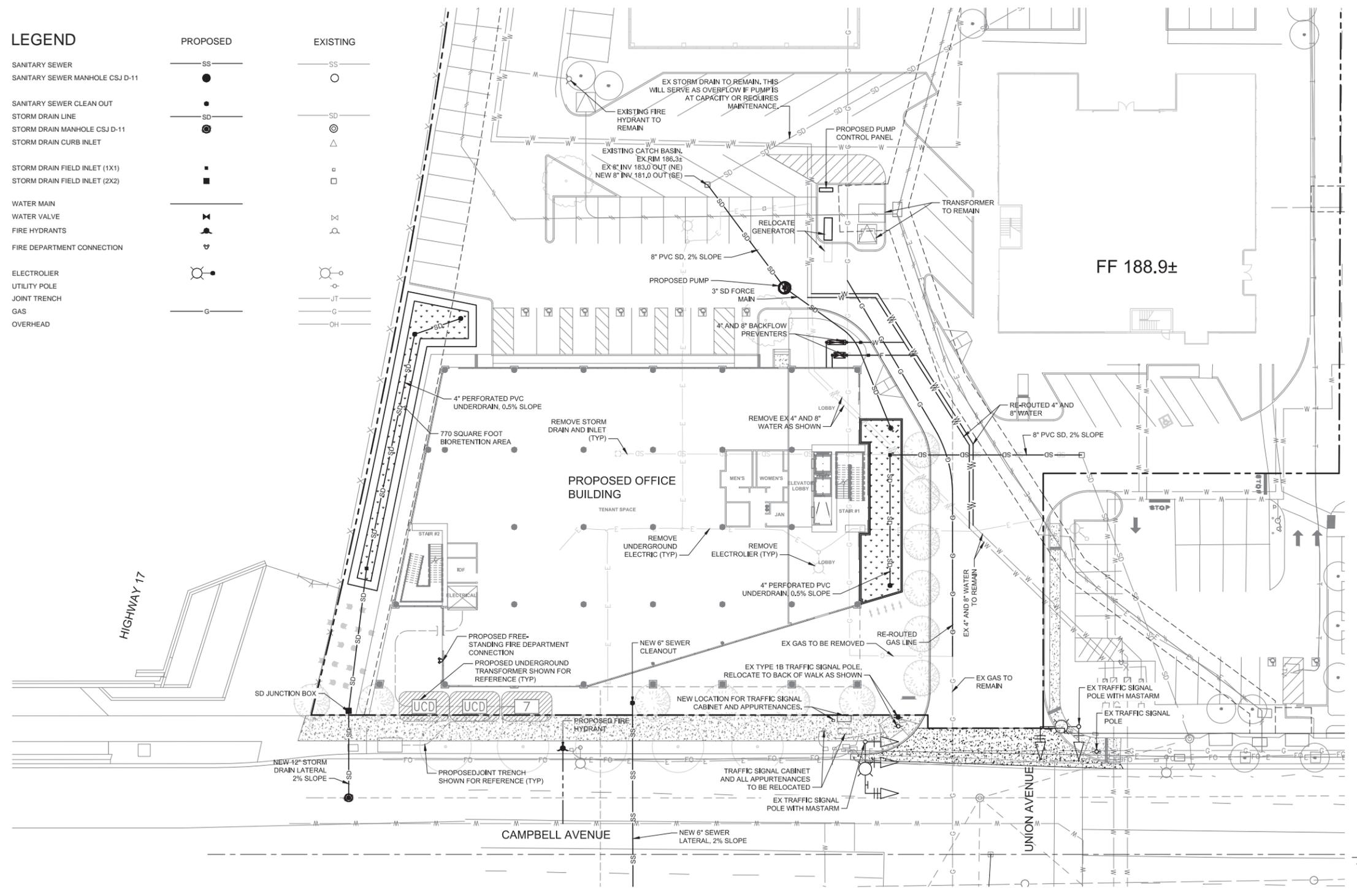


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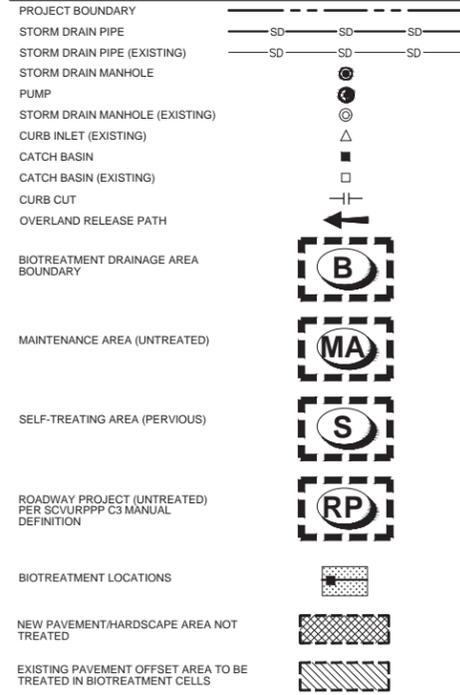
C3.0

LEGEND

	PROPOSED	EXISTING
SANITARY SEWER	SS	SS
SANITARY SEWER MANHOLE CSJ D-11	●	○
SANITARY SEWER CLEAN OUT	●	○
STORM DRAIN LINE	SD	SD
STORM DRAIN MANHOLE CSJ D-11	●	○
STORM DRAIN CURB INLET	△	△
STORM DRAIN FIELD INLET (1X1)	■	■
STORM DRAIN FIELD INLET (2X2)	■	■
WATER MAIN	W	W
WATER VALVE	⊕	⊕
FIRE HYDRANTS	⊕	⊕
FIRE DEPARTMENT CONNECTION	⊕	⊕
ELECTROLIER	⊕	⊕
UTILITY POLE	⊕	⊕
JOINT TRENCH	JT	JT
GAS	G	G
OVERHEAD	OH	OH

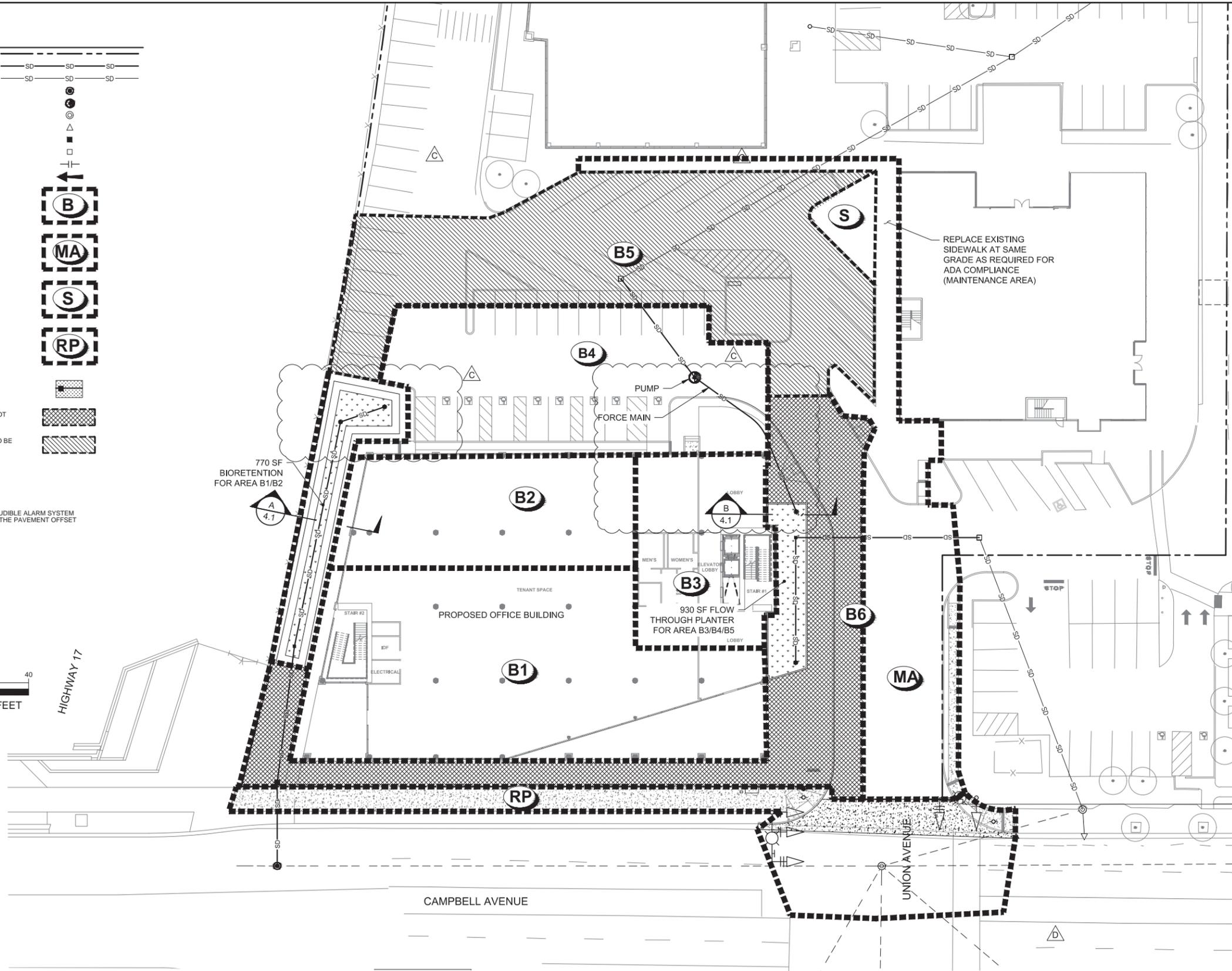
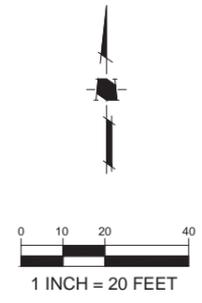


LEGEND



NOTES

1. PUMPS TO BE EQUIPPED WITH AUDIBLE ALARM SYSTEM
2. UNTREATED AREA B6 IS 8,000SF THE PAVEMENT OFFSET AREA B5 IS 12,200SF.



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PROJECT NUMBER
17005.00

SHEET TITLE
CONCEPTUAL STORMWATER CONTROL PLAN

SCALE
1"=20'

SHEET NUMBER



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PROJECT NUMBER
17005.00

SHEET TITLE
STORMWATER CONTROL DETAILS

SCALE
NTS

SHEET NUMBER

C4.1

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS; AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

Drainage Area Number	B1	B2	B3	B4	B5
1. Total Drainage Area to BMP - A_t (ft ²)	2,000	6,000	4,000	9,200	12,200
2. Percent imperviousness = 100%					
3. Mean Annual Precipitation = 14.9 in					
4. Rain gauge closest to the site - San Jose Airport MAP: 13.0 in					
5. Rain gauge correction factor = 14.9 in / 13.9 in = 1.07					
6. Soil type for drainage area - B (silt loam)					
7. Average slope for the drainage area = 1%					
8. Unit basin storage from sizing curves = 58 in					
9. Size the BMP (ft ²) = 1.07 x 58 in x A_t ft ² x (1 ft/12 in)	621	310	207	476	631
Water Quality Design Volume (ft ³)	621	310	207	476	631
Biotreatment Sizing					
1. V_{bs} (ft ³) (Unit Basin Storage = 58 in.)	621	310	207	476	631
2. Assume rainfall intensity of 2.0 in/hr for flow-based sizing criteria					
3. Duration of the rain event = 58 in / 2.0 in/hr = 2.9 hr					
4. Preliminary estimate of total surface area - A_p (ft ²) = .04 x A_t	480	240	160	368	488
5. Assume 41% smaller surface area than calculated in 4 - A_s (ft ²) = 60 x A_p	283	142	94	217	288
6. Vol of runoff filtering through treatment soil - V_n (ft ³) = A_s x 5.7 in x (1 ft/12 in) x 2.9 hr	342	171	114	262	348
7. Portion of V_{bs} req'd to be stored in ponding area - V_p (ft ³) = V_{bs} - V_n	278	139	93	213	283
8. Average ponding depth = between 1.6 and 12 in - H_p (ft) = V_p ft ³ / A_s ft ² x 12 in/ft	1.8	11.8	11.8	11.8	11.8
Minimum required biotreatment cell surface area (ft ²)	283	142	94	217	288
Biotreatment cell surface area provided	770 sf			930 sf	

a. Total Site Area: 8.61 acres		b. Total Site Area Distributed: 1.41 acres (including cleanout, grading, or other areas)			
Site Totals	Total Existing (Pre-project) Area (ft ²)	Existing Area Retained (ft ²)	Existing Area Replaced (ft ²)	New Area Created (ft ²)	Total Post-Project Area (ft ²)
c. Total Impervious Area (IA)	333,612	275,112	58,500	500	334,112
d. Total new and replaced impervious area				59,000	
e. Total Pervious Area (PA)	41,233				40,733
f. Total Area (IA+PA)	374,845				374,845
g. Percent Replacement of IA in Redevelopment Project: (Existing IA Replaced / Existing Total IA) x 100%					12.54%

STANDARD STORMWATER CONTROL NOTES:

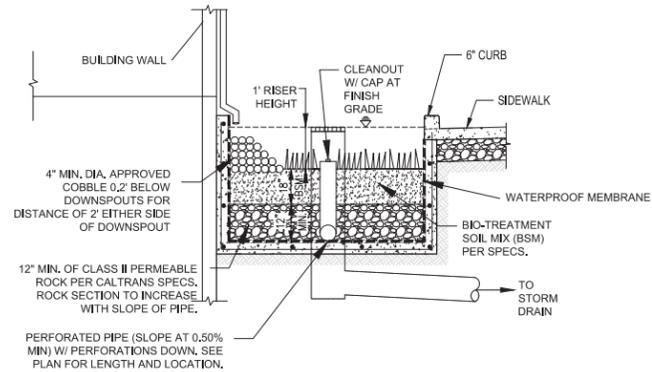
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS. TO PREVENT MOSQUITO GENERATION, SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

BIORETREATMENT SOIL REQUIREMENTS

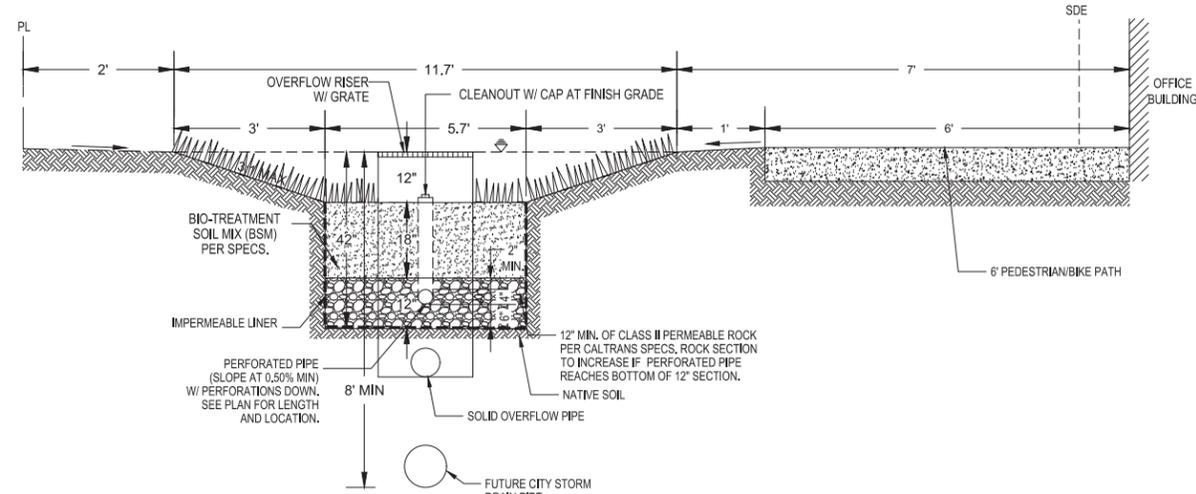
- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: [HTTP://WWW.SANJOSECA.GOV/INDEX.ASPX?NID=1761](http://www.sanjoseca.gov/index.aspx?nid=1761)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2% DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.



B FLOW THROUGH PLANTER FOR AREA B3/B4/B5
NTS



A BIOTREATMENT CELL FOR AREA B1 AND B2
NTS

LANDSCAPE MATERIAL LEGEND

 COLORED CONCRETE, A	 NO MOW TURF	 DECOMPOSED GRANITE MULCH
 COLORED CONCRETE, B	 SHRUB & GROUNDCOVER AREA	 PLANTERS
 UNIT PAVERS	 BIOFILTRATION PLANTING AREA	 TABLES & CHAIRS

TOTAL PLANTING AREA
BIOTREATMENT: 2,632 SQFT.
TYPICAL PLANTING: 4,213 SQFT.

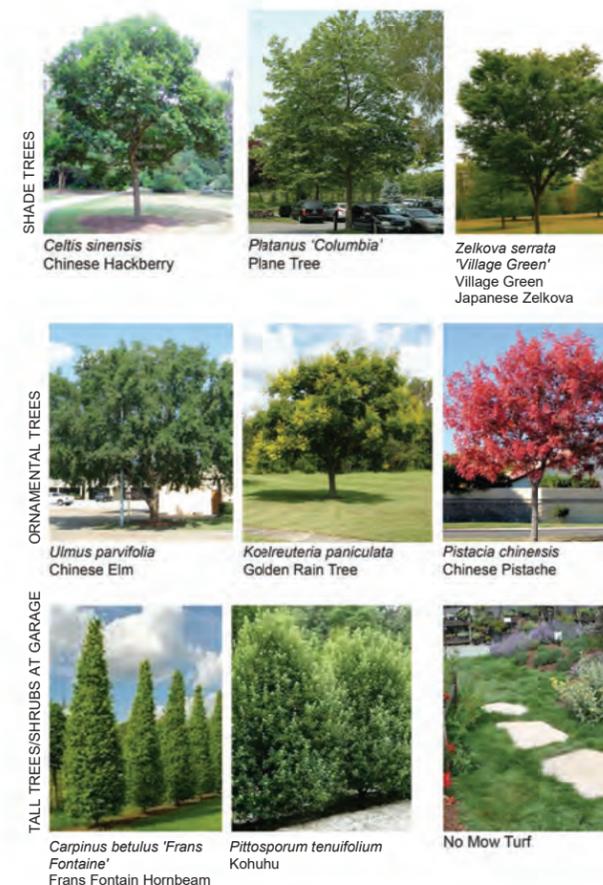
SITE FURNISHINGS & MATERIALS



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PROGRESS SET - NOT FOR CONSTRUCTION

PLANT PALETTE



ISSUES AND REVISIONS

No.	Date	Description
A	08/23/17	PLANNING SET
B	03/30/18	CITY OF CAMPBELL APPROVED SET
C	05/08/20	PLANNING REVISION
D	07/07/20	PLANNING REVISION

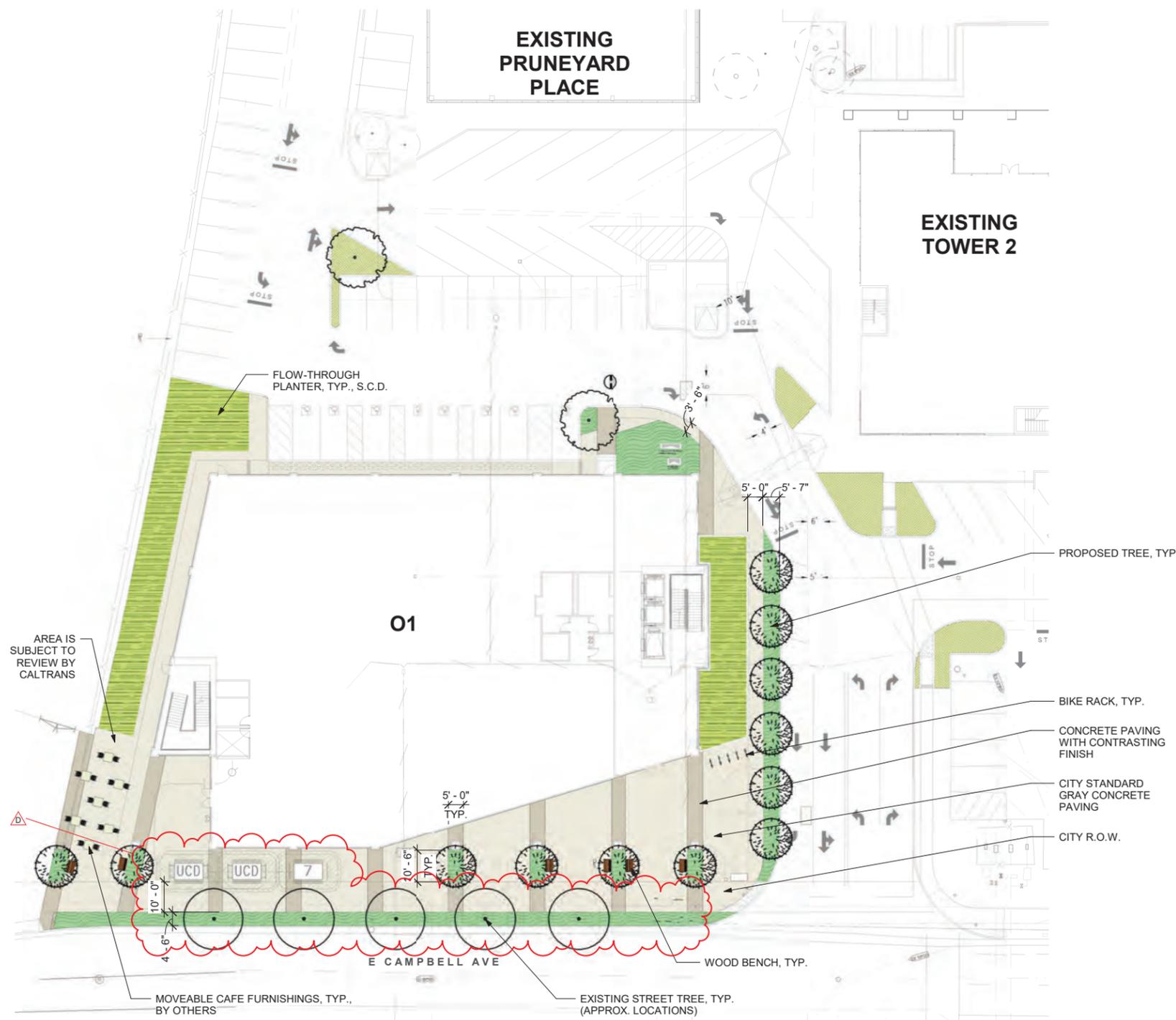
PROJECT NUMBER
17005.00

SHEET TITLE
PRUNEYARD O1 - PHASE 3

SCALE
1" = 20'-0"

SHEET NUMBER

L2.0





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PROJECT NUMBER
17005.00

SHEET TITLE
**PRUNEYARD - PLANT
PALETTE**

SCALE
1/32" = 1'-0"



SHEET NUMBER

L2.1

TREES

SHADE TREES



Celtis sinensis
Chinese Hackberry



Platanus 'Columbia'
Plane Tree

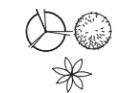


Quercus frainetto 'Forest Green'
Forest Green Oak



Zelkova serrata 'Village Green'
Village Green Japanese Zelkova

ORNAMENTAL TREES



Ulmus parvifolia
Chinese Elm



Koelreuteria paniculata
Golden Rain Tree



Pistacia chinensis
Chinese Pistache



Syagrus romanzoffiana
Queen Palm



Washingtonia filifera x robusta
Hybrid Fan Palm



Lagerstroemia 'Natchez'
Crape Myrtle



Laurus 'Saratoga'
Saratoga Bay

TALL TREES/
SHRUBS AT GARAGE



Carpinus betulus 'Frans Fontaine'
Frans Fontain Hornbeam



Pittosporum tenuifolium
Kohuhu

SHRUBS & GROUNDCOVER

PEDESTRIAN
PLANTING AREAS



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Agave attenuata
Foxtail Agave



Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Olea 'Little Ollie'
Dwarf Olive



Chondropetalum tectorum
Cape Rush



Chamaerops humilis
Mediterranean Fan Palm

TRANSITION
PLANTING AREAS



Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Senecio mandraliscae
Kleinia



Aloe 'Blue Elf'
Blue Elf Aloe

PARKING LOT
PLANTING AREAS



Myoporum parvifolium
Creeping Myoporum



Rosmarinus 'Irene'
Creeping Rosemary



Bulbine frutescens
Stalked Bulbine

BARRIER
PLANTING AREAS



Westringia fruticosa
Coast Rosemary



Correa 'Dusky Bells'
Red Australian Fuchsia



Grevillea lanigera
Woolly Grevillea

STORMWATER
PLANTING AREAS



Juncus patens
California Gray Rush



Muhlenbergia rigens
Deer Grass

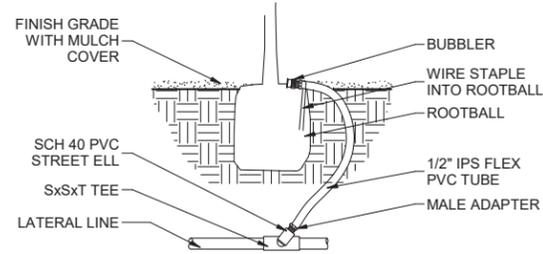


Iris douglasiana
Douglas Iris

NO-MOW TURF

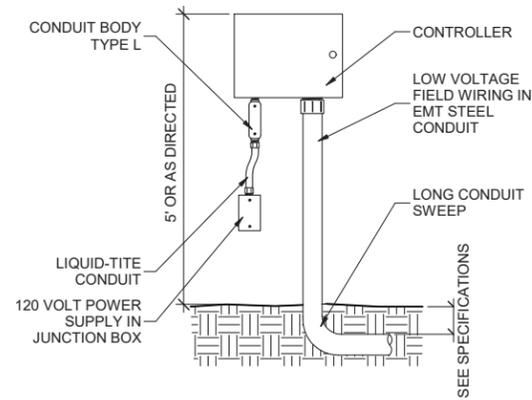


No Mow Turf



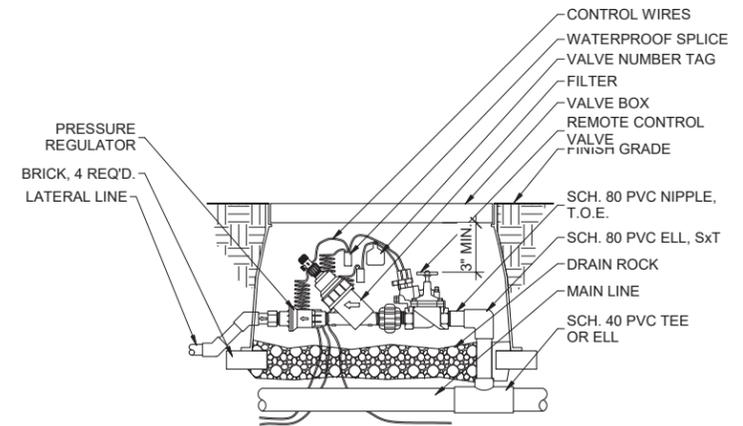
NOTES:
1. INSTALL BUBBLER ON TOP OF ROOTBALL. STAKE IN PLACE WITH WIRE STAPLE AND COVER WITH MULCH.

1 IRRIGATION BUBBLER ON FLEX RISER
L2.2 3/4" = 1'-0"



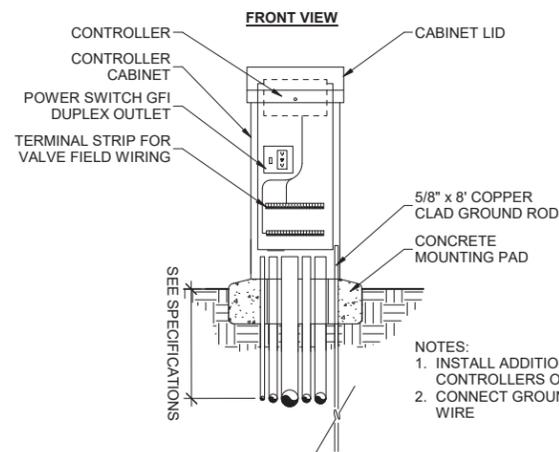
NOTES:
1. GROUND CONTROLLER PER MANUFACTURER'S INSTRUCTIONS.
2. EXTEND FIELD WIRING CONDUIT TO MAINLINE TRENCH.

2 IRRIGATION CONTROLLER WALL MOUNT
L2.2 3/4" = 1'-0"



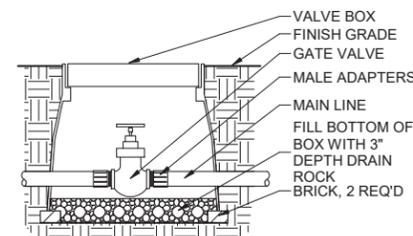
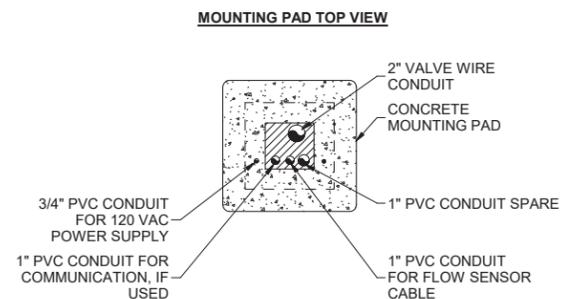
NOTES:
WRAP FILTER FABRIC AROUND AND UNDER VALVE BOX PRIOR TO INSTALLATION OF DRAIN ROCK.

3 IRRIGATION DRIP ZONE REMOTE CONTROL VALVE
L2.2 3/4" = 1'-0"



NOTES:
1. INSTALL ADDITIONAL VALVE WIRE CONDUIT FOR CONTROLLERS OVER 24 STATION CAPACITY
2. CONNECT GROUND ROD USING #8 BONDED COPPER WIRE

4 IRRIGATION CONTROLLER AND CABINET ASSEMBLY
L2.2 3/4" = 1'-0"



5 IRRIGATION GATE VALVE
L2.2 3/4" = 1'-0"

IRRIGATION DESIGN INTENT

IRRIGATION SYSTEM TO CONNECT TO EXISTING PRUNEYARD IRRIGATION MAINLINE NETWORK, WITH EXISTING BACKFLOW PROTECTION. SYSTEM TO USE COMMERCIAL GRADE EQUIPMENT CHOSEN FOR DURABILITY AND MINIMAL MAINTENANCE NEEDS. ALL TREES TO RECEIVE SUPPLEMENTAL DEEP ROOT WATERING VIA PRESSURE COMPENSATING BUBBLERS. ALL SHRUB/GROUNDCOVER AREAS TO BE IRRIGATED WITH POINT OR LINE SOURCE DRIP SYSTEMS AS APPROPRIATE TO PLANT TYPE AND SPACING. CONTROL OF SYSTEM TO BE BY 'SMART' CONTROLLER CAPABLE OF DAILY SELF-ADJUSTMENT OF WATERING SCHEDULES BASED ON REAL-TIME CLIMATE DATA FROM SUBSCRIPTION WEATHER SERVICE (HYDROPOINT). SYSTEM DESIGN AND CONSTRUCTION TO COMPLY WITH CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AS WELL AS REQUIREMENTS OF CITY OF CAMPBELL.



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PROGRESS SET - NOT FOR CONSTRUCTION

ISSUES AND REVISIONS		
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A	05/08/20	PLANNING REVISION
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PROJECT NUMBER
17005.00

SHEET TITLE
IRRIGATION DETAILS

SCALE
As indicated



SHEET NUMBER

L2.2



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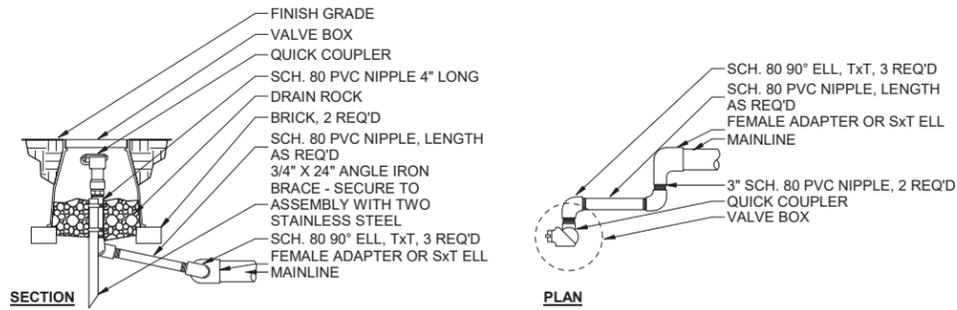
SHEET TITLE
IRRIGATION DETAILS

SCALE
3/4" = 1'-0"

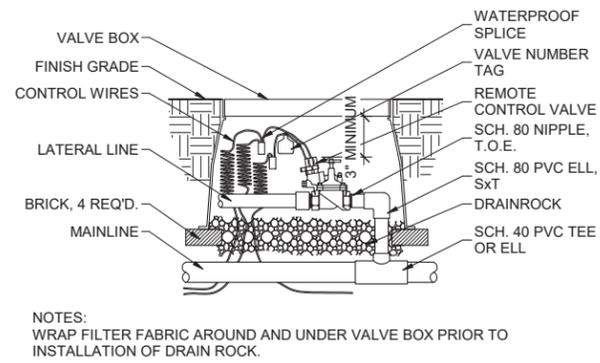


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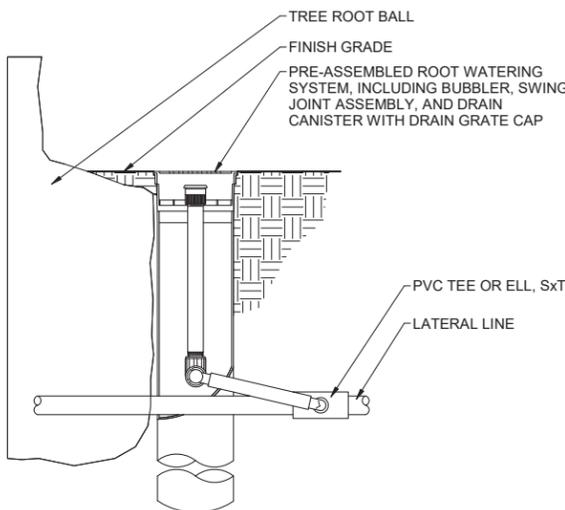
L2.3



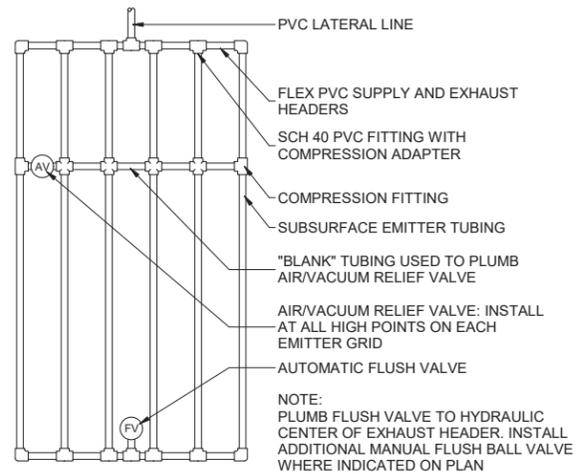
1
L2.3
IRRIGATION QUICK COUPLING VALVE
3/4" = 1'-0"



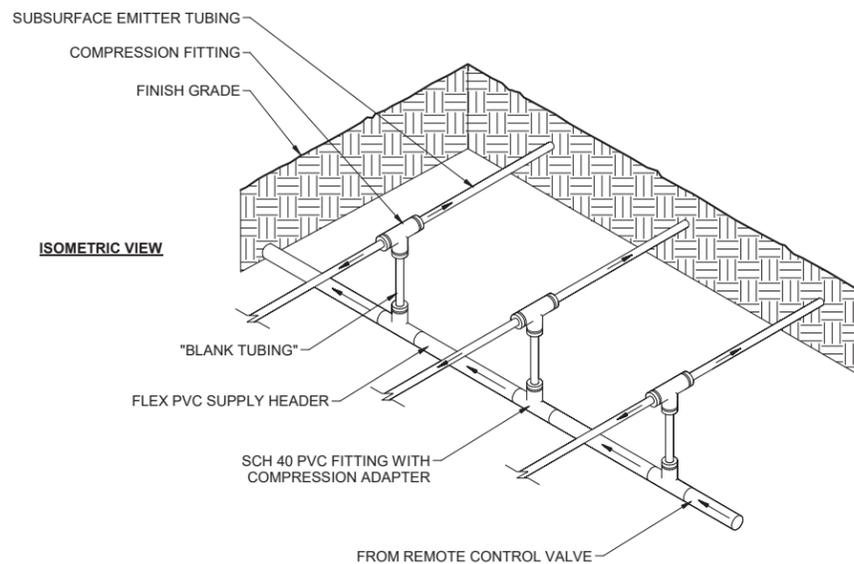
2
L2.3
IRRIGATION REMOTE CONTROL VALVE
3/4" = 1'-0"



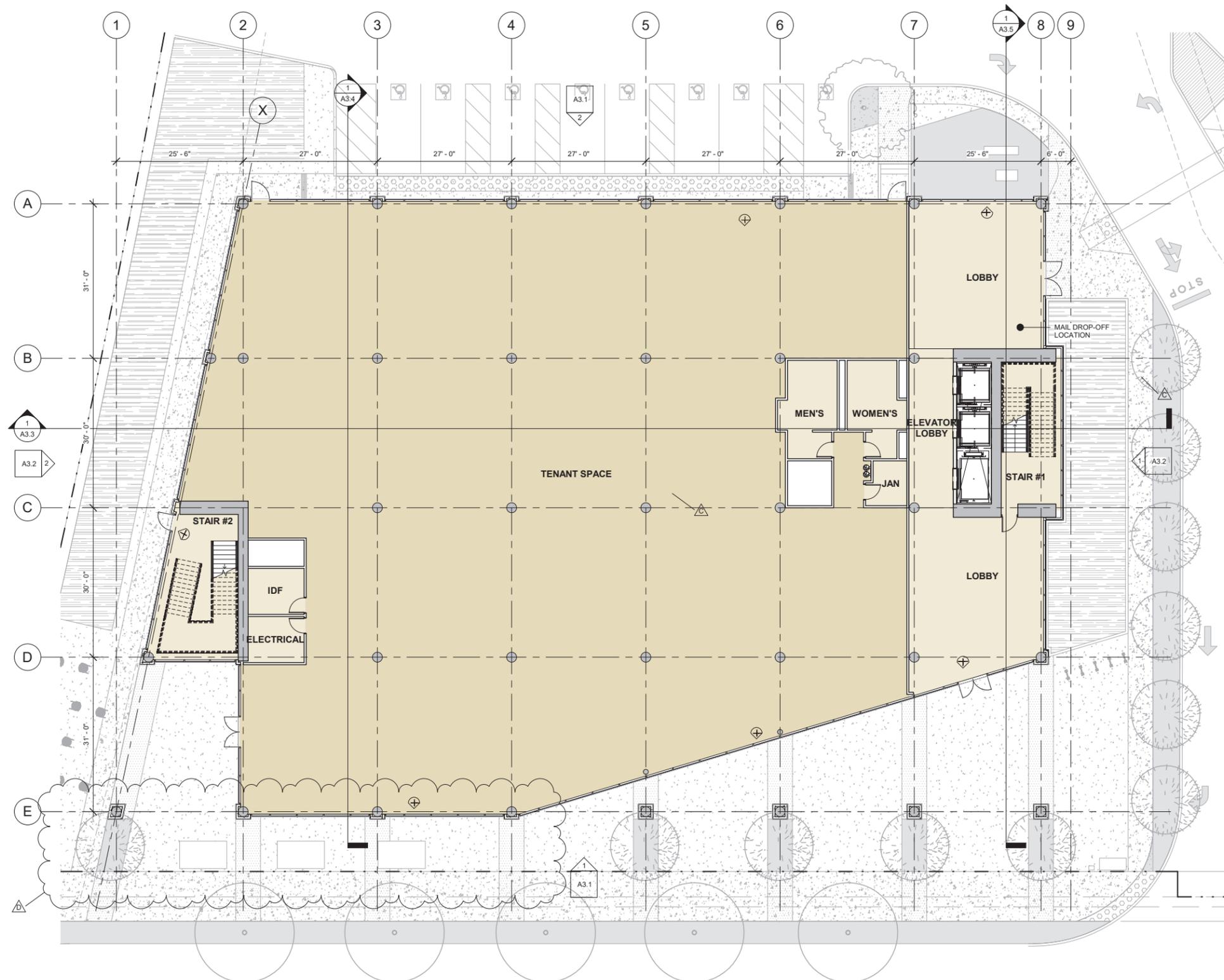
3
L2.3
IRRIGATION ROOT WATERING SYSTEM
3/4" = 1'-0"



4
L2.3
IRRIGATION SUBSURFACE IRRIGATION LAYOUT
3/4" = 1'-0"



5
L2.3
IRRIGATION SUBSURFACE TYPICAL CENTER-FEED SUPPLY MANIFOLD
3/4" = 1'-0"



ISSUES AND REVISIONS

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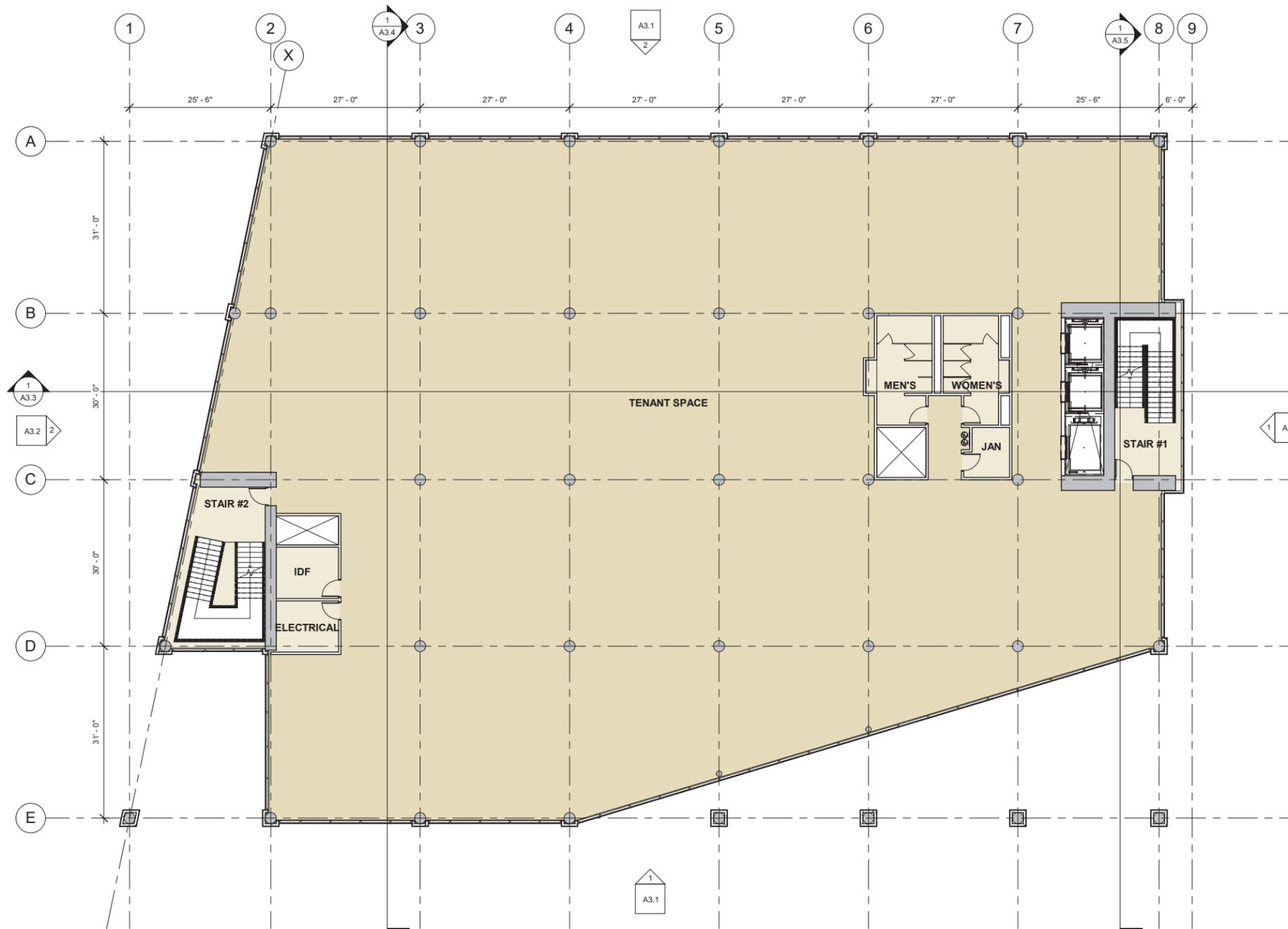
SHEET TITLE
LEVEL 1 PLAN

SCALE
3/32" = 1'-0"



SHEET NUMBER

A2.1



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	08/23/17	PLANNING SET
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SHEET TITLE
LEVEL 2 PLAN

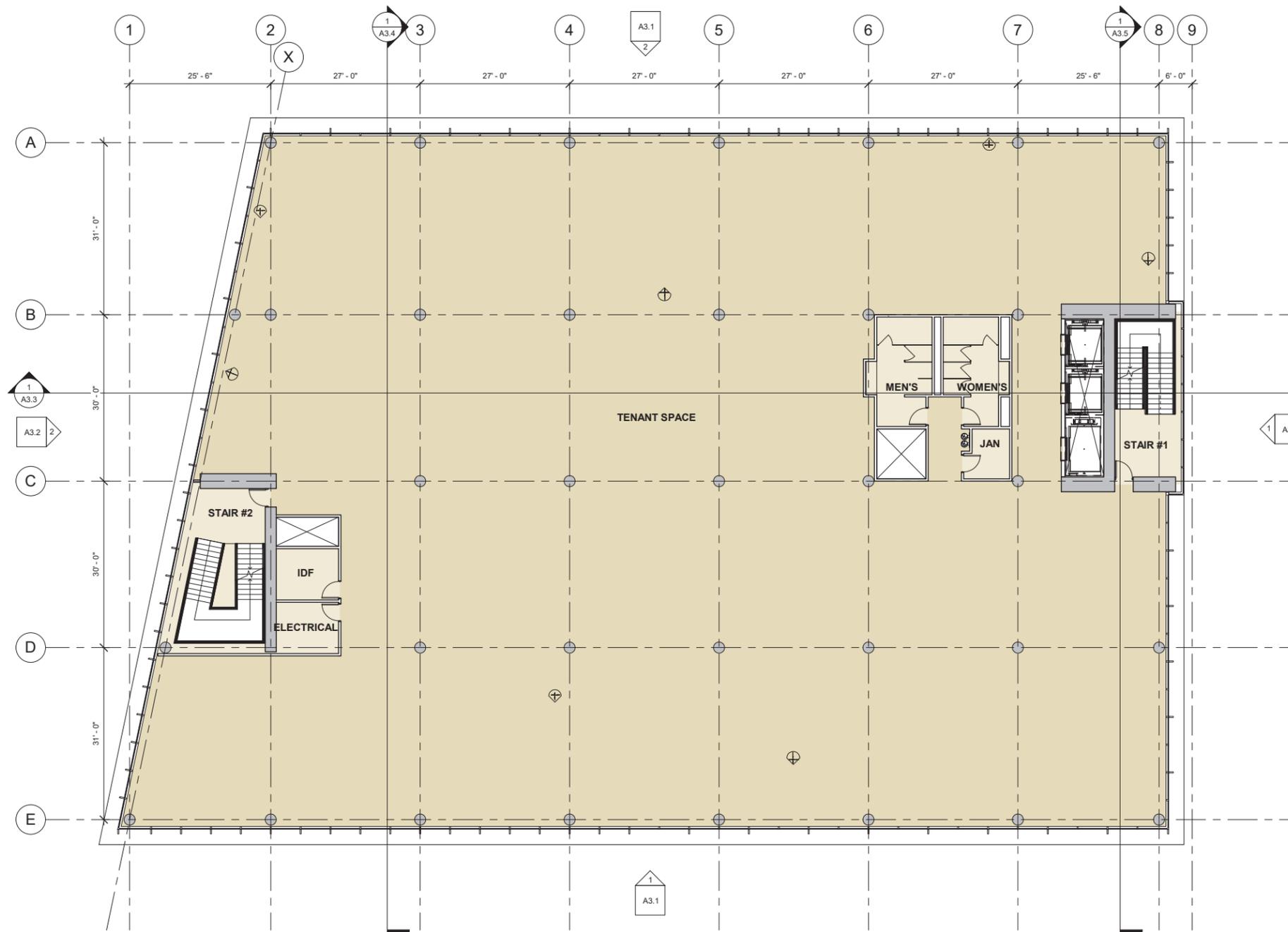
SCALE
3/32" = 1'-0"



0" 3/32" 3/16"

SHEET NUMBER

A2.2



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	08/23/17	PLANNING SET
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PROJECT NUMBER
17005.00

SHEET TITLE
LEVEL 3 PLAN

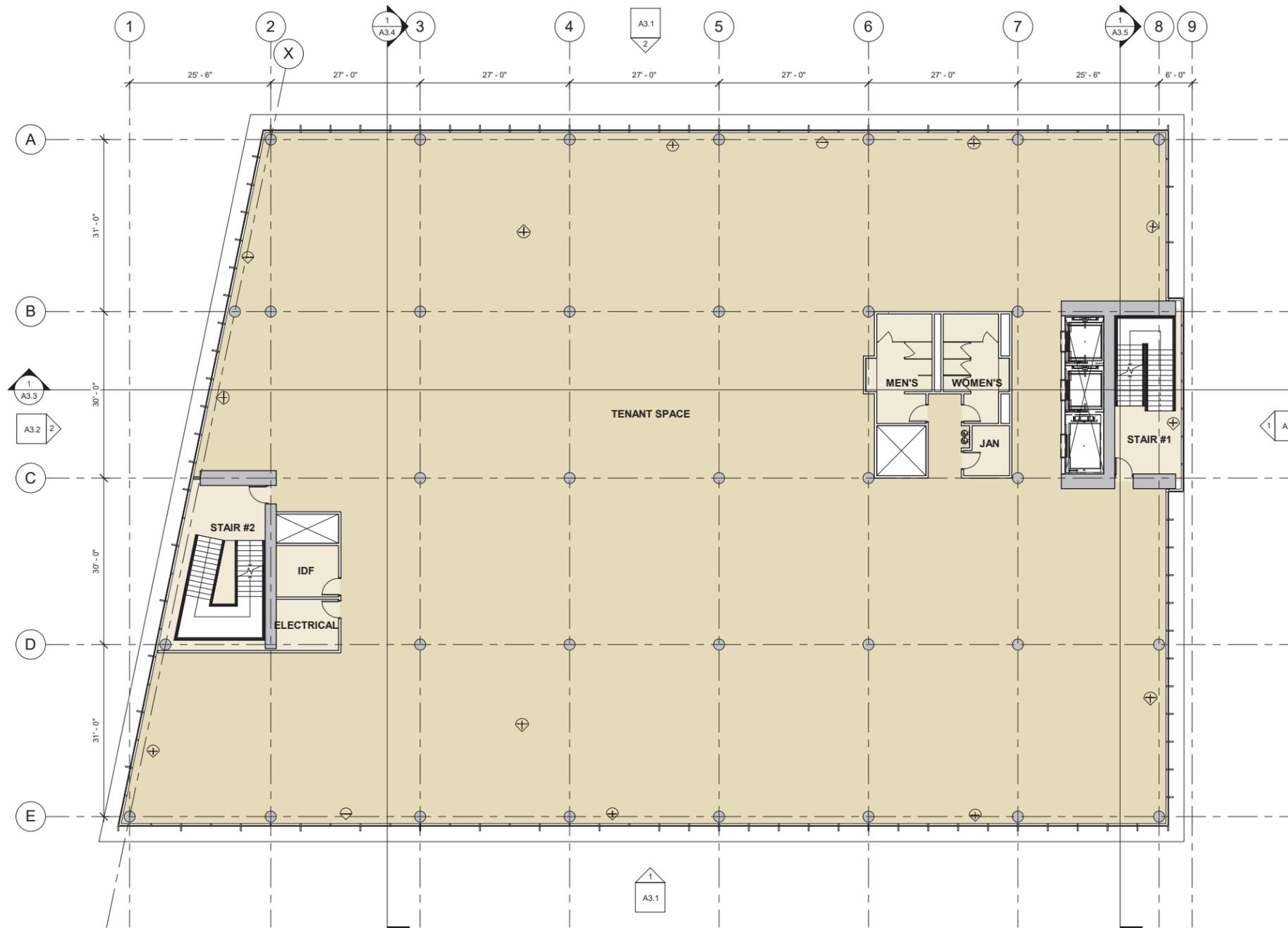
SCALE
3/32" = 1'-0"



0" 3/32" 3/16"

SHEET NUMBER

A2.3



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	08/23/17	PLANNING SET
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PROJECT NUMBER
17005.00

SHEET TITLE
LEVEL 4 PLAN

SCALE
3/32" = 1'-0"



0" 3/32" 3/16"

SHEET NUMBER

A2.4



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	08/23/17	PLANNING SET
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PROJECT NUMBER
17005.00

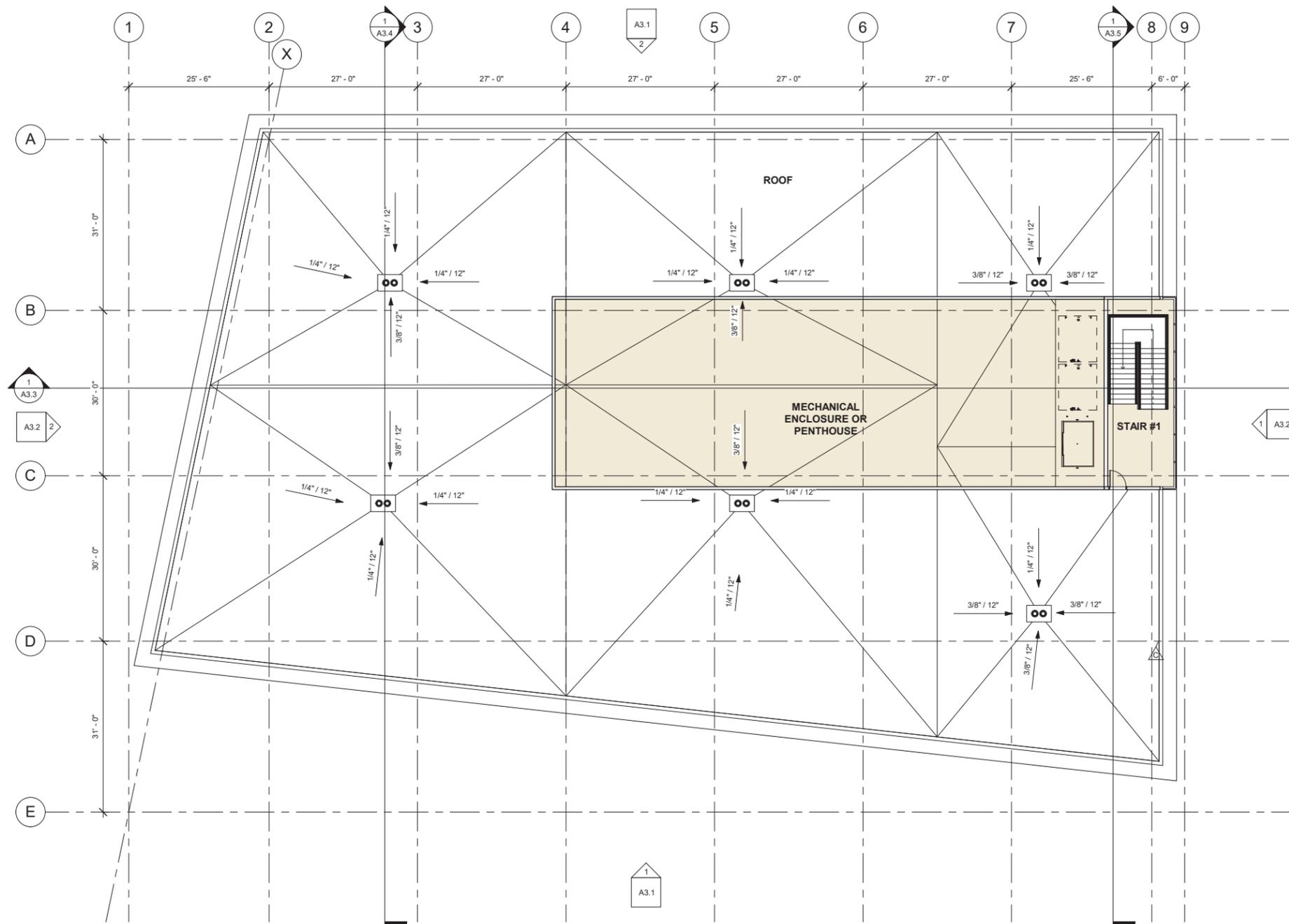
SHEET TITLE
LEVEL 5 PLAN

SCALE
3/32" = 1'-0"



SHEET NUMBER

A2.5



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	08/23/17	PLANNING SET
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PROJECT NUMBER
17005.00

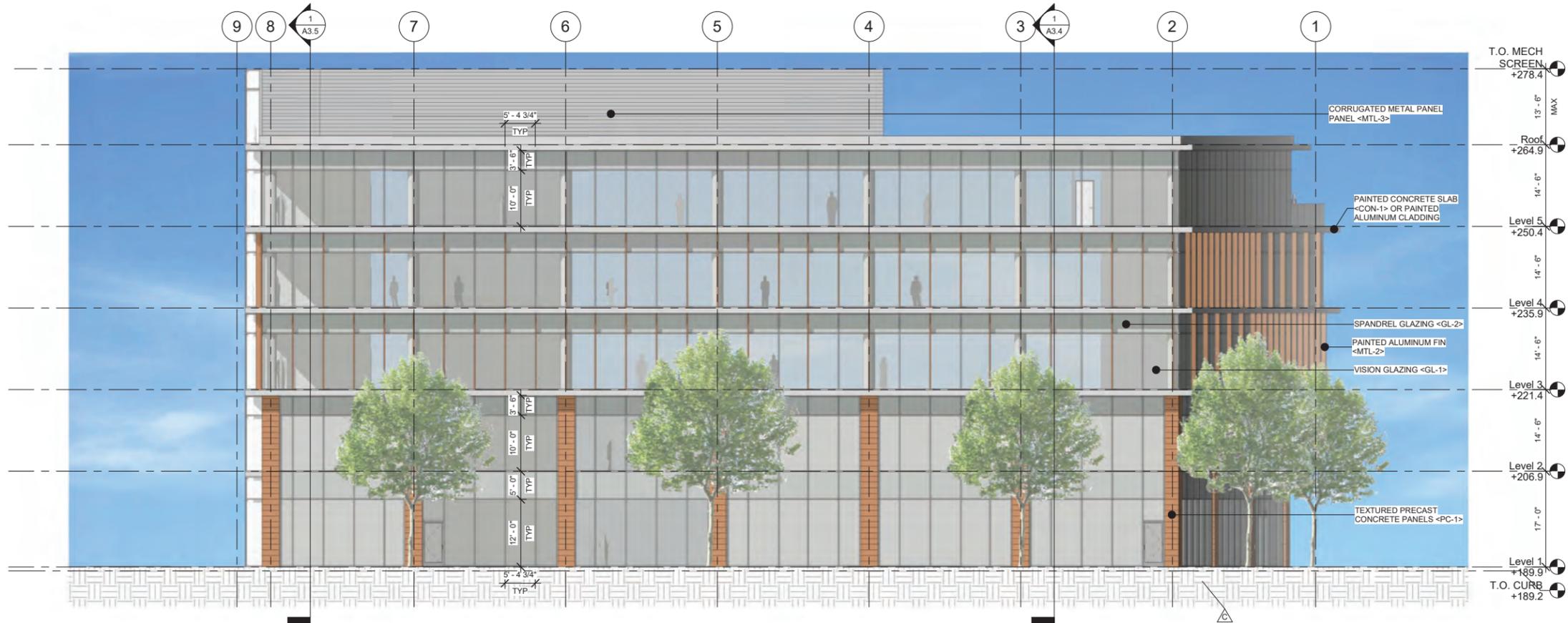
SHEET TITLE
ROOF PLAN

SCALE
3/32" = 1'-0"

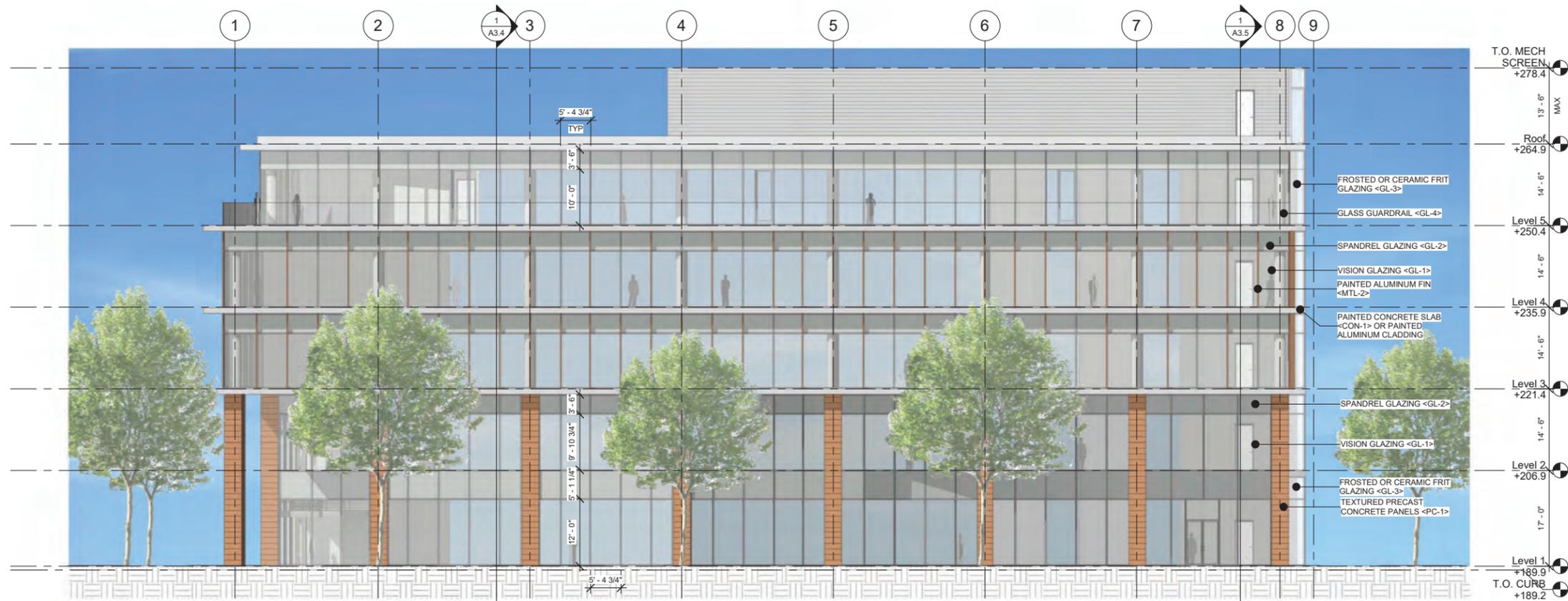


SHEET NUMBER

A2.6



② North
3/32" = 1'-0"



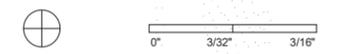
① South
3/32" = 1'-0"

ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
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B	03/30/18	CITY OF CAMPBELL APPROVED SET
C	05/08/20	PLANNING REVISION

PROJECT NUMBER
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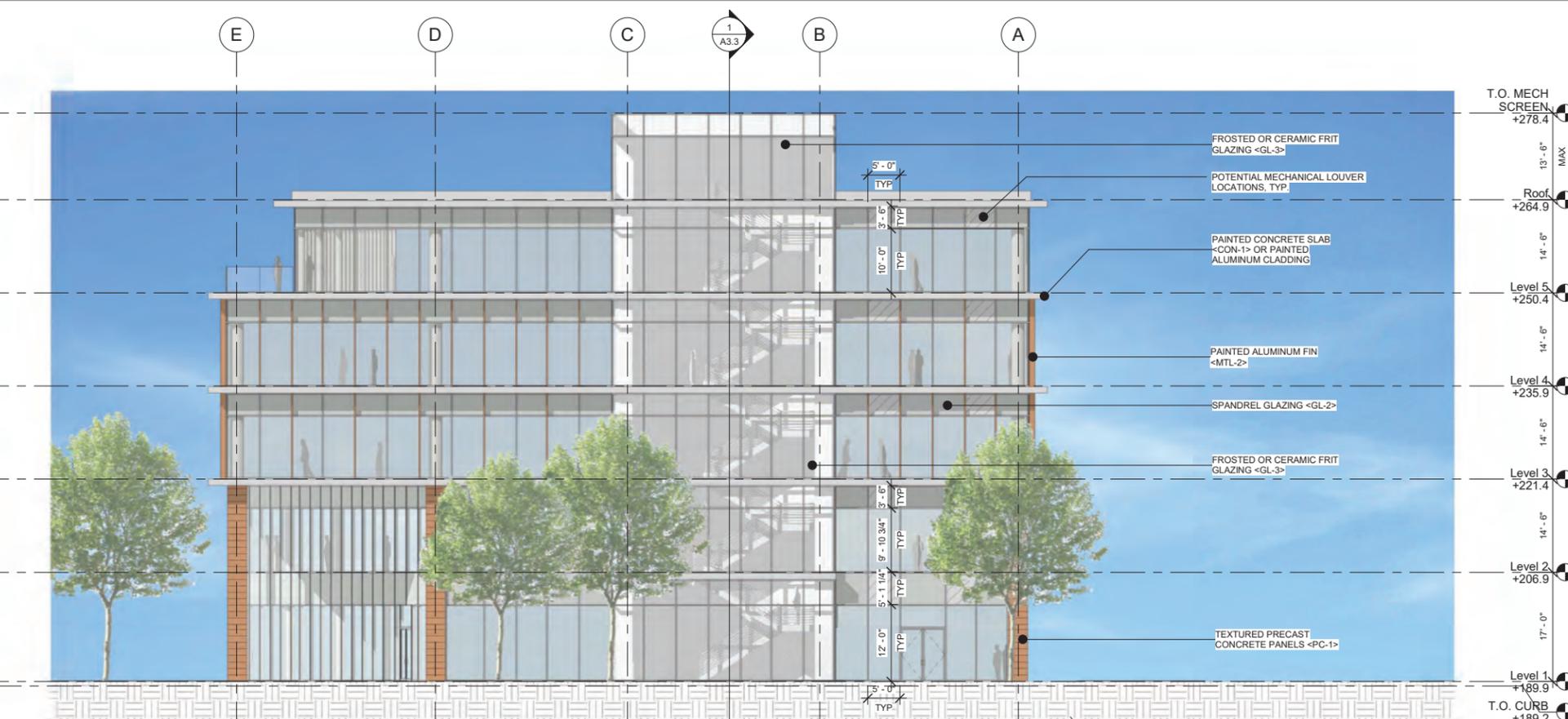
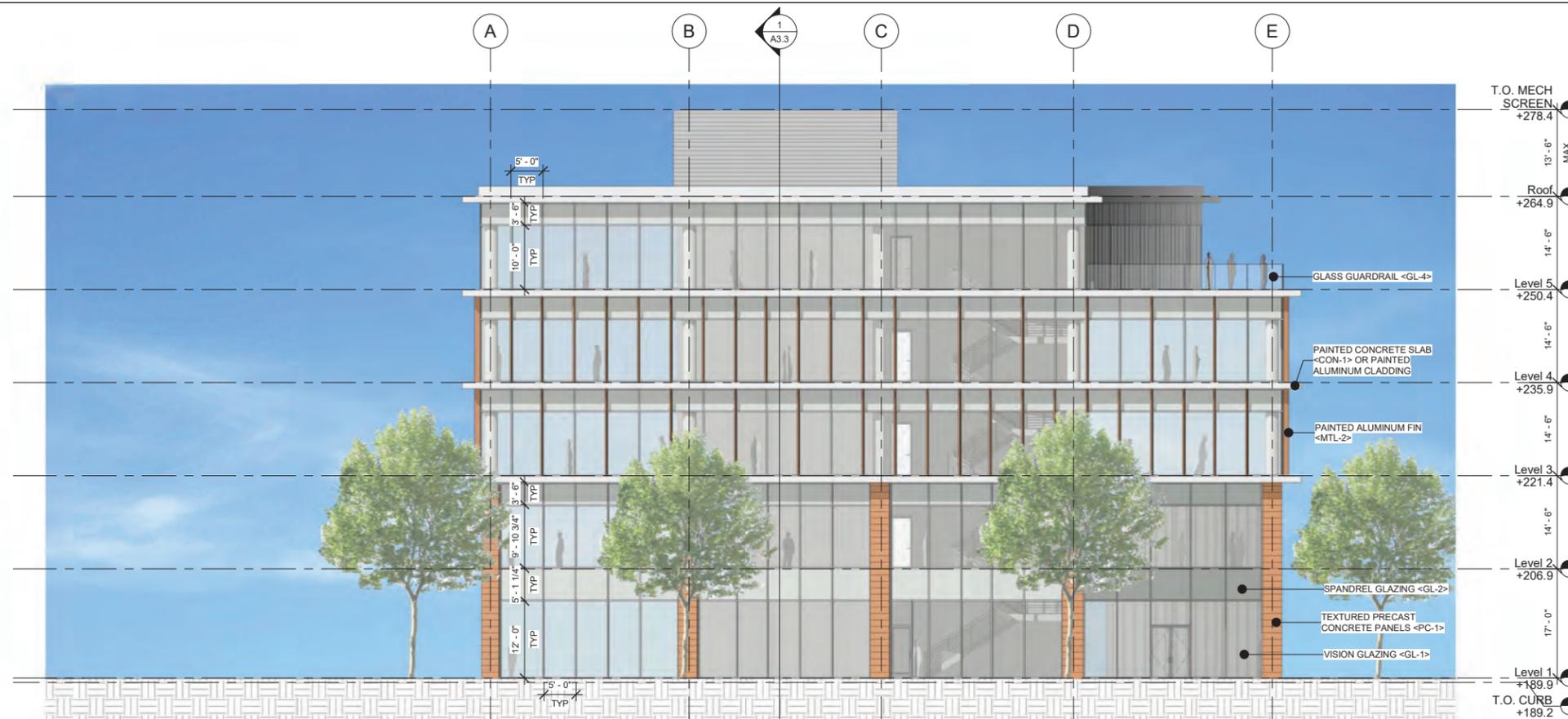
SHEET TITLE
NORTH AND SOUTH ELEVATIONS

SCALE
3/32" = 1'-0"



SHEET NUMBER

A3.1



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
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PROJECT NUMBER
17005.00

SHEET TITLE
EAST AND WEST ELEVATIONS

SCALE
3/32" = 1'-0"

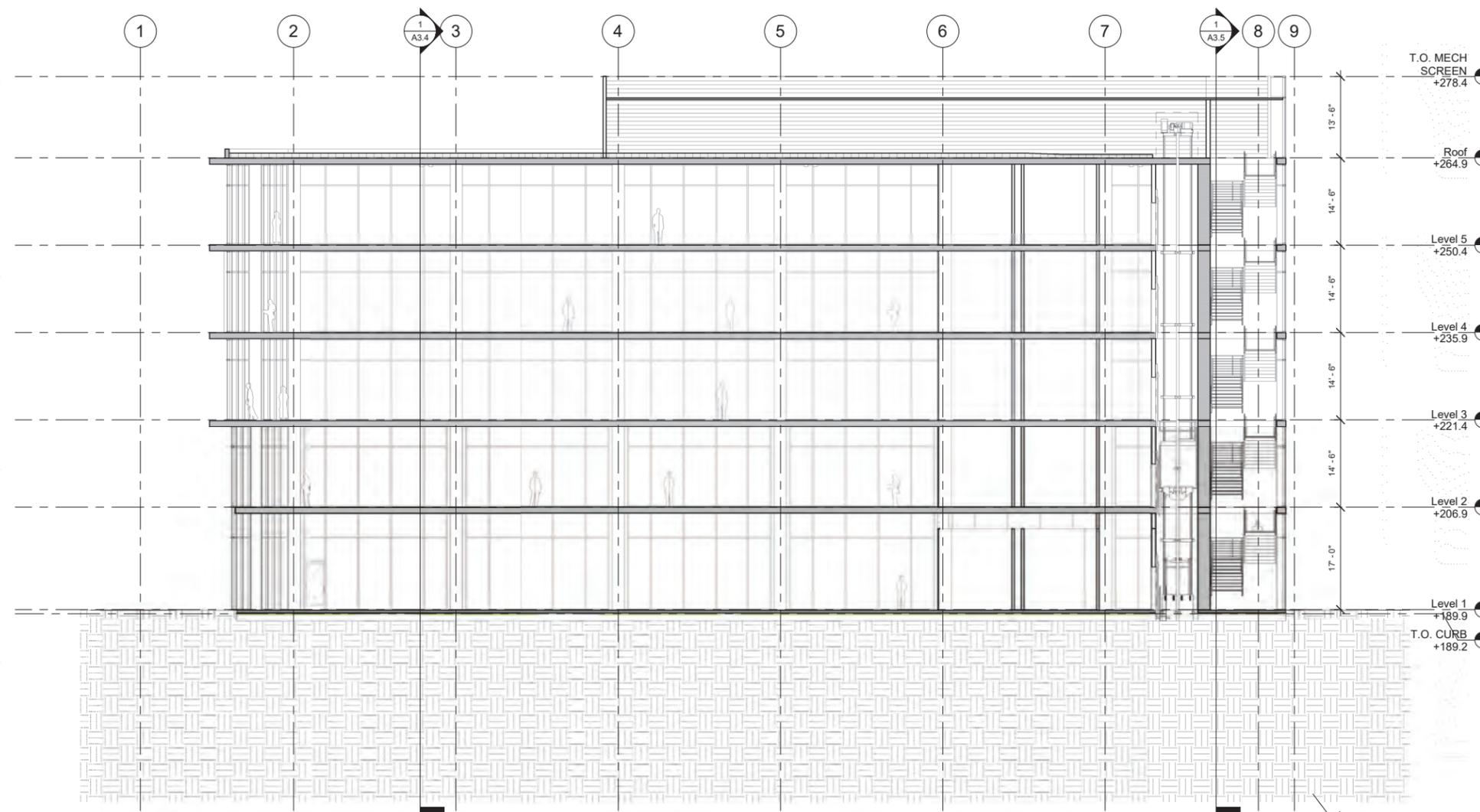


SHEET NUMBER

A3.2



ARCHITECTS
KORTH SUNSERI HAGEY



ISSUES AND REVISIONS

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A	08/23/17	PLANNING SET
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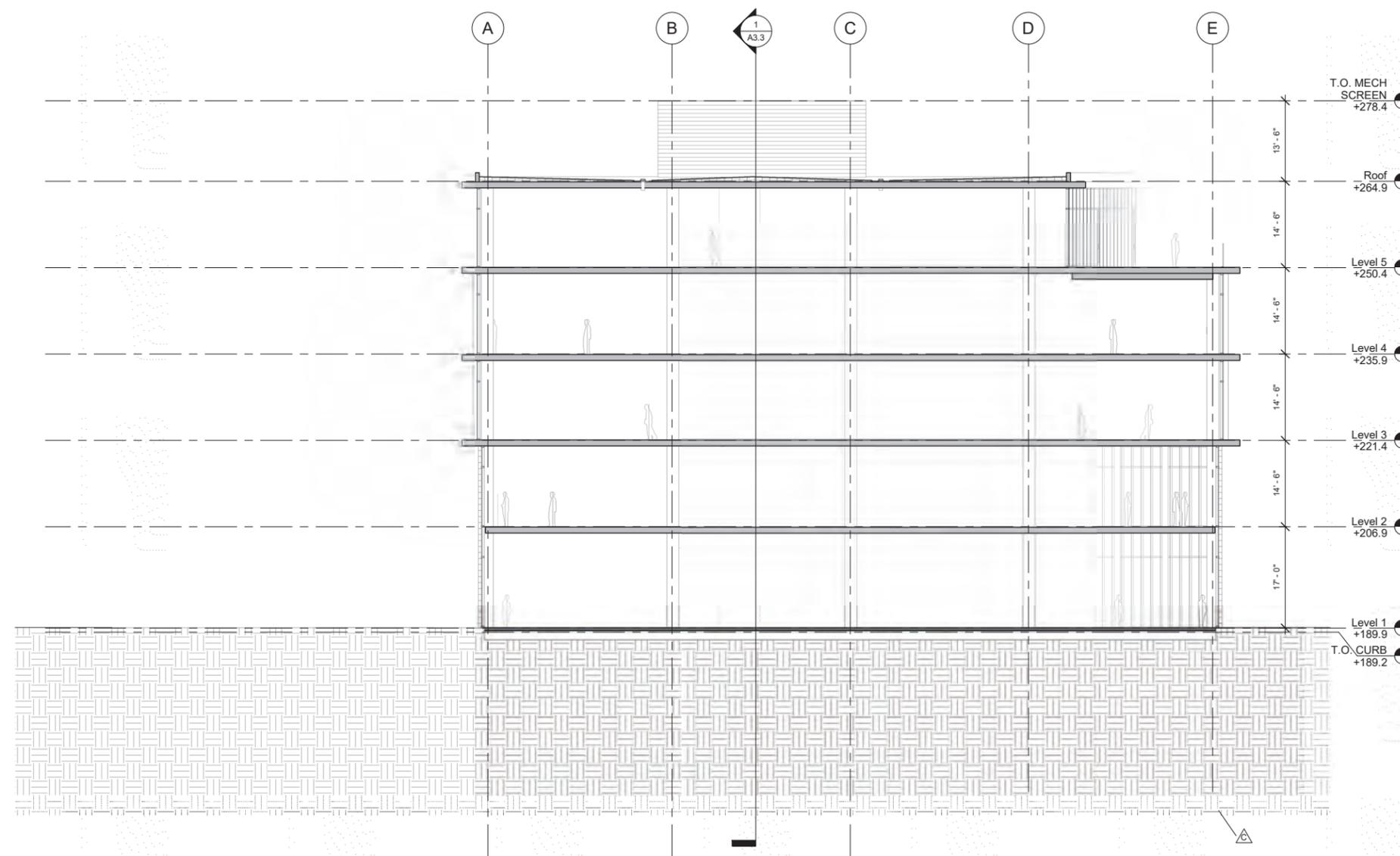
SHEET TITLE
SECTION AA

SCALE
3/32" = 1'-0"



SHEET NUMBER

A3.3



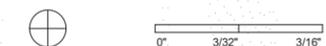
ISSUES AND REVISIONS

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PROJECT NUMBER
17005.00

SHEET TITLE
SECTION BB

SCALE
3/32" = 1'-0"

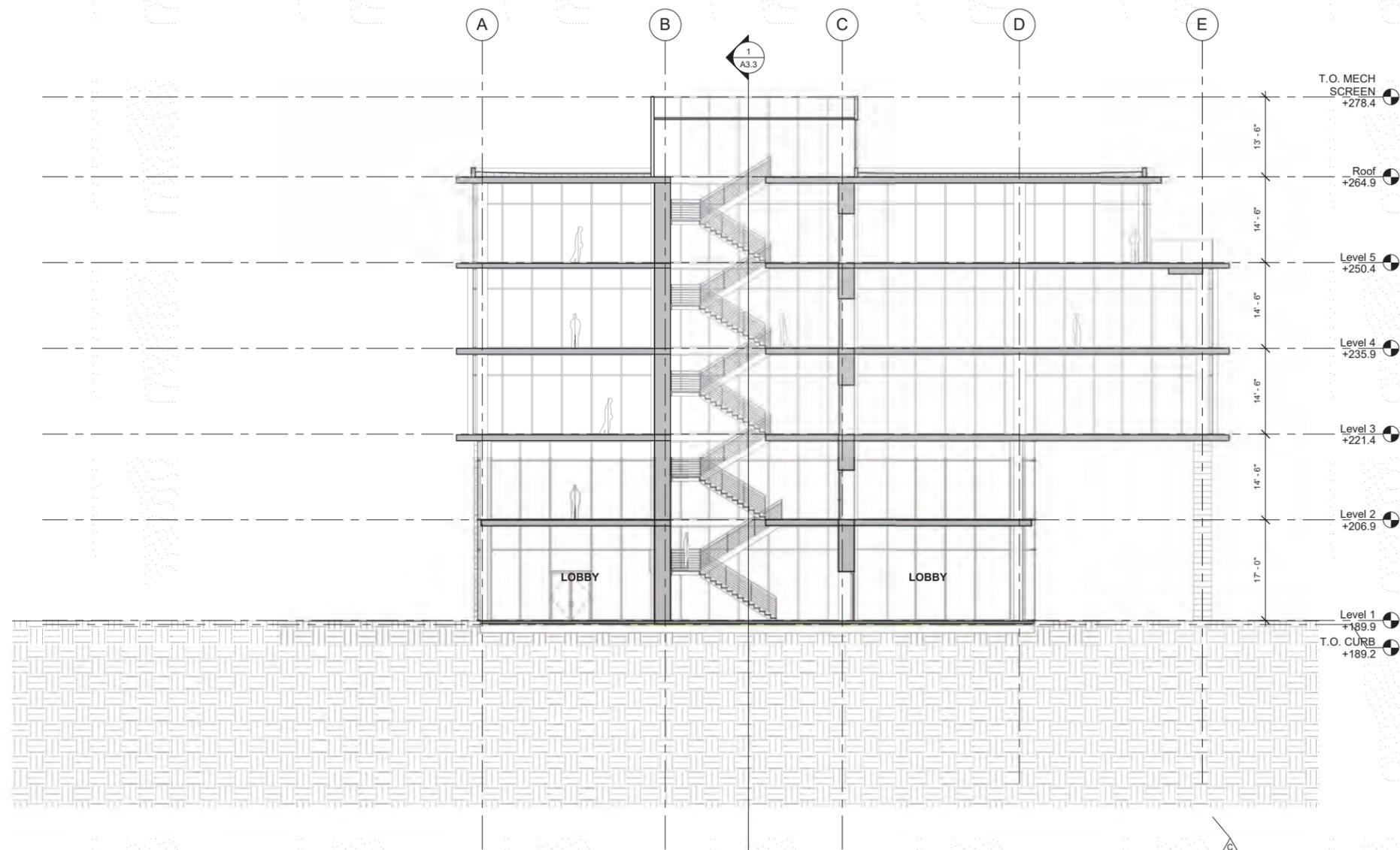


SHEET NUMBER

A3.4



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KORTH SUNSERI HAGEY



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
B	03/30/18	CITY OF CAMPBELL APPROVED SET
C	05/08/20	PLANNING REVISION

PROJECT NUMBER
17005.00

SHEET TITLE
SECTION CC

SCALE
3/32" = 1'-0"



SHEET NUMBER

A3.5



ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
B	03/30/18	CITY OF CAMPBELL APPROVED SET
C	05/08/20	PLANNING REVISION
D	07/07/20	PLANNING REVISION

PROJECT NUMBER
17005.00

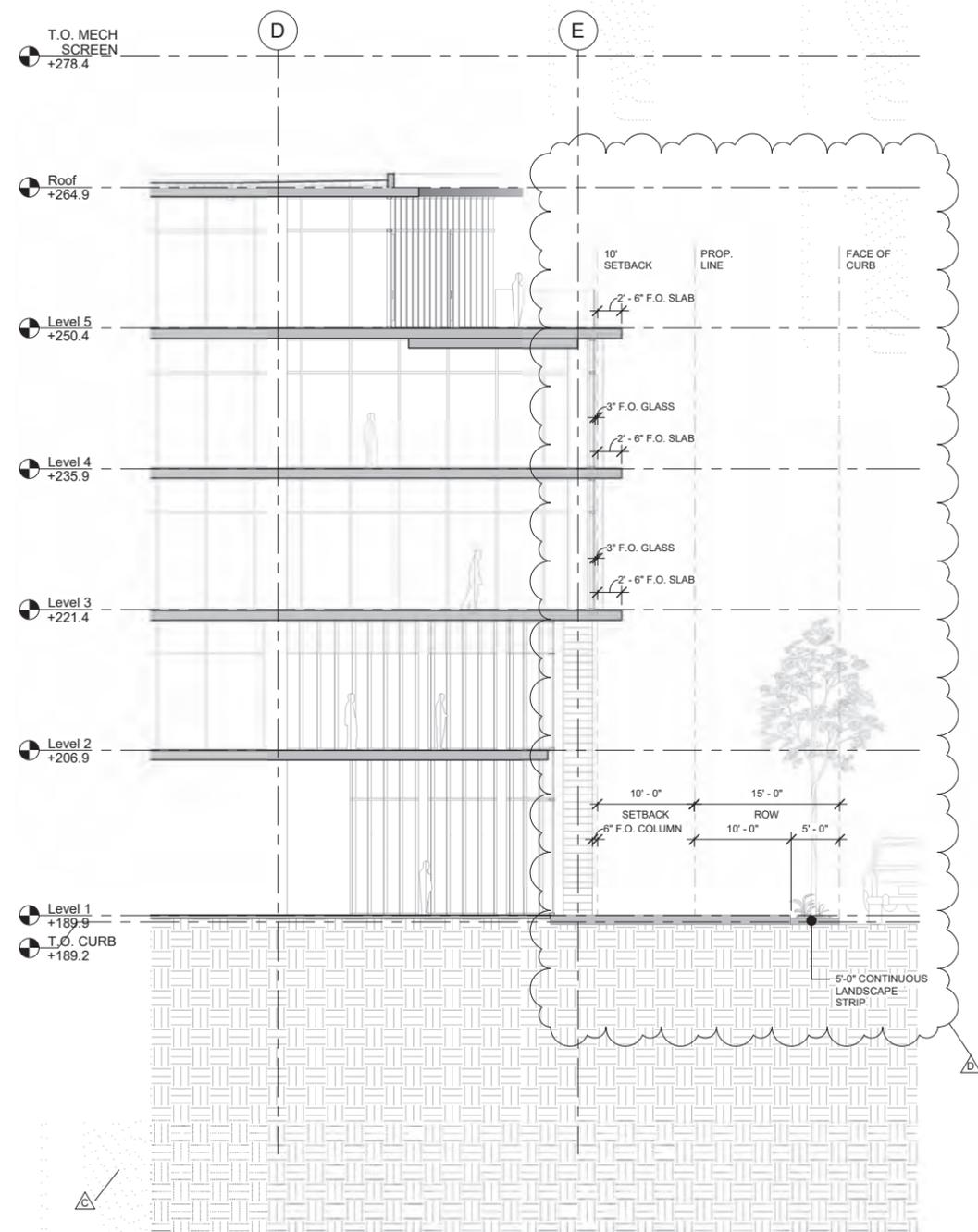
SHEET TITLE
SECTION ALONG STREET FRONTAGE

SCALE
1/8" = 1'-0"

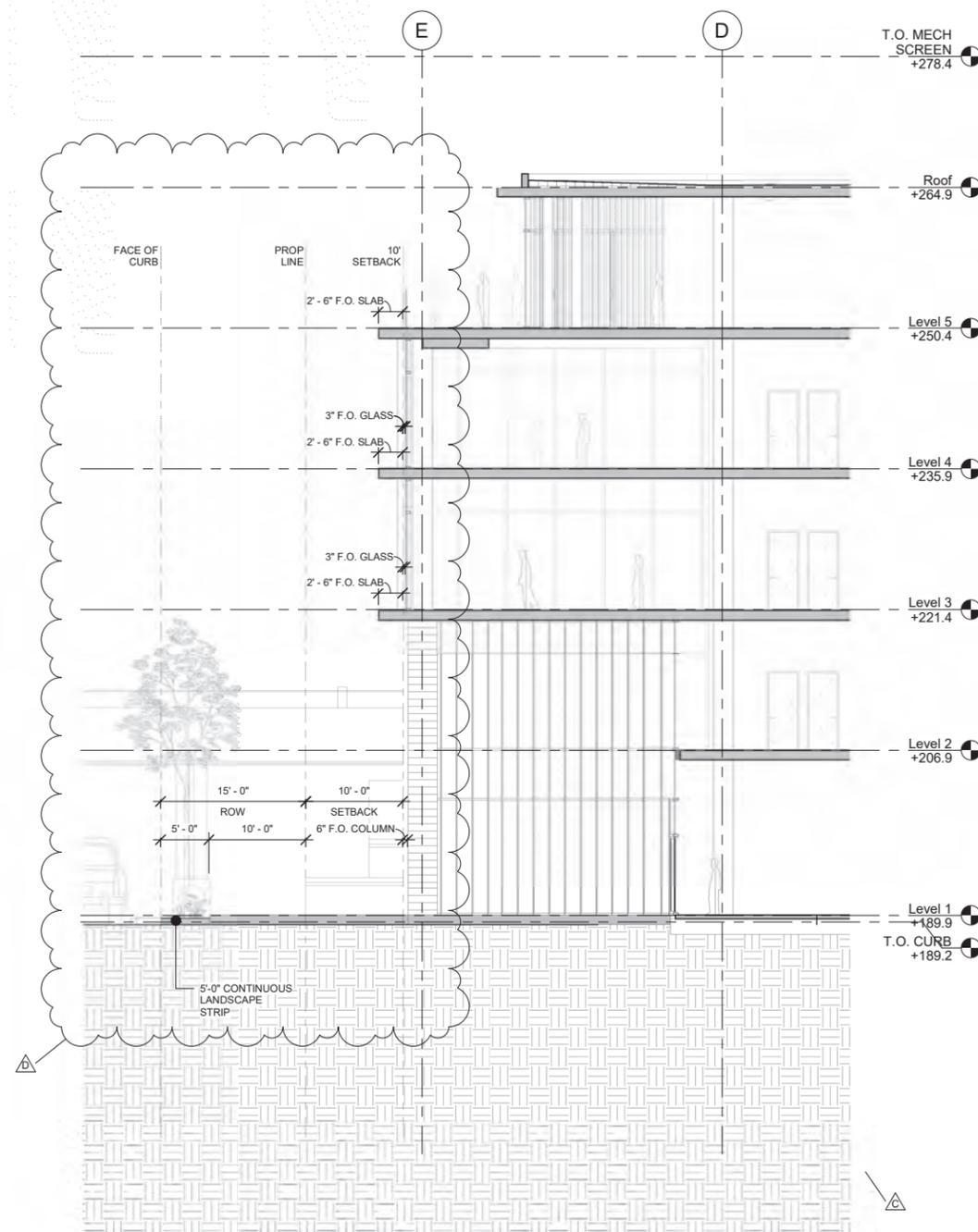


SHEET NUMBER

A3.6



SECTION ALONG STREET LOOKING
② EAST
1/8" = 1'-0"



SECTION ALONG STREET LOOKING
① WEST
1/8" = 1'-0"



ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
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PROJECT NUMBER
17005.00

SHEET TITLE
RENDERING

SCALE
3/8" = 1'-0"



SHEET NUMBER



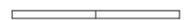
ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	08/23/17	PLANNING SET
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PROJECT NUMBER
17005.00

SHEET TITLE
RENDERING

SCALE
3/8" = 1'-0"



SHEET NUMBER

A4.2



PERSPECTIVE VIEW FROM HIGHWAY 17 LOOKING NORTH-EAST



PERSPECTIVE VIEW FROM UNION AVENUE LOOKING NORTH



PERSPECTIVE VIEW FROM HIGHWAY 17 LOOKING SOUTH-EAST

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
B	03/30/18	CITY OF CAMPBELL APPROVED SET
C	05/08/20	PLANNING REVISION

PROJECT NUMBER
17005.00

SHEET TITLE
PERSPECTIVE VIEWS

SCALE
1" = 10'-0"



SHEET NUMBER



GL-1: VISION GLAZING
 MANUFACTURER: VIRACON
 TYPE: VNE30-63
 MAKE UP: 1/4" OPTIGRAY WITH VNE-63 #2
 1/2" AIRSPACE
 1/4" CLEAR

REPRESENTATIVE SAMPLE. MANUFACTURER AND FINISH TO BE CONFIRMED.



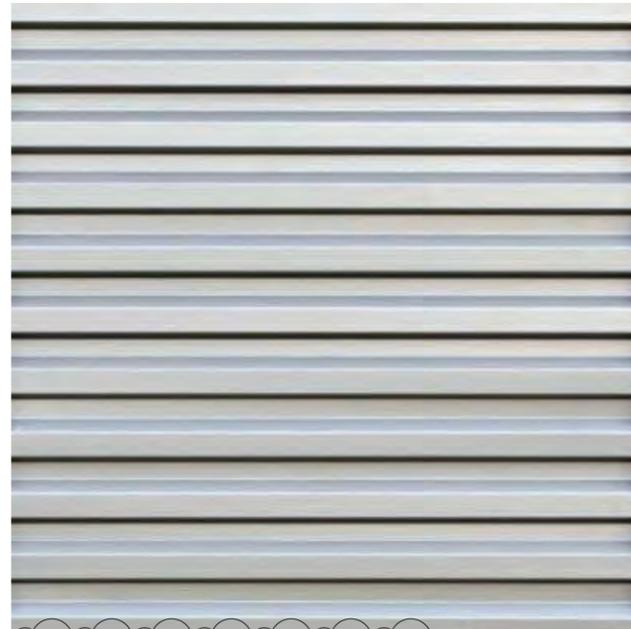
GL-2: SPANDREL GLAZING
 MANUFACTURER: VIRACON
 TYPE: VNE30-63
 MAKE UP: 1/4" OPTIGRAY WITH VNE-63 #2
 1/2" AIRSPACE
 1/4" CLEAR WITH CUSTOM COLOR VIRASPAN COATING

REPRESENTATIVE SAMPLE. MANUFACTURER AND FINISH TO BE CONFIRMED.



MTL-1 AND 2: PAINTED ALUMINUM MULLIONS AND MULLION CAPS (FINS)
 MANUFACTURER: GLAZING SUBCONTRACTOR
 TYPE: EXTRUDED ALUMINUM
 COLOR/FINISH: MTL-1: P-1 (CUSTOM COLOR GRAY)
 MTL-2: P-2 (TO MATCH COLOR OF PC-1)

REPRESENTATIVE SAMPLE. MANUFACTURER AND FINISH TO BE CONFIRMED.



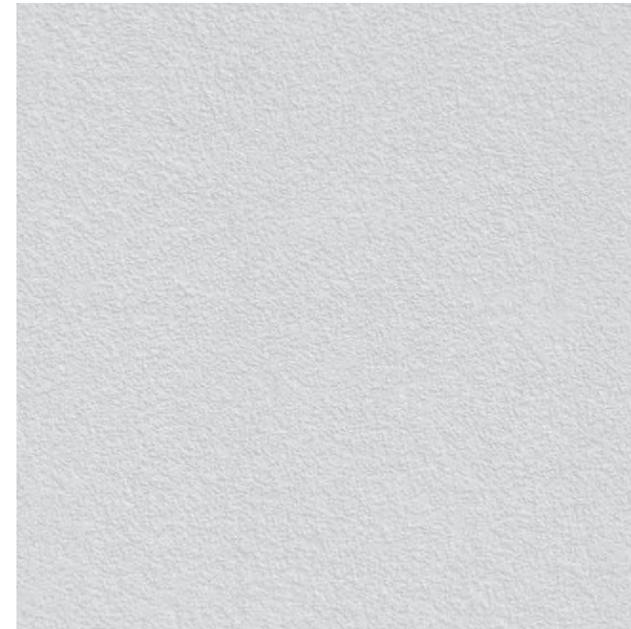
MTL-3: CORRUGATED SCREEN
 MANUFACTURER: TBD
 TYPE: RF TRANSPARENT
 COLOR/FINISH: P-1

REPRESENTATIVE SAMPLE. MANUFACTURER AND FINISH TO BE CONFIRMED.



PC-1: TEXTURED PRECAST CONCRETE PANELS
 MANUFACTURER: PRECAST CONCRETE SUBCONTRACTOR
 TYPE: -
 COLOR/FINISH: INTEGRAL CUSTOM COLOR

REPRESENTATIVE SAMPLE. MANUFACTURER AND FINISH TO BE CONFIRMED.



CON-1: PAINTED CONCRETE SLAB
 MANUFACTURER: NEOGARD
 TYPE: PEDAGARD FC COATING SYSTEM
 COLOR/FINISH: P-3 (GRAY)

REPRESENTATIVE SAMPLE. MANUFACTURER AND FINISH TO BE CONFIRMED.



ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
B	03/30/18	CITY OF CAMPBELL APPROVED SET
D	07/07/20	PLANNING REVISION

PROJECT NUMBER
 17005.00

SHEET TITLE
 COLOR/MATERIALS BOARD

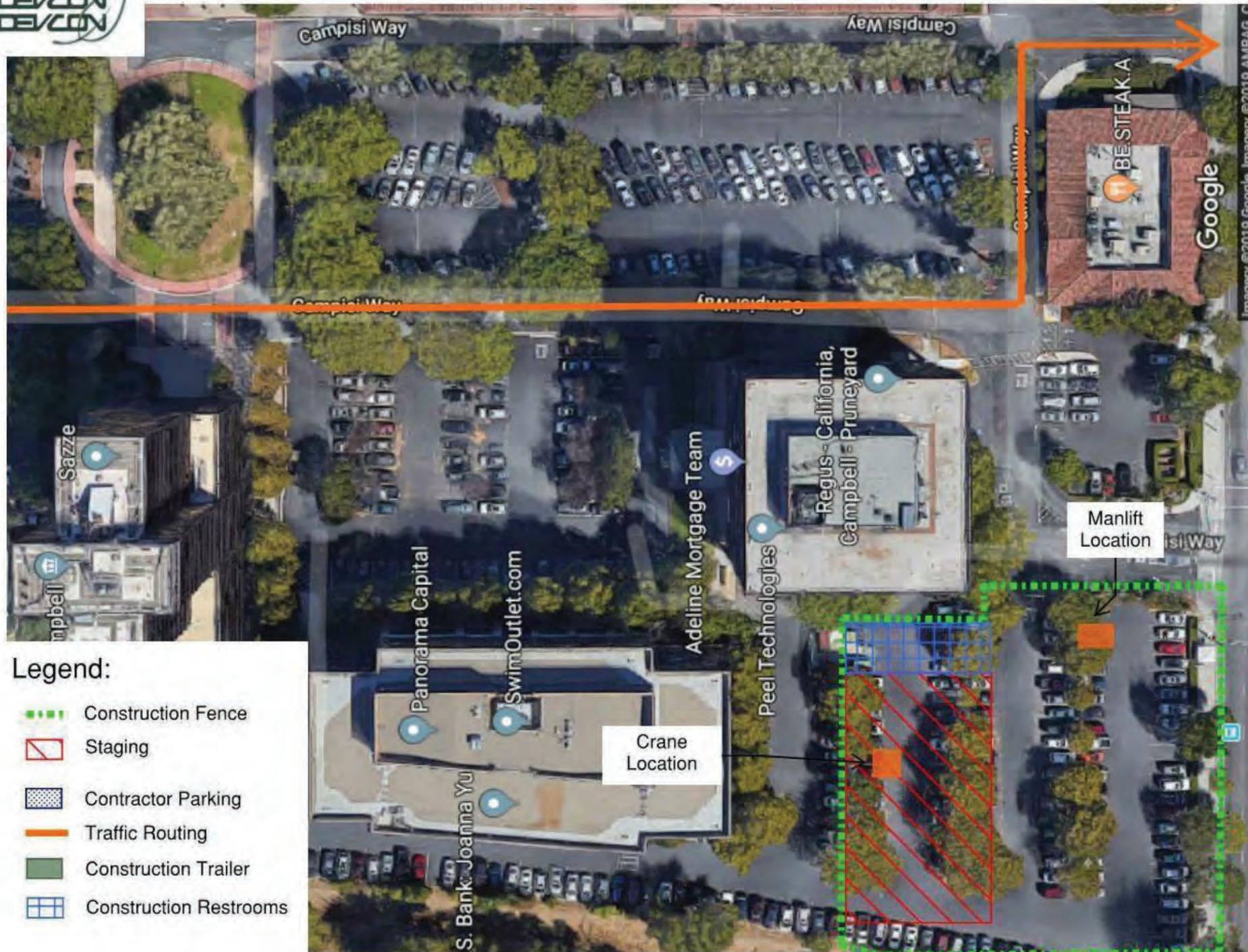
SCALE
 1 1/2" = 1'-0"



SHEET NUMBER



CONCEPTUAL SITE LOGISTICS - PHASE 4



Imagery ©2019 Google, Imagery ©2019 AMBAG, C

- Legend:**
- - - Construction Fence
 - / / Staging
 - Contractor Parking
 - Traffic Routing
 - Construction Trailer
 - Construction Restrooms



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
C	05/08/20	PLANNING REVISION

PROJECT NUMBER
17005.00

SHEET TITLE
CONCEPTUAL SITE LOGISTICS PLAN



SHEET NUMBER

SL1.0

Volume 3 – Garage Drawings

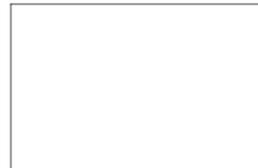
Sheet Index

Sheet Number	Sheet Name	Sheet Number	Sheet Name
1-General		4-Architcture	
A0.0	Cover Sheet	A2.1	Level 1 Plan – Phase 3
A0.1	Project Information	A2.2	Level 2 Plan – Phase 3
A0.2	Context Photos – Existing Garage	A2.3	Level 3 Plan – Phase 3
A3.0	Context Photos - Roundabout	A3.1	Elevations – Phase 3
2-Civil		A3.5	Sections – Phase 3
C1.0	Conceptual Site Plan Phase 3	A4.1	Rendering – Phase 3
C2.0	Conceptual Grading and Drainage Plan Phase 3	A4.3	Enlarged Stair Tower
C3.0	Conceptual Utility Plan Phase 3	A4.4	Color/Materials Board
C4,0	Conceptual Stormwater Control Plan Phase 3	A4.5	Enlarged Garage Photometrics
C4.1	Conceptual Stormwater Details Phase 3	5-Construction	
3-Landscape		SL1.0	Conceptual Site Logistics Plan
L1.01	Pruneyard Roundabout – Phase 3		
L1.02	Pruneyard – Plant Palette		

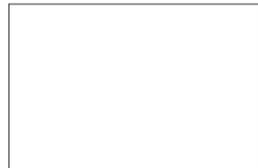
PRUNEYARD GARAGE EXPANSION



CITY APPROVAL



CITY APPROVAL



PLANNING SET
09/11/20

KSH ARCHITECTS
KORTH SUNSERI HAGEY
ELLIS PARTNERS

ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/08/20	Planning Set
B	07/07/20	Planning Revision

PROJECT NUMBER
17005.00

SHEET TITLE
PROJECT INFORMATION

SCALE
12" = 1'-0"



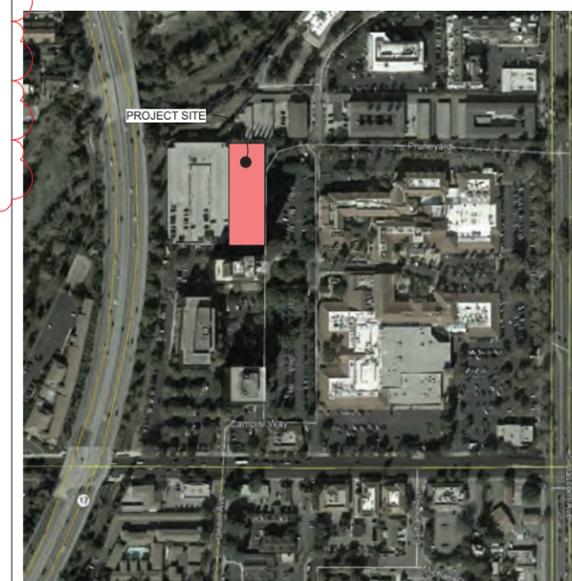
SHEET NUMBER

A0.1

SHEET INDEX

Sheet Number	Sheet Name
1-General	
A0.0	COVER SHEET
A0.1	PROJECT INFORMATION
A0.2	CONTEXT PHOTOS - EXISTING GARAGE
A0.3	CONTEXT PHOTOS - ROUNDABOUT
2-Civil	
C1.0	CONCEPTUAL SITE PLAN PHASE 3
C2.0	CONCEPTUAL GRADING PLAN PHASE 3
C3.0	CONCEPTUAL UTILITY PLAN PHASE 3
C4.0	CONCEPTUAL STORMWATER PLAN PHASE 3
C4.1	CONCEPTUAL STORMWATER DETAILS PHASE 3
3-Landscape	
L1.01	PRUNEYARD ROUNDABOUT - PHASE 3
L1.02	PRUNEYARD - PLANT PALETTE
4-Architectural	
A2.1	LEVEL 1 - PHASE 3
A2.2	LEVEL 2 - PHASE 3
A2.3	LEVEL 3 - PHASE 3
A3.1	ELEVATIONS - PHASE 3
A3.5	SECTIONS - PHASE 3
A4.1	RENDERING - PHASE 3
A4.3	ENLARGED STAIR TOWER
A4.4	COLOR/MATERIALS BOARD
A4.5	ENLARGED GARAGE PHOTOMETRICS
5-Construction	
SL1.0	CONCEPTUAL SITE LOGISTICS PLAN

VICINITY MAP



FIRE DEPARTMENT REQUIREMENTS

EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATIONS 111. SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COMMUNICATION SYSTEMS. REFER TO CFC SEC. 510 FOR FURTHER REQUIREMENTS.

APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW AND EXISTING BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION OR IN SECTIONS 903.2.L THROUGH 903.2.18 WHICHEVER IS THE MORE RESTRICTIVE. FOR THE PURPOSES OF THIS SECTION, FIREWALLS USED TO SEPARATE BUILDING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND SHALL BE WITHOUT OPENINGS OR PENETRATIONS. NOTE: THE OWNER(S), OCCUPANT(S) AND ANY CONTRACTOR(S) OR SUBCONTRACTOR(S) ARE RESPONSIBLE FOR CONSULTING WITH THE WATER PURVEYOR OF RECORD IN ORDER TO DETERMINE IF ANY MODIFICATION OR UPGRADE OF THE EXISTING WATER SERVICE IS REQUIRED. A STATE OF CALIFORNIA LICENSED (C-16) FIRE PROTECTION CONTRACTOR SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THIS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING THEIR WORK. CFC SEC. 903.2 AS ADOPTED AND AMENDED BY CBLMC.

STANDPIPE SYSTEMS SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THIS SECTION. FIRE HOSE THREADS USED IN CONNECTION WITH STANDPIPE SYSTEMS SHALL BE APPROVED AND SHALL BE COMPATIBLE WITH FIRE DEPARTMENT HOSE THREADS. THE LOCATION OF FIRE DEPARTMENT HOSE CONNECTIONS SHALL BE APPROVED. STANDPIPES SHALL BE MANUAL WET TYPE. IN BUILDINGS USED FOR HIGH-RISE COMBUSTIBLE STORAGE, FIRE HOSE PROTECTION SHALL BE IN ACCORDANCE WITH CHAPTER 32. INSTALLATION STANDARD. STANDPIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND NFPA 14 AS AMENDED IN CHAPTER 47. CFC SEC. 905.

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, WHERE REQUIRED BY THE FIRE CODE OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC. 505.1.

TWO-WAY COMMUNICATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 72 (2016 EDITION), THE CALIFORNIA ELECTRICAL CODE (2013 EDITION), THE CALIFORNIA FIRE CODE (2016 EDITION), THE CALIFORNIA BUILDING CODE (2016 EDITION), AND THE CITY ORDINANCE, WHERE TWO WAY SYSTEM IS BEING INSTALLED, POLICIES, AND STANDARDS. OTHER STANDARDS ALSO CONTAIN DESIGN/ INSTALLATION CRITERIA FOR SPECIFIC LIFE SAFETY RELATED EQUIPMENT. THESE OTHER STANDARDS ARE REFERRED TO IN NFPA 72.

ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION SI-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33

CODE SUMMARY

- CONSTRUCTION TYPE** (CBC CH. 6) **TYPE 1B**
- USE AND OCCUPANCY** (CBC CH. 3) **S-2**
- ALLOWABLE HEIGHT** (CBC TABLE 504.3+4) **180' / 12 STORIES (S-2)**
TABULATED MAX HEIGHT:
(NO HEIGHT INCREASE REQUIRED)
- ALLOWABLE AREA PER FLOOR** (CBC TABLE 506.2) **237,000 SF (S-2) - MOST RESTRICTIVE**
TABULATED MAX AREA:
(NO AREA INCREASE REQUIRED)
- TOTAL ALLOWABLE BUILDING AREA** (CBC SEC 506) (EQUATION 5-2)
 $A_b = [A_s + (NS \times l)] \times S_a$, $l = 1-.25 = .75$
 $[237,000 + (79,000 \times .75)] \times 3 =$ **888,750 SF ALLOWABLE AREA OF BLDG**
- PROPOSED HEIGHT AND GROSS FLOOR AREA** (CBC CHAPTER 2)
STORIES ABOVE GRADE: **5 STORIES**
MAXIMUM HEIGHT ABOVE GRADE: **75'-0"**
GROSS FLOOR AREA: **SEE "PROJECT AREAS"**
- RATING REQUIREMENTS** (CBC TABLE 601)
PRIMARY STRUCTURAL FRAME: 2 HOURS
EXTERIOR BEARING WALLS: 2 HOURS
INTERIOR BEARING WALLS: 2 HOURS
EXTERIOR NONBEARING WALLS: 0 HOURS
INTERIOR NONBEARING WALLS: 0 HOURS
FLOOR CONSTRUCTION: 2 HOURS
ROOF CONSTRUCTION: 2 HOURS
SHAFT ENCLOSURES: 2 HOURS*
* PER CBC 713.4, SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE, AND NOT LESS THAN 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS.
- REQUIRED SEPARATIONS** (CBC CH. 5)
OCCUPANCY SEPARATION: 0 HOURS
PER CBC 508.3.2, THE PROPOSED BUILDING HEIGHT AND AREA FALLS WITHIN THE ALLOWABLE LIMITS OF THE MOST RESTRICTIVE USE, SO ALL OCCUPANCIES CAN BE CONSIDERED NONSEPARATED OCCUPANCIES.
PER CBC 508.3.3, NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.

PARKING COUNT

GARAGE G1	
Stall Type	Count
Level 1	
EV Stall - Accessible	1
EV Stall - Standard	14
EV Stall - Van Accessible	1
Standard Stall	66
	82
Level 2	
Standard Stall	86
	86
Level 3	
Standard Stall	86
	86
Total	254

PROJECT AREAS

Area Schedule (Gross Floor Area)	
Level	Area
Level 1	29340 SF
Level 3	29082 SF
Level 2	29082 SF
Total	87505 SF



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION

PROJECT NUMBER
17005.00

SHEET TITLE
CONTEXT PHOTOS - EXISTING
GARAGE

SCALE



SHEET NUMBER



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
----	------	-------------

PROJECT NUMBER
17005.00

SHEET TITLE
CONTEXT PHOTOS - ROUNDABOUT

SCALE



SHEET NUMBER

A0.3



ARCHITECTS
KORTH SUNSERI HAGEY



Land Use Entitlements
Land Planning
Landscape Architecture
Civil Engineering
Utility Design
Land Surveying
Stormwater Compliance

1570 Oakland Road (408) 487-2200
San Jose, CA 95131 HMMHca.com

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/08/20	PLANNING SET
B	07/08/20	REVISED PER 6/26/20 PLAN CHECK COMMENTS
C	09/10/20	REVISED PER 8/28/20 PLAN CHECK COMMENTS
D	10/27/20	REVISED PER 10/20/20 FIRE COMMENTS

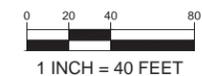
PROJECT NUMBER
17005.00

SHEET TITLE

CONCEPTUAL SITE PLAN
PHASE 3

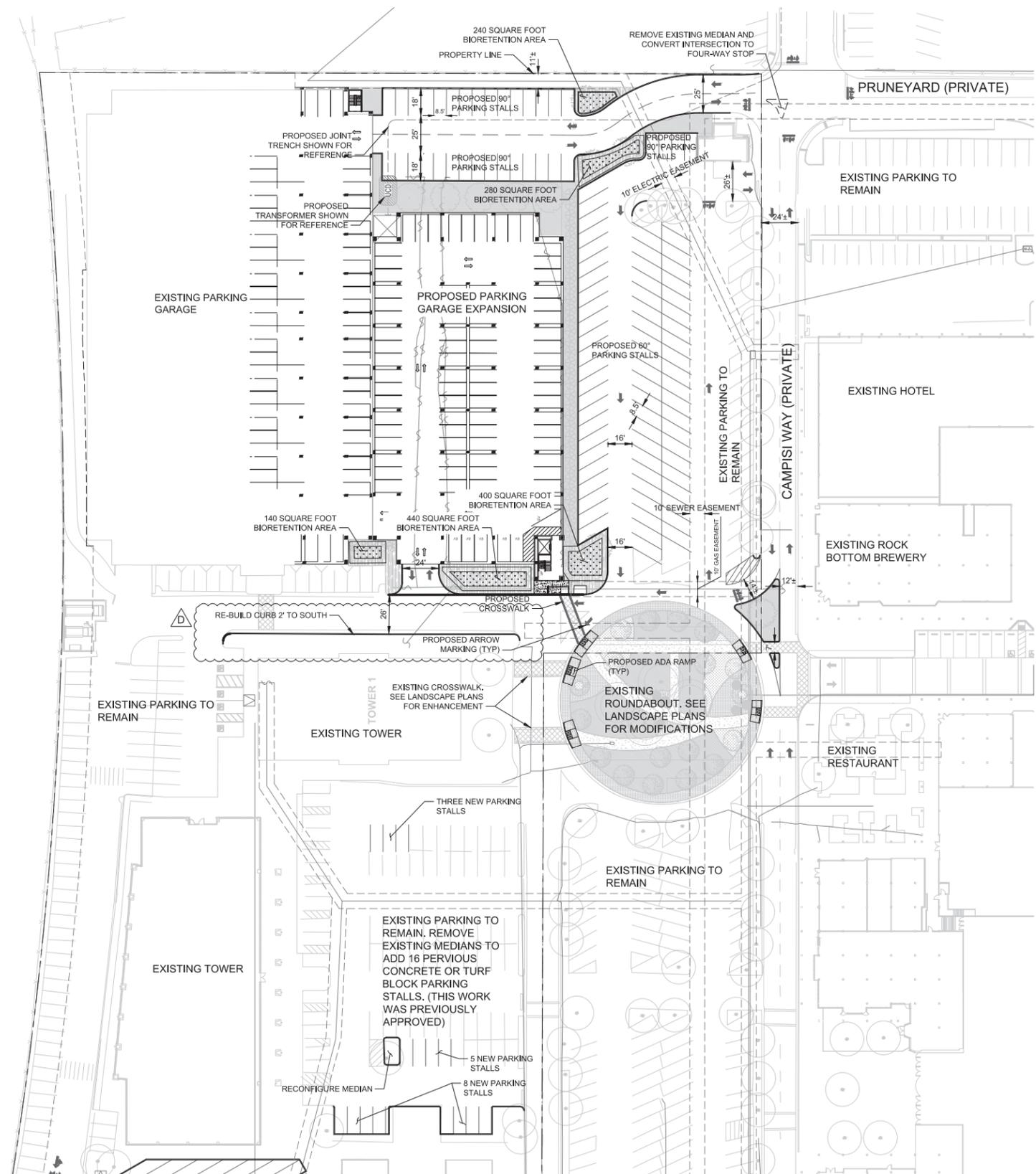


SHEET NUMBER



C1.0

NOTES:
1. CAMPISI WAY IS BEING CONVERTED TO A TWO-WAY STREET BETWEEN THE EXISTING ROUNDABOUT AND THE NORTH PROPERTY LINE.





ARCHITECTS
KORTH SUNSERI HAGEY



Land Use Entitlements
Land Planning
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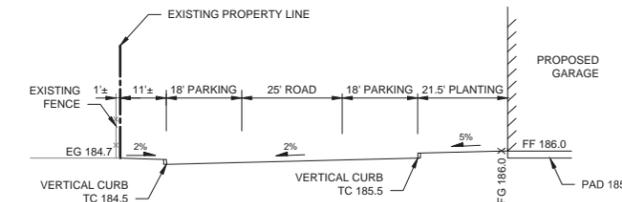
LEGEND

STORM DRAIN PIPE	—SD—SD—SD—
STORM DRAIN PIPE (EXISTING)	—SD—SD—SD—
STORM DRAIN MANHOLE	⊙
STORM DRAIN MANHOLE (EXISTING)	⊙
CURB INLET	▲
CURB INLET (EXISTING)	▲
CATCH BASIN	■
CATCH BASIN (EXISTING)	■
FINISH FLOOR ELEVATION	FF
ASPHALT SURFACE ELEVATION	AC
FINISH GRADE ELEVATION	FG
FINISH SURFACE ELEVATION	FS
TOP OF CURB ELEVATION	TC
PERCENT AND DIRECTION OF SURFACE FLOW DRAINAGE	X%
OVERLAND RELEASE PATH	←
STORM DRAIN CLEANOUT	•
EXISTING	EX

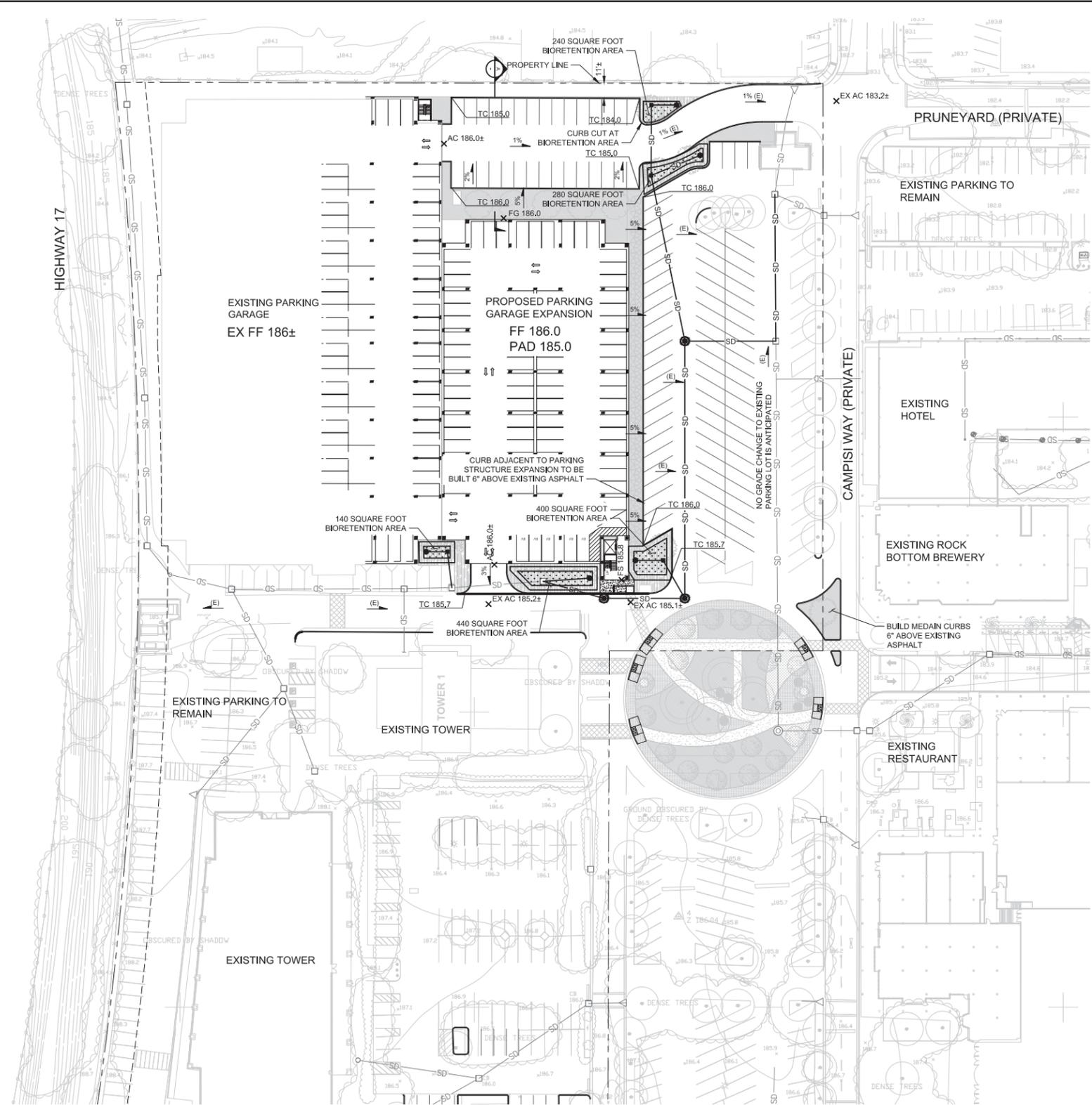
PRELIMINARY EARTHWORK

CUT: 50 CY
FILL: 250 CY
EXPORT: 0 CY
IMPORT: 200 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE AND BASED ON ASSUMED STRUCTURAL SECTION OF 12" FROM FINISH FLOOR TO BUILDING PAD ELEVATION.



SECTION A



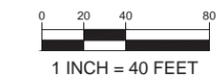
ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/08/20	PLANNING SET
B	07/08/20	REVISED PER 6/26/20 PLAN CHECK COMMENTS
C	09/10/20	REVISED PER 8/28/20 PLAN CHECK COMMENTS
D	10/27/20	REVISED PER 10/20/20 FIRE COMMENTS

PROJECT NUMBER
17005.00

SHEET TITLE
**CONCEPTUAL GRADING
AND DRAINAGE
PLAN PHASE 3**

SHEET NUMBER



C2.0

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/08/20	PLANNING SET
B	07/08/20	REVISED PER 6/26/20 PLAN CHECK COMMENTS
C	09/10/20	REVISED PER 8/28/20 PLAN CHECK COMMENTS
D	10/27/20	REVISED PER 10/20/20 FIRE COMMENTS

PROJECT NUMBER
17005.00

SHEET TITLE
**CONCEPTUAL UTILITY
PLAN PHASE 3**



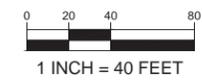
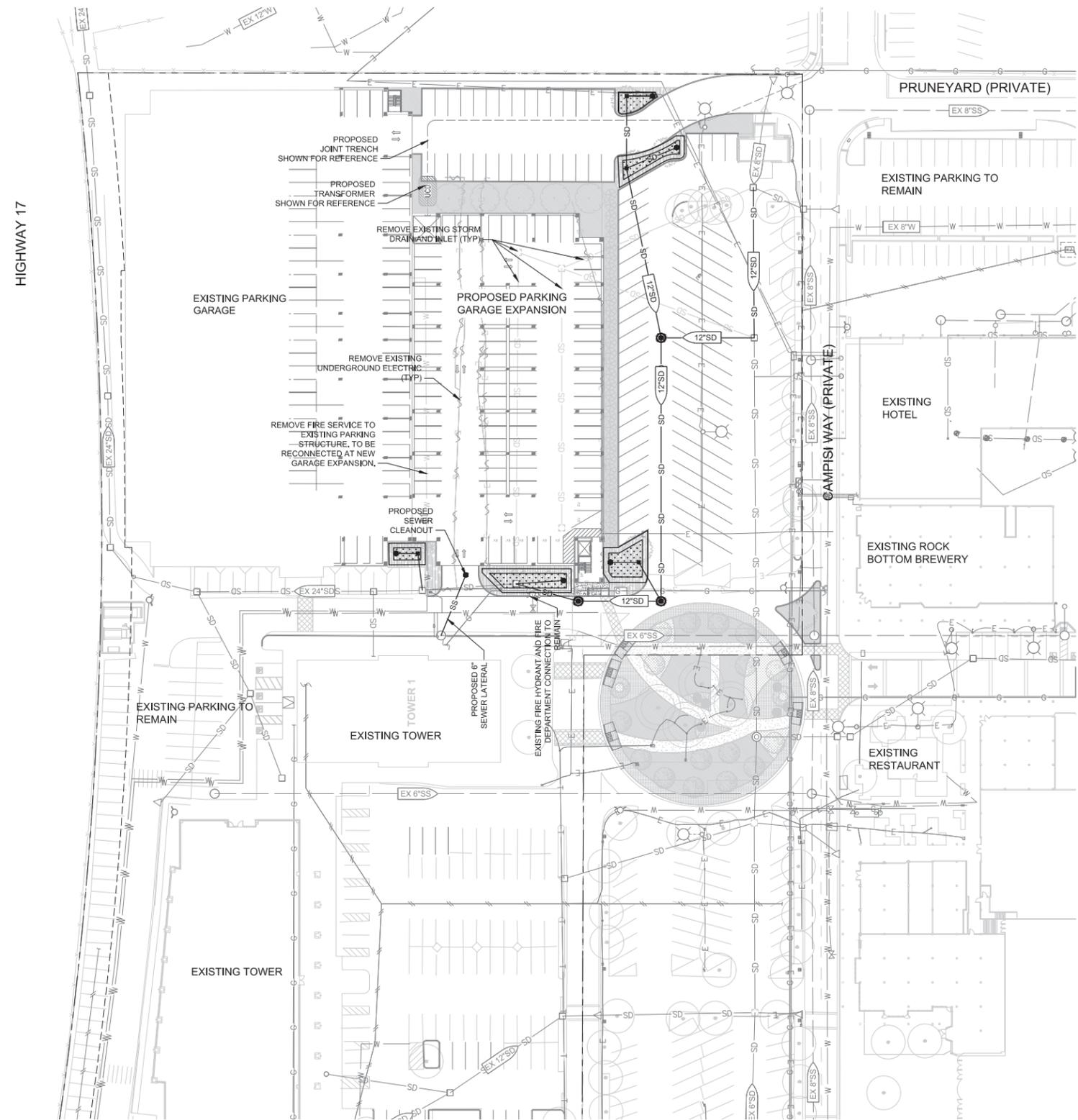
SHEET NUMBER

C3.0

1. INFORMATION REGARDING EXISTING UTILITIES IS BASED ON RECORD DOCUMENTS PROVIDED BY CLIENT AND CITY OF CAMPBELL. CONTRACTOR TO FIELD VERIFY LOCATIONS.
2. EXISTING UTILITIES ARE PRESENT UNDER PROPOSED BUILDING LOCATIONS. FINAL DESIGN REQUIREMENTS ARE NOT KNOWN AT THIS TIME. ABANDONMENT AND/OR RE-ROUTING OF UTILITIES IS EXPECTED.
3. PROPOSED GAS, ELECTRIC AND COMMUNICATION FACILITIES ARE TO BE DESIGNED BY OTHERS AND ARE NOT SHOWN ON THIS PLAN.

LEGEND

	PROPOSED	EXISTING
SANITARY SEWER	SS	SS
SANITARY SEWER MANHOLE CSJ D-11	●	○
SANITARY SEWER CLEAN OUT	•	•
STORM DRAIN LINE	SD	SD
STORM DRAIN MANHOLE CSJ D-11	⊙	⊙
STORM DRAIN CURB INLET	▲	▲
STORM DRAIN FIELD INLET (1X1)	■	■
STORM DRAIN FIELD INLET (2X2)	■	■
WATER MAIN	—	—
WATER VALVE	⊕	⊕
FIRE HYDRANTS	⊕	⊕
FIRE DEPARTMENT CONNECTION	⊕	⊕
ELECTROLIER	⊕	⊕
UTILITY POLE	⊕	⊕
JOINT TRENCH	—	—
GAS	G	G
OVERHEAD	—	—



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/08/20	PLANNING SET
B	07/08/20	REVISED PER 6/26/20 PLAN CHECK COMMENTS
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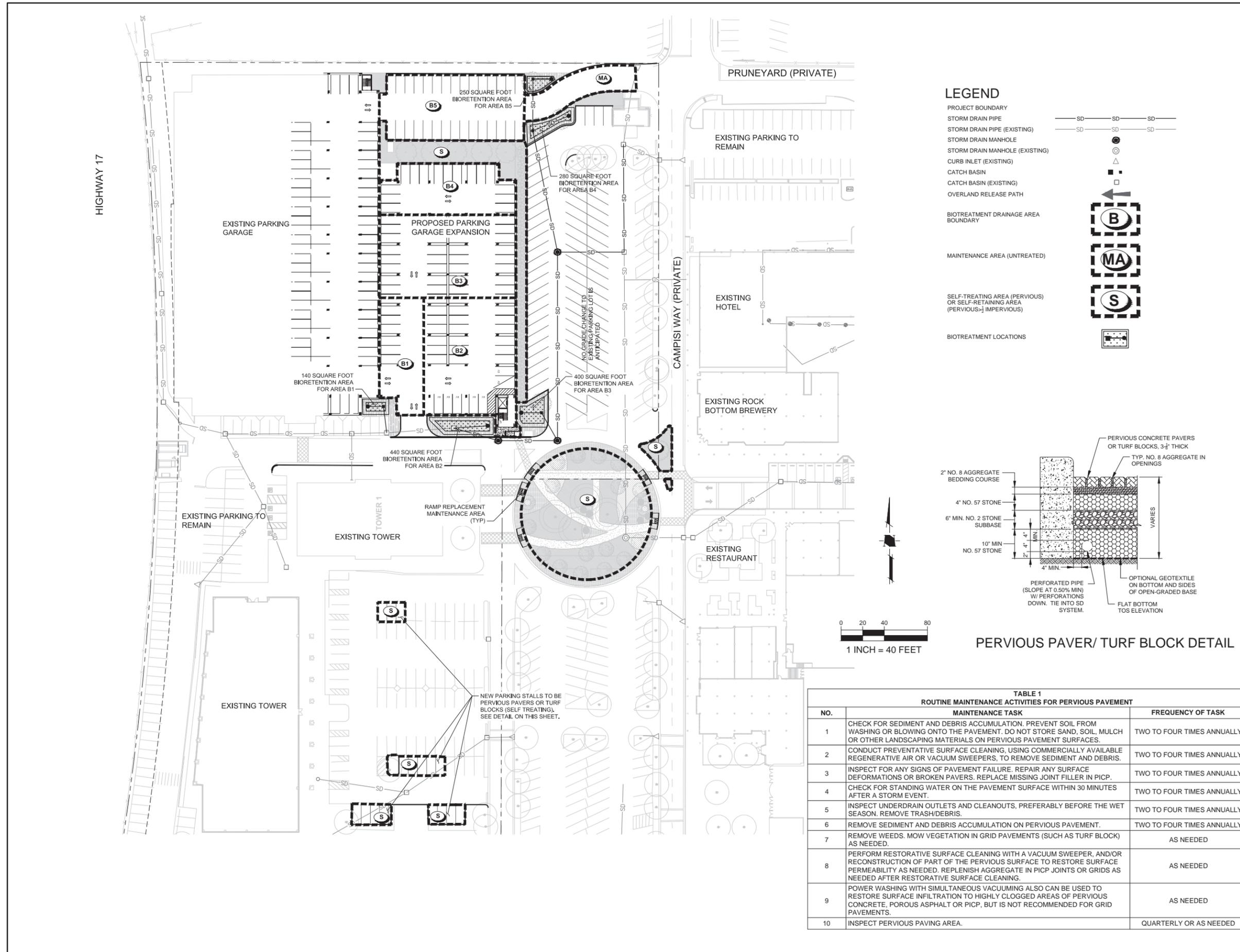
PROJECT NUMBER
17005.00

SHEET TITLE

**CONCEPTUAL
STORMWATER
CONTROL PLAN PHASE 3**

SHEET NUMBER

C4.0



a. Total Site Area: 8.61 acres		b. Total Site Area Disturbed: 1.00 acres (including clearing, grading, or excavation)			
Site Totals	Total Existing (Pre-project) Area (ft ²)	Existing Area Retained (ft ²)	Existing Area Replaced (ft ²)	New Area Created (ft ²)	Total Post-Project Area (ft ²)
c. Total Impervious Area (IA)	333,612	293,612	34,300	0	337,912
d. Total new and replaced impervious area			34,300		
e. Total Pervious Area (PA)	41,233				46,933
f. Total Area (IA+PA)	374,845				374,845
g. Percent Replacement of IA in Redevelopment Projects: (Existing IA Replaced ÷ Existing Total IA) x 100%					10.28 %

Drainage Area Number	B1	B2	B3	B4	B5
1. Total Drainage Area to BMP - A _T (ft ²)	4,400	9,100	9,600	7,200	7,800
2. Percent imperviousness = 100%					
3. Mean Annual Precipitation = 14.9 in					
4. Rain gage closest to the site - San Jose Airport MAP ₃₃₂ = 13.9 in					
5. Rain gage correction factor = 14.9 in / 13.9 in = 1.07					
6. Soil type for drainage area - B (silt loam)					
7. Average slope for the drainage area = 1%					
8. Unit basin storage from sizing curves = 58 in					
9. Size the BMP (ft ²) = 1.07 x 58 in x A _T ft ² x (1 ft/12 in)	228	471	496	372	403
Water Quality Design Volume (ft ³)	228	471	496	372	403
Biotreatment Sizing					
1. V _{req} (ft ³) (Unit Basin Storage = 58 in)	228	471	496	372	403
2. Assume rainfall intensity of 20 min for flow-based sizing criteria					
3. Duration of the rain event = 58 in / 20 in/hr = 2.9 hr					
4. Preliminary estimate of total surface area - A _s (ft ²) = .04 x A _T	176	364	384	288	312
5. Assume 41% smaller surface area than calculated in 4 - A _s (ft ²) = 60 x A _s	104	215	227	170	184
6. Vol of runoff filtering through treatment soil - V _u (ft ³) = A _s x 5' ft x (1 ft/12 in) x 2.9 hr	125	260	274	205	222
7. Portion of V _{req} req'd to be stored in ponding area - V _p (ft ³) = V _u - V _u	102	211	223	167	181
8. Average ponding depth is between 6 and 12 in - H _p (in) = V _p ft ³ / A _s ft ² x 12 in/ft	11.8	11.8	11.8	11.8	11.8
Minimum required biotreatment cell surface area (ft²)	104	215	227	170	184
Biotreatment cell surface area provided	140	440	400	280	250

NO.	MAINTENANCE TASK	FREQUENCY OF TASK
1	REMOVE OBSTRUCTIONS, WEEDS, DEBRIS AND TRASH FROM BIORETENTION AREA AND ITS INLETS AND OUTLETS, AND DISPOSE OF PROPERLY.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
2	INSPECT BIORETENTION AREA FOR STANDING WATER. IF STANDING WATER DOES NOT DRAIN WITHIN 2-3 DAYS, TILL AND REPLACE THE SURFACE BIOTREATMENT SOIL WITH THE APPROVED SOIL MIX AND REPLANT.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
3	CHECK UNDERDRAINS FOR CLOGGING. USE THE CLEANOUT RISER TO CLEAN ANY CLOGGED UNDERDRAINS.	QUARTERLY, OR AS NEEDED AFTER STORM EVENTS
4	MAINTAIN THE IRRIGATION SYSTEM AND ENSURE THAT PLANTS ARE RECEIVING THE CORRECT AMOUNT OF WATER (IF APPLICABLE).	QUARTERLY
5	ENSURE THAT THE VEGETATION IS HEALTHY AND DENSE ENOUGH TO PROVIDE FILTERING AND PROTECT SOILS FROM EROSION. PRUNE AND WEED THE BIORETENTION AREA. REMOVE AND/OR REPLACE ANY DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
6	USE COMPOST AND OTHER NATURAL SOIL AMENDMENTS AND FERTILIZERS INSTEAD OF SYNTHETIC FERTILIZERS, ESPECIALLY IF THE SYSTEM USES AN UNDERDRAIN.	ANNUALLY, BEFORE THE WET SEASON BEGINS
7	CHECK THAT MULCH IS AT APPROPRIATE DEPTH (2 - 3 INCHES PER SOIL SPECIFICATIONS) AND REPLENISH AS NECESSARY BEFORE WET SEASON BEGINS. IT IS RECOMMENDED THAT 2" - 3" OF ARBOR MULCH BE REAPPLIED EVERY YEAR.	ANNUALLY, BEFORE THE WET SEASON BEGINS
8	INSPECT THE ENERGY DISSIPATION AT THE INLET TO ENSURE IT IS FUNCTIONING ADEQUATELY, AND THAT THERE IS NO SCOUR OF THE SURFACE MULCH. REMOVE ACCUMULATED SEDIMENT.	ANNUALLY, BEFORE THE WET SEASON BEGINS
9	INSPECT OVERFLOW PIPE TO ENSURE THAT IT CAN SAFELY CONVEY EXCESS FLOWS TO A STORM DRAIN. REPAIR OR REPLACE DAMAGED PIPING.	ANNUALLY, BEFORE THE WET SEASON BEGINS
10	REPLACE BIOTREATMENT SOIL AND MULCH, IF NEEDED. CHECK FOR STANDING WATER, STRUCTURAL FAILURE AND CLOGGED OVERFLOWS. REMOVE TRASH AND DEBRIS. REPLACE DEAD PLANTS.	ANNUALLY, BEFORE THE WET SEASON BEGINS
11	INSPECT BIORETENTION AREA USING THE ATTACHED INSPECTION CHECKLIST.	ANNUALLY, BEFORE THE WET SEASON

STANDARD STORMWATER CONTROL NOTES:

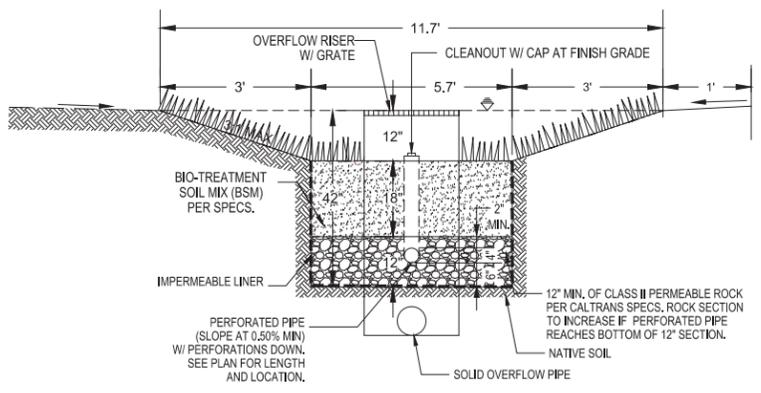
- STANDING WATER SHALL NOT REMAIN IN THE TREATMENT MEASURES FOR MORE THAN FIVE DAYS, TO PREVENT MOSQUITO GENERATION. SHOULD ANY MOSQUITO ISSUES ARISE, CONTACT THE SANTA CLARA VALLEY VECTOR CONTROL DISTRICT (DISTRICT). MOSQUITO LARVICIDES SHALL BE APPLIED ONLY WHEN ABSOLUTELY NECESSARY, AS INDICATED BY THE DISTRICT, AND THEN ONLY BY A LICENSED PROFESSIONAL OR CONTRACTOR. CONTACT INFORMATION FOR THE DISTRICT IS PROVIDED BELOW.
- DO NOT USE PESTICIDES OR OTHER CHEMICAL APPLICATIONS TO TREAT DISEASED PLANTS, CONTROL WEEDS OR REMOVED UNWANTED GROWTH. EMPLOY NON-CHEMICAL CONTROLS (BIOLOGICAL, PHYSICAL AND CULTURAL CONTROLS) TO TREAT A PEST PROBLEM. PRUNE PLANTS PROPERLY AND AT THE APPROPRIATE TIME OF YEAR. PROVIDE ADEQUATE IRRIGATION FOR LANDSCAPE PLANTS. DO NOT OVER WATER.

BIOTREATMENT SOIL REQUIREMENTS

- BIORETENTION SOIL MIX SHALL MEET THE REQUIREMENTS AS OUTLINED IN APPENDIX C OF THE C.3 STORM WATER HANDBOOK AND SHALL BE A MIXTURE OF FINE SAND AND COMPOST MEASURED ON A VOLUME BASIS OF 60-70% SAND AND 30-40% COMPOST. CONTRACTOR TO REFER TO APPENDIX C FOR SAND AND COMPOST MATERIAL SPECIFICATIONS. CONTRACTOR MAY OBTAIN A COPY OF THE C3 HANDBOOK AT: [HTTP://WWW.SANJOECA.GOV/INDEX.ASPX?NID=1761](http://www.sanjoecsa.gov/index.aspx?nid=1761)
- PRIOR TO ORDERING THE BIOTREATMENT SOIL MIX OR DELIVERY TO THE PROJECT SITE, CONTRACTOR SHALL PROVIDE A BIOTREATMENT SOIL MIX SPECIFICATION CHECKLIST, COMPLETED BY THE SOIL MIX SUPPLIER AND CERTIFIED TESTING LAB.

BIORETENTION & FLOW-THROUGH PLANTER NOTES:

- SEE GRADING PLAN FOR BASIN FOOTPRINT AND DESIGN ELEVATIONS.
- PLACE 3 INCHES OF COMPOSTED, NON-FLOATABLE MULCH IN AREAS BETWEEN STORMWATER PLANTINGS.
- SEE LANDSCAPE PLAN FOR MULCH, PLANT MATERIALS AND IRRIGATION REQUIREMENTS
- CURB CUTS SHALL BE A MINIMUM 18" WIDE AND SPACED AT MAXIMUM 10' O.C. INTERVALS AND SLOPED TO DIRECT STORMWATER TO DRAIN INTO THE BASIN. CURB CUTS SHALL ALSO NOT BE PLACED IN LINE WITH OVERFLOW CATCH BASIN. SEE GRADING PLAN FOR MORE DETAIL ON LOCATIONS OF CURB CUTS.
- A MINIMUM 0.2' DROP BETWEEN STORM WATER ENTRY POINT (I.E. CURB OPENING, FLUSH CURB, ETC.) AND ADJACENT LANDSCAPE FINISHED GRADE.
- DO NOT COMPACT NATIVE SOIL / SUBGRADE AT BOTTOM OF BASIN. LOOSEN SOIL TO 12" DEPTH.



A BIOTREATMENT CELL FOR AREA B1-B4

NO	DATE	DESCRIPTION
A	05/08/20	PLANNING SET
B	07/08/20	REVISED PER 6/26/20 PLAN CHECK COMMENTS
C	09/10/20	REVISED PER 8/28/20 PLAN CHECK COMMENTS
D	10/27/20	REVISED PER 10/20/20 FIRE COMMENTS

PROJECT NUMBER
17005.00

SHEET TITLE
**CONCEPTUAL
STORMWATER
DETAILS PHASE 3**

SHEET NUMBER

LANDSCAPE MATERIAL LEGEND

- | | | |
|---|--|--|
|  COLORED CONCRETE, A |  NO MOW TURF |  DECOMPOSED GRANITE MULCH |
|  COLORED CONCRETE, B |  SHRUB & GROUNDCOVER AREA |  PLANTERS |
|  UNIT PAVERS |  BIOFILTRATION PLANTING AREA |  TABLES & CHAIRS |

TOTAL PLANTING AREA
BIOTREATMENT: 4,178 SQFT.
TYPICAL PLANTING: 14,369 SQFT.

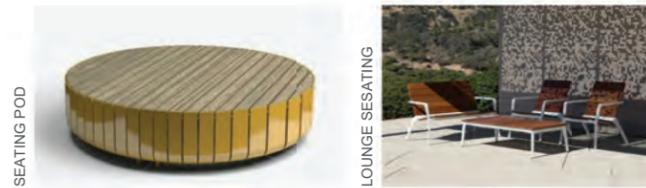
EXISTING OLIVE TREES



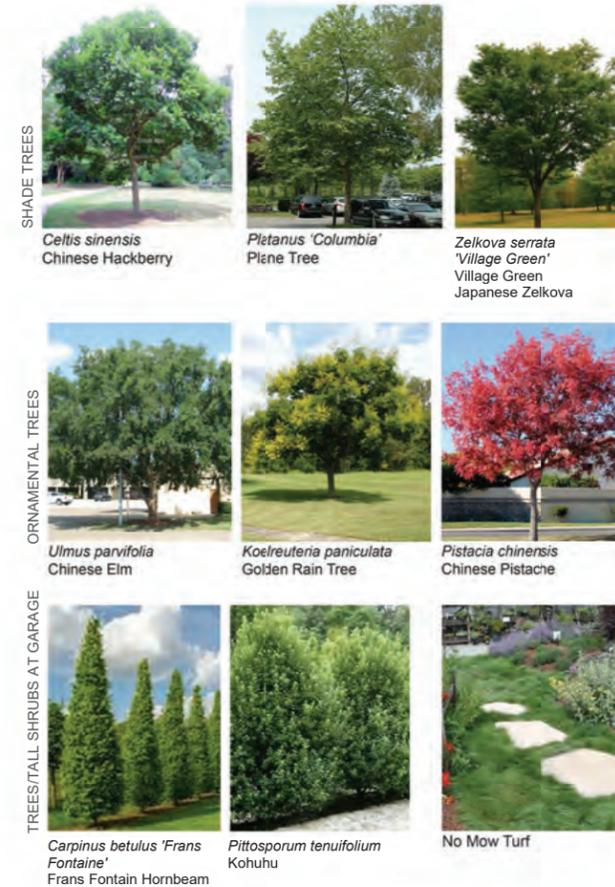
PAVER CROSSWALK EXAMPLE



SITE FURNISHING EXAMPLES



PLANT PALETTE



ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/08/20	Planning Set
B	07/07/20	Revised per 6/28/20 Plan Check Comments

PROJECT NUMBER
17005.00

SHEET TITLE
PRUNEYARD ROUNDABOUT -
PHASE 3

SCALE
1" = 30'-0"



L1.01



ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/08/20	Planning Set
B	07/07/20	Revised per 6/28/20 Plan Check Comments

PROJECT NUMBER
17005.00

SHEET TITLE
PRUNEYARD - PLANT PALETTE

SCALE
1/32" = 1'-0"



SHEET NUMBER

L1.02

TREES

SHADE TREES



Celtis sinensis
Chinese Hackberry



Platanus 'Columbia'
Plane Tree



Quercus frainetto 'Forest Green'
Forest Green Oak



Zelkova serrata 'Village Green'
Village Green Japanese Zelkova

ORNAMENTAL TREES



Ulmus parvifolia
Chinese Elm



Koelreuteria paniculata
Golden Rain Tree



Pistacia chinensis
Chinese Pistache



Syagrus romanzoffiana
Queen Palm



Washingtonia filifera x robusta
Hybird Fan Palm



Lagerstroemia 'Natchez'
Crape Myrtle



Laurus 'Saratoga'
Saratoga Bay

TALL TREES/
SHRUBS AT GARAGE



Carpinus betulus 'Frans Fontaine'
Frans Fontaine Hornbeam



Pittosporum tenuifolium
Kohuhu

SHRUBS & GROUND COVER

PEDESTRIAN
PLANTING AREAS



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Agave attenuata
Foxtail Agave



Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Olea 'Little Ollie'
Dwarf Olive



Chondropetalum tectorum
Cape Rush



Chamaerops humilis
Mediterranean Fan Palm

TRANSITION
PLANTING AREAS



Arctostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Senecio mandraliscae
Kleinia



Aloe 'Blue Elf'
Blue Elf Aloe

PARKING LOT
PLANTING AREAS



Myoporum parvifolium
Creeping Myoporum



Rosmarinus 'Irene'
Creeping Rosemary



Bulbine frutescens
Stalked Bulbine

BARRIER
PLANTING AREAS



Westringia fruticosa
Coast Rosemary



Correa 'Dusky Bells'
Red Australian Fuchsia



Grevillea lanigera
Woolly Grevillea

STORMWATER
PLANTING AREAS



Juncus patens
California Gray Rush



Muhlenbergia rigens
Deer Grass



Iris douglasiana
Douglas Iris

NO-MOW TURF



No Mow Turf

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/08/20	Planning Set

PROJECT NUMBER
17005.00

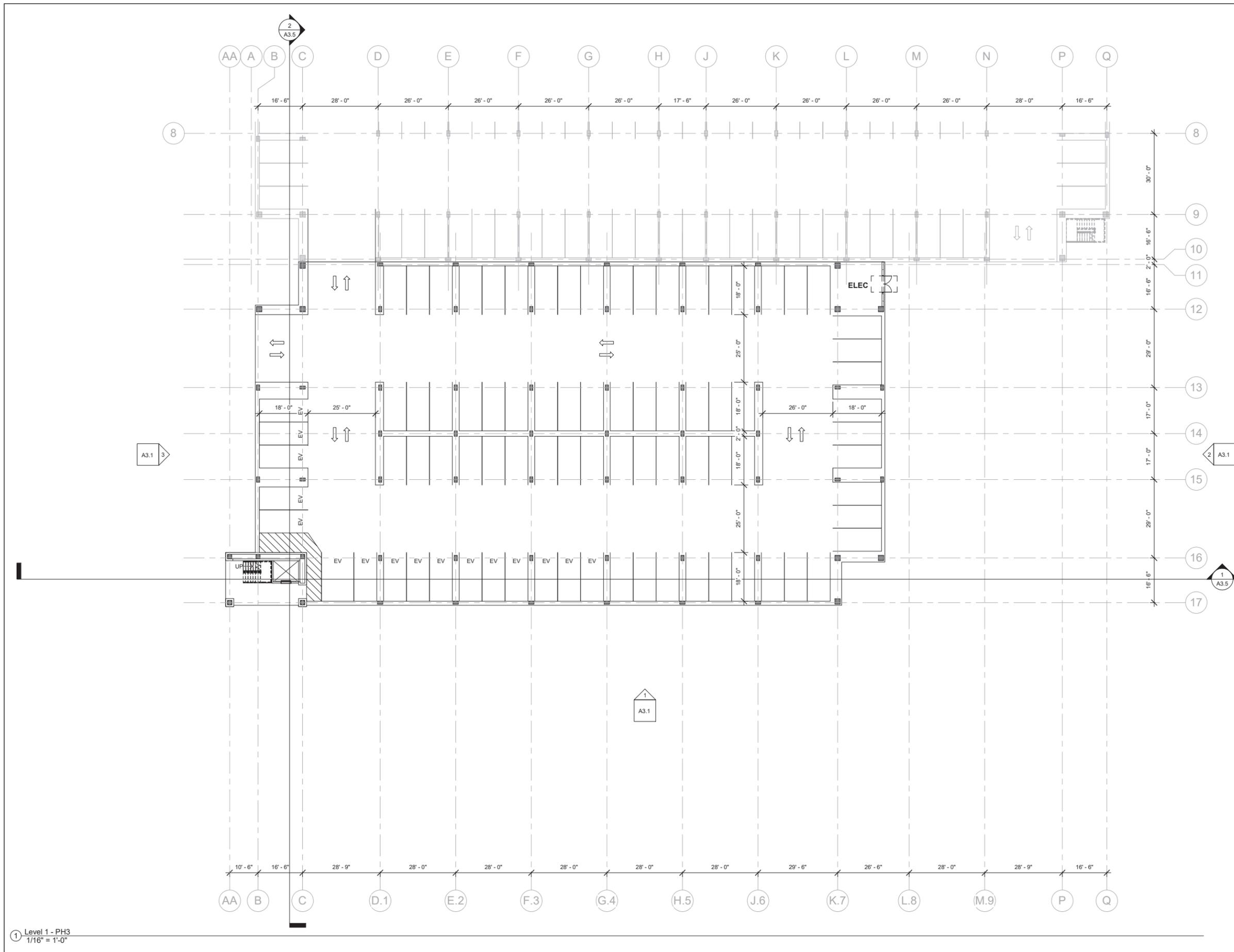
SHEET TITLE
LEVEL 1 - PHASE 3

SCALE
1/16" = 1'-0"



SHEET NUMBER

A2.1



① Level 1 - PH3
1/16" = 1'-0"



ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/08/20	Planning Set

PROJECT NUMBER
17005.00

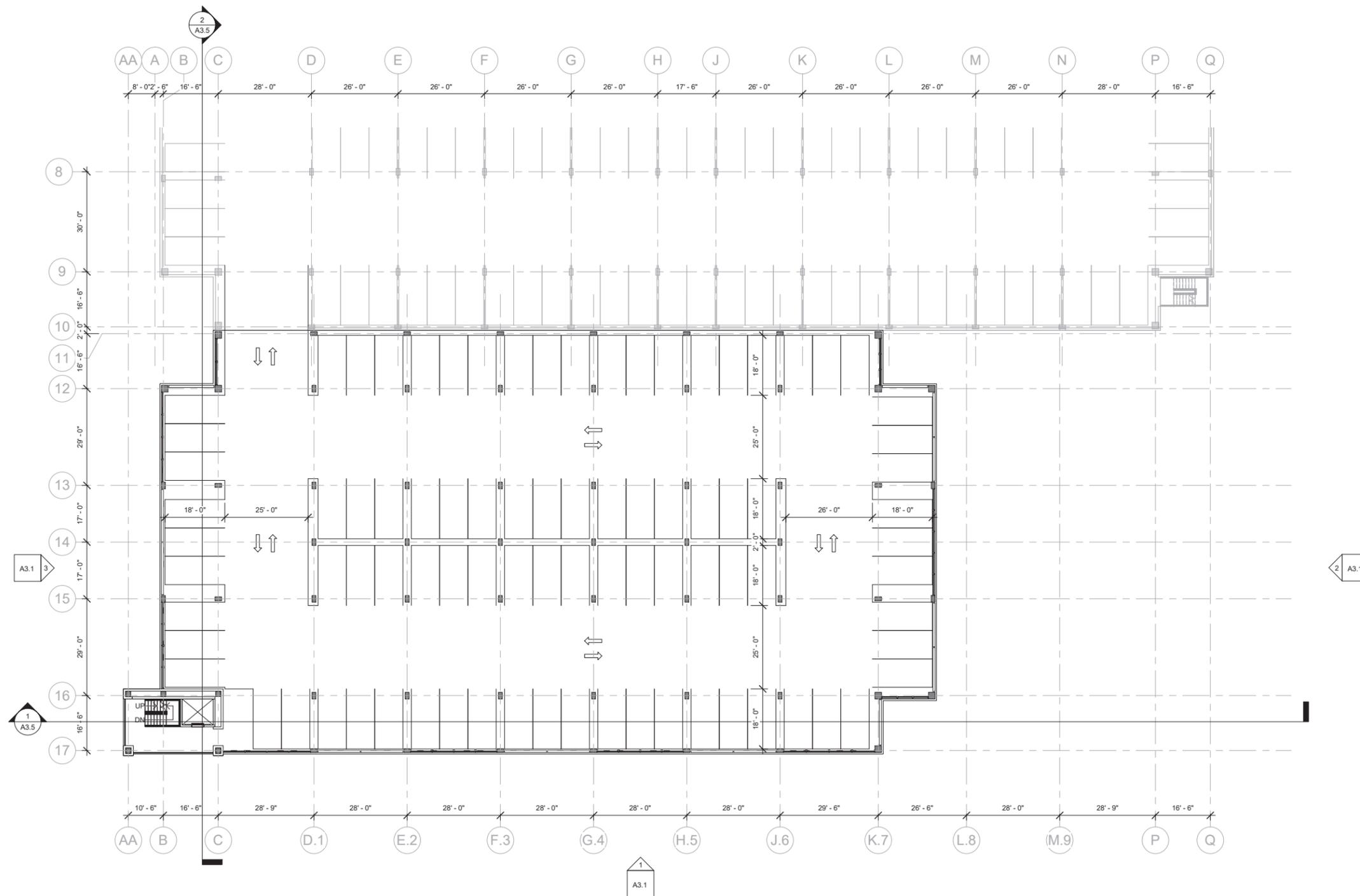
SHEET TITLE
LEVEL 2 - PHASE 3

SCALE
1/16" = 1'-0"



SHEET NUMBER

A2.2





ARCHITECTS
KORTH SUNSERI HAGEY

ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/08/20	Planning Set

PROJECT NUMBER
17005.00

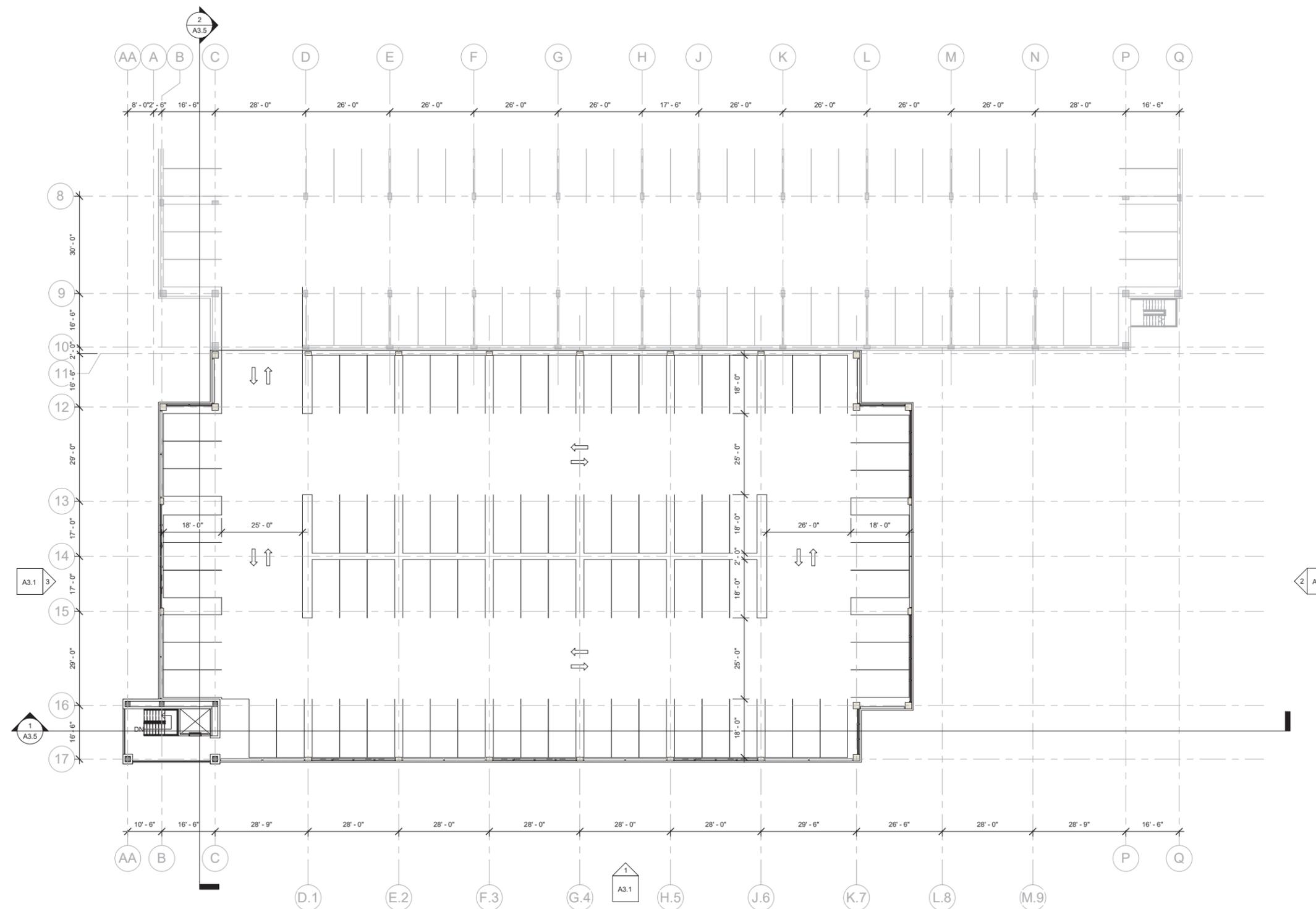
SHEET TITLE
LEVEL 3 - PHASE 3

SCALE
1/16" = 1'-0"



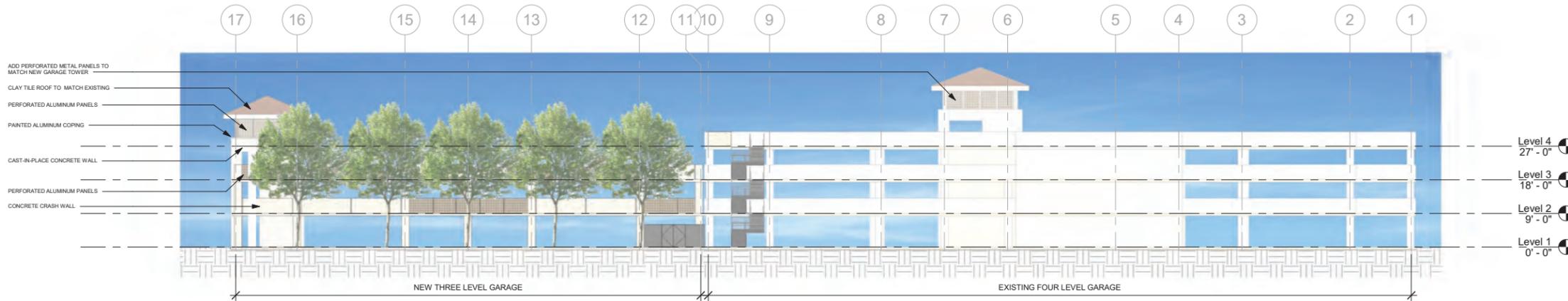
SHEET NUMBER

A2.3

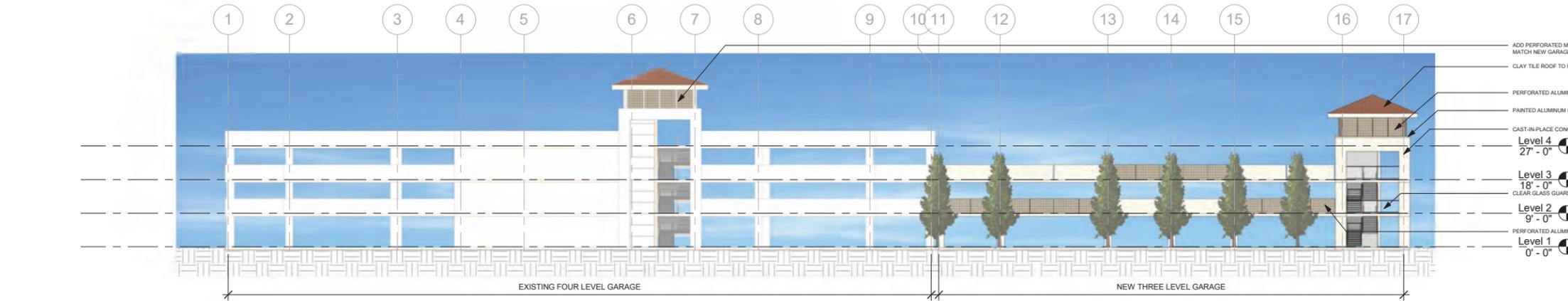




① East-PH03
1/16" = 1'-0"



② North-PH03
1/16" = 1'-0"



③ South-PH03
1/16" = 1'-0"

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/08/20	Planning Set

PROJECT NUMBER
17005.00

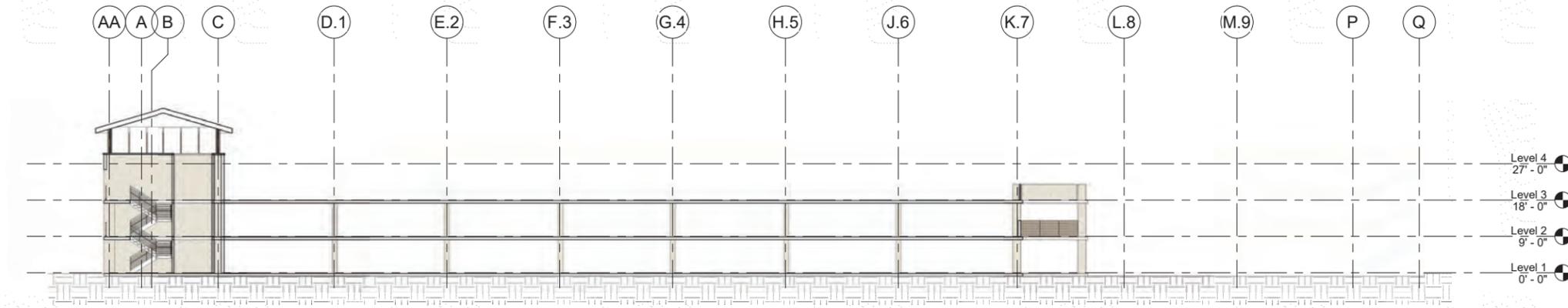
SHEET TITLE
ELEVATIONS - PHASE 3

SCALE
1/16" = 1'-0"

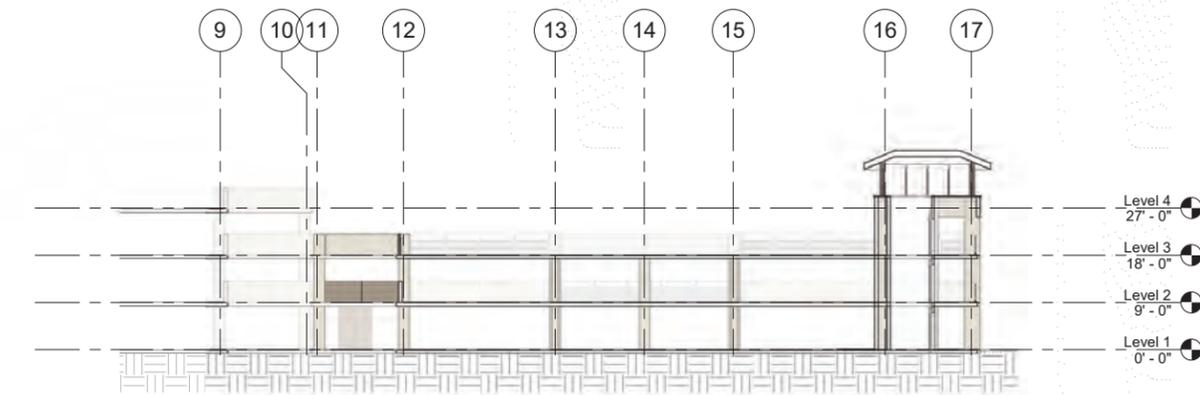


SHEET NUMBER

A3.1



① Section 1 - PH 03
1/16" = 1'-0"



② Section 2 - PH 03
1/16" = 1'-0"

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/08/20	Planning Set

PROJECT NUMBER
17005.00

SHEET TITLE
SECTIONS - PHASE 3

SCALE
1/16" = 1'-0"



SHEET NUMBER

A3.5



ARCHITECTS
KORTH SUNSERI HAGEY



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/08/20	Planning Set

PROJECT NUMBER
17005.00

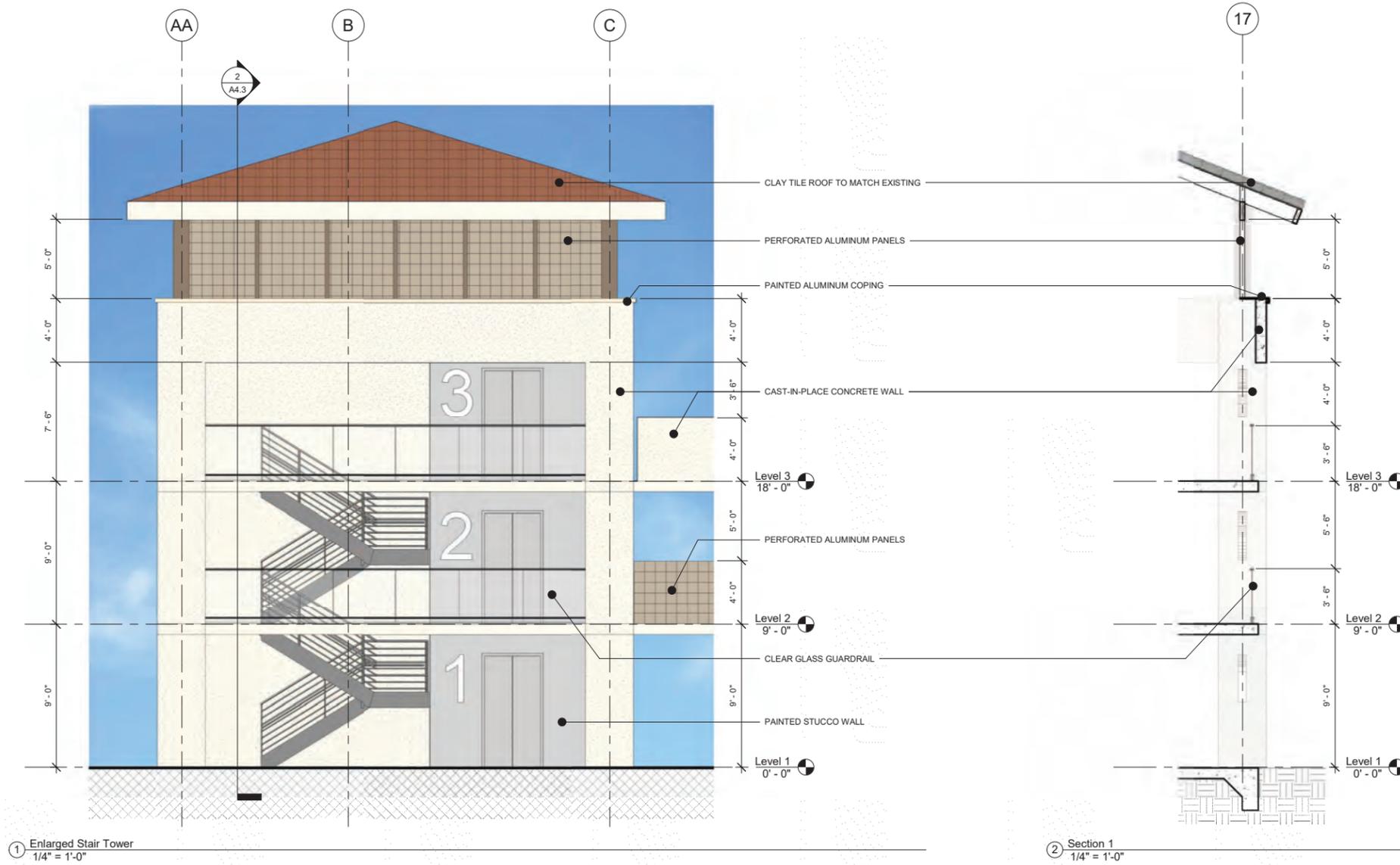
SHEET TITLE
RENDERING - PHASE 3

SCALE



SHEET NUMBER

A4.1



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/08/20	Planning Set

PROJECT NUMBER
17005.00

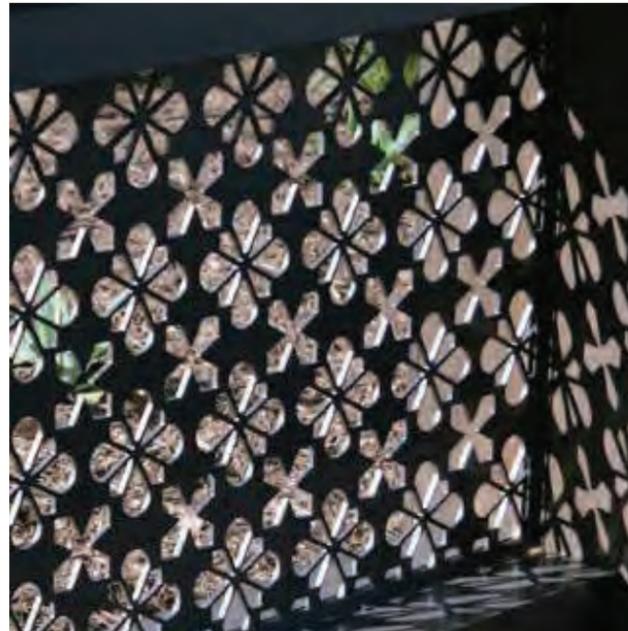
SHEET TITLE
ENLARGED STAIR TOWER

SCALE
1/4" = 1'-0"

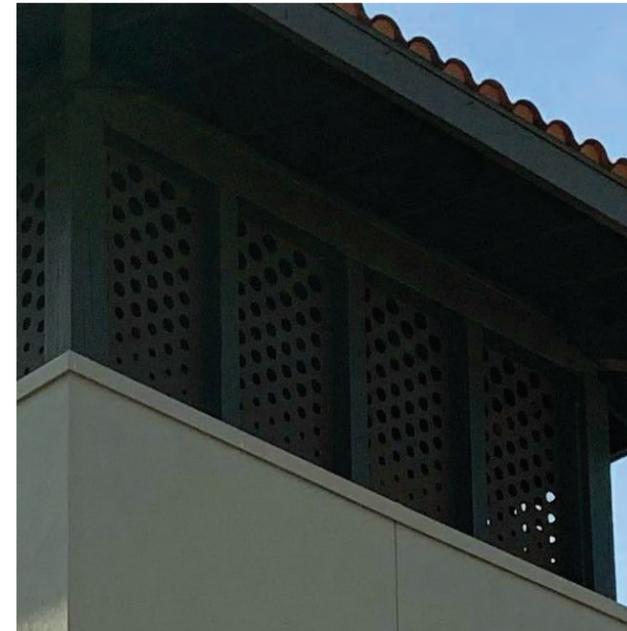


SHEET NUMBER

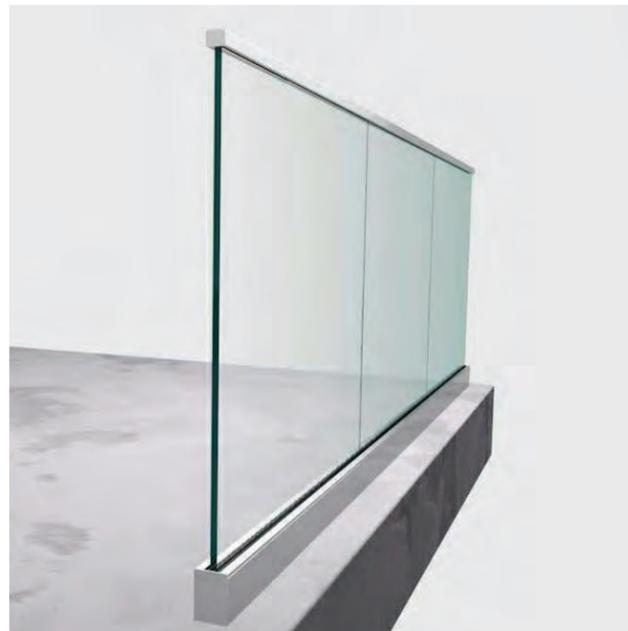
A4.3



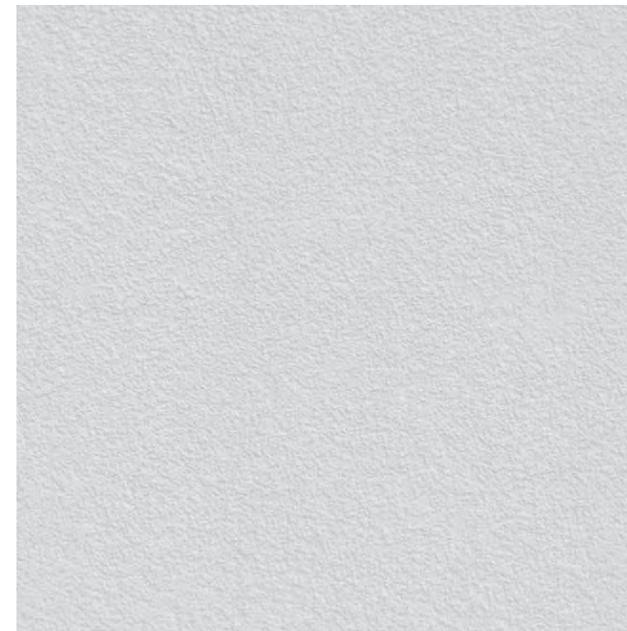
MTL-1 (ALT): PERFORATED ALUMINUM PANELS
 MANUFACTURER: TBD
 TYPE: TBD
 COLOR/FINISH: TO MATCH EXISTING
 REPRESENTATIVE SAMPLE. MANUFACTURER AND FINISH TO BE CONFIRMED.



MTL-1: PERFORATED ALUMINUM PANELS
 MANUFACTURER: TBD
 TYPE: TBD
 COLOR/FINISH: TO MATCH EXISTING
 REPRESENTATIVE SAMPLE. MANUFACTURER AND FINISH TO BE CONFIRMED.



GL-1: GLASS GUARDRAILS
 MANUFACTURER: VIRACON
 TYPE: CLEAR
 MAKE UP: 1/4" CLEAR INTERLAYER 1/4" CLEAR
 REPRESENTATIVE SAMPLE. MANUFACTURER AND FINISH TO BE CONFIRMED.



CON-1: PAINTED CONCRETE WALLS
 MANUFACTURER: NEOGARD
 TYPE: PEDAGARD FC COATING SYSTEM
 COLOR/FINISH: P-3 (GRAY)
 REPRESENTATIVE SAMPLE. MANUFACTURER AND FINISH TO BE CONFIRMED.

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	05/08/20	Planning Set

PROJECT NUMBER
17005.00

SHEET TITLE
COLOR/MATERIALS BOARD

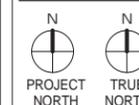
SCALE
1 1/2" = 1'-0"



SHEET NUMBER

A4.4

#	DATE	ISSUES & REVISIONS	BY
08/12/15		ENTITLEMENT	
10/30/15		RESUBITTAL 1	
12/15/15		RESUBITTAL 2	
04/25/16		RESUBITTAL 3	



DRAWN BY: Author
PROJECT NUMBER: 14-051
SHEET TITLE:

ENLARGED GARAGE PHOTOMETRICS

SHEET NUMBER
A4.5

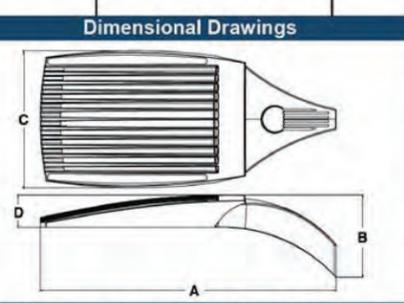
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

VLX LED Project Name: Catalog Number: Type:



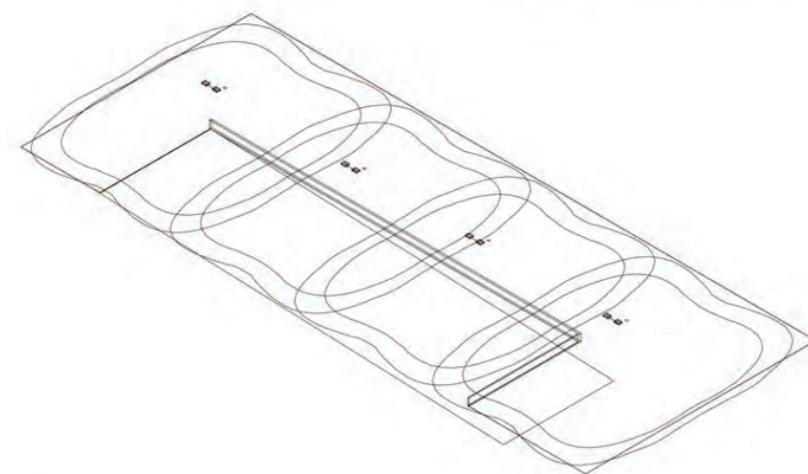
AREA

Dimensional Drawings



Fixture	A	B	C	D	Max. Watts	Lbs
VLX-1	36"	10.25"	15.5"	4"	414	58

VISIONAIRE LIGHTING
Performance In A Whole New Light™



Symbol	Qty	Label	Arrangement	Lum. Lumens	Avg Lum. Lumens	LLF	LLD	LDD	Description	Filename	Lum. Watts	Avg Watts
[Symbol]	4	B	BACK-BACK	24478	48952	0.850	0.944	0.900	Visionaire VLX-1-T3-96LC-7-5K-UNV (2 @ 180') - 20' Optical Height	VLX-1-T3_96LC_7_5KIES	216	430

Label	CalcType	Units	Avg	Max	Min	Avg5M	Max5M	# Ft	Description
GA	Illuminance	Fc	3.88	14.41	0.47	7.63	30.66	412	Level 5 - Flat Portion of Roof - All Points Shown
Object_2_Planar	Illuminance	Fc	3.81	12.95	0.61	6.26	21.23	200	Ramp from 4th to 5th Level - All Points Shown

LumNo	Label	X	Y	Z	Orient	Tilt	Switched
1	B	481.36	2033.298	20	90	0	On
2	B	481.36	1955.152	20	90	0	On
3	B	481.36	1828.206	20	90	0	On
4	B	481.36	1885.522	20	90	0	On

LIGHTING LAYOUT RECOMMENDATION



ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED FLOOR

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

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

Associated Lighting Representatives, Inc.



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

REPORT FOR: LOWNEY ARCHITECTURE, SAM McGEHEAN
BY: APPLICATIONS ENGINEERING, JOHN A. RAMOS
SALES REPRESENTATIVE: ALR, TIM HALEY



AGI32 VERSION 16.7
AGI (C) 1999-2015 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

PROJECT DESCRIPTION			
THE PRUNEYARD - GARAGE 1 - ROOF DECK			
CAMPBELL, CA			
DRAWING NO. / INPUT FILE			
12994HAL-A.DWG / A32			
SCALE	SHEET	DATE	REV
1" = 16'	1 OF 1	10 / 12 / 2015	0



CONCEPTUAL SITE LOGISTICS - PHASE 3



Legend:

- Construction Fence
- Staging
- Contractor Parking
- Traffic Routing
- Construction Trailer
- Construction Restrooms

ISSUES AND REVISIONS		
NO	DATE	DESCRIPTION
A	05/08/20	Planning Set

PROJECT NUMBER
17005.00

SHEET TITLE
CONCEPTUAL SITE LOGISTICS
PLAN

SCALE

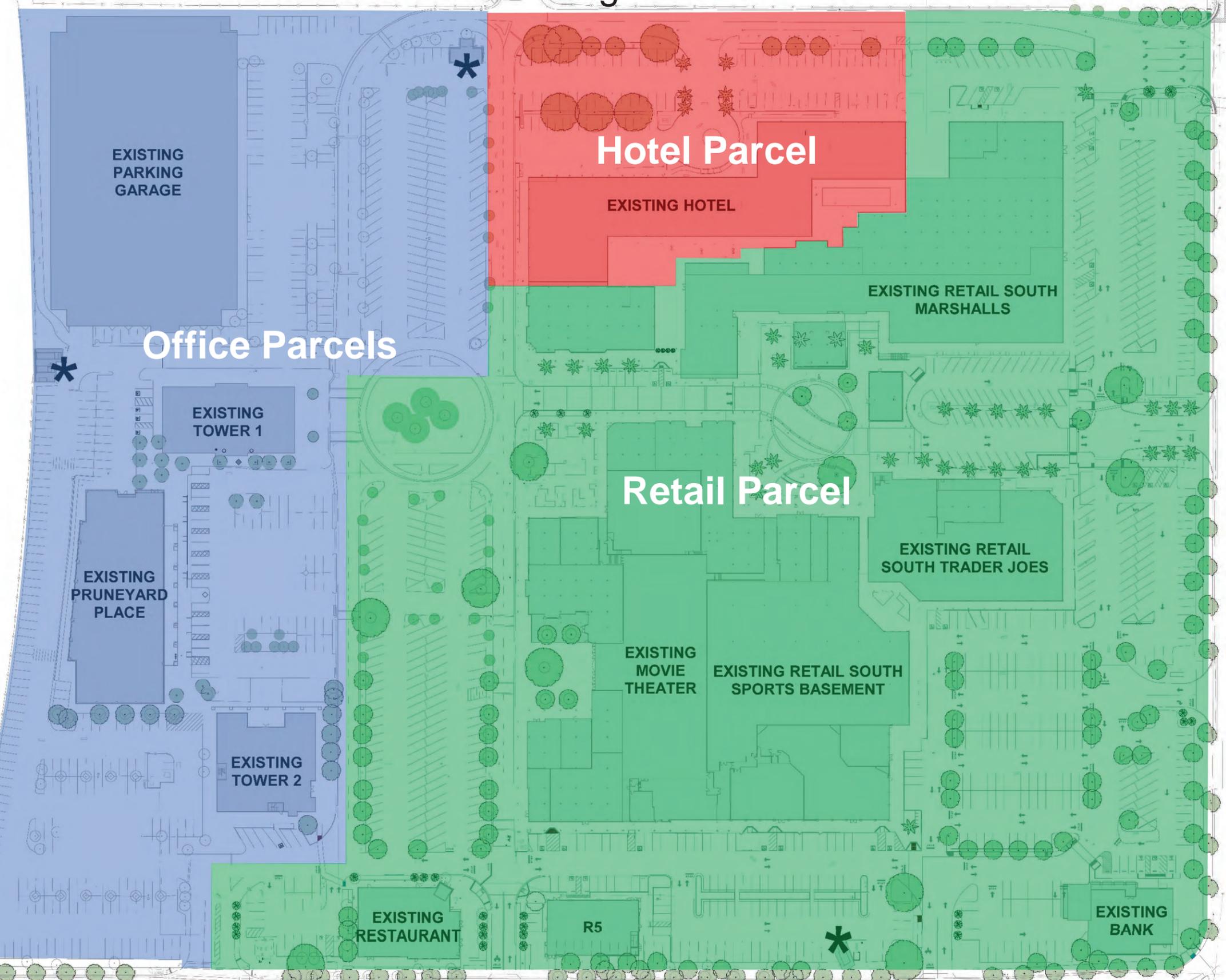


SHEET NUMBER

SL1.0

Volume 4 – Tentative Parcel Map

Existing Parcels



Office Parcels

Hotel Parcel

EXISTING HOTEL

Retail Parcel

EXISTING RETAIL SOUTH MARSHALLS

EXISTING RETAIL SOUTH TRADER JOES

EXISTING MOVIE THEATER

EXISTING RETAIL SOUTH SPORTS BASEMENT

EXISTING RESTAURANT

R5

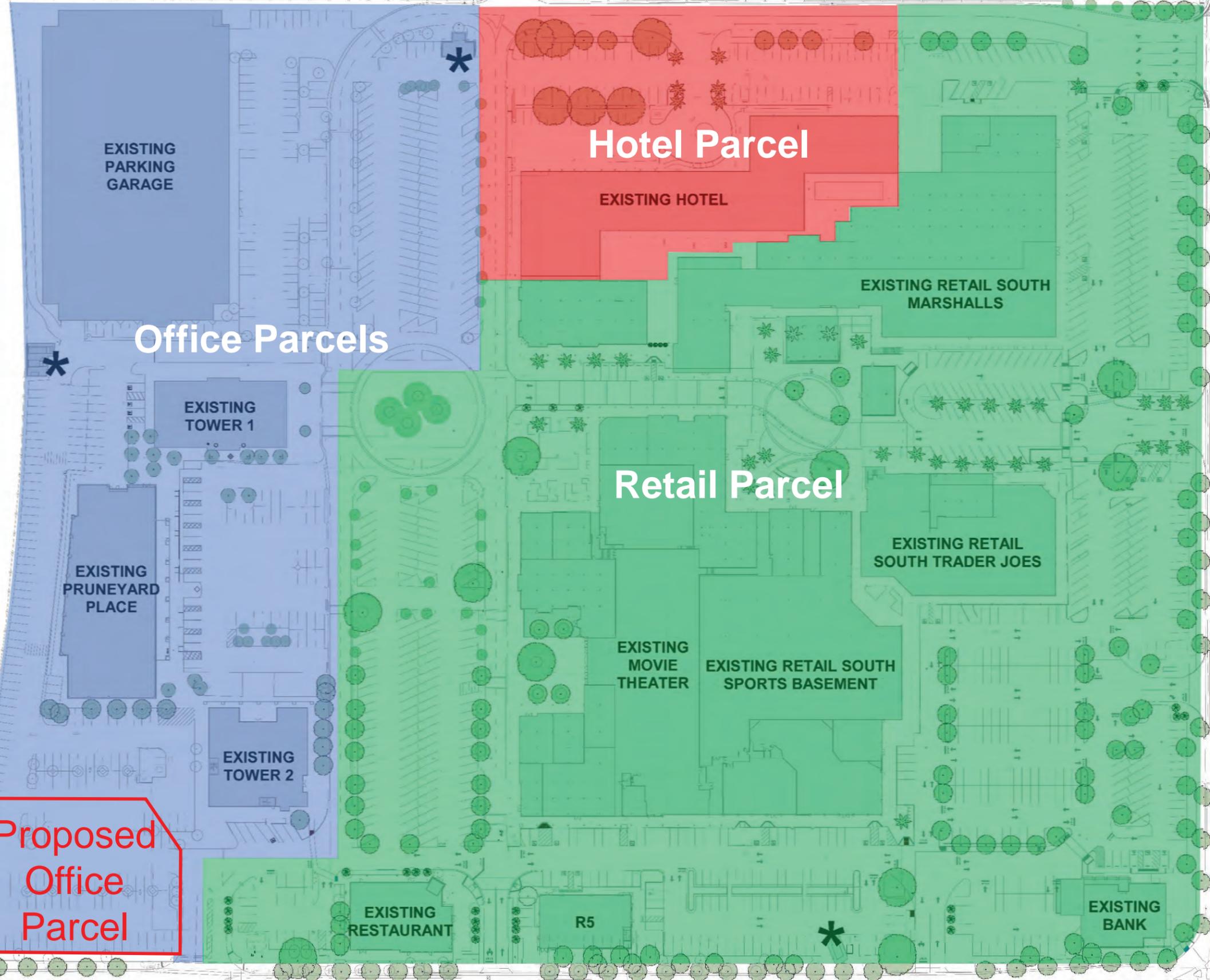
EXISTING BANK

HWY 17

S. BASCOM AVE.

E. CAMPBELL AVE.

Proposed Office Parcel



Office Parcels

Hotel Parcel

Retail Parcel

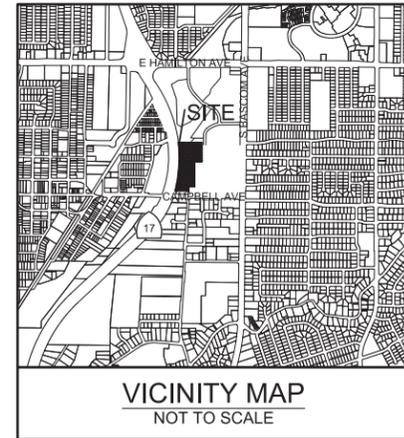
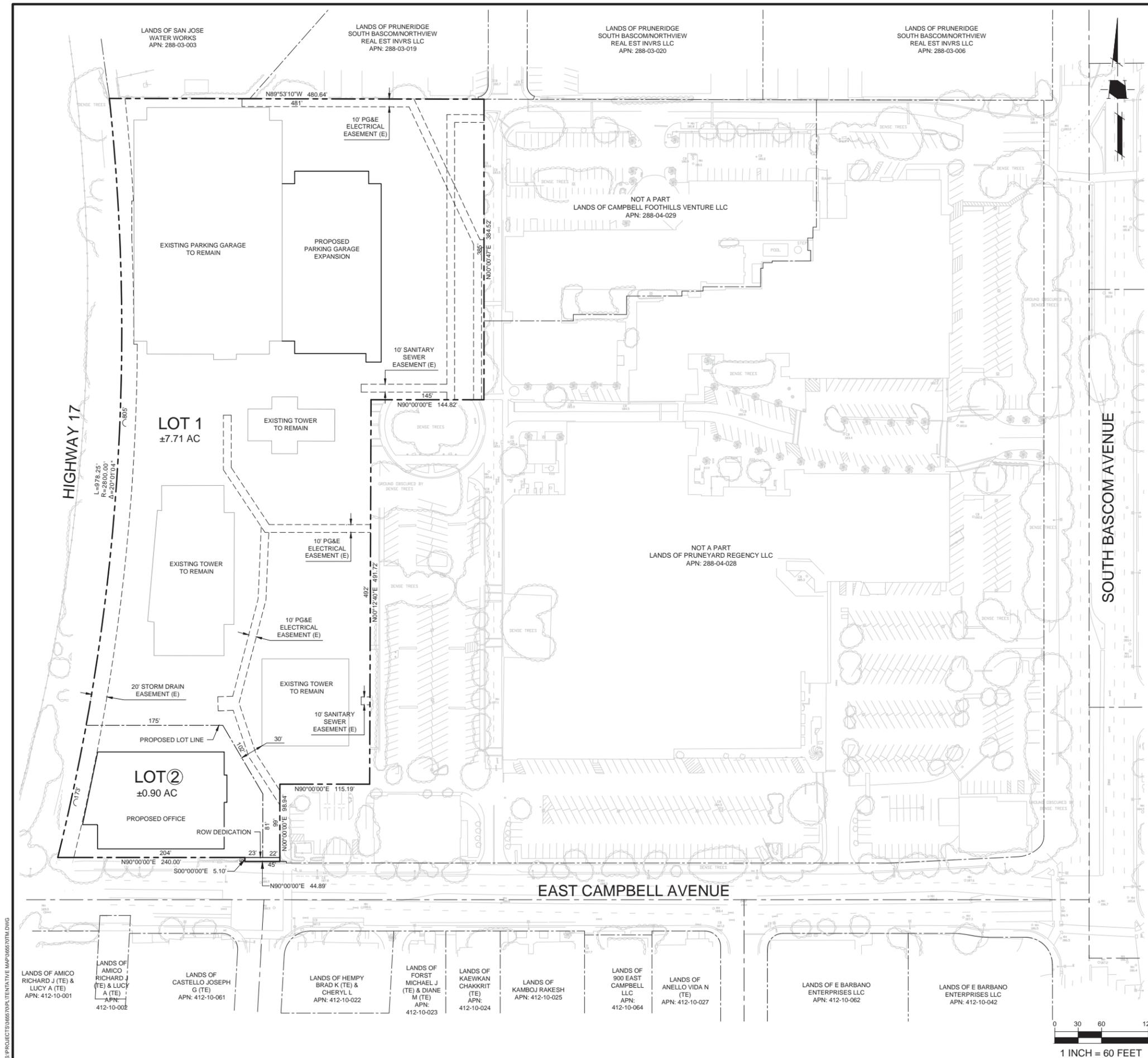
Proposed Office Parcel

HWY 17

S. BASCOM AVE.

E. CAMPBELL AVE.

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THIRD PARTIES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR HMM.



LEGEND

TENTATIVE MAP BOUNDARY	---
PROPOSED LOT LINE	---
EXISTING PROPERTY LINE	---
PROPOSED EASEMENT	---
EXISTING EASEMENT	---
CENTER LINE	---
EXISTING BUILDING	(E)
EXISTING	(E)
PROPOSED	(P)

GENERAL NOTES

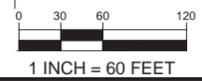
- PROJECT NAME: THE PRUNEYARD
 - OWNER: CFEP PRUNEYARD LLC
1901 S. BASCOM AVENUE
CAMPBELL, CA 95008
 - SUBDIVIDER: ELLIS PARTNERS LLC
111 SUTTER ST #800
SAN FRANCISCO, CA 94104
 - ENGINEER: HMM ENGINEERS
1570 OAKLAND ROAD
SAN JOSE, CA 95131
 - STREET LOCATION: 1901 SOUTH BASCOM AVE.
 - EXISTING ZONING: GENERAL COMMERCIAL
 - EXISTING GP DESIGNATION: GENERAL COMMERCIAL
 - EXISTING USE: RETAIL, HOTEL, OFFICE
 - PROPOSED USE: RETAIL, HOTEL, OFFICE
 - WATER SUPPLY: SAN JOSE WATER COMPANY
 - SEWAGE DISPOSAL: WEST VALLEY SANITATION DISTRICT
 - ASSESSOR'S PARCEL #(S): 288-04-027
 - STREET TREES: SHALL CONFORM TO CITY OF CAMPBELL STANDARDS
 - TOTAL SITE AREA: ±8.61 ACRES
 - RIGHT-OF-WAY DEDICATION: ±0.00 ACRES
 - NET SITE AREA: ±8.61 ACRES
 - EXISTING LOTS: 1 LOT
 - PROPOSED LOTS: 2 LOTS
 - FLOOD ZONE: ZONE X
- REFER TO PLANNING APPLICATIONS PLN2015-76, PLN2015-77, PLN2015-79, AND PLN2020-54 FOR GRADING AND DRAINAGE, STORMWATER, AND CROSS SECTIONS FOR THE PROJECT.
 - THE TITLE REPORT THAT WAS USED FOR THE PREPARATION OF THIS MAP WAS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NUMBER: NCS-624066-M-SJ, DATED DECEMBER 14, 2016.
 - ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO REVISION AT FINAL MAP(S) STAGE.
 - TOPOGRAPHY PROVIDED BY AERO-GEODECTIC, DATED 6/15/2007.
 - ALL EXISTING BUILDINGS TO REMAIN.
 - THE PARCELS CREATED BY THIS MAP WILL BE SUBJECT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN A SEPARATE DOCUMENT TO BE RECORDED IN CONJUNCTION WITH THE MAP.
 - THE COVENANTS SHALL BE RECORDED WHICH OBLIGATE EXISTING AND FUTURE PROPERTY OWNERS TO JOINTLY PROVIDE FOR STREET IMPROVEMENTS, AS REQUIRED BY CHAPTER 11.24 OF THE CAMPBELL MUNICIPAL CODE.
 - EASEMENTS NOTED AS FUTURE MAY BE REQUIRED IF NEW DEVELOPMENT OCCURS.
 - INGRESS/EGRESS, RECIPROCAL PARKING, UTILITY, STORM DRAIN RELEASE EASEMENTS ARE TO BE OUTLINED IN THE CC&Rs.
 - EMERGENCY VEHICLE ACCESS EASEMENTS ARE TO BE DESIGNATED ON PARCEL MAP.
 - DEMOLITION PERMITS MAY BE ISSUED PRIOR TO ISSUANCE OF FINAL BUILDING PERMITS AND RECORDATION OF FINAL MAP.
 - NO WELLS EXIST ON THIS SITE.
 - NO NEW STREET NAMES HAVE BEEN APPROVED AT THIS TIME.
 - PROJECT WILL PROVIDE MONUMENTATION PER CITY CODE 20.76.010. IN THE EVENT MONUMENTATION CANNOT BE PROVIDED PER CITYCODE, DOCUMENTATION AND PHOTOS WILL BE PROVIDED TO THE CITY ENGINEER INDICATING THE PREMISE FOR DEVIATION FROM CITY MONUMENTATION CODE.

**TENTATIVE PARCEL MAP
PLN2020-
THE PRUNEYARD
1901 SOUTH BASCOM AVE, CAMPBELL**

NO	DATE	DESCRIPTION
PROJECT NO:	3655.70	
CAD DWG FILE:	365570TM.DWG	
DESIGNED BY:	MP	
DRAWN BY:	MP	
CHECKED BY:	RH	
DATE:	SEPTEMBER 10, 2020	
SCALE:	1" = 60'	

**VESTING
TENTATIVE PARCEL
MAP**

TM-1



S:\PROJECTS\0657076\TENTATIVE MAP\0657076TM.DWG

PLOTTED: 01/02/2020 3:33 PM