SITE AND ARCHITECTURAL REVIEW COMMITTEE
TUESDAY, AUGUST 23, 2016
6:25 p.m.

Doetsch Conference Room/City Hall
70 N. First Street, Campbell, CA 95008

AGENDA

ITEM/FILE NO.		ADDRESS	START TIME / DURATION	APPLICANT
1.	PLN2016-263	**225 Union Ave**	6:25 p.m.	Jimmy Chang
Planned Development Permit to allow the removal of private patio areas, alterations to existing staircases, and installation of new lighting fixtures within two courtyards of an existing apartment community (d.b.a The Parc at Pruneyard). Project Planner: *Stephen Rose, Associate Planner*				
2.	PLN2016-19	**1223 Walnut Dr**	6:45 p.m.	Majid Saneinejad
Zone Change from R-M (Multiple Family) to P-D (Planned Development); Planned Development Permit for site configuration, architectural design and to create lots that do not have frontage on a public street; Tentative Parcel Map to create two single-family lots and one common lot; and a Tree Removal Permit. Project Planner: *Cindy McCormick, Senior Planner*				

Questions about this agenda can be directed to the Community Development Department, Planning Division, at (408) 866-2140 or by email at planning@cityofcampbell.com.

MEMORANDUM

Community Development Department
Planning Division

To:	Site and Architectural Review Committee	**Date**: August 23, 2016
From:	Cindy McCormick, Senior Planner	
Via:	Paul Kermoyan, Community Development Director	
Subject:	Planned Development Permit, Tentative Parcel Map, Zoning Map Amendment, Tree Removal Permit, CEQA review (Negative Declaration)	
File No.:	PLN2016-019 ~ 1223 Walnut Drive	

PROPOSAL

The applicant is seeking approval of a Tentative Parcel Map to create two (2) single family lots and one commonly owned lot, Zoning Map Amendment to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development), P-D Permit for site configuration, architectural design and to create lots which do not have frontage on a public street, and Tree Removal Permit. The project consists of two detached single-family homes on a 10,001 square foot (net) lot. Each home would be approximately 2,485 square feet in area including a two-car garage (reference **Attachment 2** – Project Plans).

BACKGROUND

On April 26, 2016, the Site and Architectural Review Committee (SARC) reviewed a proposal for three (3) units on the subject property (Reference **Attachment 3**). At that time, the SARC was supportive of the project's 3-unit density, proposed setbacks, architecture, and color palette but recommended that the applicant reduce the floor area "closer to 50%" and incorporate more open space into the development. Following SARC review, the applicant reduced the floor area from 66% to 58.4% and added additional landscaping along the right side of the driveway. On June 14, 2016, the Planning Commission reviewed the project and listened to public testimony in opposition to the proposed density and floor area. After a thorough discussion, the Planning Commission continued the application to a date uncertain to allow the applicant to make design changes; recommending that the applicant reduce the floor area to 50% or less (Reference **Attachments 4 and 5**).

PROJECT SITE

The project site is an approximately 12,814 square-foot (gross) lot located on Walnut Drive between Wendell Drive and Hacienda Avenue, in the R-M (Single-Family Residential) Zoning District (reference **Attachment 1** – Location Map) in the San Tomas Area Neighbhorhood. As further described in Attachment 2, Walnut Drive is unique in that the street has two General Plan designations and three zoning designations. Abutting land uses include single-family detached homes, single-family attached townhomes, and a multi-unit senior living facility.

PROJECT DATA

Current Zoning Designation: R-M (Multi-Family Residential)
Proposed Zoning Designation: P-D (Planned Development)
General Plan Designation: Low-Medium Density Residential (6-13 units/gr. acre)
Gross Lot Area: 12,814 square feet
Net Lot Area: 10,001 square feet

Table 1 - Project Data

Lot #	Net Lot (Sq. ft.)	Living Area (Sq. ft.)	Garage (Sq. ft.)	Total F.A. (Sq. ft.)	Open Space** (Sq. ft.)
1	3,551.5	2,108	372.5	2,481	881 sq. ft.
2	4,035.5	2,115	372.5	2,487	1,818 sq. ft.
3*	2,424.0	driveway / private road and guest parking			
Total	10,011	4,223	745	4,968	2,699 sq. ft.

* "lot 3" is the common area lot to be maintained by a homeowners association or maintenance agreement
**Minimum 300 SF of open space required per R-M zoning standards (not including front setback area).

Table 2 – Proposal Comparisons

	Total Floor Area (FAR)
Original Project (3 units)	6,608 sq. ft. (66%)
Original Project as Revised	5,850 sq. ft. (58.4%)
Proposed Project (2 units)	**4,968 sq. ft. (49.7%)**
R-M District	50%

DISCUSSION

STANP / PD Zoning: The property is subject to the San Tomas Area Neighborhood Plan (STANP). The STANP provides design guidance and development standards for new development and additions to existing homes in the San Tomas Area. The existing zoning on the property is R-M (Multi-Family Residential). The project requires rezoning as a P-D (Planned Development) because the property is not large enough to create a flag log pursuant to the Municipal Code. In cases where the P-D Zoning Ordinance and the STANP conflict, the STANP policies prevail. In cases where both the P-D Zoning Ordinance and STANP are silent, the City looks to the standards that would be permitted using the underlying General Plan land use designation. In this case the Low-Medium General Plan designation is equivalent to the R-M (Multi-Family Residential) zoning district.

Floor Area and Design: Floor area is not specified in either the STANP or the P-D Zoning Ordinance. Therefore, staff refers to the R-M zoning district which allows a maximum floor area ratio of 50%. As shown in **Table 2**, the applicant's current proposal is consistent with this requirement. Both homes have been designed in a Mediterranean style (stucco, barrel tile roof) with a neutral color palette of tans and browns. The entry way of 'lot 1' would face the public street while the garage door for each home would face the private driveway.

Site Layout and Landscaping: Both homes in the two-unit development would take access from Walnut Drive via a private road/driveway. In accordance with Fire Department requirements, a portion of the curb along the private roadway would be designated as a fire lane in case of emergency. The driveway and guest parking spaces will be constructed of permeable pavers. Each home would have a two-car garage in addition to a guest parking space within the development. As further discussed in **Attachment 4**, one tree is proposed for removal; a 13.6 inch Black acacia tree that is considered a nuisance. Nine trees will remain on the property, exceeding the six-tree minimum requirement for this property (one tree per 2,000 square feet of net lot area). The project also includes new landscaping in front of the home facing Walnut Drive, along the driveway, and surrounding the two guest parking spaces.

Privacy: The subject property is located between a single-story home and a 3-unit townhome complex. The second story of each home would be approximately 21 feet from the left (south) side property line and approximately 23 feet from the right (north) side property line. There are five second-story windows facing the single-story home and four second-story windows facing the townhome development. Of the nine second-story windows, only one is needed for emergency egress. If the SARC has concerns about privacy, it could recommend that the applicant raise the sill height of some, or all, of the second-story windows, not needed for egress.

Public Improvements: Walnut Drive is designated to remain unimproved per the STANP. However, as discussed in **Attachment 4**, the Public Works Department has recommended that the applicant construct City standard curb, gutter and sidewalk to be consistent with the existing development to the north and across the street. If the SARC and Planning Commission disagree with this recommendation, an acceptable compromise could be to recommend that the applicant extend the adjacent sidewalk only up to the right side of the proposed new driveway.

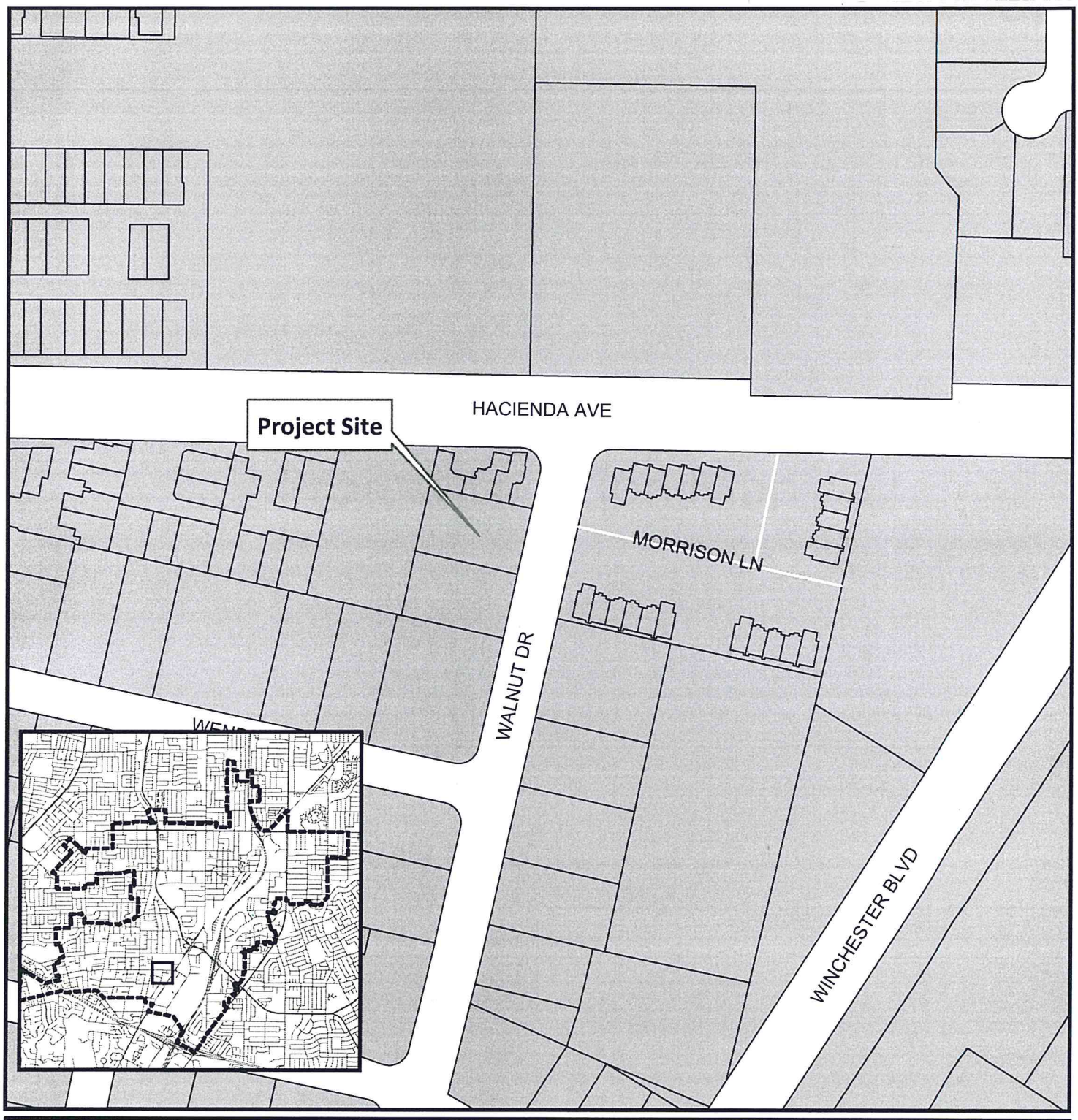
SARC REVIEW

The SARC should discuss the project's proposed site layout and architecture, including site circulation, building form and orientation, colors and materials, landscaping, and potential privacy impacts to neighbors. If the SARC believes that the project satisfies approval criteria related to site and architecture, it may recommend approval to the Planning Commission as proposed. If the SARC believes that there are elements of the project that can be improved or refined, it can recommend specific revisions as a condition of recommending approval.

Attachments:
1. Location Map
2. Project Plans
3. April 26th SARC Report
4. June 14th PC Report
5. June 14th PC Minutes excerpt

Project Location Map

Attachment 1



Project Location: 1223 Walnut Drive
Application Type: Planned Development, Parcel Map, Tree Removal Permit, Zoning Map Amendment
CEQA Negative Declaration
Planning File No.: PLN2016-019
Description: 3-unit attached Townhome Development

0 115 230 Feet

CITY OF CAMPBELL · THE ORCHARD CITY

N

Community Development Department
Planning Division

PROPOSED 2 RESIDENCES FOR:

MR. M. SANEINEJAD

1223 WALNUT DRIVE

CAMPBELL, CAIFORNIA

STREETSCAPE

SCALE 1/8" = 1'-0"

REVISIONS	BY

LOUIS DORCICH
ARCHITECT
PO. BOX 7236, SAN JOSE, CA. 95150-7236
PHONE: 650-343-0748
EMAIL: LDORCICH@AOL.COM

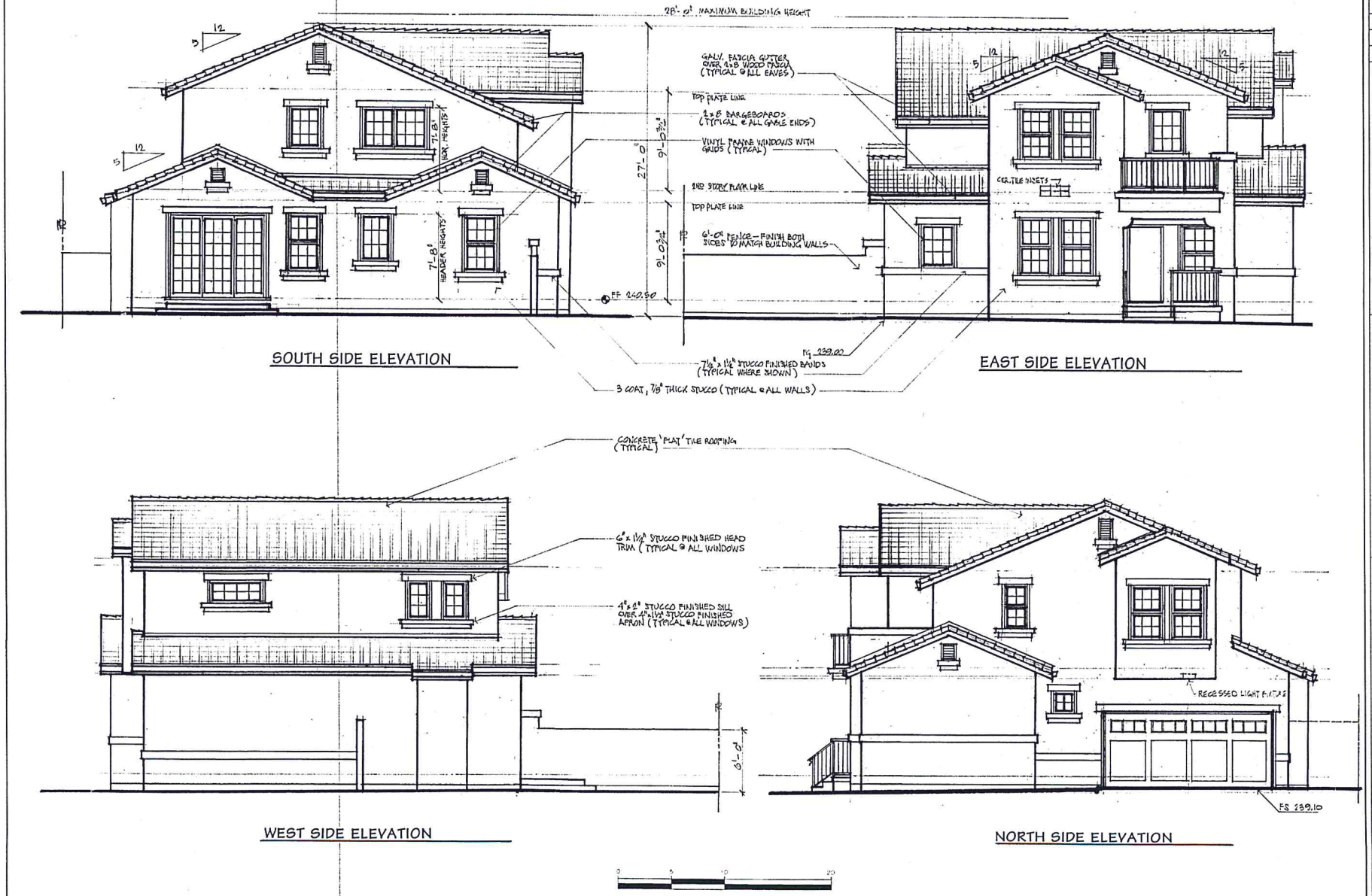
PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

COVER SHEET

STREETSCAPE

Date 8/1
Scale 1/8" =
Drawn LG
Job 150
Sheet A
Of 12

Attachment 2



EXTERIOR ELEVATIONS - LOT 1

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

REVISIONS	BY

LOUIS DORCICH
ARCHITECT
PO BOX 7246 SAN JOSE, CA 95150-7246
PHONE: 408 741-0718 FAXIMILE/PHONE: 408 741-0719

PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

EXTERIOR ELEVATIONS
LOT 1

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Drawn	MaB / LD
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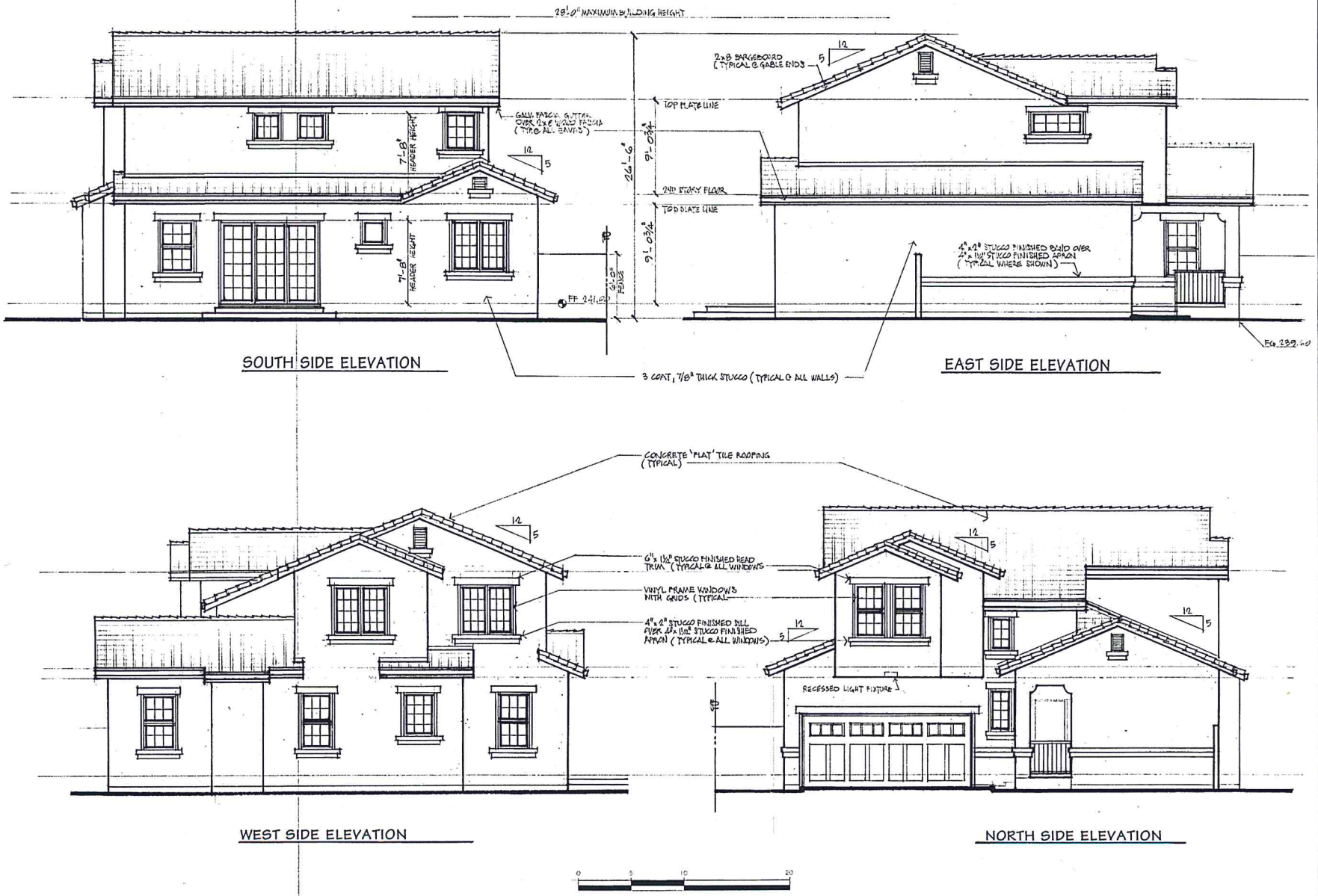
of 12 Sheets	



EXTERIOR ELEVATIONS - LOT 2

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

REVISIONS	BY

LOUIS DORCICH
ARCHITECT
PO BOX 2294, SAN JOSE, CA 95109-2294
PHONE: 408 640 9758 EMAIL: LDARCHITECT@AOL.COM

PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

EXTERIOR ELEVATIONS
LOT 2

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Drawn	MaB / LD
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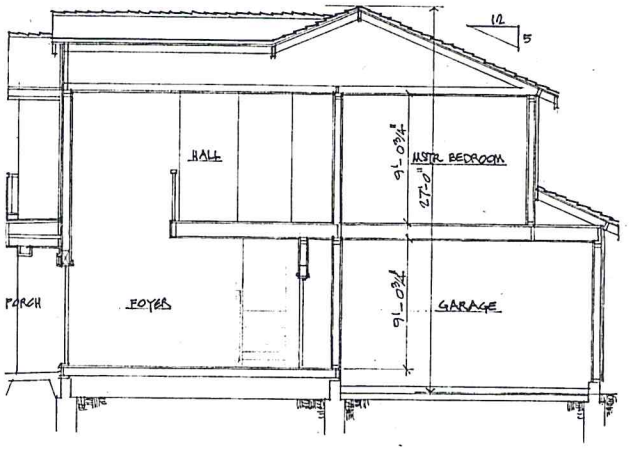
of	12 Sheets



CROSS SECTION (A / A5.0)

0 5 10 20

CROSS SECTIONS

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

REVISIONS	BY

LOUIS DORCICH
ARCHITECT
PO BOX 7204, SAN JOSE, CA. 95150-7204
PHONE: 408-140-0938 EMAIL: LDRCH@AOL.COM

PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

CROSS SECTIONS

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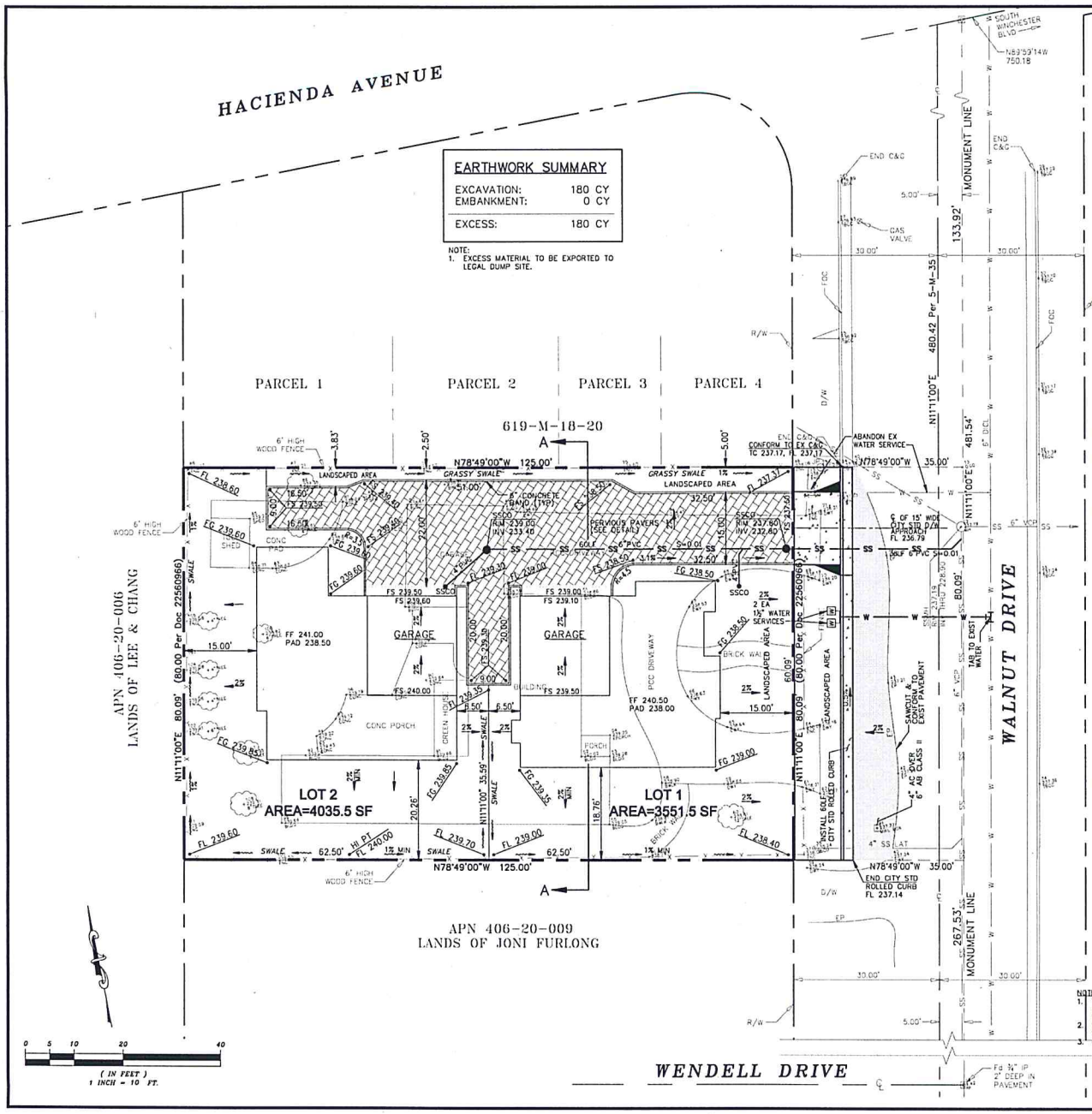
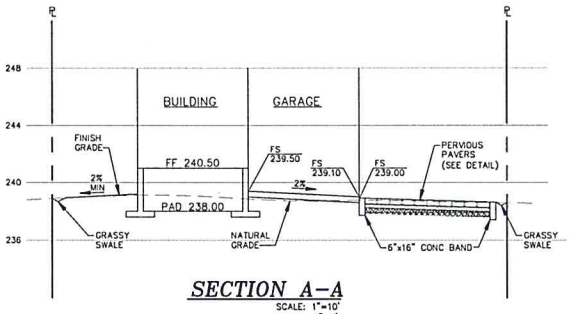


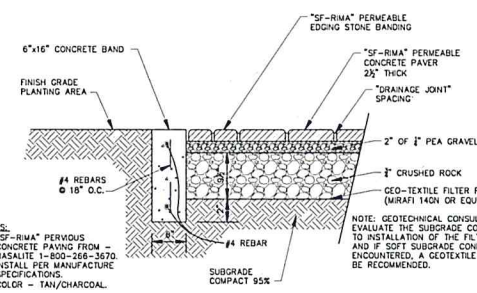
LEGEND

DESCRIPTION	PROPOSED	EXISTING
WHEELCHAIR RAMP		
SANITARY MANHOLE		
STORM MANHOLE		
CITY SURVEY MONUMENT		
STANDARD HOODED INLET	R	R
SANITARY SEWER	SS	SS
STORM SEWER	SD	SD
CENTER LINE		
PROPERTY LINE		
MATCH LINE	MATCH LINE	
GAS LINE	G	G
WATER LINE	W	W
JOINT TRENCH	JT	JT
GAS METER	G	G
WATER METER	W	W
GAS VALVE	G	G
WATER VALVE	W	W
EDGE OF PAVEMENT	Shade outline	
CURB AND GUTTER		
SIDEWALK		
DRIVEWAY		
PAVING CONFORM		
FIRE HYDRANT		
STREET SIGN	R1	R1
FENCE(TYPE)	X	X
ELECTRICAL CONDUIT		
OVERHEAD CONDUCTORS		
PULL BOX		
UTILITY POLE		
ELECTROLIER		



SECTION A–A

SCALE: 1"=10'
1"=4'



NOTES:
1. "SF-RIMA" PERVIOUS CONCRETE PAVING FROM – BASALITE 1-800-266-3670.
2. INSTALL PER MANUFACTURE SPECIFICATIONS.
3. COLOR – TAN/CHARCOAL.

NOTE: GEOTECHNICAL CONSULTANT SHOULD EVALUATE THE SUBGRADE CONDITION PRIOR TO INSTALLATION OF THE FILTER FABRIC AND IF SOFT SUBGRADE CONDITION ARE ENCOUNTERED, A GEOTEXTILE FABRIC MAY BE RECOMMENDED.

PERVIOUS CONCRETE PAVER DETAIL

NTS

ADVANCED DEVELOPMENT
2937 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 378-6570
JACOB SADDAK – CIVIL ENGINEER

Revision	Date	APP'd	Description

GRADING AND DRAINAGE PLAN FOR WALNUT PLACE

CAMPBELL, CALIFORNIA

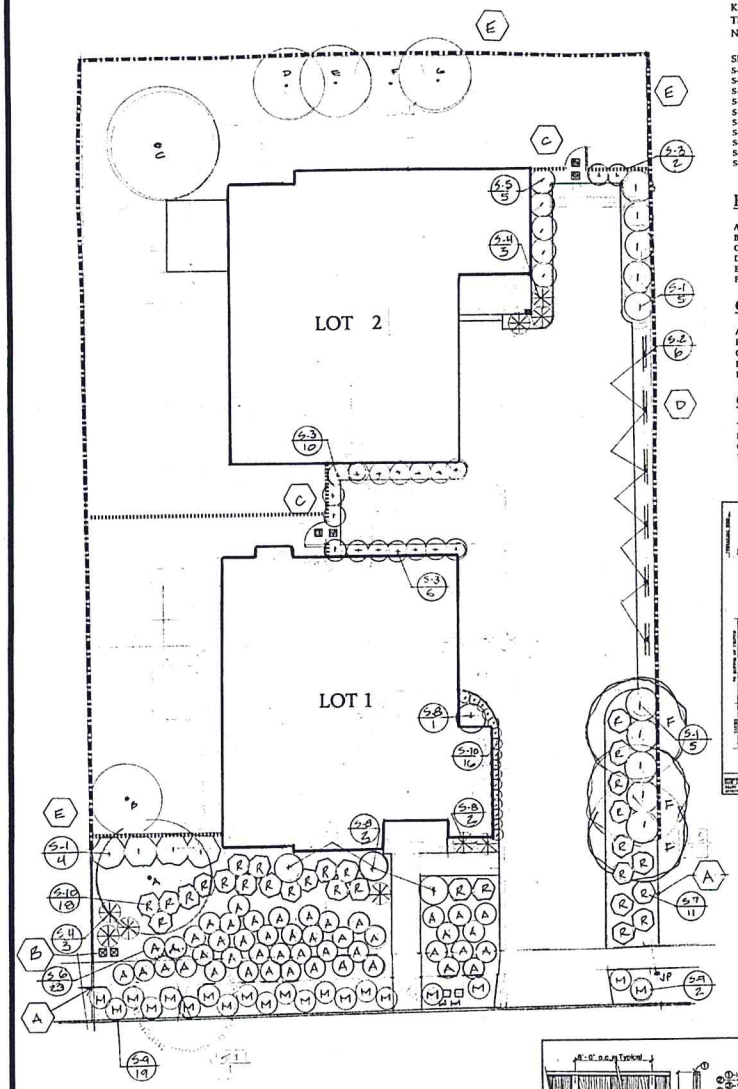
JACOB SADDAK C 33509 CIVIL STATE OF CALIFORNIA

APPROVED BY: JACOBSADDAK
REF. NO 33509
EXPIRES 12/31/18

Checked JS
Drawn AC
Designed JS
Surveyed JS
Date 07-27-18

Sheet No 1 OF 2

Job No. WALNUT



WALNUT DRIVE

NOTE: THIS PROJECT IS DESIGNED TO HAVE 100% AUTOMATICALLY IRRIGATED SPRINKLER COVERAGE OF ALL PLANTED AREAS. THE APPLICATION IS DESIGNED TO USE CLIMATICALLY CONTROLLED IRRIGATION CONTROLLERS, SENSORS AND DRIP EMITTERS, NO SPRAY OR ROTOR HEADS WILL BE INSTALLED. FURTHERMORE TO TURF OR ANNUAL FLOWERS ARE INCORPORATED IN THIS LOW WATER USE DESIGN.

PLANT PALETTE:

KEY	QUANTITY	SIZE	NAME	NOTES
TREES				
NONE REQUIRED OR NEEDED				
SHRUBS				
S-1	14	5 GALLON	PRUNUS CAROLINA "COMPACTA"	CAROLIANA CHERRY
S-2	6	5 GALLON	PANDORA JASMIODES "PINK"	BOWER VINE
S-3	18	5 GALLON	NANDINA "COMPACTA"	HEAVENLY BAMBOO
S-4	6	5 GALLON	PHORIUM "JACK SPRAT"	NEW ZEALAND FLAX
S-5	5	5 GALLON	RAPHIOLEPIS "CLARA"	INDIAN HAWTHORN
S-6	46	1 GALLON	ARCTOSTAPHYLOS "EMRRALD CARPET"	MANZANITA
S-7	29	5 GALLON	RAPHIOLEPIS "PINKIE"	INDIAN HAWTHORN
S-8	4	5 GALLON	STRELITZIA REGINAE	BIRD F PARADISE
S-9	18	1 GALLON	MYPORUM "PINK"	MYOPORUM
S-10	16	1 GALLON	PELARGONIUM PELTATIUM	IVY GERANIUM

EXISTING SITE TREES TO BE SAVED:

A	APRICOT	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
B	MALUS "FAIRIE FIRE"	SAVE	TREE PROTECTION D
C	CITRUS	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
D	PLUM "PURPLE LEAF"	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
E	PLUM "PURPLE LEAF"	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
F	LAGERSTROEMIA	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D

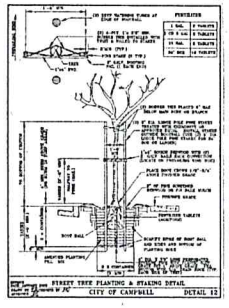
CONSTRUCTION NOTES:

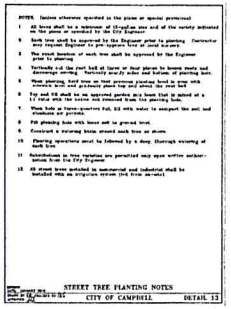
A	PLASTIC HEADERBOARD
B	MAILBOX MODULE (OWNER SUPPLIED, PER USPS SPEC)
C	CONCRETE STEPPING STONES (18" X 18")
D	WOOD LATH PANEL ATTACHED TO FENCE
E	6'-0" HIGH "GOOD NEIGHBOR" REWOOD FENCE

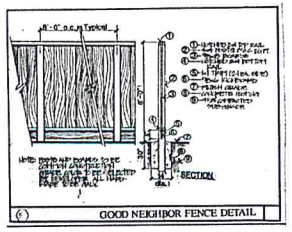
CITY OF CAMPBELL WATER EFFICIENT ORDINANCE:

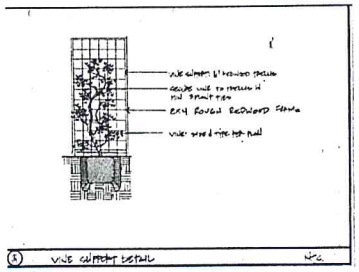
THIS PROJECT WAS DESIGNED TO INCLUDE THE CITY OF CAMPBELL WATER EFFICIENT LANDSCAPE GUIDELINES IN EFFECT AS OF JANUARY 1, 2010 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM TOWARD THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JON NELSON JULY 22, 2016









University of California
Water Use Classification of Landscape Species (WUCOLS IV)

Plant Search Database

Export List

Campbell, CA

10 result

Type	Botanical Name	Common Name	Water Use	Export
Co S N	Arctostaphylos 'Emerald Carpet'	Emerald Carpet manzanita	Moderate	
T A	Lagerstroemia spp., hybrids and cvs.	crape myrtle	Low	
Co S	Myoporum parvifolium & cvs.	myoporum	Low	
S	Nandina domestica	heavenly bamboo	Low	
V	Pandorea pandorana	wonga wonga vine	Moderate	
Co P	Pelargonium peltatum	ivy geranium	Low	
P	Phormium hybrids	flax	Low	
T	Prunus cerasifera	Carolina laurel cherry	Low	
S	Rhaphiolepis indica & cvs	Indian hawthorne	Low	
S	Strelitzia reginae (shoots in desert)	bird of paradise	Moderate	

PLANTING NOTES:

THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

ALL WORK TO BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

ALL LANDSCAPED AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL SPRINKLE 100% OF PLANTED AREA WITH A MINIMUM OF RUNOFF TO STREETS AND SIDEWALKS. IRRIGATION WILL BE ADJUSTED TO ELIMINATE OVER-SPRAY ON BUILDINGS, FENCES AND CARS. THIS SYSTEM SHALL BE SET TO WATER LANDSCAPED AREAS DURING THE NIGHT TIME OR AS EARLY IN THE MORNING TO REDUCE WATER LOST TO EVAPORATION.

ALL PLANTING AREAS AND TREE/ SHRUB PLANTING HOLES SHALL BE FREE FROM ROCKS AND CONSTRUCTION DEBRIS LARGER THAN 2" IN DIAMETER.

ALL LANDSCAPED AREAS SHALL HAVE NITRIFIED REDWOOD SANDUST ROTOTILLED INTO THE TOP 6" OF SOIL. THE APPLICATION RATE WILL BE 6 CUBIC YARDS OF NITRIFIED SANDUST PER 1,000 SQUARE FEET. THIS AMOUNTS TO A 2" LAYER OF SANDUST INCORPORATED AS SOIL AMENDMENT INTO EXISTING SOIL.

FINISH SOIL GRADE SHALL BE 1" BELOW TOP OF PAVING, CURBS OR SIDEWALKS. LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDING FOUNDATION IN ALL AREAS.

THE PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE DESIGNER. LAYOUT PLANTS ACCORDING TO THE PLAN SO THAT PLANTS ARE PROPERLY SPACED FOR FUTURE GROWTH. MINOR ADJUSTMENTS MAY BE NECESSARY DUE TO VARIATIONS IN SITE CONDITIONS (MAILBOXES, UTILITIES, LIGHT FIXTURES AND DRAINAGE STRUCTURES).

ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD OF NURSERY STOCK, PUBLISHED BY THE THE AMERICAN ASSOCIATION OF NURSERYMEN.

ALL TREES AND SHRUBS SHALL HAVE AGRIFORM 21 GRAM FERTILIZER TABLETS INSTALLED IN THE BACKFILL AND ROOT ZONE OF PLANTS. TABLET APPLICATION RATE SHALL BE 24" BOX PLANT MATERIAL WILL HAVE 4 TABLETS, 15 GALLON CONTAINER SIZE SHALL GET 2 TABLETS, 5 GALLON CONTAINER SIZE 2 TABLETS AND 1 GALLON PLANTS WILL GET 1 TABLET.

THE PLANT COUNT IS FOR CONTRACTOR'S CONVENIENCE. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.

ALL GROUNDCOVER/ SHRUB AREAS SHALL RECEIVE A 3" DEPTH OF SMALL SIZE WOOD MULCH CONSISTING OF FIRBARK OR RECYCLED WOOD FIBER. IF RECYCLED WOOD CHIP IS USED ALL MATERIAL SHALL BE CERTIFIED FROM SUPPLIER TO CONTAINING NO CHEMICAL PAINT, LEAD OR OTHER HAZARDOUS MATERIAL PRIOR TO SHIPPING TO SITE.

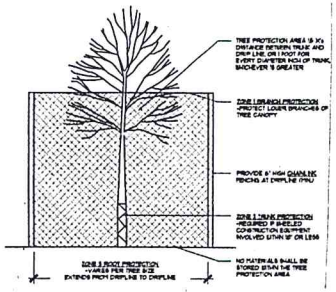
ALL TREES TO BE STAKED AS NOTED. STREET TREE INSTALLATION (WITHIN COUNTY OF ALAMEDA STREET RIGHT OF WAY) SHALL BE PER COUNTY OF ALAMEDA PUBLIC WORKS DETAIL STANDARDS. ALL TREES SHALL HAVE VERPRO 24" ROOT BARRIERS INSTALLED.

CONTRACTOR SHALL APPLY ONE APPLICATION OF "RONSTAR" PRE-EMERGENT WEED CONTROL TO ALL PLANTED GROUNDCOVER AREAS. THE PRE-EMERGENT WEED CONTROL SHALL BE APPLIED USING THE MANUFACTURES RECOMMENDED RATE OF APPLICATION.

CONTRACTOR SHALL PROVIDE A 30 DAY LANDSCAPE MAINTENANCE PERIOD BEGINNING FROM THE DATE OF FINAL PLANT INSTALLATION, APPLICATION OF WEED CONTROL AND FINAL PROJECT CLEANUP.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANTING FOR A PERIOD OF 6 MONTHS FROM FINAL INSTALLATION AND LANDSCAPE MAINTENANCE PERIOD.

FOR ADDITIONAL INFORMATION SEE PLANTING, IRRIGATION, HARDSCAPE, GRADING-IMPROVEMENT AND CONSTRUCTION DETAIL PLANS.



G TREE PROTECTION
SCALE: NTS

BAY FRIENDLY STATEMENT:

THIS PROJECT HAS BEEN DESIGNED TO USE THE BEST LANDSCAPE PRACTICES THAT MINIMIZE IRRIGATION AND RUN-OFF; PROMOTES SURFACE INFILTRATION WHERE POSSIBLE AND MINIMIZES THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATES APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS SUCH AS BUT NOT LIMITED TO BAY FRIENDLY LANDSCAPING.

SIGNED _____ DATED: 7/22 2016

GRAPHIC SCALE
0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

800-227-2600

811 Know what's below. Call before you dig.

PROJECT NORTH

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF JR NELSON + ASSOCIATES INC, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THE REPRODUCTION, OR USE FOR OTHER WORK SHALL NOT BE USED BY ANY PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF JR NELSON + ASSOCIATES INC. COPYRIGHT 2013

BASED ON SITE PLAN PREPARED BY LOU DORCICI JULY 2016

DESIGN PREPARED UNDER SECTION 7027.5 JR NELSON

LANDSCAPE PLAN

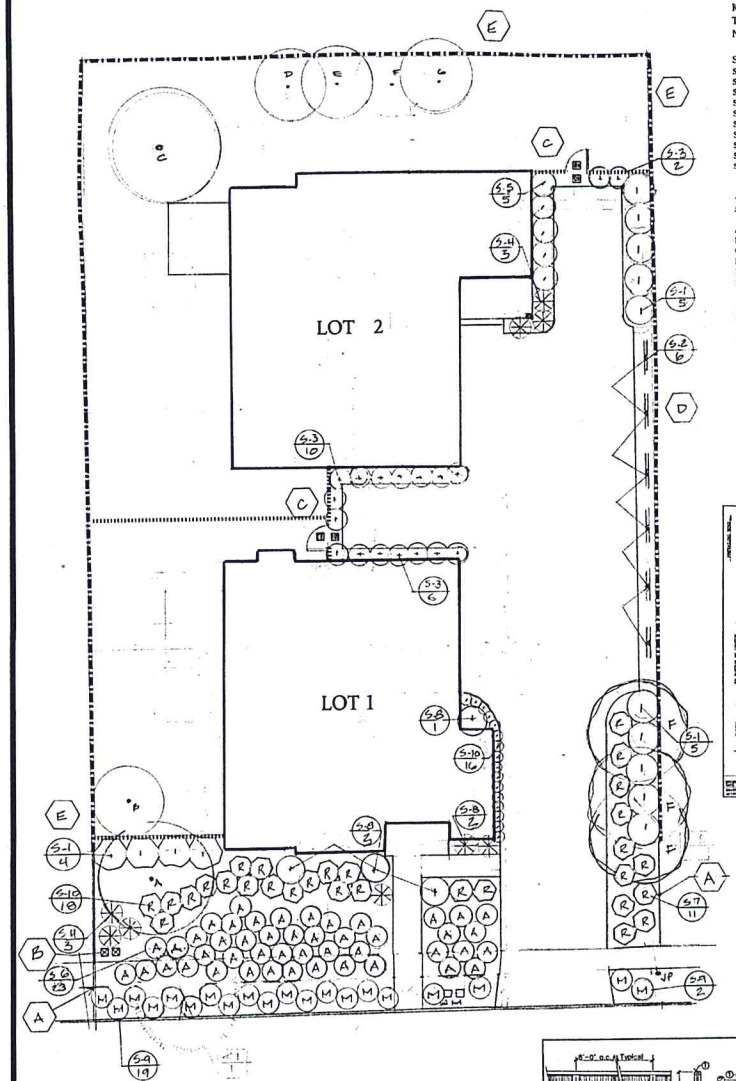
REVISIONS	BY
1 REVISED 7/19/2016 LOT COVERAGE	
2 ADD ADDITIONAL EXISTING TREES 7/20/2016	
REVISE FRONT WALKWAY DRIVE SIDEWALK 7/22/2016	

LANDSCAPE PLANNERS:
J.R. NELSON AND ASSOCIATES; INC.
23585 SUMMIT ROAD
LOS GATOS, CALIFORNIA 95033
PHONE (408) 591.0873 EMAIL: CNDEV@AOL.COM

NEW RESIDENTIAL FOR:
MR. MATT SANENEIAD
1223 WALNUT DRIVE
CAMPBELL, CALIFORNIA

DRAWN	JRN
CHECKED	
DATE	12.24.2015
SCALE	1" = 8'-0"
JOB NO.	CAMPBELL
SHEET	L-
OF	SHEETS

PRINTED ON CLEARPRINT 1000H



WALNUT DRIVE

NOTE: THIS PROJECT IS DESIGNED TO HAVE 100% AUTOMATICALLY IRRIGATED SPRINKLER COVERAGE OF ALL PLANTED AREAS. THE APPLICATION IS DESIGNED TO USE CLIMATICALLY CONTROLLED IRRIGATION CONTROLLERS, SENSORS AND DRIP EMITTERS, NO SPRAY OR ROTOR HEADS WILL BE INSTALLED. FURTHERMORE TO TURF OR ANNUAL FLOWERS ARE INCORPORATED IN THIS LOW WATER USE DESIGN.

PLANT PALETTE:

KEY	QUANTITY	SIZE	NAME	NOTES
TREES				
NONE REQUIRED OR NEEDED				
SHRUBS				
S-1	14	5 GALLON	PRUNUS CAROLINA "COMPACTA"	CAROLIANA CHERRY
S-2	6	5 GALLON	PANDORA JASMIOIDES "PINK"	BOWER VINE
S-3	18	5 GALLON	NANDINA "COMPACTA"	HEAVENLY BAMBOO
S-4	6	5 GALLON	PHORIUM "JACK SPRAT"	NEW ZEALAND FLAX
S-5	5	5 GALLON	RAPHIOLEPIS "CLARA"	INDIAN HAWTHORN
S-6	46	1 GALLON	ARCTOSTAPHYLOS "EMRRALD CARPET"	MANZANITA
S-7	29	5 GALLON	RAPHIOLEPIS "PINKIE"	INDIAN HAWTHORN
S-8	4	5 GALLON	STRELITZIA REGINAE	BIRD F PARADISE
S-9	18	1 GALLON	MYPORUM "PINK"	MYOPORUM
S-10	16	1 GALLON	PELARGONIUM PELTATIUM	IVY GERANIUM

EXISTING SITE TREES TO BE SAVED:

A	APRICOT	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
B	MALUS "FAIRIE FIRE"	SAVE	TREE PROTECTION D
C	CITRUS	SHAPE, PRUNE AND THIN OUT	TREE PROTCTION D
D	PLUM "PURPLE LEAF"	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
E	PLUM "PURPLE LEAF"	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D
F	LAGERSTROEMIA	SHAPE, PRUNE AND THIN OUT	TREE PROTECTION D

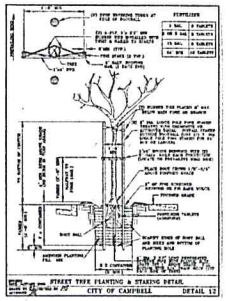
CONSTRUCTION NOTES:

A PLASTIC HEADERBOARD
B MAILBOX MODULE (OWNER SUPPLIED, PER USPS SPEC)
C CONCRETE STEPPING STONES (18" X 18")
D WOOD LATH PANEL ATTACHED TO FENCE
E 6'-0" HIGH "GOOD NEIGHBOR" REWOOD FENCE

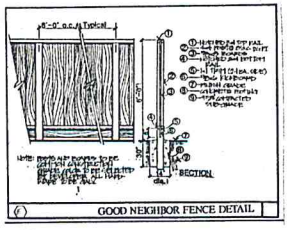
CITY OF CAMPBELL WATER EFFICIENT ORDINANCE:

THIS PROJECT WAS DESIGNED TO INCLUDE THE CITY OF CAMPBELL WATER EFFICIENT LANDSCAPE GUIDELINES IN EFFECT AS OF JANUARY 1, 2016.I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM TOWARD THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

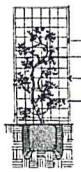
JULY 22, 2016
JON NELSON



STREET TREE PLANTING NOTES
CITY OF CAMPBELL
DETAIL 13



GOOD NEIGHBOR FENCE DETAIL



VINE SUPPORT DETAIL

University of California
Water Use Classification of Landscape Species (WUCOLS IV)

Plant Search Database

Export List

Campbell, CA

10 result

Type	Botanical Name	Common Name	Water Use	Export
Gc S N	Arctostaphylos 'Emerald Carpet'	Emerald Carpet manzanita	Moderate	
T A	Lagerstroemia spp., hybrids and cvs.	crape myrtle	Low	
Gc S	Myoporum parvifolium & cvs.	myoporum	Low	
S	Nandina domestica	heavenly bamboo	Low	
V	Pandorea pandorana	wonga wonga vine	Moderate	
Gc P	Pelargonium peltatum	ivy geranium	Low	
P	Phormium hybrids	flax	Low	
T	Prunus carolniana	Carolina laurel cherry	Low	
S	Rhaphiolepis indica & cvs	Indian hawthorne	Low	
S	Strelitzia reginae (shade in desert)	bird of paradise	Moderate	

PLANTING NOTES:

THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.

ALL WORK TO BE PERFORMED BY PERSONS FAMILIAR WITH THIS TYPE OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.

ALL LANDSCAPED AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM WHICH WILL SPRINKLE 100% OF PLANTED AREA WITH A MINIMUM OF RUNOFF TO STREETS AND SIDEWALKS. IRRIGATION WILL BE ADJUSTED TO ELIMINATE OVER-SPRAY ON BUILDINGS, FENCES AND CARS. THIS SYSTEM SHALL BE SET TO WATER LANDSCAPED AREAS DURING THE NIGHT TIME OR AS EARLY IN THE MORNING TO REDUCE WATER LOST TO EVAPORATION.

ALL PLANTING AREAS AND TREE/ SHRUB PLANTING HOLES SHALL BE FREE FROM ROCKS AND CONSTRUCTION DEBRIS LARGER THAN 2" IN DIAMETER.

ALL LANDSCAPED AREAS SHALL HAVE NITRIFIED REDWOOD SAWDUST ROTOTILLED INTO THE TOP 6" OF SOIL. THE APPLICATION RATE WILL BE 6 CUBIC YARDS OF NITRIFIED SAWDUST PER 1,000 SQUARE FEET. THIS AMOUNTS TO A 2" LAYER OF SAWDUST INCORPORATED AS SOIL AMENDMENT INTO EXISTING SOIL.

FINISH SOIL GRADE SHALL BE 1" BELOW TOP OF PAVING, CURBS OR SIDEWALKS. LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE SURFACE DRAINAGE AWAY FROM BUILDING FOUNDATION IN ALL AREAS.

THE PLANT MATERIAL LOCATIONS ARE DIAGRAMMATIC AND SUBJECT TO CHANGE IN THE FIELD AS DIRECTED BY THE LANDSCAPE DESIGNER. LAYOUT PLANTS ACCORDING TO THE PLAN SO THAT PLANTS ARE PROPERLY SPACED FOR FUTURE GROWTH. MINOR ADJUSTMENTS MAY BE NECESSARY DUE TO VARIATIONS IN SITE CONDITIONS (MAILBOXES, UTILITIES, LIGHT FIXTURES AND DRAINAGE STRUCTURES).

ALL PLANT MATERIAL SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD OF NURSERY STOCK, PUBLISHED BY THE THE AMERICAN ASSOCIATION OF NURSERYMEN.

ALL TREES AND SHRUBS SHALL HAVE AGRIFORM 21 GRAM FERTILIZER TABLETS INSTALLED IN THE BACKFILL AND ROOT ZONE OF PLANTS. TABLET APPLICATION RATE SHALL BE 24" BOX PLANT MATERIAL WILL HAVE 4 TABLETS, 15 GALLON CONTAINER SIZE SHALL GET 3 TABLETS, 5 GALLON CONTAINER SIZE 2 TABLETS AND 1 GALLON PLANTS WILL GET 1 TABLET.

THE PLANT COUNT IS FOR CONTRACTOR'S CONVENIENCE. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.

ALL GROUNDCOVER/ SHRUB AREAS SHALL RECEIVE A 2" DEPTH OF SHALL SIZE WOOD MULCH CONSISTING OF FIR BARK OR RECYCLED WOOD FIBER. IF RECYCLED WOOD CHIP IS USED ALL MATERIAL SHALL BE CERTIFIED FROM SUPPLIER TO CONTAINING NO CHEMICAL, PAINT, LEAD OR OTHER HAZARDOUS MATERIAL PRIOR TO SHIPPING TO SITE.

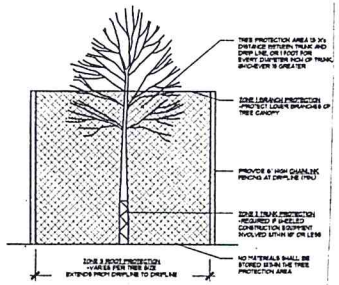
ALL TREES TO BE STAKED AS NOTED. STREET TREE INSTALLATION (WITHIN COUNTY OF ALAMEDA STREET RIGHT OF WAY) SHALL BE PER COUNTY OF ALAMEDA PUBLIC WORKS DETAIL STANDARD. ALL TREES SHALL HAVE VESPRO 24" ROOT BARRIERS INSTALLED.

CONTRACTOR SHALL APPLY ONE APPLICATION OF "RONSTAR" PRE-EMERGENT WEED CONTROL TO ALL PLANTED GROUNDCOVER AREAS. THE PRE-EMERGENT WEED CONTROL SHALL BE APPLIED USING THE MANUFACTURES RECOMMENDED RATE OF APPLICATION.

CONTRACTOR SHALL PROVIDE A 30 DAY LANDSCAPE MAINTENANCE PERIOD BEGINNING FROM THE DATE OF FINAL PLANT INSTALLATION, APPLICATION OF WEED CONTROL AND FINAL PROJECT CLEANUP.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE PLANTING FOR A PERIOD OF 6 MONTHS FROM FINAL INSTALLATION AND LANDSCAPE MAINTENANCE PERIOD.

FOR ADDITIONAL INFORMATION SEE PLANTING, IRRIGATION, HARDSCAPE, GRADING-IMPROVEMENT AND CONSTRUCTION DETAIL PLANS.



TREE PROTECTION
SCALE: NTS

GRAPHIC SCALE
0 4 8 16 32
(IN FEET)
1 inch = 8 ft.

BAY FRIENDLY STATEMENT:

THIS PROJECT HAS BEEN DESIGNED TO USE THE BEST LANDSCAPE PRACTICES THAT MINIMIZE IRRIGATION AND RUN-OFF; PROMOTES SURFACE INFILTRATION WHERE POSSIBLE AND MINIMIZES THE USE OF PESTICIDES AND FERTILIZERS, AND INCORPORATES APPROPRIATE SUSTAINABLE LANDSCAPING PRACTICES AND PROGRAMS SUCH AS BUT NOT LIMITED TO BAY FRIENDLY LANDSCAPING.

SIGNED _____ DATED: 7/22 2016

800-227-2600

811 Know what's below. Call before you dig.

PROJECT NORTH

THESE DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHOSE PURPOSE IS TO FACILITATE THE PROPOSAL FOR WHICH THEY ARE MADE ARE EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS MAY NOT BE DUPLICATED, DISTRIBUTED OR MADE ACCESSIBLE TO THIRD PARTIES WITHOUT THE WRITTEN CONSENT OF JR NELSON + ASSOCIATES, INC. COPYRIGHT 2013

BASED ON SITE PLAN PREPARED BY LOU DORCICI JULY 2016

DESIGN PREPARED UNDER SECTION 7027.5
JR NELSON

LANDSCAPE PLAN

REVISIONS	BY
1 REVISED 7/19/2016 PER COUNTY	
2 ADD ADDITIONAL EXISTING TREES 7/20/2016	
3 REVISE PLANT LAYOUT DRIVE SIDEWALK 7/22/2016	

LANDSCAPE PLANNERS:
J.R. NELSON AND ASSOCIATES, INC.
23585 SUMMIT ROAD
LOS GATOS, CALIFORNIA 95033
PHONE (408) 591.0873 EMAIL: CNDEV@AOL.COM

NEW RESIDENTIAL FOR:
MR. MATT SANENEIAD
1223 WALNUT DRIVE
CAMPBELL, CALIFORNIA

DRAWN	JRN
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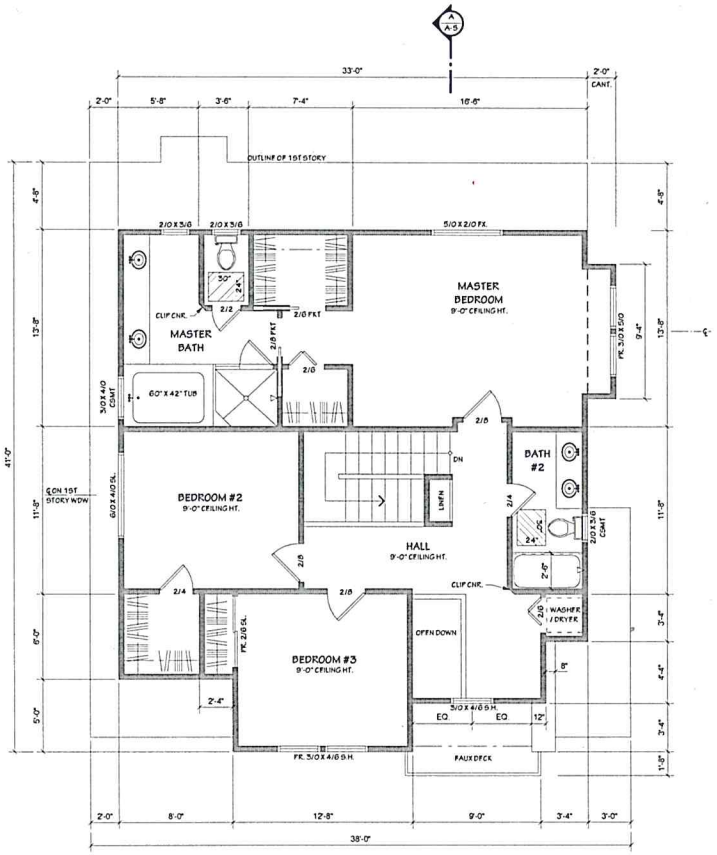
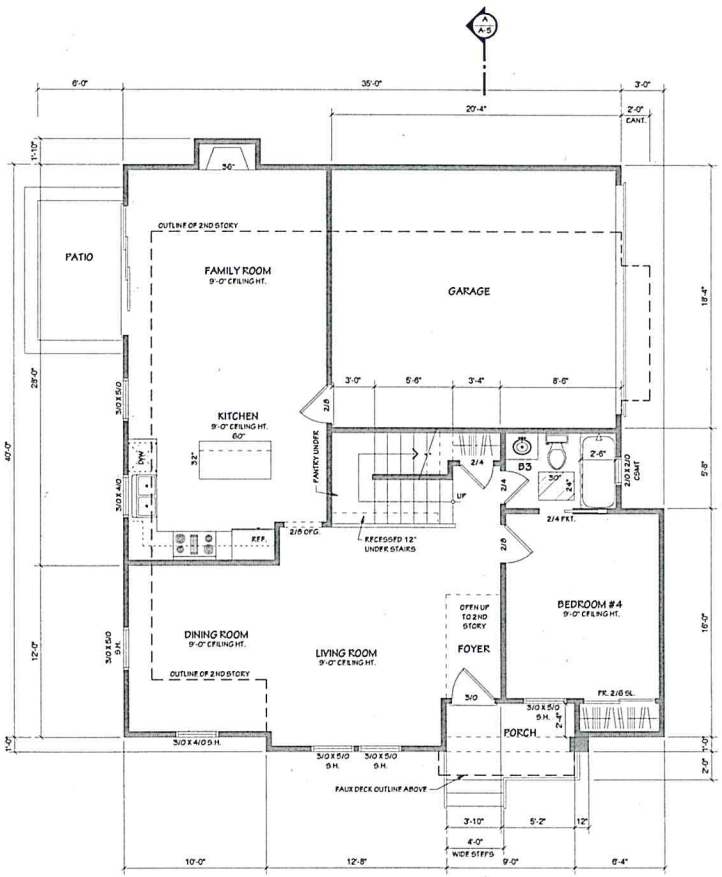


2ND STORY LOT 1 FLOOR PLAN

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



1ST STORY LOT 1 FLOOR PLAN

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

REVISIONS	BY

LOUIS DORCICH
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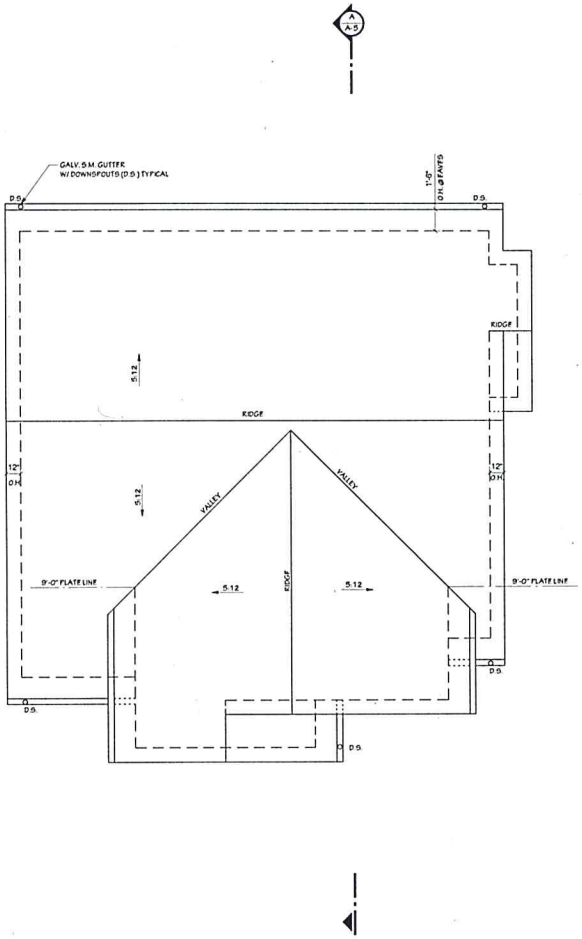
FAXMAIL: (408) 978-8136

PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CALFORNIA

LOT 1 FLOOR PLAN

Date	07/26/16
Scale	as shown
Drawn	Malb / LD
Job	15006
Sheet	A2.0
of 12 Sheets	



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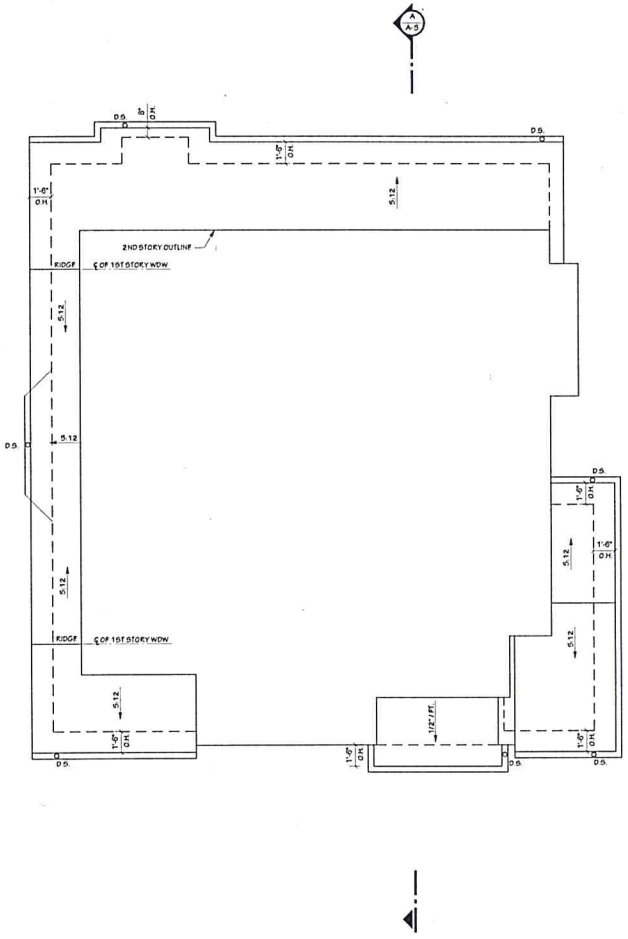

1ST STORY LOT 1 ROOF PLAN

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

REVISIONS	BY

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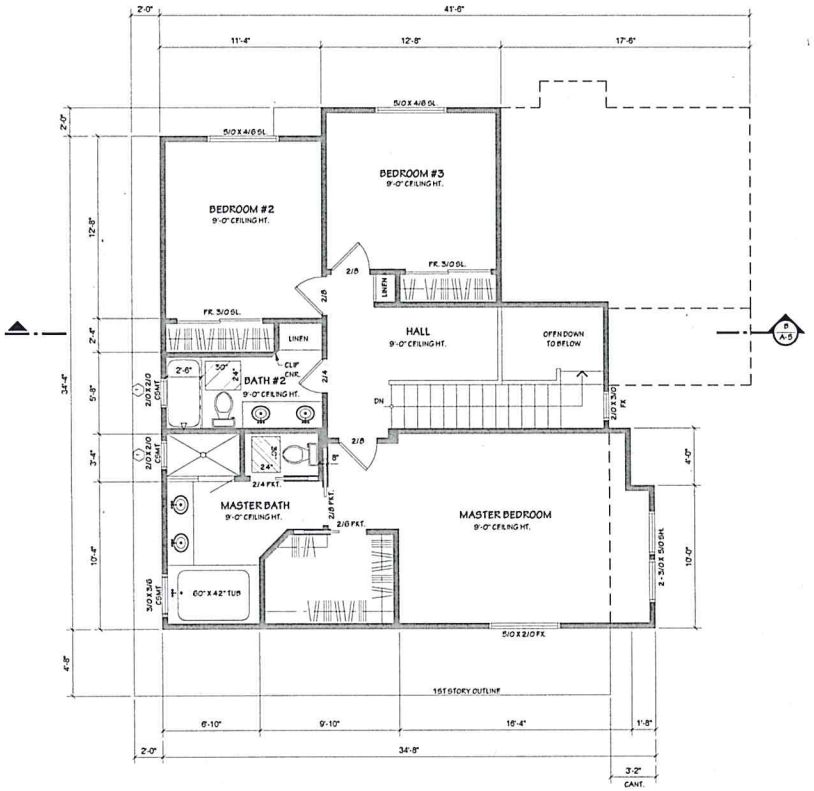
PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

LOT 1 ROOF PLAN

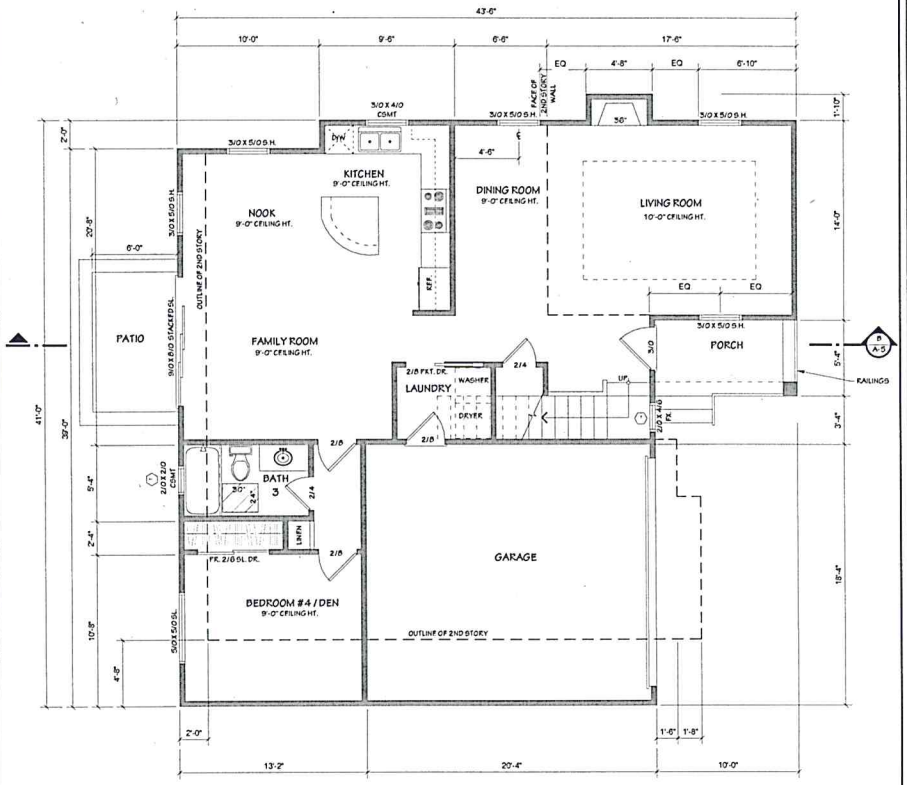
Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
Sheet	A3.0

of 12 Sheets



2ND STORY LOT 2 FLOOR PLAN

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



1ST STORY LOT 2 FLOOR PLAN

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

REVISIONS	BY

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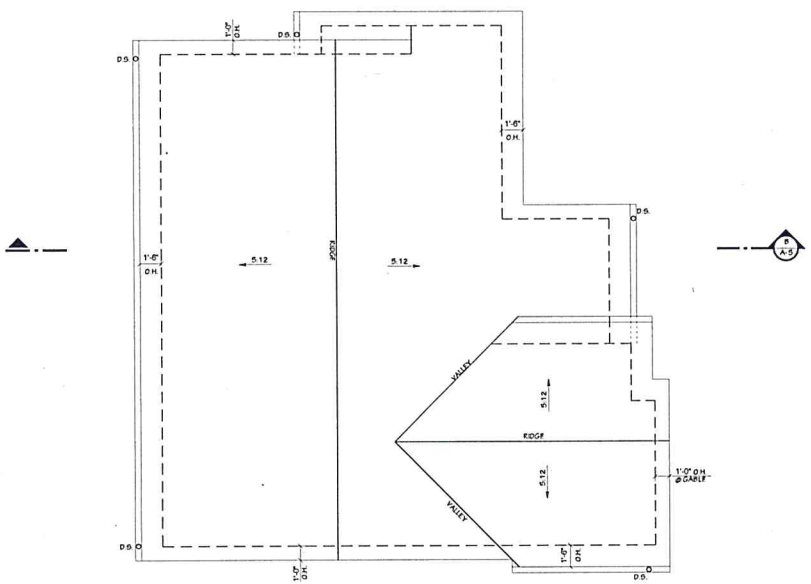
AIA MEMBER, CA LIC. NO. C-15651

PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

LOT 2 FLOOR PLAN

Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
Sheet	A2.1

of 12 Sheets



2ND STORY LOT 2 ROOF PLAN

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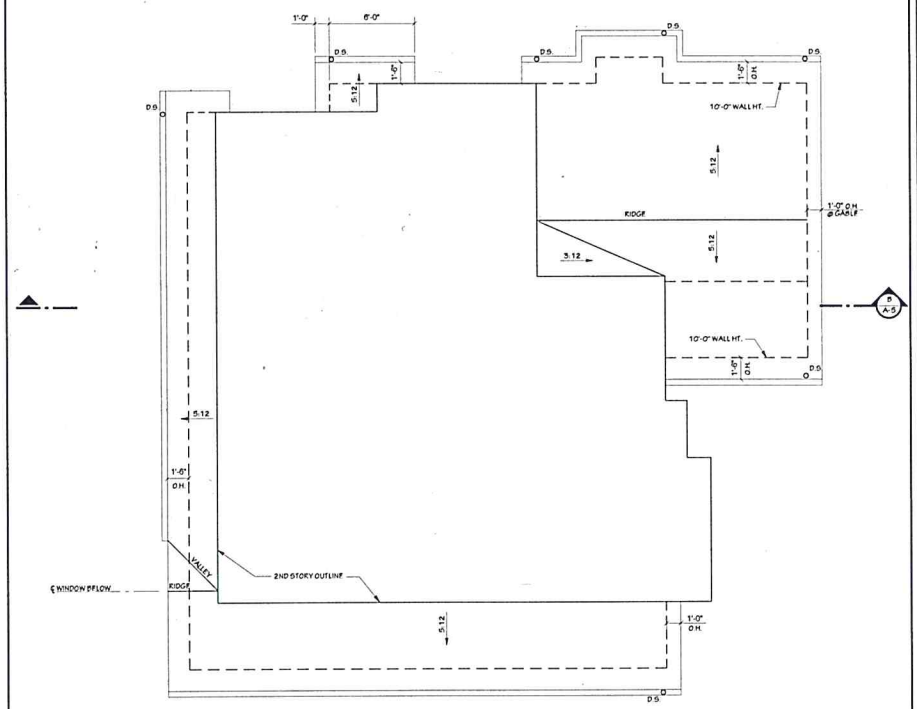


1ST STORY LOT 2 ROOF PLAN

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

REVISIONS	BY

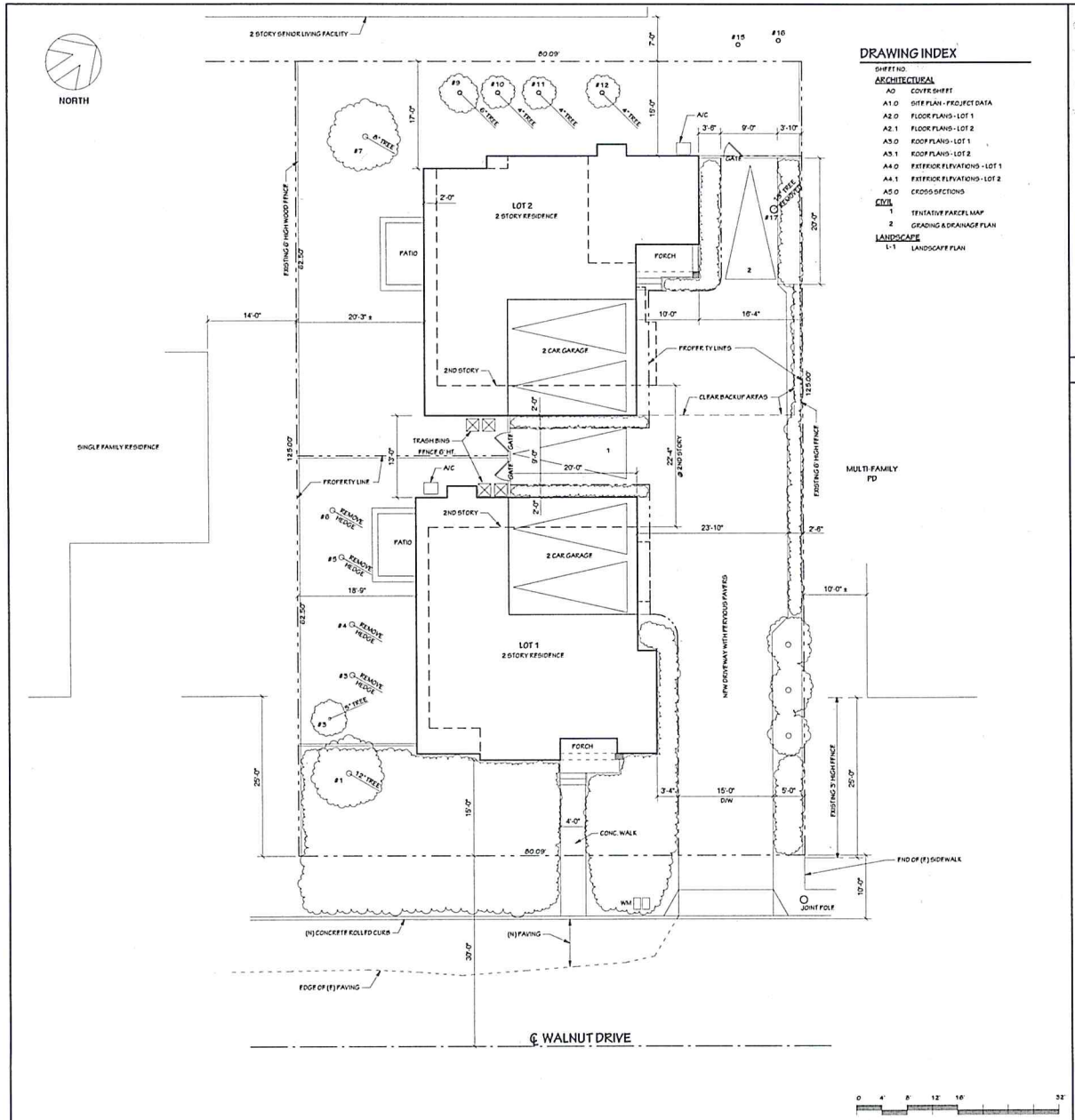
LOUIS DORCICH
ARCHITECT
PO BOX 7246 SAN JOSE, CA 95150-7246
PH.NO.: 858-143-0718
FAMILIA DISEÑO & LIC. NO. 11-26-N.V.L.(.CM)

PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAIFORNIA

LOT 2 ROOF PLAN

Date	07/26/16
Scale	as shown
Drawn	MaB / LD
Job	15006
Sheet	A3.1

of 12 Sheets



DRAWING INDEX

SHEET NO.

ARCHITECTURAL

- A0 COVER SHEET
- A1.0 SITE PLAN - PROJECT DATA
- A2.0 FLOOR PLANS - LOT 1
- A2.1 FLOOR PLANS - LOT 2
- A3.0 ROOF PLANS - LOT 1
- A3.1 ROOF PLANS - LOT 2
- A4.0 EXTERIOR ELEVATIONS - LOT 1
- A4.1 EXTERIOR ELEVATIONS - LOT 2
- A5.0 CROSS SECTIONS

CIVIL

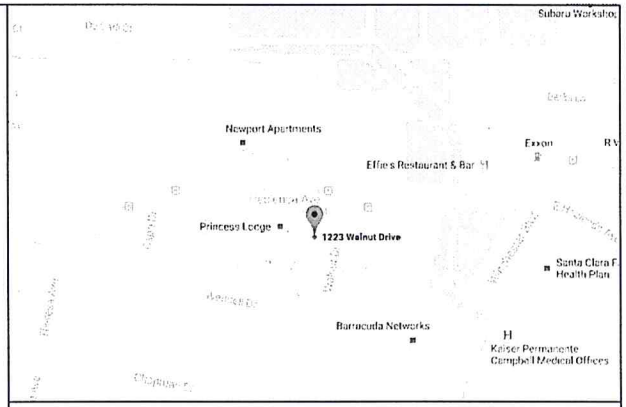
- 1 TENTATIVE PARCEL MAP
- 2 GRADING & DRAINAGE PLAN

LANDSCAPE

- L-1 LANDSCAPE PLAN

SITE PLAN

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



VICINITY MAP

GENERAL NOTES

1. ALL CONSTRUCTION MATERIALS SHALL BE AS SPECIFIED AND AS REQUIRED BY THE CURRENT EDITION OF THE CRC, LOCAL CODES, AND AUTHORITIES.
2. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF THE BUILDING ON THE SITE.
3. CONTRACTORS AND ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE SPECIFICATIONS, OR THE DRAWINGS, OR IN THE WORK DONE BY OTHERS FROM THE CONTRACT DOCUMENTS THAT AFFECT ANY WORK, NOTIFY THE ARCHITECT FOR INSTRUCTION ON HOW TO PROCEED. IF THE CONTRACTOR PROCEEDS WITH THE WORK AFFECTED WITHOUT INSTRUCTION FROM THE ARCHITECT THE CONTRACTOR SHALL MAKE GOOD THE RESULTING DAMAGE OR DEFECT TO THE SATISFACTION OF THE ARCHITECT. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, THE CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION METHOD INVOLVED, UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN ATTAINED WHICH DESCRIBES AN ALTERNATE METHOD AND/OR MATERIALS.
4. THE GENERAL CONTRACTOR SHALL CONFORM HIS OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER. THE WORK SHALL BE DONE IN ACCORDANCE WITH APPLICABLE LAWS, LOCAL ORDINANCES, PERMITS AND CONTRACT DOCUMENTS. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY MANNER FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH AND DEBRIS THAT RESULT AS A PART OF HIS OPERATION.
5. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
6. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY EXCAVATING OR CUTTING, OR OTHERWISE ALTERING THE TOTAL WORK OF ANY PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.
7. NO PORTION OF WORK REQUIRING SHOP DRAWINGS OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN APPROVED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SHOP DRAWINGS AND SAMPLES.
8. DIMENSIONS:
   - A. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE.
   - B. ALL DIMENSIONS ARE TO THE ROUGH UNLESS OTHERWISE NOTED.
   - C. CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR SLAB TO FACE OF CEILING.
9. PROVIDE ALL NECESSARY BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES, ELECTRIC UNITS, A.C. EQUIPMENT, AND ALL OTHER ITEMS WHERE FURRING OCCURS.
10. WHERE LARGER STUDS OR FURRINGS ARE REQUIRED TO COVER DUCTS, PIPING, AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL EXTEND THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.
11. VERIFY ALL NEW FINISHES WITH OWNERS BEFORE PROCEEDING. ALL COLORS, ETC. TO BE SELECTED BY OWNERS.
12. ALL CABINETS TO BE DESIGNED BY OTHERS. STYLE AND FINISHES SELECTED BY OWNERS.
13. ALL KITCHEN APPLIANCES, BATH AND OTHER PLUMBING FIXTURES ACCESSORIES AND ELECTRICAL FIXTURES SELECTED BY OWNERS.
14. WINDOWS SHALL BE DOUBLE GLAZE, VINYL FRAME MILGARD, OR APPROVED EQUAL.

GENERAL NOTES

OWNER
MATT SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CA 95008
408/836-1841

ARCHITECT
LOUIS R DORCICH, ARCHITECT
P.O. BOX 7306
SAN JOSE, CA 95150
831/430-9748

CIVIL ENGINEER
ADVANCED DEVELOPMENT
2933 BENJAMIN COURT
SAN JOSE, CA 95124
408/891-1689

LANDSCAPE DESIGN
J.R. NELSON & ASSOCIATES
P.O. BOX 110700
CAMPBELL, CA 95001
408/377-2508

PROJECT ROSTER

ASSESSOR'S PARCEL NUMBER 408-20-008

LOT SIZE:

12,814	GROSS SQ. FT. (PROPERTY CENTER LINE OF STREET)
10,011	NET SQ. FT. (LOTS 1,2&3 + COMMON AREA)
3,511	GROSS SQ. FT. COMMON AREA
2,741	NET SQ. FT. COMMON AREA

DEVELOPMENT DATA	SQUARE FEET		PERCENT OF SITE	
	EXISTING	PROPOSED	EXISTING	PROPOSED
BUILDING COVERAGE	2,232	3,011	22.3	30.0
LANDSCAPE COVERAGE	5,191	4,708	51.8	47.1
PAVING COVERAGE	2,588	2,294	25.9	22.9
FLOOR AREA RATIO: TOTAL BLDG S.F. DIVIDED BY NET LOT SIZE	2,232	4,987.5	22.3	49.8

DEVELOPMENT DATA FOR EACH LOT			
LOT / UNIT TYPE	FLOOR AREA RATIO	LOT COV. RATIO	OPEN SPACE RATIO
LOT 1 / TYPE A	80.2%	44.5%	17.9%
LOT 2 / TYP B	113.2%	65.4%	29.2%
PERCENT OF PAVING AT SITE FRONT SETBACK (50% MAX.)			26.2%

PARKING

# STANDARD SPACES	# COMPACT SPACES	# DISABLED SPACES	# TOTAL PARKING SPACES
8	0	0	8

RESIDENTIAL PROJECTS:

	UNIT TYPE A	UNIT TYPE B
LIVING AREA (SQUARE FOOTAGE)	2,108.0 S.F.	2,114.5 S.F.
GARAGE AREA (SQUARE FOOTAGE)	372.5 S.F.	372.5 S.F.
TOTAL AREA (SQUARE FOOTAGE)	2,480.5 S.F.	2,487.0 S.F.
NUMBER OF BEDROOMS	4	4
TOTAL NUMBER OF UNITS PER TYPE	1	1

ADJACENT LAND USES:

	USE	ZONING
NORTH	MULTI-FAMILY RES.	PD
SOUTH	SINGLE FAMILY RES.	R-M
EAST	MULTI-FAMILY RES.	PD
WEST	SENIOR LIVING FACILITY	R-M

PROJECT DATA

REVISIONS	BY

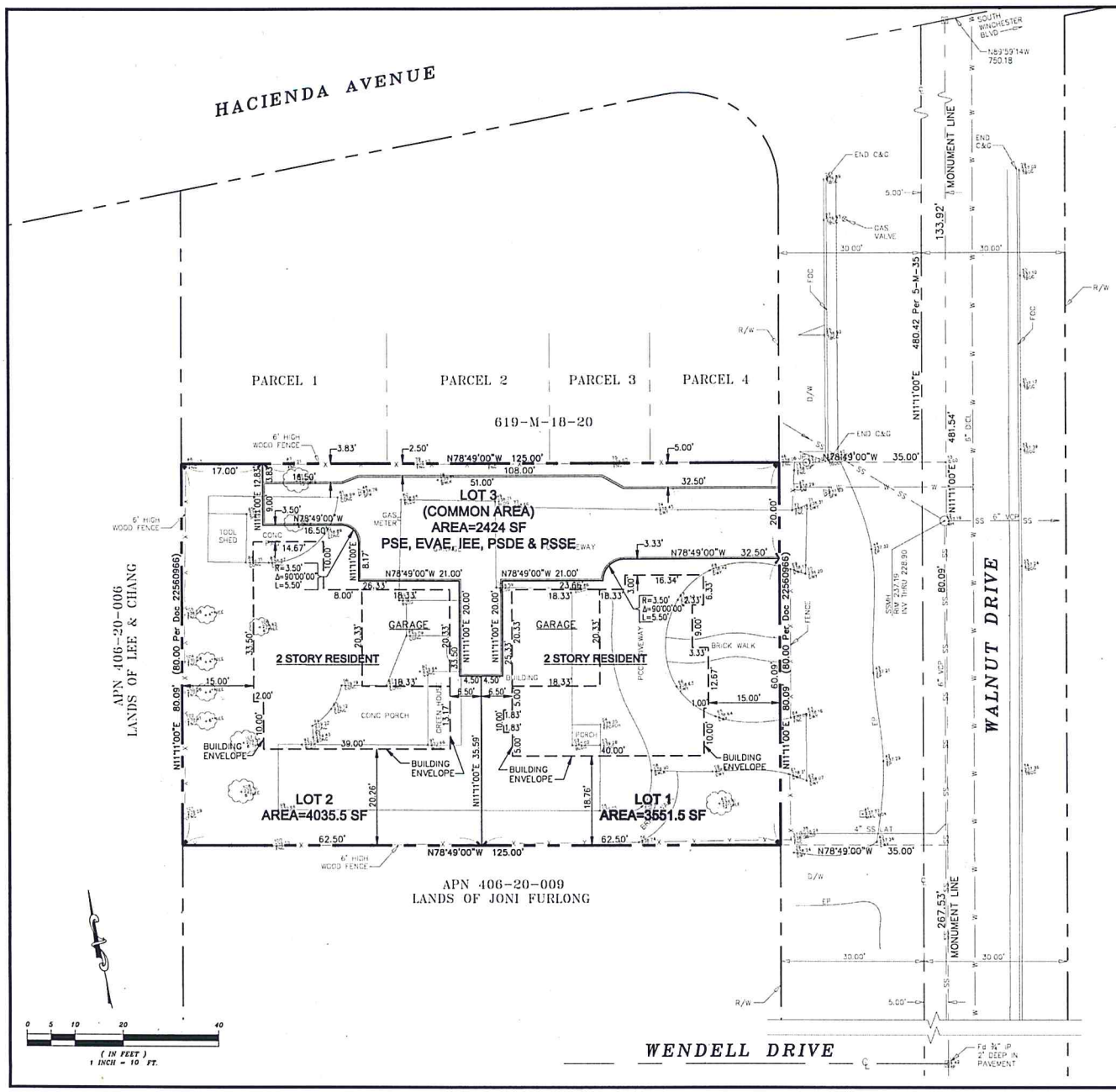
LOUIS DORCICH
ARCHITECT
P.O. BOX 7306, SAN JOSE, CA 95150-7306
PHONE: 831-430-9748
FAX: (831) 430-9748

PROPOSED 2 RESIDENCE FOR:
MR. M. SANEINEJAD
1223 WALNUT DRIVE
CAMPBELL, CAFORNIA

SITE PLAN
PROJECT DATA

Date	07/26/16
Scale	as shown
Drawn	Matt / LD
Job	15006
Sheet	A1.0

of 12 Sheets



DEVELOPMENT SUMMARY

LOT 1	3551.5 SF (NET)
LOT 2	4035.5 SF (NET)
LOT 3	2424.0 SF (NET)
TOTAL LAND	10011 SF (NET) 12814 SF (GROSS)

BUILDING FLOOR AREA

LOT 1 (UNIT A)	RESIDENCE	2108.0 SF
	GARAGE	372.6 SF
LOT 2 (UNIT B)	RESIDENCE	2114.5 SF
	GARAGE	372.6 SF
TOTAL BUILDING AREA		4967.5 SF
FLOOR AREA RATIO		49.6%
BUILDING COVERAGE		30%
PAVING COVERAGE		27.9%
LANDSCAPE COVERAGE		47.1%

BASIS OF BEARINGS

THE MONUMENT LINE OF WALNUT DRIVE TAKEN AS N11°11'00"E AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA IN BOOK 535 OF MAPS AT PAGE 25 WAS USED AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

LEGAL DESCRIPTION

BEING A PORTION OF LOT 1 AS SHOWN UPON THE MAP OF TRACT NO. 172, SAN TOMAS HACIENDAS, WHICH SAID MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JANUARY 27, 1941 IN BOOK 5 OF MAPS, AT PAGE 35. AREA NET = 10,011 SF (0.230 AC±)

BASIS OF ELEVATION

CITY OF CAMPBELL BM#-1: 2½" BRASS DISK IN TOP OF CURB LOCATED AT WINCHESTER BOULEVARD AND HACIENDA AVENUE NORTHWEST CORNER AT CENTER OF CURB RETURN (CR).

ELEVATION: 231.127

ABBREVIATIONS

A.B.	AGGREGATE BASE	M.H.	MANHOLE
A.C.	ASPHALT CONCRETE	MIN.	MINIMUM
B.C.	BEGINING OF CURVE(HORIZONTAL)	M.V.C.	MIDDLE OF VERTICAL CURVE
BLDG	BUILDING	M.W	MONITORING WELL
BOW/BALK	BACK OF WALK	NO.	NUMBER
B.V.C.	BEGINING OF VERTICAL CURVE	N.T.S.	NOT TO SCALE
C.B.	CATCH BASIN	P.C.C.	PORTLAND CEMENT CONCRETE
CLF	CHAIN LINK FENCE	P.C.R.	POINT OF CURB RETURN
C.O.	CLEAN OUT	P.P.B.	PEDESTRIAN PUSH BUTTON
CONT.	CONTINUOUS	PP&T	PLASTIC PLUG & TACK
D.I.	DRAINAGE INLET	P.V.C.	POLYVINYL CHLORIDE
D/W	DRIVEWAY	P.V.I.	POINT OF VERTICAL INTERSECTION
E.C.	END OF CURVE(HORIZONTAL)	R	RADIUS
ELEV.	ELEVATION	R.C.P.	REINFORCED CONCRETE PIPE
EXIST.	EXISTING	R/W	RIGHT-OF-WAY
E.V.C.	END OF VERTICAL CURVE	S	SLOPE
F.F.	FINISHED FLOOR ELEVATION	S.D.	STORM DRAIN
F.G.	FINISHED GRADE	S.D.M.H	STORM DRAIN MANHOLE
F.H.	FIRE HYDRANT	S.F.	SQUARE FEET
F.C.	FACE OF CURB	SHT.	SHEET
F.L.	FLOW LINE	S.S.M.H.	SANITARY SEWER MANHOLE
FGC	FACE OF CURB	S.S.	SANITARY SEWER
F.S.	FINISHED SURFACE	S/W	SIDEWALK
G.B.	GRADE BREAK	T.C.	TOP OF CURB
G.V.	GATE VALVE	TFGC	TOP FACE OF CURB
H.P.	HIGH POINT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
INV.	INVERT	V.C.	VERTICAL CURVE
J.P.	JOINT POLE	V.C.P.	VITRIFIED CLAY PIPE (EXTRA STRENGTH)
L.F.	LINEAR FEET	W	WATER
L.P.	LOW POINT	W.M.	WATER METER
L&T	LEAD & TACK	W.V.	WATER VALVE
MAX.	MAXIMUM		

ADVANCED DEVELOPMENT
2917 BENJAMIN COURT
SAN JOSE, CALIFORNIA 95124
(408) 376-0579
JACOB SADIAN - CIVIL ENGINEER

Revision	Date	App'd	Description

TENTATIVE PARCEL MAP FOR WALNUT PLACE

CAMPBELL, CALIFORNIA

Checked JS | Drawn AC | Designed JS | Surveyed JS | Scale 1"=10' | Date 07-26-18

APPROVED BY: JACOB SADIAN
R.C.E. NO. 33509
EXPIRES 06/30/19

Sheet No 1 of 2

Job No. WALNUT

MEMORANDUM

Community Development Department
Planning Division

To:	Site and Architectural Review Committee	**Date**: April 26, 2016
From:	Cindy McCormick, Senior Planner	
Via:	Paul Kermoyan, Community Development Director	
Subject:	Planned Development Permit, Tentative Parcel Map, Zoning Map Amendment, Tree Removal Permit, CEQA review (Negative Declaration)	
File No.:	PLN2016-019 ~ 1223 Walnut Drive	

PROPOSAL

The applicant is seeking approval of a Tentative Parcel Map to create three single family lots and one commonly owned lot, Zoning Map Amendment to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development) permit for site configuration, architectural design and to create lots which do not have frontage on a public street, and Tree Removal Permit. The project consists of a three-unit attached townhome development on a (10,001 square foot net) lot. Each townhome would be approximately 2,100 to 2,300 square feet in area including a two-car garage (reference **Attachment 2** – Project Plans).

PROJECT SITE

The project site is an approximately 12,814 square-foot (gross) lot located on Walnut Drive between Wendell Drive and Hacienda Avenue, in the R-M (Single-Family Residential) Zoning District (reference **Attachment 1** – Location Map). Walnut Drive is unique in that the street has two General Plan designations. The northern end of the street (three lots on the west side of Walnut Drive and the subdivision on the opposite corner of Walnut Drive and Hacienda Avenue) has a low-medium density designation of 6-13 units per acre, while the remainder of the street has a low density designation of less than 6-units per acre. The property immediately to the left of the subject property is zoned multi-family but currently has a single-story single-family home on the lot. The subject property is currently developed with an approximately 1,125 square foot one-story single-family home and 392 square-foot attached garage. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west. Pursuant to CMC Sec. 21.54.050, the Site and Architectural Review Committee's purview is to review the site and architectural design proposal and make a recommendation as appropriate to the Planning Commission.

PROJECT DATA

Zoning Designation:	R-M (Multi-Family Residential)
General Plan Designation:	Low-Medium Density Residential (6-13 units/gr. acre)
Gross Lot Area:	12,814 square feet
Net Lot Area:	10,001 square feet

Table 1 - Project Data

Lot #	Net Lot (Sq. ft.)	Living Area (Sq. ft.)	Garage (Sq. ft.)	Total F.A. (Sq. ft.)	Open Space[1] (Sq. ft.)
1	2,537	1,726	400	2,126	430
2	1,748	1,801	400	2,201	498
3	2,985	1,881	400	2,281	1,407
4*	2,741	driveway / private road and guest parking			
Total	10,011	5,408	1,200	6,608	2,335

* "lot 4" is the common area lot to be maintained by a homeowners association

Table 2 – Floor Area Comparisons

Reference	Net Lot (Sq. ft.)	Floor Area (FAR)
Proposed Project	10,001	6,608 SF (66%)
Abutting Subdivision [2]	8,462	5,554 SF (66%)
Neighboring Subdivision [3]	81,170	42,838 SF (53%)
R-M District	9,000	50%

DISCUSSION

STANP: The property is subject to the San Tomas Area Neighborhood Plan (STANP). The STANP is the result of resident concerns over increasing traffic and small lot Planned Development subdivisions that are out of character with the neighborhood. The STANP provides design guidance in terms of scale and mass, surface articulation, building orientation, and privacy impacts. The STANP provides additional standards for Planned Developments including height and setbacks. New Planned Developments must be well integrated into the primarily low-density single family residential area with homes that are in proportion to lot size.

P-D Zoning: The existing zoning on the property is R-M (Multi-Family Residential). Although the townhome project is attached, the project requires a P-D (Planned Development) zoning designation because each home in the subdivision will be located on a separate lot, where two lots will not have frontage on the public street. In cases where the P-D Zoning Ordinance and the STANP conflict, the STANP policies prevail. In cases where both the P-D Zoning Ordinance and STANP are silent, the City looks to the standards that would be permitted using the underlying

[1] Minimum 300 SF of open space required per R-M zoning standards (not including front setback area).
[2] The 3-unit townhome project is located at the southwestern corner of Walnut Dr. and Hacienda Ave, immediately right of the subject property.
[3] The 23-unit townhome development is located at the northeastern corner of Walnut Dr. and Hacienda Ave, across the street.

General Plan land use designation. In this case the Low-Medium General Plan designation is equivalent to the R-M (Multi-Family Residential) zoning district.

Floor Area: Floor area is not specified in either the STANP or the P-D Zoning Ordinance. Therefore, staff refers to the underlying General Plan equivalent (the R-M zoning district) for the floor area standard. The proposed 66% FAR is above the 50% maximum FAR allowed in the R-M zoning district but is consistent with the adjacent subdivision which was built in 1993 as a Planned Development. However, the proposal is inconsistent with the 53% FAR of the larger subdivision across the street which was built in 1980 under the multi-family zoning standard. The applicant has been informed that the maximum floor area permitted under the R-M zoning is 50%; however the applicant is requesting flexibility under the Planned Development zoning.

If the SARC finds that the proposal as a whole is consistent with site characteristics, demonstrates good design, and creates an optimum quantity and use of open space, then the SARC could recommend approval of the proposed FAR. Alternatively, the SARC could recommend that the applicant reduce the floor area to be more consistent with the R-M zoning (50%) or to be an average FAR of the two nearest subdivisions (~60%). A lower FAR could provide more open space by reducing the building footprint. Moreover, a lower FAR could be found more consistent with the primarily single-family residential characteristics of Walnut Drive and the San Tomas area.

Site Layout: The three-unit attached townhome takes access from Walnut Drive. A single private road/driveway will serve the three units. Each unit has their own two-car garage in addition to a guest parking space within the development. A portion of the curb along the private roadway will be designated as a fire lane in case of emergency.

Design Scale and Massing: Staff has worked with the applicant on the design of the townhome structure. In particular, the original proposal has been redesigned to add more surface articulation to the left side façade in order to be more compatible with the single-story home to the left. The Mediterranean design is similar in style (stucco, barrel tile roof) to the subdivision to the right. The entry way of 'lot 1' faces the public street, giving the appearance of a single-story home. Two of the three garage doors face inward, so that only one garage door faces the neighboring property, minimizing aesthetic impacts of the three-unit attached townhome structure. The design incorporates a neutral color palette of tans and browns.

Landscaping: There are 10 existing trees on the property, only one of which is over 12-inches in diameter. One 13.6 inch Black acacia tree will be removed. While the Black acacia tree provides good screening, it is considered a nuisance and should be removed, as its roots are invasive towards water sources. Nine trees will remain on the property, exceeding the six-tree minimum requirement for this property (one tree per 2,000 square feet of net lot area). The project also includes new landscaping in front of the home facing Walnut Drive, as well as some minimal landscaping in front of the other two homes. The driveway and guest parking spaces shall be constructed of permeable pavers as a condition of approval.

Privacy: The subject property is located next to an existing single-story single-family dwelling. The second story of the structure is approximately 17 feet from the property line and approximately 31 feet from the single-story home on the adjacent property. There are nine

second-story windows facing the single-story home, including two smaller bathroom windows that are setback an additional seven feet. Of the seven bedroom windows, four bedrooms require emergency egress. If the SARC has concerns about privacy, it could recommend that the applicant relocate the egress windows for bedroom #3 on lots 2 and 3 so that they face towards each other rather than towards the neighboring property. Smaller windows could be added to the bedroom's south elevation to break up any massing issues and allow cross-ventilation into the bedroom.

Public Improvements: Given the intensification of this property and to ensure consistency with the existing development to the north and across the street, the Public Works Department has recommended that the applicant construct City standard curb, gutter and detached sidewalk. While Walnut Drive is designated to remain unimproved per the STANP, the City Council can review and approve exceptions to STANP policies (reference STANP page 21). Outside of the STANP area, the scope of the project would trigger frontage improvements per Campbell Municipal Code 11.24.040.

SARC REVIEW

The SARC should discuss the project's proposed site layout and architecture, including site circulation, building form and orientation, colors and materials, landscaping, and potential privacy impacts to neighbors. Consideration should be given to the following:

- Are the proposed number of units, floor area, and lot coverage appropriate for the site?
- Is the site layout and architecture compatible with the surrounding neighborhood?
  - Setbacks, site access/circulation, guest parking space placement, pedestrian walkways
  - Mass and bulk, height, wall and roof plane articulation, colors and materials
- Does the number, placement and size of second floor windows adequately minimize privacy impacts on neighboring properties?
- Does the proposal create an optimum quantity and use of open space and good design?
- Does the landscape plan ensure harmony with adjacent development?
- Does the project adequately preserve existing healthy trees?

If the SARC believes that the project satisfies approval criteria related to site and architecture, it may recommend approval to the Planning Commission as proposed. If the SARC believes that there are elements of the project that can be improved or refined, it can recommend specific revisions as a condition of recommending approval.

Attachments:
1. Location Map
2. Project Plans

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · June 14, 2016

PLN2016-019

Public Hearing to consider the application of Majid Saneinead for a Planned Development Permit to allow the construction of three (3) two-story attached townhomes. Tentative Parcel Map to create three residential lots and one common lot, Zoning Map Amendment to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development), and Tree Removal Permit to allow for the removal of one protected tree at **1223 Walnut Drive** (PLN2016-019).

STAFF RECOMMENDATION

That the Planning Commission take the following actions:

1. **Continue the Item**, requesting the applicant return to the Site and Architectural Review Committee (SARC) with revised plans with a floor area ratio of 50% or less.

ENVIRONMENTAL DETERMINATION

Development projects are subject to review under the California Environmental Quality Act (CEQA). The level of review required under CEQA is generally commensurate with the scale and complexity of the proposed development. Although many projects (e.g., minor land divisions, single-family residences, small "infill" developments, etc.) are generally exempt from CEQA, the project requires a Zoning Map Amendment which is not generally exempt under CEQA. Development proposals that are not exempt require preparation of an Initial Study that analyzes a project for various potential environmental impacts, including traffic, air and water pollution, greenhouse gas emissions, and noise.

Based on the Initial Study (reference **Attachment 3**), staff prepared a Negative Declaration finding that the proposed project will not have a significant effect on the environment and does not require the preparation of an Environmental Impact Report or a Mitigated Negative Declaration. As required by law, the Draft Negative Declaration and Initial Study were filed with the County Clerk-Recorder's Office for public review, noticed in the Campbell Express newspaper, and posted on the City's website. The public was invited to comment on the Draft Negative Declaration in writing during the 20-day comment period (May 25 to June 14th) and in person at the Planning Commission Public Hearing (June 14, 2016) and City Council public hearing (Date TBD). Staff has not received any comments on the draft Negative Declaration.

If the Planning Commission recommends approval of the project, the Negative Declaration should be adopted. Otherwise, staff recommends that the Planning Commission continue consideration of the Negative Declaration until the entire project is recommended for approval.

PROJECT DATA

General Plan Designation:	Low-Medium Density Residential (6-13 units/gr. acre)
Zoning Designation Proposed:	P-D (Planned Development)
Zoning Designation Existing:	R-M (Multi-Family Residential)
Gross Lot Area:	12,814 square feet
Net Lot Area:	10,011 square feet
Floor Area Proposed (P-D):	5,850 sq. ft. (58.43%)
Floor Area Standard (R-M):	5,001 sq. ft. (50%)
Density Proposed:	10.2 units/gr. acre (3 units)
Density Allowed:	6-13 units/gr. acre (1-3[1] units)
Parking Proposed:	9 spaces (6 enclosed within garage; 3 uncovered)
Parking Required:	9 spaces (3 covered; 6 uncovered)
Surrounding Uses:	
North:	Single-Family Attached and Detached Townhomes
South:	Single Family Residential
East:	Single-Family Attached Townhomes
West:	Senior Living Facility

DISCUSSION

Applicant's Proposal: The project includes an application to subdivide the project site into three (3) single-family residential parcels, ranging from 2,126 to 2,281 square feet in net site area (reference **Attachment 1** – Project Plans). The development will include construction of three attached two-story single-family residences at a maximum height of 26 feet, five inches from existing grade and an average floor area ratio not to exceed 58.43% for the entire development. Required land use entitlements for the proposed project include a Planned Development Permit for site configuration, architectural design and to create lots which do not have frontage on a public street, Tentative Parcel Map to create three single family lots and one commonly owned lot, Zoning Map Amendment to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development), and Tree Removal Permit to allow removal of one protected tree. The project requires approval by the City Council.

Project Location: The project site consists of a single parcel located on Walnut Drive between Wendell Drive and Hacienda Avenue (reference **Attachment 1** – Location Map). The 10,011 square foot (net area) lot is currently developed with one single-family residence that will be demolished as part of the project. Abutting land uses include a single-family residence to the south, single-family townhomes to the north and east, and a senior living facility to the west.

ANALYSIS

[1] Per CMC Section 21.02.20(D), the fractional result of calculating the number of housing units allowed within a zoning district shall be rounded down to the next whole number.

General Plan / Land Use: The Campbell General Plan represents the City's long term vision for the community and one of its functions is to help guide decision-making regarding the City's physical growth. In this regard, the General Plan provides policies applicable to land use and development, and organizes the City into a framework of distinct land use designations (i.e., commercial, residential, industrial, etc.), as codified by the General Plan Land Use Map.

The General Plan land use designation for the project site is Low-Medium Density Residential (6-13 units per gross acre). The proposed density is approximately ten (10) units per gross acre.

San Tomas Area Neighborhood: The property is located within the San Tomas Area Neighborhood. The San Tomas Area Neighborhood Plan (STANP) furthers the goals and policies of the General Plan by applying specific development standards to more adequately define future developments that are in keeping with desired goals/outcomes. The STANP was adopted in 1993 and amended in the year 2000. The STANP is the result of resident concerns over increasing traffic and small lot Planned Development subdivisions that are out of character with the neighborhood. The City recognizes the San Tomas Area as unique in its rural character. The objectives of the STANP are to:

1. Ensure that the size of homes is in proportion to lot size.
2. Ensure that new developments are integrated with homes in the surrounding area.
3. Ensure that projects in PD zones are compatible with the surrounding area.
4. Use landscaping to enhance the rural characteristics of the area.
5. Establish criteria to determine larger than minimum lot size.

Development of the site must be consistent with the STANP and should respect and enhance the area as primarily low-density single family residential. Development should also incorporate good design and optimal open space to minimize privacy impacts, traffic impacts, and noise impacts to the neighborhood. The STANP provides design guidance in terms of scale and mass, surface articulation, building orientation, exterior design variation, and privacy impacts. The STANP provides additional standards for Planned Developments including height and setbacks.

Zoning District: The existing zoning on the property is R-M (Multi-Family Residential). The project requires a Zoning Map Amendment to change the zoning to P-D (Planned Development). Although the townhome project is attached, the project requires a P-D zoning designation because each home in the subdivision will be located on a separate lot, where two lots will not have frontage on the public street. The P-D zoning district allows for flexibility of site standards when consistent with site characteristics, particularly related to the development's design and provision of open space. In cases where the P-D Zoning Ordinance and the STANP conflict, the STANP policies prevail. In cases where both the P-D Zoning Ordinance and STANP are silent, the City looks to the standards that would be permitted using the underlying General Plan land use designation. In this case the Low-Medium General Plan designation is equivalent to the R-M (Multi-Family Residential) Zoning District. Development within the P-D Zoning District must be consistent with applicable General Plan goals, policies, and strategies.

Tentative Parcel Map: The applicant is requesting approval of a Tentative Parcel Map to subdivide the property into three residential lots and one common lot (as described further in this report). Prior to recordation of the Final Map, the applicant will be required to submit draft Covenants, Conditions and Restrictions (CC&R's) which provide for the formation of a homeowner's association to ensure the long-term maintenance of the common lot and continued architectural integrity of the project.

Site Layout: The project includes a common lot consisting of guest parking and a single private road/driveway that will serve the three attached townhomes. Access to the private street/driveway would be taken from the west side of Walnut Drive. The private street will range in width from 16 to 20 feet with an additional one to five feet of landscape buffer on the north side of the drive aisle. Each unit has their own two-car garage in addition to guest parking. A portion of the curb along the private roadway will be designated as a fire lane in case of emergency.

Landscaping and Tree Removal: There are 10 existing trees on the property, only one of which is over 12-inches in diameter. One protected 13.6 inch Black acacia tree will be removed. While the Black acacia tree provides good screening, it is considered a nuisance and should be removed, as its roots are invasive towards water sources. The applicant will also remove two smaller non-protected trees. Seven (7) trees will remain on the property and the applicant will plant two additional trees including one 15-gallon street tree and one 24-inch crape myrtle tree to replace the removed tree. The nine (9) trees exceed the six-tree minimum requirement for this property (one tree per 2,000 square feet of net lot area). The project also includes new landscaping in front of the home facing Walnut Drive, as well as some minimal landscaping in front of the other two homes. The driveway and guest parking spaces will be conditioned to use permeable pavers in order to limit stormwater runoff.

Floor Area: Floor area is not specified in either the STANP or the P-D Zoning Ordinance. Therefore, staff refers to the underlying General Plan equivalent (the R-M zoning district) for the floor area standard. The applicant has been informed that the maximum floor area ratio (FAR) permitted under the R-M zoning is 50%; however the applicant is requesting flexibility under the Planned Development zoning. The applicant's original proposal included a FAR of 66%. As discussed later in this report, the Site and Architectural Review Committee (SARC) requested that the applicant reduce the floor area to be "closer to 50%". The applicant interpreted this direction to allow some flexibility as to the appropriate floor area ratio and therefore reduced the floor area to approximately 58%. While the SARC did not specify an exact percentage, staff is recommending that the maximum floor area be no greater than 50%, consistent with the R-M zoning district.

Table 1 - Project Data

Lot #	Net Lot (Sq. ft.)	Living Area (Sq. ft.)	Garage (Sq. ft.)	Total F.A. (Sq. ft.)	Open Space[2] (Sq. ft.)
1	2,406	1,558	373	1,931	430
2	1,704	1,580	379	1,959	498
3	2,832	1,581	379	1,960	1,407
4*	3,069	driveway / private road and guest parking			
Total	10,011	4,719	1,131	5,850	2,335

* "lot 4" is the common area lot to be maintained by a homeowners association

In addition to asking for flexibility under the Planned Development designation, the applicant is asking the Planning Commission and City Council to consider the FAR of the two adjacent subdivisions. The following table shows the FAR of the 3-unit subdivision immediately north of the subject property and the 23-unit subdivision across the street. The adjacent 3-unit subdivision was approved in 1989 as a Planned Development with a FAR of 65.63%. The 23-unit subdivision across the street, which retains the R-M multi-family zoning designation, was approved in 1980 with a FAR of 52.78%.

Table 2 – Floor Area Comparisons

Reference	Net Lot (Sq. ft.)	Floor Area (FAR)
Proposed Project	10,011	
Abutting 3-unit Subdivision [3]	8,462	5,554 SF (66%)
Neighboring 23-unit Subdivision [4]	81,170	42,838 SF (53%)
R-M District	9,000	50%

While the applicant's proposed FAR of 58.4% is below the average of the two adjacent developments, it should be noted that these two developments were approved prior to the STANP being adopted in 1993. As previously stated the STANP was created in response to neighborhood concerns over small lot Planned Development subdivisions that were considered out of character with the neighborhood. Staff is recommending a FAR of 50% which would be consistent with the underlying General Plan designation and could provide more open space by reducing the building footprint. Moreover, a lower FAR could be found more consistent with the primarily single-family residential characteristics of Walnut Drive and the San Tomas area.

[2] Minimum 300 SF of open space required per R-M zoning standards (not including front setback area).
[3] The 3-unit townhome project is located at the southwestern corner of Walnut Dr. and Hacienda Ave, immediately right of the subject property.
[4] The 23-unit townhome development is located at the northeastern corner of Walnut Dr. and Hacienda Ave, across the street.

Design Scale and Massing: Staff has worked with the applicant on the design of the townhome structure. In particular, the original proposal has been redesigned to add more surface articulation to the left side façade in order to be more compatible with the single-story home to the left. The Mediterranean design is similar in style (stucco, barrel tile roof) to the subdivision to the right. The entry way of 'lot 1' faces the public street, giving the appearance of a single-story home. Two of the three garage doors face inward, so that only one garage door faces the neighboring property, minimizing aesthetic impacts of the three-unit attached townhome structure. The design incorporates a neutral color palette of tans and browns.

Privacy: The subject property is located next to an existing single-story single-family dwelling. The second story of the structure is approximately 17 feet from the property line and approximately 31 feet from the single-story home on the adjacent property. In response to concerns identified by staff, the applicant reduced the size of four second-story windows and redesigned the second-story balconies to be non-operational to reduce privacy impacts.

Public Improvements: Given the intensification of this property and to ensure consistency with the existing development to the north and across the street, the Public Works Department has recommended that the applicant construct City standard curb, gutter and detached sidewalk. While Walnut Drive is designated to remain unimproved per the STANP, the City Council can review and approve exceptions to STANP policies (reference STANP page 21). Outside of the STANP area, the scope of the project would trigger frontage improvements per Campbell Municipal Code 11.24.040.

Public Outreach: The applicant provided copies of the architectural plans to abutting property owners, consistent with the City's application requirements. Three (3) forms were returned without comment from the neighbors immediately left of the subject property and two of three townhomes immediately right of the subject property. The applicant informed staff that he was unsuccessful in contacting the owner of the third townhome because a renter resides there. The applicant also attempted to notify the senior living facility behind the subject property but did not receive a response. Following posting of the SARC report (and prior to the most recent design changes), the City received a letter from the San Tomas Area Community Coalition (STACC). The STACC supports the P-D zoning change with single-family homes but has concerns regarding the proposed floor area, lot coverage, windows, balconies, and landscape strip adjacent to the driveway.

Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed the design and configuration of the proposed project at its April 26, 2016 meeting. The SARC was supportive of the project's 3-unit density, proposed setbacks, architecture, and color palette but recommended that the floor area be reduced "closer to 50%". The SARC also recommended that the applicant incorporate more open space into the development. In response, the applicant reduced the floor area from 66% to 58.4% and added additional landscaping along the right side of the driveway, as discussed earlier in this report.

ALTERNATIVES

The Planning Commission may pursue the following alternatives in forming their recommendation to the City Council.

1. Accept the proposed application and ***provide staff with specific findings*** explaining how the project as proposed including the floor area complies with the Zoning Ordinance and the STANP and why a recommendation for approval is able to be made. **Continue the Item**, and direct Staff to return to the Planning Commission on July 12, 2016 with draft findings and conditions of approval recommending that the City Council ***approve*** the project as proposed (PLN2016-019) which includes a Planned Development Permit to allow the construction of three (3) two-story attached townhomes. Tentative Parcel Map to create three residential lots and one common lot, Zoning Map Amendment to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development), Tree Removal Permit to allow for the removal of one protected tree; and Negative Declaration; OR

2. **Continue the Item**, requesting the applicant return to the Site and Architectural Review Committee (SARC) with revised plans with specific direction regarding requested changes in addition to or in lieu of reducing the floor area (e.g., reduce density to a specific number of units, detach the units with a specific setback between units, etc.); OR

3. **Continue the Item**, requesting additional information from staff and/or the applicant; OR

4. **Adopt a Resolution**, recommending that the City Council ***deny*** the project (PLN2016-019) which includes a Planned Development Permit to allow the construction of three (3) two-story attached townhomes, a Tentative Parcel Map to create three residential lots and one common lot, a Zoning Map Amendment to change the zoning district designation from R-M (Multi-Family Residential) to P-D (Planned Development), and a Tree Removal Permit to allow for the removal of one protected tree. Staff will then prepare findings for denial for the Council's consideration.

Prepared by: Cindy McCormick

Cindy McCormick, Senior Planner

Approved by:

Paul Kermoyan, Community Development Director

Attachments:
1. Project Plans & Tentative Parcel Map
2. Location Map
3. Initial Study
4. Letter with attachments from San Tomas Area Community Coalition

- Assured that when the specific use comes before the Commission, issues such as noise and parking will be addressed at that time.

Director Paul Kermoyan:
- Clarified that this use would require an Administrative Planned Development Permit which is managed at the staff level.
- Assured that potential for impacts would be considered under that process as well.
- Added that as for protecting the fence, there will be parking blocks put in place that would stop tires from reaching the fence.

Chair Dodd:
- Said that she appreciates watching out for the neighbors/residents in the surrounding area.
- Added that the idea with this proposal is to provide safer parking and the means to enter and exit from the site.

Motion: **Upon motion of Commissioner Rich, seconded by Commissioner Reynolds, the Planning Commission adopted Resolution No. 4301 recommending that the City Council approve an Administrative Planned Development Permit (PLN2015-338) with the request for an exception to a parking setback contained within the Winchester Boulevard Master Plan, to allow for the redevelopment of an existing building and site (formerly Michi Sushi) on property located at 2220 S Winchester Boulevard, subject to the conditions of approval, by the following roll call vote:**

AYES:	**Dodd, Reynolds, Rich and Young**
NOES:	**None**
ABSENT:	**Bonhagen, Finch and Kendall**
ABSTAIN:	**None**

Chair Dodd advised that this action is final unless appealed in writing to the City Clerk within 10 calendar days.

***

Chair Dodd read Agenda Item No. 6 into the record as follows:

6. **PLN2016-19** Public Hearing to consider the application of Majid Sanenejad for a Tentative Parcel Map, Zoning Map Amendment and Planned Development Permit for a three unit townhome development, and Tree removal Permit (PLN2016-19) to allow the removal of one protected tree on property located at **1223 Walnut Drive**. Staff is recommending that a Negative Declaration be adopted for this project. Tentative City Council Meeting Date: July 19, 2016. Project Planner: *Cindy McCormick, Senior Planner*

Ms. Cindy McCormick, Senior Planner, presented the staff report.

Chair Dodd asked if there were questions of staff.

Commissioner Reynolds asked if the street improvements will be required.

Planner Cindy McCormick said that this street is exempt from improvements per the San Tomas Area Neighborhood Plan but Public Works is recommending the improvements as a condition of approval with this application.

Commissioner Rich referenced the proposed FAR at 58.4 percent.

Planner Cindy McCormick:
- Reminded that at its meeting on April 26th, SARC was okay with this project's proposed three-unit density, the setbacks, architectural style and colors but asked for a decrease in FAR and an increase in landscaping.
- Stated that staff is recommending a continuance of this item and ask the applicant to return to SARC with plans that have a FAR that is at 50 percent or less.

Chair Dodd opened the Public Hearing for Agenda Item No. 6.

Lou Dorcich, Project Architect:
- Pointed out that the lot coverage is well below 40 percent.
- Added that the FAR is the only issue in discussion.
- Admitted that the reason his client wants to have three units is economic. There are fixed development costs in such a project including public improvements.
- Added that units with less than 50 percent FAR will be a tough sell.
- Assured that this plan is workable and he hopes that the Planning Commission considers it as presented.

Sreeram R. Chakrovorthy, Resident on Hacienda Avenue:
- Said that the safety of his backyard is of concern.
- Added that there is a wooden fence separately his property from this property.
- Expressed concern over the potential loss of airflow and sunlight with this project as proposed. From what he understands the maximum height of this building is proposed to be 20 feet.

David Kison, Resident on Hacienda Avenue:
- Advised that his lives directly across the street from this "eyesore".
- Reported that there are traffic issues in their neighborhood.
- Reminded that Barracuda recently tried to turn a residential lot in their neighborhood into a parking lot.
- Cautioned that if three units are allowed on this parcel there will not be enough parking to serve those units.
- Informed that they already deal with visitors to the nearby apartment complex who are parking on their street.
- Stated that this parcel needs to stay residential single-family.

Majid Sanenejad, Applicant:
- Reported that he has been working with the Planning Department over the last 16 months.
- Added that he has reduced the FAR several times.
- Said that his proposed density is allowed per the General Plan.
- Pointed out that these homes are proposed at 1,550 to 1,580 square feet, minus the garage. These are not huge homes.
- Stated that another project was developed at a 56 percent FAR nearby.

Audrey Kiehtreiber, Resident on Walnut:
- Advised that she is the President of the San Tomas Area Community Coalition (STACC).
- Added that she had met with this applicant who is a very courteous gentleman.
- Said that she also submitted a written letter on behalf of STACC in opposition of this project as currently proposed.
- Stated that this project's architect, Mr. Dorcich, is an excellent architect.
- Suggested that he needs to go back to the drawing board as this proposal is too dense.
- Reminded that this area is designed with slightly larger homes that provide a more livable environment.
- Stated that two units on this parcel would be more acceptable although they would prefer to see a single very nice home there. Three units is too crammed. The lot is too small to support three units.
- Opined that this proposal doesn't do anything for this neighborhood and would be precedent setting.
- Asked the Commission to keep to the standards of the San Tomas Area Neighborhood Plan and preserve the look and feel of this neighborhood.
- Stated that she can understand the City's need to provide housing and as such can support two units on this parcel but not three.

Chair Dodd asked if there were questions for Ms. Kiehtreiber.

Commissioner Rich asked Ms. Kiehtreiber whether it is the number of proposed units or the total FAR that are of most concern.

Audrey Kiehtreiber:
- Said that it was both number of units and livability.
- Stated that they prefer to see more livable homes.
- Advised that there are R-1-10 lots in this neighborhood that allow for desirable homes with large backyards.
- Added that two townhomes on this site would be acceptable and a better fit into the community than would be three units there.

Mitch Stermer, Resident on Walnut:
- Said that he has been a resident in the neighborhood since 1988.

- Said that he too would prefer to see a single-family residence on this lot perhaps with a secondary living unit as well.
- Pointed out that this owner is trying to maximize his profit.
- Cautioned that changing the street frontage on this parcel will also change their neighborhood. That is the reason they have the San Tomas Area Neighborhood Plan.
- Asked the Commission to do what the residents want.

Chair Dodd closed the Public Hearing for Agenda Item No. 6.

Commissioner Reynolds:
- Admitted that he is leaning to a continuance as staff has recommended.
- Added that the Commission has heard from the community and he agrees with each of them.
- Said that development is changing our environment from what brought people here in the first place. We are being asked to cram more in on each property.
- Opined that this would not be a good fit.
- Stated that he doesn't like the idea of street improvements being required and reminded that is the reason for the existence of the STANP. He wants to do his part to see that continues.
- Said that this project needs to go back to the drawing board and reduce the FAR to less than 50 percent. Perhaps they need to reduce from three to two townhome units or consider one large home with a secondary unit as well on this lot.
- Stated that he is not concerned about the potential for profit but rather with the neighborhood itself.
- Said he supports either a continuance or a denial of the existing request.

Commissioner Rich:
- Inquired of Commissioner Reynolds what he would like to see should this project be continued.
- Asked if his focus is on the number of units or the maximum FAR?
- Can he support three units if they fall within the maximum of 50 percent FAR?
- Asked what guidance he would offer to the applicant if this item should be continued?
- Stated his preference to see the FAR under and/or closer to the maximum 50 percent FAR.

Commissioner Reynolds reminded that this will ultimately be a Council decision but he prefers a reduction to two units with a maximum 50 percent FAR. That is a reasonable compromise.

Commissioner Young asked if that meets that all lots in the future should only have two units and not three even if they fall within a 50 percent FAR?

Commissioner Reynolds replied that this is a single-family neighborhood.

Chair Dodd asked the Director for his comments on this.

Director Paul Kermoyan:

- Said that questioning density is a good discussion to have but this parcel is zoned differently.
- Added that reducing from three units to two units in this case would still be in compliance with the General Plan land use designation of 6-13 units per gross acre, which is the designated range for this particular property.

Commissioner Young:

- Pointed out that between Capri and Walnut there is most P-D (Planned Development) zoning.
- Said that additional information is needed to evaluate for optimum use. Maybe it's two units or maybe it's one.
- Suggested allowing staff to work further with the applicant in order to bring additional information back to the Commission.

Chair Dodd:

- Said that she understands the parking problems in this neighborhood and concerns over the long driveway proposed.
- Reminded that the underlying General Plan allows for 50 percent FAR.
- Stated that she doesn't want to impose a particular number of units for the site but rather leaves that up to staff and the architect to consider.
- Said that she is supportive of a 50 percent FAR.

Director Paul Kermoyan:

- Said that it appears there is a consensus of the Commission for a 50 percent maximum FAR.
- Pointed out that staff previously has had that conversation with the applicant.
- Asked if there is any consensus on the number of units.

Chair Dodd suggested letting them be creative.

Commissioner Rich suggested letting the FAR drive that as he is not comfortable restricting a particular number of units.

Motion: **Upon motion of Commissioner Young, seconded by Commissioner Rich, the Planning Commission CONTINUED TO A DATE UNCERTAIN the consideration of a Tentative Parcel Map, Zoning Map Amendment and Planned Development Permit for a three unit townhome development, and Tree removal Permit (PLN2016-19) to allow the removal of one protected tree on property located at 1223 Walnut Drive, then return a revised project to SARC with an FAR of 50 percent or less. (4-0-3; Commissioners Bonhagen, Finch and Kendall were absent)**

***

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: August 23, 2016

From: Stephen Rose, Associate Planner

Via: Paul Kermoyan, Community Development Director

Subject: Planned Development Permit & Tree Removal Permit

File No.: PLN2016-263 & PLN2016-266 ~ 225 Union Avenue

PROPOSAL

The applicant is seeking approval of a Planned Development Permit (PLN2016-263) to allow for the conversion of private patio areas to common open space, alterations to existing staircases, and installation of new lighting fixtures within two courtyards of an existing apartment community (d.b.a. The Parc at Pruneyard) (reference **Attachment 2** – Project Plans). The applicant's proposal also includes a request for a Tree Removal Permit (PLN2016-266), to allow the removal of protected trees.

PROJECT SITE

The project site is located on the west side of Union Avenue, east of Highway 17, south of E. Campbell Avenue, and north of Valley Drive in the P-D (Planned Development) Zoning District (reference **Attachment 1** – Location Map). As a developed site, the property has four distinct apartment building 'clusters' (identified as Building 1 through 4 on the project plans), a combination of covered carports and garports, and a recreation building/leasing office and pool that is located at the rear of the site.

PROJECT DATA

Zoning Designation:	P-D (Planned Development)	
General Plan Designation:	High-Density Residential (21-27 units/gr. acre)	
Net Lot Area:	380,278 square feet	
Project Overview	Existing	Proposed
Building Height:	28-feet	No Change
Parking:	408 Parking Spaces	No Change
Floor Area Ratio (FAR):	39%	No Change
Building (Lot) Coverage:	27.5%	27.2%[1]
Common Landscape Area:	93,895 sq. ft.	99,165 sq. ft.
Private Landscape Area:	13,350 sq. ft.	8,680 sq. ft.

[1] Nominal reduction in building lot coverage resulting from the loss of ten staircases (combined from Building A & B). Staircases estimated to be 92 sq. ft. each.

DISCUSSION

Background: In 1971 the property had been rezoned from R-3-S to P-D (Planned Development) to enable the Cardiff Swim and Racquet Club to comply with Alcoholic Beverage Control regulations which required the change in zoning in order to issue a change in liquor license type. The Swim and Racquet Club subsequently closed, the two tennis courts were replaced with a grass field, and alcohol is no longer served on site.

On September 9, 1997 the Planning Commission approved "S" 97-19 (Site Approval) by Resolution No. 3117 which allowed for the renovation of the 252-unit apartment complex (known at the time as Cardiff Gardens). The permit allowed architectural enhancements to the existing apartment complex, the conversion of carports to garports, and provided 10 additional parking spaces onsite.

Over the course of the past year, the property owners vacated Buildings 2 & 4 in anticipation of tenant and architectural improvements being approved for the units. While a building permit was able to be issued for interior work (kitchen, bathroom remodels etc.), the proposed exterior alterations to the courtyards were withheld pending review and approval of the subject permit. While a more comprehensive redevelopment of the property is in the works, the applicant has submitted the subject permit, with a narrow focus, in the hopes of combining the ongoing interior tenant improvements with exterior improvements to Buildings 2 & 4, while the units are still vacant.

Design: Review of the subject application is governed by the General Plan, the P-D Zoning Ordinance, and 'considerations in review of applications' subject to Site and Architectural Review (CMC21.42.040). Generally these documents are not meant to prescribe any particular style, but serve to provide developments standards and guidelines to minimize potentially adverse impacts to surrounding properties and the environment, and promote compatibility with the site and surrounding neighborhood.

As the applicant's proposal would result in the removal of private patios, redesign of existing staircases, and installation of lighting fixtures located in the interior courtyards of Building 2 & 4, impacts to offsite uses are not anticipated. However, as the plans propose to convert private open space (patios) into common open space (passive walkways/seating areas), alter existing staircases, and install new light fixtures, impacts to future tenants of the effected units may be expected. As such, a discussion on improvements, with supporting references to specific goals, policies and strategies of the General Plan as appropriate for consideration of the design changes, have been provided below.

Staircases: The applicant's proposal seeks to remove five staircases (ten total) in the central courtyards of Buildings A and B with the intent of creating more common open space. Whereas the sheer number of staircases could be considered disruptive to the open space area, removing too many staircases can lessen convenience. As such, a discussion point has been raised to determine if any of the staircases should be relocated, added, or removed.

Figure 1: Existing (11) vs. proposed staircases (6)

Figure 2 – Staircases & patio areas proposed for removal

Private Patio Areas: The applicant is proposing to replace ground level patio areas (i.e. private open space) with enhanced 'common' open space (passive seating/walking areas). While the units on the second-story (which do not have private patios) could benefit from having more common open space in the central courtyard, the ground-level units would be directly impacted from the removal of their private patios. The private/fenced patio areas provide opportunities for private outdoor dining (small bistro tables), secured/screened bicycle storage and hobby gardens. In comparison, the units on the second-floor, which do not have a private open space area, have stored bikes, potted plants, and other amenities the walkway paths blocking access to units.

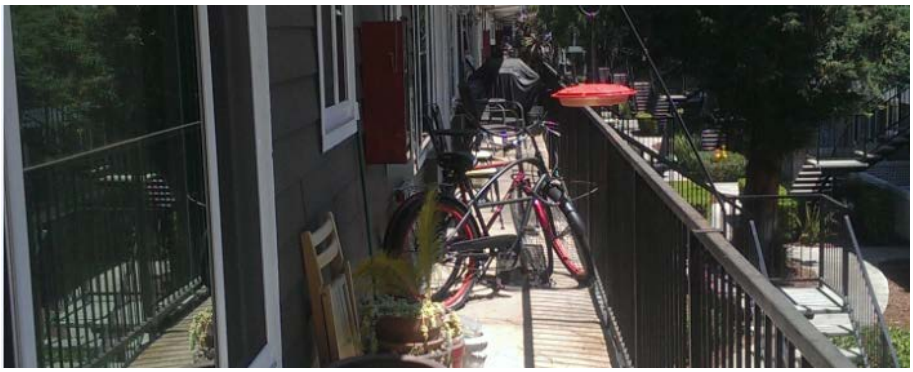


Figure 3 – Second-story walkway area blocked by amenities

While the loss of private open space can be mitigated through thoughtful design of the common spaces (adding private dining tables, secure bicycle storage, etc.) the following Goals, Policies and Strategies of the General Plan, which promote the preservation of private open space, should be considered:

> *Goal OSP-3*: Ensure that new development provides and/or contributes toward additional open space, parks and recreational facilities.
>
> *Policy OSP-3.1*: Standards for Residential Projects: Ensure the provision of private open space or recreational facilities in residential projects.

> *Strategy OSP-3.4c*: Retention of Existing Private Open Space and Recreation Facilities: Explore incentives to encourage the retention of existing private open space and recreation facilities.

In consideration of these General Plan priorities, a discussion point has been raised to determine if the private open space areas should be removed, and if so, how the balance of the common open space and recreational opportunities on the site (including the pool and clubhouse areas) could serve to offset their loss. Further, the applicant has provided a written narrative (reference **Attachment 4**) providing further considerations supporting the removal of the private patios, which may also be taken into account.

Figure 4 - Recreational Facilities Onsite (Pool & Clubhouse)

Lighting: The applicant's plans call for several small pedestrian bollards and tree up lights to be located in the ground level courtyard areas (reference **Attachment 3** – Lighting & Furniture Details). As units are located at grade with these bollards, special care should be taken to ensure the design and locations selected will result in light and glare impacting future tenants. As such, a discussion point has been raised to solicit the SARC for feedback on their location and design.

Tree Removal: As part of the proposed improvements to the common open space, the applicant is proposing to remove nine cypress trees (denoted in the figures below by a red x) but would retain the existing redwood (green circles), birch (orange circle) and sycamore (purple circle) trees. The following figures show the location of trees to be removed, and retained, overlaid with the proposed courtyard improvements, highlighting areas of conflict.

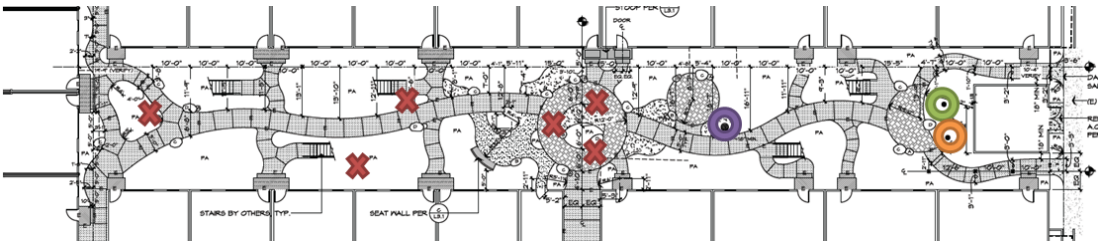


Figure 5 –Trees for Removal & Retention at Building 2

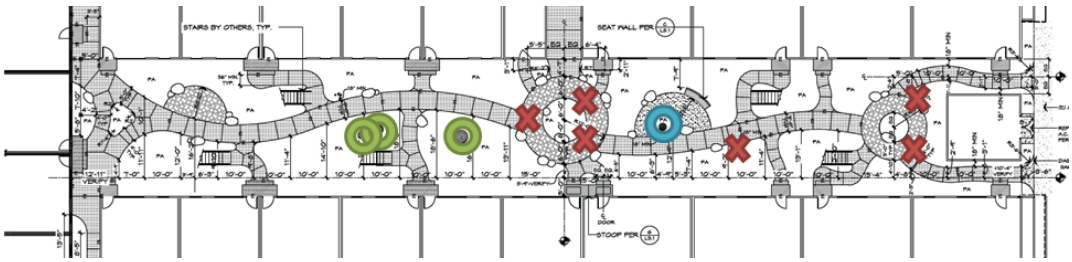


Figure 6 –Trees for Removal & Retention at Building 4

As all of the cypress trees proposed for removal could be retained by redesigning the interior courtyard, a discussion point has been raised to determine which of the cypress trees proposed for removal should be retained.

OPTIONS

The SARC should discuss the project for compliance with the applicable policy documents. If the SARC believes that the applicant has adequately addressed any concerns the Committee may have, it may recommend approval to the Planning Commission as proposed, or subject to specific revisions. The following option(s) are intended to facilitate discussion of the project's site and architectural review:

- Should any of the staircases proposed for removal be retained or relocated?
- Should the private patio areas on the ground-floor units be replaced with common open space?
- Should additional bicycle/storage parking be required?
- Should small dining/patio tables be required?
- Should any changes to the proposed lighting (location or fixtures) be required?
- Should the retention of any of the existing cypress trees be required?

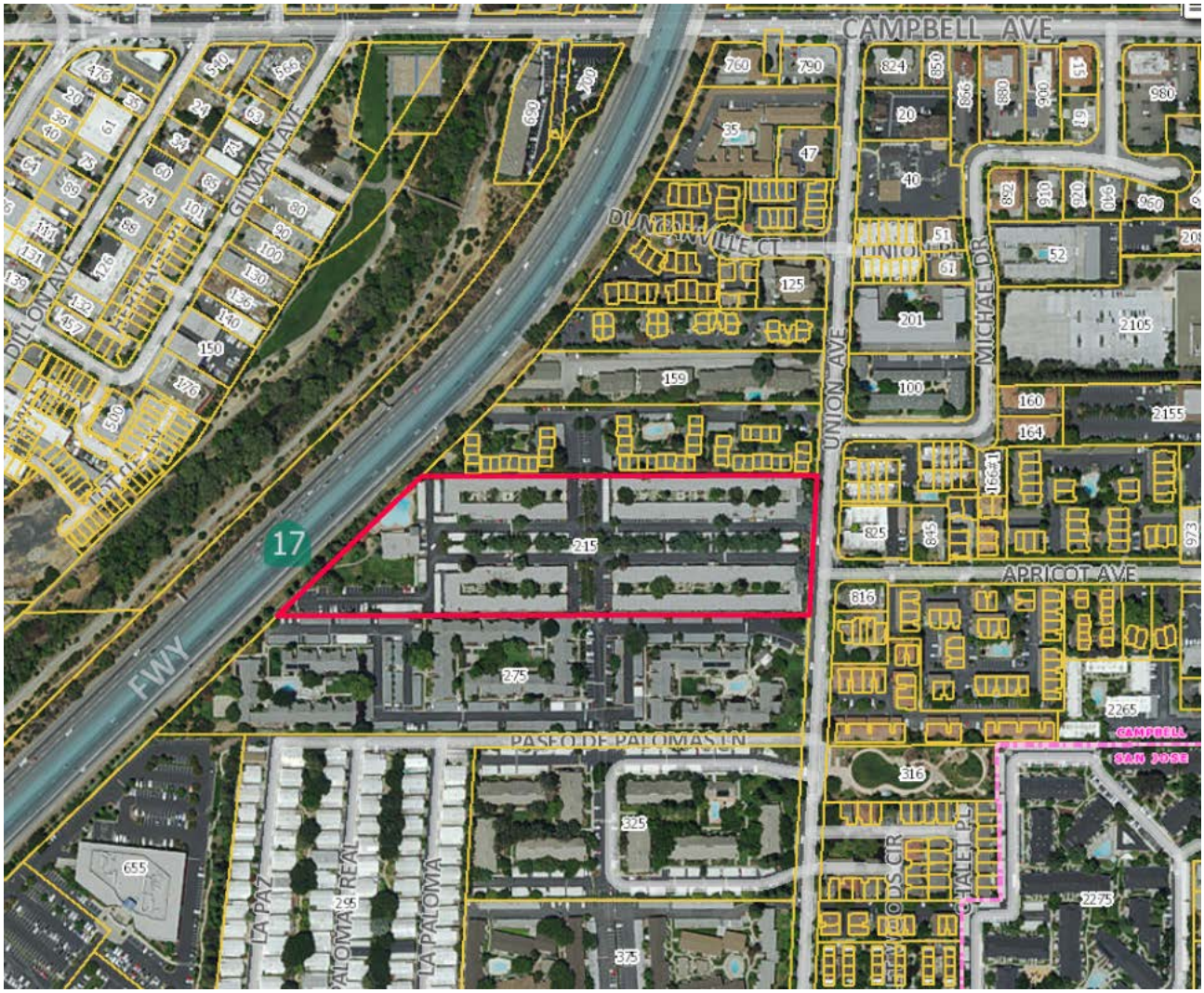
After discussion the SARC may recommend approval to the Planning Commission as proposed, or subject to specific revisions.

Attachments:

1. Location Map
2. Project Plans
3. Lighting & Furniture Details
4. Applicant's Written Narrative

Attachment 1

Location Map



THE PARC AT PRUNEYARD

COURTYARD IMPROVEMENTS FOR BUILDINGS 2 & 4 AT:

225 UNION AVENUE, CAMPBELL, CA 95008

GENERAL SCOPE OF WORK

THE FOLLOWING IMPROVEMENTS WILL BE MADE AT THE COURTYARDS IN BUILDINGS 2 & 4:

1. REMOVE EXISTING STAIRS (TEN PER BUILDING) AS NOTED ON THE PLANS.
2. REMOVE EXISTING PATIO FENCES.
3. INSTALL NEW METAL FRAME STAIRS (FIVE AT EACH BUILDING) AT DESIGNATED LOCATIONS THROUGHOUT THE COURTYARD.
4. INSTALL NEW IPE WOOD CAP AT EXISTING GUARDRAIL OF THE SECOND FLOOR WALKWAYS.
5. LANDSCAPE IMPROVEMENTS THROUGHOUT THE COURTYARD.

PROJECT DATA SUMMARY

ASSESSOR'S PARCEL NUMBER:	412-16-002
TYPE OF CONSTRUCTION:	V-B
OCCUPANCY:	R-2
ZONING:	R-3
STORIES:	TWO
LOT AREA:	8.73 ACRES
PARKING:	408 (EXISTING)
NUMBER OF UNITS:	252 (EXISTING)

DRAWING INDEX

ARCHITECTURAL:

A 0.0	TITLE SHEET
A 1.0	SITE PLAN
A 2.0	BUILDING 2 EXISTING PLANS
A 2.1	BUILDING 2 PROPOSED PLANS
A 2.2	BUILDING 2 PROPOSED COURTYARD ELEVATIONS
A 3.0	BUILDING 4 EXISTING PLANS
A 3.1	BUILDING 4 PROPOSED PLANS
A 3.2	BUILDING 4 PROPOSED COURTYARD ELEVATIONS
A 4.0	BUILDING 2 & 4 FIRST FLOOR EXITING PLANS
A 4.1	BUILDING 2 & 4 SECOND FLOOR EXITING PLANS

LANDSCAPE:

L0.3	DEMOLITION PLAN
L0.4	DEMOLITION PLAN
L1.3	LAYOUT PLAN
L1.4	LAYOUT PLAN
L2.3	GRADING AND DRAINAGE PLAN
L2.4	GRADING AND DRAINAGE PLAN
L4.3	LIGHTING PLAN
L4.4	LIGHTING PLAN
L5.3	IRRIGATION PLAN
L5.4	IRRIGATION PLAN
L6.3	PLANTING PLAN
L6.4	PLANTING PLAN

PROJECT INFO

OWNER:
PARC RESIDENCES, LLC
CONTACT: TIM THITITHANYANONT, P.E.

225 UNION AVENUE
CAMPBELL, CA 95008

TEL: 714.655.4586

ARCHITECT:
RSS ARCHITECTURE, INC.
ANDREW RAYMUNDO, ARCHITECT
CONTACT: OMAR HERNANDEZ

915 TERMINAL WAY, SUITE C
SAN CARLOS, CA 94070

TEL: 650.802.6865

PROJECT MANAGEMENT:
STANTEC ARCHITECTURE
CONTACT: JAMES SHIVELY

100 CALIFORNIA STREET, SUITE 100
SAN FRANCISCO, CA 94111

TEL: 415.281.5508

LANDSCAPE ARCHITECT:
KIKUCHI + KANKEL DESIGN GROUP
CONTACT: NATHAN ROSE

730 MILL STREET
HALF MOON BAY, CA 94019

TEL: 650.726.7100

GENERAL NOTES

1. REFER TO SPECIFICATIONS FOR MATERIALS AND OTHER INFORMATION NOT SHOWN ON THESE DRAWINGS.
2. CONTRACTOR SHALL NOTIFY ARCHITECT IF THERE ARE ANY DISCREPANCIES BETWEEN THE REFERENCE DRAWINGS AND ACTUAL BUILT CONDITION, PRIOR TO CONSTRUCTION TO RESOLVE.
3. IT IS THE INTENT OF THESE DOCUMENTS TO MAINTAIN ALL EXISTING RATED WALL AND CEILING ASSEMBLIES, CONTRACTOR SHALL FIELD VERIFY THE EXISTING LOCATIONS OF SUCH ASSEMBLIES.
4. AUTOMATIC SPRINKLER PROTECTION WILL BE PROVIDED AS A DEFERRED SUBMITTAL UNDER A SEPARATE PERMIT. THE SPRINKLER SYSTEM DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13R. THE DESIGN TEAM WILL COORDINATE WITH THE CITY OF CAMPBELL FOR REVIEW AND APPROVAL OF A PHASED INSTALLATION.

APPLICABLE CODES

- 2013 CALIFORNIA BUILDING CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA ENERGY CODE
- ALL APPLICABLE LOCAL ORDINANCES & MUNICIPAL CODES

SYMBOLS

∠	ANGLE
&	AND
@	AT
℄	CENTER LINE
Ø	DIAMETER OR ROUND
¢	PENNY
# or NO.	NUMBER SQUARE FOOT

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV.	ABOVE
A.C. PAVING	ASPHALT CONCRETE PAVING
A/C	AIR CONDITIONING
A.D.	AREA DRAIN
ADH.	ADHESIVE
ADJ.	ADJACENT
AFF	ABOVE FINISH FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANG.	ANGLE
BA.	BATHROOM
BD.	BOARD
BDRM.	BEDROOM
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
CAB.	CABINET
CEM.	CEMENT
CLG.	CEILING
CLO.	CLOSET
CLR.	CLEAR
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CTR.	CENTER
D.	DRYER
DBL.	DOUBLE
D.F.	DOUGLAS FIR OR DRINKING FOUNTAIN
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DIN. RM.	DINING ROOM
DN.	DOWN
D.S.	DOWNSPOUT
DTL.	DETAIL
DWG.	DRAWING
(E) or EXIST.	EXISTING
EA.	EACH
EIFS	EXTERIOR INSULATION FINISH SYSTEM
ELEC.	ELECTRICAL
EQ.	EQUAL
EQPT.	EQUIPMENT
E.W.	EACH WAY
EXT.	EXTERIOR
F.A.U.	FORCED AIR UNIT
F.A.R.	FLOOR AREA RATIO
FD.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FLASHG.	FLASHING
FLR.	FLOOR
F.O.C.	FACE OF CONCRETE
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUD
FRM.	FRAME
FT.	FEET
FTG.	FOOTING
GA.	GUAGE
GAR.	GARAGE
G.D.	GARBAGE DISPOSAL
G.F.I.	GROUND FAULT INTERRUPTER
G.I.	GALVANIZED IRON
GLULAM.	GLULAM BEAM
GYP.BD.	GYPSUM BOARD
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
HVAC	HEATING VENTILATION & AIR CONDITIONING
I.I.C.	IMPACT INSULATION CLASS
IN.	INCH
INCL.	INCLUDE
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
KIT.	KITCHEN
LAM.	LAMINATE
LAUND.	LAUNDRY
LAV.	LAVATORY
LB. or #	POUND
LIN.	LINEN
LIV. RM.	LIVING ROOM
LT. WT.	LIGHTWEIGHT
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MFR.	MANUFACTURER
MIN.	MINIMUM
MSTR. BDRM.	MASTER BEDROOM
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER(S)
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
PAN.	PANTRY
PDR.	POWDER ROOM
PL.	PLATE
P.LAM.	PLASTIC LAMINATE
PLAST.	PLASTER
PLYWD.	PLYWOOD
PREFAB.	PREFABRICATED
PT.	PRESSURE-TREATED
PT.D.F.	PRESSURE TREATED DOUGLAS FIR
PT. SLAB	POST TENSION SLAB
RAG	RETURN AIR GRILLE
RFG.	REFRIGERATOR
REG.	REGISTER
REQ'D.	REQUIRED
RM.	ROOM
RDWD.	REDWOOD
REF.	REFER
S.C.	SOLID CORE
SCH.	SCHEDULE
S.G.D.	SLIDING GLASS DOOR
SHT.	SHEET
SIM.LAR	SIMILAR
SPEC.	SPECIFICATION
S.T.C.	SOUND TRANSMISSION CLASS
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURE OR STRUCTURAL
SUB.FLR.	SQUARE
SQ.	SQUARE FOOR
SQ. FT.	SQUARE FEET
TEL.	TELEPHONE
T.O.	TOP OF
TOIL.	TOILET
T.P.H.	TOILET PAPER HOLDER
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
V.G.D.F.	VERTICAL GRAIN DOUGLAS FIR
V.I.F.	VERIFY IN FIELD
W/	WITH
W.	WASHER
WD.	WOOD
W.D.	WOOD
W.R. GYP.BD.	W.R. GYPSUM BOARD
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC
YD.	YARD

AGENCIES

ACI.	AMERICAN CONCRETE INSTITUTE
AIA	THE AMERICAN INSTITUTE OF ARCHITECTS
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AITS	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
CAC	CALIFORNIA ADMINISTRATIVE CODE
CBC	CALIFORNIA BUILDING CODE
CEC	CALIFORNIA ELECTRICAL CODE
CMC	CALIFORNIA MECHANICAL CODE
CPC	CALIFORNIA PLUMBING CODE
CSI	CONSTRUCTION SPECIFICATION INSTITUTE
ICBO	INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NRCA	NATIONAL ROOFING CONTRACTORS ASSOCIATION
SMACNA	SHEET METAL & AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION
UBC	UNIFORM BUILDING CODE
UFC	UNIFORM FIRE CODE
UL	UNDERWRITERS LABORATORIES, INC.
WIC	WOODWORK INSTITUTE OF CALIFORNIA

ABBREVIATED CODES & STANDARDS

ADA	AMERICANS WITH DISABILITIES ACT
ADAAG	AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES

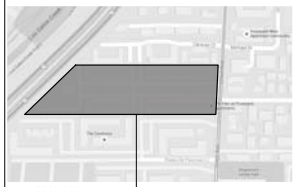
SYMBOLS

EXTERIOR ELEVATIONS
ELEVATION NUMBER
SHEET NUMBER

ARCHITECTURAL DETAILS
DETAIL NUMBER
SHEET NUMBER

LEGEND NOTES
NOTE NUMBER

LOCATION MAP



PLANNING SUBMITTAL SET 08/15/16

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CAMPBELL, CA 95008

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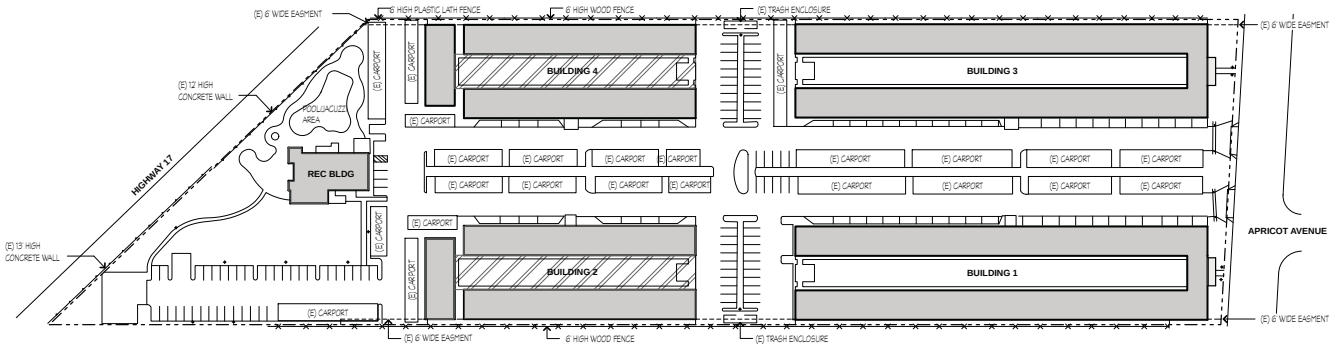
TITLE SHEET

JOB:	DRAWN
1551	KR

SHEET NO.
A0.0



1 **SITE PLAN**
SCALE: 1/64" = 1'-0"

SITE PLAN LEGEND

- EXISTING BUILDING
- WORK AREA
- PROPERTY LINE

SITE PLAN NOTES

1. THIS PLAN IS SHOWN FOR REFERENCE INFORMATION ONLY AND IS INTENDED TO PROVIDE AN OVERALL IMAGE OF THE PROJECT SITE. IT IS NOT TO BE USED TO ASCERTAIN THE PROJECT SCOPE NOR IS IT MEANT TO PROVIDE DETAILED INFORMATION FOR THE CONFIGURATION OF ANY BUILDING OR SITE COMPONENTS.
2. THE EXISTING DISABLED ACCESSIBILITY OF THE PROJECT SITE INCLUDING PATH OF TRAVEL FROM PUBLIC PARKING TO COMMON AREAS SHALL IN NO WAY BE REDUCED OR OTHERWISE ALTERED BY THE WORK OF THIS PROJECT. ADDITIONALLY, ANY AND ALL WORK ON THE BUILDINGS SHALL PRESERVE EXISTING ASPECTS OF DISABLED ACCESSIBILITY TO EACH COVERED UNIT AND COMMON USE FACILITY.

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SITE PLAN

JOB:	DRAWN
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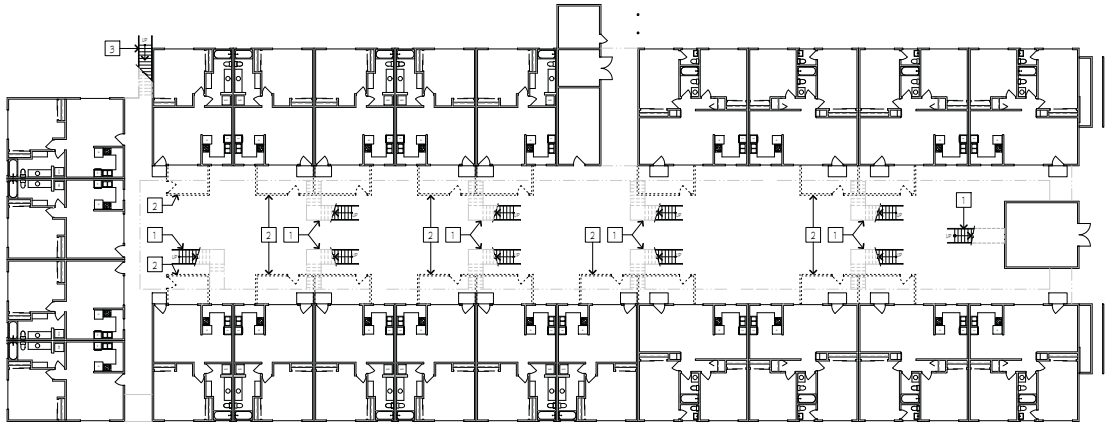
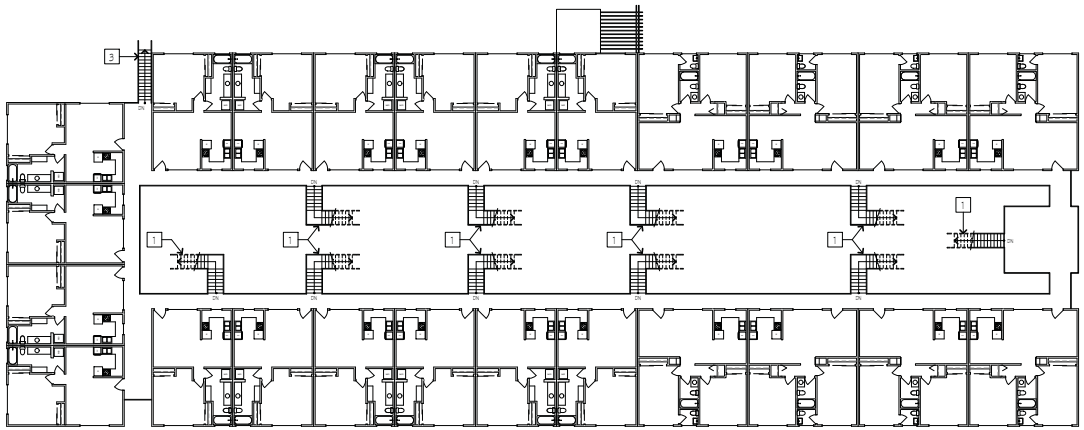


1 **BUILDING 2 EXISTING FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"



2 **BUILDING 2 EXISTING SECOND FLOOR PLAN**
SCALE: 1/16" = 1'-0"

PLAN KEYNOTES

1. EXISTING STAIRS TO BE REMOVED
2. EXISTING PATIO FENCE TO BE REMOVED
3. EXISTING STAIR TO REMAIN
4. NEW METAL FRAME STAIRS

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BUILDING 2 EXISTING PLANS

JOB:	DRAWN
1551	KR

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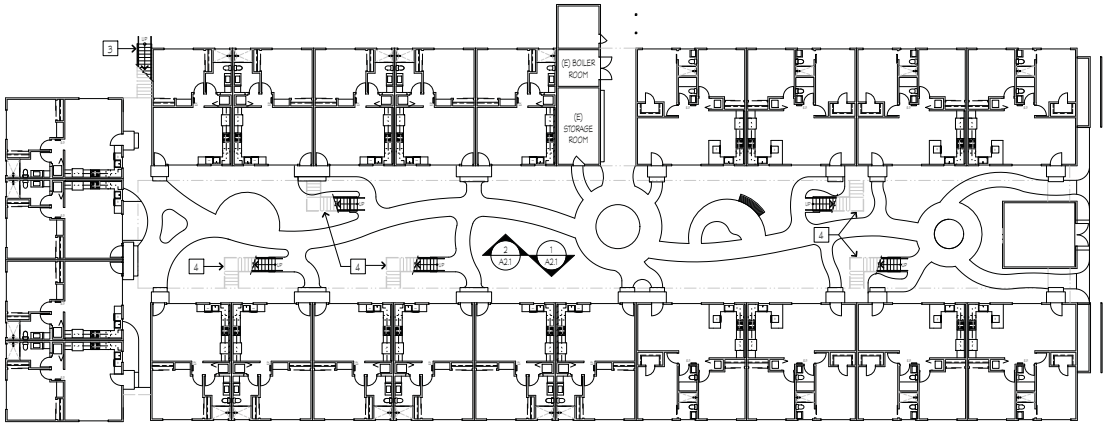
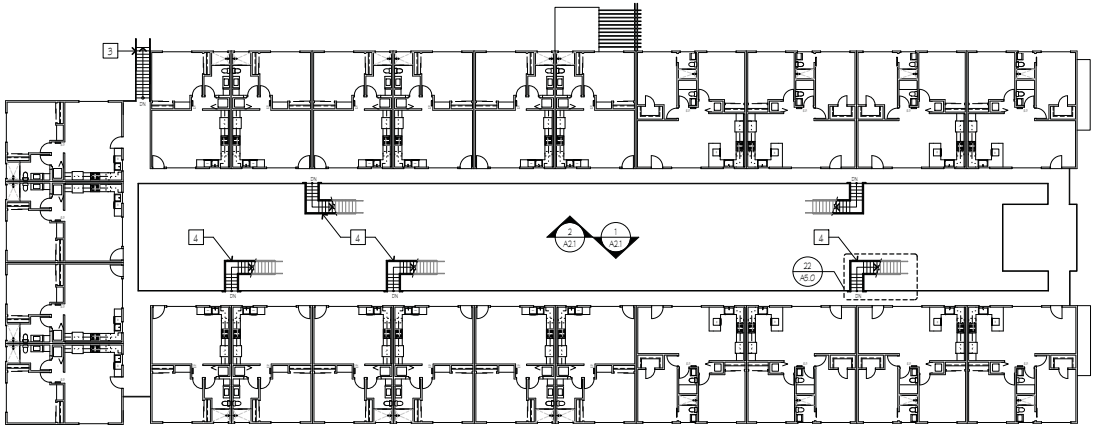
SHEET NO.
A2.0

PLANNING SUBMITTAL SET 08/15/16



1 **BUILDING 2 PROPOSED FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"



2 **BUILDING 2 PROPOSED SECOND FLOOR PLAN**
SCALE: 1/16" = 1'-0"

PLAN KEYNOTES

1. EXISTING STAIRS TO BE REMOVED
2. EXISTING PATIO FENCE TO BE REMOVED
3. EXISTING STAIR TO REMAIN
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REVISIONS

BUILDING 2 PROPOSED PLANS

JOB:	DRAWN
1551	KR

N

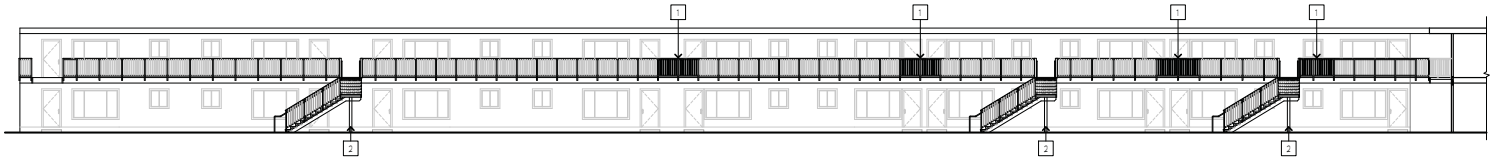
SHEET NO.

A2.1

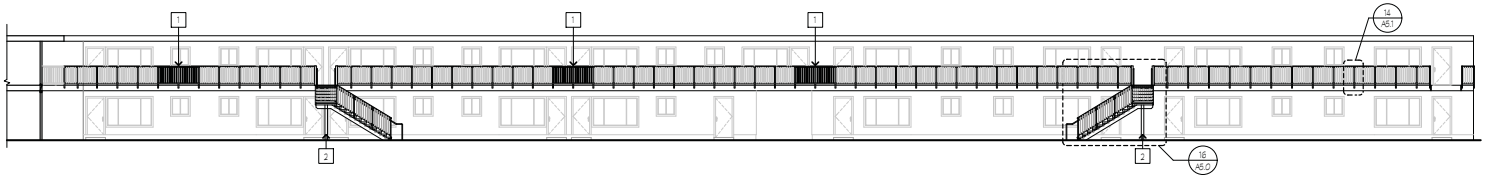
PLANNING SUBMITTAL SET 08/15/16

ELEVATION KEYNOTES

1. NEW GUARDRAIL TO MATCH EXISTING. ONLY AT LOCATIONS WHERE THE EXISTING STAIRWAY WAS REMOVED.
2. NEW METAL FRAME STAIR WITH PRECAST CONCRETE STEPS



1 **BUILDING 2 INTERIOR COURTYARD ELEVATION 1**
SCALE: 3/32" = 1'-0"



2 **BUILDING 2 INTERIOR COURTYARD ELEVATION 2**
SCALE: 3/32" = 1'-0"

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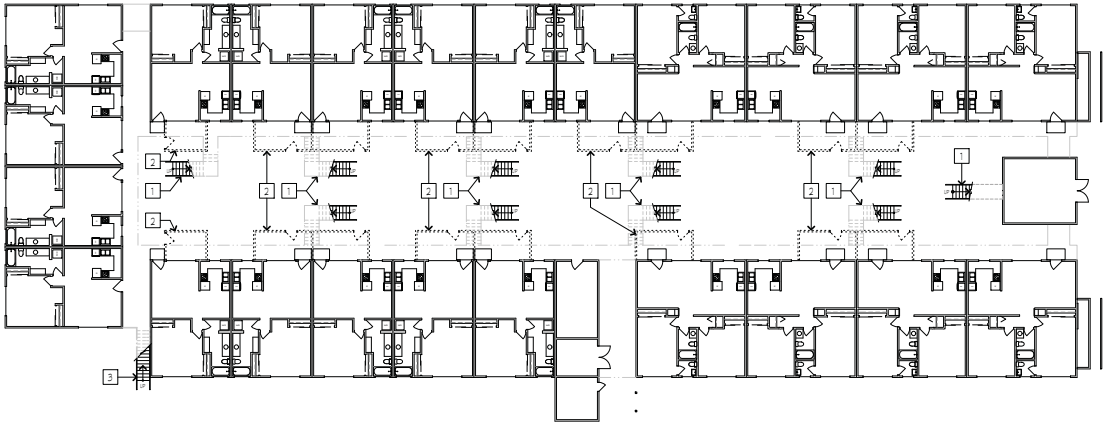
REVISIONS

BUILDING 2 PROPOSED COURTYARD ELEVATIONS

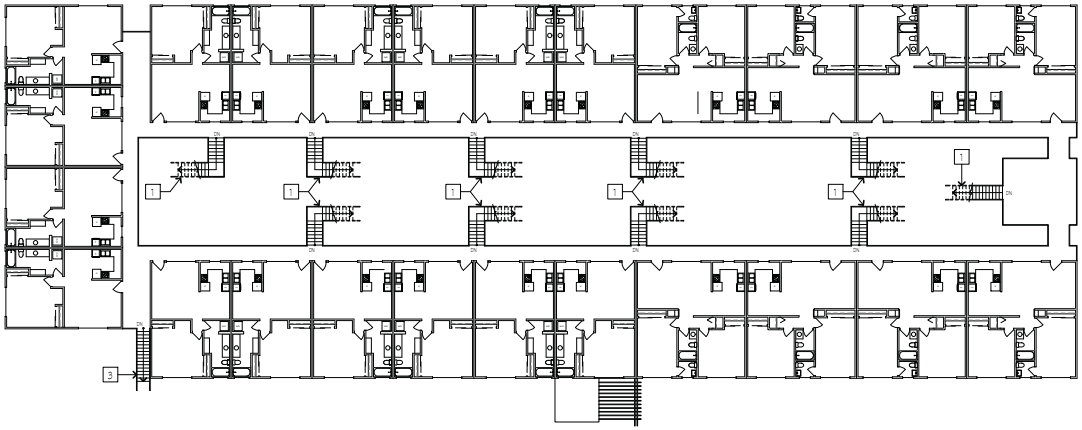
JOB:	DRAWN
1551	KR

SHEET NO.
A2.2

PLANNING SUBMITTAL SET 08/15/16



1 **BUILDING 4 EXISTING FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"



2 **BUILDING 4 EXISTING SECOND FLOOR PLAN**
SCALE: 1/16" = 1'-0"

PLAN KEYNOTES

1. EXISTING STAIRS TO BE REMOVED
2. EXISTING PATIO FENCE TO BE REMOVED
3. EXISTING STAIR TO REMAIN
4. NEW METAL FRAME STAIRS

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BUILDING 4 EXISTING PLANS

JOB:	DRAWN
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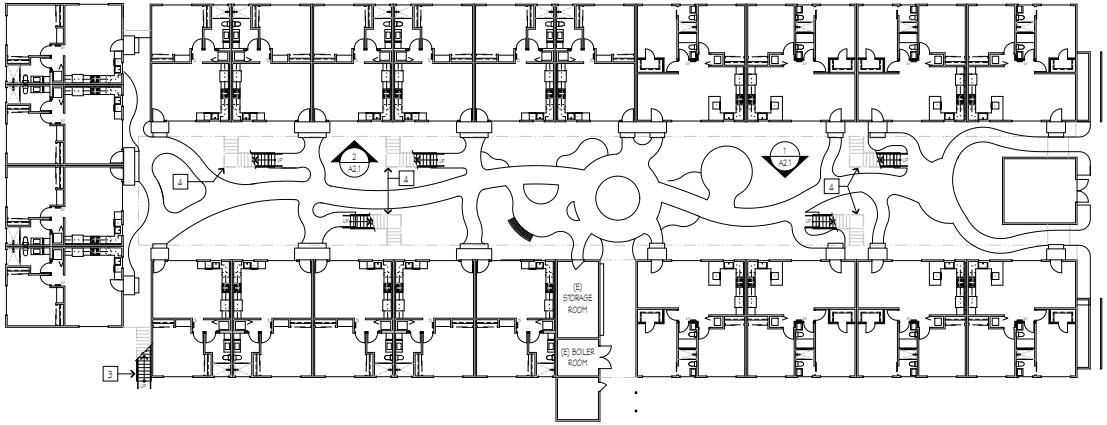
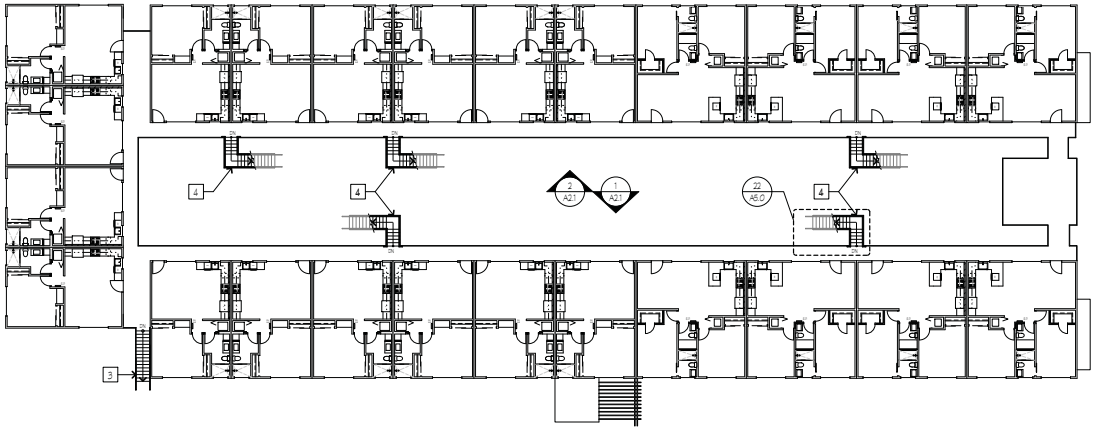
A3.0

PLANNING SUBMITTAL SET 08/15/16



1 **BUILDING 4 PROPOSED FIRST FLOOR PLAN**
SCALE: 1/16" = 1'-0"



2 **BUILDING 4 PROPOSED SECOND FLOOR PLAN**
SCALE: 1/16" = 1'-0"

PLAN KEYNOTES

1. EXISTING STAIRS TO BE REMOVED
2. EXISTING PATIO FENCE TO BE REMOVED
3. EXISTING STAIR TO REMAIN
4. NEW METAL FRAME STAIRS

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BUILDING 4 PROPOSED PLANS

JOB:	DRAWN
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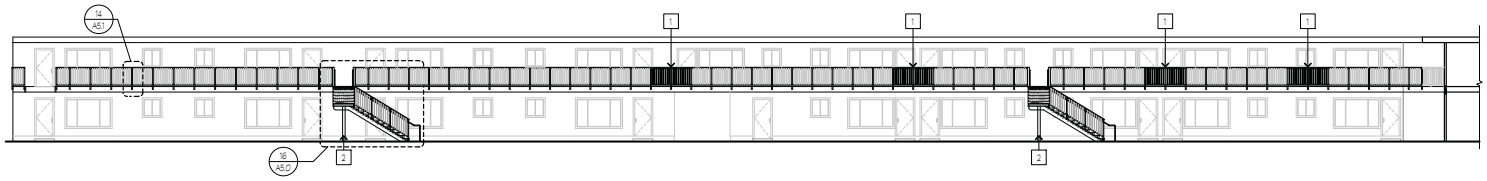
A3.1

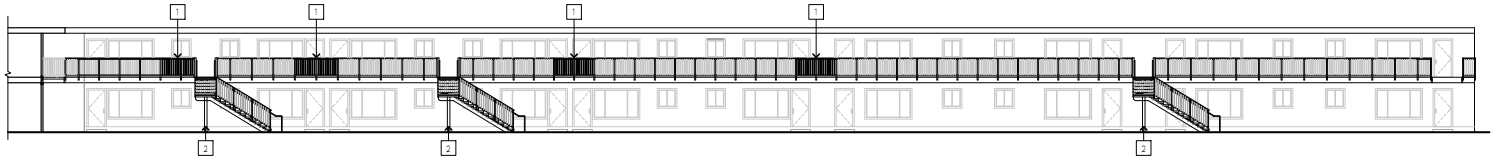
PLANNING SUBMITTAL SET 08/15/16

ELEVATION KEYNOTES

1. NEW GUARDRAIL TO MATCH EXISTING. ONLY AT LOCATIONS WHERE THE EXISTING STAIRWAY WAS REMOVED.
2. NEW METAL FRAME STAIR WITH PRECAST CONCRETE STEPS



1 **BUILDING 4 INTERIOR COURTYARD ELEVAITON 1**
SCALE: 3/32" = 1'-0"



2 **BUILDING 4 INTERIOR COURTYARD ELEVAITON 2**
SCALE: 3/32" = 1'-0"

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BUILDING 4 PROPOSED COURTYARD ELEVATIONS

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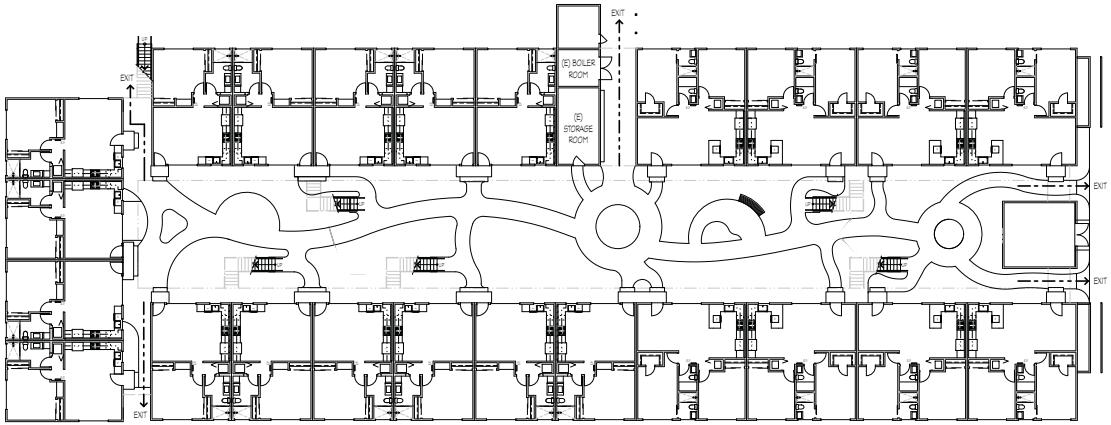
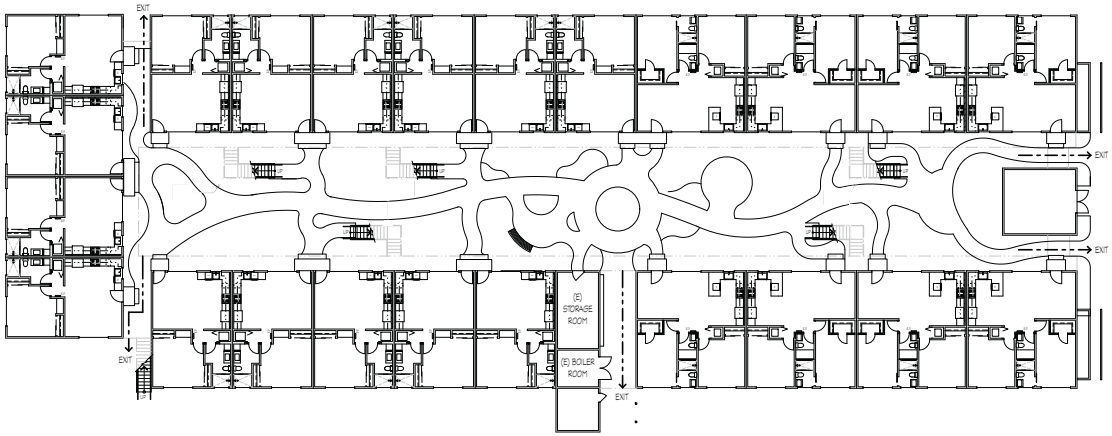
PLANNING SUBMITTAL SET 08/15/16



1 **BUILDING 2 FIRST FLOOR EXITING PLAN**
SCALE: 1/16" = 1'-0"



2 **BUILDING 4 FIRST FLOOR EXITING PLAN**
SCALE: 1/16" = 1'-0"

PLAN LEGEND

EXIT PATH

MAXIMUM TRAVEL DISTANCE

PLAN NOTES

1. MAXIMUM TRAVEL DISTANCE AT THE FURTHEST POINT FROM ANY STAIR = 214 FEET

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REVISIONS

BUILDING 2 & 4 FIRST FLOOR EXITING PLANS

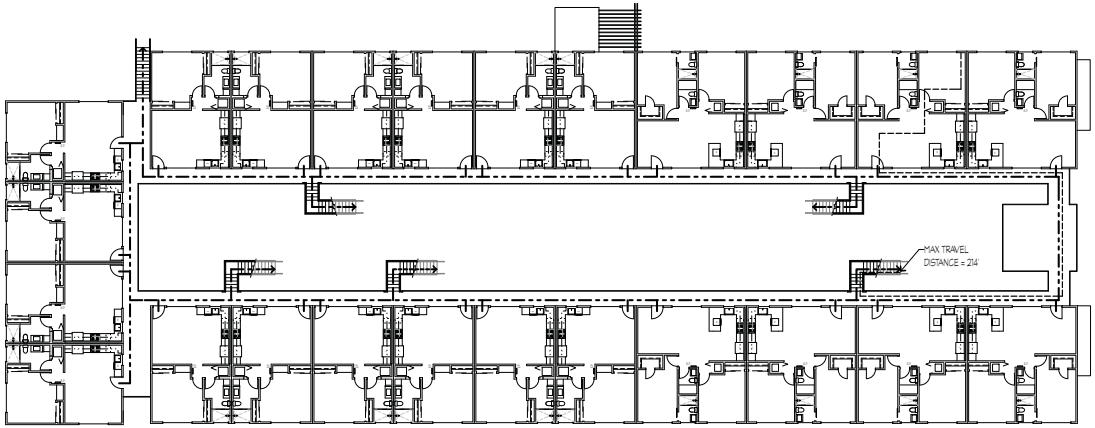
JOB:	DRAWN
1551	KR

N

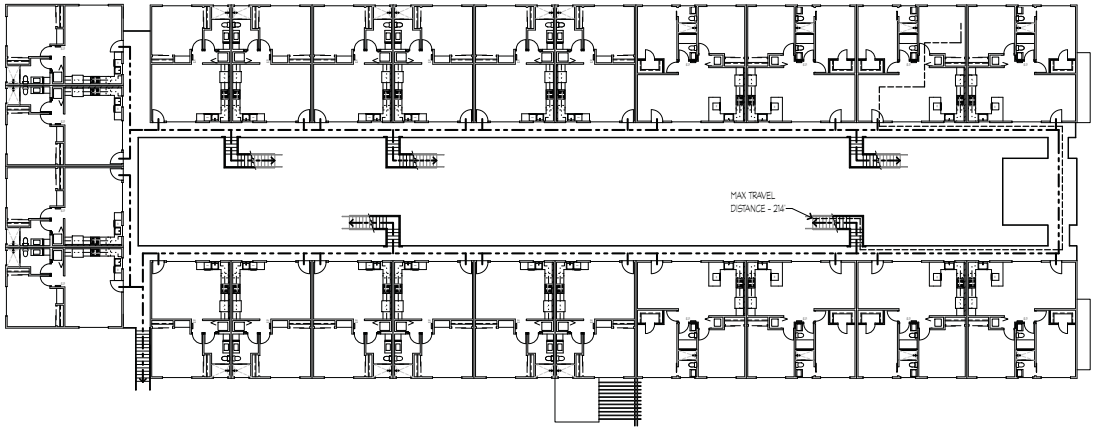
SHEET NO.

A4.0

PLANNING SUBMITTAL SET 08/15/16



1 **BUILDING 2 SECOND FLOOR EXITING PLAN**
SCALE: 1/16" = 1'-0"



2 **BUILDING 4 SECOND FLOOR EXITING PLAN**
SCALE: 1/16" = 1'-0"

PLAN LEGEND

EXIT PATH

MAXIMUM TRAVEL DISTANCE

PLAN NOTES

1. MAXIMUM TRAVEL DISTANCE AT THE FURTHEST POINT FROM ANY STAIR = 214 FEET

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REVISIONS

BUILDING 2 & 4 SECOND FLOOR EXITING PLANS

JOB:	DRAWN
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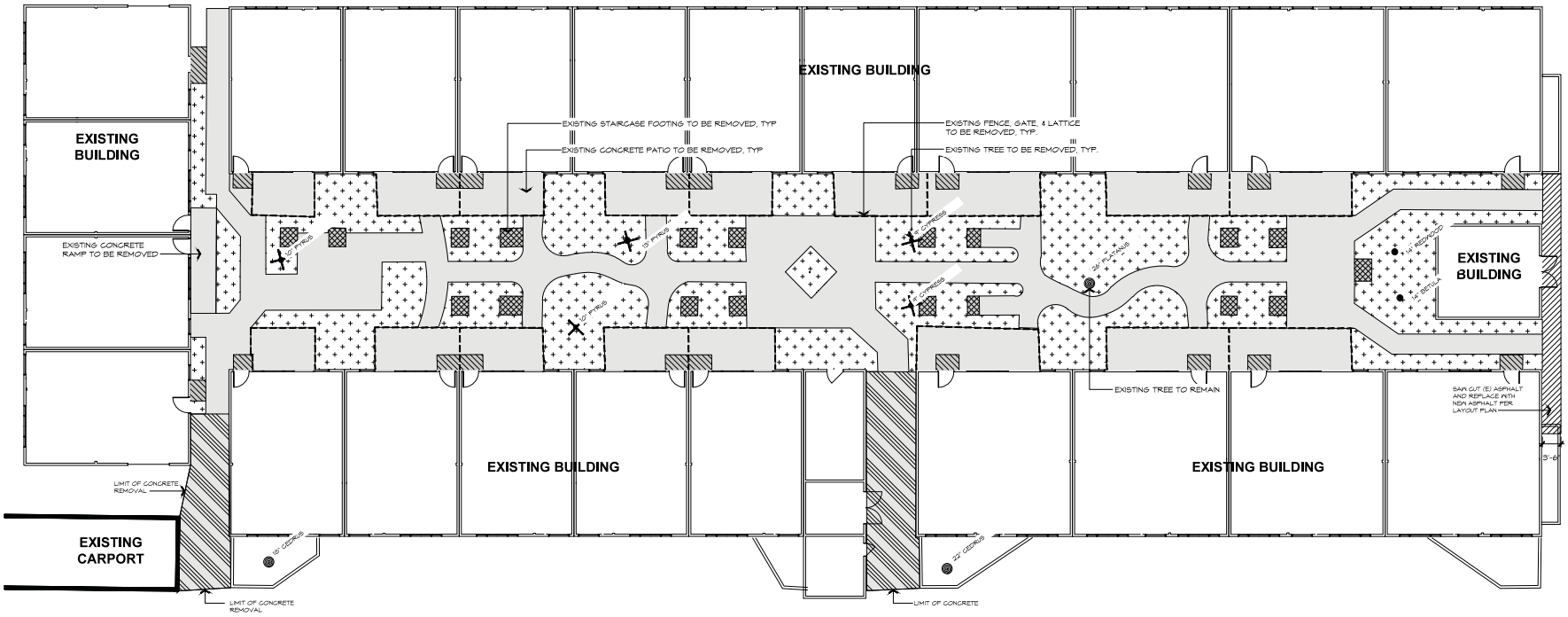

DEMOLITION LEGEND

- EXISTING CONCRETE PAVING & BASEROCK TO BE REMOVED. SAW-CUT AS NECESSARY AT LINE WHERE CONCRETE IS TO REMAIN.
- EXISTING CONCRETE PAVING TO BE REMOVED, BASEROCK TO REMAIN. SAW-CUT AS NECESSARY AT LINE WHERE CONCRETE IS TO REMAIN.
- EXISTING CONCRETE STOOP & BASEROCK TO BE REMOVED
- EXISTING CONCRETE STAIR FOOTINGS TO BE REMOVED
- EXISTING ASPHALT PAVING & BASEROCK TO BE REMOVED. SAW-CUT AS NECESSARY AT LINE WHERE ASPHALT IS TO REMAIN.
- EXISTING PLANTS AND/OR TURF TO BE REMOVED. VERIFY IN FIELD W/ LANDSCAPE ARCHITECT. DO NOT REMOVE TREES UNLESS OTHERWISE NOTED.
- EXISTING WOOD FENCE, POSTS AND GATES TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

DEMOLITION NOTES

- TOPOGRAPHIC INFORMATION USED IN THE PREPARATION OF THIS PLAN IS BASED ON SURVEY INFORMATION PREPARED BY BKF, DATED 5/1/2015. ALL GRADES AND CONTOURS INDICATED AS EXISTING ARE BASED ON SURVEY INFORMATION PERFORMED PRIOR TO BUILDING CONSTRUCTION. CONTRACTOR SHALL VERIFY AND ACCEPT EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DISTANCES & LOCATIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THIS PLAN IS FOR REFERENCE ONLY AND DOES NOT NECESSARILY INDICATE THE FULL EXTENT OR LIMITS OF DEMOLITION. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS & NEW WORK PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL ENSURE ALL BASE MATERIAL & DELETERIOUS MATERIAL IS REMOVED FROM SOIL IN PROPOSED PLANTING AREAS.
- CONTRACTOR SHALL ALLOW FOR REPAIR & REPLACEMENT OF ALL FEATURES 'TO REMAIN' TO RETURN TO PRE-CONSTRUCTION CONDITION. CONTRACTOR SHALL REPAIR ANY DAMAGE AS A RESULT OF CONSTRUCTION ACTIVITIES.
- EXISTING DOWNSPOUT LEADERS & DRAINAGE SHALL REMAIN UNLESS OTHERWISE INDICATED BY GRADING & DRAINAGE PLANS.
- ALL EXISTING LIGHT BOLLARDS SHALL BE RETAINED IN PLACE OR RELOCATED. SEE LIGHTING PLANS.
- ALL EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO ANY LAND DISTURBING ACTIVITY. SEE CIVIL PLANS.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL VERIFY WITH THE LANDSCAPE ARCHITECT THE LOCATION OF MATERIALS TO BE STORED OR RELOCATED. THE CONTRACTOR SHALL PROTECT ALL FEATURES TO REMAIN.
- NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
- A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN THE CONTAINER.
- ALL PLANT MATERIAL NOT INDICATED TO BE REMOVED SHALL REMAIN.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES & ROOT SYSTEMS.
- CONTRACTOR SHALL MAINTAIN THE AUTOMATIC IRRIGATION SYSTEM OPERATIONAL TO ALL LANDSCAPE AREAS TO REMAIN. IF SUCH IRRIGATION IS NOT MAINTAINABLE, CONTRACTOR SHALL HAND WATER TO ENSURE PLANT HEALTH FOR DURATION OF THE PROJECT.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

Kikuchi + Kankel
Design Group

Landscape Architecture
Environmental Design
Site Planning

730 Mill Street
Half Moon Bay, CA 94019
(650) 726-7100
www.kkdesigngroup.com

LICENSED LANDSCAPE ARCHITECT
STEVEN T. KIKUCHI
No. 2005
Signature
9/21/17
Renewal Date
Date
STATE OF CALIFORNIA

LANDSCAPE RENOVATIONS

PARC AT PRUNEYARD

215 UNION AVE.
CAMPBELL, CA

KEY MAP

Revisions:

Date: 8/17/16 PERMIT SET

Scale: 1" = 10'-0"

Drawn By: NR, AL

DEMOLITION PLAN

Sheet No.
L0.3
Of

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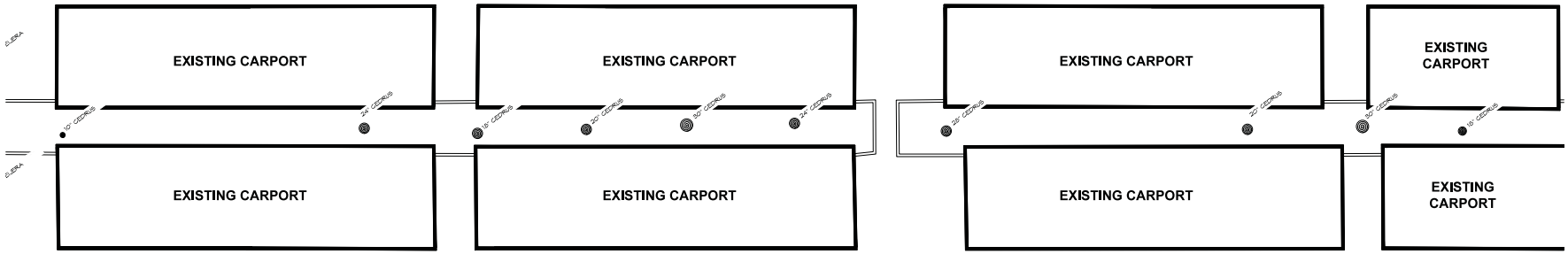

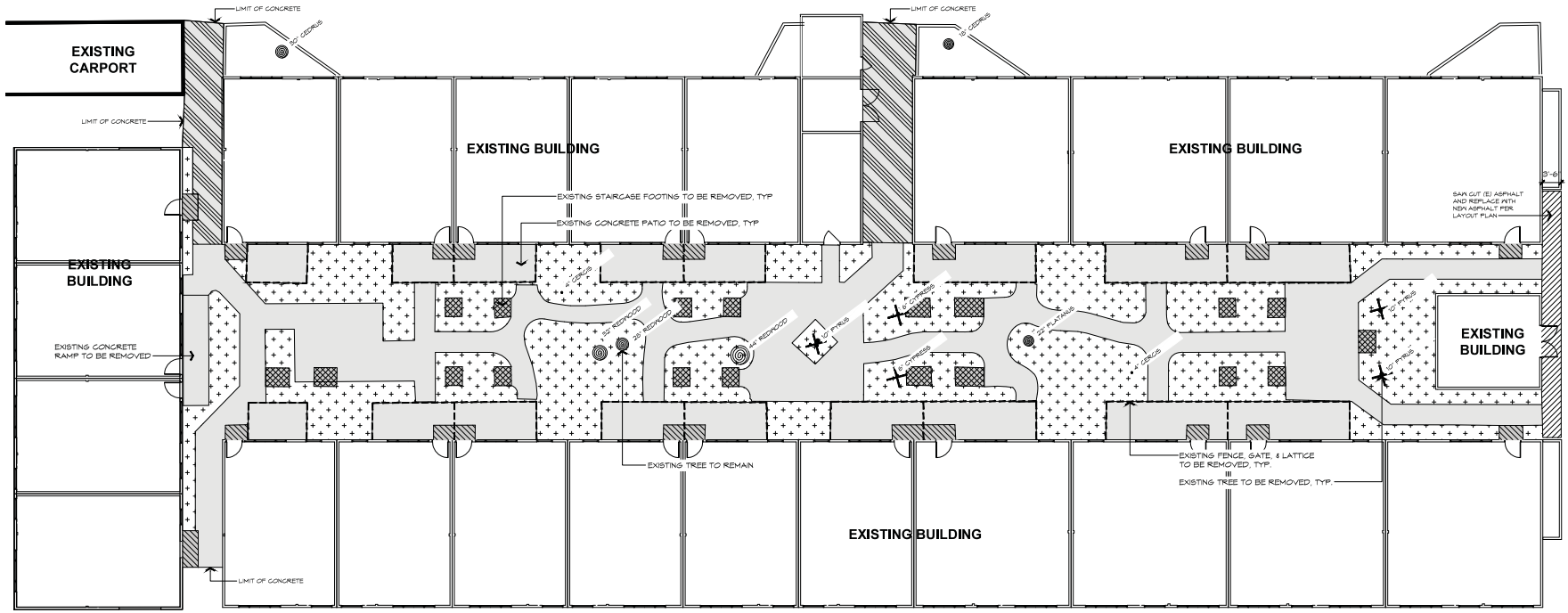

SEE SHEET L0.3 FOR NOTES AND LEGEND

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LICENSED LANDSCAPE ARCHITECT
STEVEN T. KIKUCHI
No. 2005
Signature
Renewal Date
Date
STATE OF CALIFORNIA

LANDSCAPE RENOVATIONS

PARC AT PRUNEYARD

215 UNION AVE.
CAMPBELL, CA

KEY MAP

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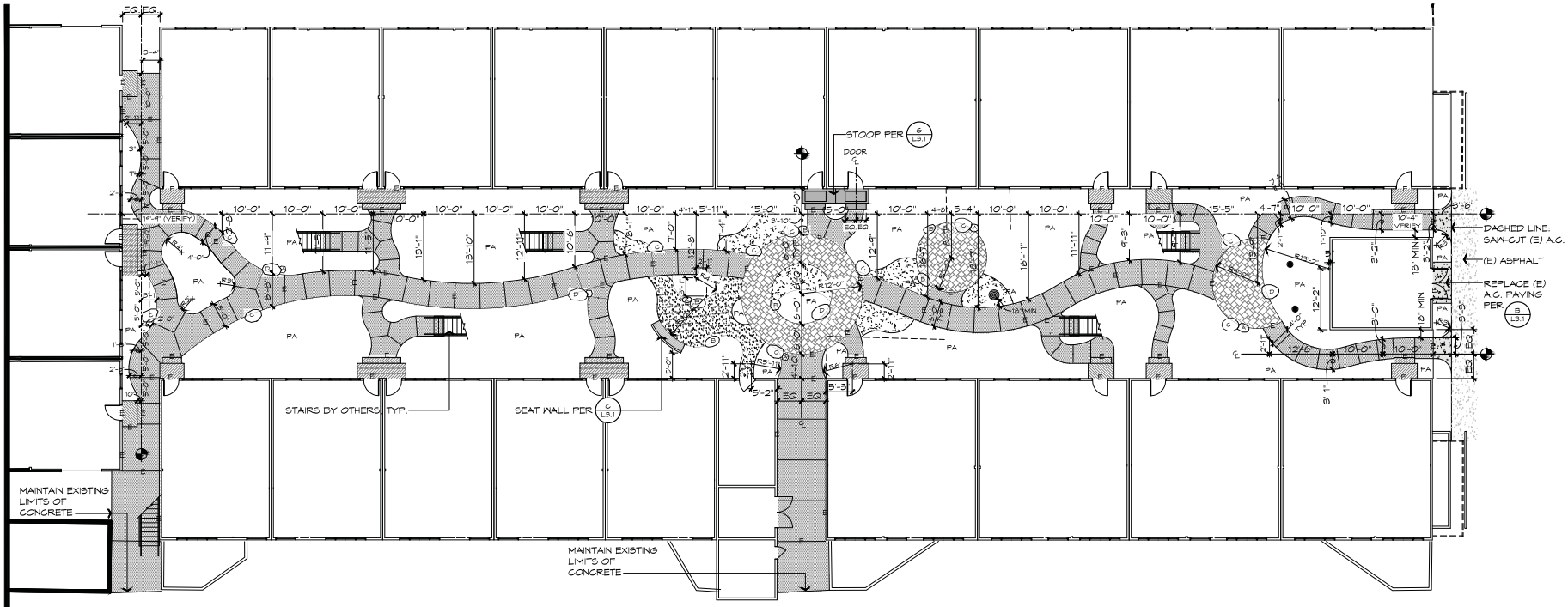
DEMOLITION PLAN

Sheet No.

L0.4

Of



LAYOUT LEGEND

- CONCRETE PAVING: 4" THICK INTEGRAL COLOR CONCRETE W/ MEDIUM BROOM FINISH. COLOR AND SEAL PER SPECS. — D L3.1
  - TOOLED SCORE JOINT
  - EXPANSION JOINT
- CONCRETE PAVERS: CAST CONCRETE PAVER OVER 4" CONCRETE BASE. COLOR & FINISH TO BE SELECTED BY OWNER. — E L3.1
- GRAVEL: 3" THICK GRAVEL BED OF 1/2" X 1" LA PAZ PEBBLES. — E L6.5
- GRAVEL OR D.G. PAVING: 2" THICK BLUE FINES, DECOMPOSED GRANITE WITH STABILIZER PER SPECS. — A L3.1
- REPLACE EXISTING ASPHALT PAVING — B L3.1
- DOUBLE WIDE STOOP: CONCRETE REINFORCED W/ #4 REBAR @ 12" O.C., #3 REBAR CONTINUOS @ EACH NOSING. INTEGRAL COLOR, STAINING, SEALING AND FINISH PER PLAN. DIMENSIONS PER — A L1.4
- SINGLE WIDE STOOP: CONCRETE REINFORCED W/ #4 REBAR @ 12" O.C., #3 REBAR CONTINUOS @ EACH NOSING. INTEGRAL COLOR, STAINING, SEALING AND FINISH PER PLAN. DIMENSIONS PER — B L1.4
- PA — PLANTING AREA
- BOULDERS: NAPA FIELDSTONE BOULDERS or (AS SELECTED BY OWNER OR LANDSCAPE ARCHITECT). — F L3.1
- EXISTING TREE TO REMAIN, TYP.

LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DISTANCES & LOCATIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL WORK SHALL CONFORM TO LOCAL BUILDING CODES & ORDINANCES. CONTRACTOR SHALL OBTAIN & PAY FOR ALL NECESSARY PERMITS.
- REFER TO CIVIL DRAWINGS FOR ALL GRADING, DRAINAGE, SUBGRADE DRAINAGE AND EARTHWORK.
- CONTRACTOR SHALL INSTALL UTILITY SLEEVES PRIOR TO FORMING CONCRETE. REFER TO IRRIGATION PLANS FOR LOCATIONS.
- PAVING SCORE LINES, WHEN NOT DIMENSIONED, SHALL BE LOCATED PER PLAN, ALIGNED AS INDICATED, AND SPACED EQUALLY. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO LAYING REBAR.
- ALL VISIBLE POURED-IN-PLACE CONCRETE SHALL BE SEALED PER SPECS.
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE TO ARRANGE FOR FIELD REVIEW OF ALL PAVING AND PATH LAYOUTS.
- CONTRACTOR SHALL PROVIDE POOL SHOP DRAWINGS, INDICATING SIGNAGE, TILE MARKERS, RAILINGS, ETC., AND SUBMITTED FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING POOL CONSTRUCTION.
- CONTRACTOR SHALL PROTECT ALL EXISTING TREES & ROOT SYSTEMS. NO EXCAVATION FOR ANY PURPOSE SHALL BE DUG WITHIN 15 FEET OF EXISTING TREE TRUNKS. EXCAVATION BEYOND 15 FEET AND WITHIN DRIPLINES OF EXISTING VEGETATION AND TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1"Ø SHALL BE CUT. ALL CUT ROOTS SHALL BE CLEANLY CUT & DRESSED.
- NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE PUBLIC RIGHT-OF-WAY.
- A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED AND PLACED IN THE CONTAINER.
- ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE PILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

BOULDER KEY

(EXISTING STOCKPILED BOULDERS) or (NEW NAPA FIELDSTONE BOULDERS) or (AS SELECTED BY THE LANDSCAPE ARCHITECT). SIZES AS FOLLOWS:

A	12-15" x 21-24"	C	24-30" x 36-42"
B	18-24" x 24-30"	D	36-42" x 48-54"

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LICENSED LANDSCAPE ARCHITECT
STEVEN T. KI KIKUCHI
No. 2505
Date
STATE OF CALIFORNIA

LANDSCAPE RENOVATIONS

PARC AT PRUNEYARD

215 UNION AVE.
CAMPBELL, CA

KEY MAP

Revisions:

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Drawn By: NR, AL

LAYOUT PLAN

Sheet No.
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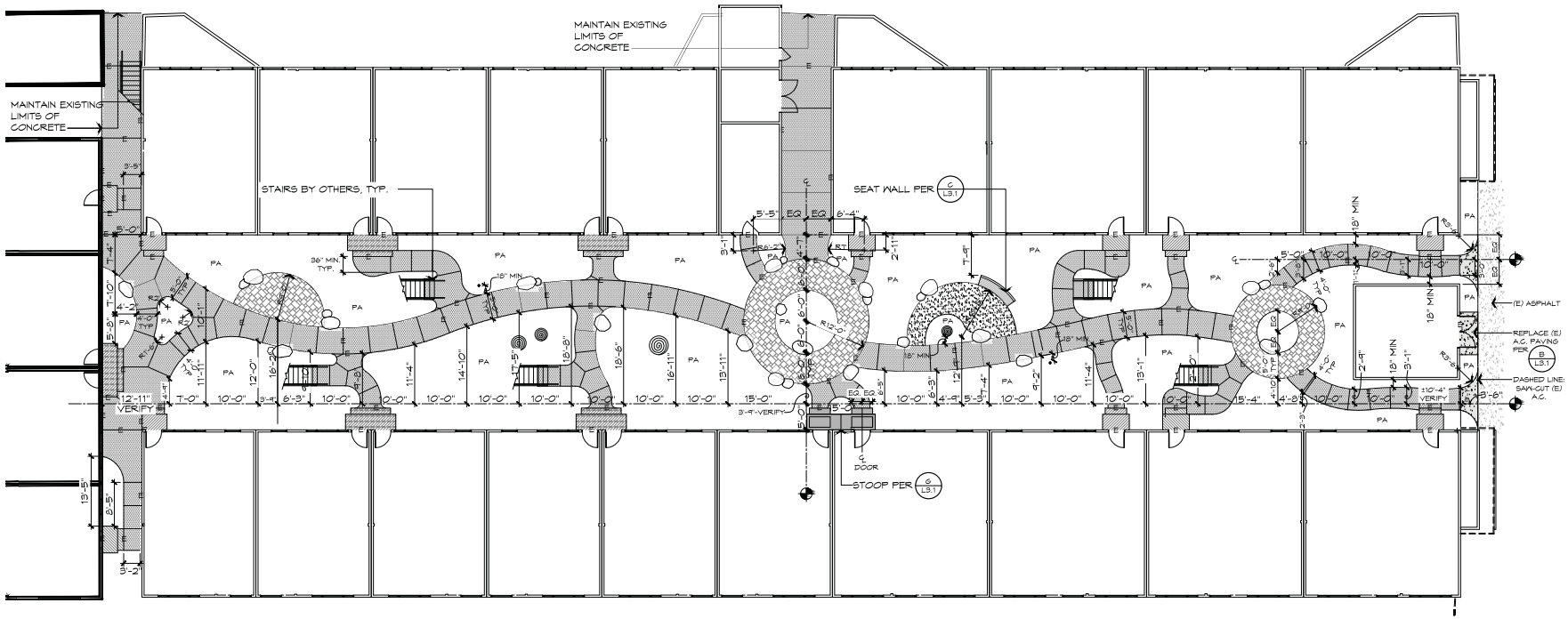
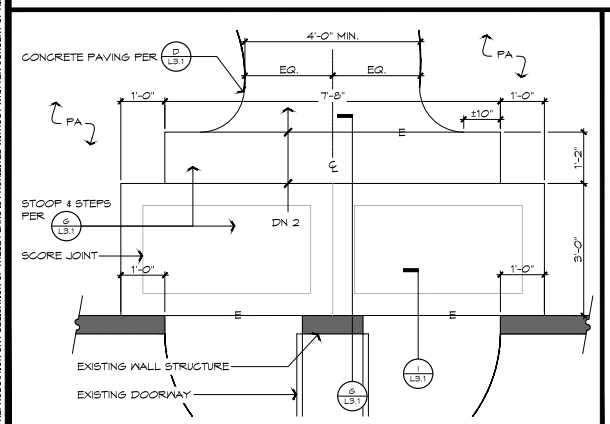
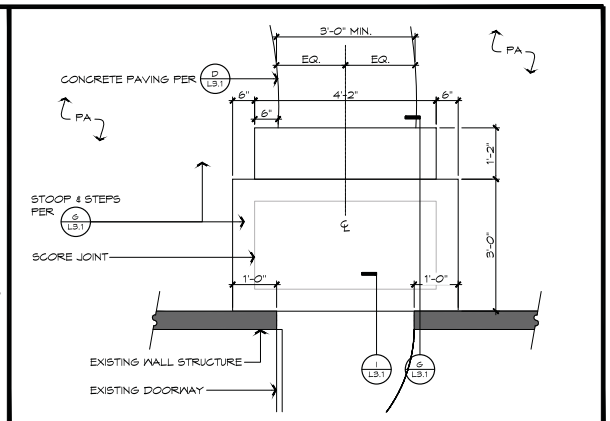


SEE SHEET L1.3 FOR NOTES AND LEGEND



(A) DOUBLE WIDE STOOP 3/4" = 1'-0"



(B) SINGLE WIDE STOOP 3/4" = 1'-0"

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LICENSED LANDSCAPE ARCHITECT
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LANDSCAPE RENOVATIONS

PARC AT PRUNEYARD

215 UNION AVE.
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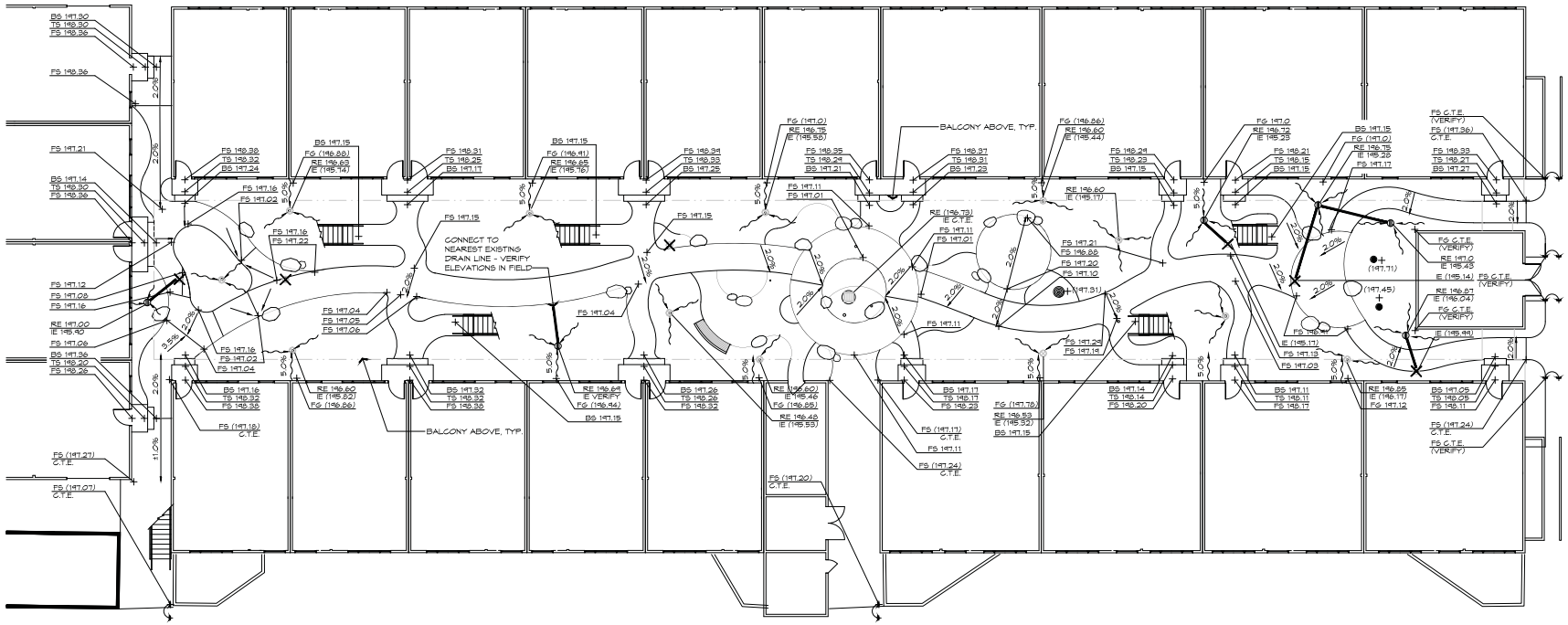

GRADING LEGEND

FS 100.00 / FG 99.99	PROPOSED SPOT ELEVATION (SEE ABBREVIATION KEY)
(FS 100.00) / C.T.E.	EXISTING SPOT ELEVATION
	INDICATES CONFORMING ELEVATIONS
	RIDGE OR VALLEY LINE
	DRAIN PIPE: PVC SDR 35, 4"Ø UNLESS OTHERWISE NOTED, MINIMUM 1% SLOPE.
2.0%	INDICATES DEGREE AND DIRECTION OF SLOPE ACROSS PAVED SURFACES
4.4%	INDICATES DEGREE AND DIRECTION OF SLOPE ACROSS PLANTED AREAS
	RELOCATED AREA DRAIN OR NDA TO MATCH EXISTING
	EXISTING AREA DRAIN TO REMAIN
X	EXISTING AREA DRAIN TO REMOVED OR RELOCATED
	EXISTING CATCH BASIN TO REMAIN

ABBREVIATION KEY

FFE	FINISHED FLOOR ELEVATION (PER ARCHITECT'S PLANS)
FS	FINISHED SURFACE ELEVATION
FG	FINISHED GRDE ELEVATION
RE/IE	RIM/INVERT ELEVATION
TW/BW	TOP/BOTTOM OF WALL ELEVATION
TC/BC	TOP/BOTTOM OF CURB ELEVATION
TS/BS	TOP/BOTTOM OF STEP ELEVATION
TR/BR	TOP/BOTTOM OF RAMP ELEVATION
TBG	TOP OF BARBEQUE COUNTER
TBR	TOP OF BRIDGE
C.T.E.	CONFORM TO EXISTING ELEVATION

GRADING NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING & PROPOSED ELEVATIONS PRIOR TO CONSTRUCTION & SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCES FOUND.
- DRAINAGE INTENT: IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE POSITIVE DRAINAGE IN ALL PAVED AND LANDSCAPED AREAS. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FOR ALL AREAS.
- ALL NDA PLANTING AREAS (EXCEPT UNDER EXISTING TREE CANOPIES) SHALL RECEIVE A 2" LAYER OF ORGANIC AMENDMENTS INCORPORATED INTO THE TOP 6" O FSOIL PER SPECS. ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF BARK MULCH PER SPECS.
- THE SUBGRADE BELOW ALL PAVED AREAS (EXCEPT UNDER EXISTING TREE CANOPIES) SHALL BE BASEROCK COMPACTED TO 95%, DEPTH PER PLAN. SEE DETAILS FOR PAVING AND SUBGRADE COMPACTION BENEATH EXISTING TREES.
- ALL GRADING SHALL CONFROM TO LOCAL CODES AND ORDINANCES.
- NO TRENCHES FOR ANY PURPOSE SHALL BE DUG WITHIN 15 FEET OF EXISTING TREE TRUNKS. TRENCHES BEYOND 15 FEET AND WITHIN DRIPLINES OF EXISTING VEGETATION AND TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1" DIAMETER SHALL BE CUT. ALL CUT ROOTS BETWEEN 1/2" AND 1" DIAMETER SHALL BE CLEANLY CUT AND DRESSED.
- ALL PERFORATED PIPES SHALL DRAIN TO SOLID PIPES. UNDER NO CIRCUMSTANCES SHALL A SOLID PIPE BE ALLOWED TO DRAIN INTO A PERFORATED PIPE. WHERE TIGHT LINES ARE INDICATED TO FLOW BENEATH A WALL, PERFORATED PIPE SHALL CONNECT WITH A VERTICAL SOLID PIPE STRAIGHT DOWN TO THE SOLID PIPE.
- ALL DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE PER SPECS, SLOPED AT 1% MINIMUM UNLESS OTHERWISE NOTED ON PLAN.
- ALL BUILDING RAIN WATER LEADERS SHALL REMAIN CONNECTED TO EXISTING DRAINAGE SYSTEM.
- TOPOGRAPHIC INFORMATION USED IN THE PREPARATION OF THIS PLAN IS BASED ON SURVEY INFORMATION PREPARED BY BKF, DATED 5/1/2015. ALL GRADES AND CONTOURS INDICATED AS EXISTING ARE BASED ON SURVEY INFORMATION PERFORMED PRIOR TO BUILDING CONSTRUCTION. CONTRACTOR SHALL VERIFY AND ACCEPT EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- ALL FINISH GRADES SHALL BE NO LESS THAN 6" BELOW TOP OF FOUNDATION. CONTRACTOR SHALL VERIFY.
- EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO COMMENCEMENT OF ANY LAND DISTURBING ACTIVITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL EROSION CONTROL MEASURES AND SHALL BE RESPONSIBLE FOR ANY AND ALL FINES ASSOCIATED WITH THE DISCHARGE OF SEDIMENTS, EROSION, OR POLLUTANTS LEAVING THE SITE AS A RESULT OF CONSTRUCTION ACTIVITY.
- THE CONTRACTOR SHALL USE A SILT FENCE BARRIER, STRAW BALE BARRIER, SAND BAGS, BRUSH OR ROCK FILTER OR OTHER APPROPRIATE MEASURES, AS NECESSARY, TO MINIMIZE THE QUANTITY OF SEDIMENT-LADEN RUNOFF FROM THE SITE.
- CONTRACTOR SHALL STABILIZE ANY AREAS THAT HAVE BEEN STRIPPED OF VEGETATION AND MAINTAIN EROSION CONTROL MEASURES BETWEEN OCTOBER 15 AND APRIL 15 OR PER CITY STANDARDS.
- CONTRACTOR SHALL USE WATERING AND OTHER MEANS NECESSARY TO CONTROL DUST DURING PERFORMANCE OF WORK TO PREVENT A NUISANCE TO THE PUBLIC.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

STAIRWAY FABRICATION & FLATWORK INSTALLATION

CONTRACTOR SHALL VERIFY ALL EXISTING & PROPOSED ELEVATIONS PRIOR TO FABRICATION OF STAIRWAYS OR INSTALLATION OF FLATWORK. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE FIELD. CONTRACTOR SHALL REVIEW ALL FIELD ADJUSTMENTS W/ LANDSCAPE ARCHITECT PRIOR TO ANY CONCRETE POUR.

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LANDSCAPE RENOVATIONS

PARC AT PRUNEYARD

215 UNION AVE.
CAMPBELL, CA

KEY MAP

Revisions:

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GRADING & DRAINAGE PLAN

Sheet No.

L2.3

Of

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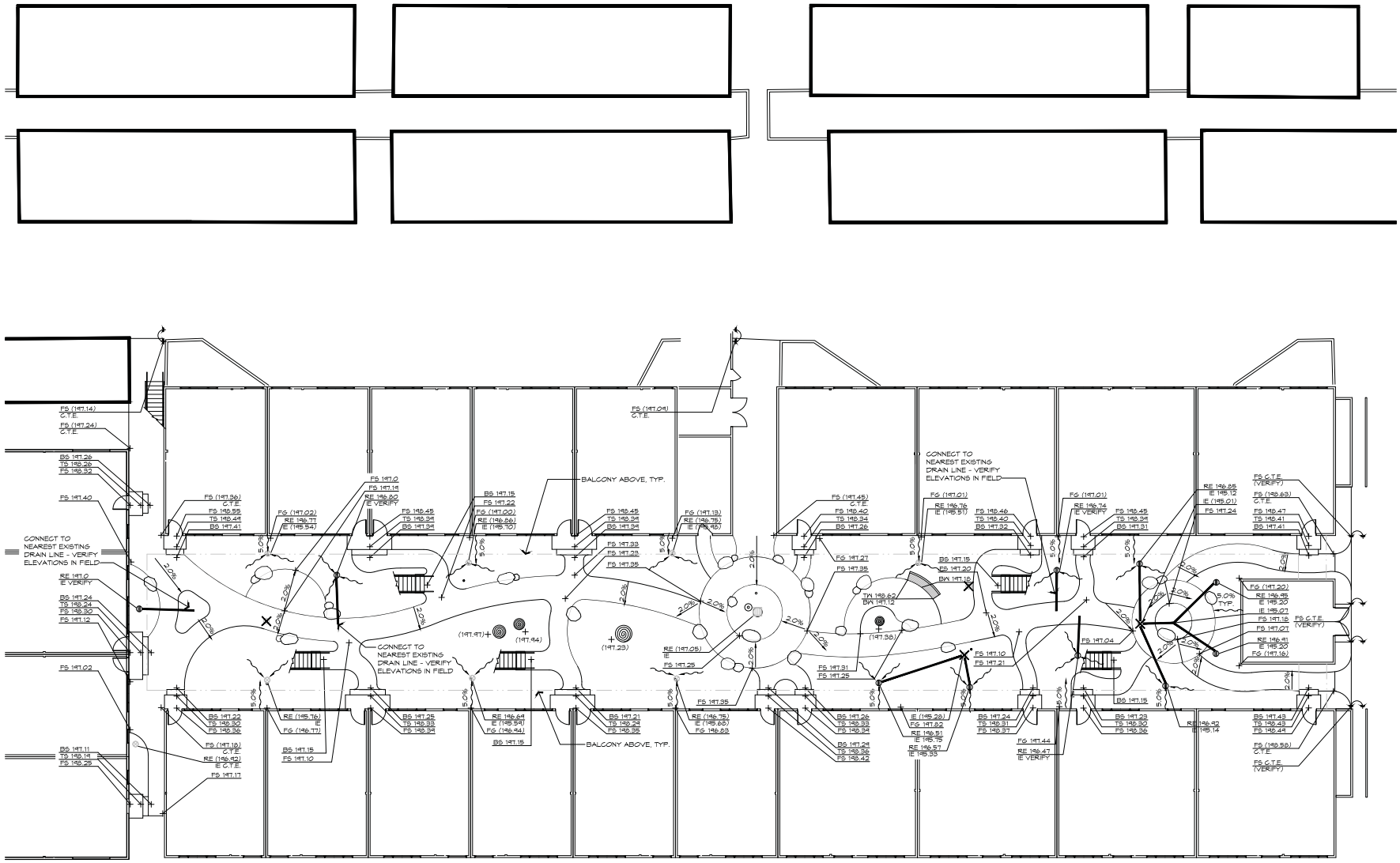

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LICENSED LANDSCAPE ARCHITECT
STEVEN T. KIKUCHI
No. 2007
Signature
Date
STATE OF CALIFORNIA

LANDSCAPE RENOVATIONS

PARC AT PRUNEYARD

215 UNION AVE.
CAMPBELL, CA

KEY MAP

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GRADING & DRAINAGE PLAN

Sheet No.

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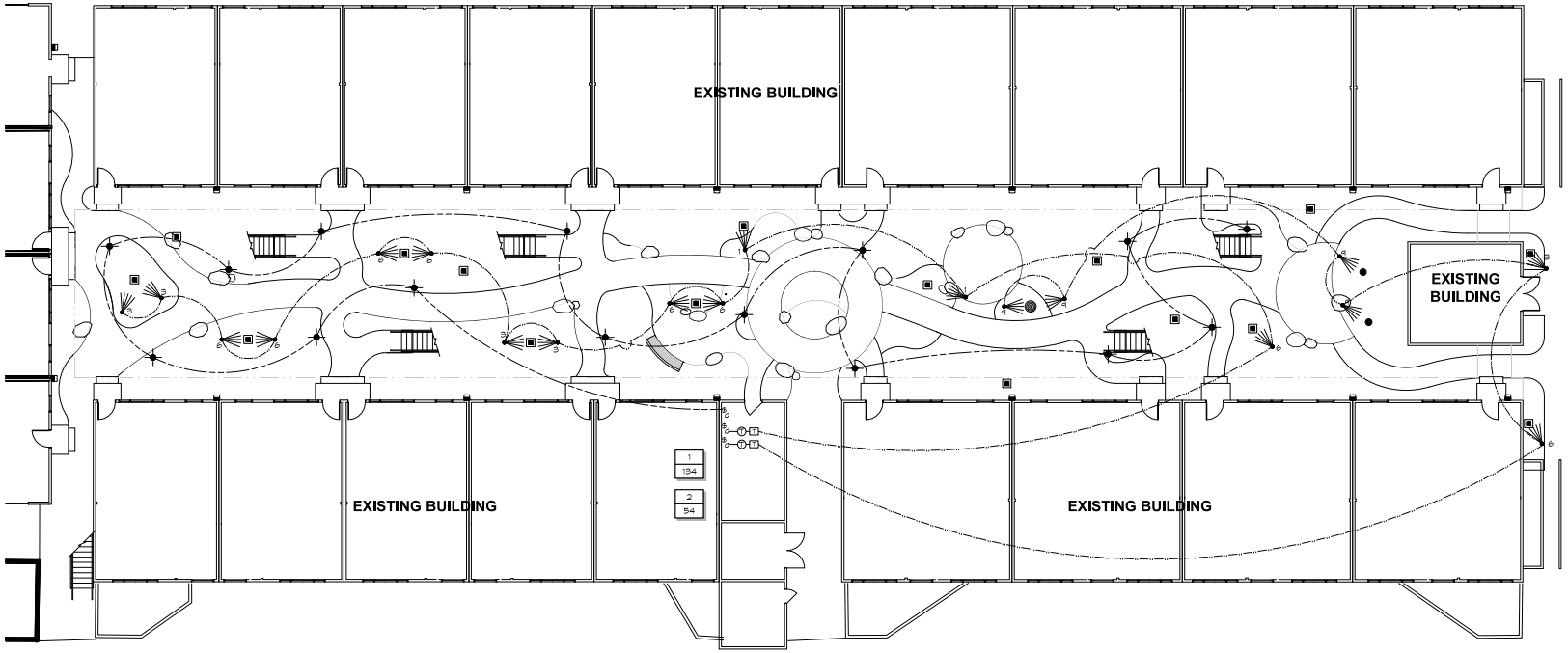

LIGHTING LEGEND

- LINE VOLTAGE WIRING: SCHEMATIC LOCATION. WIRE TO BE SOLID-CONDUCTOR COPPER, GAUGE AS REQUIRED. ROUTE WIRE IN CONDUIT, SIZE AS REQUIRED. BURIAL PER CODES.
- LOW VOLTAGE WIRING: SCHEMATIC LOCATION. WIRE TO BE DIRECT-BURIAL, #10/2 OR 12/2, AS REQUIRED. SIX-INCH (6") MINIMUM BURIAL. ROUTE INSIDE WOOD VENEERING, ATOP BEAMS, ETC. TO MINIMIZE VISIBILITY AND IMPACT TO TREE ROOTS.
- TRANSFORMER: FX LUMINAIRE MODEL 'PX' 150 OR 300 WATT (AS APPROPRIATE PER ZONE WATTAGE), MULTI-TAP TRANSFORMER WITH PHOTOCELL. PROVIDE HARD-WIRED 120V POWER SUPPLY. LOCATION AS DETERMINED IN THE FIELD.
- ELECTRICAL JUNCTION BOX
- UP LIGHT (LOW VOLTAGE): FX LUMINAIRE 'NP-'#'LED-BZ-TB', MOUNT ON '555' STAKE. '#' INDICATES NUMBER OF LEDs PER FIXTURE.
- BOLLARD LIGHT: PHILLIPS GARDCO SQUARE BOLLARD 'BS700', METAL HALIDE, ON CONCRETE FOOTING. FINISH AS SELECTED BY OWNER. MOUNT PER MFG. RECOMMENDATIONS.
- BUILDING LIGHT TO REMAIN OR BY OTHERS
- INTERIOR SWITCH: NEW INTERIOR SINGLE POLE DIMMER SWITCH
- TIMER: INTERMATIC ELECTROMECHANICAL IN-WALL TIMER, OR APPROVED EQUIVALENT.
- TRANSFORMER NUMBER
- ZONE WATTAGE
- EXISTING TREE
- PROPOSED TREE

LIGHTING NOTES

- SWITCHING AND SWITCHING CONTROLS SHALL BE COORDINATED WITH BUILDING CONTROLS AND LIGHTING.
- SWITCHING SHALL BE ON TIMERS/PHOTOCELLS TO SATISFY TITLE 24 REQUIREMENTS.
- NO LOW-VOLTAGE WIRE RUN SHALL EXCEED 120 FT. AND/OR 100 WATTS. PROVIDE BETWEEN 11.0 & 11.5 VOLTS AT EACH FIXTURE.
- WATERPROOF JUNCTION BOXES SHALL BE UTILIZED WHENEVER REQUIRED TO CONNECT TO EXISTING STUB BY OTHERS OR TO EXTEND CIRCUIT. CONTRACTOR SHALL USE BELL STYLE BOXES ON SIDE OF BUILDING WHERE OCCURS; ALL JUNCTION BOXES SHALL BE PAINTED TO MATCH ADJACENT SURFACE.
- PRECISE LOCATIONS FOR ALL FIXTURES SHALL BE FIELD STAKED, MARKED, AND VERIFIED WITH LANDSCAPE ARCHITECT PRIOR TO WIRING AND INSTALLATION. ADJUSTABLE FIXTURES SHALL BE DIRECTED IN THE FIELD BY LANDSCAPE ARCHITECT.
- ALL LOW VOLTAGE CIRCUITS SHALL BE WIRED TO UTILIZE THE APPROPRIATE TRANSFORMER LOADS AND SHALL NOT EXCEED 80% OF RATED MAXIMUM LOAD. ALL CIRCUITS SHALL BE WIRED TO MINIMIZE VOLTAGE DROP AT THE END OF THE LINE.
- ALL TRANSFORMERS SHALL BE HARD WIRED. TRANSFORMERS ADJACENT TO BUILDING OR SITE WALLS SHALL BE MOUNTED TO WALL 12" ABOVE GRADE. ALL TRANSFORMERS LOCATED IN PLANTING AREAS SHALL BE MOUNTED 4" ABOVE GRADE ON A CON HRT RND 4x4 POST PAINTED DARK BROWN AND SET IN A 9"Ø x 12" DEEP CONCRETE FOOTING.
- ALL WORK SHALL CONFORM TO LOCAL ELECTRICAL CODES.
- NO TRENCHES FOR ANY PURPOSE SHALL BE DUG WITHIN 15' OF EXISTING TREE TRUNKS. TRENCHES BEYOND 15' AND WITHIN DRIPLINES OF EXISTING VEGETATION & TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1"Ø SHALL BE CUT. ALL ROOTS BETWEEN 1/2" & 1"Ø SHALL BE CLEANLY CUT AND DRESSED.
- ALL FX LUMINARIE FIXTURES AND TRANSFORMERS HAVE A 10 YEAR WARRANTY AS A COMPLETE SYSTEM. FX LUMINAIRE AVAILABLE FROM EWING IRRIGATION. ALL FIXTURES SHALL BE UL 1838 APPROVED.
- ON SITE TECHNICAL SERVICES PROVIDED BY FX LUMINAIRE. CONTACT FX TECHNICAL SERVICES @ 800-888-1264. SAMPLE FIXTURES AND DEMONSTRATION AVAILABLE.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

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LICENSED LANDSCAPE ARCHITECT
STEVEN T. KIKUCHI
No. 3887
Signature
Date
STATE OF CALIFORNIA

LANDSCAPE RENOVATIONS

PARC AT PRUNEYARD

215 UNION AVE.
CAMPBELL, CA

KEY MAP

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LIGHTING PLAN

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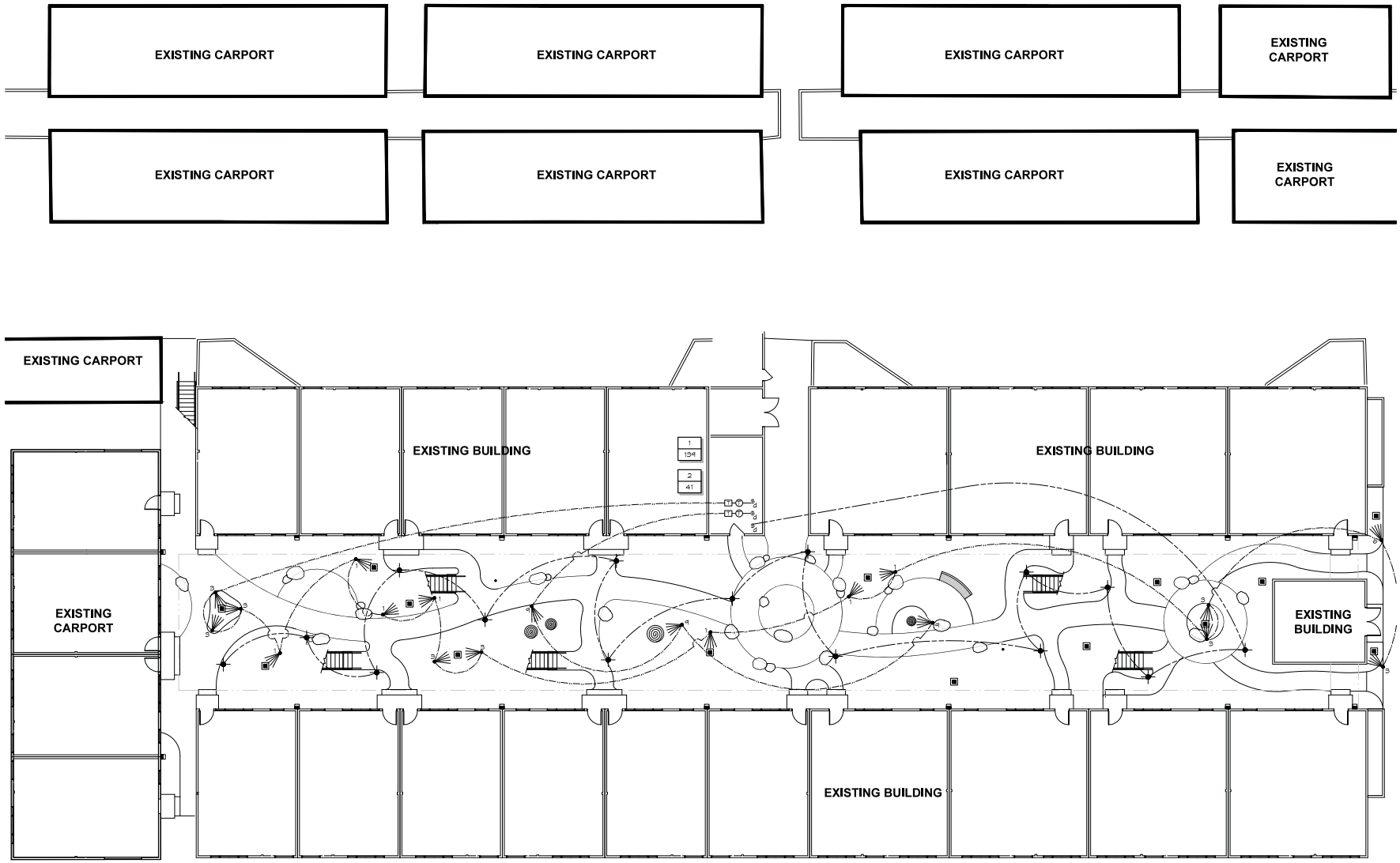

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LICENSED LANDSCAPE ARCHITECT
KENTON T. KIKUCHI
No. 2005
Signature
Date
STATE OF CALIFORNIA

LANDSCAPE
RENOVATIONS

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LIGHTING PLAN

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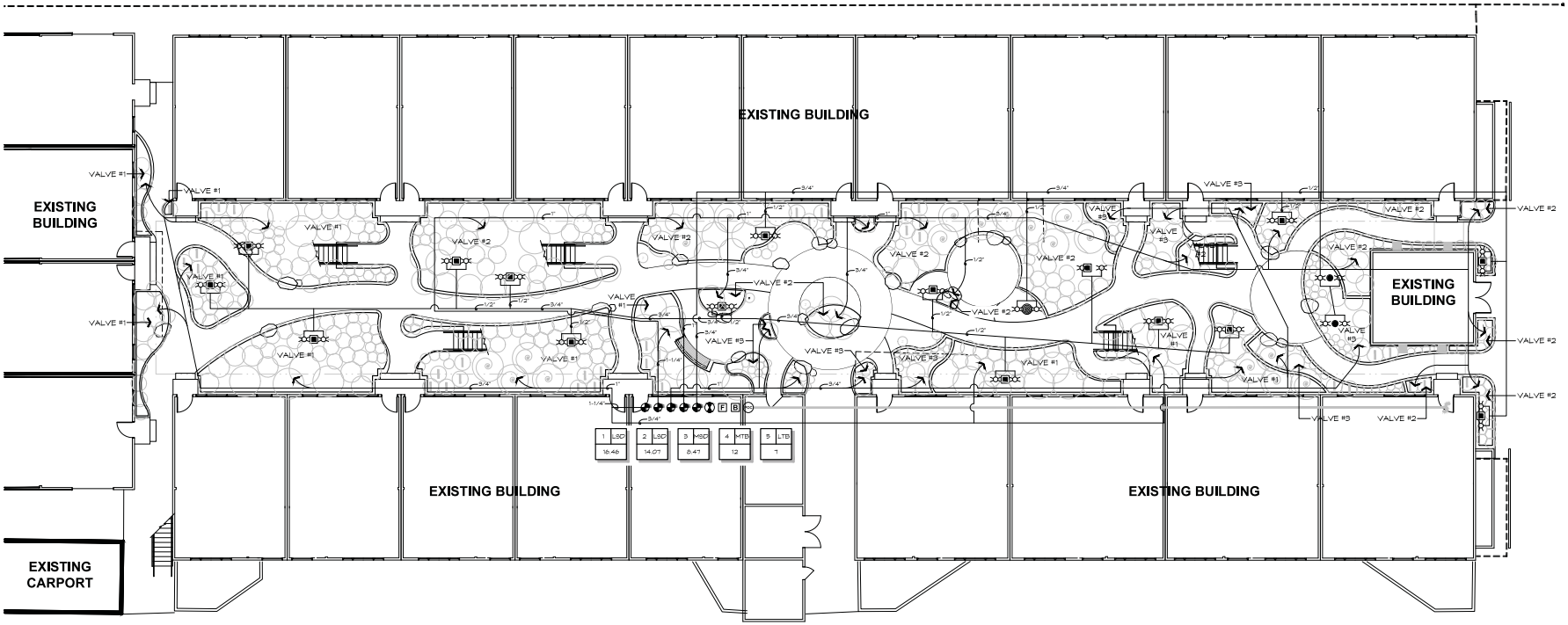

SEE SHEET ATTACHMENT FOR WELO WORKSHEET

IRRIGATION LEGEND

EXISTING MAINLINE. APPROXIMATE LOCATION SHOWN.

LATERAL LINE. PVC CLASS 200, SIZE AS SHOWN PER PLAN. 12" MINIMUM BURIAL, UNLESS OTHERWISE NOTED.

POINT OF CONNECTION. LOCATE IN VALVE BOX W/ SHUT OFF VALVE.

BACKFLOW PREVENTER. EXISTING TO REMAIN

FILTER. RAINBIRD QUICK-CHECK BASKET FILTER 'QKCHK-100' 1" BASKET FILTER W/ 100 MESH SCREEN.

BALL VALVE. SCH. 80 PVC BALL VALVE AS MANUFACTURED BY KING BROTHERS INDUSTRIES (OR EQ.). SIZE PER LINE; LOCATE IN VALVE BOX.

SOLENOID VALVE. IRRITROL SYSTEMS 700 SERIES VALVE, 1" SIZE. INSTALL OMNIREG "OMR-100" PRESSURE REGULATION MODULE; INITIAL PRESSURE SETTING 35 PSI. LOCATE IN VALVE BOX.

(<- SELECT ONE) TREE BUBBLERS. TORO 570Z XF 12" POP-UP BODIES W/ TORO (SB-4-180-PCJ/FB-50-PC) (STREAM/FLOOD) BUBBLER NOZZLES.

VALVE # INDICATES LIMITS OF DRIP IRRIGATION AND RESPECTIVE VALVE

INDICATES POLYETHYLENE DRIP TUBE TRANSITION FROM PVC TO POLY AS REQ'D. POLY LINE SHALL BE 3/4"Ø TRUNK LINE W/ EMITTERS PLUGGED DIRECTLY INTO 3/4"Ø TUBING. USE NO 1/4"Ø TUBING. TUBING SHALL BE STAKED @ 4'-0" O.C. MAX. TO GRADE & COVERED WITH BARK MULCH. DRIP EMITTERS SHALL BE TORO NSE 2 GPH PRESSURE COMPENSATING EMITTERS MODEL TPCG06-DC-RED. 2 EMITTERS PER PLANT.

STATION/VALVE NUMBER - LETTER INDICATES CONTROLLER
STATION TYPE
STATION GPM

LSD	LOW SHRUB DRIP
MSD	MEDIUM SHRUB DRIP
LTB	LOW TREE BUBBLER
MTB	MEDIUM TREE BUBBLER

IRRIGATION NOTES

- THIS SYSTEM IS BASE ON AN ESTIMATED AVAILABLE 50 GPM @ 65 PSI. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- ALL WORK SHALL CONFORM TO LOCAL PLUMBING & ELECTRICAL CODES.
- CONTRACTOR SHALL LOCATE ALL NEW LATERALS, MAINS & VALVES IN PLANTING AREAS WHENEVER POSSIBLE. WATER LINES SHOWN BENEATH WALKS AND DRIVES ARE FOR GRAPHIC CLARITY ONLY. PLACE NO ELLS OR TEES BENEATH PAVING. ALL PIPING BENEATH PAVING SHALL BE LOCATED WITHIN PVC SCH 40 SLEEVING - SEE LIGHTING PLANS FOR LOCATIONS.
- CONTRACTOR SHALL INSTALL FILTER AND REGULATOR AND THOROUGHLY FLUSH ALL DRIP IRRIGATION LINES PRIOR TO INSTALLING FLUSH VALVE.
- CONTRACTOR SHALL REPAIR ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING CONSTRUCTION, REGARDLESS OF LOCATION ON SITE. CONTRACTOR SHALL TEST & VERIFY OPERATION OF EXISTING SYSTEM & NOTIFY THE LANDSCAPE ARCHITECT OF ANY CURRENT DIFFICENCIES. NEW AND EXISTING IRRIGATION SYSTEMS SHALL BE FULLY OPERATIONAL UPON COMPLETION OF PROJECT.
- NO TRENCHES FOR ANY PURPOSE SHALL BE DUG WITHIN 10 FEET OF EXISTING TREE TRUNKS. TRENCHES WITHIN DRIPLINES OF EXISTING VEGETATION AND TREES TO REMAIN SHALL BE HAND DUG. NO ROOTS GREATER THAN 1"Ø SHALL BE CUT. ALL CUT ROOTS BETWEEN 1/2" AND 1"Ø SHALL BE CLEANLY CUT AND DRESSED.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

NOTES TO BIDDERS

- THESE IRRIGATION DRAWINGS ARE SCHEMATIC HERE DEVELOPED FOR PERMIT PURPOSES. THEY PROVIDE ONLY A GENERAL GUIDELINE FOR INSTALLATION.
- CONTRACTOR SHALL RETROFIT THE EXISTING IRRIGATION SYSTEM AS NECESSARY AND AS DIRECTED BY OWNER.
- CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE EXISTING METER(S) AND BACKFLOW PREVENTION DEVICE(S) ARE DEDICATED SOLELY FOR IRRIGATION PURPOSES.
- METER SIZE, AVAILABLE FLOW AND PRESSURE, AND MAINLINE SIZE SHALL BE VERIFIED AS ADEQUATE PRIOR TO BIDDING.
- CONTRACTOR SHALL CALCULATE DEMAND FOR EACH STATION AND COMPARE WITH AVAILABLE FLOW AND PRESSURE TO PROVIDE A FULLY OPERATIONAL SYSTEM.

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LICENSED LANDSCAPE ARCHITECT
STEVEN T. KI KIKUCHI
No. 2505
Expiration Date 12/31/17
STATE OF CALIFORNIA

LANDSCAPE RENOVATIONS

PARC AT PRUNEYARD

215 UNION AVE.
CAMPBELL, CA

KEY MAP

Revisions:

Date: 6/10/16 PERMIT SET

Scale: 1" = 10'-0"

Drawn By: NR, AL

IRRIGATION PLAN

Sheet No.
L5.3
Of

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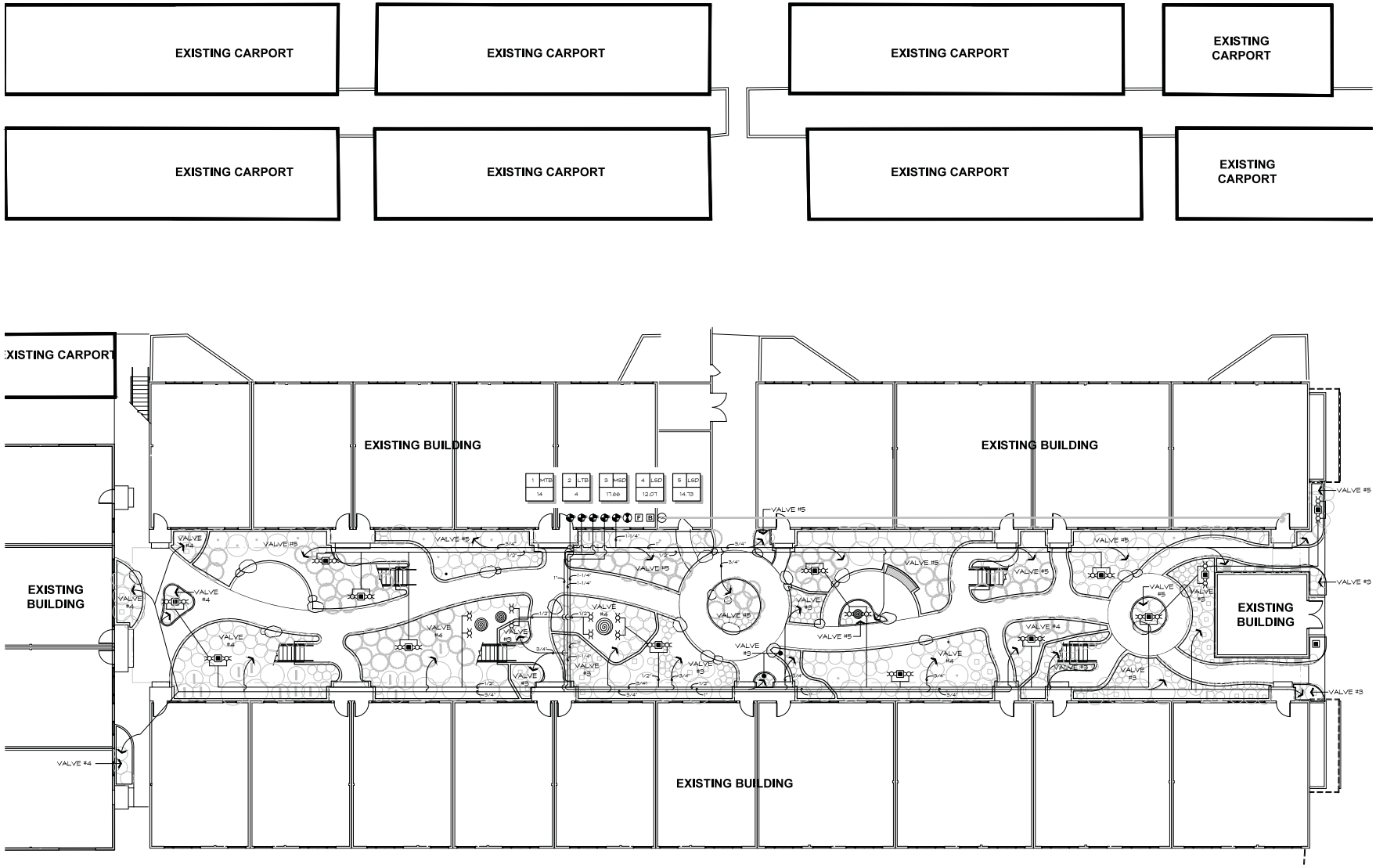

SEE SHEET L5.3 FOR NOTES AND LEGEND
SEE SHEET ATTACHMENT FOR WELO WORKSHEET

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LICENSED LANDSCAPE ARCHITECT
STEVEN T. KIKUCHI
No. 2265
STATE OF CALIFORNIA

LANDSCAPE
RENOVATIONS

PARC AT PRUNEYARD

215 UNION AVE.
CAMPBELL, CA

KEY MAP

Revisions:

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IRRIGATION PLAN

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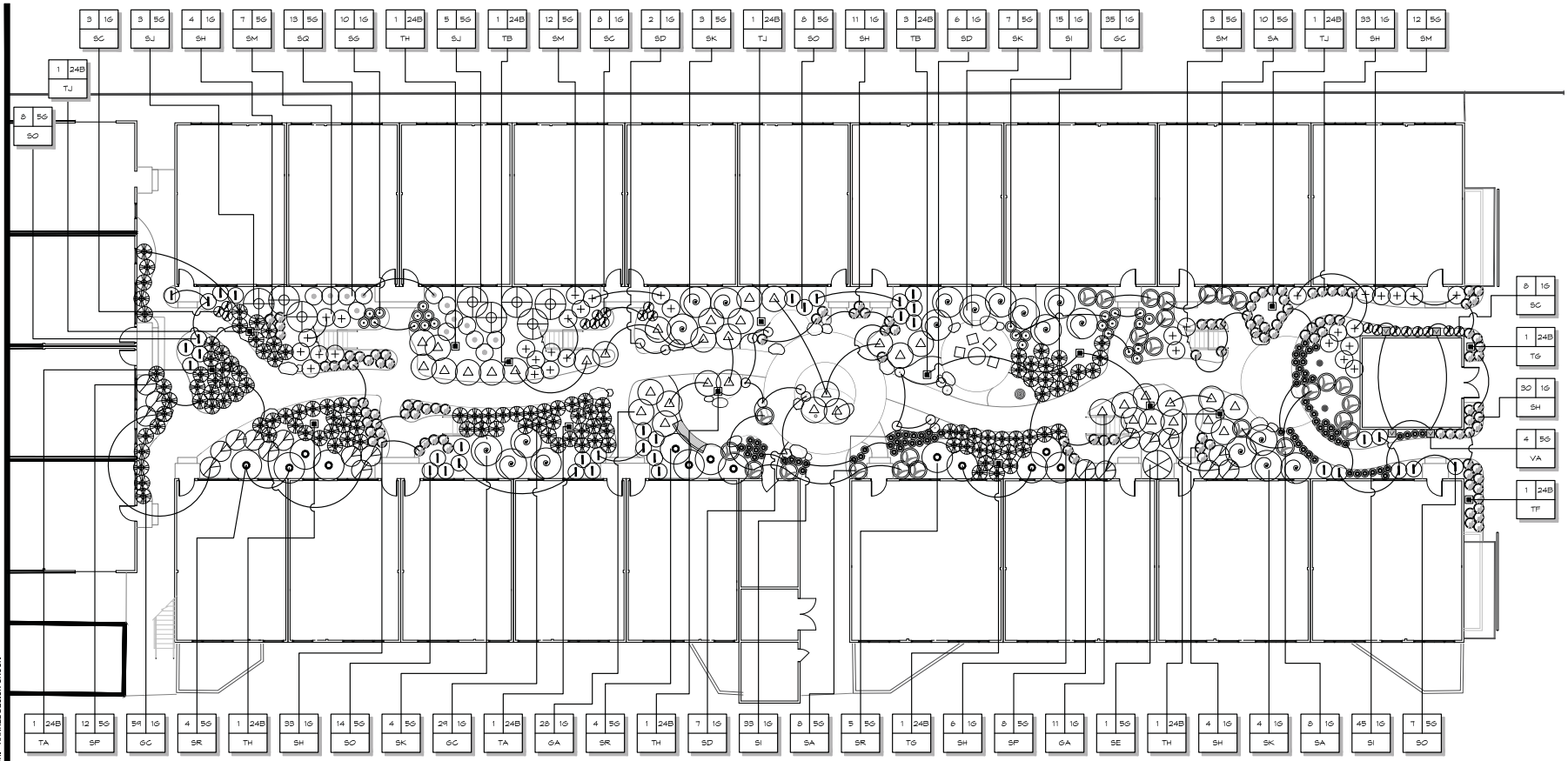

PLANTING NOTES

- ALL TREES SHALL BE TRIPLE-STAKED PER B-C / L6.5
- ALL SHRUBS SHALL BE PLANTED PER A / L6.5
- ALL GROUNDCOVER SHALL BE PLANTED PER D / L6.5
- PLANT QUANTITIES IN THE ABOVE KEY ARE FOR REFERENCE ONLY. GRAPHIC SYMBOLS ON PLAN(S) SUPERCEDES ABOVE LISTED QUANTITIES OR QUANTITIES SHOWN IN THE PLANT ID TAG.
- FINAL PLANT LOCATIONS SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT EXCAVATION.
- WHEN PLANTING IN ESTABLISHED PLANTING AREAS, CONTRACTOR SHALL TAKE UTMOST CARE AS TO NOT DAMAGE ANY EXISTING PLANTS OR TREES.
- ALL PLANTING AREAS SHALL RECEIVE A 2" LAYER OF ORGANIC AMENDMENTS INCORPORATED INTO THE TOP 6" OF SOIL. NO TILLING SHALL OCCUR BENEATH EXISTING TREES OR SHRUBS. AREAS BENEATH EXISTING TREES AND SHRUBS SHALL RECEIVE TOP DRESSING. AREAS BENEATH EXISTING TREES SHALL HAVE PLANT PITS INDIVIDUALLY AMENDED.
- ALL GROUND COVERS PLANTED FROM 1 GALLON CANS SHALL BE INSTALLED MIN 36" CLEAR FROM ADJACENT PAVING OR TURF AREAS.
- "ADDITIONAL PLANTS" ARE TO BE FIELD LOCATED AS DIRECTED BY LANDSCAPE ARCHITECT. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR FIELD REVIEW. THE CONTRACTOR SHALL PROVIDE THE FOLLOWING "ADDITIONAL PLANTS" FOR INSTALLATION AS INFILL PER FIELD DIRECTION BY THE LANDSCAPE ARCHITECT:

  (xx) - 1 GAL - xxxxxxxxx
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

SEE SHEET L6.4 FOR ADDITIONAL PLANT KEY & QUANTITIES

PLANTING LEGEND

- ● EXISTING TREE TO REMAIN
- ▣ NEW 24" BOX TREE

QUANTITY OF PLANTS IN MASS
SIZE OF NURSERY CAN
SYMBOL PER PLANT KEY

PLANT KEY & QUANTITIES

TREES

BOTANICAL NAME (Common Name)	LETTER & GRAPHIC SYMBOL	SIZE	QTY.	WUCOLS ID	COMMENTS
ACER PALMATUM var. ATROPURPUREUM 'BLOODSGOOD' (Bloodgood Japanese Maple)	TA ▣	24B	2	MED	
ACER PALMATUM DISSECTUM 'VIRIDIS' (Viridis Laceleaf Japanese Maple)	TB ▣	24B	4	MED	
ACER PALMATUM var. DISSECTUM 'GARNET' (Japenese Maple)	TC ▣	24B	3	MED	
ACER JAPONICA 'SANGO KAKU' (Coral Bark Japanese Maple)	TD ▣	24B	3	MED	
CEDRUS ATLANTICA 'GLAUCA PENDULA' (Weeping Blue Atlas Cedar)	TE ▣	24B	2	MED	
CHAMAECYPARIS OBTUSA 'WELLS SPECIAL' (Hinoki Cypress)	TF ▣	24B	2	MED	
CRYPTOMERIA JAPONICA 'BLACK DRAGON' (Black Dragon Japanese Cedar)	TG ▣	24B	4	MED	
GINKGO BILOBA (Maidenhair Tree)	TH ▣	24B	4	MED	
PINUS MUGO (Creeping Pine)	TI ▣	24B	2	LOW	
PINUS MUGO VAR. PUMILIO (Dwarf Mugo Pine)	TJ ▣	24B	3	LOW	

VINES

BOTANICAL NAME (Common Name)	LETTER & GRAPHIC SYMBOL	SIZE	QTY.	WUCOLS ID	COMMENTS
FICUS PUMILA (Creeping Fig)	VA ☑	5G	10	MED	

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LICENSED LANDSCAPE ARCHITECT
STEVEN T. KI KUCHI
No. 2322
STATE OF CALIFORNIA

LANDSCAPE RENOVATIONS

PARC AT PRUNEYARD

215 UNION AVE.
CAMPBELL, CA

KEY MAP

Revisions:

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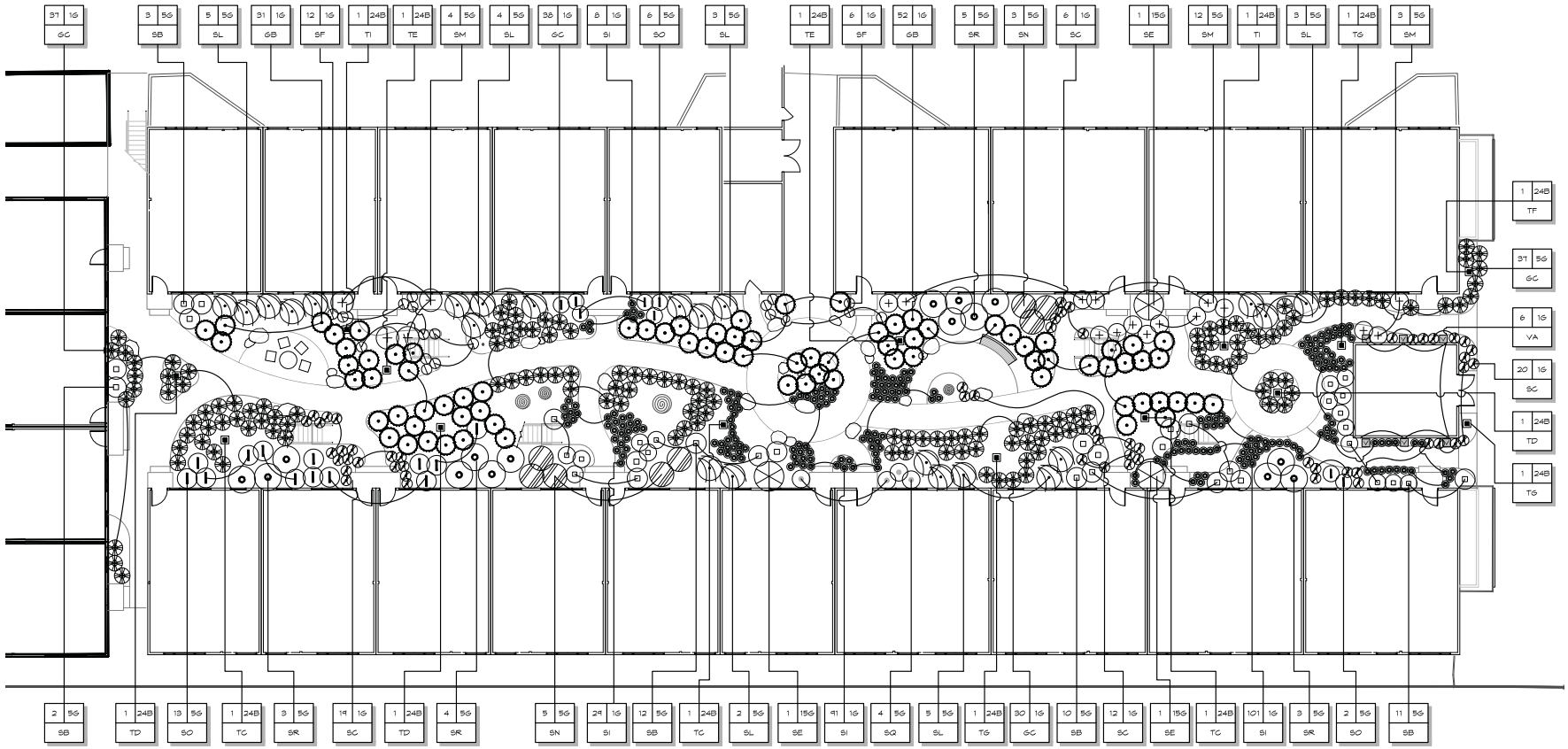
PLANTING PLAN

Sheet No.
L6.3
Of



PLANT KEY & QUANTITIES (CONT.)

SHRUBS					
BOTANICAL NAME (Common Name)	LETTER & GRAPHIC SYMBOL	SIZE	QTY.	WUCOLS ID	COMMENTS
AZALEA 'HAPPY DAYS' (Happy Days Azalea)	SA	5G	26	MED	
AZALEA 'HINO CRIMSON' (Hino Crimson Azalea)	SB	5G	46	MED	
CAREX DIVULSA (Berkeley Sedge)	SC	1G	77	LOW	
EUONYMUS JAPONICUS 'MICROPHYLLUS VARIEGATUS' (Variegated Boxleaf Euonymus)	SD	1G	14	LOW	
FATSIA JAPONICA (Paperplant)	SE	15G	4	MED	
HEMEROCALLIS 'CRANBERRY BABY' (Dwarf Daylily)	SF	1G	18	MED	
HEMEROCALLIS X 'LITTLE BUSINESS' (Little Business Dwarf Daylily)	SG	1G	10	MED	
IRIS DOUGLASIANA 'PURPLE' (Douglas Iris)	SH	1G	121	LOW	
LIRIOPE MUSCARI 'ROYAL PURPLE' (Royal Purple Lilyturf)	SI	1G	321	MED	
LONICERA NITIDA 'BAGGESEN'S GOLD' (Golden Boxleaf Honeysuckle)	SJ	5G	8	LOW	
LOROPETALUM CHINENSE PLUM DELIGHT (Chinese Fringeflower)	SK	5G	18	LOW	
LOROPETALUM CHINENSE 'BLUSH' (Red Fringe Flower)	SL	5G	22	LOW	

SHRUBS					
BOTANICAL NAME (Common Name)	LETTER & GRAPHIC SYMBOL	SIZE	QTY.	WUCOLS ID	COMMENTS
NANDINA DOMESTICA 'FIRE POWER' (Fire Power Heavenly Bamboo)	SM	5G	53	LOW	
PIERIS JAPONICA 'FLAMING SILVER' (Flaming Silver Andromeda)	SN	5G	8	MED	
PITTOSPORUM 'CREME DE MINT' (Dwarf Variegated Japanese Mock Orange)	SO	5G	56	LOW	
PITTOSPORUM TENUIFOLUM 'GOLF BALL' (Golf Ball Kohuhu)	SP	5G	20	LOW	
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' (Dwarf Japanese Mock Orange)	SQ	5G	17	LOW	
SARCOCOCCA RUSCIFOLIA (Fragrant Sweet Box)	SR	5G	28	LOW	

GROUNDCOVER					
BOTANICAL NAME (Common Name)	LETTER & GRAPHIC SYMBOL	SIZE	QTY.	WUCOLS ID	COMMENTS
JUNIPERUS HORIZONTALIS 'YOUNGSTOWN' (Youngstown Andorra Juniper)	GA	1G	39	LOW	
JUNIPERUS PROCUMBENS NANA' (Dwarf Japanese Garden Juniper)	GB	1G	83	LOW	
MAHONIA REPENS (Creeping Mahonia)	GC	1G	255	LOW	

SEE SHEET L6.3 FOR NOTES, LEGEND, AND ADDITIONAL PLANT KEY & QUANTITIES

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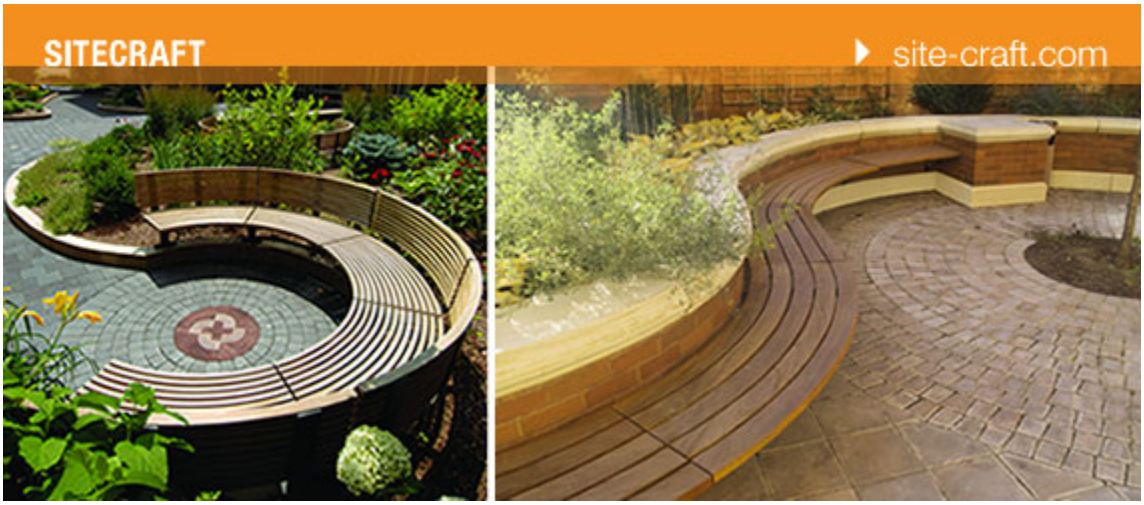
PLANTING PLAN

Sheet No.
L6.4
Of

Attachment 3

Lighting & Furniture Details



Attachment 4

Applicant's Written Narrative

The Parc at Pruneyard
Landscape Concept Narrative

The general intent of the landscape design is to improve the overall visual & spatial quality of the project and the tenant's living experience. This is accomplished via a combination of expanded planting areas and new common use areas.

By eliminating the fenced patios, accumulated clutter such as bicycles, old furniture and BBQ grills will in turn be eliminated. There are liabilities associated with the current situation described, such as the potential for fire as well as theft.

The increased planting areas will increase the site's ability to infiltrate stormwater and will provide more open space for all the residents to enjoy. There overall character will be a larger and more pleasing space for everyday living as well as for passive recreation.

The landscape will be replaced with a more appropriate planting palate, which will include lower water requiring plants as well as more appropriately sized trees for the limited space. Existing oversized canopy trees and those with poor health or poor structure, will be removed and replaced with smaller understory trees. Mature trees that have adapted well to the site's conditions will be preserved and protected as appropriate. The added common areas will provide residents a more tranquil setting for outdoor enjoyment and will also provide an opportunity for more social and community oriented activities.