



**SITE AND ARCHITECTURAL REVIEW COMMITTEE
TUESDAY, SEPTEMBER 27, 2016
6:45 p.m.**

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

AGENDA

ITEM/FILE NO.		ADDRESS	START TIME / DURATION	APPLICANT
1.	PLN2016-219	95 E. Hamilton Ave	6:45 p.m.	Saul Flores
Site and Architectural Review Permit (PLN2015-274) to allow the construction of a new office building and a Parking Modification Permit (PLN2015-275) on property located at 95 E. Hamilton Avenue . Project Planner: <i>Cindy McCormick, Senior Planner</i>				

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:** September 27, 2016
From: Cindy McCormick, Senior Planner
Via: Paul Kermoyan, Community Development Director *PK*
Subject: New office building - 95 E. Hamilton Ave *Com*
File No.: Site & Architectural Review Permit (PLN2015-74)

BACKGROUND

A Site and Architectural Review/Conditional Use Permit (PLN2009-06) and Tree Removal Permit (PLN2009-11) was previously approved for the subject property and the adjacent property (109 E. Hamilton Ave) to allow the construction of a new 4,332 square foot medical laboratory office building with 24-hour operation. The original application requested a parking exception to permit 19 spaces where 22 spaces¹ were required. The approved permits expired in 2010 and again in 2011 following a one-year extension. The two lots have since been merged and the existing buildings were removed. The property was sold and a new application was submitted, as provided herein.

PROJECT SITE

The subject property is situated on a 15,093 square foot site (net), located on the north side of E. Hamilton Avenue between Winchester Boulevard and N. Central Avenue (Attachment 1, Location Map). The property is surrounded by single-family residences to the north and west and office uses to the east and south. The project site is located in the P-O (Professional Office) Zoning District.

PROJECT DATA

Zoning District: Professional Office
General Plan Designation: Professional Office

Surrounding Uses

North: Residential use (zoned residential R-1-6)
South: Professional Office use (zoned planned development)
East: Medical Office use (zoned professional office)
West: Residential use (zoned professional office)

Required Parking: 26 spaces (one space per 225 sq. ft. gross floor area for office uses)

Proposed Parking: 24 regular spaces plus 8 motorcycle spaces².

¹ Medical services/laboratories require one space per 200 sq. ft. gross floor area

² See parking discussion next page.

DISCUSSION

The applicant is proposing construction of a new two story 5,839 sq. ft. office building on a vacant parcel. The purpose of the Site and Architectural Review Committee's (SARC) review is to provide a recommendation to the Planning Commission on the architectural design, landscaping (including tree removal), and site layout (including parking and circulation).

Building Design: The proposed project consists of a two-story office building. The modern design incorporates quality building materials including dark brown metal siding, beige limestone tiles, grey cement panels, and white plaster (reference page A107 of **Attachment 2**). The design also includes a large amount of glazing accented by blackened steel mullions. A portion of the second story is designed as a podium over the parking lot entrance while the right side of the building features a large upper story deck, created by setting back the second story. The design of the second story helps reduce the massing of the building while retaining the desired floor area and necessary site circulation and parking.

Site Layout and Parking: The building is located on the southeastern portion of the lot, allowing for parking and site circulation to the right side and rear of the building. The entrance faces Hamilton Avenue. The project requires 26 parking spaces³. The project proposes 24 regular parking spaces (22 standard plus 2 ADA) and eight (8) motorcycle spaces. Per Campbell Municipal Code (CMC) Section 21.28.065, the project can substitute up to two (2) standard parking spaces with eight (8) motorcycle spaces⁴. As discussed at the beginning of this report, the previously approved project included an exception for three (3) parking spaces.

The SARC should determine if the proposed motorcycle spaces are appropriate for the proposed use. The SARC has several options in this regard: recommend that the Planning Commission approve the motorcycle parking; recommend a parking exception whereby the motorcycle parking would not be needed; recommend a redesign of the project so that the substitution is not needed; or propose a hybrid solution (e.g., remove 225 sq. ft. from the building and allow four (4) motorcycle spaces in place of one (1) standard space). A parking exception could have the added benefit of preserving one or more protected redwood trees, as discussed below.

Tree Removal: The application requires a Tree Removal Permit to remove four protected Redwood trees. One of the trees, a very large Redwood in the middle of the property, would likely cause significant damage to the proposed building that cannot be controlled or remedied through reasonable modification of the tree's root or branch structure. The other three trees are located towards the rear of the lot where the new parking lot is proposed (reference page A104 of **Attachment 2**). Retention of these trees would restrict the economic enjoyment of the property by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties. While a minor reduction in the building size would not represent a severe limit of the economic enjoyment of the property, the building would likely need to be made significantly smaller to reduce the required parking spaces enough to preserve the trees. Alternatively, the parking would need to be built underground, at considerable expense to the applicant. However, the required parking spaces could be reduced to help preserve the one or more trees at the rear of the lot, as was done for the previously approved project.

³ $5,839 / 225 = 26$ (where office uses require one space per 225 sq. ft. of floor area)

⁴ Developments that provide 20 or more parking spaces may substitute up to five spaces or 10% (whichever is less) of required vehicle parking with motorcycle parking, where one (1) standard space = four (4) motorcycle spaces.

The SARC should determine if removal of all four trees is warranted due to an undue hardship (economic enjoyment of the property), or if the project should be redesigned, or the parking reduced, to save one or more trees. The previously approved project was allowed to reduce the number of required parking spaces (from 22 spaces to 19 spaces) in order to preserve trees.

The applicant will be required to plant new trees to replace any protected trees that are removed. Two protected Redwood trees would be retained in the northwestern corner of the lot. One street tree, a Crape Myrtle tree would also be retained.

On/Off-Site Improvements: The project triggers the requirement for frontage improvements as required by CMC Section 11.24.040. The applicant will also be required to appropriately locate storm drain connections. The Public Works Department will also require the project to be compliant with stormwater pollution prevention requirements.

OPTIONS

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

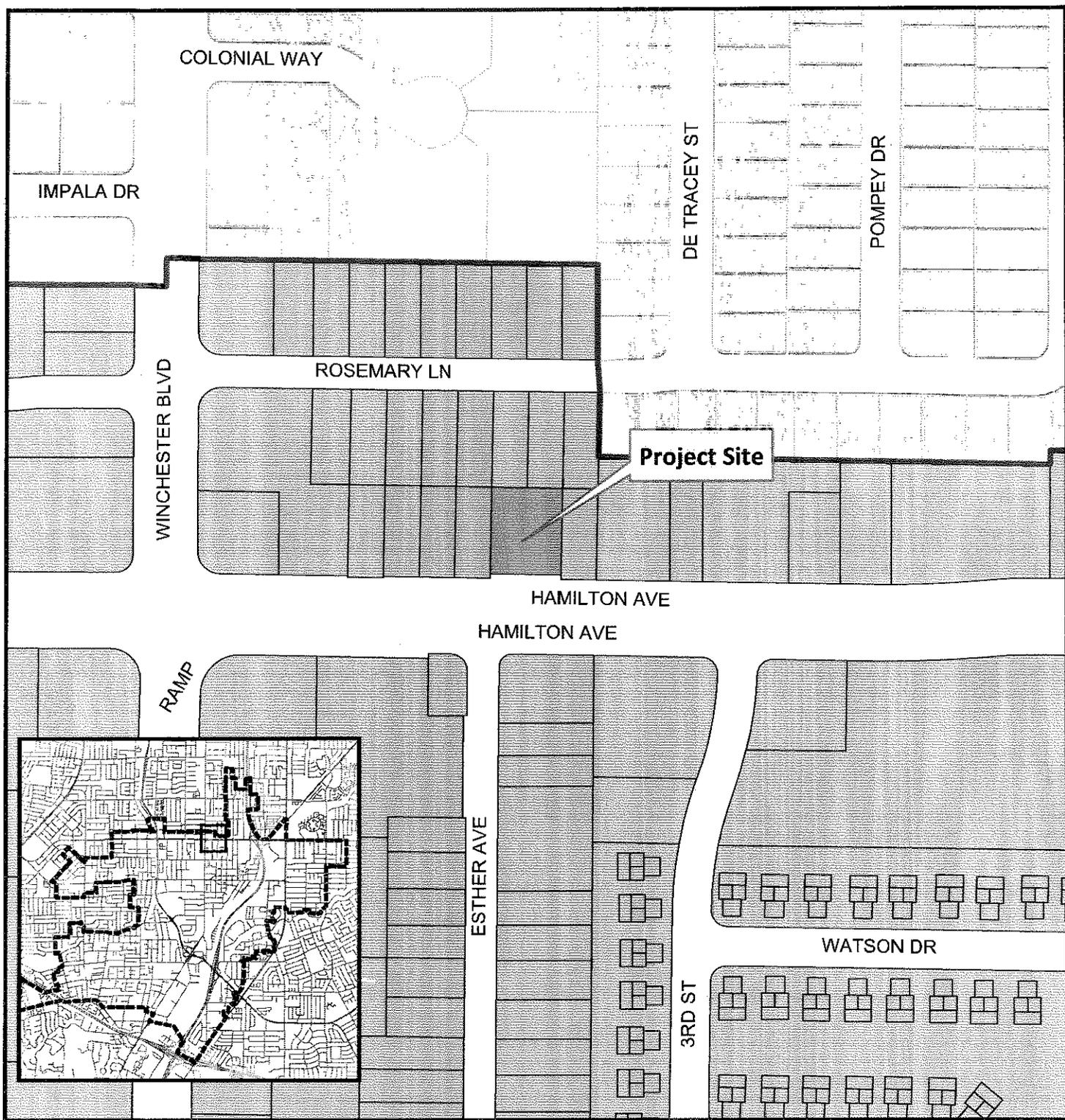
- Is the proposed parking (standard and motorcycles spaces) appropriate for the site?
- Does the project need to be redesigned (or parking reduced) to save one or more trees?
- Is the overall site layout and architectural design respectful of the single-family residences to the rear of the property?
- Is the building's architecture compatible with the Hamilton Avenue corridor?

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

Project Location Map

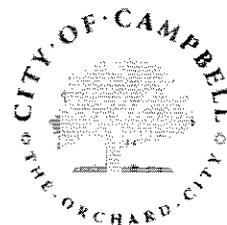
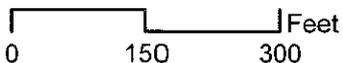


Project Location: 95 E. Hamilton Ave.

Application Type: Site and Architectural Review

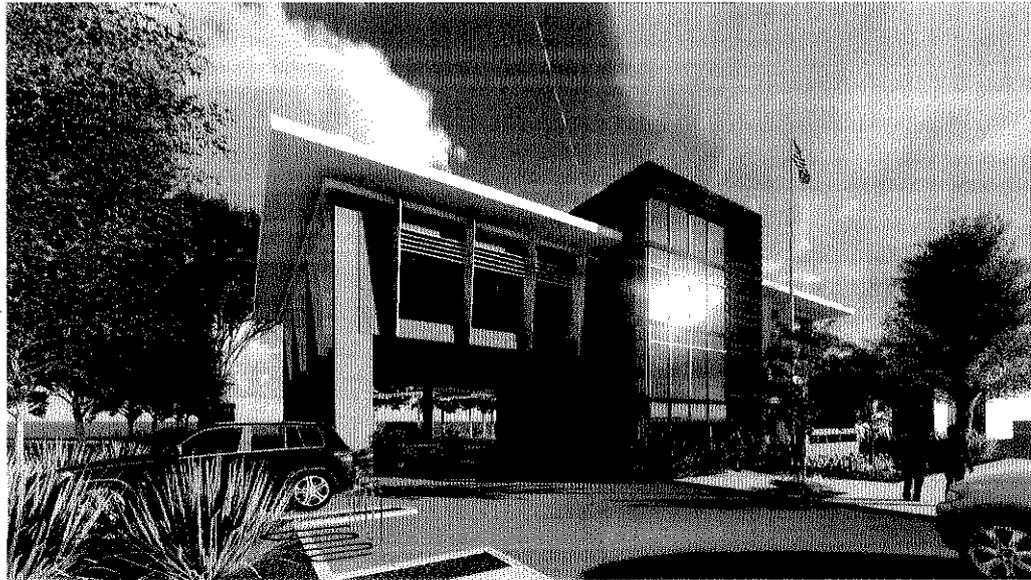
Planning File No.: PLN2015-274

Description: New two-story 5,839 sq. ft. office building and removal of four protected redwood trees



Community Development Department
Planning Division

95 E HAMILTON AVE



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95 E HAMILTON AVE



95 E HAMILTON ROAD

FIRST FLOOR : 2015 SQ FT
 SECOND FLOOR: 3,835 SQ FT
 GROSS FLOOR AREA: 5,850 SQ FT
 NET SITE AREA: 15,093 SF
 F.A.R.: 5,850 SF / 15,093 SF = 38.7%

MIN PARKING SPACES REQUIRED: 5,850 SQ FT / 225 = 26 SPACES
 TOTAL PARKING: 26 SPACES PROVIDED
 (22 STANDARD, 2 ACCESSIBLE, 8 MOTORCYCLE (4 MOTORCYCLE = 1 STANDARD))

FRONT SETBACK: 1,847 SF
 SETBACK PAVING: 150 SF
 PERCENTAGE OF SETBACK PAVING: 9%

Sheet List	
Sheet Number	Sheet Name
A100	COVER
A101	GROUND LEVEL PLAN
A102	SECTION VIEW
A103	ROOF PLAN
A104	FLOOR SLAB/ STAIRWAY
A105	TREE REMOVAL & PLANTING PLAN
A106	TREE REMOVAL SPECIFICATION
A107	ELEVATIONS
A108	ELEVATIONS
A109	MATERIAL SELECTION
A110	PERSPECTIVE VIEW
A111	SECTION: PERPETUAL
A112	EXTERIOR LIGHTING SPECIFICATIONS
A113	EXTERIOR LIGHTING SPECIFICATIONS
A114	GLASS SPECIFICATIONS
A115	SECTION PLAN

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DATE: 08/14/2014

COVER

DATE: 08/14/2014

A100

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95 E HAMILTON AVE



DATE: 10/15/10

PROJECT: 95 E HAMILTON AVE

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

DATE: 10/15/10

PROJECT: 95 E HAMILTON AVE

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

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PROJECT: 95 E HAMILTON AVE

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

DATE: 10/15/10

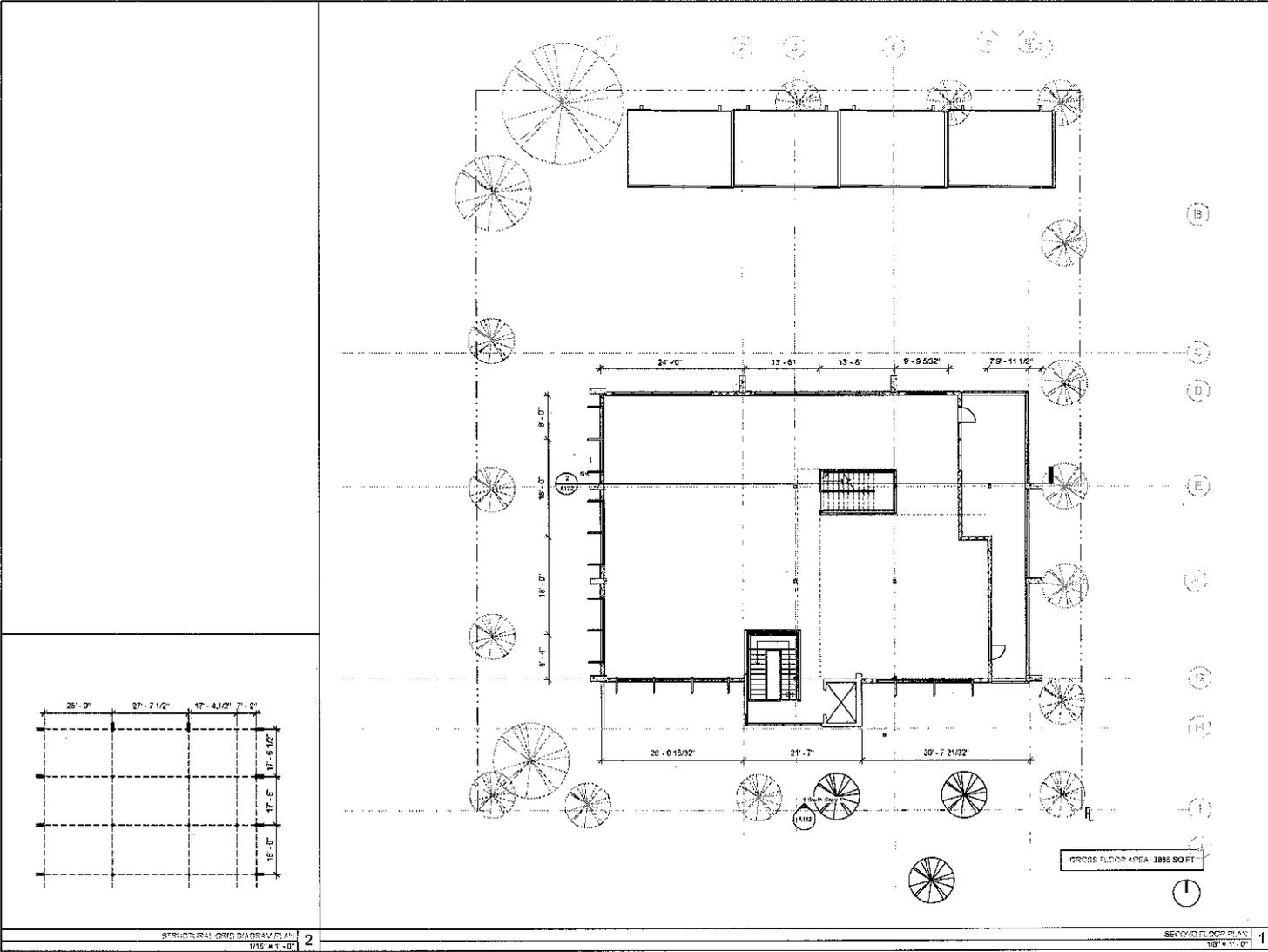
PROJECT: 95 E HAMILTON AVE

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

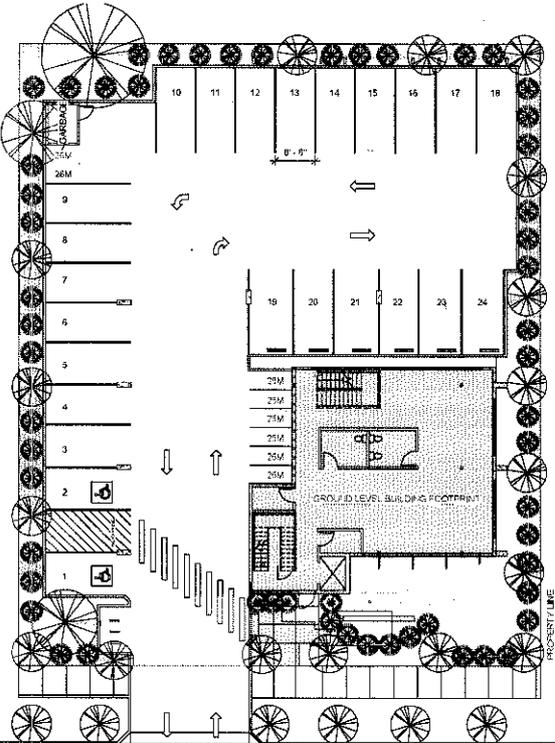
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PROJECT: 95 E HAMILTON AVE

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



A102

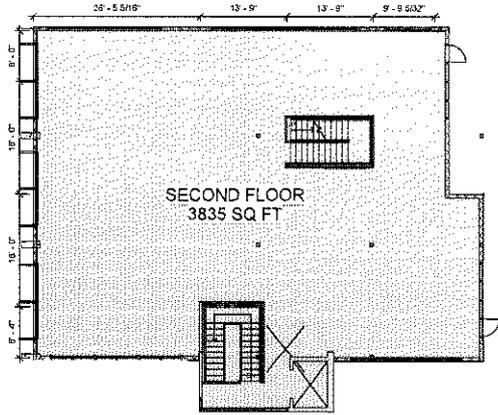


LEVEL	FLOOR AREA
GROUND FLOOR	1,981 SF
LEVEL 2	3,848 SF
CROSS FLOOR AREA	5,839 SF

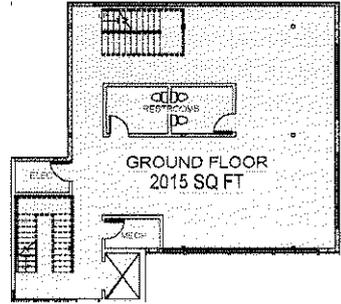
	AREA	PERCENTAGE OF SITE
NET SITE	15,093 SF	100%
LANDSCAPING	3,330 SF	22%
PAVING	447 SF	3%
BUILDING (ORGANS)	5,839 SF	38.7%

	AREA
FRONT SETBACK AREA	1,647 SF
PAVING IN FRONT SETBACK	150 SF
PERCENTAGE OF SETBACK PAVING	9%

GROUND FLOOR
1/8" = 1'-0" 3



LEVEL 2
1/8" = 1'-0" 2



GROUND FLOOR
1/8" = 1'-0" 1



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AVE

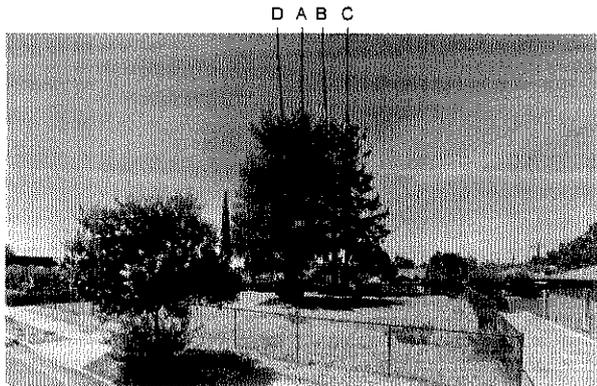
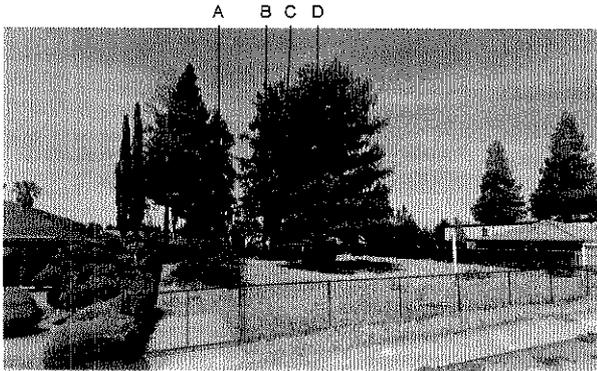


1/2014 ATTACHED BACK OF PLAN SET - ALL RIGHTS RESERVED
REGISTERED ARCHITECT

FLOOR BLOCK DIAGRAM

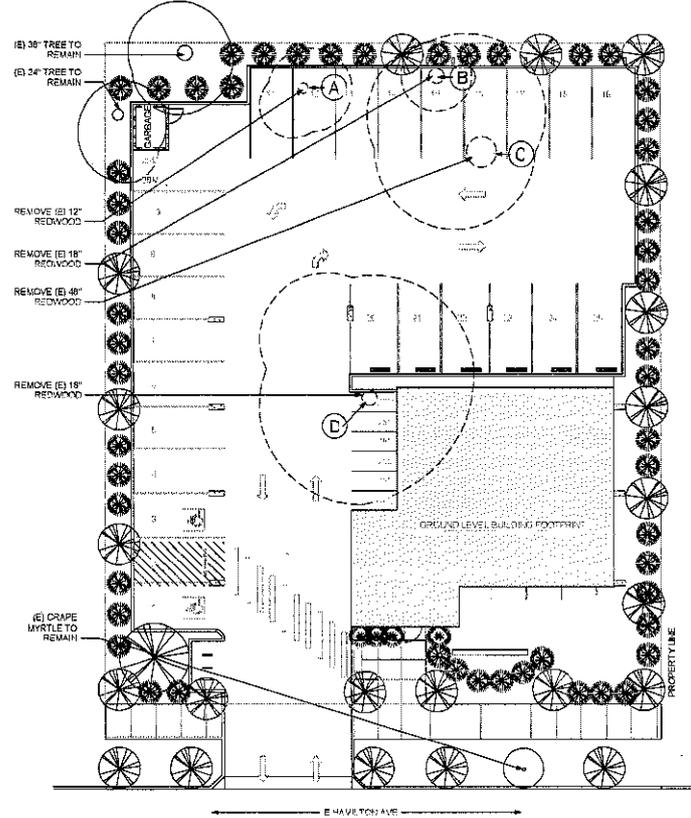
DATE: 1/2015
PROJECT: 7537

A104



EXISTING SITE VEGETATION IMAGES
NTS 2

LEGEND	
	(E) TREE TO BE REMAIN
	(R) TREE TO BE REMOVED
	(E) 15' EVERGREEN ASH TREE
	(E) DROUGHT-RESISTANT MYRTLE FEATHERBRASS SHRUB
	(L) LANDSCAPING
	(P) PAVING
	(B) BUILDING GROUND FLOOR FOOTPRINT



TREE REMOVAL & PLANTING PLAN
1/8" = 1'-0" 1

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DATE: 11/11/2011

PROJECT: 95 E HAMILTON AVE



File No. _____
 Date _____

TREE REMOVAL PERMIT APPLICATION

Project: 2410 E HAMILTON AVE. Applicant: [Redacted]
 New address: 95 E. SAGE FLORES Phone: 408.740.6725 Email: [Redacted]
 Project: 2075 KUDRA HILL DR, SAN JOSE, CA 95120
 Name of Applicant: SAUL FLORES Phone: 408.740.6725 Email: [Redacted]
 Applicant Address: 2075 KUDRA HILL DR, SAN JOSE, CA 95120

Letter	Species of Tree (and Diameter at 4.5 ft. above ground)	Size of Tree (at base of trunk)	Reason for Removal (Must cite specific code(s) if regulated by the Planning Department)
A	Redwood	12"	Economic Employment & Housing
B	Redwood	18"	Economic Employment & Housing
C	Redwood	48"	Economic Employment & Housing
D	Redwood	18"	Economic Employment & Housing

ADDITIONAL REQUIREMENTS

1. I, the applicant, will be responsible for any required tree removal.

2. The trees to be removed are:

3. For replanting, the trees will be replaced.

4. I, the applicant, will be responsible for any required tree removal.

ADDITIONAL COMMENTS

PLANTING IN KIND IS REQUIRED FOR ALL TREE REMOVALS.

PLANTING IN KIND MEANS REPLACING THE SPECIES AND SIZE OF THE TREE(S) WITH THE SAME SPECIES AND SIZE OF TREE(S) AS REMOVED. THE PLANTING IN KIND REQUIREMENT DOES NOT APPLY TO TREES THAT ARE BEING REPLANTED IN KIND.

Replanting: _____ Date: _____
 Applicant Signature: _____ Date: _____
 Planning Director Signature: _____ Date: _____

TREE REPLACEMENT REQUIREMENTS

Number and Size: The number and size of replacement trees shall be the same as the trees removed, or better, in the same or better. If any tree is removed, it shall be replaced with a tree of the same or better. The replacement tree(s) shall be planted within the same time frame as the removal of the tree(s) being removed.

REPLACEMENT TREE SPECIFICATIONS

Tree Species	Minimum Tree Size		Replacement Tree Size	
	Diameter (inches)	Height (feet)	Diameter (inches)	Height (feet)
Redwood	12"	12'	12"	12'
Redwood	18"	18'	18"	18'
Redwood	48"	48'	48"	48'

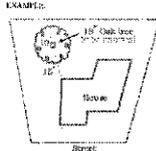
Planting Time: The replacement trees shall be planted within the same time frame as the removal of the trees being removed. The replacement trees shall be planted within the same time frame as the removal of the trees being removed.

Other Requirements: The following requirements and standards apply to all tree removal applications:

- Planting Time:** The replacement trees shall be planted within the same time frame as the removal of the trees being removed.
- Replanting Method:** Replanting shall be done in accordance with the standards set forth in the Planning Department's Replanting Manual.
- Replanting:** The applicant shall be responsible for the replanting of the trees removed.
- Replanting in Kind:** Replanting in kind means replacing the species and size of the tree(s) with the same species and size of tree(s) as removed.
- Replanting:** The applicant shall be responsible for the replanting of the trees removed.

SITE PLAN

Show a site plan of the location of the trees to be removed. The site plan shall show the location of the trees to be removed, the location of the trees to be replanted, and the location of the trees to be preserved.



REPLANTING PLAN

Show a site plan of the location of the trees to be replanted. The replanting plan shall show the location of the trees to be replanted, the location of the trees to be preserved, and the location of the trees to be removed.



PROCESSING REQUIREMENTS

Processing Time: The following time is estimated for the processing of the Tree Removal Permit:

- AD Preparation:** The applicant shall be responsible for the preparation of the Tree Removal Permit.
- Single Family Residential Property:** The applicant shall be responsible for the preparation of the Tree Removal Permit.
- AD Preparation:** The applicant shall be responsible for the preparation of the Tree Removal Permit.

Processing Time: The following time is estimated for the processing of the Tree Removal Permit:

- Prepared at Office of Planning:** The applicant shall be responsible for the preparation of the Tree Removal Permit.
- Structure Damage:** The applicant shall be responsible for the preparation of the Tree Removal Permit.
- Utilities Interference:** The applicant shall be responsible for the preparation of the Tree Removal Permit.
- Interference:** The applicant shall be responsible for the preparation of the Tree Removal Permit.
- Economic Employment and Housing:** The applicant shall be responsible for the preparation of the Tree Removal Permit.

Public Review: The applicant shall be responsible for the preparation of the Tree Removal Permit.

Public Review: The applicant shall be responsible for the preparation of the Tree Removal Permit.



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PLANNING DEPARTMENT

TREE REMOVAL PERMIT

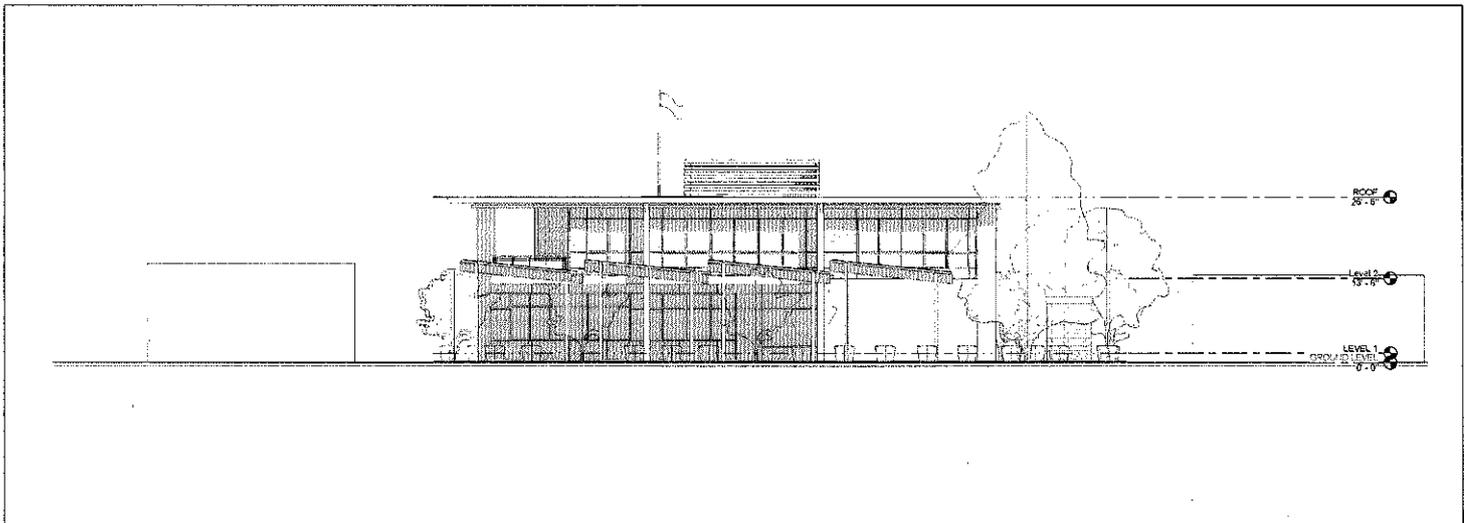
PLANNING DEPARTMENT

TREE REMOVAL PERMIT

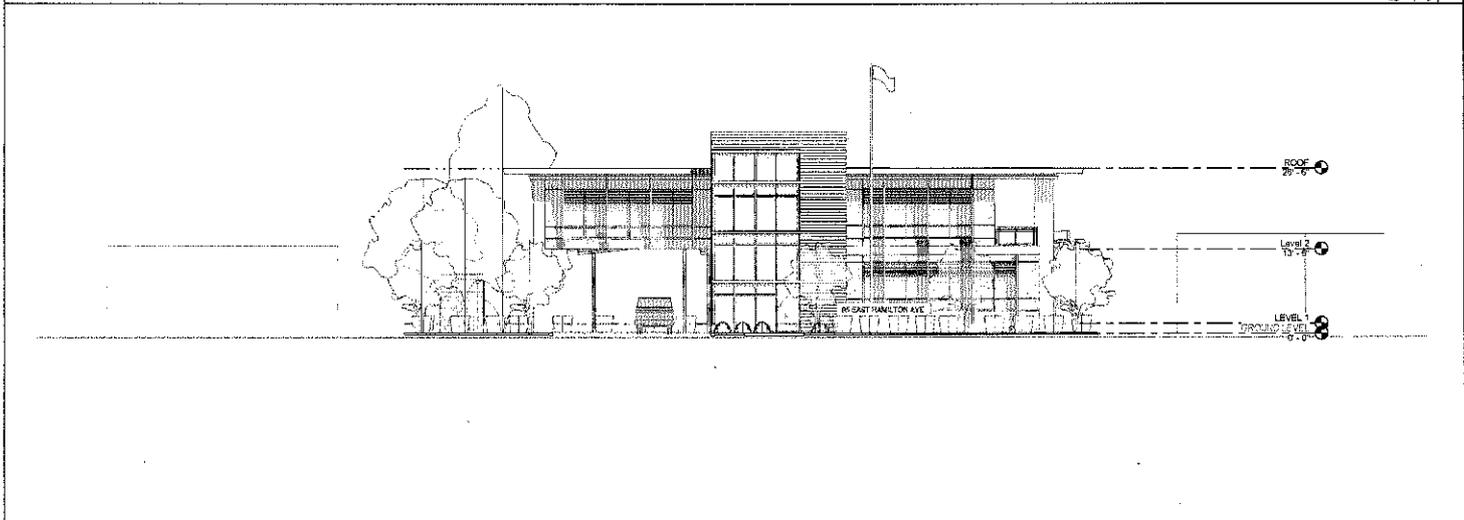
PLANNING DEPARTMENT

TREE REMOVAL PERMIT

A106



NORTH ELEVATION 2
1/8" = 1'-0"



SOUTH ELEVATION 1
1/8" = 1'-0"

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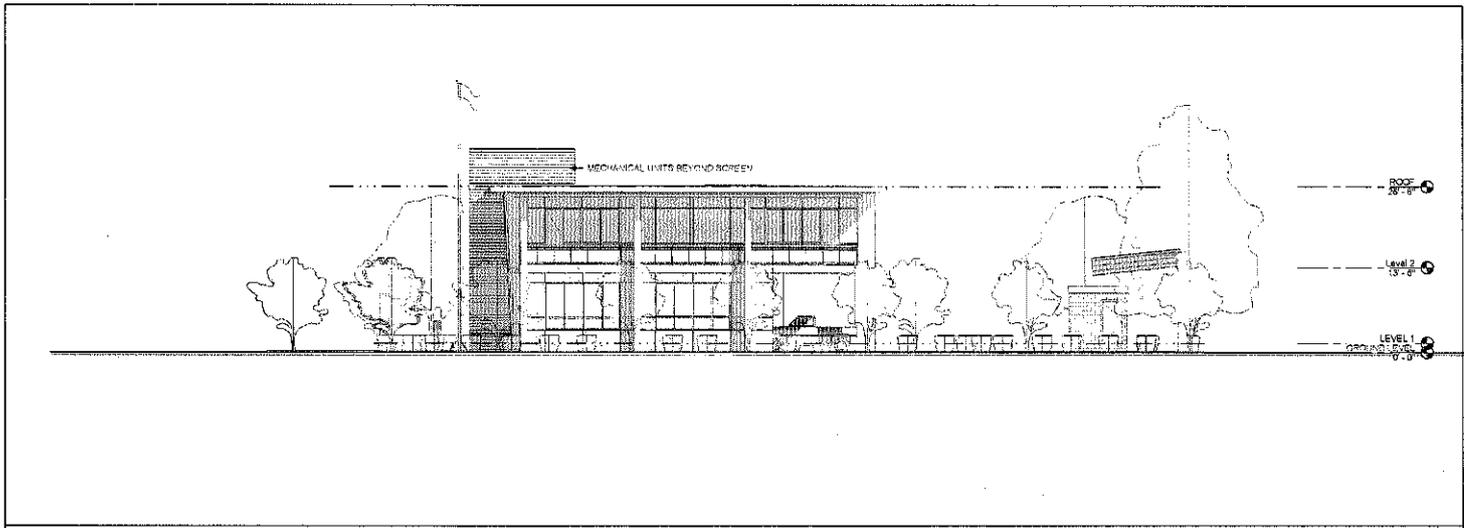
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ELEVATIONS

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

A107

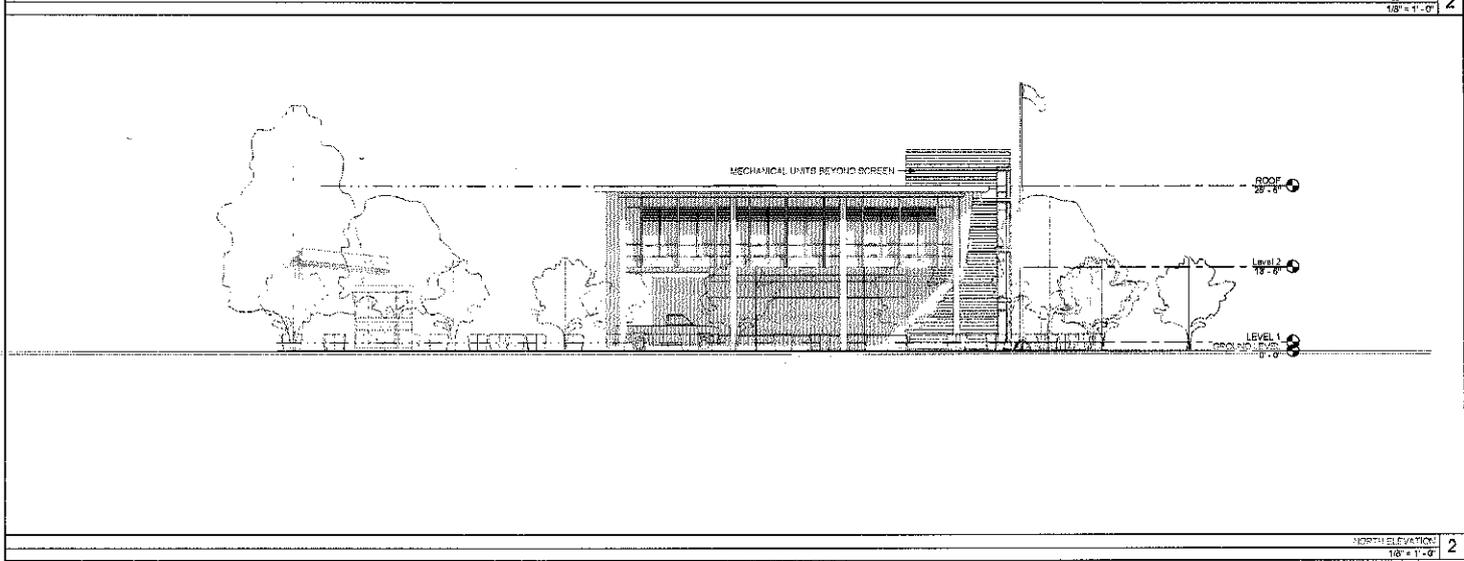
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NORTH ELEVATION 2
1/8" = 1'-0"

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NORTH ELEVATION 2
1/8" = 1'-0"

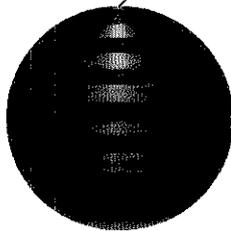
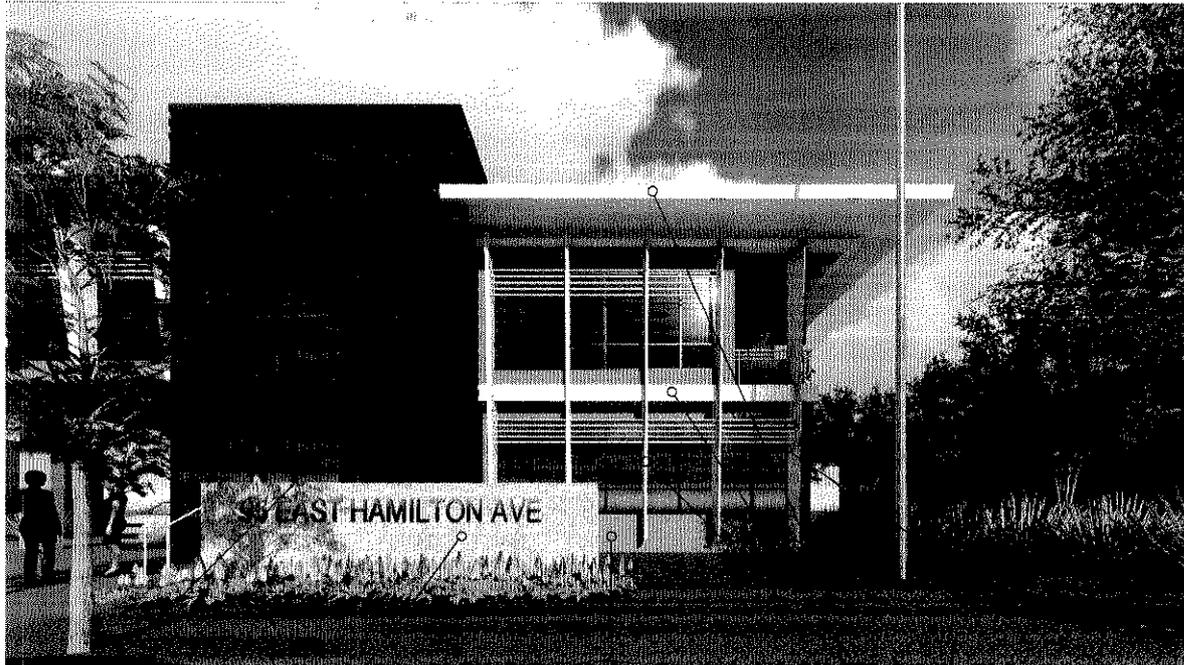


1/8" = 1/4" ENGINEERING - ALL MEASUREMENTS

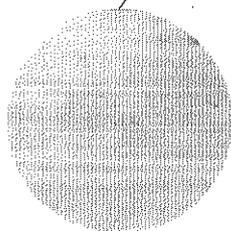
DRAWING TITLE
ELEVATIONS

DATE: 1995
DRAWN BY: ZC

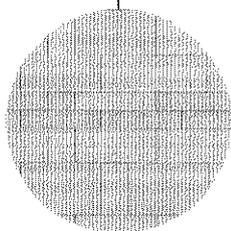
A108



DARK METAL SIDING



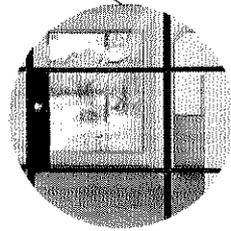
WARM WHITE
LIMESTONE TILE
ACCENTS



PLASTER CEMENT
FINISH



WHITE PLASTER



BLACKENED STEEL
MILLWORK

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REVISIONS:
NO. 1
DATE

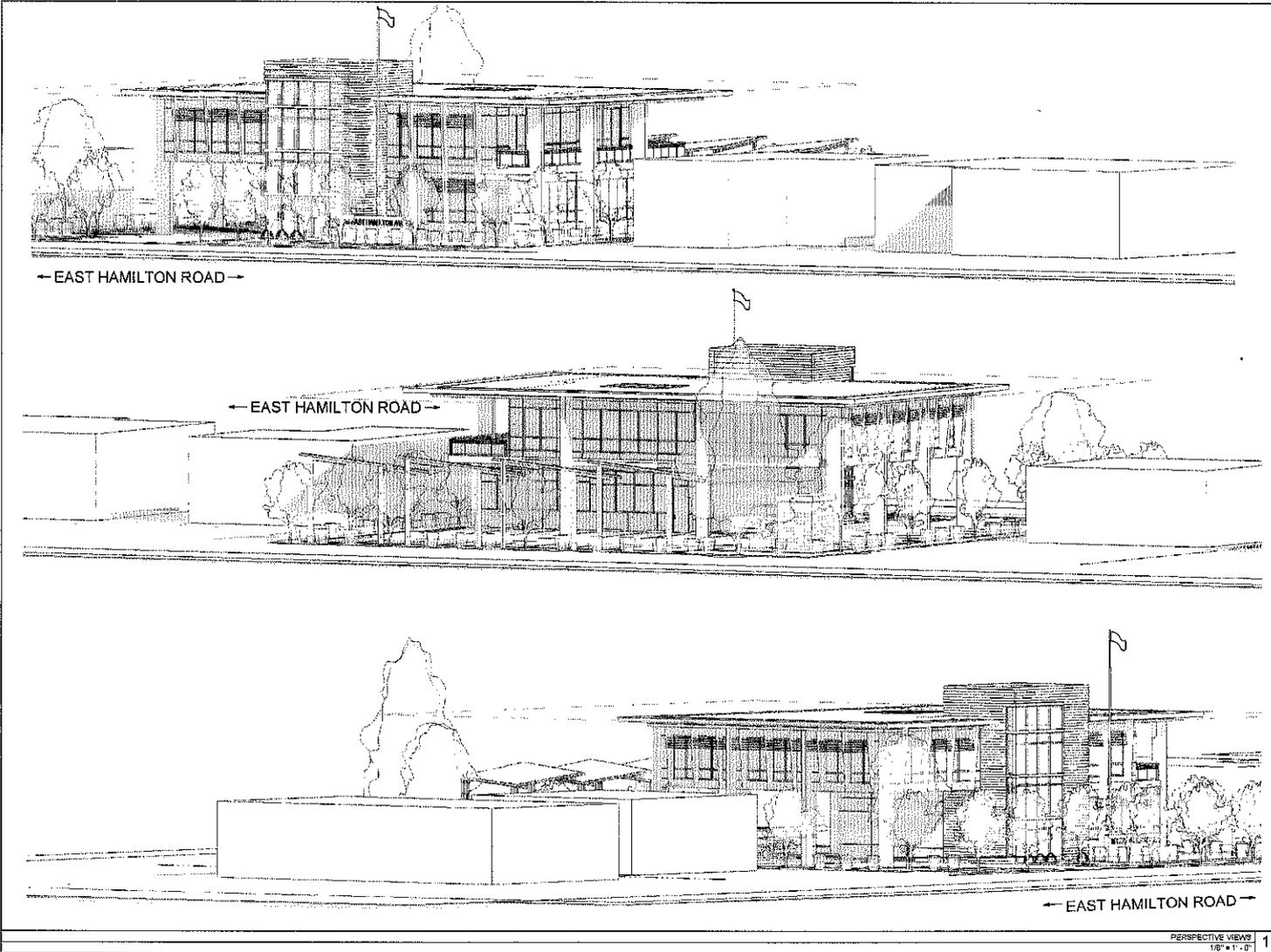
APPROVED FOR
MATERIAL SELECTION

STATUS

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

A109

MATERIAL SELECTION
18" = 1'-0" 1



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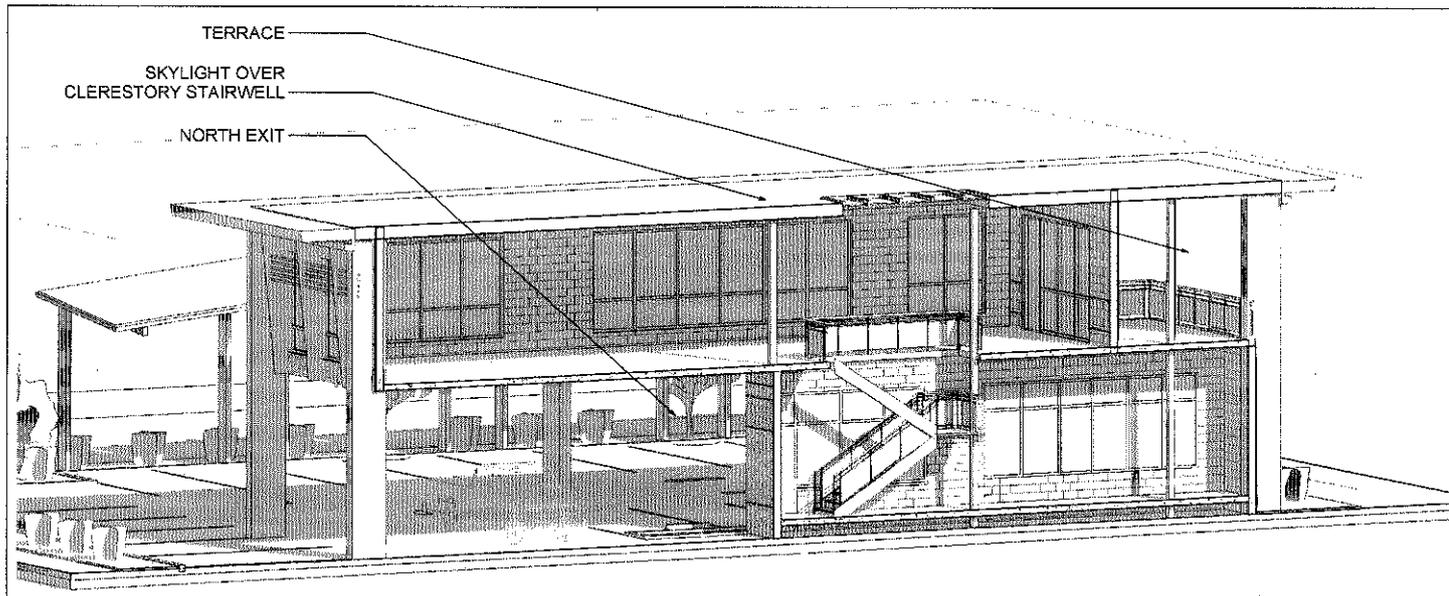
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PERSPECTIVE VIEWS

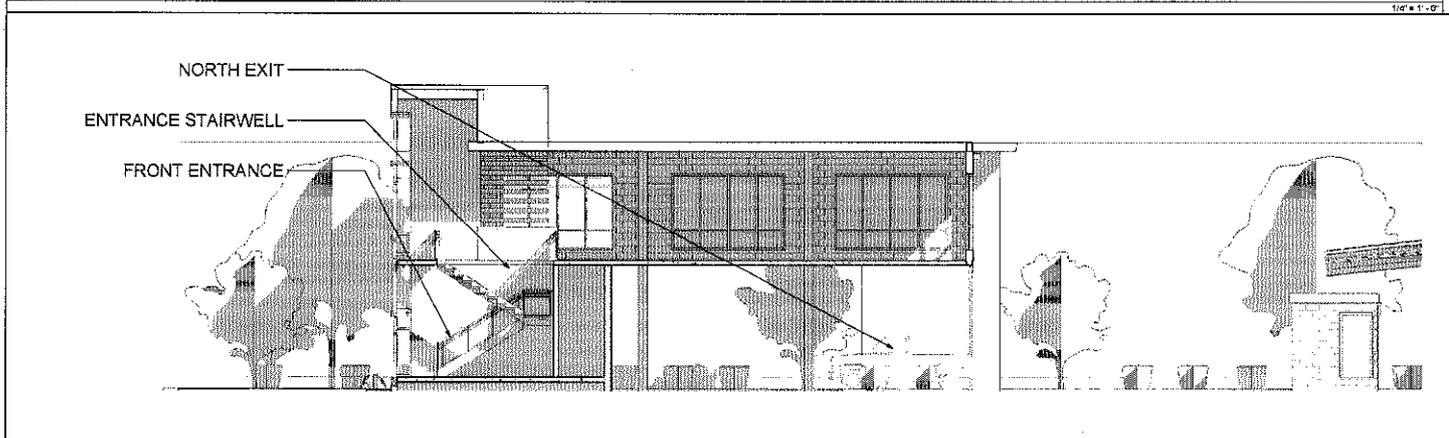
DATE: 12/05
PROJECT: JCD
SHEET: 1/2

A110

PERSPECTIVE VIEWS
1/8" = 1'-0" 1



EAST-WEST SECTIONAL PERSPECTIVE THROUGH REAR STAIR CLERESTORY
1/8" = 1'-0" 2



NORTH-SOUTH SECTIONAL PERSPECTIVE THROUGH REAR STAIR CLERESTORY
3/16" = 1'-0" 1

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STANTON ARCHITECTURE, A.L.L. MEMBERSHIP NO. 12345
DATE: 10/15/2023

PROJECT NO. 12345
SHEET NO. 1

SECTIONAL PERSPECTIVE

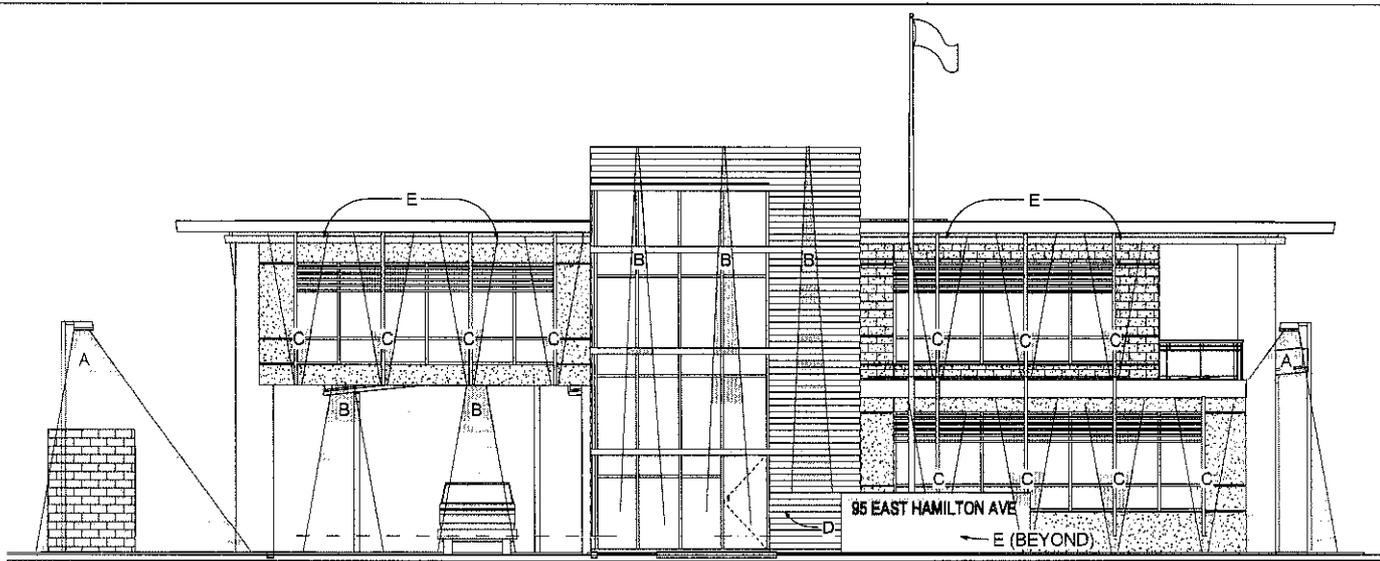
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CHECKED BY: JAC

A111

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95 E
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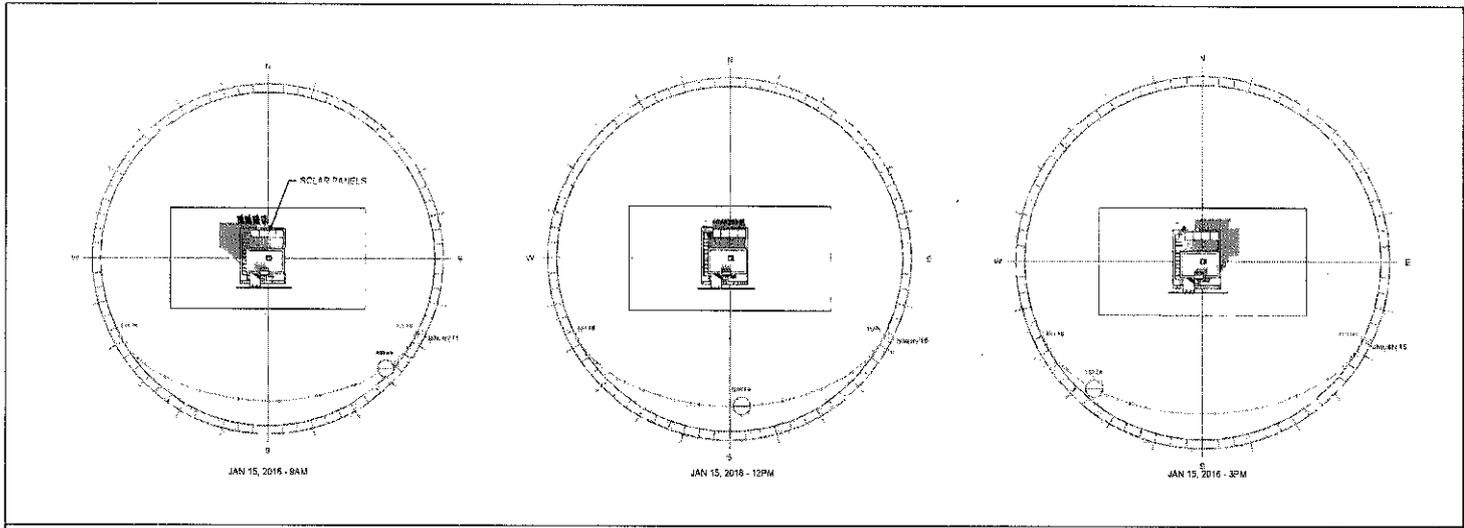
	MANUFACTURER	CATALOG NUMBER	MOUNTING	AREA OF USE	LAMP VOLTAGE	LAMP WATTAGE	LAMP TYPE	DESCRIPTION	NOTES
A	LITHONIA D-SERIES SIZE 1 LED AREA LUMINAIRE	06X1LED 500	POLE	PARKING LOT	208V	60W	AREA LIGHTING	LAMP TO BE SPACED EVERY 25-30 FEET ALONG PARKING ZONES, 18FT MAX IN HEIGHT	
B	ARTIDEME NEW RECESSED LIGHT WITH PERMANENT GLASS DIFFUSER	L221188	CEILING	DRIVEWAY & REAR OVERHANG	120V	100W MAX	RECESSED CEILING LAMP	6" DIAMETER 6" DEPTH	COORDINATE LIGHTS FOR DRIVEWAY & AID OVERHANG
C	VISTA PROFESSIONAL OUTDOOR LIGHTING UPLIGHT MODEL 5004	WR-5004-B-2.5-IN-25-FR & DR-5004-B-2.5-W-25-FR	WALL & GROUND	ALONG EXTERIOR WINDOWSILLS SHED UP TO ROOF OVERHANG	115V	60W	UPLIGHT	25 DEGREE ANGLE DISTRIBUTION 4" DIAMETER	POWER COLOR FINISH TO MATCH WITH WALLS & BLACK COLOR FOR GROUND MOUNTED
D	IMPACT SIGNS BACKLIT LETTERS	DARK BRONZE C004	WALL	MAIN ENTRANCE RAMP WALL FACING HAMILTON AVE	12V LETTER	25W LETTER	LED BACKLIT LETTERS	EACH LETTER 8" HEIGHT X 2" DEPTH	LIGHT TO BE MOUNTED 9' AFF
E	PURE LIGHTING STRATON 12" REAR WALL GRAZER	SH-12-R-103 PWR3754	COFFER MOUNTED	INSIDE COFFER OF ROOF OVERHANG	120V	110W	STRIP LIGHT	MOUNTED INSIDE COFFER TO CREATE LINEAR EFFECT ADDRESS FACADE	AVAIL ABLE 18" & 12" COULDS
F	IMPACT LIGHTING LED SAGA RECESSED STEP LIGHT	894-1-NOLED-SAGA-1LEK-AFC-1G- WWW.IMPACT-LED.COM	WALL	INSIDE MAIN ENTRANCE RAMP FACING RAMP	120V	78W	STEP LIGHT	10.2" W X 3.94" H	DARK METAL FINISH TO MATCH HANDRAILS & WALLS



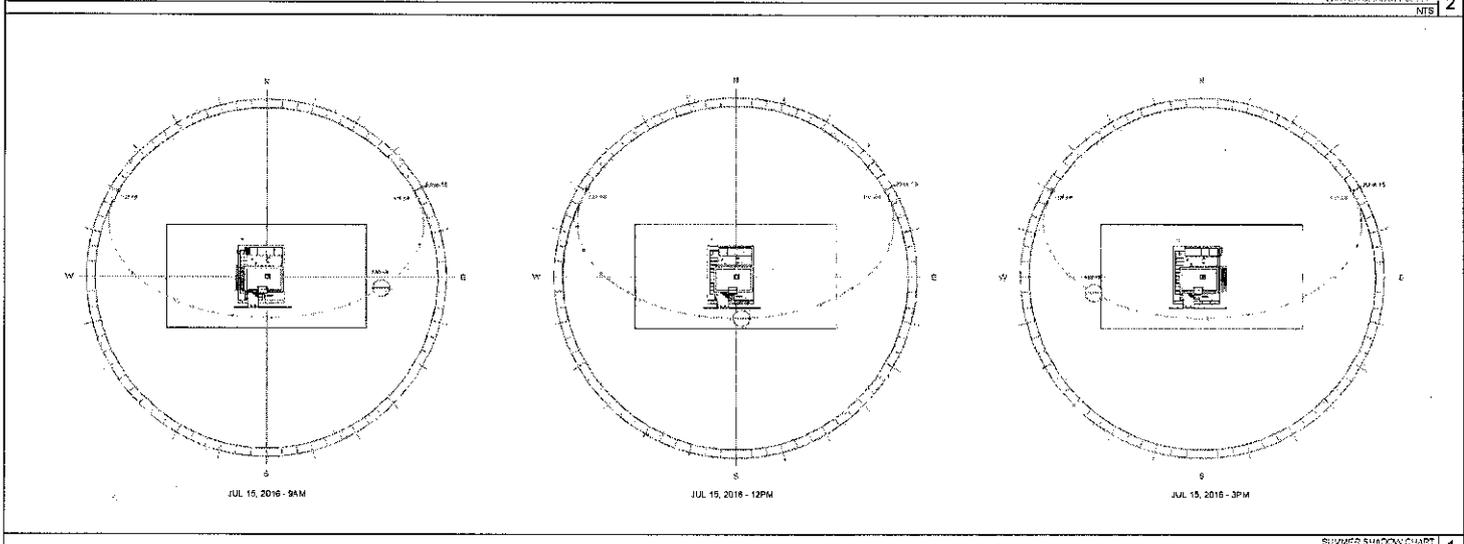
1. ALL LIGHTING FIXTURES ARE AS SHOWN IN ELEVATION
 2. SEE DATA SHEET FOR SPECIFICATIONS
 3. SEE DATA SHEET FOR SPECIFICATIONS
 4. SEE DATA SHEET FOR SPECIFICATIONS
 5. SEE DATA SHEET FOR SPECIFICATIONS
 6. SEE DATA SHEET FOR SPECIFICATIONS
 7. SEE DATA SHEET FOR SPECIFICATIONS
 8. SEE DATA SHEET FOR SPECIFICATIONS
 9. SEE DATA SHEET FOR SPECIFICATIONS
 10. SEE DATA SHEET FOR SPECIFICATIONS

DATE: 12/09
 DRAWN BY: JSC
 CHECKED BY: JSC
 PROJECT NO.:
 SHEET NO.:
A112

SOUTH ELEVATION LIGHTING KEY
 1/8" = 1'-0"



WINTER SHADOW CHART
NTS 2



SUMMER SHADOW CHART
NTS 1

SA

STANTONARCHITECTURE.COM

95 E
HAMILTON
AVE



1818 SULLYLANDSCAPE, LLC NOT RECORDED

DATE: _____

DRAWING TITLE:
SOLAR STUDY

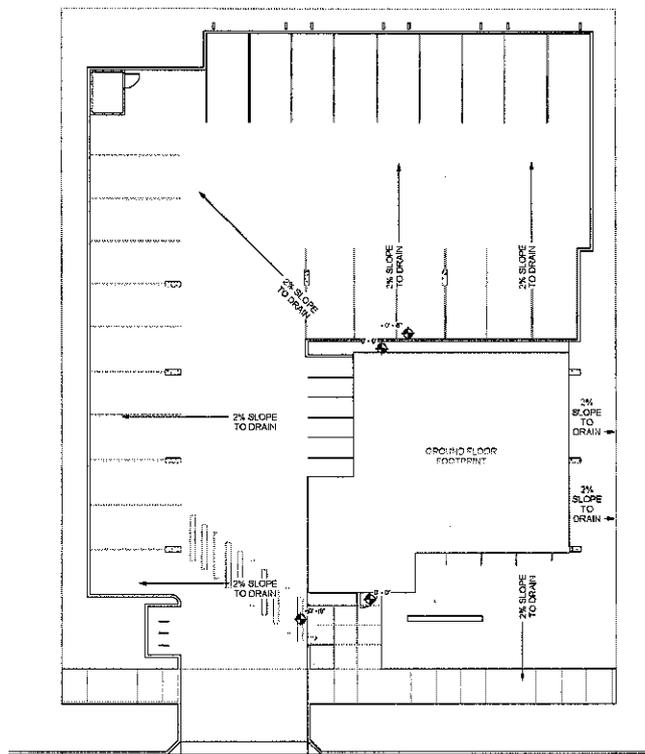
SCALE: _____

DATE: 1/20/16
DRAWN BY: A. Gray
CHECKED BY: _____

A115



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E HAMILTON AVE

NOTE: BUILDING FOOTPRINT IS TO BE CONSTRUCTED AS THE HIGHEST POINT ON THE SITE. USE AS EXERCISE ONE TO CREATE GRADUAL SLOPE TOWARD DRAIN IS AWAY FROM COLLECTOR.

95 E
HAMILTON
AVE



STANTON ARCHITECTURE, ALL RIGHTS RESERVED

DATE: 08/11/2010

PROJECT: 1000

DRAWN BY: AJP

CHECKED BY:

DATE: 08/11/2010

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

DRAWING TITLE: GRADING PLAN

DATE: 08/11/2010

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

DRAWN BY: AJP

CHECKED BY:

DATE: 08/11/2010

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

DRAWN BY: AJP

CHECKED BY:

DATE: 08/11/2010

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

DRAWN BY: AJP

CHECKED BY:

DATE: 08/11/2010

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

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CHECKED BY:

DATE: 08/11/2010

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

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

DRAWN BY: AJP

CHECKED BY:

DATE: 08/11/2010

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

DRAWN BY: AJP

CHECKED BY:

DATE: 08/11/2010

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

DRAWN BY: AJP

CHECKED BY:

DATE: 08/11/2010

A116