

SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

5:30 PM
Zoom Meeting

May 26, 2020
Tuesday

Register in advance for this webinar/SARC meeting:

https://us02web.zoom.us/webinar/register/WN_UEstlladRXSiglzbHNqefg

After registering, you will receive a confirmation email containing information about joining the webinar.

SARC AGENDA Remote Meeting

CALL TO ORDER / INTRODUCTIONS

STAFF COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

The Site and Architectural Review Committee (SARC) is a subcommittee of the Planning Commission authorized by the Campbell Municipal Code to review the architectural design and site layout of proposed development projects. The SARC makes reports and recommendations to the Planning Commission, however, the SARC has no decision-making authority and its recommendations are not binding on the Planning Commission.

SCHEDULED ITEMS

ITEM/FILE NO.	ADDRESS	START TIME	APPLICANT
1. PLN2019-148	16179 E. Mozart Ave.	5:30 PM	Robson Homes

Planned Development rezoning (with Density Bonus) to allow a residential subdivision along a new private street, consisting of the creation of 25 private lots and construction of 25 single-family homes with five accessory dwelling units, removal of 18 protected trees, and installation of associated site and landscaping improvements. *Project Planner: Daniel Fama, Senior Planner*

ADJOURNMENT

Adjourn to the next remote Site and Architectural Review Committee meeting not yet scheduled.

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact Corinne Shinn at the Community Development Department, at corinnes@cityofcampbell.com or (408) 866-2140.

MEMORANDUM



Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date:** May 26, 2020
From: Daniel Fama, Senior Planner *DF*
Via: Paul Kermoyan, Community Development Director *PK*
File No.: PLN2019-148 ~ Zoning Map Amendment, Planned Development Permit
Address: 16179 E. Mozart Ave.

PROJECT SITE

The project site consists of an approximately 3-acre parcel assemblage located along E. Mozart Avenue, west of Bascom Avenue and north of Highway 85 (see map, below). The site is within the R-1-6 (Single-Family Residential) Zoning District and is *not* subject to an area or neighborhood plan. Single-family residences border the site on the north, west, and south (across the street), with a medical office complex located to the east.



PROPOSAL

The proposed project is a residential planned development consisting of 23 detached single-family homes, two attached single-family homes (“duet”), and five accessory dwelling units accessed by a new private roadway (reference **Attachment 1** – Project Plans). The project includes an application for a Zoning Map Amendment to amend the property’s zoning from R-1-6 (Single-Family Residential) to P-D (Planned Development), a Tentative Subdivision Map to create 25 private lots and four common lots, a Planned Development Permit for general site layout and the architectural design of the proposed residences, a Density Bonus to increase the unit count from 18 to 25 (35% bonus), and a Tree Removal Permit to remove 18 protected trees.

BACKGROUND

The Planning Commission held a study session to review preliminary plans for this project at its meeting of [April 9, 2019](#) (reference **Attachment 2** – Staff Memorandum). The commission provided feedback on parking, traffic, tree preservation, ADUs, affordability, and density, as captured in the meeting minutes (reference **Attachment 3**).

PROJECT DATA

Net Lot Area: 2.92 acres
Gross Lot Area: 3.15 acres
Zoning (existing): R-1-6 (Single-Family Residential)
Zoning (proposed): P-D (Planned Development)
General Plan (no change): *Low Density Residential (less than 6 units/gr. acre)*

Proposed Dwelling Units: 23 detached single-family homes
2 attached single-family homes (i.e., duet)
4 accessory dwelling units (detached)
1 accessory dwelling unit (interior)
30 dwelling units

Proposed Density: 7.9 units/gr. acre (excludes ADUs)
Allowable (Max) Density: 8.1 units/gr. acre (including 35% Density Bonus)

Unit Sizes:

Detached Units (23): 2,713 sq. ft. to 3,081 sq. ft.
Attached Units (2): 2,443 sq. ft. to 2,527 sq. ft.
Detached ADUs (4): 476 sq. ft.
Interior ADU (1): 427 sq. ft.

Building Coverage: 27% to 57% (per lot range)
Floor Area Ratio (FAR): 0.52 to 1.14 (per lot range)

Building Heights: 24'-2" to 31'-9" (per lot range)

Parking: Provided Minimum Required
71 (50 resident/21 guest) 63 (2 ½ stalls x 25 units)

DISCUSSION

The Planning Commission's review of this application will include consideration of the land use and environmental aspects of the proposal, such as affordable housing and traffic. The Site and Architectural Review Committee's (SARC) purview is limited to review of the project's architectural design and site configuration, and to make recommendations as appropriate to the Planning Commission.

Site Layout: The layout of the proposed development is characterized by a loop street connecting to Mozart Avenue near the southwest corner of the site. The private roadway would provide vehicular access to 23 of the 25 residences, with the other two residences having driveway access off Mozart Avenue. Although the project is largely oriented to the interior of the site, it will include an outward-facing presence along Mozart Avenue with two detached residences and a duet fronting the public street.

Pedestrian access within the community is provided through a private sidewalk system that would wrap the outer edge of the interior loop and connect to Mozart Avenue on either side of the private street. A connecting walkway through the community would bisect the interior island within the loop.

Residential Design: The proposed residences are all shown in several styles, as depicted below. There are five primary plan designs with sub-variations. The overall approach is to incorporate traditional architectural styles (e.g., craftsman, farmhouse) with variations in colors, materials, and features to provide a cohesive community that minimizes a “cookie-cutter” appearance, with the plan styles interspersed throughout the development. The most distinct plan style is Plan 1, reflective of the unique layout of Lot #21. Additionally, Plan 6A is the duet model incorporating the attached units on Lots #19 and #20. Although the structure encompasses two dwelling units, it has been designed to minimize that impression. The right-side unit has its front wall stepped back from the left-side unit and also includes a front porch, which together provide nearly 10-feet of depth separation between the units.





Plan 4A
(Lots 3, 10, and 15)



Plan 4B
(Lots 2, 4, 8, and 12)



Plan 4XA
(Lot 1)



Plan 5A
(Lots 22 and 24)



Plan 5B
(Lots 23 and 25)



Plan 5B ADU
(Lots 23 and 25)



Plan 5A ADI
(Lots 22 and 24)



Plan 6A (duet)
(Lots 19 and 20)

Public Streetscape: The illustration below depicts how the project will be viewed from Mozart Avenue. At the far left is a park area with the residence on Lot #1 beyond, then the private street entrance into the development to the right, followed by the duet, and then two detached dwellings. To maintain a streetscape consistent with the neighborhood, the four homes would all face the street. The detached units would also provide driveway access from Mozart Avenue while the duet units would have rear driveways accessible from the interior of the site.



Accessory Dwelling Units (ADUs): This project is subject to the City’s new ADU Development Policy which requires that 20% of the units be “ADU ready” or alternatively include ADUs. In compliance with this requirement, the project will provide four detached ADUs built adopt of the garages on Lots #22-25 and one interior ADU that would be integrated into the Lot #1 residence.

Open Space: The Planning Commission discussed the quantity of open space when the project was reviewed at the preliminary stage. At that time the plans depicted approximately 2,800 square-feet of common open space area mostly located within a single park. The project now provides 11,500 square-feet of shared open space spread across three park areas. The southwest park, which includes a children’s play lot, would be open to the general public, subject to certain limitations stipulated by future CC&Rs.

In addition, private yards would be provided for 23 of the 25 residences, ranging in area from 225 square-feet to 2,363 square-feet with an average area of 769 square-feet. On *average*, the project would provide an amount of private open space equal to the 750 square-foot minimum for single-family residences. However, the residences on Lots #19 and #21 would not have any private open space due to the tight configuration of those lots.

Landscaping: The proposed project is subject to the State's Model Water Efficient Landscape Ordinance (MWELo), which requires installation of drought-tolerant vegetation based on a specified "water budget". The landscaping sheets depict planting of new trees, shrubs, and groundcover, in both the front yards and common open space areas in compliance with the MWELo.

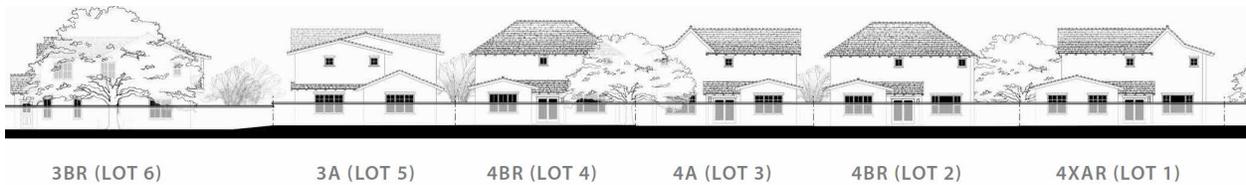
Tree Removal: Since the Planning Commission’s study session on the project, the applicant has strived to retain additional on-site trees. The project now includes preservation of ten mature Coast Live Oak trees found on the property. To prevent damage from grading and/or construction, the site plan shows raised decks in certain backyards. These decks will allow the critical root zones to remain undisturbed. The proposed protective measures are currently under review by the City’s consulting arborist. Any changes to the proposed protection measures and/or additional protective measures that may be recommended by the consulting arborist will be included as Conditions of Approval for the Planning Commission’s consideration. The Commission will also be provided a copy of the final arborist report, which is currently being prepared.

However, 18 additional protected trees, including fourteen Coast Live Oak, one Coast Redwood, one Fan Palm, one Stone Pine, and one Silver Acacia are proposed to be removed. These trees are either in poor health or are located within the footprints of future residences or the private roadway.

Parking: As a Density Bonus project, the number of parking stalls required is limited by State standards that supersede the City’s requirements. Whereas the City would require 3 stalls per unit (inclusive of a ½ stall of guest parking), Density Bonus parking provisions only require 2 ½ stalls per unit. However, 71 stalls are proposed where only 63 are required.¹ Of these stalls, 21 would be uncovered guest stalls. The parking counts do not include the driveways, which are all deep enough to park vehicles, excepting several driveway aprons that are intentionally shallow to prevent unpermitted parking.

Grading: To accommodate positive drainage towards Mozart Avenue for the sanitary sewer system, the site will be graded such that the rear of the property will be lifted upwards of 3 ½ to four feet. This will result in retaining walls around the northwest corner of the property with a height differential commensurate with the grade increase. As noted, below, careful placement of second-story windows has been made to reduce the privacy impact of the grade differential.

Privacy: To address the privacy concerns of the residents to the north and west, the second-story windows have all been reduced in size and number. This is reflected in a reverse streetscape illustrations, below, which depicts the windows (and 6-foot fencing) that would face the neighboring residents located on Beethoven Lane to the west and Kilmer Avenue to the north.



Perspective as viewed from homes on Beethoven Lane (west)



Perspective as viewed from homes on Kilmer Avenue (north)

Public Improvements: The Public Works Department will require installation of new public sidewalk, curb, gutter, and landscaping along the Mozart Avenue frontage. This will complete the sidewalk along the north side of the street from Bascom Avenue to Beethoven Lane.

Attachments:

1. Project Plans
2. Study Session Memo
3. Study Session Minute

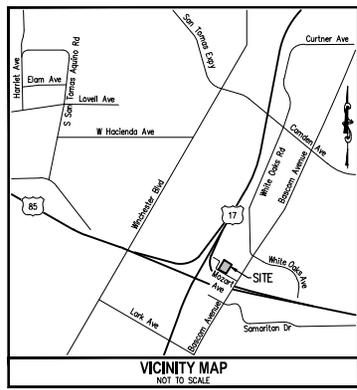
¹ Due to the proximity of a bus stop on Bascom Avenue less than ½ mile away, the ADUs are not subject to a parking requirement.

PLANNED DEVELOPMENT

16179 MOZART AVENUE

CAMPBELL

CALIFORNIA



PROJECT DENSITY	
Gross	3.15 acres
Base Density	6.0 du/ga
Bonus Density	8.1 du/ga
Base Units	18.9 Units
	rounded down *
Bonus Units	6.6 Units
	rounded up *
Total Units	25 Units

Note: Assumes maximum 35% density bonus which requires 11% of the units as Very-Low Income

* CMC Section 21.02.020.D. Rules of Interpretation, Calculations-Rounding

FLOOR AREA TABULATION TABLE											
Plan Type	Plan 1	Plan 2	Plan 2X	Plan 3	Plan 4	Plan 4X	Plan 5	Plan 5A	Plan 6B		
First Floor SF	705	1,054	984	1,170	991	1,418	1,297	812	750		
Second Floor SF	1,161	1,292	1,292	1,393	1,375	1,375	1,339	1,335	1,268		
Third Floor SF	509										
ADU											
Garage SF	395	437	437	438	457	457	455	425	425		
Total Area SF	2,770	2,793	2,713	3,001	2,550	3,250	3,357	2,572	2,443		
* Number of Bedrooms	4	4	4	4	4	4	4	4	4		
Total # Per Floor Plan Type	1	2	2	6	7	1	4	1	1		
* Excludes ADU/bedroom											

BUILDING HEIGHTS											
Plan Type	Plan 1	Plan 2	Plan 2X	Plan 3	Plan 4	Plan 4X	Plan 5	Plan 5A	Plan 6B		
Building Height	31'-9"	25'-9"	25'-9"	26'-6"	27'-2"	17'-2"	16'-11"	24'-2"	28'-9"		

FAR			
Lot No.	Net Lot Size	Total Area	FAR
1	3,910	3250	0.83
2	4,054	3059	0.75
3	3,504	3059	0.87
4	3,523	3059	0.87
5	3,517	3001	0.85
6	5,811	3001	0.52
7	3,868	3001	0.78
8	3,727	3059	0.82
9	3,621	2793	0.76
10	3,805	3059	0.76
11	4,691	3001	0.64
12	3,338	3059	0.92
13	3,366	3001	0.89
14	3,365	3001	0.89
15	3,362	3059	0.92
16	3,338	2793	0.84
17	3,708	2713	0.73
18	3,696	2713	0.73
19	3,249	2572	1.14
20	2,276	2448	1.07
21	2,795	2770	0.99
22	4,070	3557	0.87
23	4,280	3557	0.83
24	4,233	3557	0.84
25	4,061	3557	0.87
A	23,051		
B	3,413		
C	5,089		
D	3,751		
TOTAL	127,481		

SETBACK TABLE (FEET)					
Lot No.	Floor	Front Setback	Rear Setback	Left Setback	Rear Setback
1	First	8.00	4.00	4.00	11.07
	Second	9.50	11.00	4.00	21.49
2	First	8.00	5.00	6.00	11.04
	Second	5.98	5.00	12.00	21.45
3	First	8.00	4.50	5.00	11.01
	Second	9.50	4.50	5.00	21.42
4	First	8.00	5.00	4.50	10.96
	Second	5.98	5.00	4.50	21.38
5	First	14.16	5.00	5.00	12.43
	Second	12.98	4.00	5.00	19.44
6	First	22.82	7.00	12.92	12.00
	Second	18.85	7.00	12.92	16.00
7	First	16.97	6.75	7.00	12.00
	Second	15.64	6.75	7.00	19.00
8	First	8.50	6.75	6.75	10.58
	Second	6.48	6.75	6.75	21.00
9	First	10.17	6.25	6.75	15.42
	Second	9.17	6.25	6.75	28.92
10	First	16.75	6.25	6.00	12.00
	Second	19.47	6.25	6.00	22.42
11	First	27.83	5.23	6.00	12.08
	Second	24.00	5.23	6.00	16.08
12	First	9.16	5.00	4.00	7.50
	Second	7.23	5.00	4.00	17.92
13	First	8.00	5.00	5.00	9.00
	Second	13.50	5.00	5.00	16.00
14	First	8.00	5.00	5.00	9.00
	Second	13.50	5.00	5.00	16.00
15	First	8.00	4.00	5.00	7.50
	Second	9.50	4.00	5.00	17.92
16	First	10.80	4.60	5.00	15.33
	Second	9.51	4.60	5.00	21.83
17	First	16.62	6.00	7.35	13.37
	Second	15.62	6.00	7.35	19.87
18	First	16.62	6.00	6.35	14.81
	Second	15.62	6.00	6.35	21.31
19	First	12.92	6.25	0.00	4.58
	Second	12.92	6.25	0.00	2.00
20	First	16.17	0.00	8.17	4.58
	Second	15.17	0.00	8.17	3.00
21	First	22.50	9.00	0.87	3.59
	Second	21.75	9.00	0.87	3.59
22	First	21.17	13.00	3.54	12.50
	Second	10.00	5.00	5.00	4.00
	Second	13.75	5.00	5.00	3.00
23	First	10.00	5.00	7.62	4.00
	Second	13.75	5.00	7.62	3.00
24	First	10.00	6.00	5.00	4.00
	Second	13.75	6.00	5.00	3.00
25	First	10.00	5.00	5.00	4.00
	Second	13.75	5.00	5.00	3.00

LOT COVERAGE TABLE						
Lot No.	Covered Patches SF	First Floor SF	Garage SF	Lot Coverage SF	Coverage %	
1	1,418	417	1,875	48.0%		
2	1,227	417	1,684	41.5%		
3	1,227	417	1,684	48.1%		
4	1,227	417	1,684	48.1%		
5	154	1,170	438	1,762	50.1%	
6	1,170	438	1,608	27.7%		
7	154	1,170	438	1,762	45.0%	
8	1,227	417	1,684	45.2%		
9	1064	417	1,501	41.2%		
10	1,227	417	1,684	43.7%		
11	1,170	438	1,608	34.3%		
12	1,227	417	1,684	50.4%		
13	154	1,170	438	1,762	52.3%	
14	154	1,170	438	1,762	52.5%	
15	1,227	417	1,684	51.0%		
16	1064	417	1,501	45.0%		
17	144	984	417	1,565	42.2%	
18	144	984	417	1,565	42.2%	
19	812	435	1,237	55.0%		
20	136	750	435	1,311	57.6%	
21	36	705	395	1,136	42.8%	
22	133	1297	435	1,885	46.3%	
23	133	1297	435	1,885	44.0%	
24	133	1297	435	1,885	44.5%	
25	133	1297	435	1,885	46.2%	

FRONT YARD PAVING			
LOT #	PAVED AREA	SETBACK AREA	PAVED AREA %
1	172	428	0.40
2	176	444	0.40
3	185	384	0.48
4	190	384	0.49
5	163	393	0.41
6	944	1394	0.68
7	195	520	0.38
8	186	433	0.43
9	220	487	0.45
10	298	607	0.49
11	1198	1762	0.68
12	199	419	0.47
13	179	406	0.44
14	175	384	0.44
15	176	380	0.46
16	241	603	0.40
17	195	456	0.43
18	195	459	0.42
19	112	429	0.26
20	40	282	0.14
21	114	696	0.16
22	115	385	0.30
23	119	397	0.30
24	143	396	0.36
25	146	385	0.38

OPEN SPACES / PRIVATE	
LOT LETTER	PROVIDED SQFT
LOT B	3,314
LOT C	5,066
LOT D	3,135
TOTAL	11,515

OPEN SPACE / PRIVATE	
LCT NUMBER	PROVIDED SQFT
LOT 1	858
LOT 2	561
LOT 3	800
LOT 4	798
LOT 5	714
LOT 6	2363
LOT 7	750
LOT 8	824
LOT 9	515
LCT 10	873
LCT 11	732
LCT 12	625
LCT 13	552
LCT 14	552
LCT 15	625
LCT 16	590
LCT 17	673
LCT 18	0
LCT 19	0
LCT 20	225
LCT 21	0
LCT 22	655
LCT 23	635
LCT 24	658
LCT 25	630
TOTAL	17,772

PARKING REQUIREMENT FOR DENSITY BONUS RESIDENTIAL DEVELOPMENT		
CMC Section 21.20.120 (a), (b) 4 or more bedroom units: two and one-half parking spaces	Required	Provided
25x Single-Family Units = 4 bedrooms ea.	62	167
5x Accessory Dwelling Units	**0	**+2
Total	62.5	71

** 50 covered parking stalls; 17 guest parking stalls

**Per CMC Section 21.23.020 (j) - no parking required for an accessory dwelling unit that is located on a parcel that is within walking distance (one-half mile) of public transit. Public transit is defined as a location, including, but not limited to, a busstop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

**+1 private parking stall per ADU (4 stalls total)

DEVELOPMENT SUMMARY TABLE

- PROPERTY ADDRESS: 16179 MOZART AVENUE, CAMPBELL, CALIFORNIA
- ASSESSOR'S PARCEL NUMBER: 424-06-119
- GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LESS THAN 6 UNITS/GROSS ACRE)
- EXISTING ZONING: R-1-6 (SINGLE-FAMILY RESIDENTIAL; 6,000 SF LOT SIZE MINIMUM)
- PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
- GROSS PROJECT SIZE: 3.15 ACRES
- NET PROJECT SIZE: 2.93 ACRES
- PARKING REQUIREMENTS: STUDIO TO ONE-BEDROOM UNITS REQUIRE: 1 ON-SITE PARKING SPACE TWO TO THREE-BEDROOM UNITS REQUIRE: 2 ON-SITE PARKING SPACES FOUR OR MORE BEDROOM UNITS REQUIRE: 2.5 ON-SITE PARKING SPACES SEE TABLE THIS SHEET FOR PARKING CALCULATIONS
- BASIS OF BEARINGS: THE BEARING NORTH 57°52'51" WEST ON THE CENTERLINE OF KILMER AVENUE, AS SHOWN ON THAT CERTAIN TRACT MAP FILED FOR RECORD IN BOOK 791 OF MAPS AT PAGES 1-4, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THESE PLANS.
- BENCHMARK: CITY OF CAMPBELL BENCHMARK NO. 53, LOCATED AT NORTHWEST CORNER WHITE OAKS ROAD & POPE COURT AT CENTER OF CURB RETURN, 2X BRASS DISK IN TOP OF CURB. ELEVATION: 251.440
- PROPOSED ONSITE IMPERVIOUS AREA = 67,573 SF (1.55 AC); PROPOSED ONSITE PERVIOUS AREA = 59,908 SF (1.38 AC) - SEE SHEET C9 FOR ADDITIONAL INFORMATION
- FIRE NOTE: THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE SANTA CLARA COUNTY FIRE DEPARTMENT AS SPECIFIED IN THEIR "DEVELOPMENT REVIEW COMMENTS" LETTER, DATED MARCH 1, 2019 FOR 16179 MOZART AVENUE, CAMPBELL; PLAN REVIEW NO. 19 0576; BLDG PERMIT NO. P2019-11; AND CITE THE FOLLOWING CODES: THE CALIFORNIA FIRE CODE (CFC) & BUILDING CODE (CBC), 2016 EDITION AS ADOPTED BY THE CITY OF CAMPBELL MUNICIPAL CODE (CMC) AND CALIFORNIA CODE OF REGULATIONS (CCR).

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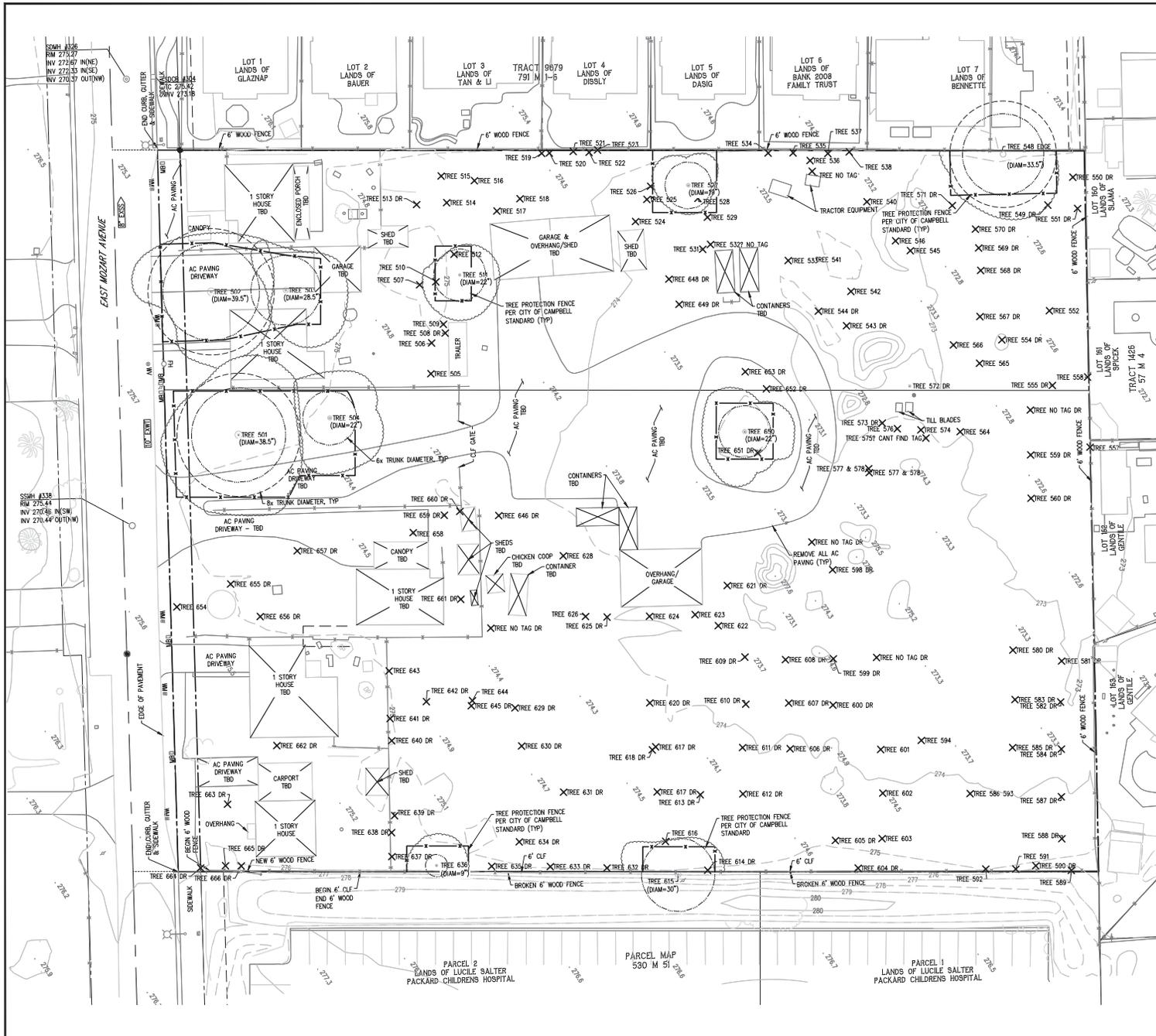
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| A-4 PLAN 1 SECTIONS | A-52 PRIVACY PLAN STREETS/CENE |
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| A-9 PLAN 2X FLOOR PLAN | |
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- | | |
|--------------|---|
| JOINT TRENCH | JT1 JOINT TRENCH COMPOSITE PLAN |
| SL1 | STREET LIGHTING GENERAL NOTES AND DETAILS |
| SL2 | STREET LIGHTING GENERAL NOTES AND DETAILS |

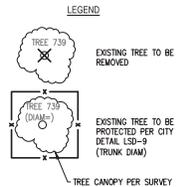
APPLICANT:

ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
2185 THE ALAMEDA, SUITE 150
SAN JOSE, CA 95126
(408) 345-1767

CONSULTANTS:



NOTE:
 1. SEE SHEET C4 FOR TREE INVENTORY PROVIDED BY ROBSON HOMES
 2. SEE SHEET C4 FOR CITY OF CAMPBELL STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION



PROTECTED TREES PER CITY CODE SECTION 21.32.050.C

Tree Species	Number	Trunk Diameter (in.)	Remove or Retain	TPZ Radius (ft.)
coast live oak (<i>Quercus agrifolia</i>)	501	38.5	Retain	26
coast live oak (<i>Quercus agrifolia</i>)	502	39.5	Retain	26
coast live oak (<i>Quercus agrifolia</i>)	503	28.5	Retain	14
coast live oak (<i>Quercus agrifolia</i>)	504	22	Retain	11
coast live oak (<i>Quercus agrifolia</i>)	507	13.12	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	509	18	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	510	13	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	511	22	Retain	11
coast live oak (<i>Quercus agrifolia</i>)	512	13.7, 16	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	527	19	Retain	10
coast live oak (<i>Quercus agrifolia</i>)	528	12	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	534	14	Remove	N/A
San palm (<i>Washingtonia robusta</i>)	537	12	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	548	33.5	Retain	22
coast live oak (<i>Quercus agrifolia</i>)	592	18, 16	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	615	30	Retain	15
coast live oak (<i>Quercus agrifolia</i>)	616	18	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	620	16	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	626	24	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	628	24	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	636	12, 12, 9	Retain	10
coast live oak (<i>Quercus agrifolia</i>)	643	20	Remove	N/A
coast live oak (<i>Quercus agrifolia</i>)	657	24	Remove	N/A
Home palm (<i>genus pinet</i>)	662	30	Remove	N/A

NOTES:
 * TREES IN BOLD ARE TO BE RETAINED.
 * TABLE ABOVE LISTS ALL ONSITE PROTECTED TREES. SEE SHEET C4 FOR FULL TREE INVENTORY OF ALL ONSITE TREES.

REVISIONS

NO.	DATE	BY

2000 Gateway Park
 San Jose, CA 95128
 T: (408) 950-1066
 F: (408) 950-1068

Civil Engineering Associates
 Civil Engineers • Planners • Surveyors

ROBSON HOMES
 A CALIFORNIA LIMITED LIABILITY COMPANY
 1500 GARDEN STREET, SUITE 150
 SAN JOSE, CA 95128
 (408) 355-1707

PREPARED FOR:
**MOZART AVENUE
 EXISTING CONDITIONS, DEMOLITION
 AND TREE DISPOSITION PLAN**

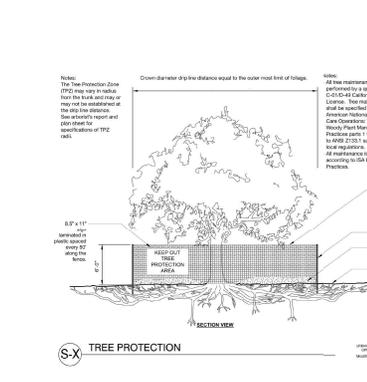
CAMPBELL CALIFORNIA

DATE: 3/3/2020
 SCALE: 1"=20'
 DESIGNED: JG
 DRAWN: LRN
 JOB NO.: 18-145
 SHEET: **C3**
 OF SHEETS

Tree Species	Number	Trunk Diameter (in.)	Height (ft.)	Canopy Diameter (ft.)	Condition	Suitability for Conservation	Notes
coast live oak (Quercus agrifolia)	501	38.5	55	50	Good	Good	
coast live oak (Quercus agrifolia)	502	38.5	55	50	Good	Good	
coast live oak (Quercus agrifolia)	503	26.5	30	40	Fair	Good	
coast live oak (Quercus agrifolia)	504	22	55	40	Fair	Good	
coast live oak (Quercus agrifolia)	505	10	15	15	Good	Good	
Citrus (Citrus sp.)	506	2, 2, 2, 2	15	15	Poor	Poor	
coast live oak (Quercus agrifolia)	507	13.1	25	20	Poor	Poor	
black walnut (Juglans nigra)	508	10	35	10	Poor	Poor	
coast live oak (Quercus agrifolia)	509	18	45	35	Good	Good	
coast live oak (Quercus agrifolia)	510	13	25	20	Poor	Good	
coast live oak (Quercus agrifolia)	511	22	40	40	Good	Good	
coast live oak (Quercus agrifolia)	512	13, 7, 16	15	45	Poor	Poor	
holly oak (Quercus ilex)	513	6	15	20	Poor	Poor	
almond (Prunus dulcis)	514	7.6	15	25	Poor	Poor	
almond (Prunus dulcis)	515	8	15	15	Poor	Poor	
almond (Prunus dulcis)	516	6.7	20	20	Poor	Poor	
almond (Prunus dulcis)	517	8.8, 10	30	20	Poor	Poor	
almond (Prunus dulcis)	518	6, 4, 20	15	15	Poor	Poor	
coast live oak (Quercus agrifolia)	519	12	25	20	Fair	Fair	
coast live oak (Quercus agrifolia)	520	12	25	20	Fair	Fair	
coast live oak (Quercus agrifolia)	521	2, 2, 10	10	10	Fair	Fair	
coast live oak (Quercus agrifolia)	522	6, 4	15	20	Fair	Fair	
coast live oak (Quercus agrifolia)	523	8, 6	15	20	Fair	Fair	
coast live oak (Quercus agrifolia)	524	8	30	20	Good	Good	
holly oak (Quercus ilex)	525	9	35	20	Good	Fair	
coast live oak (Quercus agrifolia)	526	11	25	25	Poor	Poor	
coast live oak (Quercus agrifolia)	527	10	20	14	Good	Good	
holly oak (Quercus ilex)	528	8, 6	35	20	Fair	Poor	Lean
coast live oak (Quercus agrifolia)	529	12	35	20	Fair	Poor	Lean
almond (Prunus dulcis)	530	6	25	10	Fair	Poor	
coast live oak (Quercus agrifolia)	531	9	15	15	Poor	Poor	
almond (Prunus dulcis)	532	4	15	15	Poor	Poor	
holly oak (Quercus ilex)	533	6, 6, 4	15	20	Fair	Fair	
coast live oak (Quercus agrifolia)	534	14	15	25	Fair	Fair	
coast live oak (Quercus agrifolia)	535	6, 4	25	20	Fair	Fair	
almond (Prunus dulcis)	536	8	15	15	Dead	Dead	
fan palm (Washingtonia)	537	12	15	15	Good	Fair	
coast live oak (Quercus agrifolia)	538	8	20	15	Fair	Fair	
almond (Prunus dulcis)	539	Multi	15	15	Poor	Poor	
coast live oak (Quercus agrifolia)	540	4, 2	15	15	Poor	Poor	
coast live oak (Quercus agrifolia)	541	10	30	20	Good	Fair	
coast live oak (Quercus agrifolia)	542	Multi	15	15	Poor	Poor	
holly oak (Quercus ilex)	543	8, 8	35	20	Poor	Poor	
almond (Prunus dulcis)	544	Multi	15	15	Poor	Poor	
almond (Prunus dulcis)	545	10	14	14	Poor	Poor	
almond (Prunus dulcis)	546	7	15	15	Poor	Poor	
almond (Prunus dulcis)	547	6	15	15	Poor	Poor	
coast live oak (Quercus agrifolia)	548	30.5	43	43	Fair	Good	
almond (Prunus dulcis)	549	6	10	10	Dead	Dead	
almond (Prunus dulcis)	550	Multi	15	10	Poor	Poor	
holly oak (Quercus ilex)	551	Multi	15	15	Fair	Poor	
almond (Prunus dulcis)	552	Multi	10	10	Dead	Dead	
almond (Prunus dulcis)	553	Multi	10	10	Dead	Dead	
almond (Prunus dulcis)	554	Multi	10	10	Dead	Dead	
almond (Prunus dulcis)	555	Multi	10	10	Dead	Dead	
almond (Prunus dulcis)	556	Multi	10	10	Good	Good	
coast live oak (Quercus agrifolia)	557	6, 6, 6	20	15	Fair	Fair	Against fence
coast live oak (Quercus agrifolia)	558	4, 4	15	15	Fair	Fair	Against fence
almond (Prunus dulcis)	559	4	6	6	Poor	Poor	
peach (Prunus persica)	560	8	6	8	Poor	Poor	
coast live oak (Quercus agrifolia)	561	Multi	8	8	Good	Good	
almond (Prunus dulcis)	562	Multi	8	8	Poor	Poor	
almond (Prunus dulcis)	563	Multi	8	8	Poor	Poor	
almond (Prunus dulcis)	564	Multi	10	6	Poor	Poor	
almond (Prunus dulcis)	565	Multi	10	6	Poor	Poor	
almond (Prunus dulcis)	566	Multi	10	6	Poor	Poor	
almond (Prunus dulcis)	567	Multi	10	6	Poor	Poor	
almond (Prunus dulcis)	568	Multi	10	6	Poor	Poor	
holly oak (Quercus ilex)	569	Multi	10	6	Good	Poor	
almond (Prunus dulcis)	570	Multi	10	6	Poor	Poor	
almond (Prunus dulcis)	571	8	15	10	Poor	Poor	
coast live oak (Quercus agrifolia)	572	6	15	15	Fair	Poor	
coast live oak (Quercus agrifolia)	573	Multi 2'	15	15	Good	Poor	
coast live oak (Quercus agrifolia)	574	Multi 2' cluster of oaks at least 6'	15	15	Good	Poor	

Tree Species	Number	Trunk Diameter (in.)	Height (ft.)	Canopy Diameter (ft.)	Condition	Suitability for Conservation	Notes
coast live oak (Quercus agrifolia)	575	6, 6	20	20	Good	Poor	
coast live oak (Quercus agrifolia)	576	Multi	15	15	Fair	Fair	
coast live oak (Quercus agrifolia)	577	Multi	15	15	Fair	Fair	
holly oak (Quercus ilex)	578	Multi	15	15	Fair	Fair	
holly oak (Quercus ilex)	579	Multi	15	15	Fair	Fair	
almond (Prunus dulcis)	580	Multi	8	8	Dead	Dead	
almond (Prunus dulcis)	581	Multi	8	8	Dead	Dead	
almond (Prunus dulcis)	582	Multi	15	15	Dead	Dead	
almond (Prunus dulcis)	583	12	15	15	Dead	Dead	
almond (Prunus dulcis)	584	8	15	15	Good	Poor	
almond (Prunus dulcis)	585	5	6	6	Poor	Poor	
almond (Prunus dulcis)	586	15	15	15	Poor	Poor	
almond (Prunus dulcis)	587	8	6	6	Poor	Poor	
almond (Prunus dulcis)	588	6	15	15	Poor	Poor	
coast live oak (Quercus agrifolia)	589	7, 2	25	25	Fair	Fair	Against fence
holly oak (Quercus ilex)	590	8	25	25	Fair	Fair	Against fence
almond (Prunus dulcis)	591	8, 8, 4, 4	25	25	Fair	Fair	Against fence
coast live oak (Quercus agrifolia)	592	18, 18	35	35	Fair	Fair	Against fence, force imbedded in tree
almond (Prunus dulcis)	593	10, 8	15	15	Poor	Poor	
almond (Prunus dulcis)	594	11, 10	25	25	Poor	Poor	
almond (Prunus dulcis)	595	Multi	15	15	Good	Poor	
almond (Prunus dulcis)	596	Multi	15	15	Good	Poor	
coast live oak (Quercus agrifolia)	597	Multi	15	15	Good	Poor	
almond (Prunus dulcis)	598	8	15	15	Fair	Poor	
almond (Prunus dulcis)	599	4	10	10	Poor	Poor	
almond (Prunus dulcis)	600	6	10	10	Fair	Poor	
almond (Prunus dulcis)	601	Multi	10	10	Fair	Poor	
almond (Prunus dulcis)	602	Multi	10	10	Fair	Poor	
almond (Prunus dulcis)	603	Multi	10	10	Fair	Poor	
almond (Prunus dulcis)	604	11, 6, 6, 6	25	25	Poor	Poor	
almond (Prunus dulcis)	605	5	15	15	Poor	Good	
almond (Prunus dulcis)	606	6	15	15	Poor	Poor	
almond (Prunus dulcis)	607	6	10	10	Poor	Poor	
almond (Prunus dulcis)	608	12	14	14	Dead	Dead	
almond (Prunus dulcis)	609	12	15	15	Dead	Dead	
almond (Prunus dulcis)	610	12	14	14	Dead	Dead	
almond (Prunus dulcis)	611	12	15	15	Good	Poor	
almond (Prunus dulcis)	612	12	10	18	Poor	Poor	
almond (Prunus dulcis)	613	12	15	15	Poor	Good	
almond (Prunus dulcis)	614	6, 6	25	20	Poor	Poor	Outside cyclone fence
coast live oak (Quercus agrifolia)	615	30	45	45	Fair	Fair	Adjacent site
coast live oak (Quercus agrifolia)	616	18	35	35	Fair	Fair	
almond (Prunus dulcis)	617	7, 7	25	15	Poor	Poor	
almond (Prunus dulcis)	618	6, 6, 4	25	15	Poor	Poor	
almond (Prunus dulcis)	619	6, 6, 6	25	15	Poor	Poor	
coast live oak (Quercus agrifolia)	620	16	30	30	Poor	Poor	Fallen tree
almond (Prunus dulcis)	621	8, 6, 6	25	20	Fair	Poor	
coast live oak (Quercus agrifolia)	622	10	25	25	Good	Fair	
almond (Prunus dulcis)	623	Multi	25	25	Dead	Dead	
almond (Prunus dulcis)	624	7	15	15	Dead	Dead	
pepper (Schinus molle)	625	18	35	30	Fair	Poor	
coast live oak (Quercus agrifolia)	626	24	44	44	Fair	Fair	Poor form, lean asymmetric
almond (Prunus dulcis)	627	8	15	15	Poor	Poor	
coast live oak (Quercus agrifolia)	628	24	44	44	Fair	Fair	Broken top, cyclone fence
coast live oak (Quercus agrifolia)	629	5, 5	35	30	Poor	Poor	
almond (Prunus dulcis)	630	10	15	25	Poor	Poor	
almond (Prunus dulcis)	631	Multi	15	15	Dead	Dead	
almond (Prunus dulcis)	632	11	20	20	Poor	Poor	Against fence
almond (Prunus dulcis)	633	8, 8, 8	25	25	Fair	Poor	Against fence
almond (Prunus dulcis)	634	8	15	10	Poor	Poor	
almond (Prunus dulcis)	635	9	20	20	Fair	Poor	Against fence
coast live oak (Quercus agrifolia)	636	12, 12, 9	45	45	Fair	Poor	Against fence
holly oak (Quercus ilex)	637	4	20	10	Good	Poor	
almond (Prunus dulcis)	638	Multi	15	15	Dead	Dead	
almond (Prunus dulcis)	639	8, 8, 8	25	25	Poor	Poor	
coast live oak (Quercus agrifolia)	640	12	30	25	Poor	Poor	
coast live oak (Quercus agrifolia)	641	9, 9	25	20	Poor	Poor	
almond (Prunus dulcis)	642	6	10	6	Poor	Poor	
silver acacia (Acacia dealbata)	643	20	35	25	Fair	Poor	
almond (Prunus dulcis)	644	Multi	10	10	Poor	Poor	
almond (Prunus dulcis)	645	Multi	10	10	Poor	Poor	
almond (Prunus dulcis)	646	6, 6	20	10	Poor	Poor	
holly oak (Quercus ilex)	647	8	30	20	Good	Poor	

Tree Species	Number	Trunk Diameter (in.)	Height (ft.)	Canopy Diameter (ft.)	Condition	Suitability for Conservation	Notes
coast live oak (Quercus agrifolia)	648	5, 4	20	15	Good	Poor	
holly oak (Quercus ilex)	649	8	35	20	Good	Poor	
coast live oak (Quercus agrifolia)	650	22	35	35	Good	Good	
holly oak (Quercus ilex)	651	7	25	15	Fair	Fair	
holly oak (Quercus ilex)	652	8	30	20	Good	Fair	
holly oak (Quercus ilex)	653	8	30	20	Good	Fair	
holly oak (Quercus ilex)	654	6	25	20	Good	Poor	
Citrus (Citrus sp.)	655	5	15	15	Poor	Poor	
almond (Prunus dulcis)	656	6	10	8	Poor	Poor	
coast redwood (Sequoia sempervirens)	657	24	40	25	Poor	Poor	
lavacade (Pterocarya stanleyana)	658	16	35	30	Fair	Poor	
holly oak (Quercus ilex)	659	7, 7	25	25	Fair	Poor	
holly oak (Quercus ilex)	660	7	20	20	Fair	Poor	
Citrus (Citrus sp.)	661	8	20	15	Fair	Poor	
stone pine (Pinus stone)	662	30	45	45	Good	Poor	
southern magnolia (Magnolia)	663	6	20	15	Fair	Poor	
olive (Olea europaea)	664	7, 6	15	15	Fair	Poor	
privet (Ligustrum lucidum)	665	4, 4	15	15	Good	Poor	
Citrus (Citrus sp.)	666	6, 4, 4	15	15	Good	Poor	



WARNING
Tree Protection Zone

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

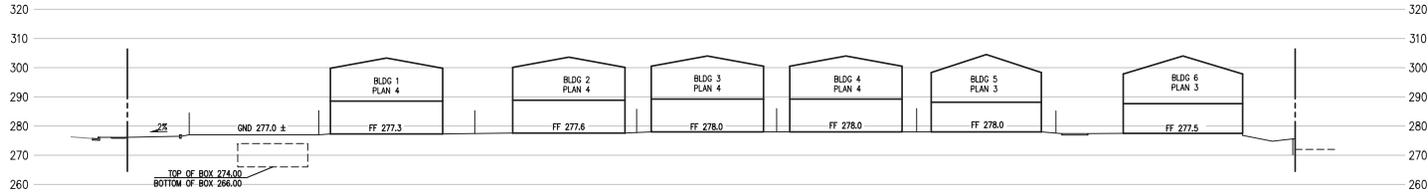
Project Arborist

CUIDADO
Zona De Arbol Pretejido

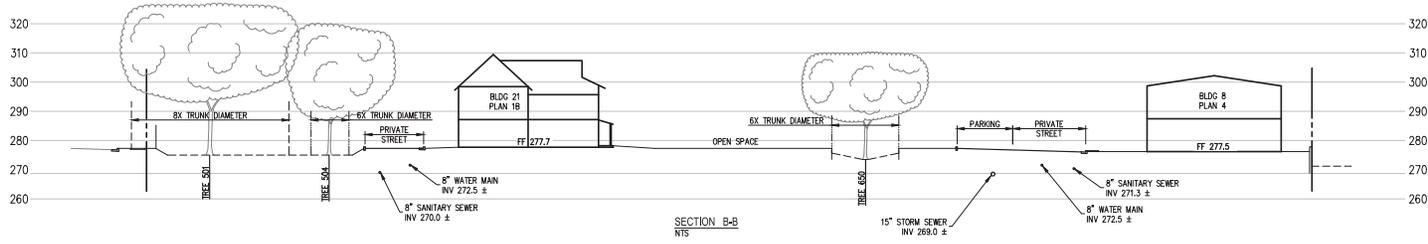
Esta cerca no sera removida sin aprobacion. Solo personal autorizado entrara en esta area!

Project Arborist

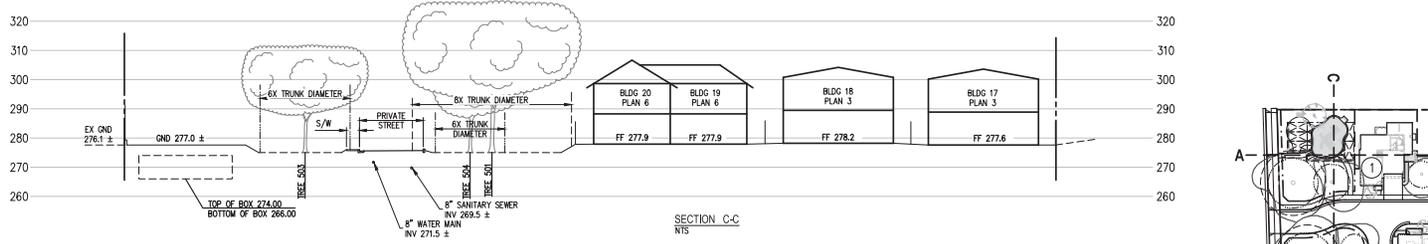
Tree Species	Number	Trunk Diameter (in.)	Height (ft.)	Canopy Diameter (ft.)	Condition	Suitability for Conservation	Notes
coast live oak (Quercus agrifolia)	667	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	668	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	669	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	670	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	671	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	672	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	673	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	674	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	675	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	676	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	677	10	20	15	Good	Poor	
coast live oak (Quercus agrifolia)	678	10	20	15	Good	Poor	



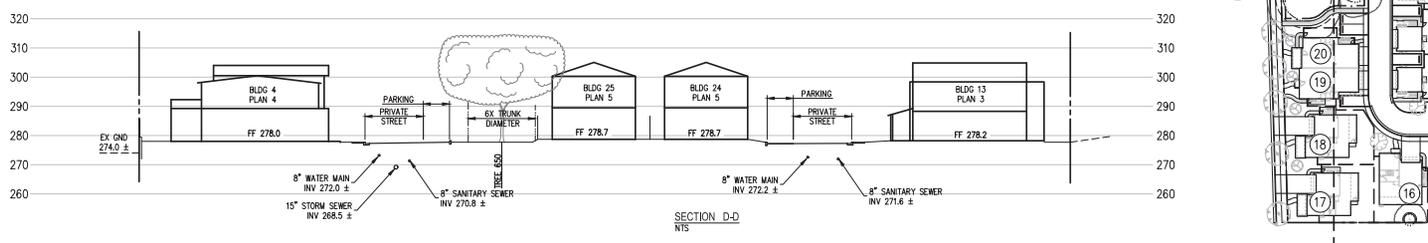
SECTION A-A
NTS



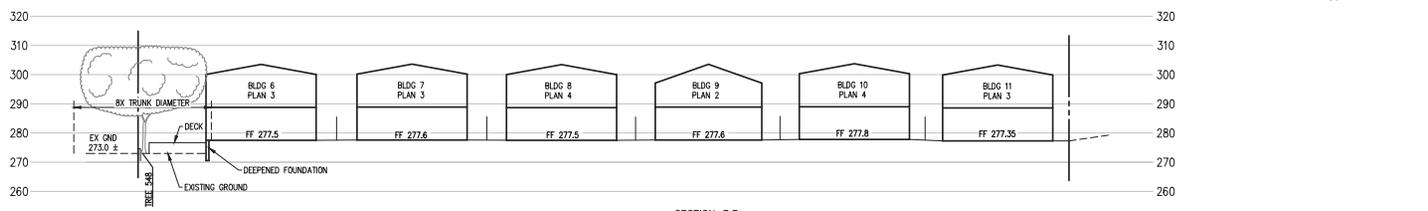
SECTION B-B
NTS



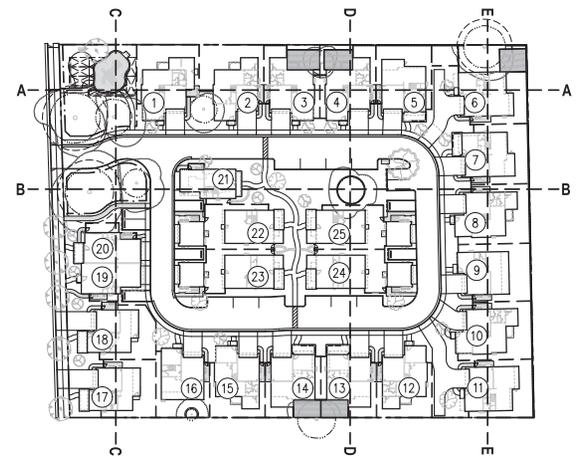
SECTION C-C
NTS



SECTION D-D
NTS



SECTION E-E
NTS



NO.	DATE	REVISIONS

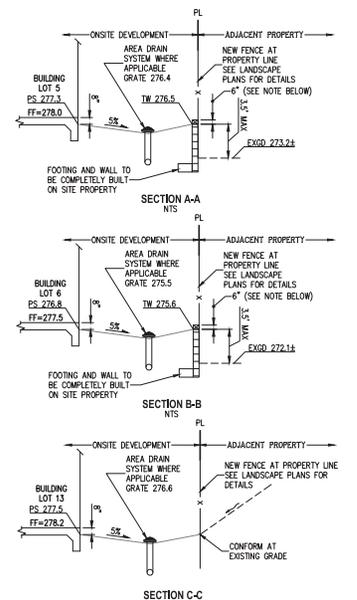
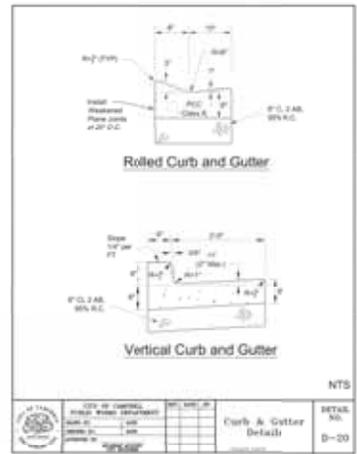
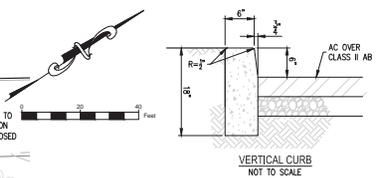
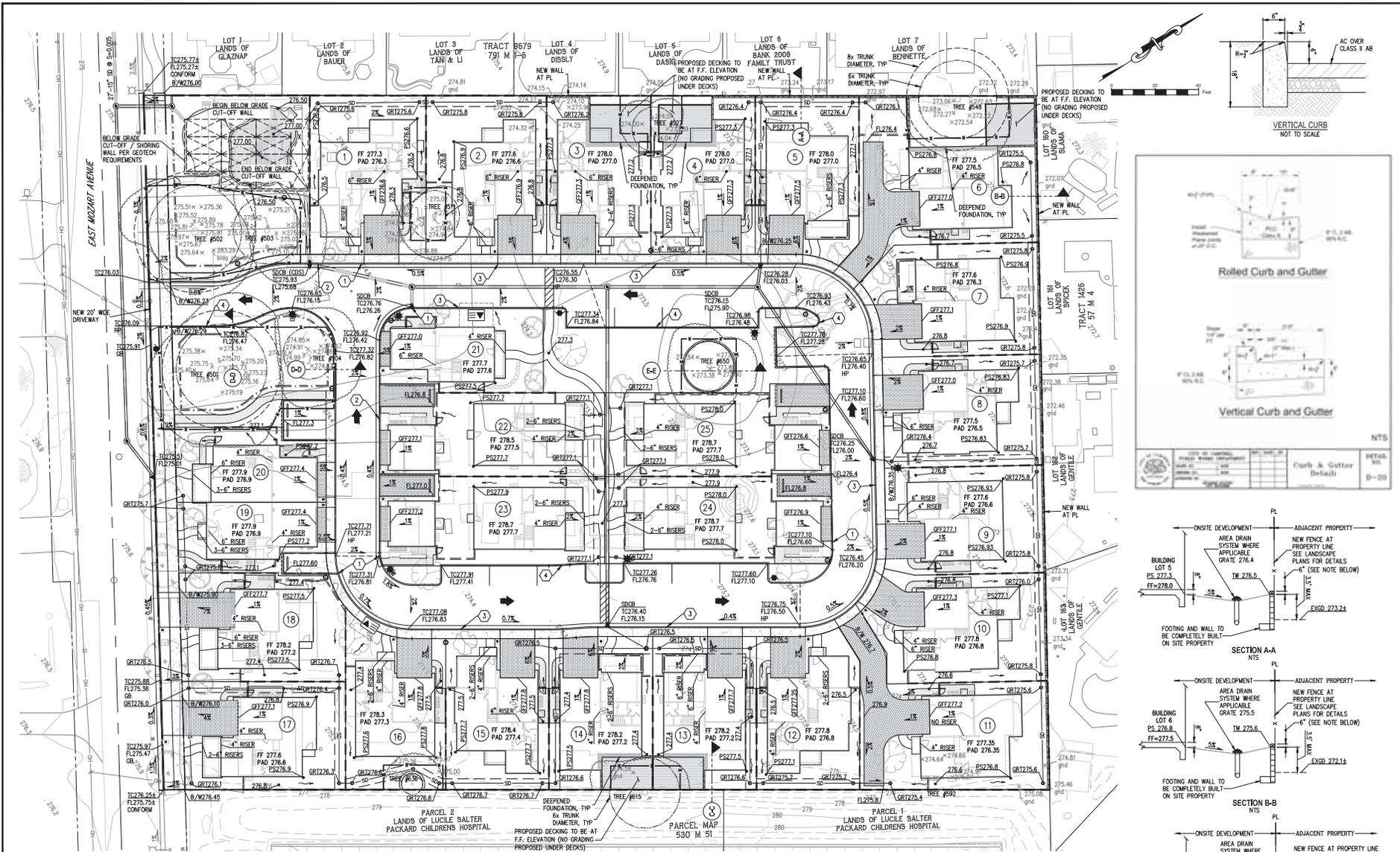
Civil Engineering Associates
Civil Engineers • Planners • Surveyors

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San Jose, CA 95128
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Fax: (408) 951-1797

PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
10000 N. MOZART AVENUE, SUITE 150
SAN JOSE, CA 95138
(408) 951-1797

MOZART AVENUE
SITE SECTIONS
CALIFORNIA
CAMPBELL

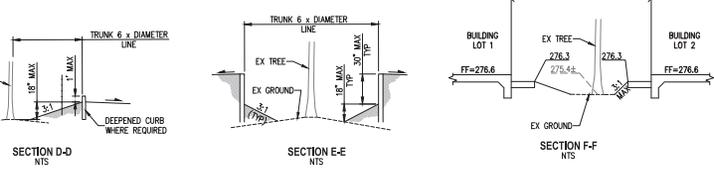
DATE	3/3/2020
SCALE	N/A
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145
SHEET	C6
OF SHEETS	



EARTHWORK QUANTITIES		
CUT (CY)	FILL (CY)	NET (CY)
67	10,300	10,233
		FILL
		10,233
		IMPORT

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

- CURB LEGEND**
- ① CURB TRANSITION
 - ② CURB AND GUTTER (DEPRESSED AT DRIVEWAYS) SEE DETAIL THIS SHEET
 - ③ ROLLED CURB - SEE DETAIL THIS SHEET
 - ④ VERTICAL CURB (DEPRESSED AT DRIVEWAYS) SEE DETAIL THIS SHEET



NO.	DATE	REVISIONS

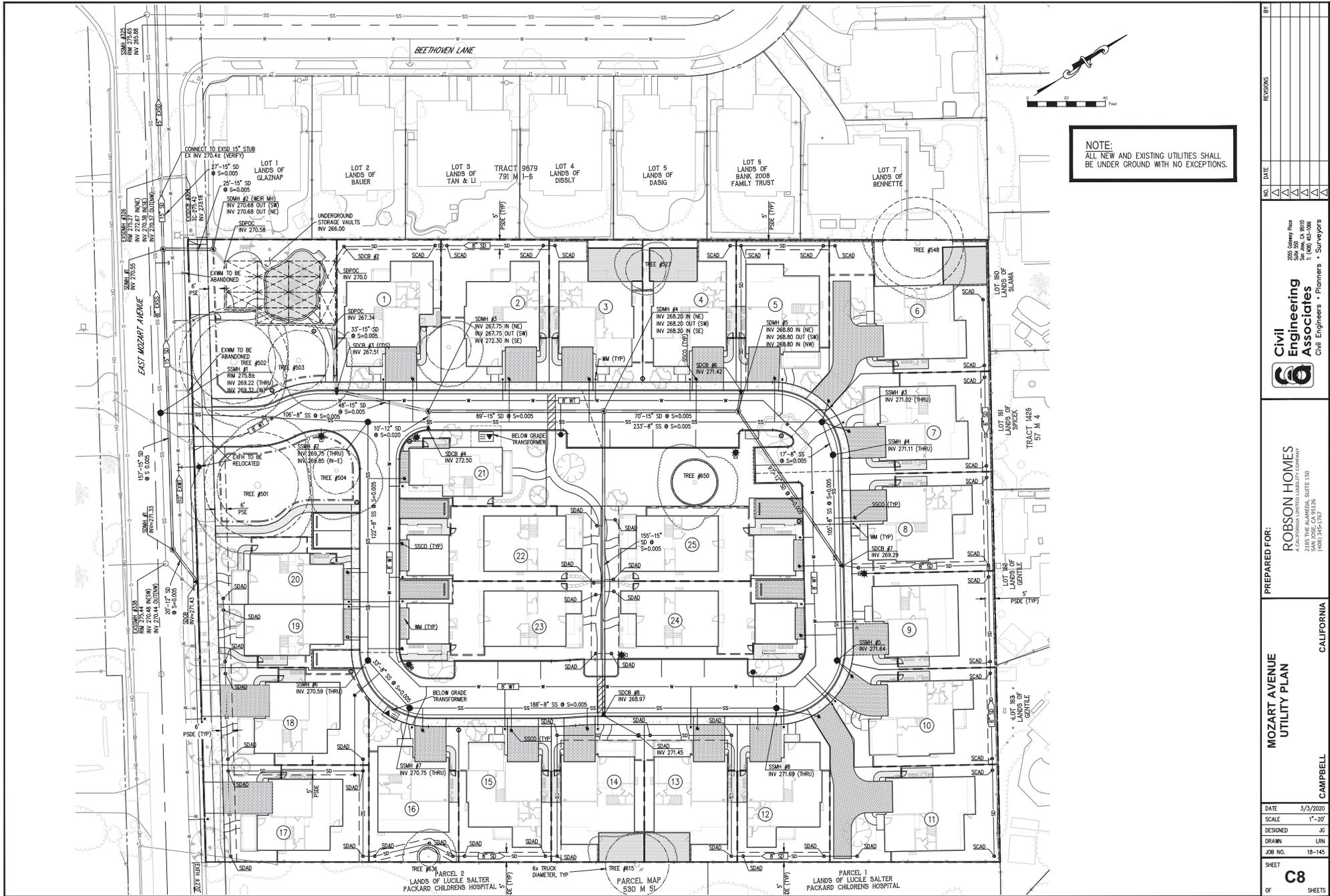
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 San Jose, CA 95128
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Civil Engineering Associates
 Civil Engineers • Planners • Surveyors

ROBSON HOMES
 A CALIFORNIA LIMITED LIABILITY COMPANY
 1000 SHILOH ROAD, SUITE 150
 SAN JOSE, CA 95128
 (408) 355-1379

PREPARED FOR:
MOZART AVENUE
GRADING AND DRAINAGE PLAN
CAMPBELL
CALIFORNIA

DATE: 3/3/2020
 SCALE: 1"=20'
 DESIGNED: JG
 DRAWN: LR
 JOB NO: 18-145
 SHEET: **C7**
 OF SHEETS



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

NO.	DATE	REVISIONS

2000 Gateway Plaza
San Jose, CA 95128
Tel: (408) 952-1066
Fax: (408) 952-1068

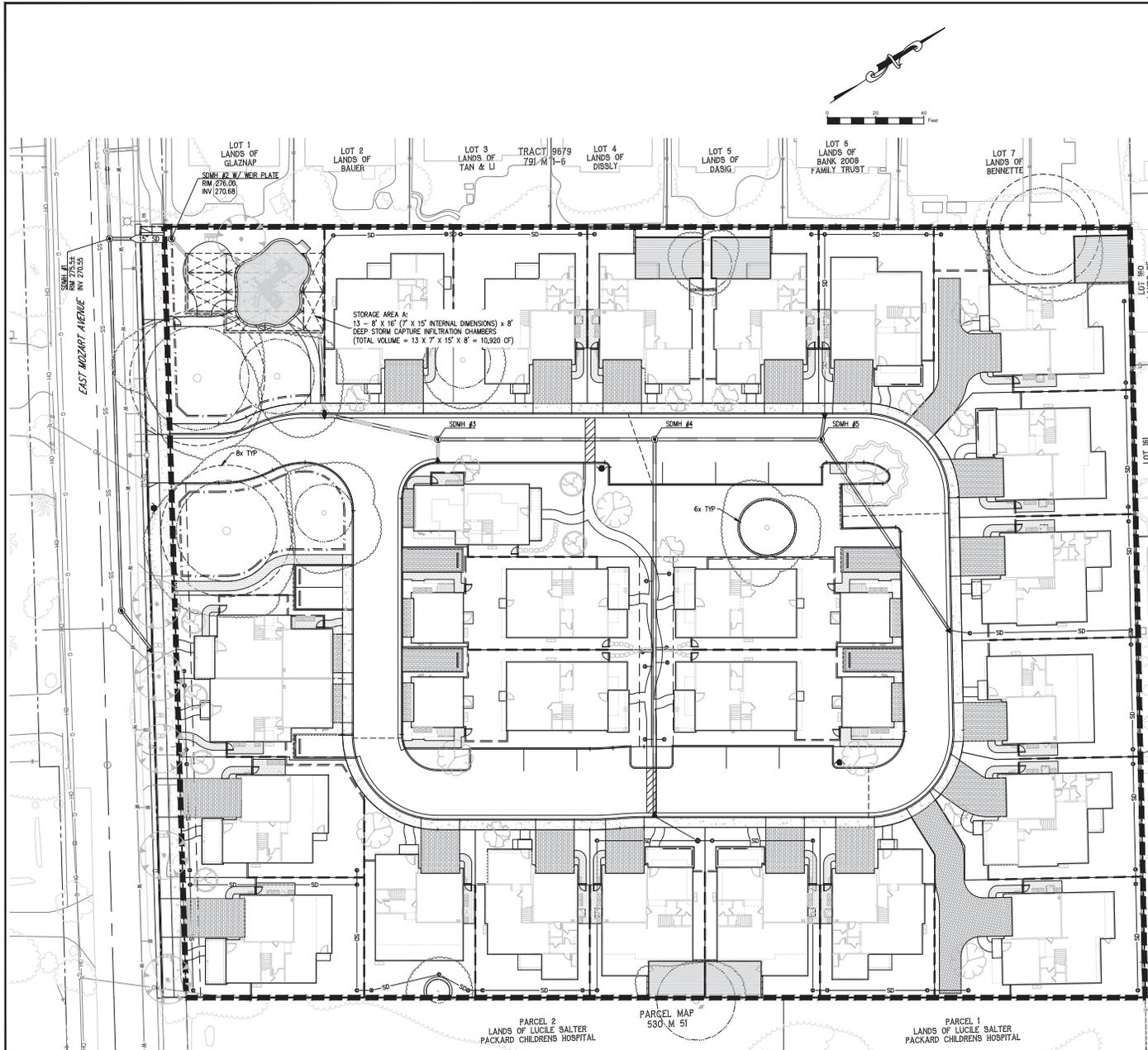
Civil Engineering Associates
Civil Engineers • Planners • Surveyors

PREPARED FOR:

ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
10000 N. MOZART AVENUE, SUITE 150
SAN JOSE, CA 95131
(408) 355-1707

PROJECT: MOZART AVENUE UTILITY PLAN
CAMPBELL, CALIFORNIA

DATE: 3/3/2020
SCALE: 1"=20'
DESIGNED: JG
DRAWN: LRN
JOB NO: 18-145
SHEET: **C8**
OF SHEETS



LEGEND

- STORMCAPTURE INFILTRATION/STORAGE CHAMBERS
- CUDO SYSTEM INFILTRATION/STORAGE CHAMBERS
- PERVIOUS PAVEMENT
- WATERSHED BOUNDARY

NOTES

1. PROPERTY INFORMATION
16179 EAST MOZART AVENUE, CAMPBELL CA
APN No. 424-06-119
GROSS SITE AREA = 130,677 S.F. (3.00 AC)
NET SITE AREA = 127,481 S.F. (2.93 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 12,636 S.F. (0.29 AC)
3. EXISTING ONSITE PERVIOUS AREA = 114,845 S.F. (2.64 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 67,573 S.F. (1.55 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 59,908 S.F. (1.38 AC)
6. OFF SITE STREET DEDICATION = 3,196 S.F. (0.07 AC)
7. THERE IS 43% INCREASE (54,937 S.F.) IN IMPERVIOUS SURFACE FOR THIS PROJECT
8. THIS PROJECT IS WITHIN THE GREEN SHADED AREA OF THE HYDRO MODIFICATION PLAN (HMP) APPLICABILITY MAP FOR THE CITY OF CAMPBELL. THIS COLOR INDICATE SUBWATERSHEDS WITH LESS THAN 65% IMPERVIOUS AREA. THEREFORE THIS PROJECT IS SUBJECT TO HMP REQUIREMENTS.
9. ANALYSIS PERFORMED BY SCHAAF & WHEELER CONSULTING CIVIL ENGINEERS DETERMINED THAT IN ORDER TO MEET HMP REQUIREMENTS, THIS PROJECT MUST STORE 10,920 CUBIC FEET OF WATER ONSITE AND METER STORMWATER FLOWS OUT OF THE PROJECT. THE ANALYSIS AND RAIN MODELING TO REACH THIS CONCLUSION ARE INCLUDED IN THE PRELIMINARY HMP ANALYSIS MEMO PREPARED BY SCHAAF & WHEELER UPDATED AND ON 11/19/19.
10. RECEIVING SYSTEM FOR THE STORM WATER: CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO LOS GATOS CREEK.
11. POLLUTANTS THAT MAY PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIORETENTION BASINS OR SURROUNDING LANDSCAPE FOR SELF-RETAINING TREATMENT.
12. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
 - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING - FLOW TO THE BAY".
 - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
 - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEEP REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.

VOLUME BASED BMP TREATMENT DESIGN

APPLIES TO WATERSHED. DESIGN IS BASED ON SANTA CLARA VALLEY URBAN RUNOFF POLLUTION PREVENTION PROGRAM (SCVURPPP) C3 STORMWATER HANDBOOK SECTION 6.5 SUBSURFACE INFILTRATION SYSTEM

- BMP DRAINAGE AREA: 127,481 S.F. (2.93 AC)
- MEAN ANNUAL PRECIPITATION PER FIGURE 8-1 MAP: 20"/YEAR
MEAN ANNUAL PRECIPITATION REFERENCE GAUGE - SAN JOSE AIRPORT: 13.9"/YEAR
UNIT BASIN STORAGE RAINFALL VOLUME CORRECTION FACTOR: 207/13.9 = 1.44
- UNIT BASIN STORAGE RAINFALL VOLUME: (80% CAPTURE RATE - APPENDIX D - 48 HR DRAWDOWN TIME)
TOTAL AREA FOR WATERSHED: 127,481 S.F. (2.93 AC)
IMPERVIOUS AREA - 67,573 S.F. (1.55 AC)
PERVIOUS AREA - 59,908 S.F. (1.38 AC)
WATERSHED IS 53% IMPERVIOUS
- SOIL CLASSIFICATION: SILT/LOAM (B) (PER FIGURE 8-1) - UTILIZE CLAY LOAM (D) DUE TO COMPACTION DURING CONSTRUCTION
- ADJUSTED UNIT BASIN STORAGE RAINFALL VOLUME:
AVERAGE SLOPE OF THIS WATERSHED IS ROUGHLY 1%
URS(1%) = 0.32
ADJUSTED UNIT BASIN STORAGE RAINFALL VOLUME: 1.44 x 0.32 = 0.46"
- BMP STORMWATER TREATMENT VOLUME: (127,481 S.F.) (0.46") (1"/12") = 4,895 CF.
- ACTUAL VOLUME PROVIDED 10,920 CF > 4,895 CF THEREFORE OK

MAXIMUM DEPTH OF FACILITY DESIGN

- BASED UPON FIELD MEASURED INFILTRATION RATES THE AVERAGE INFILTRATION RATE IS 3 IN/HR
- THEREFORE THE MAXIMUM DEPTH USING A FACTOR OF SAFETY OF 2 AND A 72 HR MAX DRAWDOWN TIME IS AS FOLLOWS:
MAX DEPTH = 72 HRS x 3 IN/HR / 2.0 FS = 108" = 9' MAX
8' DEPTH UTILIZED THEREFORE OK

NO.	DATE	REVISIONS

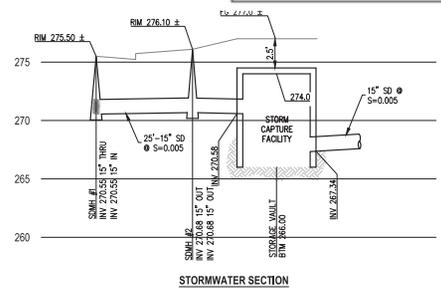
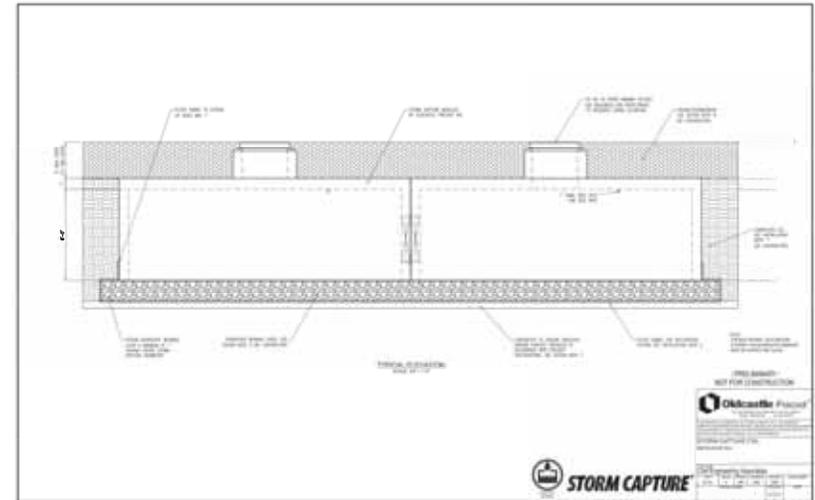
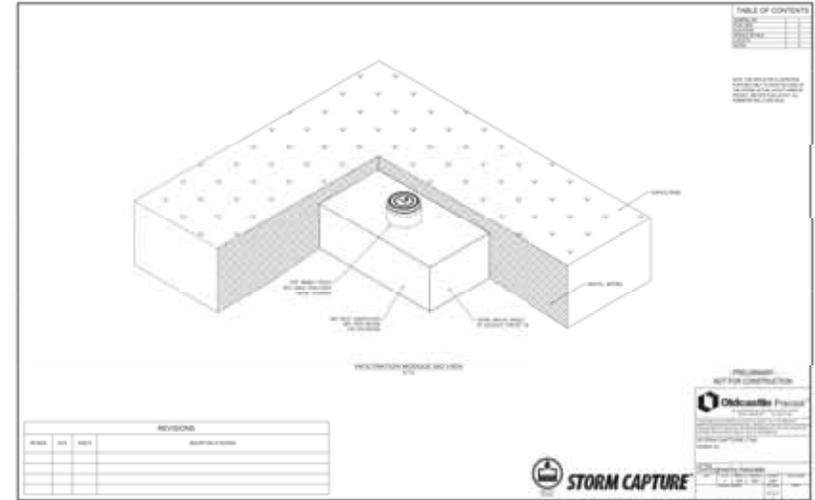
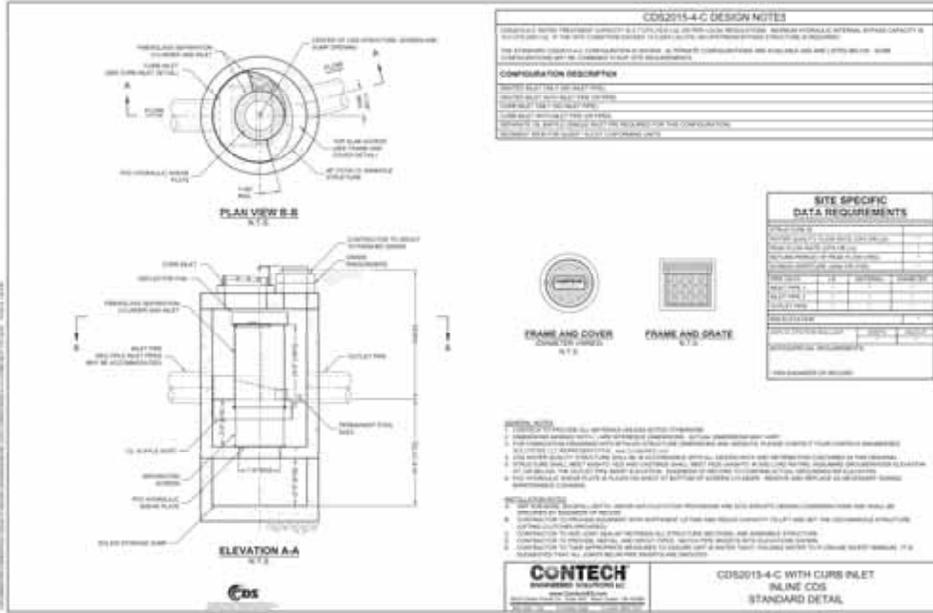
2020 Gateway Plaza
2000 Gateway Center
San Jose, CA 95128
T: (408) 552-1066
F: (408) 552-1068

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
10000 N. DE SOTO AVE., SUITE 150
SAN JOSE, CA 95134
(408) 355-1757

PREPARED FOR:
**MOZART AVENUE
STORMWATER MANAGEMENT PLAN**
CALIFORNIA

DATE: 3/3/2020
SCALE: 1"=20'
DESIGNED: JG
DRAWN: LRN
JOB NO: 18-145
SHEET
C9
OF SHEETS



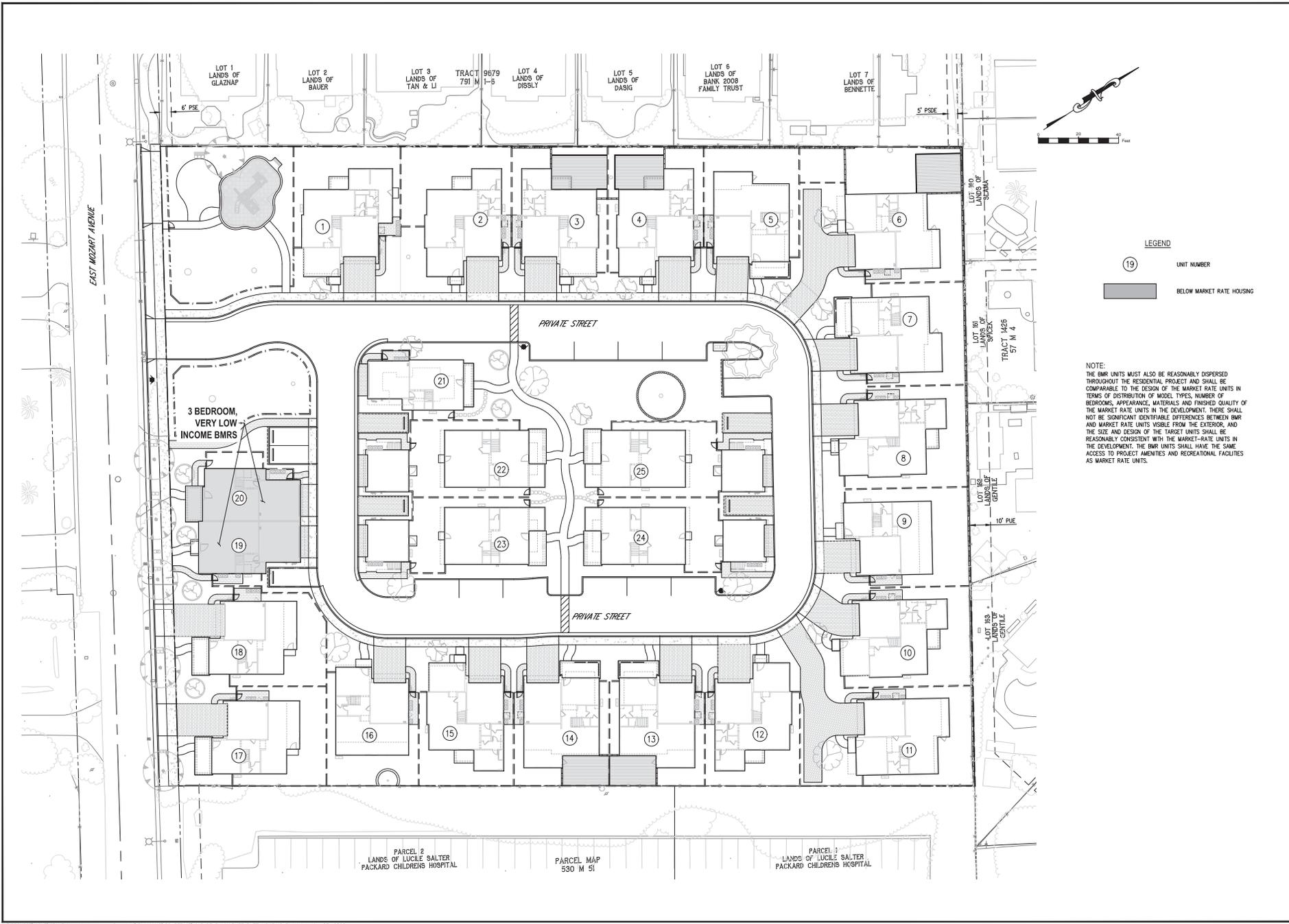
NOTE: DETAILS PROVIDED ARE GENERAL IN NATURE. PROJECT SPECIFIC DETAILS WILL BE PROVIDED AT CONSTRUCTION DRAWING LEVEL.

MOZART AVENUE
STORMWATER NOTES & DETAILS
CAMPBELL, CALIFORNIA

PREPARED FOR:
ROBSON HOMES
A CALIFORNIA LIMITED LIABILITY COMPANY
SAN JOSE, CA 95128
(408) 355-1707

Civil Engineering Associates
Civil Engineers • Planners • Surveyors

DATE: 3/3/2020
SCALE: 1"=20'
DESIGNED: JG
DRAWN: LRN
JOB NO: 18-145
SHEET: C10 OF 145



LEGEND

- 19 UNIT NUMBER
- BELOW MARKET RATE HOUSING

NOTE:
 THE BMR UNITS MUST ALSO BE REASONABLY DISPERSED THROUGHOUT THE RESIDENTIAL PROJECT AND SHALL BE COMPARABLE TO THE DESIGN OF THE MARKET RATE UNITS IN TERMS OF DISTRIBUTION OF MODEL TYPES, NUMBER OF BEDROOMS, APPEARANCE, MATERIALS AND FINISHED QUALITY OF THE MARKET RATE UNITS IN THE DEVELOPMENT. THERE SHALL NOT BE SIGNIFICANT IDENTIFIABLE DIFFERENCES BETWEEN BMR AND MARKET RATE UNITS VISIBLE FROM THE EXTERIOR, AND THE SIZE AND DESIGN OF THE TARGET UNITS SHALL BE REASONABLY CONSISTENT WITH THE MARKET-RATE UNITS IN THE DEVELOPMENT. THE BMR UNITS SHALL HAVE THE SAME ACCESS TO PROJECT AMENITIES AND RECREATIONAL FACILITIES AS MARKET RATE UNITS.

NO.	DATE	REVISIONS

2000 Gateway Plaza
 San Jose, CA 95128
 Tel: (408) 551-1000
 Fax: (408) 551-1008

Civil Engineering Associates
 Civil Engineers • Planners • Surveyors

PREPARED FOR:

ROBSON HOMES
 A CALIFORNIA LIMITED LIABILITY COMPANY
 1000 BAYVIEW BLVD., SUITE 150
 SAN JOSE, CA 95128
 (408) 255-1707

**MOZART AVENUE
 BELOW MARKET RATE HOUSING PLAN
 HOUSING PLAN**

CAMPBELL CALIFORNIA

DATE	3/3/2020
SCALE	1"=20'
DESIGNED	JG
DRAWN	LRN
JOB NO.	18-145
SHEET	C15
OF SHEETS	18

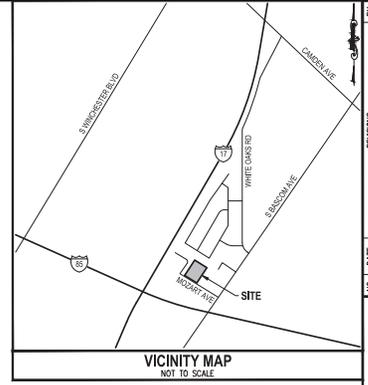
PARCEL 2
 LANDS OF LUCILE SALTER
 PACKARD CHILDRENS HOSPITAL

PARCEL MAP
 530 M 51

PARCEL 1
 LANDS OF LUCILE SALTER
 PACKARD CHILDRENS HOSPITAL

VESTING TENTATIVE MAP 16179 MOZART AVENUE

CAMPBELL CALIFORNIA



BASIS OF BEARINGS
THE BEARING NORTH 57°52'51" WEST ON THE CENTERLINE OF KILMER AVENUE, AS SHOWN ON THAT CERTAIN TRACT MAP FILED FOR RECORD IN BOOK 791 OF MAPS AT PAGES 1-6, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS MAP.

BENCHMARK
CITY OF CAMPBELL BENCHMARK NO. 53, LOCATED AT NORTHWEST CORNER WHITE OAKS ROAD & POPE COURT AT CENTER OF CURB RETURN, 2" BRASS DISK IN TOP OF CURB. ELEVATION: 251.440

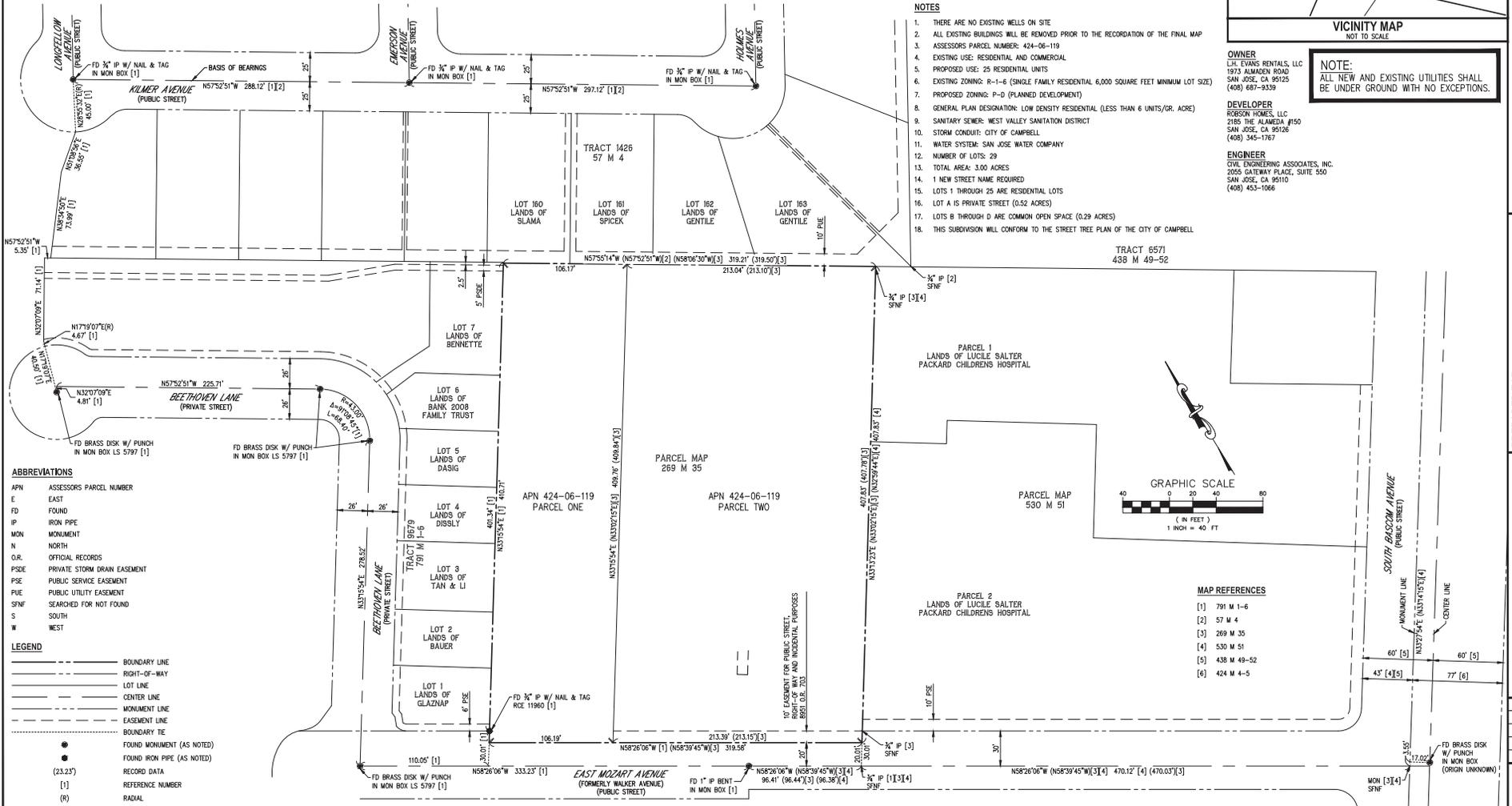
- NOTES**
1. THERE ARE NO EXISTING WELLS ON SITE
 2. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP
 3. ASSESSORS PARCEL NUMBER: 424-06-119
 4. EXISTING USE: RESIDENTIAL AND COMMERCIAL
 5. PROPOSED USE: 25 RESIDENTIAL UNITS
 6. EXISTING ZONING: R-1-6 (SINGLE FAMILY RESIDENTIAL 6,000 SQUARE FEET MINIMUM LOT SIZE)
 7. PROPOSED ZONING: P-D (PLANNED DEVELOPMENT)
 8. GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LESS THAN 6 UNITS/GR. ACRE)
 9. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
 10. STORM CONDUIT: CITY OF CAMPBELL
 11. WATER SYSTEM: SAN JOSE WATER COMPANY
 12. NUMBER OF LOTS: 29
 13. TOTAL AREA: 3.00 ACRES
 14. 1 NEW STREET NAME REQUIRED
 15. LOTS 1 THROUGH 25 ARE RESIDENTIAL LOTS
 16. LOT A IS PRIVATE STREET (0.52 ACRES)
 17. LOTS B THROUGH D ARE COMMON OPEN SPACE (0.29 ACRES)
 18. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL

OWNER
L.H. EVANS RENTALS, LLC
1913 ALAMOND ROAD
SAN JOSE, CA 95125
(408) 687-9339

DEVELOPER
ROBSON HOMES, LLC
2155 THE ALAMEDA #150
SAN JOSE, CA 95126
(408) 345-1767

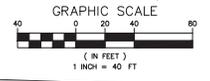
ENGINEER
CIVIL ENGINEERING ASSOCIATES, INC.
2055 GATEWAY PLACE, SUITE 350
SAN JOSE, CA 95110
(408) 453-1066

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



- ABBREVIATIONS**
- APN ASSESSORS PARCEL NUMBER
 - E EAST
 - FD FOUND
 - IP IRON PIPE
 - MON MONUMENT
 - N NORTH
 - O.R. OFFICIAL RECORDS
 - P.S.D. PRIVATE STORM DRAIN EASEMENT
 - P.S.E. PUBLIC SERVICE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - S.N.F. SEARCHED FOR NOT FOUND
 - S SOUTH
 - W WEST

- LEGEND**
- BOUNDARY LINE
 - - - RIGHT-OF-WAY
 - LOT LINE
 - CENTER LINE
 - - - EASEMENT LINE
 - - - BOUNDARY TIE
 - FOUND MONUMENT (AS NOTED)
 - FOUND IRON PIPE (AS NOTED)
 - (23.27) RECORD DATA
 - [1] REFERENCE NUMBER
 - (R) RADIAL



- MAP REFERENCES**
- [1] 791 M 1-6
 - [2] 57 M 4
 - [3] 269 M 35
 - [4] 530 M 51
 - [5] 438 M 49-52
 - [6] 424 M 4-5

NO.	DATE	REVISIONS

<p>2055 Gateway Place San Jose, CA 95126 T: (408) 453-1066</p> <p>Civil Engineering Associates Civil Engineers • Planners • Surveyors</p>	<p>PREPARED FOR: ROBSON HOMES A CALIFORNIA LIMITED LIABILITY COMPANY 2055 GATEWAY PLACE, SUITE 150 SAN JOSE, CA 95126 (408) 345-1767</p>
--	---

<p>DATE 3/3/2020</p> <p>SCALE 1"=40'</p> <p>DESIGNED JG</p> <p>DRAWN LRN</p> <p>JOB NO. 18-145</p> <p>SHEET</p>	<p>CAMPBELL CALIFORNIA</p> <p style="font-size: 2em; font-weight: bold;">TM1</p>
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MOZART
CAMPBELL, CA

LANDSCAPE PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

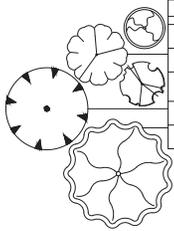
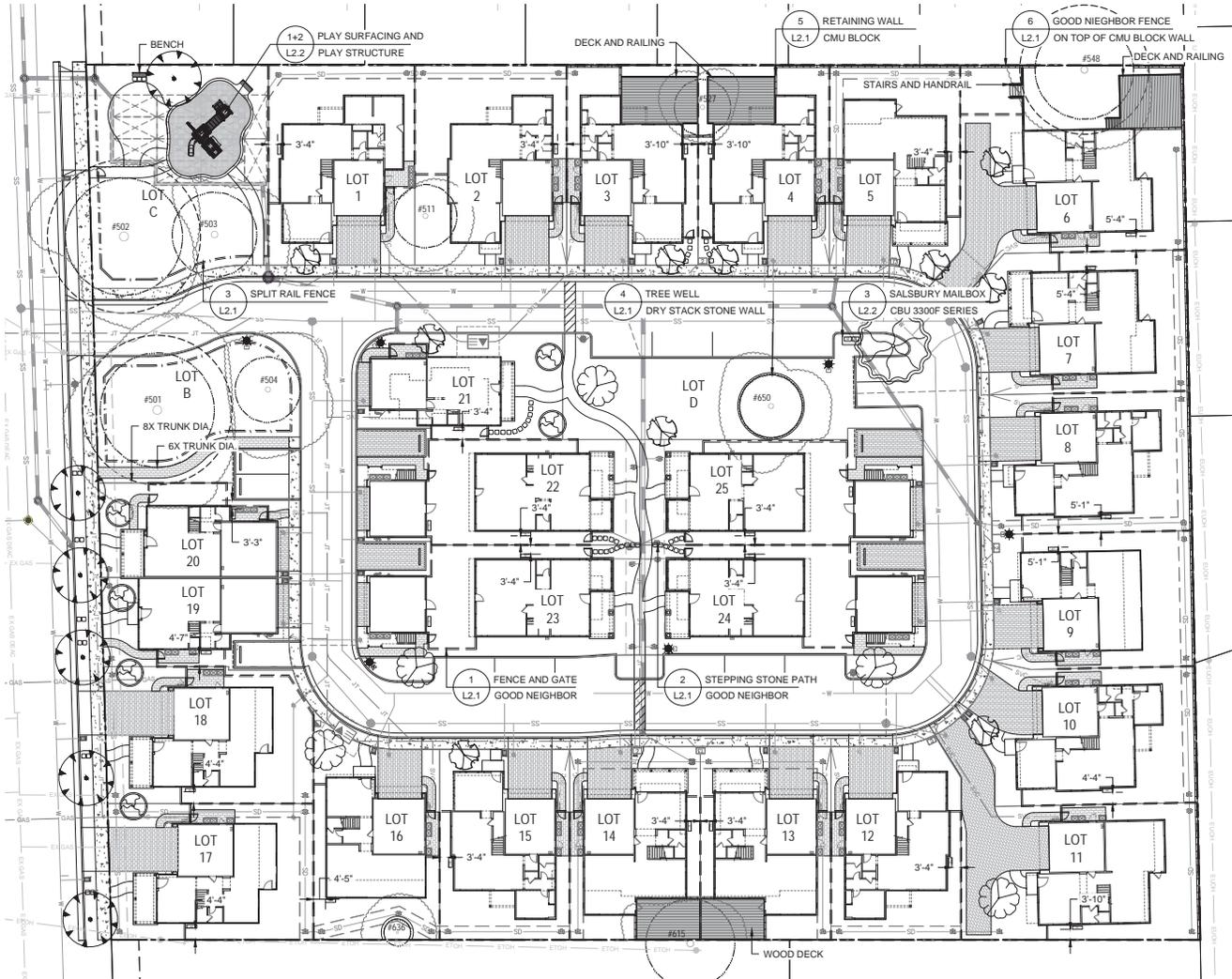
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 3/3/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1"=20'-0"

L1.1

LEGEND		
	STEPPING STONE	SEE DETAIL #2 ON SHEET L2.1
	FENCE	GOOD NEIGHBOR, SEE DETAIL #1 ON SHEET L2.1
	LOW FENCE	SPLIT RAIL FENCE, SEE DETAIL #3 ON SHEET L2.1
	RETAINING WALL	DRY STACK STONE WALL, SEE DETAIL #4 ON SHEET L2.1
	RETAINING WALL	CMU BLOCK WALL, SEE DETAIL #5 ON SHEET L2.1
	AC UNIT	
	MAIL BOX	SALSURY MAILBOX (2) #3116, SEE DETAIL #8 SHEET L2.2
	PERVIOUS PAVERS	
	PLAY SURFACING	SEE DETAIL #1 ON SHEET L2.2
	WOOD DECK	



ON-SITE TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	BUCKLES	NOTES
ACER PALMATUM WOLFF	RED EMPEROR JAPANESE MAPLE	6	100	W	JAPANESE MAPLE
ABUTILON MARIANA	MARIANA STRAWBERRY TREE	5	30"	L	STD. REPLACEMENT TREE
LAGERSTROEMIA INDICA x FAURIEI MUSKOGEE	MUSKOGEE CRAPPE MYRTLE	10	24"	L	STD. REPLACEMENT TREE
PISTACHIA CHINENSIS KEITH DAVEY	KEITH DAVEY CHINESE PISTACHE	1	24"	L	STD.
QUERCUS LOBATA	VALLEY OAK	1	24"	L	STD. REPLACEMENT TREE

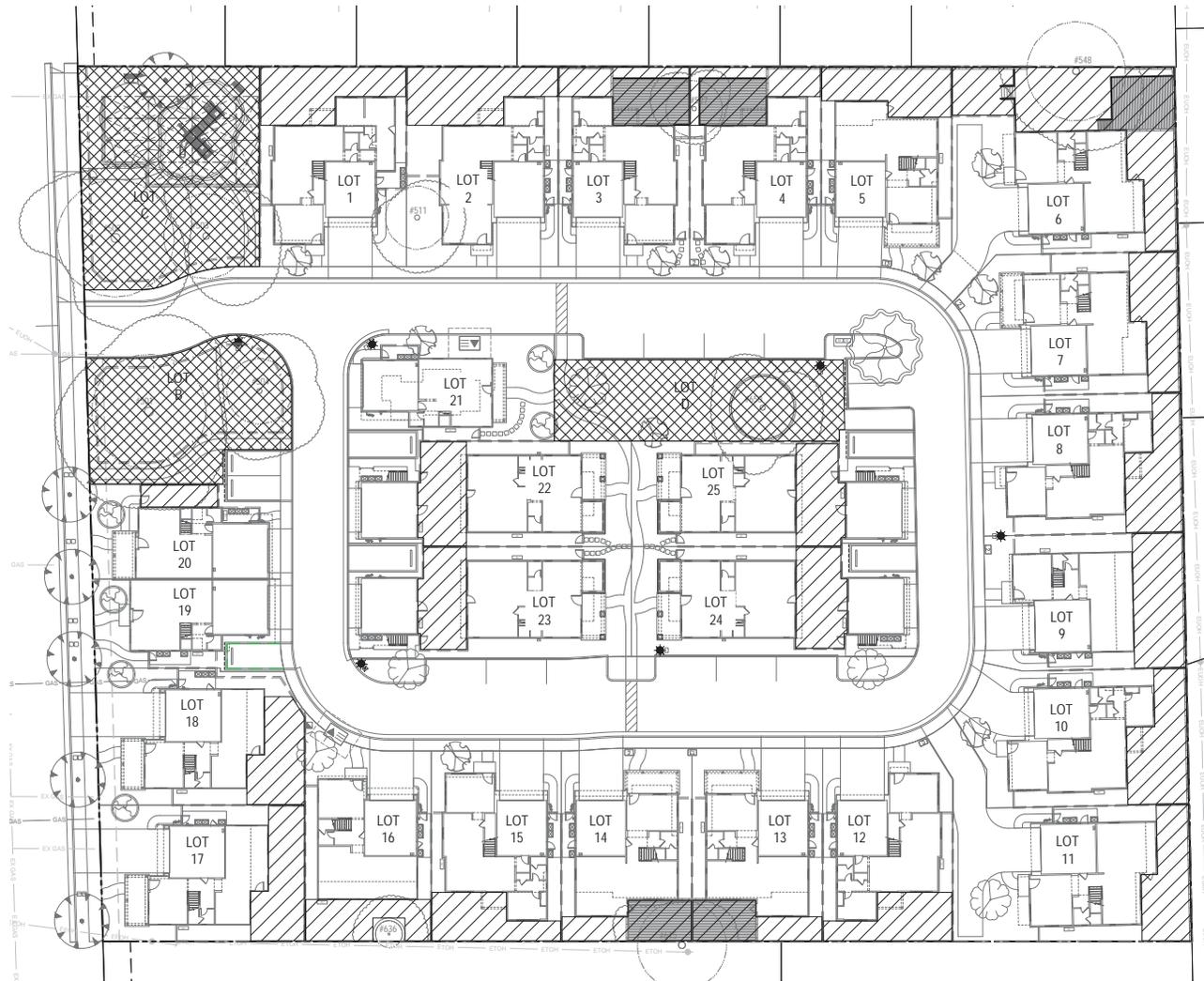


STREET TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	BUCKLES	NOTES
PISTACHIA CHINENSIS KEITH DAVEY	KEITH DAVEY CHINESE PISTACHE	5	24"	L	STD. REPLACEMENT TREE

NOTE:
- LANDSCAPING MUST BE INSTALLED PRIOR TO FINAL INSPECTION
- THE PROJECT WILL COMPLY WITH THE WATER EFFICIENCY LANDSCAPE ORDINANCE

OPEN SPACE / PUBLIC		
SYMBOL	LOT LETTER	PROVIDED SQFT
	LOT B	3,314
	LOT C	5,066
	LOT D	3,135
	TOTAL	11,515

OPEN SPACE / PRIVATE		
SYMBOL	LOT NUMBER	PROVIDED SQFT
	LOT 1	858
	LOT 2	877
	LOT 3	800
	LOT 4	798
	LOT 5	714
	LOT 6	2,363
	LOT 7	750
	LOT 8	824
	LOT 9	915
	LOT 10	873
	LOT 11	732
	LOT 12	625
	LOT 13	552
	LOT 14	552
	LOT 15	625
	LOT 16	590
	LOT 17	764
	LOT 18	673
	LOT 19	0
	LOT 20	225
	LOT 21	0
	LOT 22	655
	LOT 23	635
	LOT 24	658
	LOT 25	630
TOTAL	17,688	



MOZART
CAMPBELL, CA

LANDSCAPING /
OPEN SPACE

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



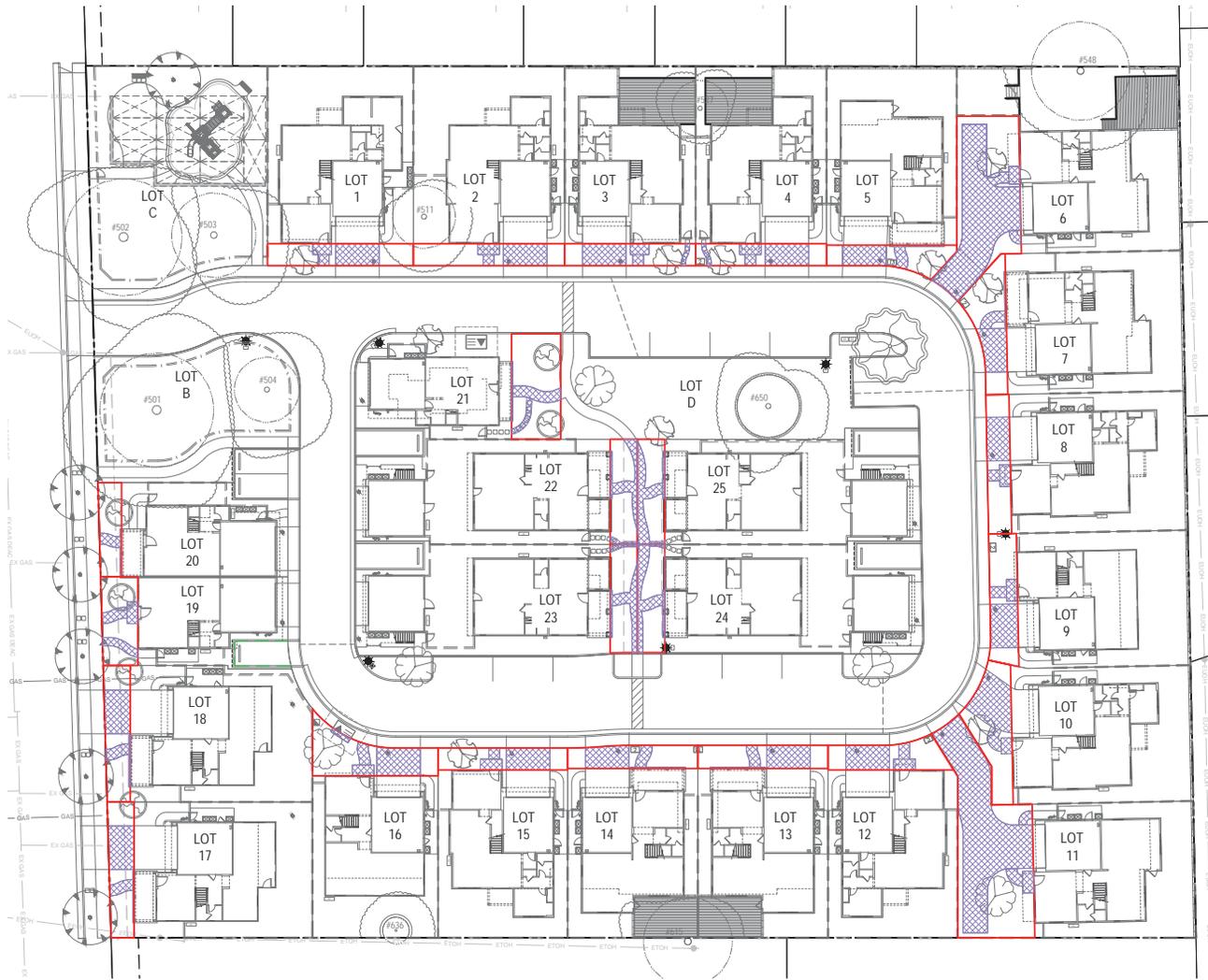
REVISED: 3/3/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1"=20'-0"

NOTE:
- LANDSCAPING MUST BE INSTALLED PRIOR TO FINAL INSPECTION
- THE PROJECT WILL COMPLY WITH THE WATER EFFICIENCY LANDSCAPE ORDINANCE

L1.2

FRONT YARD PAVING			
LOT #	PAVED AREA	SETBACK AREA	PAVED AREA %
1	172	428	0.40
2	178	444	0.40
3	185	384	0.48
4	190	384	0.49
5	163	393	0.41
6	244	1304	0.68
7	195	520	0.38
8	188	433	0.43
9	220	487	0.45
10	298	657	0.46
11	1,199	1,762	0.68
12	199	419	0.47
13	179	408	0.44
14	175	394	0.44
15	176	380	0.46
16	241	603	0.40
17	195	456	0.43
18	195	459	0.42
19	112	429	0.26
20	40	282	0.14
21	114	696	0.16
22	115	386	0.30
23	119	397	0.30
24	143	396	0.36
25	149	386	0.39

FRONT YARD PAVING LEGEND	
	SETBACK AREA
	PAVED AREA



MOZART
CAMPBELL, CA

FRONT YARD
PAVING

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

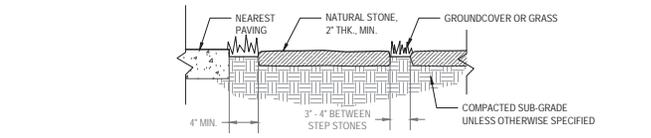
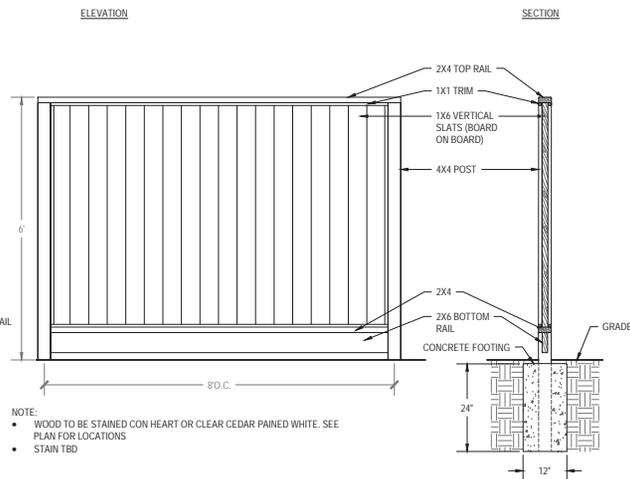
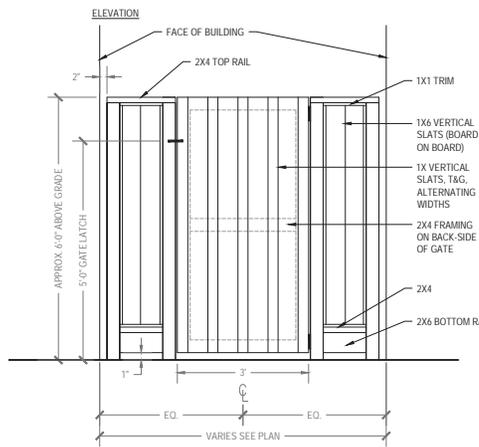
DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



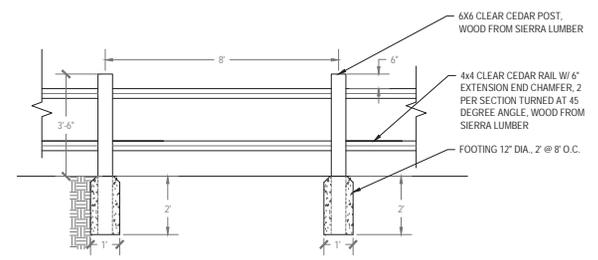
REVISED: 3/3/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1"=20'-0"

NOTE:
- LANDSCAPING MUST BE INSTALLED PRIOR TO FINAL INSPECTION
- THE PROJECT WILL COMPLY WITH THE WATER EFFICIENCY LANDSCAPE ORDINANCE

L1.3



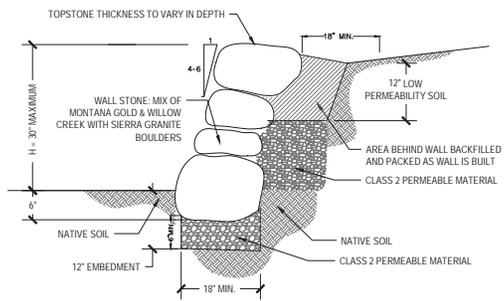
2 STEPPING STONE PATH
SCALE: 1-1/2"=1'-0"



3 SPLIT RAIL FENCE
SCALE: 1/2"=1'-0"

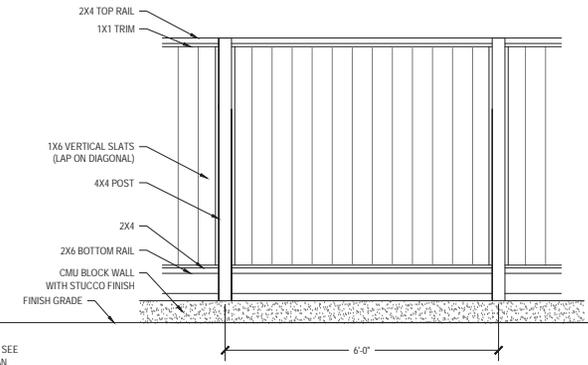
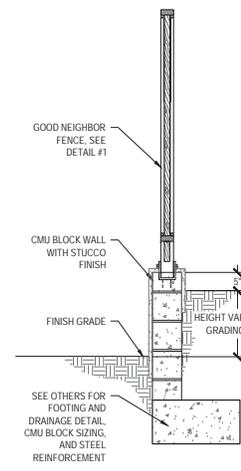
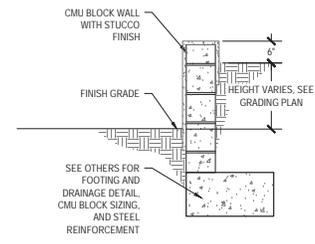
1 FENCE AND GATE
GOOD NEIGHBOR

SCALE: 3/4"=1'-0"



- NOTES ON STONE WALLS**
- WALL ROCK TO BE AN AVERAGE SIZE OF 24" UP TO WHEEL BARRROW SIZE OR LARGER AT BASE.
 - PREDOMINANCE OF ROCK AT BASE TO BE A MINIMUM OF 12" IN SIZE.
 - BASE ROCKS TO BEAR ON COMPACTED CLASS 2 PERMEABLE MATERIAL.
 - ROCK TO BEAR ON MINIMUM OF TWO ADJACENT ROCKS.
 - ROCKS TO BEAR ON AT LEAST THREE CONTACT POINTS (TWO FRONT AND ONE REAR).
 - CAP ROCK MIN. 12" IN ONE DIMENSION.
 - CONSTRUCT DURING DRY SEASON.
 - CONTRACTOR RESPONSIBLE FOR TEMPORARY EXCAVATION STABILITY.
 - NO ROCKS SHALL COME LOOSE IN KICK TEST.
 - MAXIMUM 36" WALL (30" WITHOUT MORTAR) WITH A MAXIMUM BACKSLOPE INCLINE OF 3:1. HIGHER WALLS OR STEEPER BACKSLOPE WILL REQUIRE LARGER STONES OR GEOSYNTHETICALLY REINFORCED BACKFILL TO BE DESIGNED BY GEOTECHNICAL ENGINEER.
 - RELEASE POINT IN WALL TO BE PROVIDED AT 3' ABOVE LOW POINT.

THIS IS NOT AN ENGINEERED PLAN. THE UNIQUENESS OF MATERIALS AND NATURE OF A STRUCTURE OF THIS TYPE RENDER IT UNQUANTIFIABLE. THE INSTALLER MUST INTERPRET THE DETAILS AND SPECIFICATION AS MINIMUM REQUIREMENTS IN THE CONSTRUCTION OF EACH WALL FOR THE SITE SPECIFIC SITUATION.



4 TREE WELL
DRY STACK STONE WALL

SCALE: 1"=1'-0"

5 RETAINING WALL
CMU BLOCK

SCALE: 3/4"=1'-0"

6 GOOD NEIGHBOR FENCE
ON CMU BLOCK WALL

SCALE: 3/4"=1'-0"

MOZART
CAMPBELL, CA

LANDSCAPE
DETAILS

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

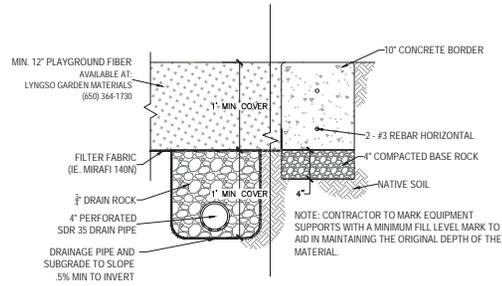
FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



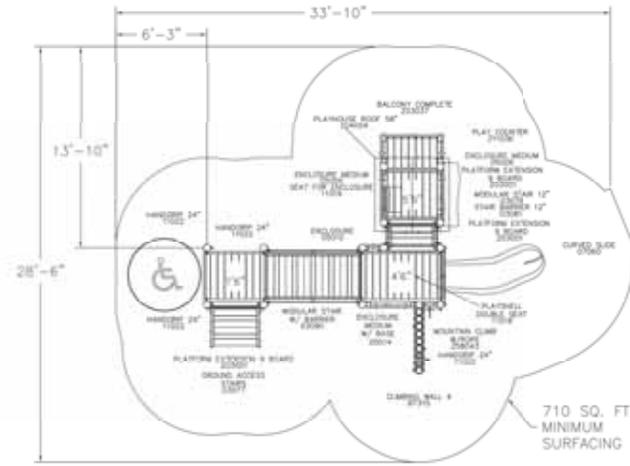
REVISED: 11/26/19
DESIGN BY: RJD
DRAWN BY: KH,GEM
SCALE: AS NOTED

L2.1



1 PLAY SURFACING WITH CONCRETE BORDER

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

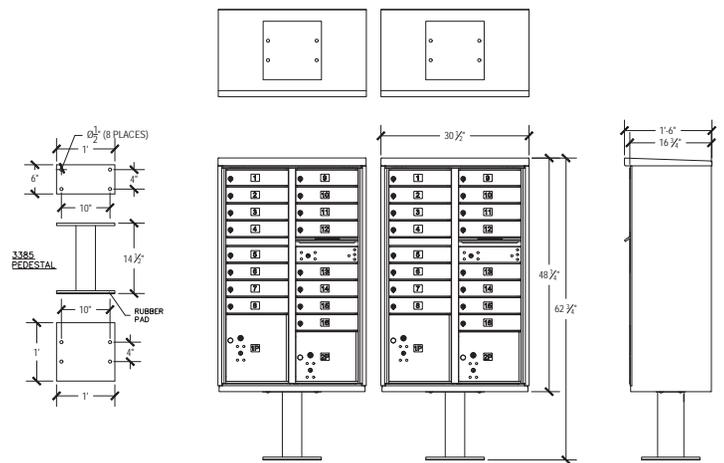


710 SQ. FT. MINIMUM SURFACING

It is the manufacturer's opinion that the structure shown herein conforms with current state standards concerning accessibility. It must be noted, however, that the manufacturer does not assume responsibility for the structure's compliance with the Americans with Disabilities Act (ADA) or other applicable laws. It is the user's responsibility to ensure the structure also complies with all applicable laws and regulations.

2 PLAY STRUCTURE BIG TOYS

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



MODEL # 3316
16 MAILBOXES
1 OUTGOING MAIL COMPARTMENT
2 PARCEL LOCKERS

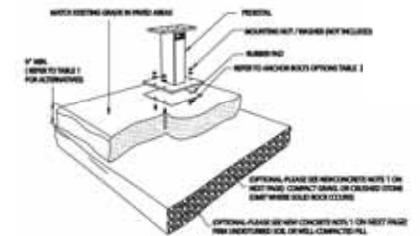


TABLE 1. Ped Recommendations

H (Thickness) in (mm)	L (Length) in (mm)	D (Depth) in (mm)
4"	41"	41"
6"	41"	41"
8"	42"	42"
10"	43"	43"
12"	44"	44"

TABLE 2. Ped Recommendations

Material	Minimum Embedment to Concrete (in)
1. 1/2" Dia. Steel, 304 Stainless Steel	4 inches
2. 1/2" Dia. Steel, 316 Stainless Steel	4 inches
3. 1/2" Dia. Steel, 304 Stainless Steel	4 inches
4. 1/2" Dia. Steel, 316 Stainless Steel	4 inches



3 SALSBURY MAILBOX
CLUSTER BOX UNIT 3300 F SERIES. (2) #3316

SCALE: 1"-1'-0"

MOZART
CAMPBELL, CA

LANDSCAPE
DETAILS

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

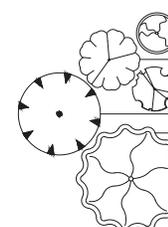
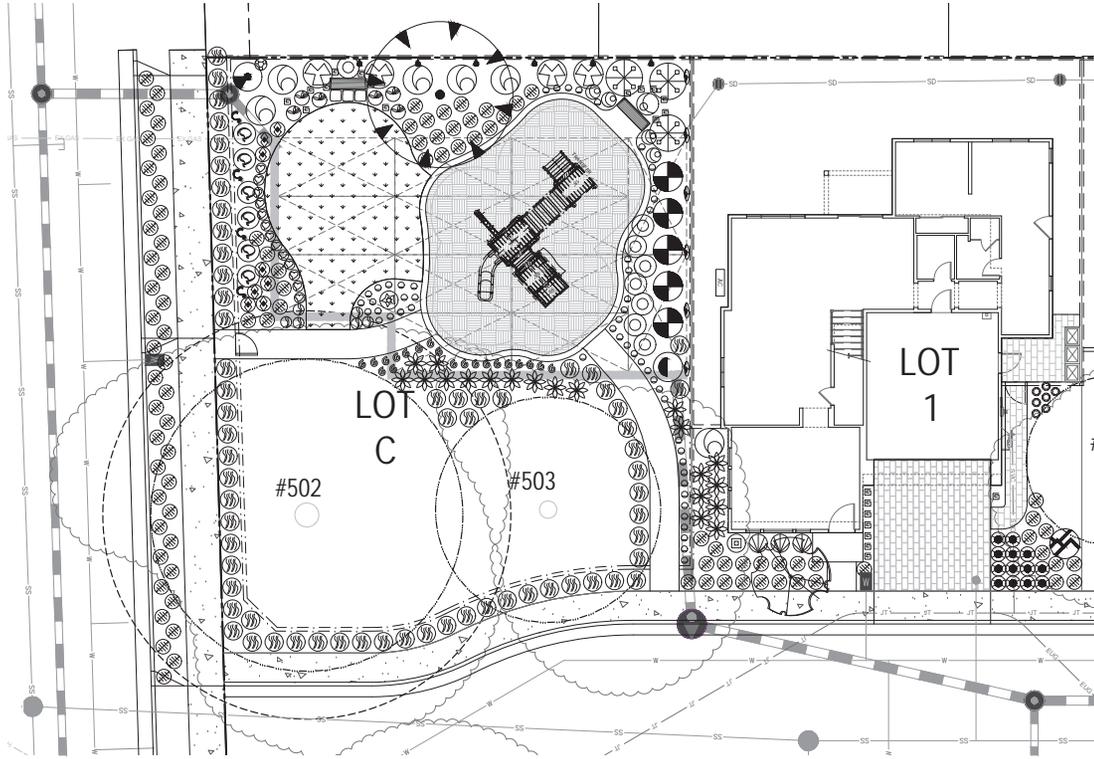
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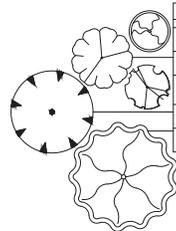
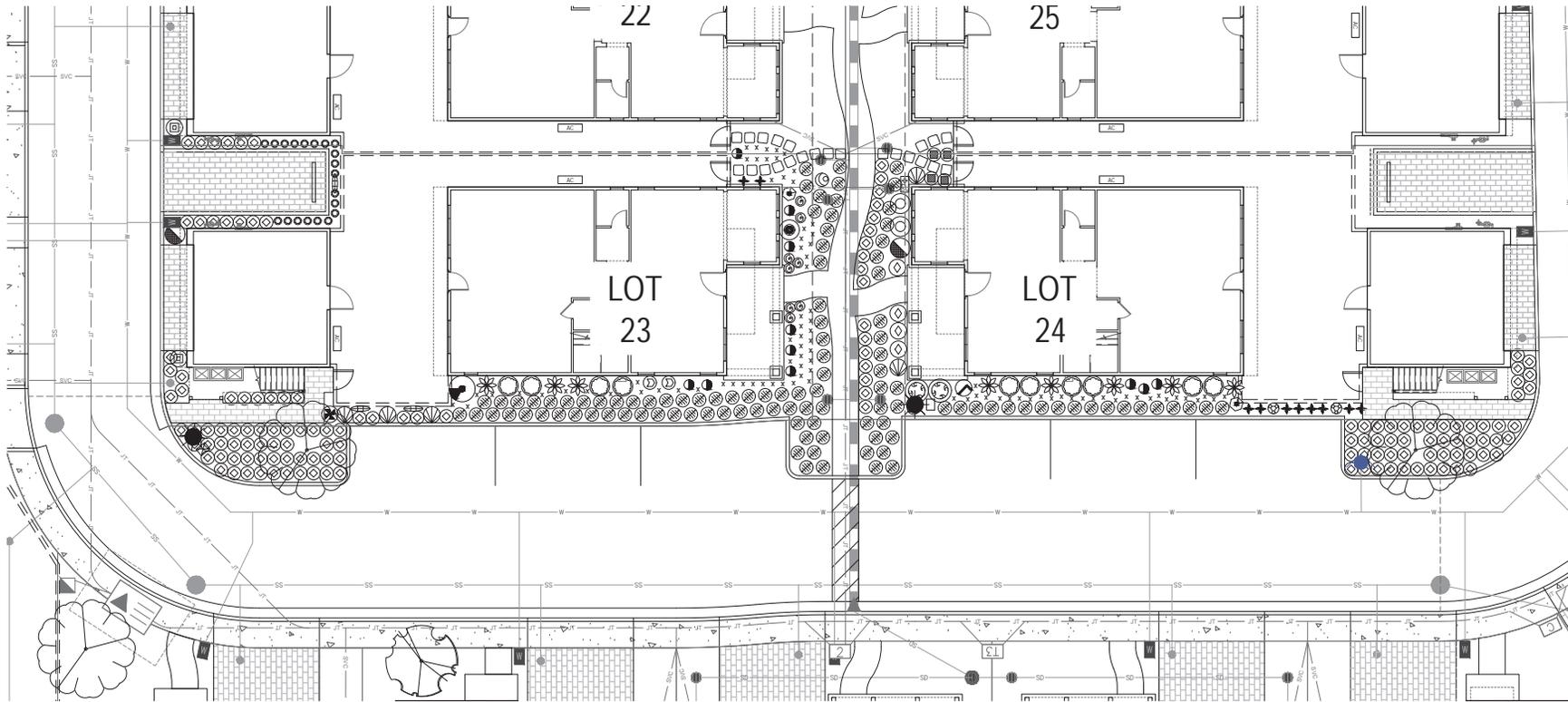


ON-SITE TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	BUCOLS	NOTES
ACER PALMATUM 'WOLFF'	RED EMPEROR JAPANESE MAPLE	4	15G	M	JAPANESE MAPLE
ABUTILON MARIANA	MARIANA STRAWBERRY TREE	5	30'	L	STD. REPLACEMENT TREE
LAGERHEDIA INDICA X FAURIEI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	10	24'	L	STD. REPLACEMENT TREE
STYFAGIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	1	24'	L	STD.
QUERCUS LOBATA	VALLEY OAK	1	24'	L	STD. REPLACEMENT TREE

COMMON AREA + LOT 1 PLANTING					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	BUCOLS	NOTES
CAREX OYALSA	BERKELEY SEDGE	85	1G	L	
CLEMATIS ARMANI HENDERSONII FLORIDA	CLEMATIS HENDERSONII FLORIDA	1	5G	M	LOW WATER ONCE ESTABLISHED
DELIZIA MAGNIFERA	MAGNIFER DELIZIA	4	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
DIETICHIA BUCCHINATORIA	RED TRIANGLE VINE	4	3G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
ERIGERON GARDNERIANUS 'MODERNEBI'	PINK SANTA BARBARA DAISY	15	1G	L	
FICUS PURILIA	CLIMBING FIG	4	5G	M	REMOVE FROM STAKE & OUT TO GROUND. LOW WATER ONCE ESTABLISHED
FRAGARIA VESCA	WILD STRAWBERRY	15	1G	M	
GERANIUM X 'ROZANNE'	ROZANNE CRANEBILL	52	1G	L	18" G.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HELEBRUS SPICIFOLIS	LEWYEN ROSE	20	1G	L	18" G.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HELOPSYSA MARIANA	CORNA BELLS	1	3G	L	18" G.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
HEX SOULASIANA	SOULAS IRIS	22	1G	L	
KERRIA JAPONICA 'PLENIFLORA'	JAPANESE KERRIA	4	3G	L	
KOENIGIA 'CHRISTMAS CHEER'	CHRISTMAS CHEER POKER PLANT	1	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
LAVANDULA PEREZEI	PEREZE'S SEA LAVENDER	6	1G	L	
LOMANERA LONGIFOLIA 'BREEZE'	MAT RUSH	65	1G	L	
MULLEBERGIA CAPILLARIS	MULPLY GRASS	1	1G	L	
OSMANTHUS FRAGRANS	FRAGRANT OLIVE	3	15G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
OSMANTHUS 'HE TROPICANYLLUS'	HOLLY OLIVE	5	15G	M	
RHODORUM 'CHOCOLATE BABY'	MOUNTAIN FLAX	3	5G	L	
RYTHYMANTHUS 'RED ELF'	RED ELF™ PYRACANTHA	4	3G	L	
RYTHYMANTHUS 'CALIFORNIA LATHERLEAF'	LEATHERLEAF COFFEEBERRY	4	3G	L	
RUBUS SANDWICHIANUS 'CLAREMONT'	WINTER CLAREMONT	1	5G	L	
ROSA 'BANKSIE'	WHITE LADY BANKS CLIMBING ROSE	4	5G	L	
ROSA 'ROSEMO'	WHITE SHRUB ROSE	4	5G	L	
ROSA 'BUTTERFLY'	BUTTERFLY ROSE	1	5G	L	
ROSA 'NEARLY WILD'	NEARLY WILD ROSE	4	5G	L	
ROSA 'THE FAIRY'	POLYANTHA ROSE	4	5G	M	
STYMPHYLOCARPUS ALBUS	SNOWBERRY	1	5G	L	
VIBURNUM OPULIS	GUELDER ROSE	1	5G	L	
WOODWARDIA FIMBRIFATA	GIANT CHAIN FERN	20	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE

MEADOW GRASS - WATER MONITOR

NOTE:
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- SOIL WILL BE TREATED PER THE RECOMMENDATIONS OF THE REQUIRED SOIL MANAGEMENT REPORT PER DIVISION SECTION 492.5, FOLLOWING COMPLETION OF GRADING AND PRIOR TO INSTALLATION OF LANDSCAPING
- CERTIFICATE OF COMPLETION AND IRRIGATION AUDIT WILL BE SUBMITTED PRIOR TO PERMIT FINAL
- LANDSCAPING MUST BE INSTALLED PRIOR TO FINAL INSPECTION



ON-SITE TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
ACER PALMATUM WOLFF	RED EMPEROR JAPANESE MAPLE	6	15G	M	JAPANESE MAPLE
AMBITUS MAHNI	MARINA STRAWBERRY TREE	5	36"	L	STD. REPLACEMENT TREE
LAGERSTROEMIA INDICA X FAUREI MUSKOGEE	MUSKOGEE CHAPE MYRTLE	10	24"	L	STD. REPLACEMENT TREE
PISTACIA CHINENSIS KEITH DAVEY	KEITH DAVEY CHINESE PISTACHE	1	24"	L	STD.
QUERCUS LORATA	VALLEY OAK	1	24"	L	STD. REPLACEMENT TREE

LOTS 23 & 24 PLANTING					
BOTANICAL NAME	COMMON NAME	COUNT	WUCOLS	SIZE	NOTES
AGAPANthus BABY PETE	BABY PETE™ LILY OF THE NILE	140	L	1G	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
AGAPANthus STORM CLOUDY	STORM CLOUD LILY OF THE NILE	4	L	1G	2' O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
ASPARAGUS DESPICUOSUS 'WYERSE'	ASPARAGUS FERN	1	M	3G	
BOLIVIANVILLA NUBIFERA KARST TRACHELOSPERMUM JASMINOIDES	BARBARA KARST BOUGAINVILLEA & STAR JASMINE	1	L/M	15G/5G	
DIANELLA JAPONICA 'NUCCIO'S GEM'	NUCCIO'S GEM CAMELLIA	10	M	15G	
CAREX DIVULSA	CAREX DIVULSA	110	L	1G	
ELEMATIS ARMANDI 'HENDERSONI RUBRA'	ELEMATIS ARMANDI 'HENDERSONI RUBRA'	2	M	3G	LOW WATER ONCE ESTABLISHED
DAPHNE X TRANSATLANTICA BLUPRA	ETERNAL FRAGRANCE DAPHNE	2	L	3G	DO NOT DISTURB ROOTS WHEN PLANTING PLANT 1' HIGH. LOW WATER ACCORDING TO L.A. EXPERIENCE
GERANIUM X CANTABRIGENSE 'CAMBRIDGE'	CAMBRIDGE CRANESBILL HARDY GERANIUM	88	L	1G	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
'HARDENBERGIA VOLUCEA 'HAPPY WANDERER'	PURPLE VINE LILAC	3	M	3G	
'HELLEBORUS 'SPARKLING DIAMOND'	SPARKLING DIAMOND LENTEN ROSE	8	L	1G	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
'HEUCHERA MAXIMA	CORAL BELLS	20	L	1G	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
'HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	2	L	3G	LOW WATER ACCORDING TO L.A. EXPERIENCE
'HYDRANGEA MACROPHYLLA 'BALMER'	ENDLESS SUMMER HYDRANGEA	1	M	3G	LOW WATER ACCORDING TO L.A. EXPERIENCE
'IMPATIENS 'CHRISTMAS CHEER'	CHRISTMAS CHEER POKER PLANT	2	L	3G	LOW WATER ACCORDING TO L.A. EXPERIENCE
'MYRTUS 'COMANUS 'COMPACT'	SHARP MYRTLE	2	L	15G	
'NEPHELOPS 'CHOCOLATE BABY'	CHOCOLATE BABY MOUNTAIN FLAX	5	L	3G	
'ROSA 'ICEBERG'	WHITE SHIRAZ ROSE	2	L	3G	
'ROSA 'NOASCENEE'	FLOWER CARPET WHITE ROSE	4	L	3G	30" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
'ROSA 'THE FAIRY'	POLYANTHA ROSE	1	M	3G	
'SALVIA 'CHAMPENSIS'	CHAMPAS SAGE	2	L	3G	LOW WATER ACCORDING TO L.A. EXPERIENCE
'SARCOCODON 'RUSCIFOLIA'	FRAGRANT SWEETBOX	11	L	3G	
'SYRIGEA 'VILGARIS'	COMMON LILAC	1	L	3G	
'VIBURNUM 'OPULS'	GUELDER ROSE	1	L	3G	
'WOODWARDIA 'FIMBRATA'	GIANT CHAIN FERN	8	L	3G	LOW WATER ACCORDING TO L.A. EXPERIENCE

NOTE:
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MOZART
CAMPBELL, CA

TYPICAL
PLANTING
PLAN

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 3/3/2020
 DESIGN BY: RJD
 DRAWN BY: KH, GEM
 SCALE: 1/8"=1'-0"

L3.2

TYPICAL
PLANTING
PLAN

DESIGN

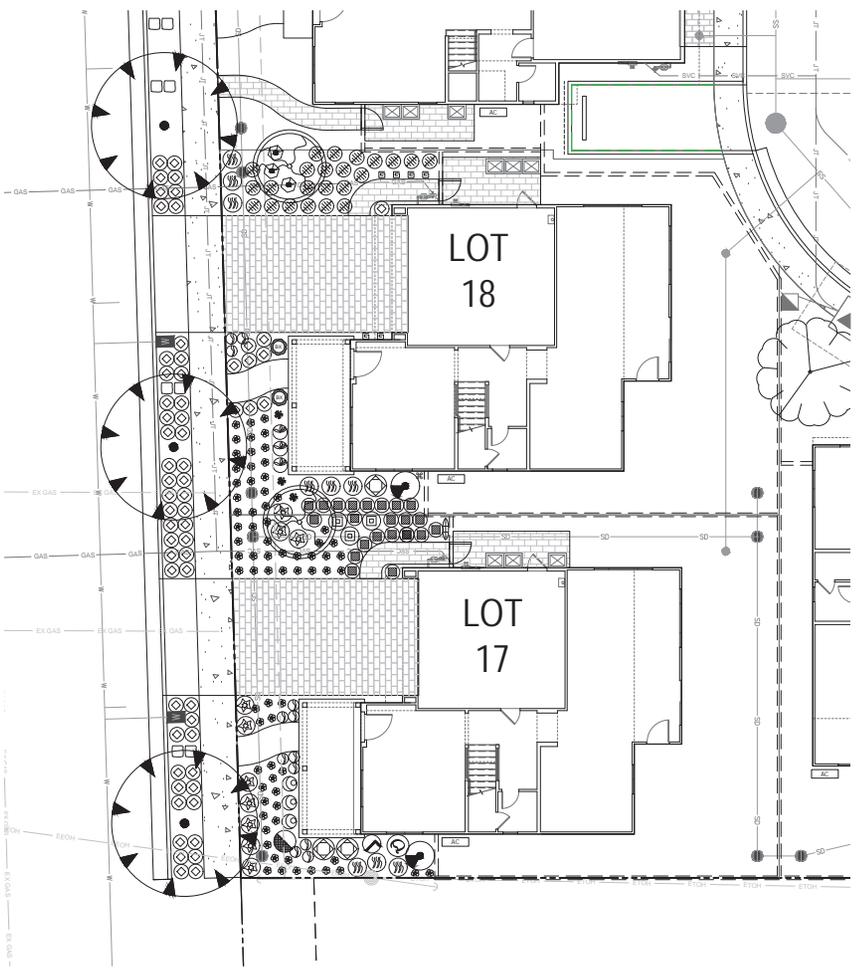
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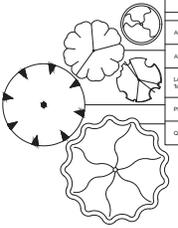
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REVISED: 3/3/2020
DESIGN BY: RJD
DRAWN BY: KH, GEM
SCALE: 1/8"=1'-0"



STREET TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
PISTACHIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	5	24"	L	STD. REPLACEMENT TREE



ON-SITE TREES					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
ACER PALMATUM 'WOLFF'	RED EMPEROR JAPANESE MAPLE	6	15G	M	JAPANESE MAPLE
ARBITUS 'SARINA'	SARINA STRAWBERRY TREE	5	36"	L	STD. REPLACEMENT TREE
LAGERSTROEMIA INDICA 'FALBUI'	MUSKOGEE CHAPE MWITLE	10	24"	L	STD. REPLACEMENT TREE
PISTACHIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	1	24"	L	STD.
QUERCUS LOBATA	VALLEY OAK	1	24"	L	STD. REPLACEMENT TREE

LOTS 17 & 18 PLANTING					
BOTANICAL NAME	COMMON NAME	COUNT	SIZE	WUCOLS	NOTES
AGAPANTHUS BABY PETER	BABY PETER™ LILY OF THE VALLEY	81	1G	L	18" O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
AGAPANTHUS STORM CLOUD	STORM CLOUD LILY OF THE VALLEY	23	1G	L	2' O.C. LOW WATER ACCORDING TO L.A. EXPERIENCE
BELUIS GREEN BEAUTY™ 15G	GREEN BEAUTY BOXWOOD	2	15G	M	
CAREX DIVALSA	CAREX DIVALSA	23	1G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
DYONDIOPETALUM TECTORIUM 'EL CAMPO'	EL CAMPO SMALL CAPE REED	3	5G	M	LOW WATER ACCORDING TO L.A. EXPERIENCE
DAPHNE X TRANSATLANTICA 'BLAFFA'	ETERNAL FRAGRANCE DAPHNE	3	5G	L	DO NOT DISTURB ROOTS WHEN PLANTING PLANT 1' HIGH LOW WATER ACCORDING TO L.A. EXPERIENCE
DELIZIA MAGGIORI	DELIZIA MAGGIORI	1	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
GERANIUM X RIVERSLEAANUM 'MAVIS SIMPSON'	MAVIS SIMPSON CRANESBILL	73	1G	M	2' O.C.
HARDENBERGIA VIOLEACEA 'HAPPY WANDERER'	PURPLE VINE LILAC	1	5G	M	
IRIS DOUGLASSIANA	PACIFIC COAST IRIS	6	1G	L	
JACONUM POLYANTHUM	WHITE JASMINE	1	5G	M	
SPHRODIA CHRISTMAS CHEER™	CHRISTMAS CHEER PINKER PLANT	3	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
LAMONUM PEREZE	PEREZE'S SEA LAVENDER	12	1G	L	
LISSANDORA LONGIFOLIA 'BREEZE'	WAX RUSH	9	5G	L	
HALEMBURGIA COPULIARIS	WAXY GRASS	10	1G	L	
ROSA 'NEARLY WILD ROSE'	NEARLY WILD ROSE	3	5G	L	
ROSA 'THE FAIRY'	POLYANTHUS ROSE	3	5G	M	
SALVIA CHAMPENSIS	CHARMIS SAGE	1	5G	L	LOW WATER ACCORDING TO L.A. EXPERIENCE
SALVIA 'WANDERLY'	WANDERLY SAGE	3	5G	M	
SYRINGA VULGARIS	COMMON LILAC	1	5G	L	
YUCCA FILIFOLIA	GUELDER ROSE	2	5G	L	

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PLANTS



AGAPANTHUS BABY PETE



AGAPANTHUS 'STORM CLOUD'



ASPARAGUS DENSIFLORUS 'MYERSII'



BOUGAINVILLEA BARBARA KARST-TRACHELOS-
SPERMUM JASMINOIDES



BUXUS 'GREEN BEAUTY'



CAMELLIA JAPONICA 'NUCCIO'S GEM'



CAREX DIVULSA



CHONDROPETALUM TECTORIUM 'EL CAMPO'



CLEMATIS ARMANDI 'HENDERSONII RUBRA'



DAPHNE X TRANSATLANTICA BLAFRA



DEUTZIA 'MAGICIEN'



DISTICTIS BUCCINATORIA



ERIGERON KARVINSKIANUS 'MOERHEMI'



FICUS PUMILA



FRAGARIA VESCA



GERANIUM X CANTABRIGIENSE 'CAMBRIDGE'



GERANIUM X RIVERLEAIANUM 'MAVIS SIMPSON'



GIERARDIOPSIS ROGERSIANALIS



HARDENBERGIA VIOLACEA 'HAPPY WANDERER'



HELLEBORUS 'SPARKLING DIAMOND'



HEUCHERA MAXIMA



HYDRANGEA ARBORESCENS 'ANNABELLE'



HYDRANGEA MACROPHYLLA 'BALLMER'



IRIS DOUGLASIANA



JASMINUM POLYANTHUM



KERRIA JAPONICA 'PLENKFLORE'



KNIPHOFIA 'CHRISTMAS CHEER'



LIMONIUM PEREZII



LOMANDRA LONGIFOLIA 'BREEZE'



MUHLENBERGIA CAPILLARIS



MYRTUS COMPLANATA 'COMPACTA'



NEPROLEPIS CORDIFOLIA



OSMANTHUS FRAGRANS



OSMANTHUS HETEROPHYLLUS



PHORMIUM 'CHOCOLATE BABY'



PYRACANTHA 'RED ELF'



RHAMNUS CALIFORNICA 'LEATHERLEAF'



RIBES SANGUINEUM 'CLAREMONT'



ROSA BANKSAE 'ALBA PLENA'



ROSA 'ICEBERG'



ROSA MUTABILIS



ROSA 'NEARLY WILD'



ROSA 'NOASCHNEE' (WHITE CARPET ROSE)



ROSA 'THE FAIRY'



SALVIA CHAPIENSIS



SALVIA WAVERLY



SARCOCOCCA RUSCIFOLIA



SYMPHORICARPOS ALBUS



SYRINGA VULGARIS



VIBURNUM OPULUS



WOODWARDIA FIBRATA



ACER PALMATUM 'WOLFF' (RED EMPEROR)



ARBUTUS 'MARINA'



LAGERSTROEMIA INDICA X FAURIEI 'MUSKOGEE'



PISTACIA CHINENSIS 'KEITH DAVEY'



QUERCUS LOBATA

TREES

MOZART
CAMPBELL, CA

PLANT IMAGES

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



REVISED: 3/3/2020
DESIGN BY: RJD
DRAWN BY: KH
SCALE: NA

L3.4



MOZART
CAMPBELL, CA

TYPICAL
IRRIGATION
PLAN

DESIGN

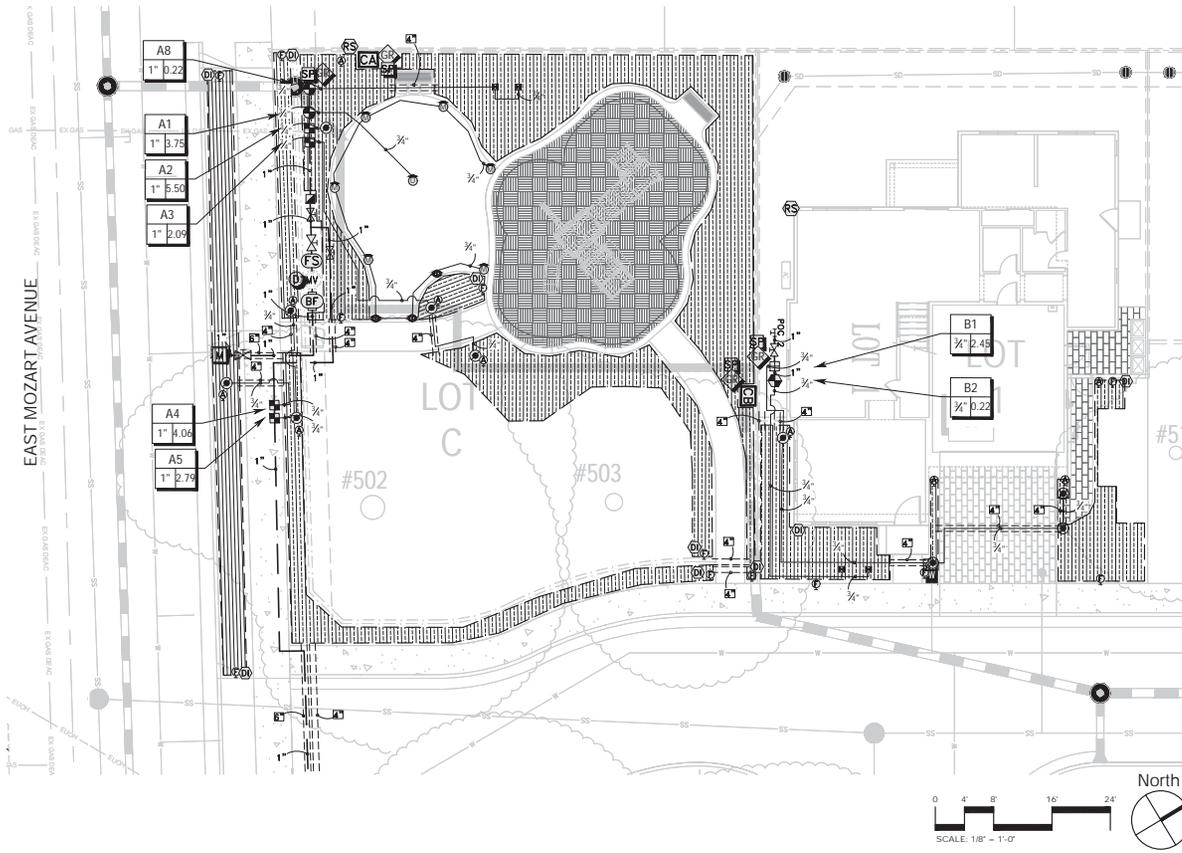
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& CONSTRUCTION

REVISED: 02/28/2020
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: 1/8" = 1'-0"

IR1.0

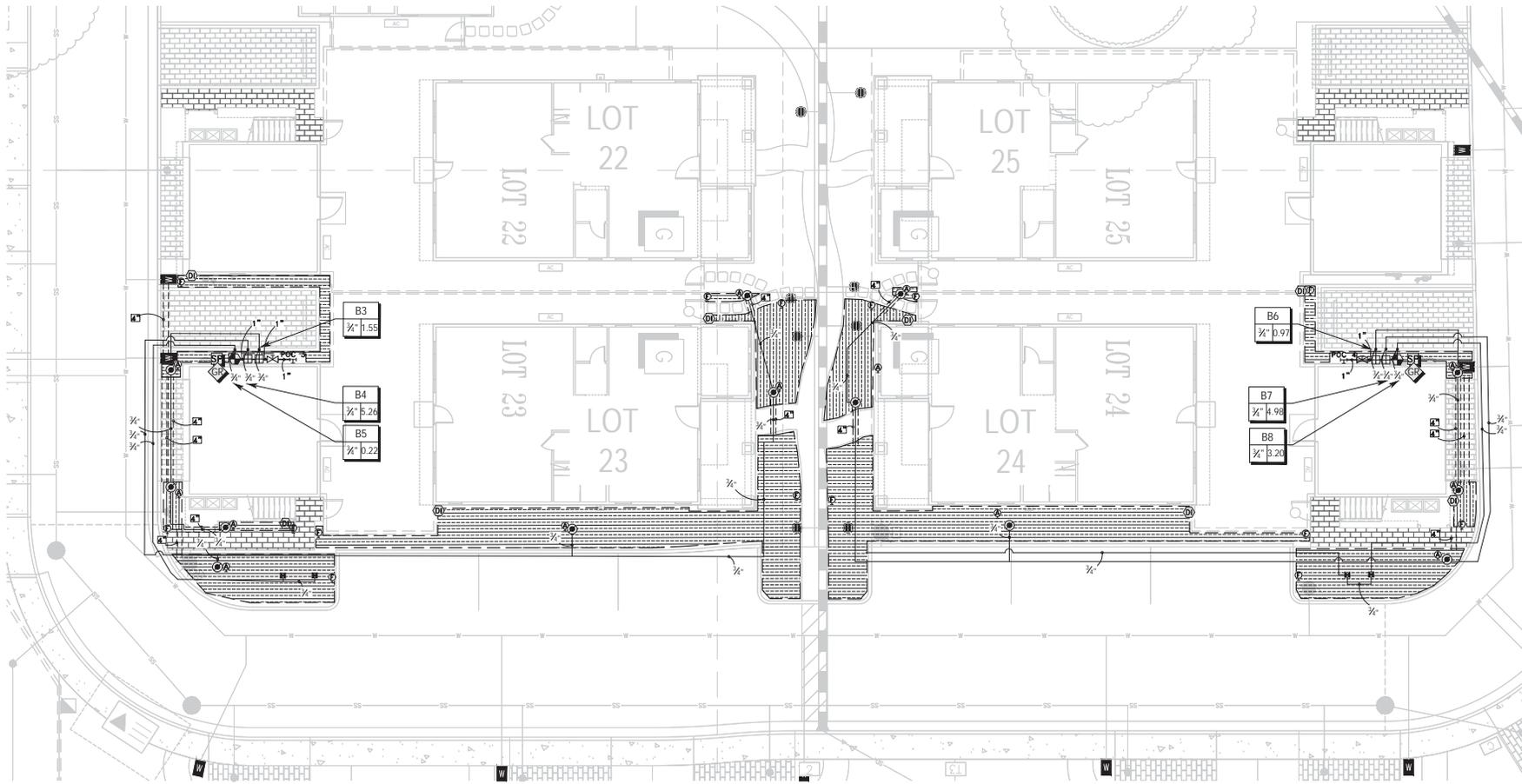


NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

"I HAVE COMPLIED WITH THE CRITERIA OF THE MMWDO ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS DESIGN."
DATED:
BY: A.J.B.01



MOZART
CAMPBELL, CA

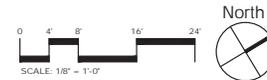
TYPICAL
IRRIGATION
PLAN

DESIGN

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DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION



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

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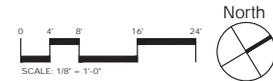
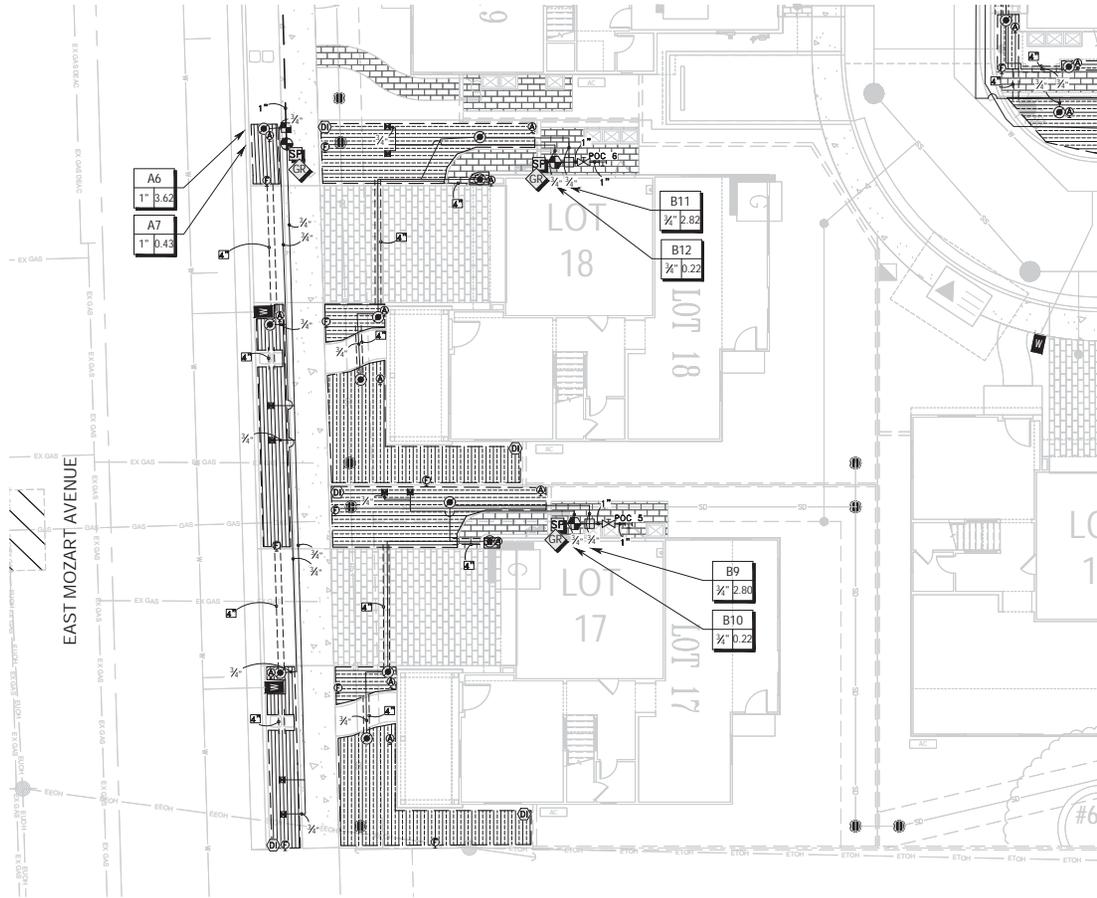


Know what's below.
Call before you dig.

I HAVE COMPLIED WITH THE CRITERIA OF THE MARIPOSA ORDINANCE
AND ASPECTS THEREIN ACCORDINGLY FOR THE EFFICIENT USE OF
WATER IN THIS DESIGN.
DATED:
BY: A.H/kt

REVISED: 02/28/2020
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: 3/4" = 1'-0"

IR1.1



NOT FOR CONSTRUCTION



I HAVE COMPLIED WITH THE CRITERIA OF THE MVELO ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS DESIGN.

DATED:
8/1/2020

MOZART
CAMPBELL, CA

TYPICAL
IRRIGATION
PLAN

DESIGN

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BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

REVISED: 02/28/2020
DESIGN BY: 4BInc.
DRAWN BY: 4BInc.
SCALE: 1/8" = 1'-0"

IR1.2



MOZART
CAMPBELL, CA

TYPICAL
IRRIGATION
LEGEND

DESIGN

PO BOX 485
BEN LOMOND, CA 95005
(831) 336-3100

FOCUS

DESIGN FOCUS
LANDSCAPE ARCHITECTURE
& CONSTRUCTION

NOT FOR CONSTRUCTION



Know what's below.
Call before you dig.

I HAVE COMPLIED WITH THE CRITERIA OF THE IMAIWO ORDINANCE AND APPLIED THERE ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THIS DESIGN.

DATED:
BY: A.Bolt

REVISED: 02/28/2020
DESIGN BY: 4Binc.
DRAWN BY: 4Binc.
SCALE: NTS

IR1.3

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI	SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER MP1000 1812 SAM-PRS/P45 HUNTER MP 1000 RAIN BIRD 1812 SAM-PRS/P45 SHRUB ROTATOR. MP ROTATOR NOZZLE ON SAM-PRS P45 BODY. M-HARSON ADJ ARC: 90 TO 210, L-LIGHT BLUE 210 TO 270 ARC, O-OLIVE 360 ARC.	40		CONTROLLER A - RAIN MASTER - EGPI-SPED-TW-PROMAX CONTROLLER A IS FOR HOA/Common Area, RAIN MASTER EAGLE PLUS - 2-WIRE CONTROLLER. SERIAL TWO-WIRE CONNECTION FOR UP TO 200 STATIONS (100 DECODERS MAXIMUM). WEB ENABLED. CONTROLLER HAS CELL MODEM INSTALLED. WITH RAIN MASTER PROMAX REMOTE KIT.	
	HUNTER MP800SR 1812 SAM-PRS/P45 HUNTER MP 800SR RAIN BIRD 1812 SAM-PRS/P45 SHRUB ROTATOR. MP ROTATOR NOZZLE ON SAM-PRS P45 BODY. OR = ORANGE ADJ ARC: 90 TO 210.	40		CONTROLLER B - RAIN MASTER - EGPI-SPED-TW-PROMAX CONTROLLER B IS FOR HOA/INDIVIDUAL LOTS. DO NOT CONNECT CONTROLLER B TO MASTER VALVE AND FLOW SENSOR. RAIN MASTER EAGLE PLUS - 2-WIRE CONTROLLER. SERIAL TWO-WIRE CONNECTION FOR UP TO 200 STATIONS (100 DECODERS MAXIMUM). WEB ENABLED. CONTROLLER HAS CELL MODEM INSTALLED. WITH RAIN MASTER PROMAX REMOTE KIT.	
	TORO DZK-700-1-LF LOW FLOW DRIP CONTROL VALVE KIT. WITH 1" IRRITROL 700 ULTRAFLOW INLINE VALVE, TORO F-FILTER, AND LOW-FLOW PRESSURE REGULATOR AND FITTINGS. 0.25GPM-8GPM.			IRRITROL RF51000 WIRELESS RAIN/FREEZE SENSOR. MOUNT AS NOTED OR APPROVED. USE CONTROLLER POWER OR OPTIONAL TRANSFORMER.	
	TORO EZF-29-03-T-ALFD75150 L.T. PMR40 ANTI-SIPHON LOW FLOW DRIP CONTROL VALVE KIT. 3/4" ELECTRIC REMOTE CONTROL VALVE. JAR-TOP. WITH NPT AND ANTI-SIPHON MODEL. TORO F-FILTER DISC AND LOW-FLOW PRESSURE REGULATOR PLUS FITTINGS.			RAIN MASTER DECODER TW-D-1: FOR SINGLE VALVE CONTROL TW-D-2: FOR DUAL VALVE CONTROL TW-D-4: FOR DUAL VALVE CONTROL.	
	PIPE TRANSITION POINT PVC-PLOY PIPE TRANSITION POINT.			TWICE LINE SURGE PROTECTION RAIN MASTER TWO-WIRE LIGHTNING ARRESTOR. INSTALL EVERY 600 LF OF TWO WIRE PATH RUN AND AT END OF ALL TWO PATH RUNS. CONNECT TO TWO WIRE PATH AND GROUNDING ROD. CONTACT RAIN MASTER FOR ADDITIONAL INFORMATION AT (951) 785-3734	
	TORO T-FCH-H-FIPT FLUSH VALVE FLUSH VALVE, FLUSHED TO FLUSH MANIFOLD AT LOW POINT. INSTALL IN 4" VALVE BOX WITH LOCKING LID.			CREATIVE SENSOR TECHNOLOGY PSI-T10-001 1" (25MM) PVC TEE TYPE FLOW SENSOR W/SDS/RET ENDS. CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE WITH IRRIGATION CONTROLLERS. FLOW RANGE: 86-52 GPM.	
	TORO T-YD-500-34 1/2" AIR VENT - MIPIT AIR RELEASE AND VACUUM RELIEF VALVE			8" GROUNDING ROD INSTALL 8" GROUNDING ROD AS PER MANUFACTURERS RECOMMENDATIONS 10' FROM CONTROLLER AND EVERY 600 LF ALONG TWO WIRE PATH AND AT END OF ALL TWO WIRE PATH RUNS. CONNECT RAIN MASTER LIGHTNING ARRESTOR TWICE LINE SURGE PROTECTION AT EVERY GROUNDING ROD LOCATION. CONTACT RAIN MASTER FOR ADDITIONAL INFORMATION.	
	RAIN BIRD OPERING DRIP SYSTEM OPERATION INDICATOR. STEM RISES 6" FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 16" OF 1/4" DISTRIBUTION TUBING WITH CONNECTION FITTINGS PRE-INSTALLED. INSTALL MINIMUM TWO PER DRIP ZONE. PLACE NEXT TO FLUSH VALVE.			WATER METER 1" HOA POC	
	TORO DB-PC DRIP BUBBLER PRESSURE COMPENSATING DRIP BUBBLER EASILY THREADS ON A 1/2" THREADED RISER. FLOW RATE: 4.0 GPH. INSTALL AT FINISH GRADE PER DETAIL. INSTALL (2) ROOTWELL, 318-C EVENLY AROUND THE ROOT BALL OF EVERY PROPOSED TREE.			POC 2 POINT OF CONNECTION 3/4" LOT 1 POC	
	AREA TO RECEIVE DRIPLINE TORO RGP-218 SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY 0.53 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.			POC 3 POINT OF CONNECTION 3/4" LOT 24 POC	
	AREA TO RECEIVE DRIPLINE TORO RGP-418 SUB-SURFACE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH ROOTGUARD TECHNOLOGY 1.00 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART. WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN.			POC 4 POINT OF CONNECTION 3/4" LOT 4 POC	
	TORO EZF-29-03 3/4" ELECTRIC REMOTE CONTROL VALVE. JAR-TOP. WITH NPT AND ANTI-SIPHON MODEL. RESIDENTIAL APPLICATION USE.			POC 5 POINT OF CONNECTION 3/4" LOT 17 POC	
	TORO P220-26-0 GLOBE ELECTRIC. 1", 1-1/2", 2" AND 3" PLASTIC IN-LINE REMOTE CONTROL VALVE. EQUIPPED TO WITHSTAND PRESSURE UP TO 220 PSI. FILTER SCREEN ON 2" AND 3" MODELS. STANDARD SOLENOID. GLOBE BODY STYLE.			POC 6 POINT OF CONNECTION 3/4" LOT 18 POC	
	TORO 100-2SLVC TWO-PIECE, 1" SINGLE LUG QUICK COUPLER VALVE WITH VINYL COVER.			IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 INSTALL ALL LATERAL LINES TO A DEPTH OF 12" BELOW FINISH GRADE. BACKFILL WITH CLEAN FILL NO ROCKS OVER 1/2" IN SIZE.	
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE. SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"			IRRIGATION MAINLINE: PVC SCHEDULE 40 INSTALL ALL MAINLINE TO A DEPTH OF 18" UNLESS OTHERWISE NOTED. BACKFILL WITH CLEAN FILL NO ROCKS OVER 1/2" IN SIZE. NOTE ALL MAINLINE LOCATION ON AS-BUILT PLANS.	
	BUCKNER-SUPERIOR 3200 1" NORMALLY CLOSED BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION AND NO MINIMUM FLOW FEATURE. WHICH ENSURES RELIABLE OPENING AND CLOSING OF THE VALVE IN EXTREME HIGH OR LOW SCENARIOS. RAIN MASTER DECODER TO BE USED WITH MASTER VALVE AND WIRED TO THE CONTROLLER.			PIPE SLEEVE: PVC SCHEDULE 40 INSTALL SLEEVE 12" PAST EDGE OF HARDSCAPE TO A DEPTH OF 24" FOR MAINLINE AND 18" FOR LATERAL LINES. ALL OTHER SLEEVING INSTALL TO A DEPTH OF 12".	
	FERC0 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER			Valve Callout Value Number Value Flow Value Size	

R H A

ROBERT HIDEY ARCHITECTS



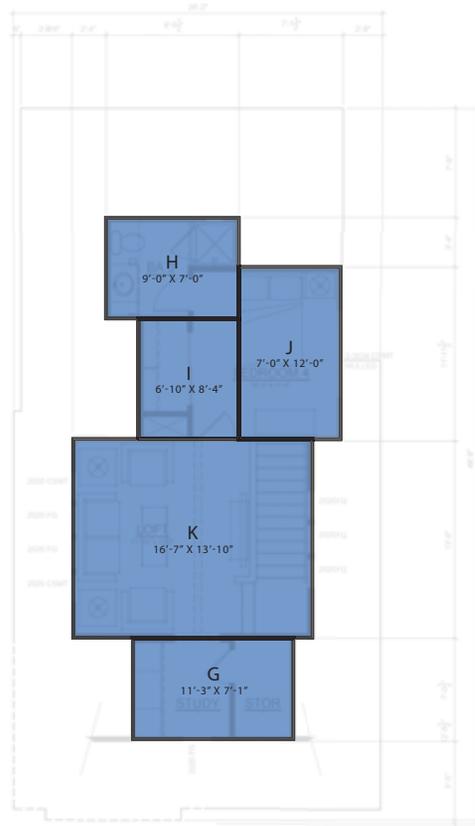
EAST MOZART

CAMPBELL, CALIFORNIA

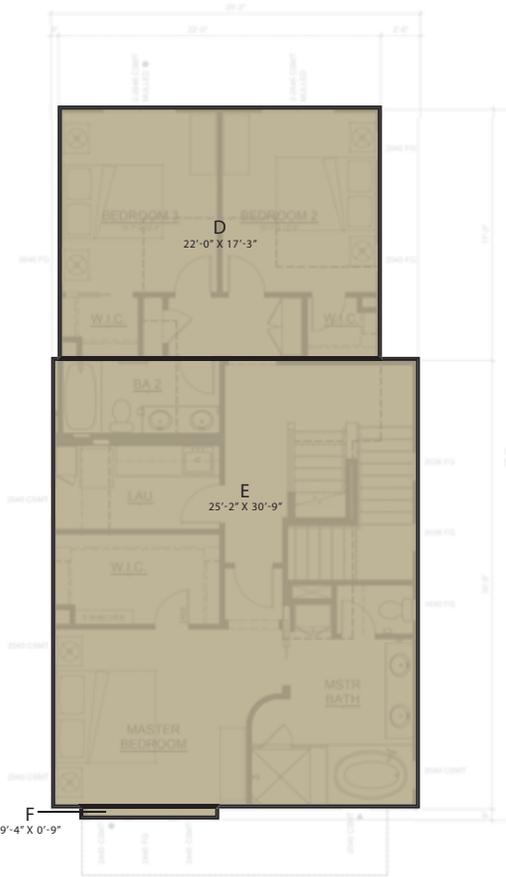
A-1	PLAN 1 FLOOR PLAN	A-21	PLAN 4 FLOOR PLAN	A-41	PLAN 5 ROOF PLANS
A-2	PLAN 1 FLOOR AREA DIAGRAM	A-22	PLAN 4 FLOOR AREA DIAGRAM	A-42	PLAN 5 ADU ROOF PLANS
A-3	PLAN 1A ELEVATIONS	A-23	PLAN 4A ELEVATIONS	A-43	PLAN 6 (DUET) FIRST FLOOR PLAN
A-4	PLAN 1 SECTIONS	A-24	PLAN 4B ELEVATIONS	A-44	PLAN 6 (DUET) SECOND FLOOR PLAN
A-5	PLAN 1 ROOF PLANS	A-25	PLAN 4X FLOOR PLAN	A-45	PLAN 6 FIRST FLOOR AREA DIAGRAM
A-6	PLAN 2 FLOOR PLAN	A-26	PLAN 4X FLOOR AREA DIAGRAM	A-46	PLAN 6 SECOND FLOOR AREA DIAGRAM
A-7	PLAN 2 FLOOR AREA DIAGRAM	A-27	PLAN 4XA ELEVATIONS	A-47	PLAN 6A ELEVATIONS
A-8	PLAN 2A ELEVATIONS	A-28	PLAN 4A SECTIONS	A-48	PLAN 6A ELEVATIONS
A-9	PLAN 2X FLOOR PLAN	A-29	PLAN 4 ROOF PLANS	A-49	PLAN 6 SECTIONS
A-10	PLAN 2X FLOOR AREA DIAGRAM	A-30	PLAN 4X ROOF PLANS	A-50	PLAN 6 ROOF PLANS
A-11	PLAN 2XA ELEVATIONS	A-31	PLAN 5 FLOOR PLAN	A-51	STREETSCENE
A-12	PLAN 2XB ELEVATIONS	A-32	PLAN 5 FLOOR AREA DIAGRAM	A-52	PRIVACY PLAN STREETSCENES
A-13	PLAN 2A SECTIONS	A-33	PLAN 5 ADU FLOOR PLAN		
A-14	PLAN 2 ROOF PLANS	A-34	PLAN 5 ADU FLOOR AREA DIAGRAM		
A-15	PLAN 3 FLOOR PLAN	A-35	PLAN 5A ELEVATIONS		
A-16	PLAN 3 FLOOR AREA DIAGRAM	A-36	PLAN 5A ADU ELEVATIONS		
A-17	PLAN 3A ELEVATIONS	A-37	PLAN 5B ELEVATIONS		
A-18	PLAN 3B ELEVATIONS	A-38	PLAN 5B ADU ELEVATIONS		
A-19	PLAN 3 SECTIONS	A-39	PLAN 5A SECTIONS		
A-20	PLAN 3 ROOF PLANS	A-40	PLAN 5 ADU SECTIONS		

ROBSON HOMES

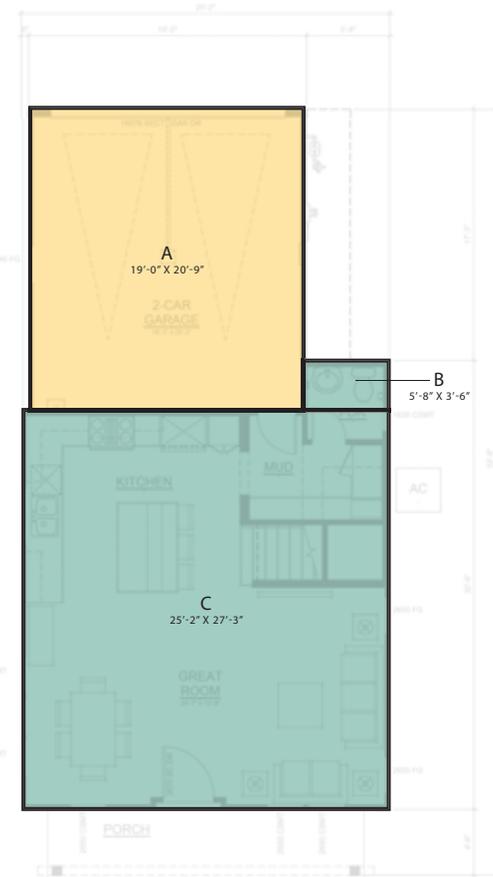
PROJECT NUMBER: 18027 02/26/2020



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

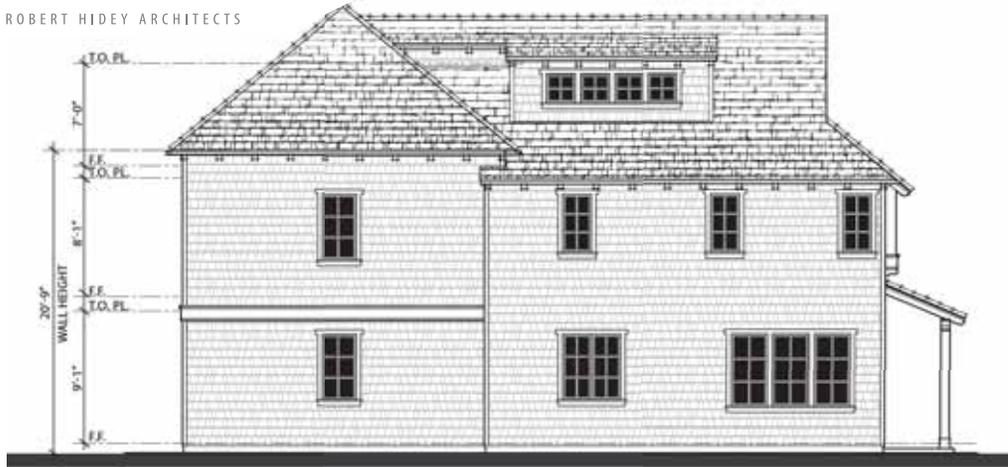
AREA - A	395 SF
AREA - B	20 SF
AREA - C	685 SF
AREA - D	380 SF
AREA - E	774 SF
AREA - F	7 SF
AREA - G	79 SF
AREA - H	63 SF
AREA - I	54 SF
AREA - J	84 SF
AREA - K	229 SF
TOTAL	2,770 SF

PLAN 1 FLOOR AREA DIAGRAM
2,770 SF (TOTAL - GROSS FLOOR AREA)



R H A

ROBERT HIDEY ARCHITECTS



LEFT ELEVATION

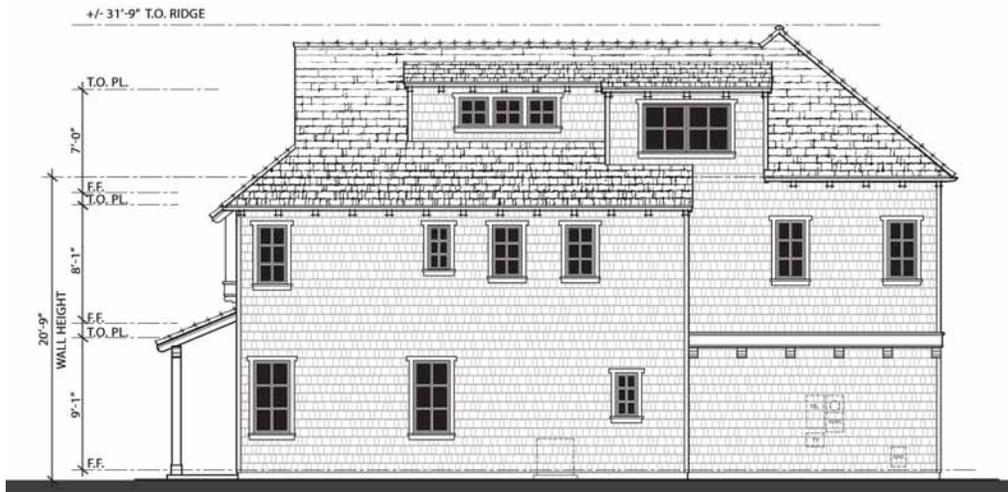
RIDGE: +/- 309.3 (FROM F.G.)



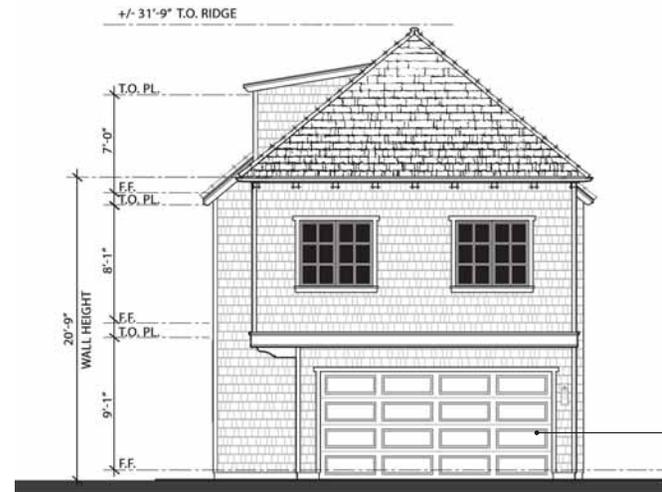
FRONT ELEVATION

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 211	274.2	272.5	278.3

LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



RIGHT ELEVATION



REAR ELEVATION

PLAN 1A ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

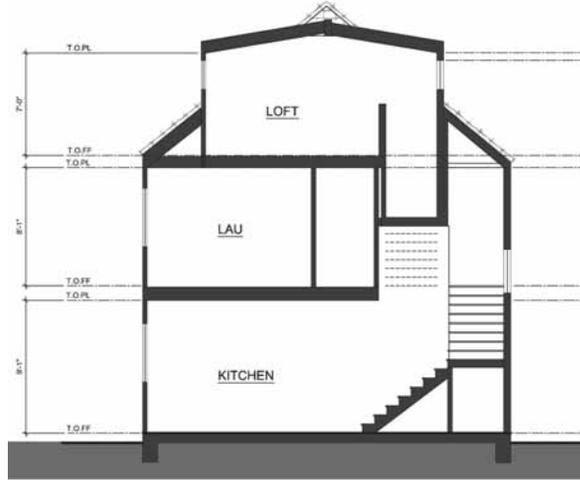
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

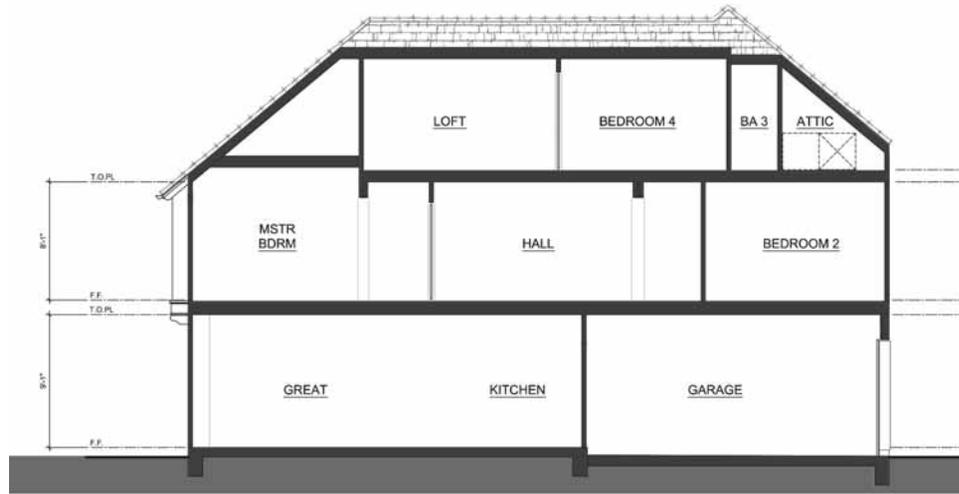
ROBSON HOMES



18027.01 02/26/2020



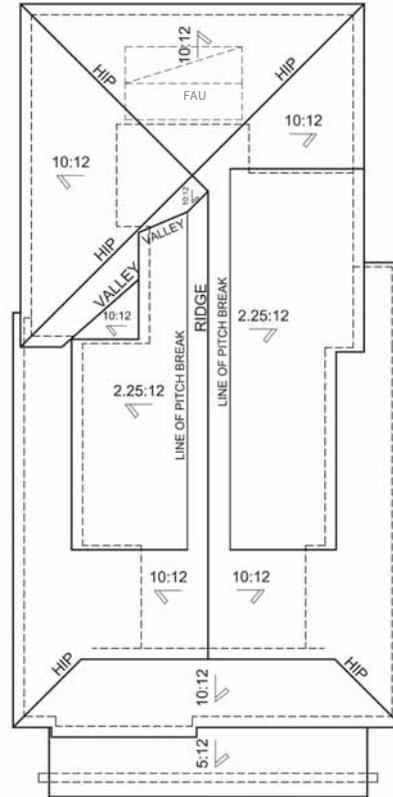
SECTION A



SECTION B

PLAN 1A SECTIONS





PLAN 1A

PLAN 1 ROOF PLANS
(FAU IN ATTICS)



EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 02/26/2020



SECOND FLOOR



FIRST FLOOR



KEY MAP

PLAN 2
4 BEDROOM
3.5 BATH
2-CAR GARAGE

PLAN 2 FLOOR PLAN

EAST MOZART
CAMPBELL, CALIFORNIA

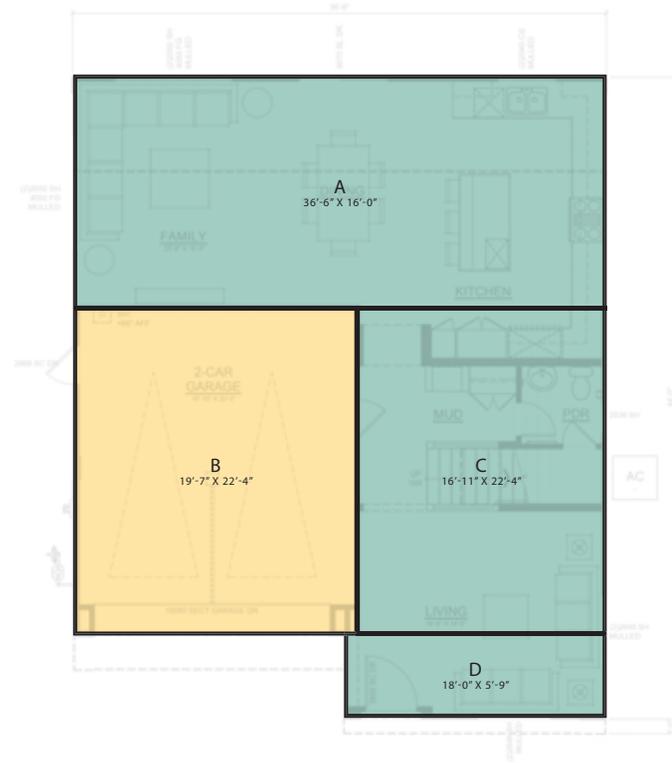


ROBSON HOMES

18027.01 02/26/2020
A-6



SECOND FLOOR



FIRST FLOOR

AREA - A	584 SF
AREA - B	437 SF
AREA - C	377 SF
AREA - D	103 SF
AREA - E	1,246 SF
AREA - F	31 SF
AREA - G	15 SF
TOTAL	2,793 SF

PLAN 2 FLOOR AREA DIAGRAM
2,793 SF (TOTAL - GROSS FLOOR AREA)



EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 02/26/2020
A-7

R H A

ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 9*	273.9	276.4	277.3
LOT 16	275.0	277.9	278.6

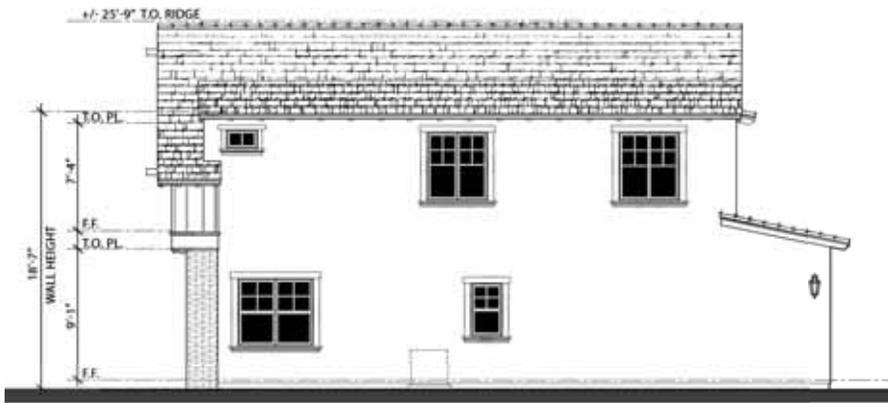
*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 2A ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 02/26/2020



SECOND FLOOR

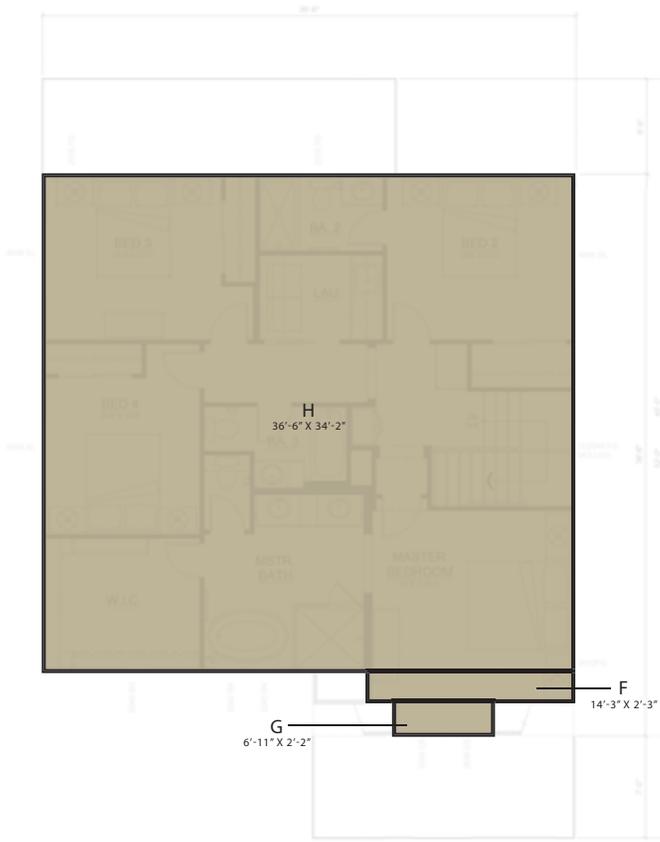


FIRST FLOOR



KEY MAP

PLAN 2X
4 BEDROOM
3.5 BATH
2-CAR GARAGE
PLAN 2X FLOOR PLAN



SECOND FLOOR



FIRST FLOOR

AREA - A	387 SF
AREA - B	437 SF
AREA - C	377 SF
AREA - D	103 SF
AREA - E	117 SF
AREA - F	31 SF
AREA - G	15 SF
AREA - H	1,246 SF
TOTAL	2,713 SF

PLAN 2X FLOOR AREA DIAGRAM
2,713 SF (TOTAL - GROSS FLOOR AREA)



R H A

ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 17*	272.2	276.9	277.6

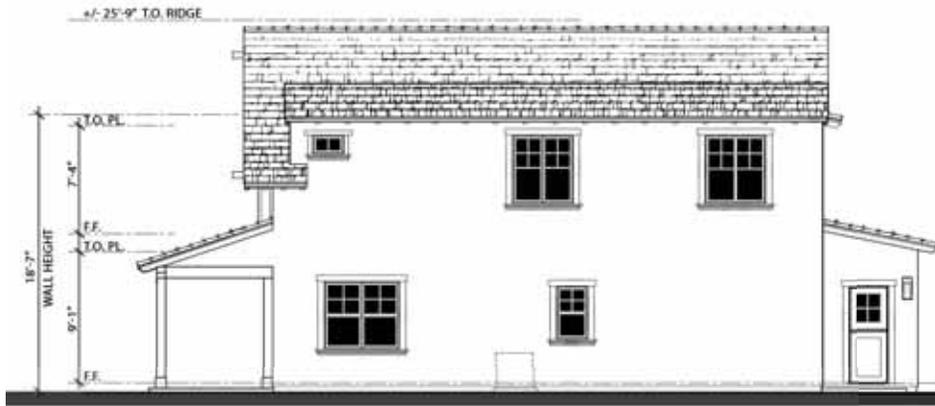
*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 2XA ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES



18027.01 02/26/2020
A-11

R H A

ROBERT HIDEY ARCHITECTS
+/- 27'-5" T.O. RIDGE



LEFT ELEVATION

RIDGE: +/- 304.3' (FROM F.G.)



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 18'	272.5	276.9	277.2

LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW

PLAN 2XB ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

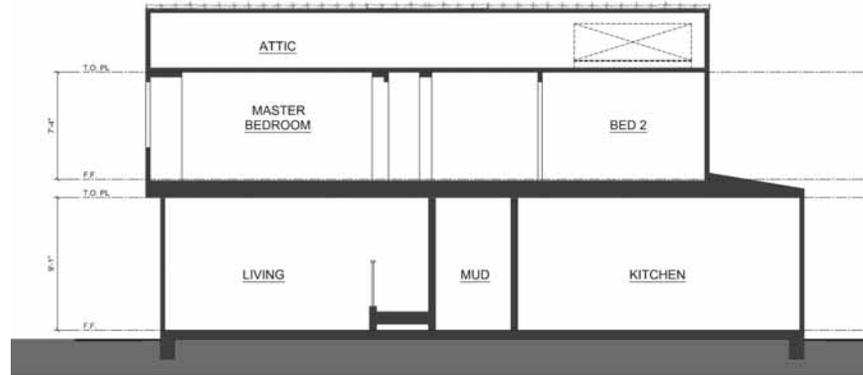
ROBSON HOMES

18027.01 02/26/2020
A-12





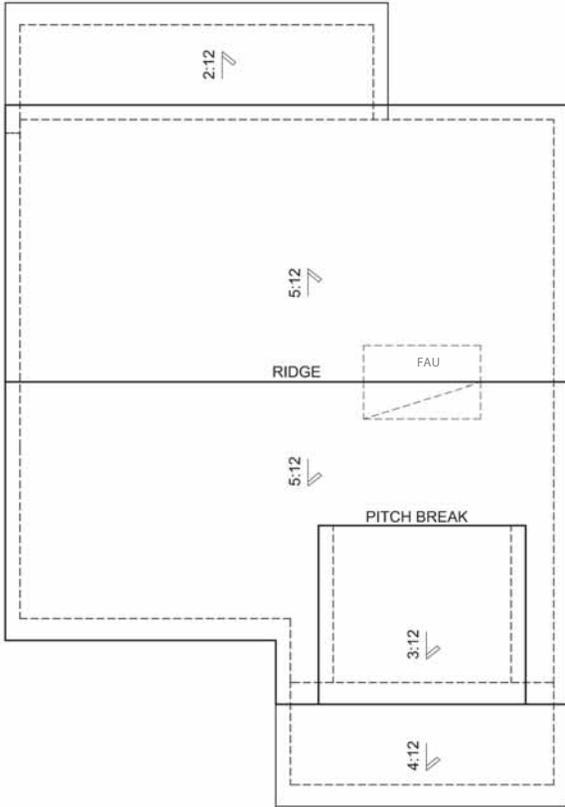
SECTION A



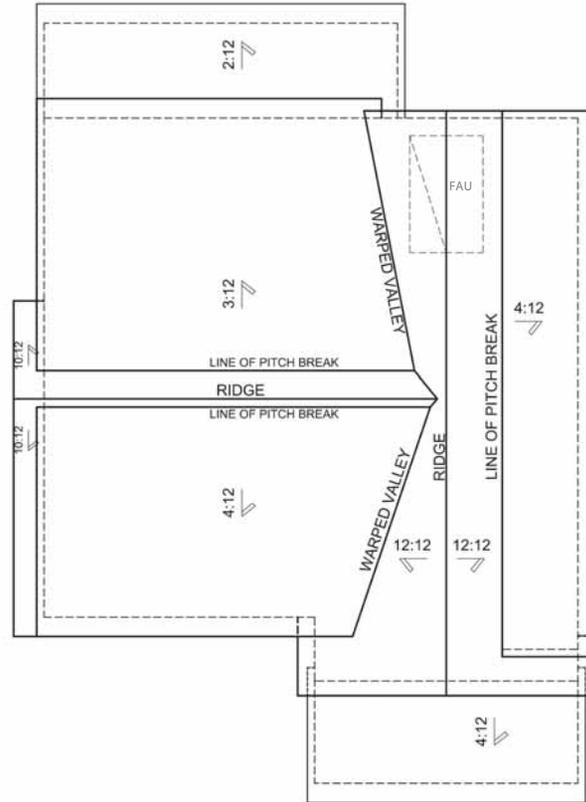
SECTION B

PLAN 2A SECTIONS

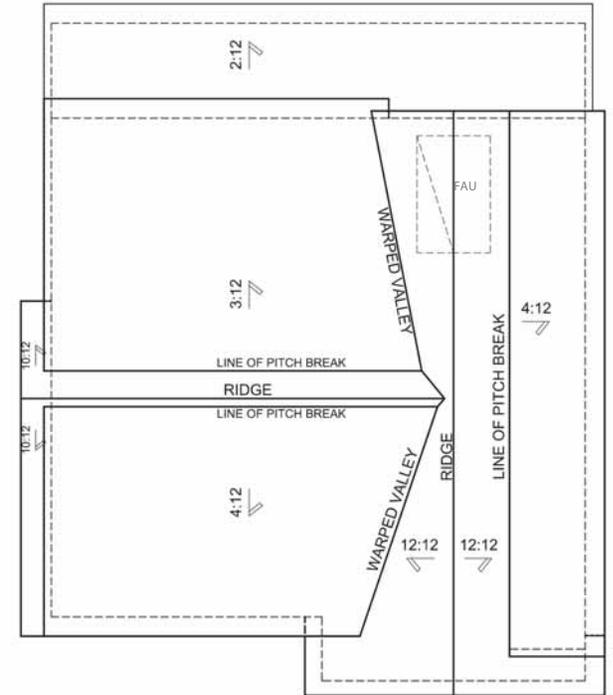




PLAN 2XB



PLAN 2XA



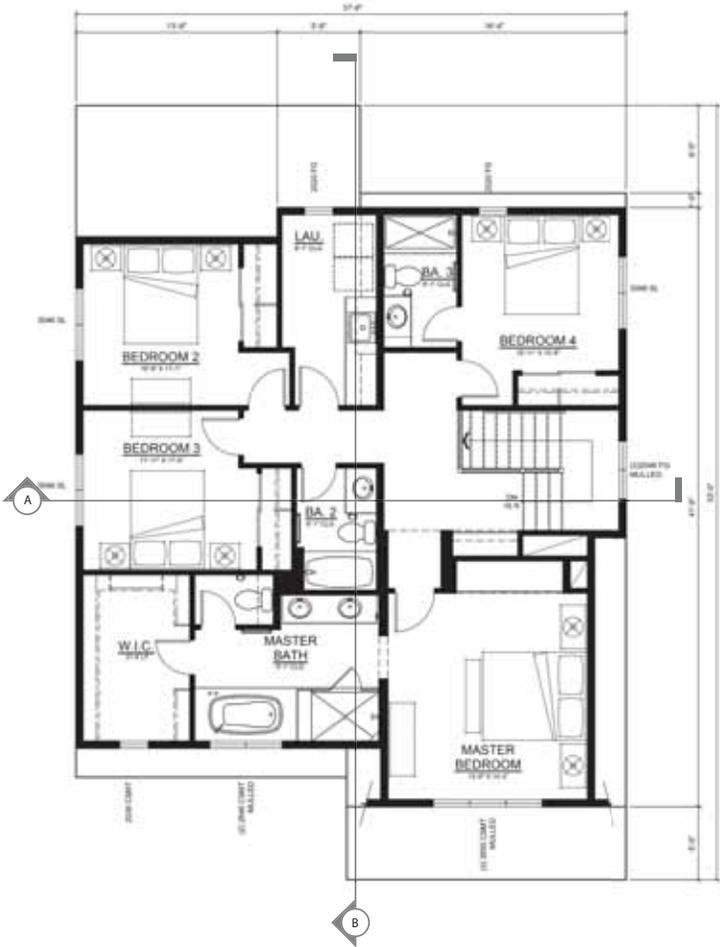
PLAN 2A

PLAN 2 ROOF PLANS
(FAU IN ATTICS)



R H A

ROBERT HIDEY ARCHITECTS



SECOND FLOOR



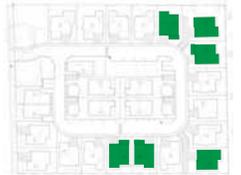
OPT. LOFT ILO BED 4/BATH 3



FIRST FLOOR



OPT. BED 5 ILO LIVING



KEY MAP

PLAN 3
4 BEDROOM
4 BATH
2-CAR GARAGE

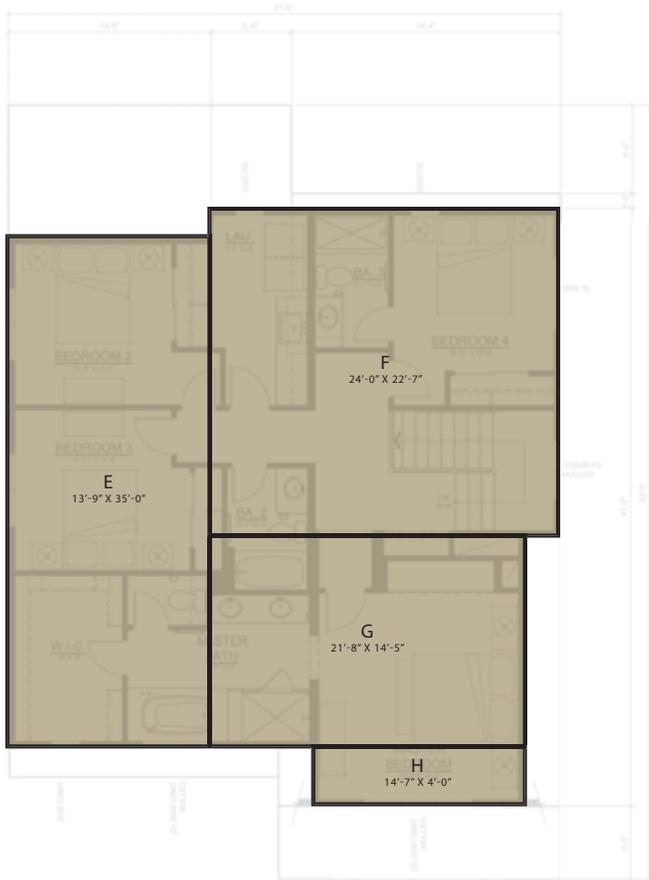
PLAN 3 FLOOR PLAN

EAST MOZART
CAMPBELL, CALIFORNIA



ROBSON HOMES

18027.01 02/26/2020
A-15



SECOND FLOOR



FIRST FLOOR

AREA - A	434 SF
AREA - B	299 SF
AREA - C	437 SF
AREA - D	438 SF
AREA - E	481 SF
AREA - F	542 SF
AREA - G	312 SF
AREA - H	58 SF
TOTAL	3,001 SF

PLAN 3 FLOOR AREA DIAGRAM
3,001 SF (TOTAL - GROSS FLOOR AREA)



R H A

ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 5*	273.2	277.0	277.5
LOT 14	274.5	277.3	278.0

*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



LEFT ELEVATION

RIDGE: +/- 303.5' (FROM F.G.)



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 3A ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

18027.01 02/26/2020
A-17



AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 4*	272.8	276.9	276.7
LOT 11	274.6	276.8	277.5

*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



LEFT ELEVATION



FRONT ELEVATION



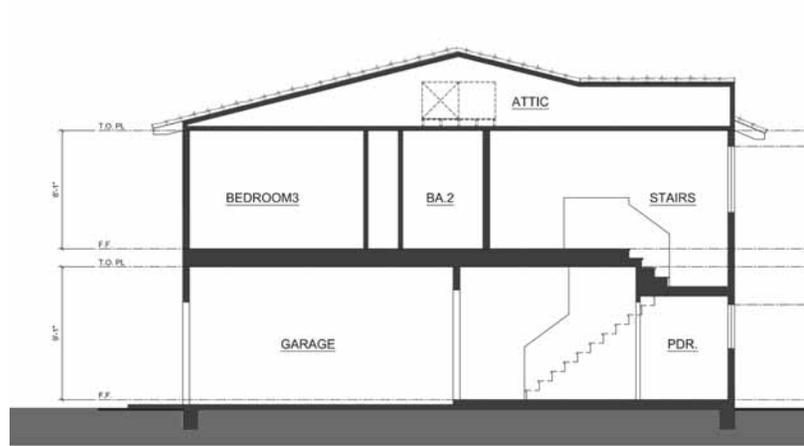
RIGHT ELEVATION



REAR ELEVATION

PLAN 3B ELEVATIONS





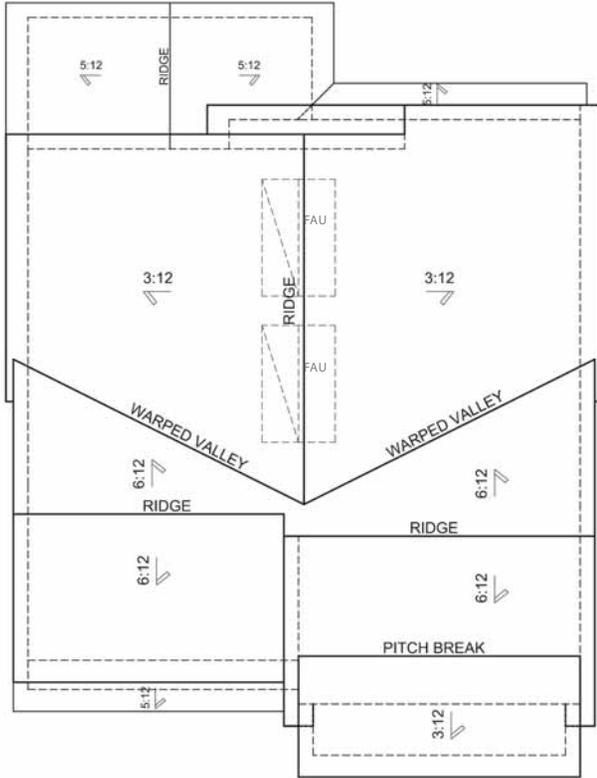
SECTION A



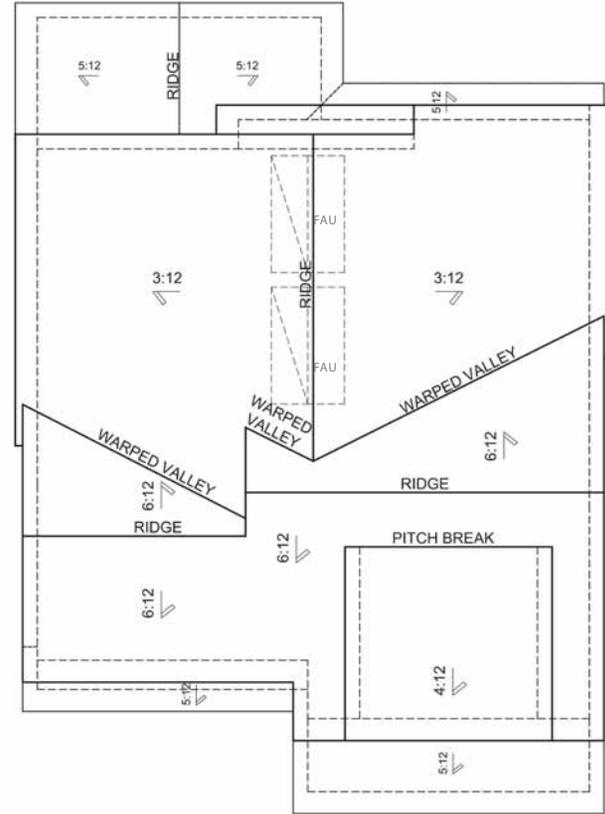
SECTION B

PLAN 3A SECTIONS





PLAN 3B



PLAN 3A

PLAN 3 ROOF PLANS
(FAU IN ATTICS)



R H A

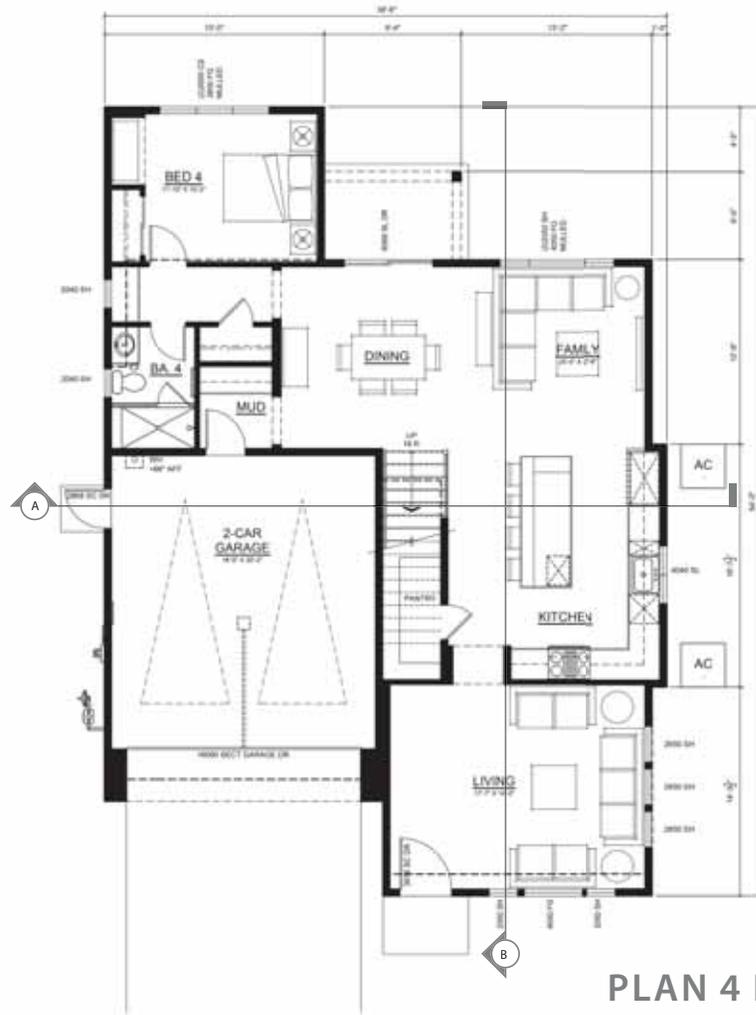
ROBERT HIDEY ARCHITECTS



SECOND FLOOR



OPT. BED 5 ILO LOFT



FIRST FLOOR



OPT. DEN/OFFICE ILO BED 4



KEY MAP

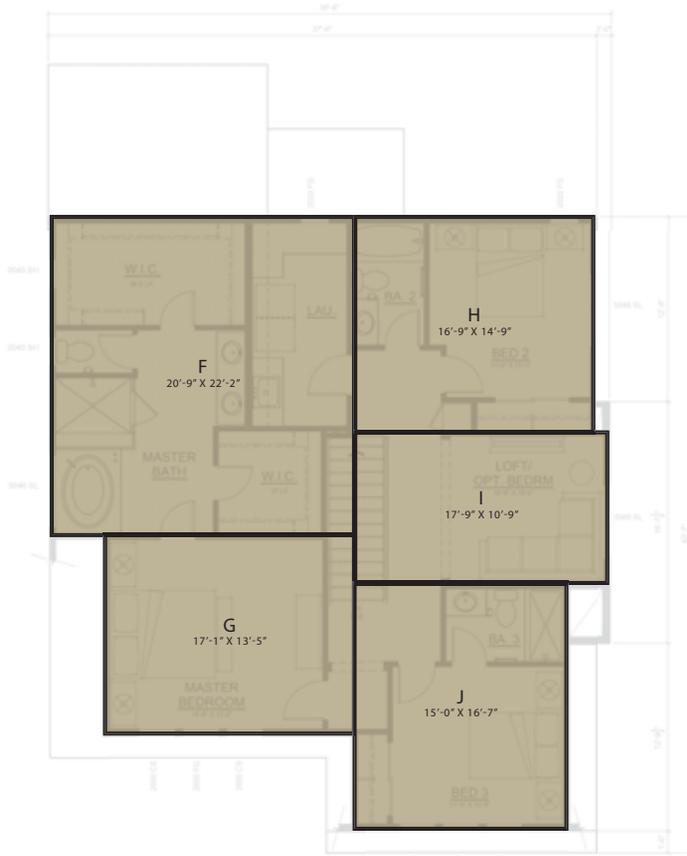
PLAN 4
 4 BEDROOM, LOFT
 4 BATH
 2-CAR GARAGE

PLAN 4 FLOOR PLAN

EAST MOZART
 CAMPBELL, CALIFORNIA



ROBSON HOMES



SECOND FLOOR



FIRST FLOOR

AREA - A	156 SF
AREA - B	486 SF
AREA - C	320 SF
AREA - D	265 SF
AREA - E	457 SF
AREA - F	459 SF
AREA - G	229 SF
AREA - H	247 SF
AREA - I	191 SF
AREA - J	249 SF
TOTAL	3,059 SF

PLAN 4 FLOOR AREA DIAGRAM
3,059 SF (TOTAL - GROSS FLOOR AREA)



R H A

ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 3	274.0	276.8	277.5
LOT 10	273.0	276.8	277.5
LOT 15*	274.7	277.7	278.4

*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



LEFT ELEVATION

RIDGE: +/- 304.9' (FROM F.G.)



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 4A ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES



18027.01 02/26/2020
A-23

R H A

ROBERT HIDEY ARCHITECTS
+/- 28'-4" T.O. RIDGE

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 2	274.5	276.5	277.2
LOT 4*	273.5	277.0	277.7
LOT 8	272.6	276.6	277.3
LOT 12	273.8	277.2	278.2

*OT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



LEFT ELEVATION

RIDGE: +/- 305.3' (FROM F.G.)



FRONT ELEVATION

- COMPOSITION ROOF SHINGLES
GAF TIMBERLINE NATURAL SHADOW WEATHERED WOOD
- FOAM TRIM
BENJAMIN MOORE OC-85 MAYONNAISE
- SHINGLE SIDING
BENJAMIN MOORE OC-104 ANTIQUE LACE
- WOOD TRIM
BENJAMIN MOORE OC-85 MAYONNAISE
- STUCCO
BENJAMIN MOORE OC-104 ANTIQUE LACE
- WOOD KICKERS
BENJAMIN MOORE OC-85 MAYONNAISE
- VINYL WINDOWS
MILGARD WHITE STANDARD
- WOOD SURROUND
BENJAMIN MOORE OC-85 MAYONNAISE
- WOOD ENTRY DOOR
DUNN EDWARDS DE 6376 LOOKING GLASS
- WOOD GARAGE DOOR
BENJAMIN MOORE OC-85 MAYONNAISE



RIGHT ELEVATION



REAR ELEVATION

PLAN 4B ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES



R H A

ROBERT HIDEY ARCHITECTS



SECOND FLOOR



FIRST FLOOR

OPT. BED 5 ILO LOFT



KEY MAP

PLAN 4
 4 BEDROOM, LOFT
 4.5 BATH
 2-CAR GARAGE

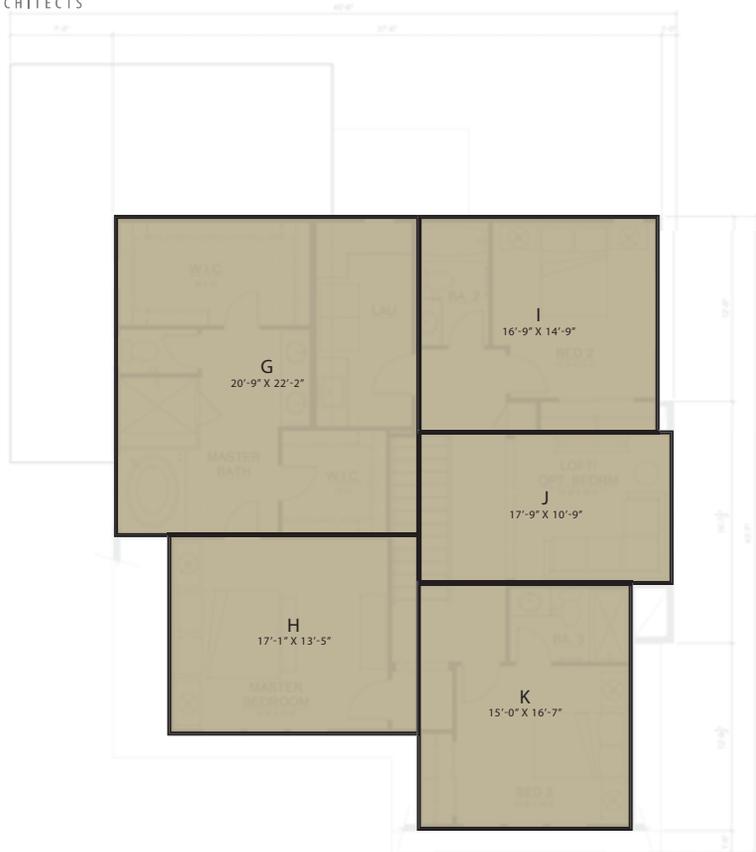
PLAN 4X FLOOR PLAN



EAST MOZART
 CAMPBELL, CALIFORNIA

ROBSON HOMES

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SECOND FLOOR



FIRST FLOOR

AREA - A	156 SF
AREA - B	486 SF
AREA - C	320 SF
AREA - D	265 SF
AREA - E	457 SF
AREA - F	191 SF
AREA - G	459 SF
AREA - H	229 SF
AREA - I	247 SF
AREA - J	191 SF
AREA - K	249 SF
TOTAL	3,250 SF

PLAN 4X FLOOR AREA DIAGRAM
3,250 SF (TOTAL - GROSS FLOOR AREA)



R H A

ROBERT HIDEY ARCHITECTS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 1*	274.8	272.4	276.3

*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

PLAN 4XA ELEVATIONS

EAST MOZART
CAMPBELL, CALIFORNIA

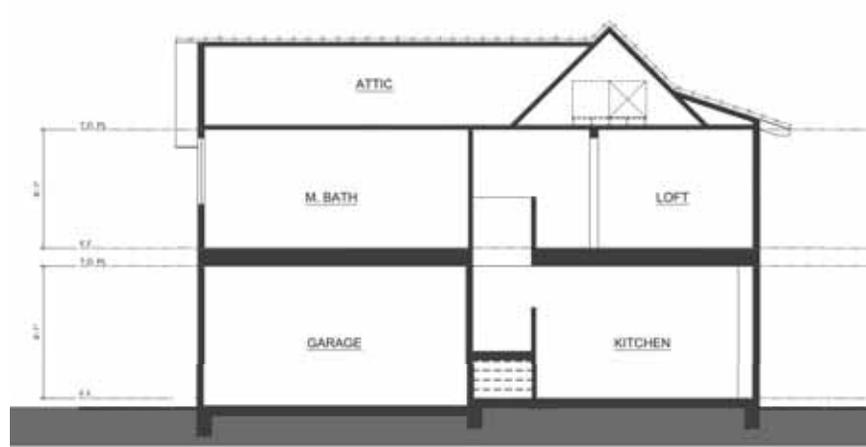
DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

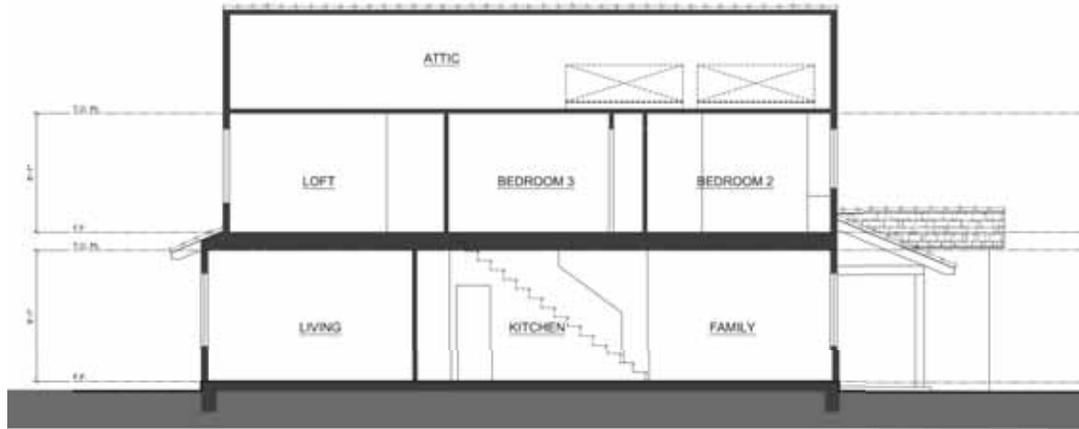
ROBSON HOMES



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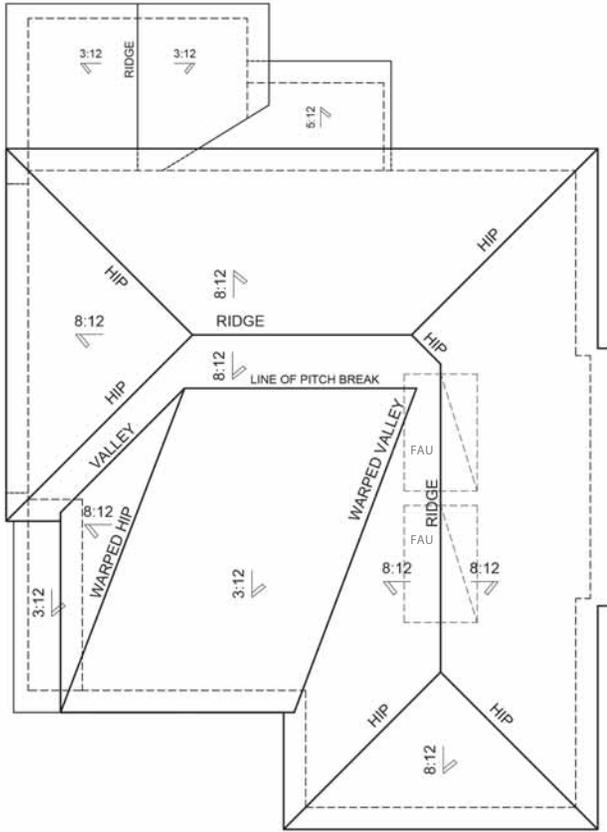
SECTION A



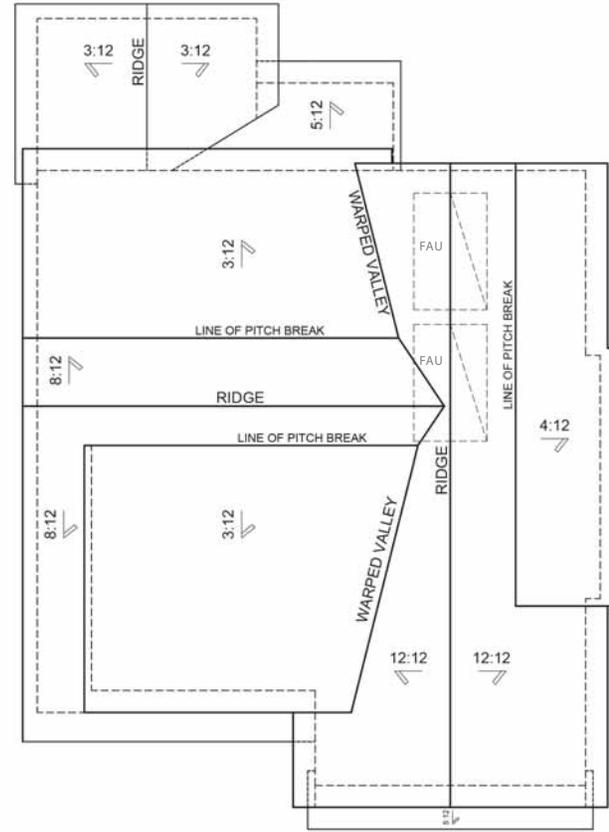
SECTION B

PLAN 4A SECTIONS





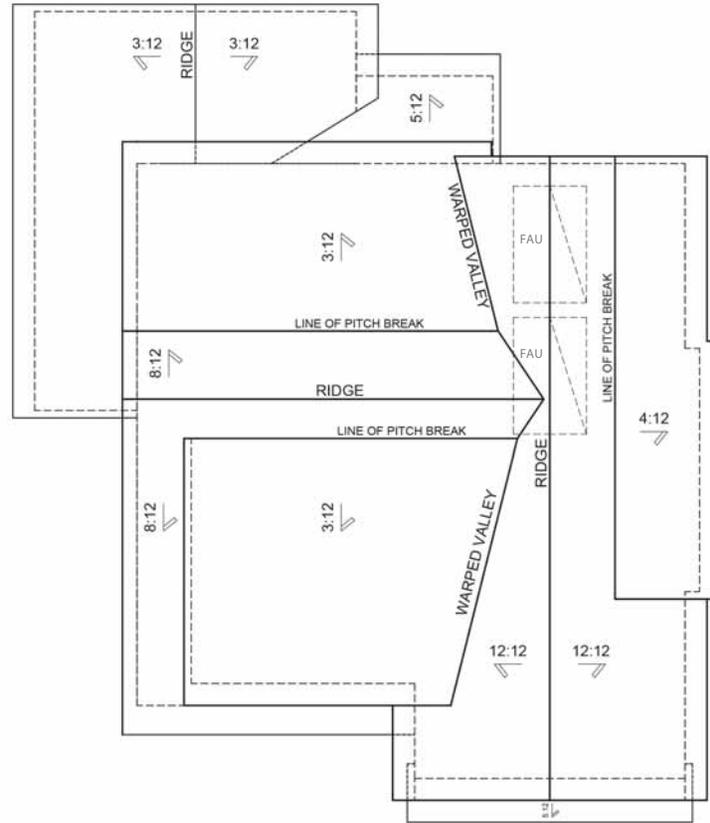
PLAN 4B



PLAN 4A

PLAN 4 ROOF PLANS
(FAU IN ATTICS)





PLAN 4XA

PLAN 4X ROOF PLANS
(FAU IN ATTICS)



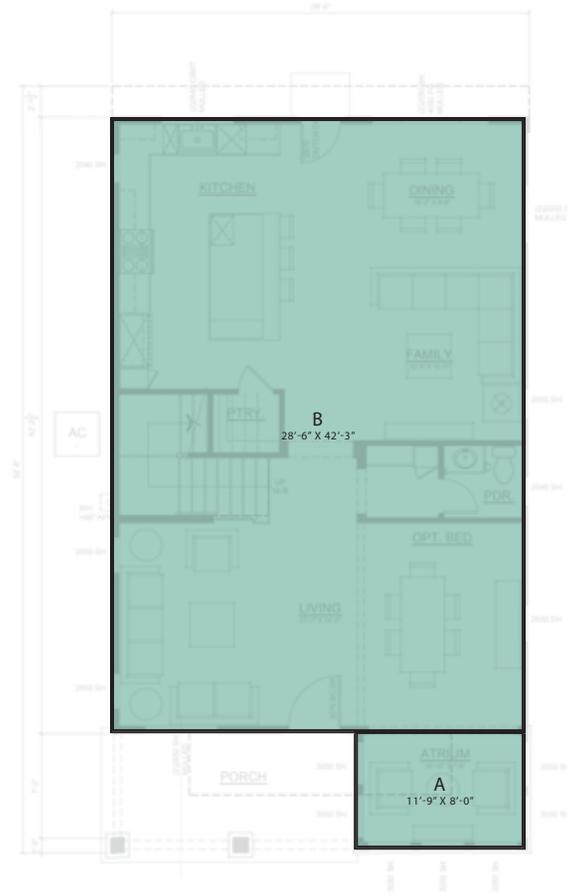


PLAN 5
3 BEDROOM
2.5 BATH
2-CAR GARAGE (DETACHED)
PLAN 5 FLOOR PLAN





SECOND FLOOR



FIRST FLOOR

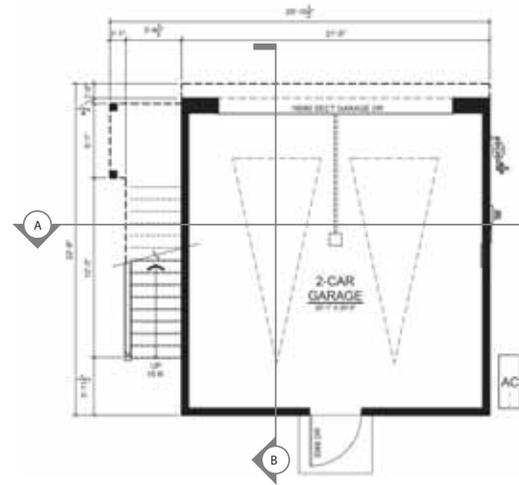
AREA - A	94 SF
AREA - B	1,203 SF
AREA - C	1,235 SF
AREA - D	94 SF
TOTAL	2,626 SF

PLAN 5 FLOOR AREA DIAGRAM
2,626 SF (MAIN) (TOTAL - GROSS FLOOR AREA)





SECOND FLOOR



FIRST FLOOR - GARAGE



KEY MAP

PLAN 5 ADU
1 BEDROOM
1 BATH

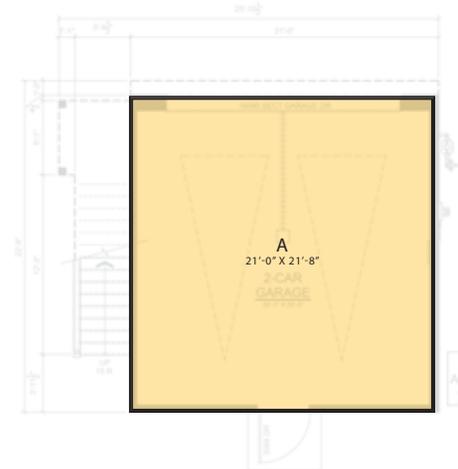
PLAN 5 ADU FLOOR PLAN



ROBSON HOMES



SECOND FLOOR



FIRST FLOOR

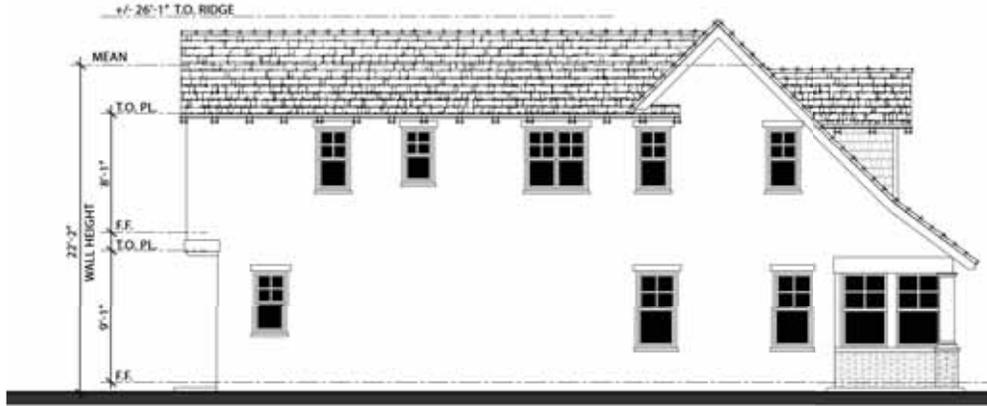
AREA - A	455 SF
AREA - B	476 SF
TOTAL	931 SF

PLAN 5 ADU FLOOR AREA DIAGRAM
931 SF (TOTAL - GROSS FLOOR AREA)



AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 221	273.8	277.7	278.5
LOT 24	277.6	278.0	278.7

*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

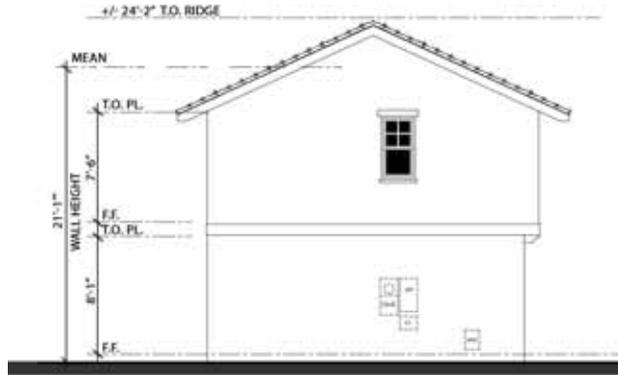


REAR ELEVATION

PLAN 5A ELEVATIONS

AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 221	273.8	276.7	277.5
LOT 24	277.6	276.4	277.1

*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



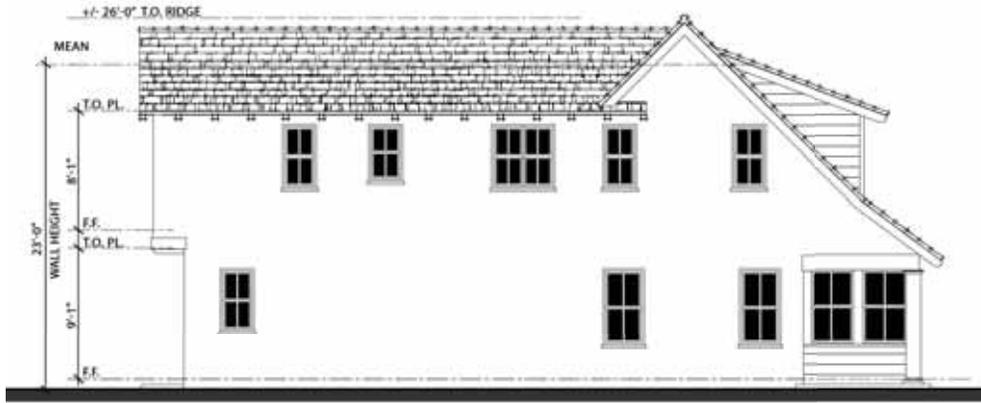
REAR ELEVATION

PLAN 5A - ADU ELEVATIONS



AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 25*	273.8	277.2	278.2
LOT 25	273.4	278.0	278.7

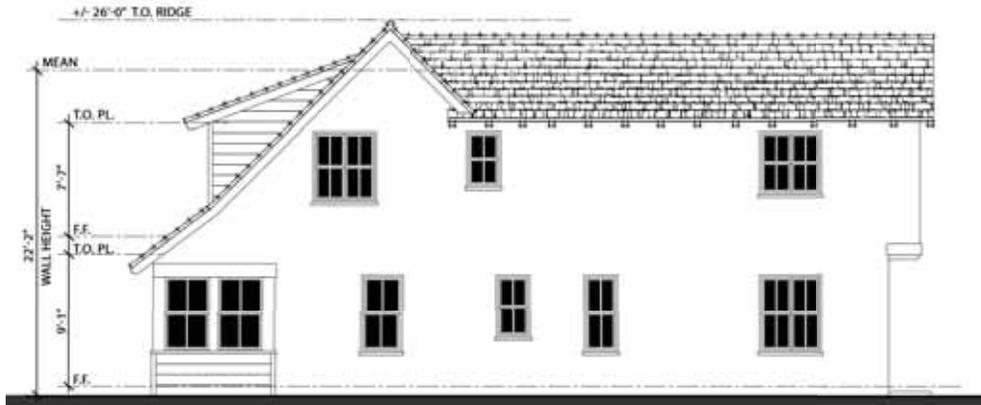
*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



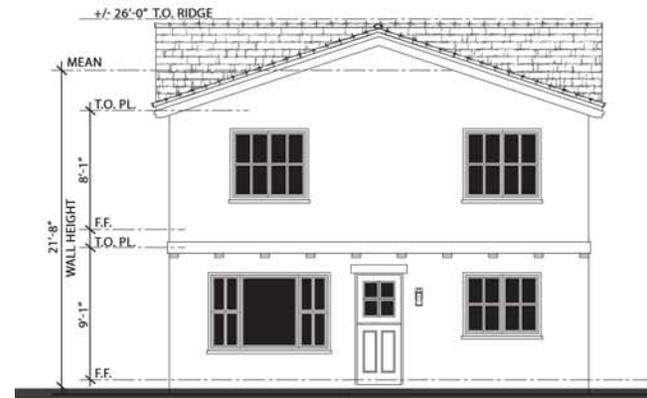
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



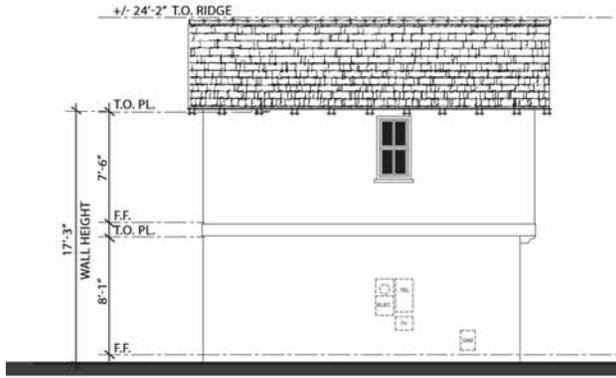
REAR ELEVATION

PLAN 5B ELEVATIONS



AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 251	273.8	276.2	277.2
LOT 25	273.4	276.1	276.8

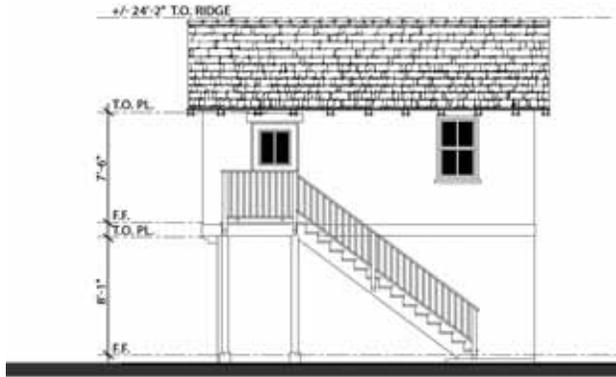
*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



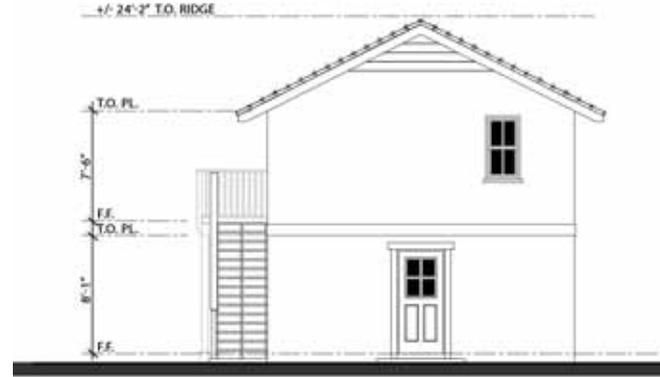
LEFT ELEVATION



FRONT ELEVATION



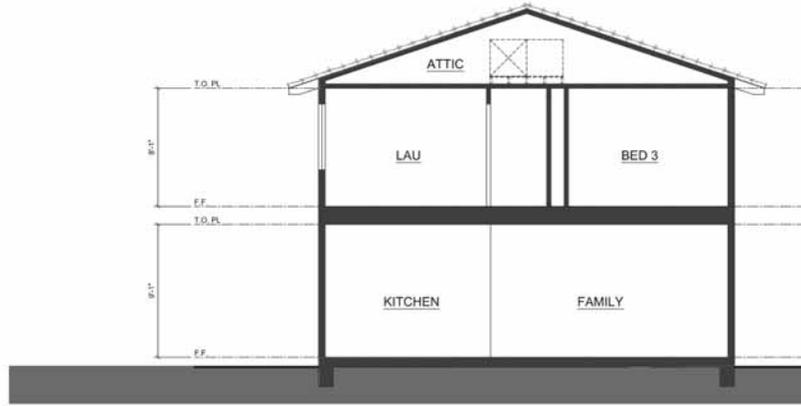
RIGHT ELEVATION



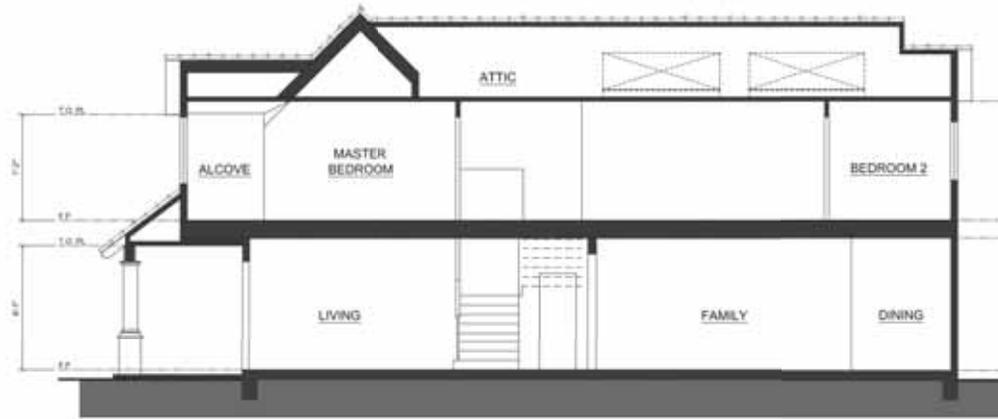
REAR ELEVATION

PLAN 5B - ADU ELEVATIONS





SECTION A



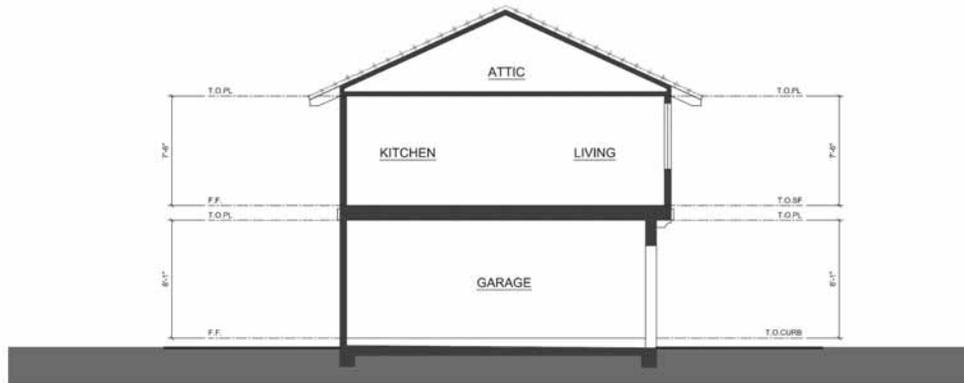
SECTION B

PLAN 5A SECTIONS





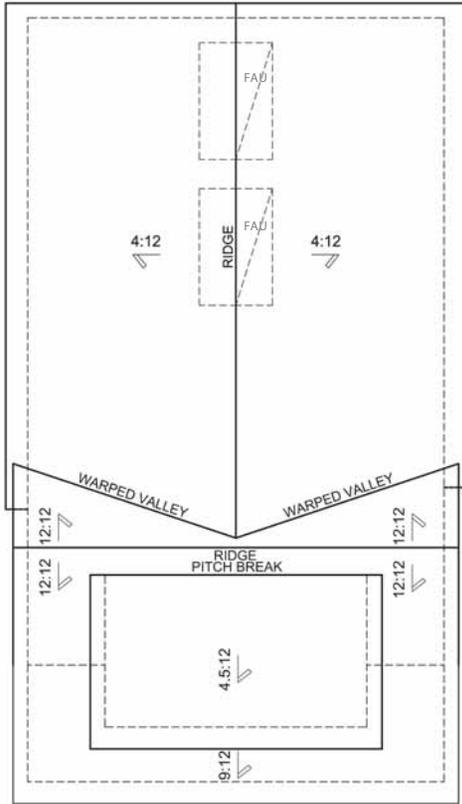
SECTION A



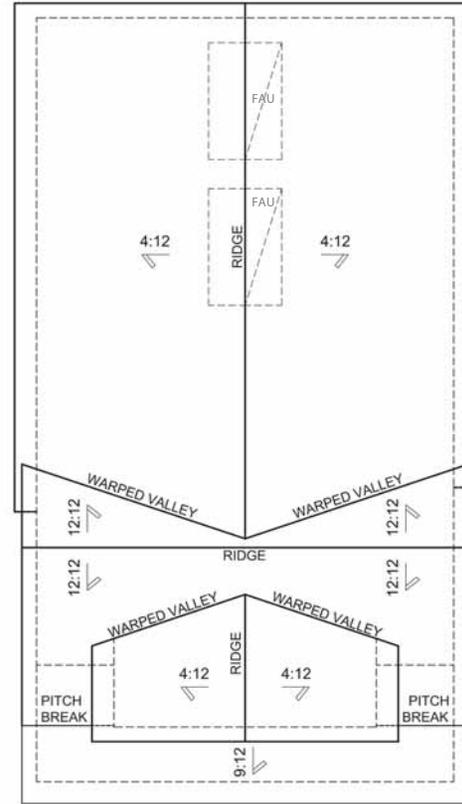
SECTION B

PLAN 5A ADU SECTIONS





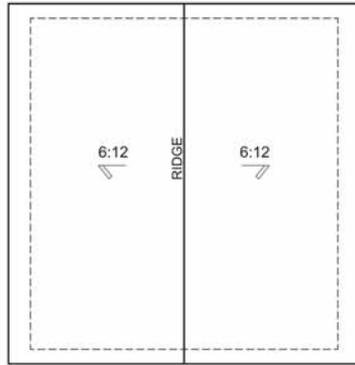
PLAN 5B



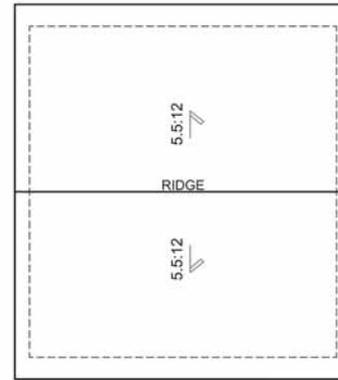
PLAN 5A

PLAN 5 ROOF PLANS
(FAU IN ATTICS)



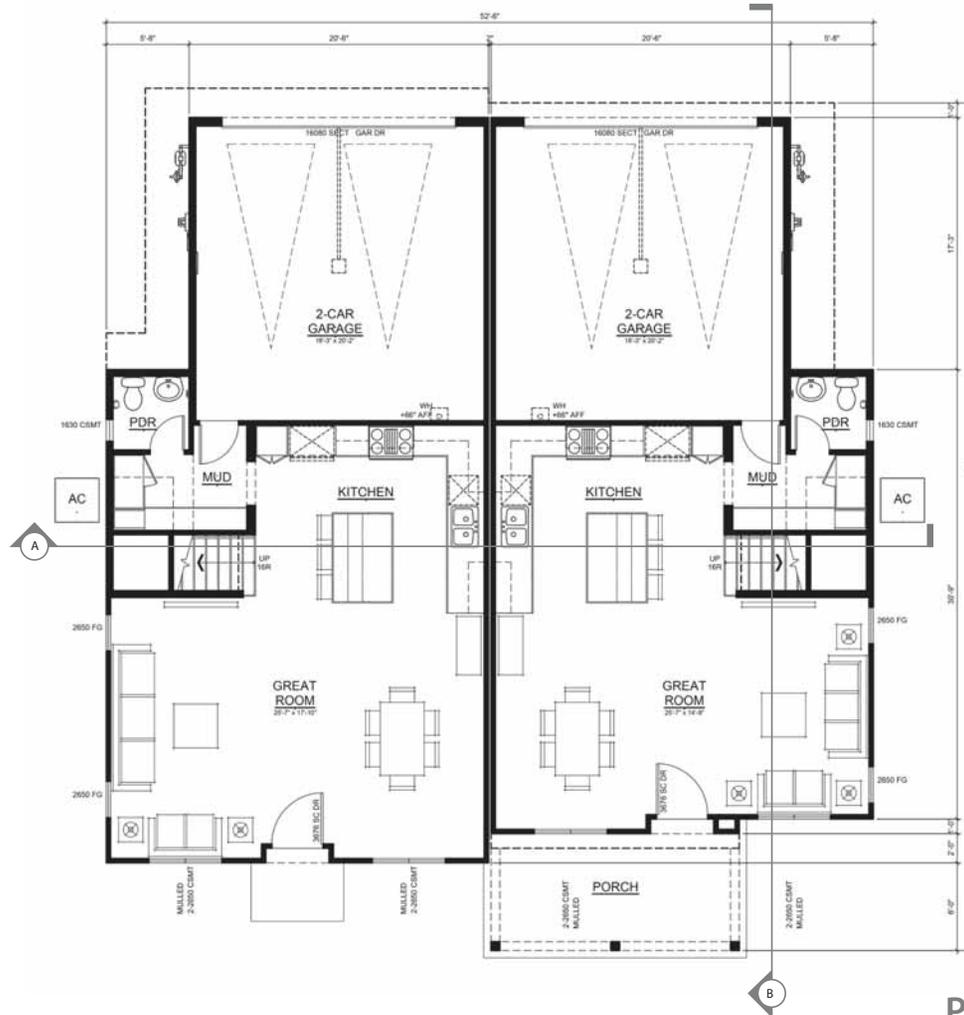


PLAN 5B - ADU



PLAN 5A - ADU

PLAN 5 - ADU ROOF PLANS



UNIT B
3 BEDROOM
2.5 BATH
2-CAR GARAGE



KEY MAP

UNIT A
3 BEDROOM
2.5 BATH
2-CAR GARAGE

PLAN 6 (DUET) FLOOR PLAN

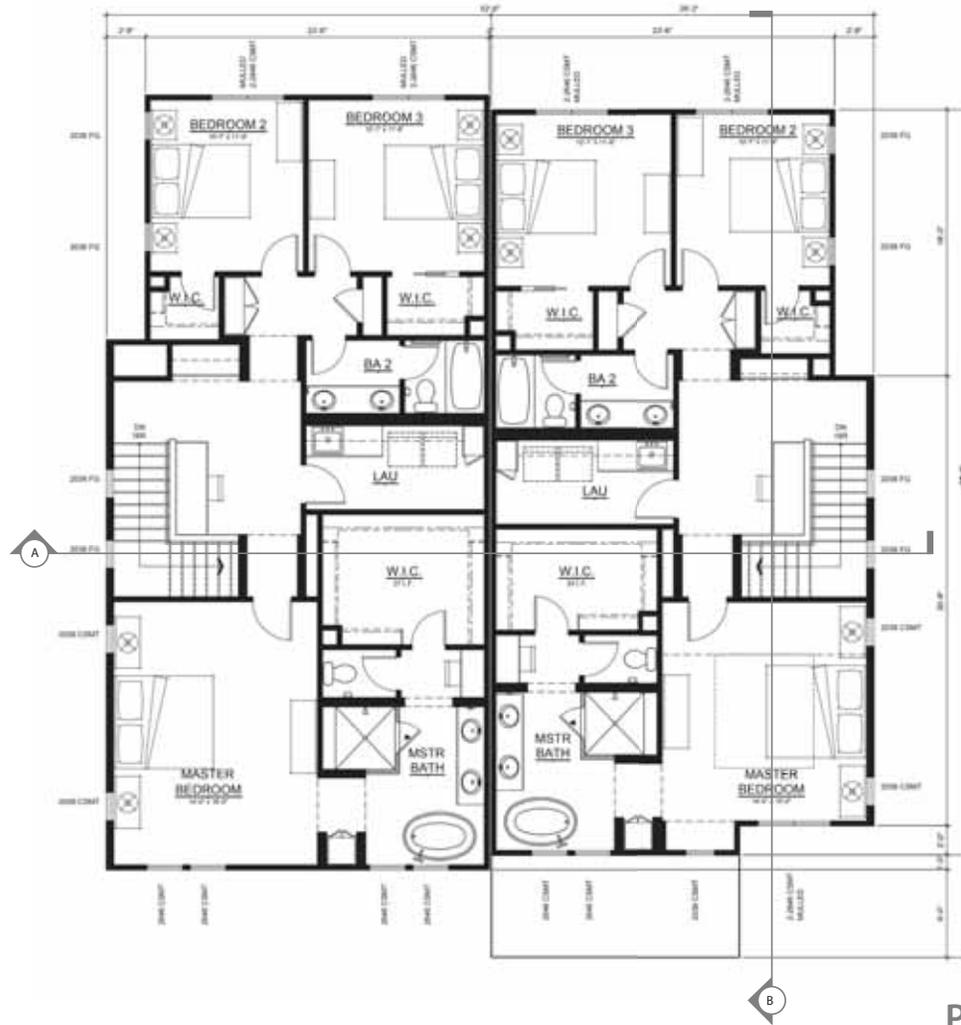
SECOND FLOOR

FIRST FLOOR

EAST MOZART
CAMPBELL, CALIFORNIA



ROBSON HOMES



KEY MAP

UNIT B
3 BEDROOM
2.5 BATH
2-CAR GARAGE

A
3 BEDROOM
2.5 BATH
2-CAR GARAGE

PLAN 6 (DUET) FLOOR PLAN

SECOND FLOOR



EAST MOZART
CAMPBELL, CALIFORNIA

ROBSON HOMES



UNIT B

AREA - A	425 SF
AREA - B	20 SF
AREA - C	792 SF
AREA - D	883 SF
AREA - E	452 SF
TOTAL	2,572 SF

UNIT A

AREA - A	425 SF
AREA - B	20 SF
AREA - C	713 SF
AREA - D	17 SF
AREA - E	429 SF
AREA - F	557 SF
AREA - G	282 SF
TOTAL	2,443 SF

UNIT B - 2,572 SF (TOTAL - GROSS FLOOR AREA)

PLAN 6 FLOOR AREA DIAGRAM
UNIT A - 2,443 SF (TOTAL - GROSS FLOOR AREA)

FIRST FLOOR



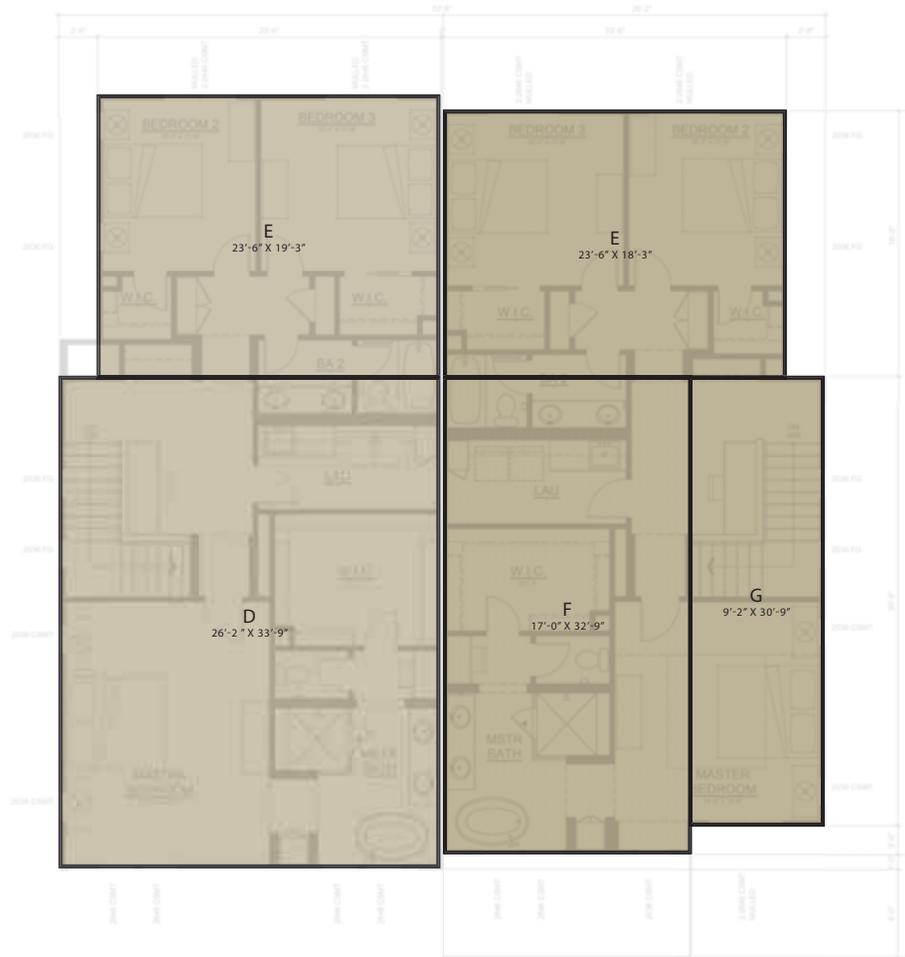
EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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UNIT B

AREA - A	425 SF
AREA - B	20 SF
AREA - C	792 SF
AREA - D	883 SF
AREA - E	452 SF
TOTAL	2,572 SF

UNIT A

AREA - A	425 SF
AREA - B	20 SF
AREA - C	713 SF
AREA - D	17 SF
AREA - E	429 SF
AREA - F	557 SF
AREA - G	282 SF
TOTAL	2,443 SF

UNIT B - 2,572 SF (TOTAL - GROSS FLOOR AREA)

PLAN 6 FLOOR AREA DIAGRAM
UNIT A - 2,443 SF (TOTAL - GROSS FLOOR AREA)

SECOND FLOOR

EAST MOZART
CAMPBELL, CALIFORNIA



DESIGN FOCUS
LANDSCAPE

CIVIL ENGINEERING ASSOCIATES
CIVIL

ROBSON HOMES

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AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 19*	274.5	277.2	277.9
LOT 20*	274.5	277.0	277.7

*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



FRONT ELEVATION



REAR ELEVATION

PLAN 6A ELEVATIONS



AMSL BENCHMARK REFERENCES			
LOT #	EXISTING GRADE	FINISHED GRADE	FINISHED FLOOR
LOT 19*	274.5	277.2	277.9
LOT 20*	274.5	277.0	277.7

*LOT BENCHMARKS REFERENCED ON THE ELEVATION BELOW



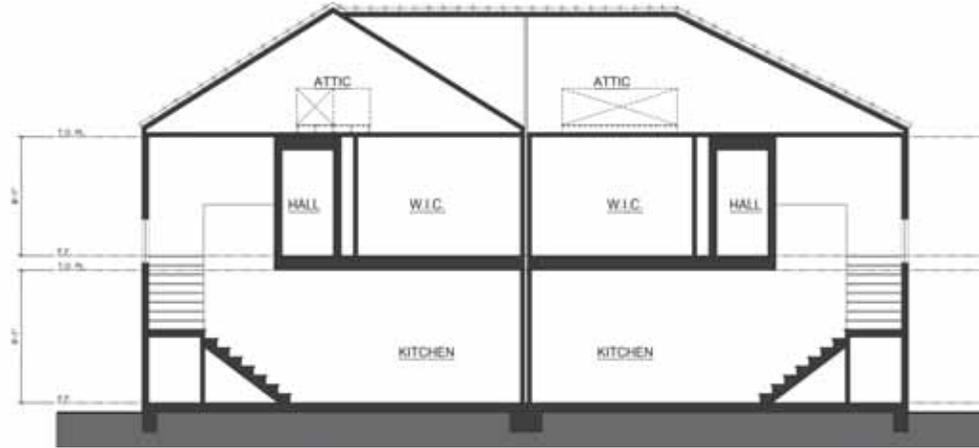
RIGHT ELEVATION



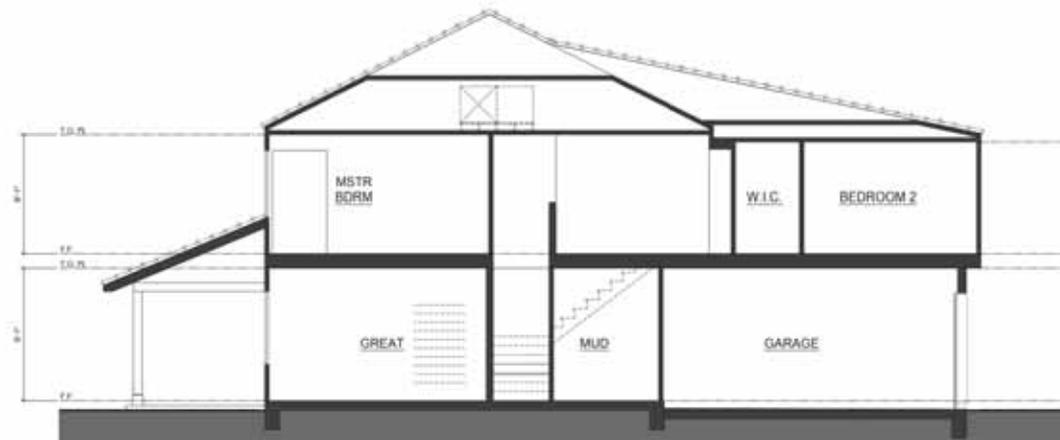
LEFT ELEVATION

PLAN 6A ELEVATIONS





SECTION A



SECTION B

EAST MOZART
CAMPBELL, CALIFORNIA

DESIGN FOCUS
LANDSCAPE

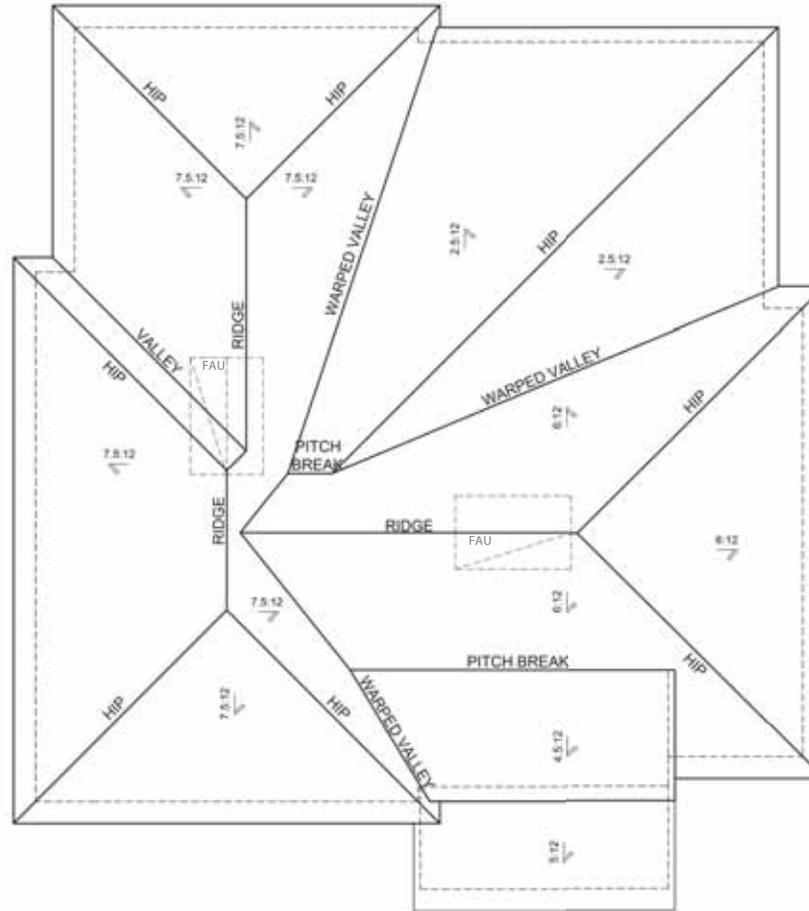
CIVIL ENGINEERING ASSOCIATES
CIVIL

PLAN 6 SECTIONS



ROBSON HOMES

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ROOF PLAN

PLAN 6 ROOF PLANS
(FAU IN ATTICS)





4XAR (LOT 1)

6AR (LOT 20/19)

2XB (LOT 18)

2XA (LOT 17)



KEY MAP

STREETSCENE

EAST MOZART
CAMPBELL, CALIFORNIA



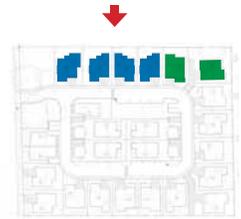
ROBSON HOMES

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3BR (LOT 6) 3A (LOT 5) 4BR (LOT 4) 4A (LOT 3) 4BR (LOT 2) 4XAR (LOT 1)

LOTS 1 THROUGH 6



3B (LOT 11) 4A (LOT 10) 2A (LOT 9) 4B (LOT 8) 3AR (LOT 7) 3BR (LOT 6)

LOTS 6 THROUGH 11



KEY MAP

PRIVACY PLAN STREETSCENES

PROJECT NOTES:

1. FIELD ADJUST SERVICES TO MINIMIZE INTERFERENCE WITH EXISTING FACILITIES (TYPICAL).
2. CONTRACTOR SHALL PERFORM ALL TRENCHING, EXCAVATING, BACKFILLING AND OTHER WORK AS SHOWN OR NOTED ON PLANS, AND AS SPECIFIED ON UTILITY BID DOCUMENTS.
3. FIELD ADJUST SPUR BOXES TO KEEP CLEAR OF SIDEWALK, DRIVEWAYS AND EXISTING FACILITIES (TYPICAL).
4. A 3 FOOT LEVEL WORKING AREA MUST BE MAINTAINED AROUND ALL ELECTRIC ENCLOSURES. PRIOR TO ENERGIZING THE SYSTEM, THE ELECTRIC UTILITY COMPANY WORKER WILL DETERMINE IF RETAINING WALLS ARE REQUIRED TO MEET MINIMUM CLEARANCE BETWEEN ENCLOSURES AND THE TOPS OR TOES OF SLOPES. IF RETAINING WALLS ARE REQUIRED, THE DEVELOPER AND/OR CONTRACTOR SHALL OBTAIN THE NECESSARY PERMITS FROM THE CITY/COUNTY BUILDING DEPARTMENT PRIOR TO WALL CONSTRUCTION.
5. TRANSITION TO VAULTS FROM TRENCH NOT SHOWN, SEE TRANSITION DETAIL SHEET JT3 (TYPICAL).
6. CONTRACTOR SHALL PLACE ALL UTILITY SPUR BOXES, ENCLOSURES & CONDUIT IN PROPER RELATIONSHIP TO FINISH GRADE (SHOWN SCHEMATICALLY).
7. ALL PG&E, TELEPHONE, CABLE TV, AND FIBER OPTIC BOXES AND JOINT TRENCH FACILITIES ARE TO MAINTAIN A MINIMUM OF 3' SEPARATION FROM SEWER, WATER, LATERALS AND DRIVEWAYS.
8. CONTRACTOR SHALL COORDINATE ALL CONNECTIONS BETWEEN PROPOSED AND EXISTING FACILITIES AS DIRECTED BY THE RESPECTIVE UTILITY COMPANY INSPECTOR. UTILITY COMPANY PERSONNEL SHALL MAKE ALL "HOT TE-IN'S", THE CONTRACTOR IS PROHIBITED FROM WORKING IN ANY ENERGIZED FACILITIES.
9. THE CONTRACTOR SHALL OBTAIN THE APPROPRIATE STREET EXCAVATION AND ENDOACHMENT PERMIT(S) FROM THE CITY/COUNTY PRIOR TO STARTING WORK IN THE PUBLIC STREET AREA.
10. FIELD LOCATE JOINT TRENCH FACILITIES TO KEEP CLEAR OF SERVICE LATERALS. SERVICE LATERALS TO BE ROUTED TO AVOID SPUR BOX (ADDITIONAL P.U.E MAY BE REQUIRED).
11. RESPECTIVE UTILITY COMPANY TO OBTAIN CITY APPROVAL OF ALL ABOVE GROUND EQUIPMENT.
12. UNLESS OTHERWISE SHOWN ON THE PLANS, NATURAL BENDS SHALL BE USED FOR ALL CONDUIT EXCEPT STREET LIGHT CONDUIT.
13. INCIDENTAL TRENCHING TO SPUR BOXES NOT SHOWN (TYPICAL). CONTRACTOR TO PROVIDE ADDITIONAL TRENCHING AS REQUIRED FOR CONDUIT ROUTING TO SPUR BOXES AND CABINETS (TYPICAL).
14. ALL CONDUITS SHALL ENTER OR EXIT PERPENDICULAR TO BOX WALLS.
15. ALL CONDUITS MUST BE MANDREL TESTED AND APPROVED.
16. OFFSET SPUR BOXES TO ROUTE TELEPHONE/FIBER OPTIC CONDUIT AS NEEDED (TYPICAL).
17. PULL ROPES SHALL BE PLACED IN ALL EMPTY CONDUITS AS REQUIRED BY EACH UTILITY COMPANY.
18. ALL PG&E SPUR BOXES ADJACENT TO TRANSFORMER SHALL BE 26" IN DEPTH (TYPICAL).
19. ALL CONDUITS NOT ENTERING SPUR BOXES OR ENCLOSURES SHALL BE CAPPED.
20. COORDINATE TE-IN WITH UTILITY COMPANY AS REQUIRED.
21. THE STREET LIGHT SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" AND LIGHT SCHEDULE AS SHOWN ON THESE PLANS.
22. ALL EXISTING DUCTS TO BE USED IN THESE PLANS SHALL BE "VERIFIED" BY PULLING A MANDREL THROUGH THE ENTIRE EXISTING LENGTH PRIOR TO CONNECTION.
23. EDGE OF SPUR BOXES & PREDESTALS SHALL BE 5' FROM EDGE OF FIRE HYDRANT AND 3' FROM STREET LIGHT (TYPICAL). CONTRACTOR TO AVOID DISTURBING FIRE HYDRANT THRUST BLOCK.
24. ALL UTILITY SUBSTRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE "MATERIAL AND LABOR RECAP" SHOWN ON THESE PLANS.
25. MAINTAIN 3' CLEARANCE AND LEVEL AREA AROUND PRIMARY SPUR BOXES & YARDS.
26. DUE TO UNCERTAINTIES OF THE EXACT LOCATION OF EXISTING FACILITIES, FIELD LOCATION OF PROPOSED FACILITIES MAY BE REQUIRED. CONFIRM WITH VARIOUS UTILITIES FOR EXACT PLACEMENT.
27. FOR CLARITY - BOXES/PREDESTALS ARE SHOWN AT LARGER SIZE THAN ACTUAL. FIELD ADJUST TO KEEP CLEAR OF DRIVEWAYS (TYPICAL).
28. ALL SERVICE FACILITIES SHALL BE EXTENDED TO EITHER THE PROPERTY LINE OR TO POSITION SHOWN ON THE PLANS, AND THEN CAPPED, BURIED AND LOCATION STAKED.
29. THESE PLANS WERE PREPARED UTILZING PLANS RECEIVED FROM CEA INC. (408) 453-1066.

PRINT GENERAL NOTES AND DETAILS FROM THIS PLAN

THIS AREA RESERVED FOR STREET SECTIONS TO BE PLACED AT A LATER TIME

PRINT GENERAL NOTES AND DETAILS FROM THIS PLAN

PRINT GENERAL NOTES AND DETAILS FROM THIS PLAN

GENERAL NOTES:

1. ALL JOINT TRENCH CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH PG&E UTILITY OPERATIONS (SO STANDARD 5545).
2. ALL WORK SHALL BE SUBJECT TO THE INSPECTION AND SATISFACTION OF ALL PARTICIPATING UTILITIES AND CITY INSPECTORS.
3. BACKFILL SELECTION SHALL BE SUBJECT TO THE APPROVAL OF THE RESPECTIVE UTILITY COMPANIES, THE SOILS ENGINEER AND THE CITY AND/OR COUNTY WHERE THE PROJECT IS LOCATED. CONSULT PARTICIPATING UTILITIES, SOILS ENGINEER, AND THE CITY FOR APPROVED BACKFILL MATERIAL. COMPACTION TO MEET LOCAL AGENCIES REQUIREMENTS.
4. THE BOTTOM OF THE TRENCH SHALL BE CLEARED OF ROCKS AND OTHER HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SERVICE TRENCHES WITHOUT TELEPHONE CONDUIT REQUIRE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT ONLY REQUIRE A 1" SAND BEDDING. ALL OTHER TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK PUBLICATION 5545, EXHIBIT B AND A&T SPECS "A&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLACE PAVEMENT AND/OR SIDEWALK WHERE REMOVED OR DAMAGED AS A RESULT OF ITS OPERATION (UNLESS OTHERWISE NOTED). REPLACEMENT OF PAVEMENT AND/OR SIDEWALK TO BE PER CITY SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE AND NOTIFY ALL PARTICIPATING UTILITY INSTALLATIONS.
7. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTENCE AND/OR PRECISE LOCATION OF ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. TARRAR UTILITY CONSULTANTS MAKES NO WARRANTY WHATSOEVER THAT THE EXISTING UNDERGROUND UTILITIES AND/OR STRUCTURES DEPICTED ON THE PLANS HAVE BEEN ACCURATELY LOCATED OR THAT THERE ARE NO OTHER UNDERGROUND UTILITIES AND STRUCTURES IN ADDITION TO WHAT HAS BEEN SHOWN. CALL U.S.A. A MINIMUM OF 48 HOURS PRIOR TO STARTING CONSTRUCTION. FOR CALIFORNIA NORTH, (KERN COUNTY AND NORTHERLY, AND NEVADA) CALL (800)227-2600. FOR CALIFORNIA SOUTH, (SAN BERNARDINO COUNTY AND SOUTHERLY) CALL (800)422-4133.
9. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY AND CITY LAWS AND ORDINANCES AND WITH THE REGULATIONS OF THE DEPARTMENT OF INDUSTRIAL RELATIONS, O.S.H.A. AND ANY OTHER GOVERNMENTAL AGENCY RELATING TO THE SAFETY AND CHARACTER OF WORK, EQUIPMENT AND LABOR PERSONNEL.
10. THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED TO BE COMPLEMENTARY TO EACH OTHER. ANYTHING SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, OR MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN ON THE DRAWINGS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED. IN BOTH IF DISCREPANCY IS FOUND, NOTIFY TARRAR UTILITY CONSULTANTS PRIOR TO STARTING WORK.
11. TRENCH AND CONDUIT LAYOUTS ARE SHOWN SCHEMATICALLY.
12. TRENCHING OR SUBSTRUCTURE EXCAVATION MAY NECESSITATE OPERATION OVER, UNDER, OR ADJACENT TO OTHER UNDERGROUND UTILITIES (SEWER, SEWER, WATER, ETC.). THE CONTRACTOR IS RESPONSIBLE TO LOCATE, PROTECT, EXPOSE AND PROTECT ALL ADJACENT OR CROSSING UNDERGROUND UTILITIES. THIS WORK TO PROTECT THOSE UTILITIES IS NOT CONSIDERED AS EXTRA WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW IMPROVEMENT PLANS, IN CONJUNCTION WITH THE PLAN, AND DO THE WORK ACCORDINGLY.
13. THE QUANTITIES SHOWN ON THESE PLANS ARE ONLY ESTIMATES OF WHAT WILL ACTUALLY BE REQUIRED FOR THE CONSTRUCTION OF THE OVERALL PROJECT. FINAL QUANTITIES MAY VARY ACCORDING TO CHANGES, ADDITIONS, DELETIONS OR OMISSIONS ON THE ORIGINAL PLAN.
14. VERIFY ALL SUBSTRUCTURE EXCAVATION DIMENSIONS WITH SUPPLIERS) BEFORE ORDERING.
15. TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHOULD REVIEW THE PROJECT SITE PRIOR TO SUBMITTING ITS BID.
16. THE CONTRACTOR IS REQUIRED TO EXCAVATE BELL HOLE(S) AT TE-IN LOCATIONS AS DIRECTED BY PARTICIPATING UTILITY.
17. CONTRACTOR WILL COMPLY WITH ALL LAWS, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL BE FAMILIAR WITH O.S.H.A. INDUSTRIAL ORDERS AND SHALL CONDUCT HIS WORK ACCORDINGLY WHEN WORKING ENERGIZED EQUIPMENT. THE UTILITY OWNER SHALL BE NOTIFIED TO SUPPLY THE APPROPRIATE MAN POWER AND SAFETY PRECAUTIONS AS NEEDED. THE CONTRACTOR IS RESPONSIBLE FOR PUBLIC SAFETY AND TRAFFIC CONTROL MEASURES.
18. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AS-BUILT DRAWINGS AFTER INSTALLATION OF PG&E'S GAS AND ELECTRIC SYSTEMS (PRIOR TO "HOT TE-IN").
19. THE CITY INSPECTOR SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO COMMENCEMENT OF WORK. COORDINATE WITH THE INSPECTOR ANY SERVICES TO BE AVOIDED.
20. THE CONTRACTOR IS TO VERIFY THE RIGHT OF WAY, PUBLIC UTILITY EASEMENT AND/OR PUBLIC SERVICE EASEMENT ACQUISITION WITH THE APPLICANT PRIOR TO CONSTRUCTION WITHIN AREAS OF QUESTION.
21. PG&E'S GENERAL TERM AND CONDITIONS FOR GAS AND ELECTRIC EXTENSION AND SERVICE CONSTRUCTION BY "APPLICANT" (EFFECTIVE 07/1/95) TO BE UTILIZED FOR ALL TRENCHING, BACKFILLING, AND INSTALLATION WORK.
22. IN THE EVENT OF DISPUTES OR DISAGREEMENT OVER ANY INSTALLATIONS, DESIGNS, PLANS OR DRAWINGS, THE SPECIFICATIONS AND REQUIREMENTS OF THE INDIVIDUAL UTILITY COMPANIES AND THEIR INSPECTORS SHALL TAKE PRECEDENCE. IN CASE OF DISCREPANCIES WITHIN THE DRAWINGS AND SPECIFICATIONS HEREIN, THE CONTRACTOR SHALL CONSULT TARRAR UTILITY CONSULTANTS FOR INTERPRETATION BEFORE WORK IS STARTED.
23. TARRAR UTILITY CONSULTANTS HEREIN, ASSUMES NO RESPONSIBILITY WHATSOEVER FOR THE QUALITY, QUANTITY OR TIMING OF WORK TO BE PERFORMED BY THE CONTRACTOR, UTILITY COMPANY CONSTRUCTION CREWS, OR OTHER SUB-CONTRACTOR OF DEVELOPER.
24. ALL TRENCHING, BACKFILLING AND INSTALLATION WORK IS TO BE IN ACCORDANCE WITH THE STANDARD PRACTICES AND SPECIFICATIONS OF EACH UTILITY COMPANY PARTICIPATING IN THE UTILITY TRENCHING WITHIN THE PROJECT.
25. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POINTS OF ACCESS THAT ARE AGREEABLE TO ADJACENT LAND USES AND TENANTS AT ALL TIMES.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING WHAT INSPECTIONS WILL BE REQUIRED FOR APPROVAL OF THE WORK AND FOR COORDINATING ALL SUCH INSPECTIONS. THE CONTRACTOR SHALL GIVE AT LEAST 48 HOURS PRIOR NOTICE TO THE CITY, SOILS ENGINEER, UTILITY COMPANIES OR ANY OTHER INDIVIDUALS OR PUBLIC AGENCIES, THAT THE WORK IS READY FOR INSPECTION.
27. THE CONTRACTOR SHALL NOTIFY DEVELOPER 48 HOURS PRIOR TO THE NEED FOR SURVEY STAKING. THE CONTRACTOR IS RESPONSIBLE FOR THE PRESERVATION OF ALL CONSTRUCTION STAKING SET BY THE DEVELOPER'S SURVEYORS AND WILL BE BACK CHARGED FOR ANY RE-STAKING THAT IS REQUIRED. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO AND PAID FOR BY THE CONTRACTOR.
28. ALL TRANSFORMERS AND TRANSFORMER PADS ARE TO BE INSTALLED PER PG&E SPECIFICATIONS. PROTECTIVE BOLLARDS ARE TO BE PLACED WHERE NEEDED.
29. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE PROJECT IMPROVEMENT PLANS AND CONDUCT HIS WORK ACCORDINGLY.
30. KEEP ALL BOXES AND PREDESTALS WITHIN PUBLIC UTILITY EASEMENTS OR RIGHT OF WAY, AS SHOWN.
31. ALL SAND BACKFILL MUST HAVE TESTING OF PH LEVEL AS WELL AS SAND EQUIPMENT. SEE CITY OF CAMPBELL REQUIREMENTS.
32. THE PROPOSED CONSTRUCTION OPERATION MAY TAKE PLACE AT OR NEAR FENCE LINES, PROPERTY LINES AND PROPERTY IMPROVEMENTS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING THESE AREAS AND FOR MAINTAINING THESE AREAS AND FACILITIES AT ALL TIMES DURING THE CONSTRUCTION OPERATION.
33. THE CONTRACTOR ASSUMES SOLE AND COMPLETE RESPONSIBILITY FOR THE SITE CONDITION AND SHALL DEFEND AND HOLD THE DEVELOPER AND TARRAR UTILITY CONSULTANTS HARMLESS FROM ANY ALLEGED CLAIMS OR LIABILITIES, EXCEPT THOSE ARISING FROM SOLE NEGLIGENCE OF THE DEVELOPER OR TARRAR UTILITY CONSULTANTS.
34. THE APPROXIMATE LOCATIONS OF ALL EXISTING UTILITY COMPANY UNDERGROUND LINES, POLES, BOXES, ETC. WERE OBTAINED FROM A REVIEW OF AVAILABLE UTILITY COMPANY RECORDS, REPRESENTATIONS OF UTILITY COMPANY PERSONNEL, OR FIELD OBSERVATIONS. NEITHER THE DEVELOPER NOR TARRAR UTILITY CONSULTANTS ASSUME ANY RESPONSIBILITY FOR VARIANCES BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. NO EXTRA PAYMENT WILL BE MADE TO THE CONTRACTOR FOR ANY ADDITIONAL TRENCHING, BOXES, EXCAVATIONS, MATERIALS, ETC. THAT MAY BE REQUIRED TO COMPLETE THE PROJECT. IN THE EVENT AN EXISTING TE-IN POINT SUBSTRUCTURE IS EITHER NON-EXISTING OR IS NOT SHOWN ON THE PLANS IN ITS ACTUAL FIELD POSITION, IT IS THE CONTRACTOR'S OBLIGATION AND RESPONSIBILITY TO SAFELY LOCATE ALL EXISTING UNDERGROUND FACILITIES BY SURFACE MARKING AND/OR HAND EXCAVATION PRIOR TO STARTING CONSTRUCTION.
35. DEVELOPER AND/OR CONTRACTOR IS RESPONSIBLE TO OBTAIN A CITY OF CAMPBELL ENDOACHMENT PERMIT FOR ALL WORK DONE IN THE PUBLIC RIGHT OF WAY. DEVELOPER AND/OR CONTRACTOR IS ALSO RESPONSIBLE TO PROVIDE JOINT TRENCH PLANS TO THE CITY OF CAMPBELL AT THE TIME OF APPLICATION FOR THE ENDOACHMENT PERMIT.

ABBREVIATION LIST					
A/C	BACK OF CURB	H.P.S.	HIGH PRESSURE SODIUM	RT	RETAINING WALL
B/W	BACK OF WALK	IRI	IRRIGATION CONTROLLER	R/W	RIGHT OF WAY
BTU	BRITISH THERM UNITS	J.T.	JOINT TRENCH	SDN	SCHEDULE
C	CATCH BASIN	KV	KILO-VOLTS	SD	STORM DRAIN
E	ELECTRICAL	LE	LANDSCAPE EASEMENT	SH	SHEET
E.C.	EXTENDED	LF	LINEAR FOOT/PREST	SW	SIDE WALK
C OR CURB	CURB TELEVISION	MM	MANHOLE	SE	SEWERY SEWER
CPH	CUBIC FEET PER HOUR	MIN	MINIMUM	SEE	SEWARIY SEWER EASEMENT
C.P.	CAPITOL IMPROVEMENT PROJECT	MPDE	MINIMUM POINT OF ENTRY	ST. 11-11.5	STREET LIGHT
D.L.	DENTER LINE	N.T.S.	NOT TO SCALE	SURV	SURVEYING
O	COPPER	O.D.	OUTER DIAMETER	SqFt	SQUARE FOOTAGE
E	ELECTRIC	O.H.	OVER HEAD	T	TELEPHONE
EP	EDGE OF PAVEMENT	PEDE	PRIVATE INGRESS, EGRESS, AND UTILITY EASEMENT	T/C	TARRAR UTILITY CONSULTANTS
EM	EMERGENCY VEHICLE ACCESS EASEMENT	P	PROPERTY LINE	TRF	TYPICAL
E.C.	EXTENDING	P.S.	POWER SUPPLY	T/S	TRAFFIC SIGNAL
F/C	FACE OF CURB	PROJ.	PROJECT	U.G.	UNDERGROUND
F.H.	FIRE HYDRANT	PSDE	PRIVATE STORM DRAIN EASEMENT	UNCL.	UNLESS OTHERWISE NOTED
FUT.	FUTURE	PSE	PUBLIC SERVICE EASEMENT	V	VAULT
F.O.	FIBER OPTIC	P.V.K.	PRIVATE VEHICLE ACCESS WAY	W	WALK
G	GAS	P.V.C.	POLY VINYL CHLORIDE	WT	WATER
GALV.	GALVANIZED	P.W.	PUBLIC WATER LINE EASEMENT	W/	WITH
G.E.	GENERAL ELECTRIC	POWER	POWER	W/O	WITHOUT
GND.	GROUND	PUE	PUBLIC UTILITY EASEMENT	W/E	WATER LINE EASEMENT
H.O.A.	HOME OWNERS ASSOCIATION			TRF	TRANSFORMER

TARRAR UTILITY CONSULTANTS
DATE: 11/11/2019

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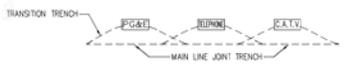
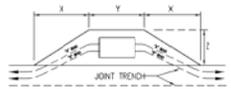
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JOINT TRENCH GENERAL NOTES AND DETAILS
ROBSON HOWL
EAST MOZAR AVENUE
CAMPBELL, CALIFORNIA

REVISIONS	BY	DATE	DATE: JUNE 2019	DATE LAST WORKED ON: 8/22/20	800-227-2600			SHEET JT2 OF JT5 SHEETS
			SCALE: NOT TO SCALE	DRAWN NO	CHECKED: KT			
			JOB NO: 21906	PRELIMINARY NOT FOR CONSTRUCTION				

JOINT TRENCH TRANSITION

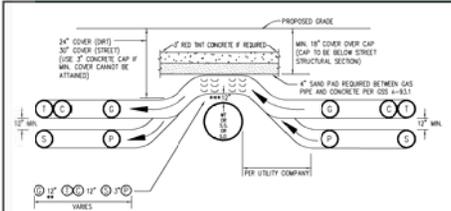


BEND	PRIMARY BOX SIZE	DISTANCE (when conduit enters box)			NOTES
		"A"	"B"	"C"	
"A"	3' x 5'	24"	7"	5"	BEND IS 60° RADIUS WITH AN ANGLE OF 10 DEG. USE 2-5 COUPLINGS WITH 1-5' CONDUIT SECTION FOR EACH BEND POINT.
	4'-4" x 8'-4"	24"	11"	7"	
"B"	3' x 5'	32"	7"	5"	BEND IS 30° RADIUS WITH AN ANGLE OF 15 DEG. USE 3-5 COUPLINGS WITH 2-1/2' CONDUIT SECTION FOR EACH BEND POINT.
	4'-4" x 8'-4"	32"	11"	7"	

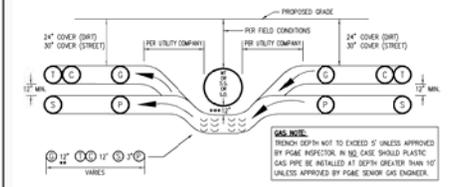
NOTE:

- CONTRACTOR TO EXCAVATE TRANSITIONS FROM MAIN-LINE TRENCH TO WALLS AS REQUIRED BY EACH UTILITY.
- TRANSITIONS NOT SHOWN ON COMPOSITE DRAWING FOR CLARITY.
- CONTRACTOR TO INCLUDE COST OF TRANSITIONS IN VAULT EXCAVATION COST.

DETAIL 1 TYPICAL PRIMARY BOX EXCAVATION USING CONDUIT
N.T.S. JTS



JOINT TRENCH OVER WATER, SANITARY SEWER OR STORM DRAIN CHOICE 1 (PREFERRED METHOD)

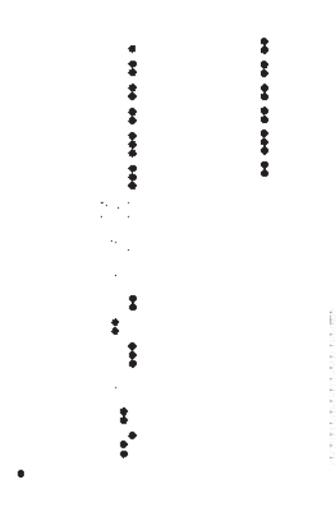


JOINT TRENCH UNDER WATER, SANITARY SEWER OR STORM DRAIN CHOICE 2 (OPTIONAL METHOD)

- SEE MINIMUM COVER & CLEARANCE CHART
- WITH MUTUAL AGREEMENT, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED SEPARATION MAY BE REDUCED TO NOT LESS THAN 4" BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE & CATV).
- 4" MINIMUM REQUIRED BY PG&E-ADDITIONAL CLEARANCE MAY BE REQUIRED BY CITY OR COUNTY

DETAIL 2 OVER UNDER DETAILS
N.T.S. JTS

PG&E REQUIREMENTS FOR SUBSURFACE TRANSFORMERS



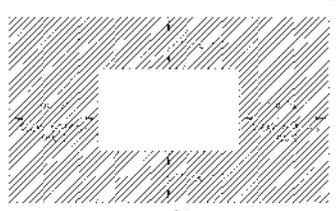
NOTES:

- THE SUBSURFACE ENCLOSURE MUST BE DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF AS MODIFIED BY THE PROVISIONS HEREIN.
- LOW DESIGN GROUNDWATER LEVEL IS THE CONDITION WHERE THE DESIGN GROUNDWATER LEVEL IS AT OR BELOW THE EXCAVATION DEPTH OF THE ENCLOSURE.
- HIGH DESIGN GROUNDWATER LEVEL IS THE CONDITION WHERE THE DESIGN GROUNDWATER LEVEL IS ABOVE THE EXCAVATION DEPTH OF THE ENCLOSURE.
- ALL REQUESTS TO USE SUBSURFACE TRANSFORMERS REQUIRE SOIL CHLORIDE TESTING, AND DETERMINATION OF DESIGN GROUND WATER LEVEL.
- A SOIL CHLORIDE TESTING AND DESIGN GROUNDWATER LEVEL DETERMINATION IS THE RESPONSIBILITY OF THE APPLICANT. PG&E DOES NOT REIMBURSE THE APPLICANT FOR THE COST.
- SOIL CHLORIDE TESTING MAY BE OMITTED IF THE APPLICANT ELECTS TO PROVIDE EXTERIOR WATERPROOFING OF THE SUBSURFACE ENCLOSURE, OR WHERE WATERPROOFING OF THE EXTERIOR SURFACE IS OTHERWISE REQUIRED SUCH AS IN HIGH DESIGN GROUNDWATER TABLE.
- SOIL CHLORIDE TESTING MUST BE PERFORMED UNDER THE SUPERVISION OF A STATE LICENSED PROFESSIONAL GEOPHYSICIST OR GEOTECHNICAL ENGINEER.
- SOIL CHLORIDE TESTS SHALL BE TAKEN IN THE VICINITY OF THE PROPOSED SUBSURFACE TRANSFORMER IN A LOCATION CHOSEN TO BE ADEQUATELY REPRESENTATIVE OF ALL SOIL STRATA THAT COULD IMPACT THE STRUCTURE OF THE ENCLOSURE OR THE EQUIPMENT IN THE ENCLOSURE, AS DETERMINED AND STATED ON THE REPORT SUBMITTED BY THE STATE LICENSED PROFESSIONAL ENGINEER IN RESPONSIBLE CHARGE.
- THE SOIL MUST BE TESTED FOR CHLORIDE BY ONE OF THE FOLLOWING APPLICABLE STANDARDS: CHLORIDE CONTENT PER ASTM D422, ASTM D592, CEM 422, OR AASHTO T 99. IF CHLORIDE CONTENT IS GREATER THAN 5,000 PARTS PER MILLION (PPM), ENCLOSURE REQUIRES WATERPROOFING.
- GROUNDWATER LEVEL DETERMINATION SHALL BE PERFORMED BY A STATE LICENSED PROFESSIONAL GEOTECHNICAL ENGINEER AND SHALL BE BASED ON SITE SPECIFIC BORINGS AND OTHER INFORMATION AS DEEMED SATISFACTORY BY THE STATE LICENSED GEOTECHNICAL ENGINEER IN RESPONSIBLE CHARGE.
- ENCLOSURES IN LOW DESIGN GROUNDWATER LEVEL AREAS AND WHERE CHLORIDE CONTENT IS GREATER THAN 5,000 PPM REQUIRE WATERPROOFING IF CHLORIDE CONTENT IS LESS THAN 5,000 PPM, INSTALL THE ENCLOSURE PER DOCUMENT 062000.
- ENCLOSURES IN HIGH DESIGN GROUNDWATER LEVEL AREAS REQUIRE WATERPROOFING.
- WATERPROOFING INCLUDES THE FOLLOWING:
 - SEALING OF ALL CONDUITS (TERMINATIONS) ENTERING THE ENCLOSURE.
 - APPLICATION OF WATERPROOFING MEMBRANE ON ALL EXTERIOR SURFACES INCLUDING THE BOTTOM OF THE BOTTOM SLAB. WATERPROOFING MAY BE APPLIED BY THE SUPPLIER OR IT MAY BE APPLIED IN THE FIELD. WHERE EXTENSIONS ARE ADDED IN THE FIELD, SEAL THE JOINT WITH THE REQUIRED SEALANT PRIOR TO INSTALLATION OF THE EXTENSION. THEN APPLY THE WATERPROOFING OVER THE JOINT. NOTE: GROUND RODS SHALL BE INSTALLED BEFORE BACKFILLING AND WHILE TEMPORARY CONTROL OF GROUNDWATER IS IN PLACE. SEAL GROUND ROD HOLES WITH MET - USE EPOXY.
 - APPLICATION OF PROTECTION BEARDS ON ALL EXTERIOR SURFACES INCLUDING THE BOTTOM OF THE BOTTOM SLAB TO PREVENT MEMBRANE DAMAGE DURING BACKFILL OPERATIONS.
 - SEALING OF JOINTS BETWEEN ENCLOSURE SECTIONS OR EXTENSIONS.
 - SEALING OF GROUND ROD HOLES.
 - DO NOT BREAK OUT THE FOUR KNOCKOUTS LOCATED ON THE BOTTOM SLAB OF THE ENCLOSURE.

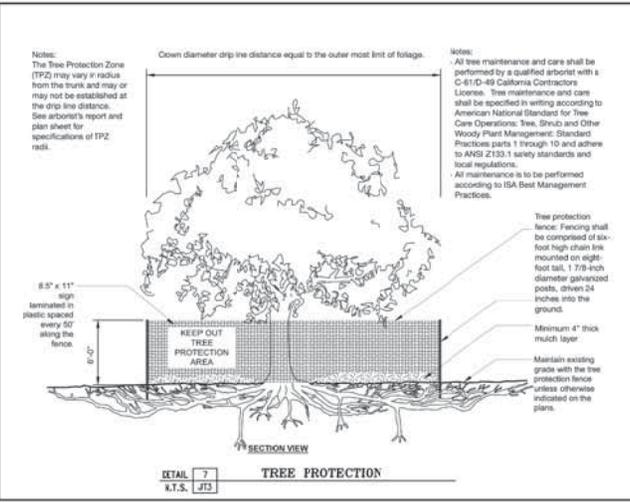
MATERIALS USED FOR WATERPROOFING THE ENCLOSURE

- WATERPROOFING MEMBRANE: TREMCO'S TREMPROOF 250 CC FLUID APPLIED ELASTOMERIC WATERPROOFING MEMBRANE, MINIMUM 215 MIL NET THICKNESS, CARULSES CCM MNR01 860/861 SELF ADHERING SHEET MEMBRANE, WITH MANUFACTURER RECOMMENDED ADHESIVE PRIMER, OR APPROVED EQUAL.
- PROTECTION BOARD: TREMCO'S HPPF 60 PROTECTION SHEET, CARULSES CCM 200V PROTECTION FABRIC, OR APPROVED EQUAL.
- RAVITATE DUCT SEALING SYSTEM (RSS) CONDUIT SEAL. REFER TO DOCUMENT 062888.

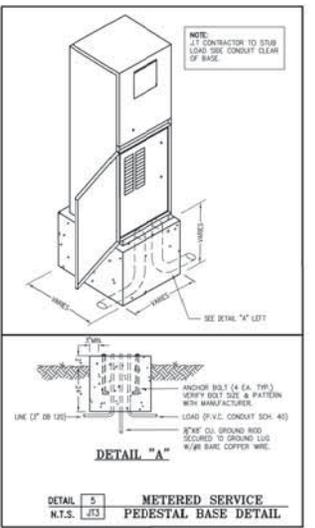
DETAIL 4 PG&E REQUIREMENTS FOR SUBSURFACE TRANSFORMERS
N.T.S. JTS



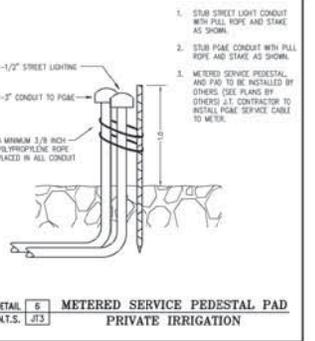
PG&E REQUIREMENTS FOR TREE PROTECTION



DETAIL 7 TREE PROTECTION
N.T.S. JTS



DETAIL 5 METERED SERVICE PEDAESTAL BASE DETAIL
N.T.S. JTS



DETAIL 6 METERED SERVICE PEDAESTAL PAD PRIVATE IRRIGATION
N.T.S. JTS

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JOINT TRENCH DETAILS
ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL, CALIFORNIA

NO.	REVISIONS	BY	DATE

DATE: JUNE 2018
SCALE: NOT TO SCALE
JOB NO.: 21994

DATE LAST WORKED ON: 2/20/20
DRAWN BY: []
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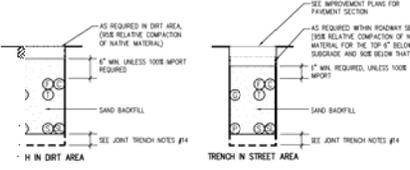
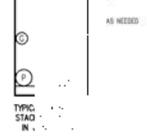
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SHEET
JT3
JT5
SHEETS

JOINT TRENCH MINIMUM COVER AND CLEARANCES										
MINIMUM SEPARATION FROM										
UTILITY	G	T	C	S	P	SL	SLP	F	FE	MINIMUM COVER
(GAS)	-	12"	12"	12"	6"	12"	12"	8"	12"	24", 30" IN STREET
(TELEPHONE) DUCT	12"	-	1"	1"	12"	12"	12"	12"	12"	24", 30" IN STREET
(TELEPHONE) DIRECT BURY	12"	1"	-	1"	12"	12"	12"	12"	12"	24", 30" IN STREET
(CABLE T.V.)	12"	1"	-	1"	12"	12"	12"	12"	12"	24", 30" IN STREET
(ELECT. SECONDARY)	6"	12"	12"	12"	3"	12"	12"	12"	12"	24", 30" IN STREET
(ELECT. PRIMARY)	12"	12"	12"	12"	3"	12"	12"	12"	12"	30", 30" IN STREET
(PUBLIC AND PRIVATE-STREET LIGHT)**	12"	12"	12"	12"	12"	-	12"	12"	12"	24", 30" IN STREET
(P.G.E.-STREET LIGHT)	6"	12"	12"	12"	3"	12"	12"	12"	12"	24", 30" IN STREET
(FOREIGN ELECTRIC SOURCES, NON PG&E)	12"	12"	12"	12"	12"	12"	12"	12"	12"	24", 30" IN STREET
(FIBER OPTIC)	12"	1"	1"	12"	12"	12"	-	12"	12"	24", 30" IN STREET



- AS NEEDED
- AS REQUIRED IN DRY AREA (SEE RELATIVE COMPARISON OF NATIVE MATERIAL)
- 6" MIN. UNLESS 100% SPOUT REQUIRED
- SAND BACKFILL
- SEE JOINT TRENCH NOTES #4
- H IN DRY AREA
- SEE IMPROVEMENT PLANS FOR PAVEMENT SECTION
- AS REQUIRED WITH ROADWAY SECTION (SEE RELATIVE COMPARISON OF NATIVE MATERIAL FOR THE TOP 6" BELOW ROAD SURFACE AND SIDE BELOW THAT)
- 6" MIN. REQUIRED UNLESS 100% SPOUT REQUIRED
- SAND BACKFILL
- SEE JOINT TRENCH NOTES #4
- TRENCH IN STREET AREA

- UTILITY TRENCH ALLOTMENT
- S UTILITY TRENCH ALLOTMENT
- C PRIMARY
- DNE (DUCT OR DIRECT BURY)
- LIGHT (PUBLIC OR PRIVATE) LIGHT (PG&E)
- E ELECTRIC
- OPTIC

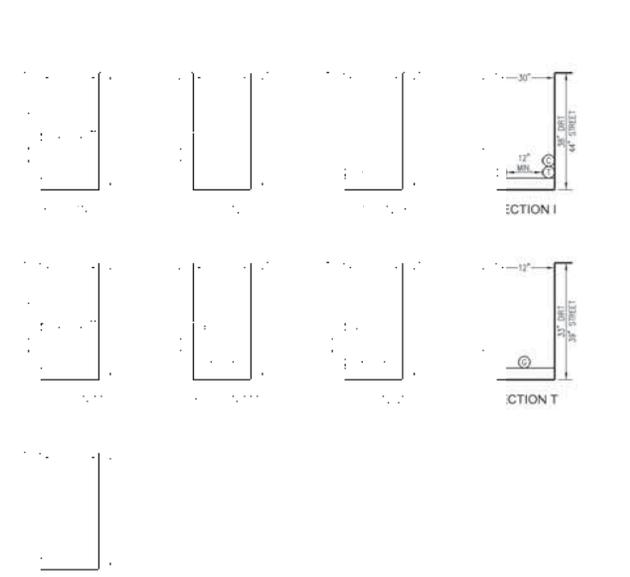
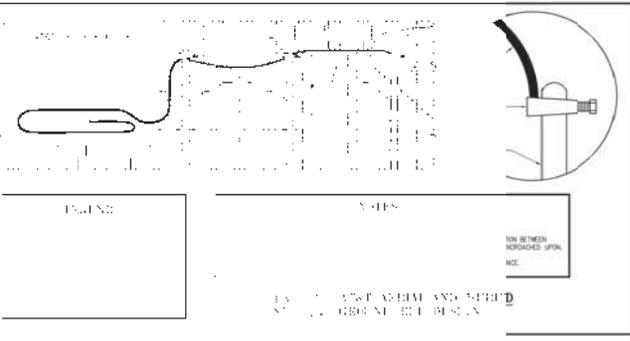
JOINT TRENCH NOTES:

- 1. TRENCH COVER & CLEARANCES SHOWN ARE MINIMUMS ONLY AND MAY REQUIRE ALTERATIONS TO SUIT FIELD CONDITIONS. IT IS RECOMMENDED THAT ALL FACILITIES ARE TO BE A MINIMUM OF 12" BELOW SUB-BASE DISTURBANCE.
- 2. WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, WHEN 4" O.D. OR SMALLER GAS PIPE IS INSTALLED, SEPARATION BETWEEN GAS AND COMMUNICATION DUCTS (TELEPHONE, C.A.T.V. & FIBER OPTIC).
- 3. WHERE 6" GAS MAIN IS LOCATED IN THE JOINT TRENCH A 12" MINIMUM SEPARATION FROM GAS MAIN TO ALL UTILITIES (TELEPHONE, C.A.T.V. & FIBER OPTIC).
- 4. WITH MUTUAL AGREEMENT FROM PARTICIPATING UTILITIES, STREET LIGHT SEPARATION MAY BE REDUCED TO 0" BETWEEN TELEPHONE, C.A.T.V. & FIBER OPTIC.
- 5. ENCH CONFIGURATIONS SHOWN ARE FOR INSTALLATION WHERE EACH OCCUPANT IS UTILIZING HIS ENTIRE SPACE. ALL DIMENSIONS MAY BE USED, PROVIDED THAT MINIMUM COVER AND CLEARANCES ARE MAINTAINED.
- 6. CONTRACTOR IS TO ADJUST TRENCH DEPTHS AT ALL JOINT TRENCH CROSSINGS TO MAINTAIN REQUIRED CLEARANCES.
- 7. ENCH SECTIONS ARE SHOWN SCHEMATICALLY AND INDICATE AREAS OF OCCUPANCY ONLY. THEY DO NOT REFLECT SPECIFIC FOOTAGES PER SECTION ARE APPROXIMATE. SECTIONS ARE DESIGNED TO ACCOMMODATE ALL REQUIRED FACILITIES AS SHOWN ON CONTRACTOR'S CONSTRUCTION DRAWINGS.
- 8. CONTRACTOR SHALL VERIFY TRENCH FOOTAGES FOR ACCURACY PRIOR TO EXCAVATION AND TAKE NECESSARY PRECAUTIONS TO BE INSTALLED IN THIS PROJECT.
- 9. "M" TRENCH SHALL BE INSTALLED AFTER CURB AND GUTTER INSTALLATION. CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER, ALL AGENCIES AND THE UTILITY COMPANIES. THE COST OF THE CONTRACTOR'S UNIT PRICE FOR TRENCHING.
- 10. AVERAGE TRENCH DEPTHS SHOWN ARE BASED ON THE MINIMUM UTILITY COMPANY REQUIREMENTS FOR DEPTH AND WIDTH & DEPTH AS REQUIRED TO ADEQUATELY CLEAR EXISTING UNDERGROUND FACILITIES AND MAINTAIN MINIMUM UTILITIES TO COMPLY WITH CGSA REQUIREMENTS. (SEE THE JOINT TRENCH MINIMUM COVER AND CLEARANCE TABLE).
- 11. CONTRACTOR SHALL USE SAND BEDDING AND SHADING AS REQUIRED BY THE UTILITY COMPANIES. THE BOTTOM OF THEIR HARD SURFACES. DISTRIBUTION TRENCHES WITHOUT TELEPHONE CONDUIT DO NOT REQUIRE BEDDING MATERIAL. SQUARE 2" SAND BEDDING AS A PAD ON WHICH UTILITY FACILITIES CAN REST. SERVICE TRENCHES CONTAINING TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK "T&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
- 12. TRENCHING AND BACKFILLING TO BE DONE IN ACCORDANCE WITH THE CITY OF CAMPBELL ENGINEERING STANDARD SPECIFICATIONS FOR UTILITIES. ALL UTILITY VAULTS, BOXES, PEDESTALS, ETC. MUST MAINTAIN A 5' MINIMUM CLEARANCE FROM TRENCHES.

- USED TO NOT LESS THAN 6"
- AND COMMUNICATION DUCTS
- IN ALL PARTICIPATING UTILITIES
- ON EACH TRENCH
- WATER AND SEWER FACILITIES
- CONDUIT CABLE AND/OR PIPE
- IS NECESSARY TO COMPLETE
- CONTRACTOR SHALL ADJUST TRENCH DEPTHS
- ALL TRENCHES OVER 60" DEEP
- IS CLEARED OF ROCKS AND WITHOUT TELEPHONE CONDUIT REQUIRE A 3" SAND BEDDING. REFER TO PG&E GREEN BOOK "T&T SPECIFICATIONS" TRENCHING AND CONDUIT GUIDE FOR FURTHER INFORMATION.
- NO.
- FROM SEWER AND WATER MAINS, AND 3" MINIMUM FROM TRENCHES.

JOINT TRENCH OCCUPANCY GUIDE												
TRENCH SECTION	G	T	C	S	P	SL	SLP	F	FE	OTHER	RES	ST
GAS	X	X	X	X	X	X	X	X	X	X	X	X
TELEPHONE	X	X	X	X	X	X	X	X	X	X	X	X
CABLE T.V.	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC SEC.	X	X	X	X	X	X	X	X	X	X	X	X
ELECTRIC PBL.	X	X	X	X	X	X	X	X	X	X	X	X
FIBER OPTIC	X	X	X	X	X	X	X	X	X	X	X	X

* THESE SECTIONS MAY OR MAY NOT CONTAIN SECONDARY



- Planning
- Design
- Estimating
- Joint Trench
- Street Light
- Fiber Optic

JOINT TRENCH SECTIONS AND DETAILS
 ROBINSON HOVINS
 EAST MOZART AVENUE
 CAMPBELL, CALIFORNIA

REVISIONS	BY	DATE	DATE: JUNE 2019	DATE LAST WORKED ON: 03/2020	800-227-2600		SHEET JT4
			SCALE: NOT TO SCALE	DRAWN NO: CHECKED: KT			
			JOB NO.: 21994		PRELIMINARY NOT FOR CONSTRUCTION		

ROBSON HOMES EAST MOZART AVENUE CAMPBELL SANTA CLARA COUNTY CALIFORNIA

LUMINAIRE SPECIFICATIONS:

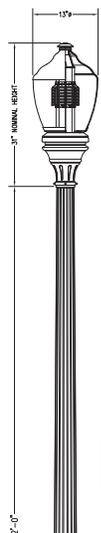
GRANVILLE II LED
CATALOG NO.:
0902 PSD 40K AS T IDC 3 N N U RAL6005
LENS MTL: PRISMATIC GLASS REFRACTER
IES CLASSIF: TYPE III
WATTAGE: 60 WATTS
LIGHT SOURCE: LED - 4000K
LINE VOLTAGE: AUTO SENSING 120 THRU 277V

POLE SPECIFICATIONS:

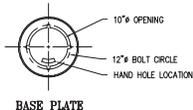
CATALOG NO.:
WD-A-12-FU-17-P07-ABG-RA6005
POST: WADSWORTH
MATERIAL: ALUMINUM
POLE HEIGHT: 12'-0"
SHAFT STYLE: FLUTED TAPERED (CAST), 25
BASE: 17" ROUND (TM-85)
TENON: 3" O.D. X 3" LG.
ANCHOR BOLTS: GALVANIZED STEEL
BOLT CIRCLE: 12"

ALL NON ELECTRICAL HARDWARE SHALL BE STAINLESS STEEL

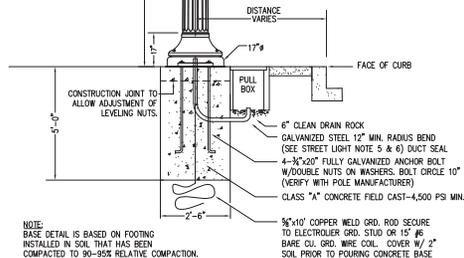
COLOR & FINISH: GREEN
PAINT WARRANTY: 5 YEARS



ALSO SEE SHEET SL2 DETAIL 1 FOR CONTINUED STREET LIGHT SPECIFICATIONS



BASE PLATE



NOTE: BASE DETAIL IS BASED ON FOOTING INSTALLED IN SOIL THAT HAS BEEN COMPACTED TO 90-95% RELATIVE COMPACTION.

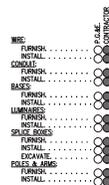
QUANTITY: 6

1 PRIVATE POST TOP ELECTROLIER DETAIL
NOT TO SCALE

LEGEND

- EBL — EXISTING STREET LIGHT CONDUIT
- BL — PROPOSED STREET LIGHT CONDUIT
- X(XX) S.L. COND. STREET LIGHTING CONDUIT LABEL, X' INDICATES CONDUIT LENGTH, (XX) S.L. COND. INDICATES CONDUIT SIZE
- X(XX) STREET LIGHTING WIRE LABEL, X' INDICATES WIRE LENGTH, (XX) INDICATES WIRE TYPE.
- (CW) 2-#8 CU. WIRE (SEE NOTE 15)
- (CW) 2-#8 CU. WIRE (SEE NOTE 15)
- (CW) 2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15
- (CW) 3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15
- EXISTING TRAFFIC SIGNAL
- STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
- STREET LIGHTING GROUND BOX STATE TYPE #5, 15" x 24" x 12"
- PROPOSED PRIVATE STREET LIGHT, POST TOP
- EXISTING STREET LIGHT, POST TOP
- EXISTING STREET LIGHT, SINGLE ARM
- METERED SERVICE PEDESTAL
- POLE NUMBER
- STREET LIGHT POINT OF SERVICE
- FACE OF CURB

CONSTRUCTION LABOR AND MATERIAL RESPONSIBILITY STREET LIGHTING SYSTEM (PRIVATE)



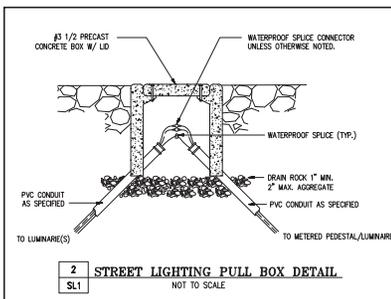
SCHEDULE	LSI
INSTALL IN JOINT TRENCH	NO
INSTALL IN SEPARATE TRENCH	YES
CONDUIT SIZE	SCH. 40
CONDUIT TYPE	SCH. 40
WIRE SIZE, WAGES, TYPE	CU

ADDITIONAL NOTES:
PRIVATE LIGHTS TO BE MAINTAINED BY A.G.A. (HOMEOWNER ASSOCIATION) UPON TRACT ACCEPTANCE.

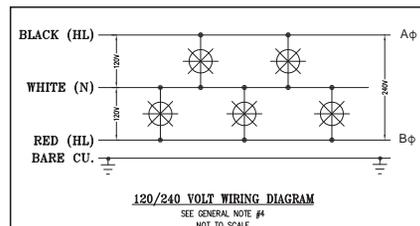
NO.	REVISIONS	BY	DATE

PRIVATE STREET LIGHTING NOTES

- ALL MATERIAL AND WORKMANSHIP SHALL FULLY CONFORM WITH THE NATIONAL ELECTRIC CODE AND STANDARD SPECIFICATIONS AND DETAILS OF THE CITY OF CAMPBELL.
- THE ELECTRICAL CONTRACTOR SHALL INSTALL THE UNDERGROUND SERVICE FROM THE LUMINAIRE TO H.O.A. SERVICE POINT AND TERMINATE CONDUIT AND WIRES AT BOX AS DIRECTED BY THE CITY.
- KEEP STREET LIGHTS A MINIMUM OF 3 FEET AWAY FROM THE EDGE OF DRIVEWAYS, SEWER AND WATER LATERALS, AND 5 FEET AWAY FROM FIRE HYDRANTS & CATCH BASINS.
- TWO OR MORE STREET LIGHTS ON THE SAME CIRCUIT SHALL BE WELDED TO BALANCE THE LOAD. (SEE WIRING DIAGRAM), UNLESS OTHERWISE NOTED.
- CONDUIT AND FITTINGS: ALL CONDUIT AND FITTINGS SHALL BE U.L. APPROVED SCHEDULE 40 P.V.C. USE MINIMUM 2" SCH. 40 P.V.C. CONDUIT AND FITTINGS BELOW GRADE, UNLESS OTHERWISE NOTED OR REQUIRED. MINIMUM RADIUS BENDS SHALL BE 18". FOR ABOVE GROUND INSTALLATION USE METALLIC RIGID STEEL CONDUIT. PROVIDE PULL WIRE IN EMPTY CONDUITS. ALL CROSSINGS TO BE PERPENDICULAR TO STREET.
- CONDUIT DEPTHS: 24" UNDER SIDEWALK; 24" UNDER PLANTER STRIP; 30" UNDER PAVEMENT.
- CABLE: CABLE SHALL BE U.L. A.W.G. NO. 8, 7-STRAND SOFT COPPER, TYPE THW OR THWN WITH MINIMUM OF 3/64" (40 ML) POLYVINYLCHLORIDE INSULATION, UNLESS OTHERWISE NOTED. U.L. LISTED 600 VOLT, NO. 10 IN POLE MAY BE USED (40 ML INSULATION).
- SPLICE BOXES: SPLICE BOXES SHALL BE NO. 3-1/2 STATE TYPE WITH LID AND BRASS HOLD DOWN BOLTS, UNLESS OTHERWISE NOTED. LIDS TO BE INSCRIBED "STREET LIGHTING". SPLICE BOXES SHALL NOT BE MORE THAN 200 FEET APART ON LONG RUNS. SPLICE BOXES TO BE SET ON A CONCRETE FOOTING WHEN SUBJECT TO TRAFFIC LOAD.
- FUSES: EACH POLE SHALL BE FUSED WITH WATERPROOF IN-LINE FUSE HOLDERS AT EACH ADJACENT BOX WITH 5 AMP FUSE. FOR DUPLEX LIGHTS, EACH LUMINAIRE SHALL BE FUSED SEPARATELY.
- SPLICING: ALL SPLICES SHALL BE MADE IN HAND HOLES OR SPLICE BOXES ONLY. SPLICES SHALL BE MADE WITH "STACK-ON" CRIMP JOINTS, "SCOTCH LOCK" FASTENERS, OR APPROVED EQUAL. ON SPLICES MADE BELOW GRADE, WRAP WITH MOISTURE PROOF INSULATION THICKNESS.
- POLE NUMBERS: OBTAIN AND PLACE POLE NUMBERS ON ALL STREET LIGHT STANDARDS AS REQUIRED. COORDINATE WITH P.O.S. AND/OR CITY FOR THEIR REQUIREMENTS.
- TRENCH: CANNOT BE PLACED IN JOINT TRENCH. THE CONDUIT LAID IS SHOWN SCHEMATICALLY. SEE COMPOSITE DRAWING FOR TRENCH AND BOX LOCATIONS. ANY INCIDENTAL TRENCHING NOT PROVIDED BY TRENCHING AGENT IS CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT FIRST NOTIFYING TARRAR UTILITY CONSULTANTS.
- TARRAR UTILITY CONSULTANTS ASSUMES NO RESPONSIBILITY FOR ANY VARIANCE BETWEEN THESE PLANS AND THE ACTUAL FIELD CONDITIONS. CONTRACTOR SHOULD REVIEW PROJECT SITE PRIOR TO SUBMITTING ITS BID.
- CONTRACTOR TO CONSULT WITH LOCAL AGENCIES FOR THEIR CIRCUIT GROUPING REQUIREMENTS. IF GROUND WIRE IS REQUIRED IN CONDUIT, INSTALL ACCORDINGLY.
- LEGEND SYMBOLS ARE SHOWN IN STREET AREA FOR CLARITY. INSTALL BEHIND CURB AND/OR SIDEWALK PER THE CITY SPECIFICATIONS KEEP CLEAR OF DRIVEWAYS AND PATHWAYS (TYPICAL).
- CENTERLINE OF STREET LIGHTS SHALL BE LOCATED ON THE LOT LINE UNLESS OTHERWISE NOTED ON THESE PLANS.
- ANY CHANGES OR MODIFICATIONS TO PROPOSED STREET LIGHT LOCATIONS SHALL BE APPROVED, IN WRITING, BY THE CITY PRIOR TO INSTALLATION.
- SET ALL STREET LIGHTS TO ULTIMATE FINISHED GRADE. CONSULT WITH CITY FOR PROPER PHYSICAL PROTECTION AND/OR SOUNDING AND STRIPING ADJACENT TO ANY STREET LIGHTS INSTALLED IN THEIR ULTIMATE LOCATIONS THAT ARE NOT PROTECTED BY A VERTICAL CURB, BERM AND COMPACT EARTH TO FINISHED GRADE A MINIMUM OF 5' AROUND STREET LIGHT BASES AT THESE LOCATIONS.
- CONTACT U.S.A. (2) FULL WORKING DAYS PRIOR TO STARTING WORK IF EXISTING UTILITIES CONFLICT WITH POLE LOCATION, FIELD ADJUST TO CLEAR EXISTING UTILITIES A MINIMUM OF 3'-0".
- STREET LIGHT CONDUIT BENDS SHALL HAVE A MINIMUM 18" RADIUS, UNLESS OTHERWISE SHOWN ON THE PLANS. NO BEND SHALL BE INSTALLED IN THE STREET LIGHT SYSTEM WITHOUT PRIOR APPROVAL OF THE CITY INSPECTOR.
- ALL BOXES ARE TO BE INSTALLED WITHIN THE R/W AND/OR P.U.E. AREA.



2 STREET LIGHTING PULL BOX DETAIL
NOT TO SCALE



120/240 VOLT WIRING DIAGRAM
SEE GENERAL NOTE #4
NOT TO SCALE

813 First Street
Menlo Park, CA 94025
(650) 240-2595
(650) 240-7013 Fax
www.tarrar.com



- Planning
- Design
- Estimating
- Joint Trench
- Street Lighting
- Fiber Optic
- T-24
- PG&E Gas Design
- PG&E Elec. Design
- N.E.E.P. Design
- Cost Analysis
- Due Diligence

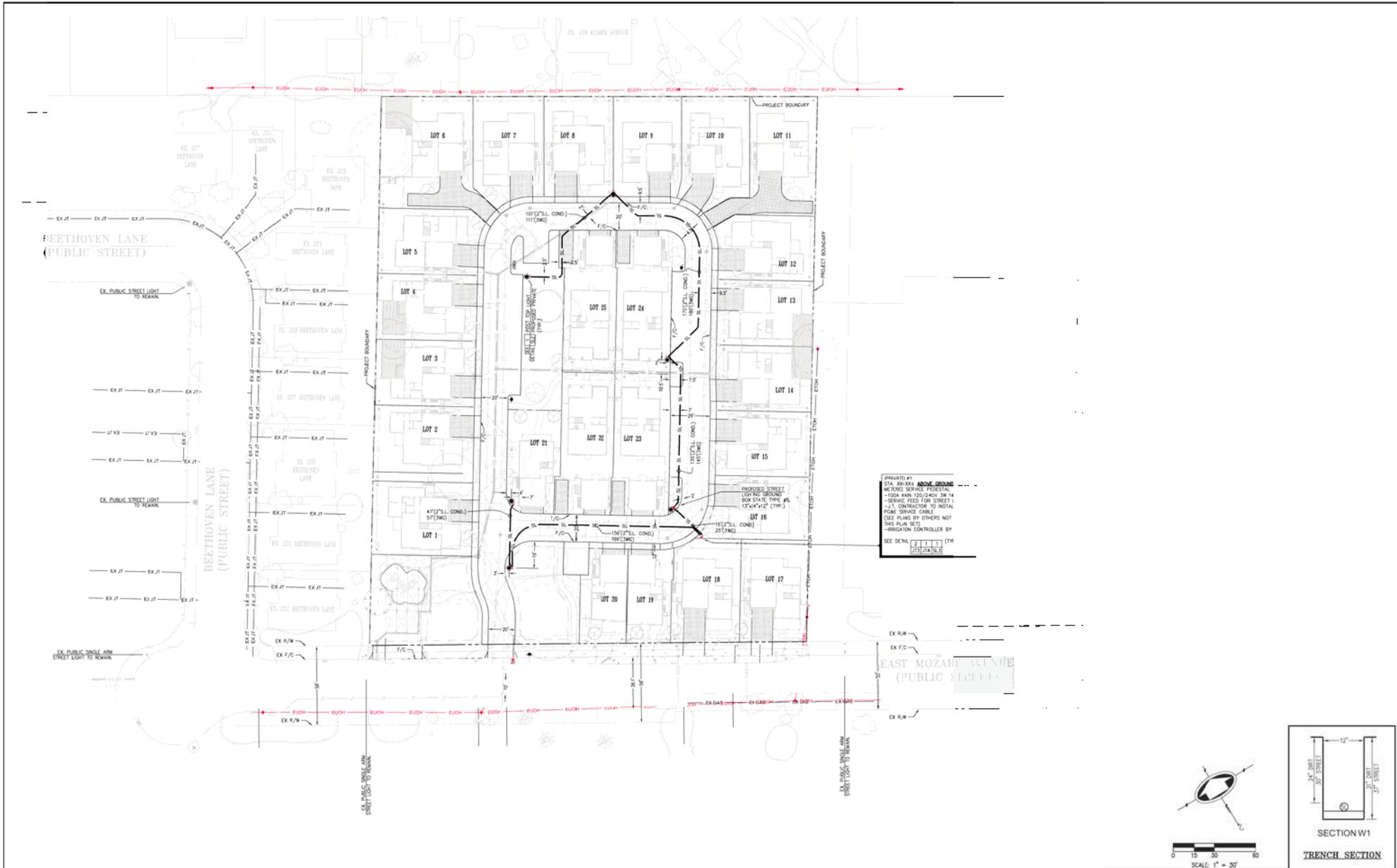
STREET LIGHTING GENERAL NOTES AND DETAILS
ROBSON HOMES
EAST MOZART AVENUE
CAMPBELL CALIFORNIA

NO.	REVISIONS	BY	DATE

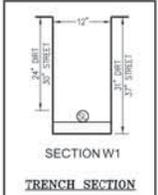
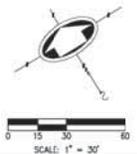
DATE: JUNE 2019
SCALE: NOT TO SCALE
JOB NO.: 21006
DATE LAST WORKED ON: 11/19/2019
DRAWN BY: []
CHECKED BY: KT
PRELIMINARY
NOT FOR CONSTRUCTION



SHEET
SL1
OF
SL4
SHEETS



PRIVATE #1
 STA. 83+00.00 ABOVE GROUND
 WATER SERVICE PROPOSED
 -100% MAN 120/240V 2# 1#
 -SERVIC FEED FOR STREET
 -1.1 CONTRACTOR TO INSTALL
 FIBRE SERVICE CABLE
 (SEE PLANS BY OTHERS NOT
 THIS PLAN SET)
 -IRRIGATION CONTROLLER BY
 SEE DETAIL 21111 (TY)
 0751241613



513
 TARRAR UTILITY CONSULTANTS

- Planning
- T-24
- Design
- P&I Civil Design
- Estimating
- P&I Elec Design
- Joint Trench
- W E P Design
- Street Lighting
- Cost Analysis
- Fiber Optic
- Blue Diagnostics

STREET LIGHTING SITE PLAN
 ROBSON HOMES
 EAST MOZART AVENUE
 CAMPBELL CALIFORNIA

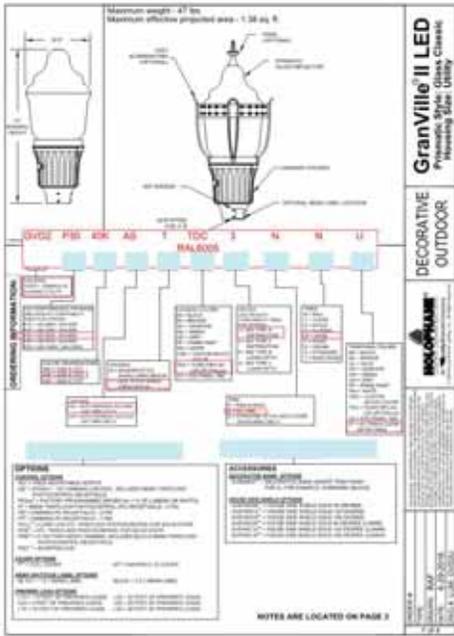
NO.	REVISIONS

ESDN: 278320
 DHEDED: KT
 LIMINARY CONSTRUCTION

011
 CITY OF SAN JOSE
 PUBLIC WORKS DEPARTMENT
 500 MARKET STREET
 SAN JOSE, CA 95113

011
 COUNTY OF SANTA CLARA
 PUBLIC WORKS DEPARTMENT
 1000 MARKET STREET
 SAN JOSE, CA 95113

SHEET
 SL4
 SL4
 SHEETS

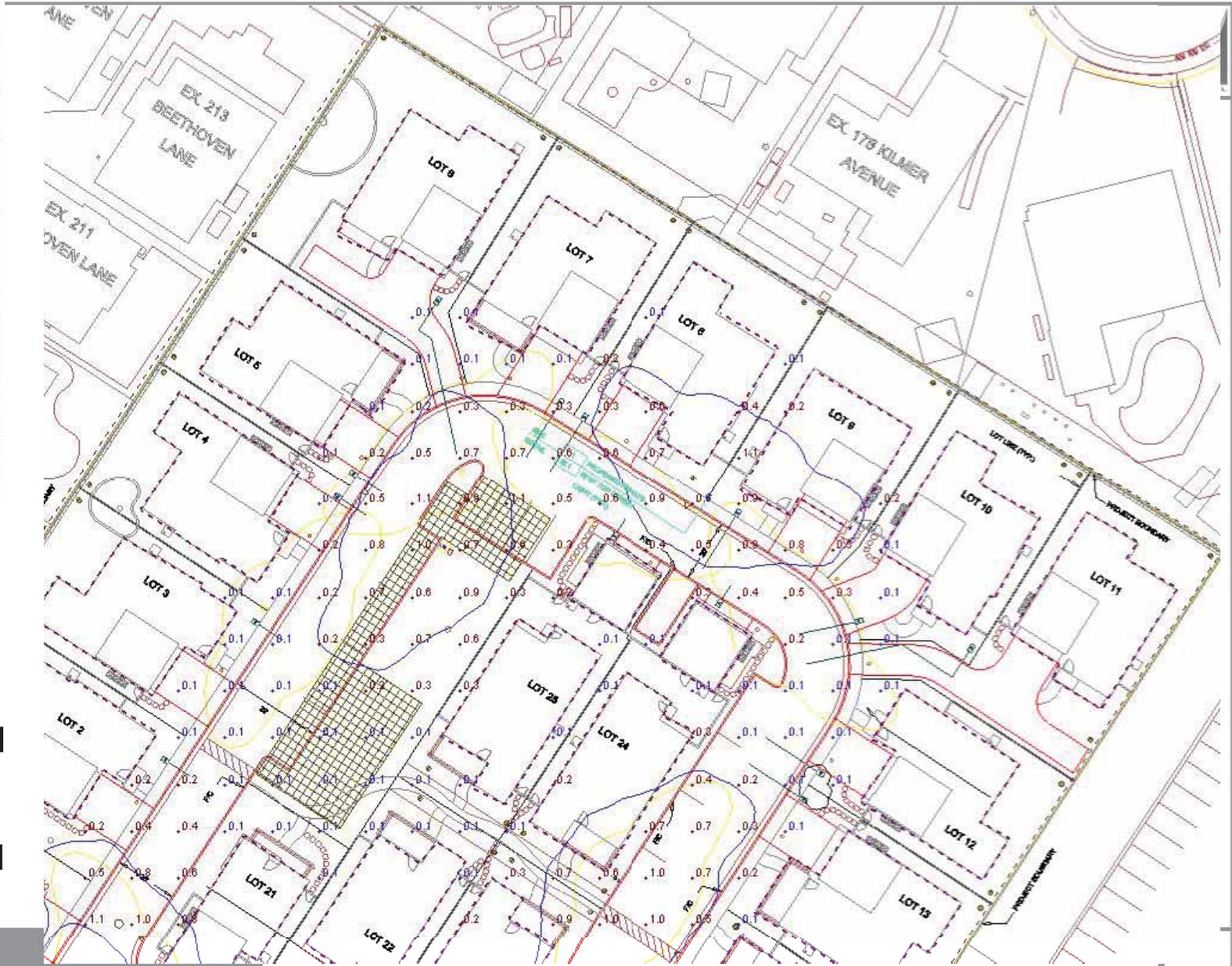
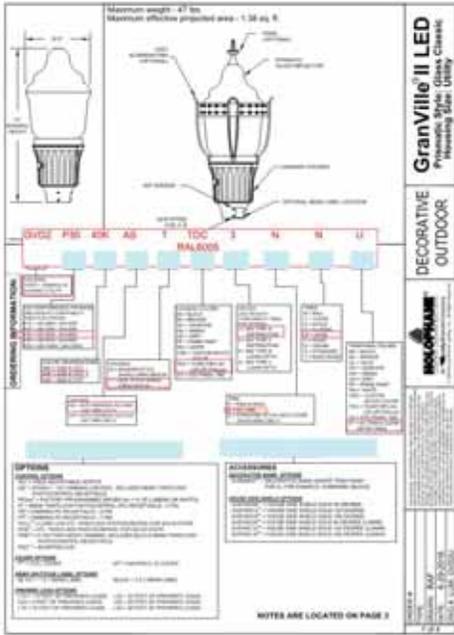


219046 East Mozart Avenue Holophane - Visual Layout Updated 11_23_2019_Final



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Calc Zone	+	0.4 fc	2.2 fc	0.1 fc	22.0:1	4.0:1

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⤴ ⊕	C	6	Holophane	GVD2 P30 40K AS 3 N	GranVille II LED, LED Package 30, 60W, 4000K, 120-277v, Type 3 distribution, No trim	LED COB	1	GVD2_P30_40K_AS_3_N.ies	7440	0.89	60

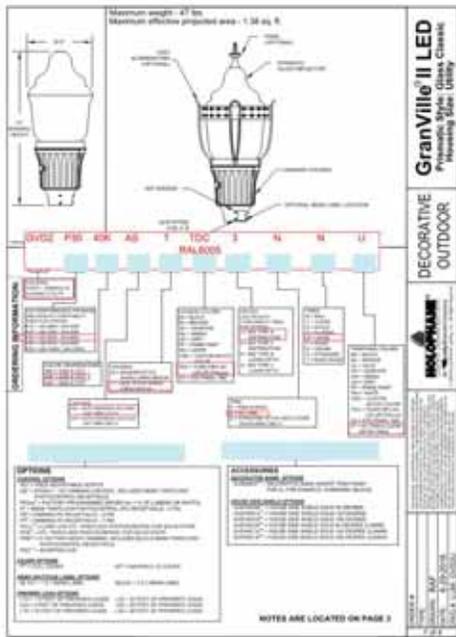


**219046 East Mozart Avenue
Holophane - Visual Layout
Updated
11_25_2019_Final**

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Calc Zone	+	0.4 fc	2.2 fc	0.1 fc	22.0:1	4.0:1

Scale
Not to Scale
Drawing No.
Summary



**219046 East Mozart Avenue
Holophane - Visual Layout
Updated
11_25_2019_Final**

Statistics

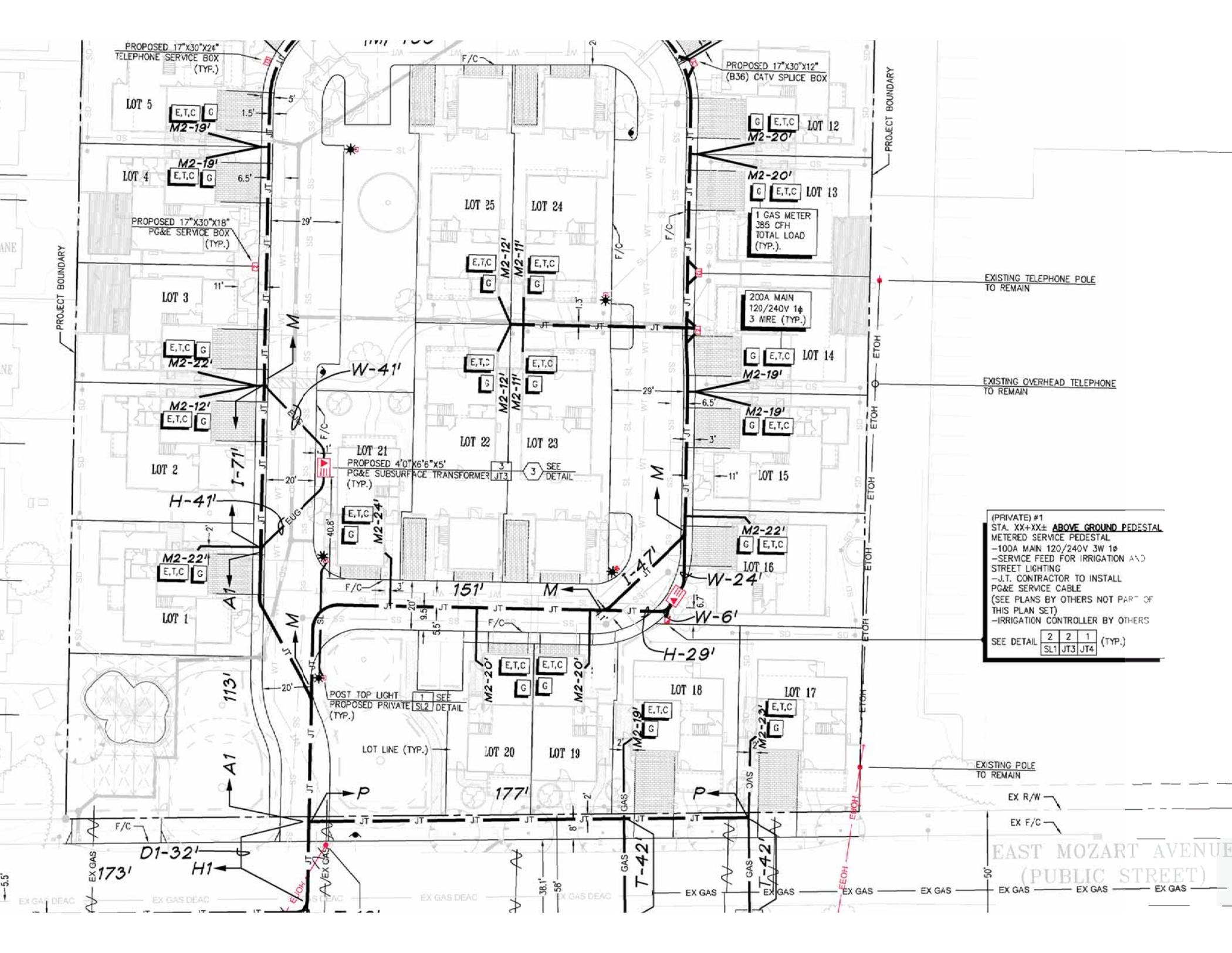
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Calc Zone	+	0.4 fc	2.2 fc	0.1 fc	22.0:1	4.0:1

**219046 East Mozart Avenue
Holophane - Visual Layout
Updated 11_25_2019_ Final**



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Main Calc Zone	+	0.4 fc	2.2 fc	0.1 fc	22.0:1	4.0:1



(PRIVATE) #1
 STA. XX+XX± ABOVE GROUND PEDESTAL
 METERED SERVICE PEDESTAL
 -100A MAIN 120/240V 3W 1φ
 -SERVICE FEED FOR IRRIGATION AND
 STREET LIGHTING
 -J.T. CONTRACTOR TO INSTALL
 PG&E SERVICE CABLE
 (SEE PLANS BY OTHERS NOT PART OF
 THIS PLAN SET)
 -IRRIGATION CONTROLLER BY OTHERS

SEE DETAIL	2	2	1	(TYP.)
	SL1	JT3	JT4	

**SL2 DETAIL 1 FOR
LIGHT SPECIFICATIONS**

(AA) INDICATES WIRE TYPE.

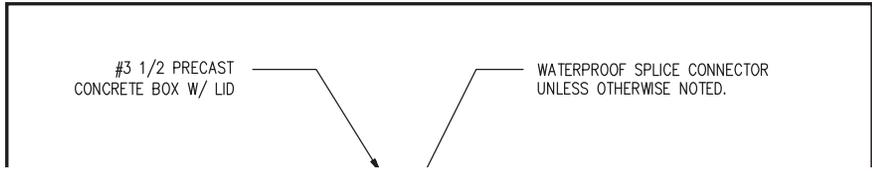
(2W)	2-#8 CU. WIRE (SEE NOTE 15)
(3W)	3-#8 CU. WIRE (SEE NOTE 15)
(3WG)	2-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15
(4WG)	3-#8 CU. WIRE & 1-#8 BARE CU. GROUND (UNLESS OTHERWISE NOTED); SEE NOTE 15
	EXISTING TRAFFIC SIGNAL
	STREET LIGHTING PULL BOX STATE TYPE #3 1/2, 10" x 17" x 12"
	STREET LIGHTING GROUND BOX STATE TYPE #5, 13" x 24" x 12"
	PROPOSED PRIVATE STREET LIGHT, POST TOP
	EXISTING STREET LIGHT, POST TOP
	EXISTING STREET LIGHT, SINGLE ARM
	METERED SERVICE PEDESTAL
	CIRCUIT NUMBER/PHASE (SEE ELECTRIC SOURCE DETAILS)
(xxxx) 	POLE NUMBER
 	STREET LIGHT POINT OF SERVICE
F/C 	FACE OF CURB

INSTALL.	
CONDUIT:	
FURNISH.	
INSTALL.	
BASES:	
FURNISH.	
INSTALL.	
LUMINAIRES:	
FURNISH.	
INSTALL.	
EXCAVATE.	
POLES & ARMS:	
FURNISH.	
INSTALL.	

SCHEDULE:	LS3
INSTALL IN JOINT TRENCH:	NO
INSTALL IN SEPARATE TRENCH:	YES
CONDUIT SIZE:	2"
CONDUIT TYPE:	SCH. 40
WIRE SIZE:	VARIES
TYPE:	CU

ADDITIONAL NOTES:
 -PRIVATE LIGHTS TO BE MAINTAINED BY H.O.A
 (HOMEOWNER ASSOCIATION) UPON TRACT
 ACCEPTANCE.

FACE OF CURB



BLA/A
 BRONZE
 GRAPHITE
 GREEN
 GREY
 PRIME PAINT
 WHITE
 CUSTOM MATCH
 COLOR
 TIGER DRYLAC
 COLOR (RALxxx)
 STD FINISH, TBD

(SEE FINISH TABLE FOR OPTIONS)
 3 = IES TYPE II DISTRIBUTION
 5 = IES TYPE V DISTRIBUTION
 6 = IES TYPE II LUNAR OPTIC
 8 = IES TYPE V LUNAR OPTIC

C = CLEAR
 E = EAGLE
 F = FLOWER
 N = NONE
 P = PAWN
 R = CROSS
 S = STANDARD
 T = TRM CROSS
 BK = BLACK
 BZ = BRONZE
 GL = GOLD
 GR = GRAPHITE
 GN = GREEN
 GR = GREY
 PP = PRIME PAINT
 WH = WHITE
 CMC = CUSTOM
 MATCH COLOR
 TDC = TIGER DRYLAC COLOR (RALxxx)
 XX = STD FINISH, TBD
 U = NO TRIM & CLEAR OR NO FINISH

TRIM
 R = RBS & BAND
 N = NO TRIM
 S = SYRACUSE STYLE WITH COVER (M HOUSING ONLY)

ACCESSORIES
DECORATIVE BAND OPTIONS
 GVBANDX[®] = DECORATIVE BAND (INSERT TRIM FINISH FOR X), FOR EXAMPLE: GVBANDBK (BLACK)

HOUSE SIDE SHIELD OPTIONS
 GVDHSS90⁷ = HOUSE SIDE SHIELD SOLID 90 DEGREE
 GVDHSS120⁷ = HOUSE SIDE SHIELD SOLID 120 DEGREE
 GVDHSS180⁷ = HOUSE SIDE SHIELD SOLID 180 DEGREE
 GVDHSL90¹⁸ = HOUSE SIDE SHIELD SOLID 90 DEGREE (LUNAR)
 GVDHSL120¹⁸ = HOUSE SIDE SHIELD SOLID 120 DEGREE (LUNAR)
 GVDHSL180¹⁸ = HOUSE SIDE SHIELD SOLID 180 DEGREE (LUNAR)

NOTES ARE LOCATED ON PAGE 3

HOLOPHANE
 LEADER IN LIGHTING SOLUTIONS
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ORDER #:
 TYPE: RAF
 DRAWN: 6-29-2016
 DATE: LUM_GVD2U
 DWG #: 1 of 4

FPDxx Data Table (Only Available With AS Option)

FPDxx setting		P10 30K		P10 40K		P10 50K	
		Not Available		Not Available		Not Available	
FPDxx setting	AS Wattage	P20 30K	P20 40K	P20 40K	P20 50K	P20 50K	P20 50K
Standard	39	3 4,990	5 4,988	3 5,247	5 5,245	3 5,247	5 5,245
FPD95	38	4,770	4,768	5,016	5,014	5,016	5,014
FPD90	36	4,546	4,545	4,781	4,779	4,781	4,779
FPD85	34	4,320	4,318	4,543	4,541	4,543	4,541
FPD80	32	4,091	4,089	4,301	4,300	4,301	4,300
FPD75	30	3,858	3,856	4,057	4,055	4,057	4,055

FPDxx setting		P30 30K		P30 40K		P30 50K	
		Not Available		Not Available		Not Available	
FPDxx setting	AS Wattage	P40 30K	P40 40K	P40 40K	P40 50K	P40 50K	P40 50K
Standard	60	3 7,076	5 7,074	3 7,440	5 7,438	3 7,440	5 7,438
FPD95	57	6,897	6,895	7,252	7,250	7,252	7,250
FPD90	54	6,696	6,694	7,040	7,038	7,040	7,038
FPD85	51	6,473	6,471	6,806	6,804	6,806	6,804
FPD80	48	6,229	6,227	6,549	6,547	6,549	6,547
FPD75	45	5,964	5,963	6,271	6,269	6,271	6,269

FPDxx setting		P40 30K		P40 40K		P40 50K	
		Not Available		Not Available		Not Available	
FPDxx setting	AS Wattage	P50 30K	P50 40K	P50 40K	P50 50K	P50 50K	P50 50K
Standard	81	3 8,847	5 8,845	3 9,303	5 9,300	3 9,303	5 9,300
FPD95	76	8,549	8,547	8,989	8,986	8,989	8,986
FPD90	72	8,233	8,231	8,657	8,654	8,657	8,654
FPD85	68	7,900	7,898	8,307	8,304	8,307	8,304
FPD80	64	7,549	7,547	7,938	7,936	7,938	7,936

FPDxx setting		P50 30K		P50 40K		P50 50K	
		Not Available		Not Available		Not Available	
FPDxx setting	AS Wattage	P50 30K	P50 40K	P50 40K	P50 50K	P50 50K	P50 50K
Standard	100	3 10,359	5 10,356	3 10,892	5 10,889	3 10,892	5 10,889
FPD95	95	10,097	10,094	10,616	10,613	10,616	10,613
FPD90	90	9,802	9,799	10,306	10,304	10,306	10,304
FPD85	85	9,476	9,473	9,963	9,960	9,963	9,960

HOLOPHANE
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ORDER #:
 TYPE: RAF
 DRAWN: 6-29-2016
 DATE: LUM_GVD2U
 DWG #: 2 of 4

NONE (N)
 BALL (B)
 CLEAR (C)

Specifications
GENERAL DESCRIPTION
 The Granvite II LED Utility is designed for ease of installation. The traditional optical system that maximizes post spacings while maintaining uniformity.

OPTICAL SYSTEM
 The optical system consists of a precisely molded decorative aluminum housing. The glass top reflector soft uplight component to define the additional clear refractor uses precisely molded prisms to maximize light output. The housing is designed for I.E.S. type III and V distributions.

LUMINAIRE HOUSING
 The luminaire housing, cast of aluminum, provides a spring clips enclosed in a clear polycarbonate refractor. The same 1/4-20 bolts support the decorative top.

LUMINAIRE HOUSING / DOOR
 Cast of aluminum, the housing opens with minimum effort. The housing contains a "wind" photocell receptacle, the housing contains a "wind" photocell receptacle.

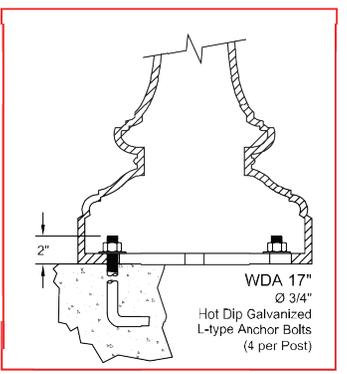
ELECTRICAL MODULE
 The electrical components are mounted on a aluminum plug connects to the receptacle in the luminaire housing provided with an E.E.I.-N.E.M.A. twist lock photocell driver.

FINISH
 AS drivers are programmable dimmable drivers. Warranties are provided for the luminaire housing.

WARRANTY
 Limited warranty located at <http://www.acuitybrands.com>

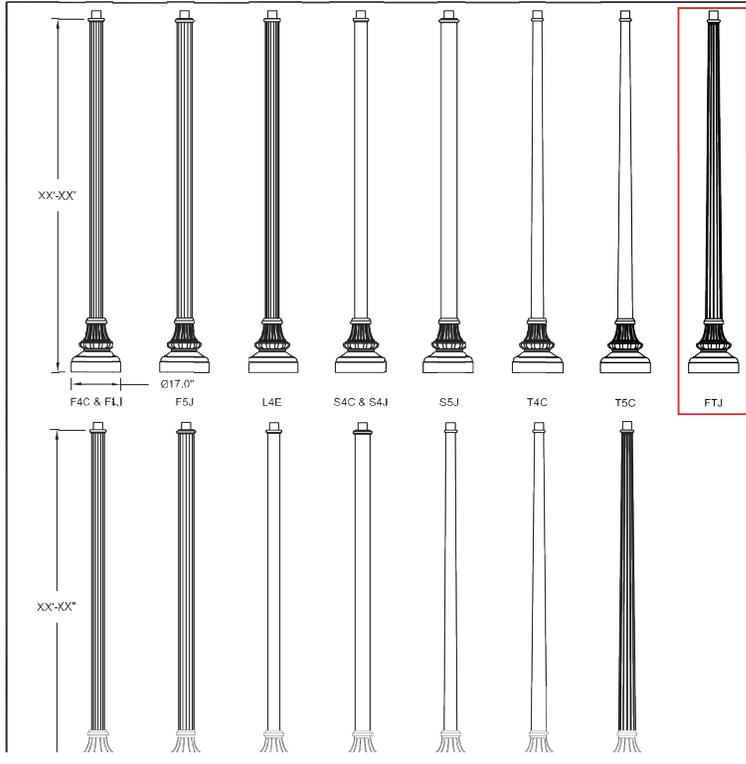
NOTE
 Luminaire is CSA listed for Wet Locations. Luminaire housing is IP55 rated. Optical chamber Specification subject to change without notice.

INSTALLATION GUIDE



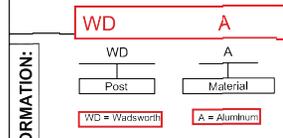
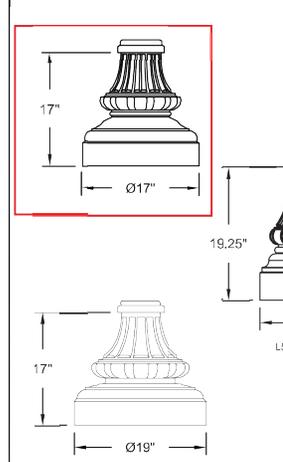
WADSWORTH
 Architectural Outdoor
 Aluminum Pole

HOLOPHANE
 LEADER IN LIGHTING SOLUTIONS
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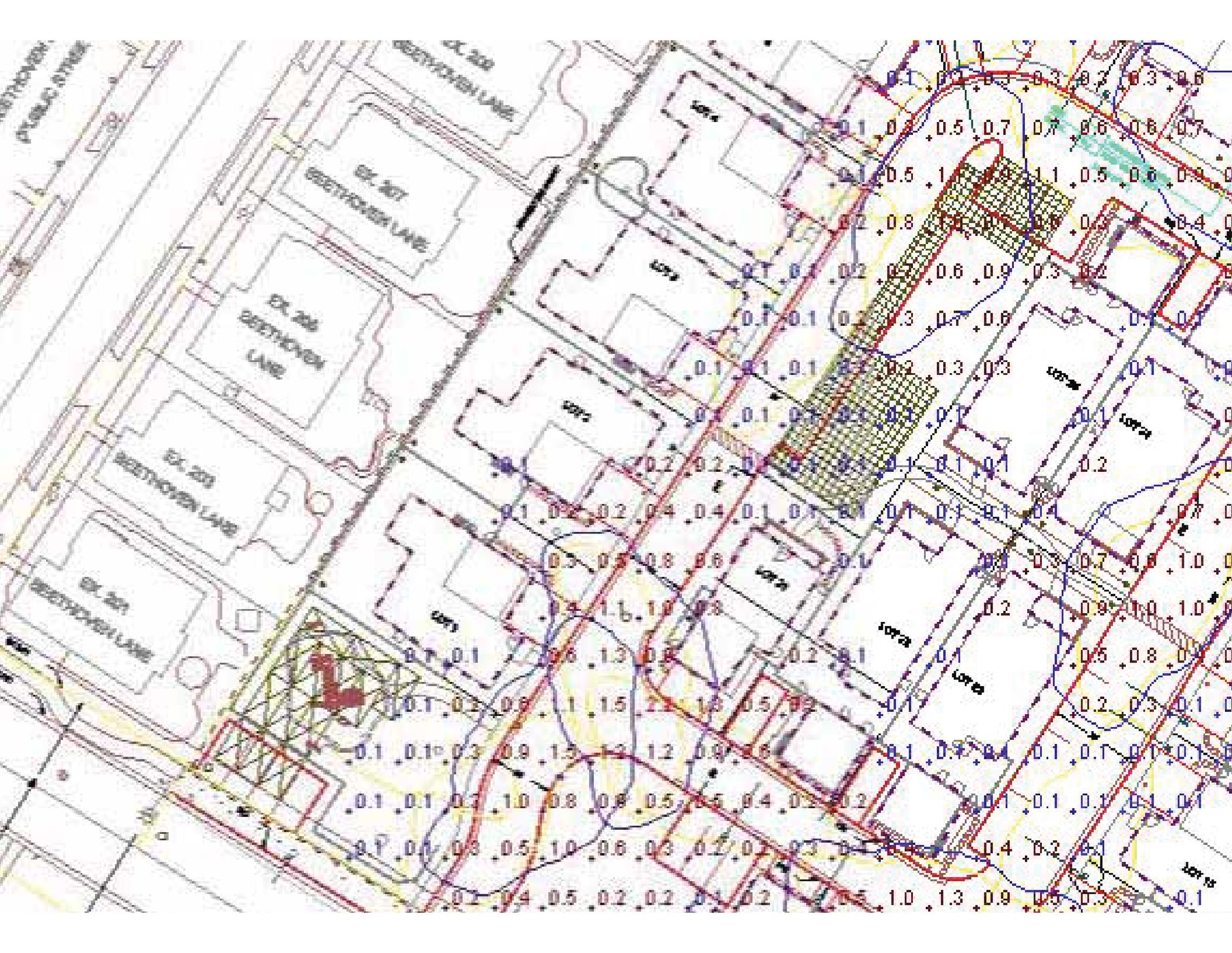


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17 P07



MEMORANDUM



Community Development Department
Planning Division

To: Acting Chair Rivlin and Planning Commissioners **Date:** April 9, 2019

From: Cindy McCormick, Senior Planner

Via: Paul Kermoyan, Community Development Director

Subject: Study Session to consider a Pre-Application (PLN2019-34) for a conceptual subdivision with 28 single-family lots and one commonly owned lot on property located at 16179 Mozart Avenue

PURPOSE

The purpose of this study session is to present a conceptual plan to subdivide the subject property into 28 single family lots and one common lot. The applicant's scope of work requires a pre-application, pursuant to Campbell Municipal Code (CMC) Sec. 21.41.020, as it would result in over one acre of property being rezoned from R-1-6 to P-D (Planned Development).

Review of the preliminary project plans is limited to the overall project design concept and is not considered a substitute for formal project review. The preliminary application process provides an opportunity for the Planning Commission to provide feedback during the early stages of the planning process in order to facilitate preparation of a formal application. Comments provided on the pre-application are not binding on the formal application.

BACKGROUND

On February 5, 2019 the City Council authorized¹ the applicant to submit a formal application to request a General Plan amendment to change the land use designation from low-density (less than 6 du/ga²) to low-medium density (6-13 du/ga). This authorization does not guarantee that the amendments will be approved, only that the request warrants further review and analysis as part of a formal application. The Low-Density land use designation typically consists of single-family detached homes on 6,000± square-foot lots, while the Low-Medium Density designation has historically been in the form of small lot single-family detached homes and townhomes. The increased density is desired by the applicant in order to pursue a small-lot 28-unit Planned Development with a density of approximately nine (9) units per gross acre.

¹ The Campbell Municipal Code (CMC Section 21.60.020.A) specifies that an amendment to the General Plan may only be initiated by the City Council. See City Council Staff Report (**Attachment 6**).

² du/ga = dwelling units per gross acre

PROJECT DATA

Existing General Plan Designation:	<i>Low Density Residential (>6 du/ga)</i> ³
Proposed Designation:	<i>Low-Medium Density Residential (6-13 du/ga)</i>
Proposed Density:	~9 du/ga
Existing Zoning Designation:	R-1-6 (Single Family Residential) (min 6,000 SF lot size)
Proposed Zoning:	P-D (Planned Development)
Existing Gross Lot Size:	2.95 Acres
Existing Net Lot Size:	2.93 ⁴ Acres
Open Space ⁵ :	~2,800 sq. ft. “community green”
Floor Area:	
1) Townhome: (attached garage):	1,522 square feet
2) Single-Family (attached garage):	2,363 square feet
3) Single-Family (attached garage):	2,820 square feet
4) S. F. (ADU/detached garage):	3,000 square feet
Required Parking (S.F.):	84 spaces (56 covered; 14 uncovered, 14 guest)
Required Parking (ADU):	<u>6 spaces (uncovered)</u>
Total Required ⁶ :	90 spaces
Proposed Parking (S.F.):	76 parking spaces (52 covered, 24 uncovered/guest)
Proposed Parking (ADU):	None
Total Proposed:	76 spaces (deficient by 14 spaces per current code)
Surrounding Uses:	
Northwest:	Single-Family Residential (R-1-6 zoning)
Southwest:	Small-lot S.F. Residential (P-D zoning)
Northeast:	Professional Office (PO zoning)
Southeast:	Single-Family Residential (R-1-6 zoning)

OVERVIEW

Project Site: The approximately 3-acre site is located on Mozart Avenue, northwest of Winchester Boulevard, north of State Route 85, and east of State Route 17, near the border of Campbell and Los Gatos (**Attachment 1**). The property is currently developed with several structures that would be removed to accommodate the subdivision. There are 166 trees on the property, including 57 protected trees, 55 of which are proposed for removal.

³ du/ga = dwelling units per gross acre

⁴ A portion of the site would be dedicated right-of-way, potentially changing the net lot calculations. The net lot size will be further reduced by the private road, guest parking, and common lot landscaping.

⁵ See General Plan goals related to open space on page 3 of this memo, and the discussion on page 7 of this memo.

⁶ City Code requires 2.5 spaces plus 0.5 guest spaces per dwelling unit (84) and 1 space per detached ADU (6).

Project Description: The applicant’s proposal (**Attachment 2**) would require approval of a General Plan Amendment to change the land use designation from low-density (less than 6 du/ga) to low-medium density (6-13 du/ga), a Zoning Map Amendment to change the zoning from R-1-6 (Single-Family Residential) to P-D (Planned Development), a Planned Development Permit for site configuration and architectural design for each home/lot, a Tentative Subdivision Map to create 28 single-family lots and one commonly owned lot, a Tree Removal Permit to allow for the removal and replacement of approximately 55 protected trees, a parking modification, and environmental review. Given the applicant’s desire to develop accessory dwelling units (ADUs) that are not otherwise allowed by code (see discussion on page 5), the City will also require a Master Development Plan to determine if the establishment of flexible standards could achieve consistency with the intent of the Planned Development Ordinance.

General Plan Compliance: In reviewing the conceptual plans, the Planning Commission should consider the following General Plan goals, polices, and strategies:

- Goal LUT-3: [Provide] [o]ptions in ownership and rental housing in terms of style, size, and density that contribute positively to the surrounding neighborhood.
- Goal LUT-5: Preserv[e] and enhance[e] of the quality character and land use patterns that support the neighborhood concept.
- Policy LUT-5.1: Neighborhood Integrity: Recognize that the City is composed of residential, industrial and commercial neighborhoods, each with its own individual character; and allow change consistent with reinforcing positive neighborhood values, while protecting the integrity of the city’s neighborhoods.
- Policy LUT-5.2: Residential Neighborhoods: Maintain safe, attractive, pedestrian friendly residential neighborhoods with identifiable centers and consistent development patterns and a range of public and private services.
- Policy LUT-9.1: Land Use Pattern: Establish a compatible land use pattern citywide.
- Policy LUT-9.3: Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.
- Policy LUT-10.1: Landscaping: Encourage the retention and planting of landscaping to enhance the natural and built environment.
- Strategy LUT-10.1a: Natural Feature Retention: Encourage site design that incorporates or otherwise retains natural features such as mature trees, terrain, vegetation, wildlife and creeks.
- 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.
- Policy OSP-3.4: Variety of Techniques: Utilize a variety of techniques to increase, preserve or maintain open space facilities in conjunction with development projects.

Design Guidelines: The project will be subject to either the City's [Design Guidelines for Single Family Homes](#) or the [Design Guidelines for Low-Medium Density Residential Projects](#) (e.g., the townhomes).

DISCUSSION

Project Description: The conceptual plans illustrate 28 two-story homes including: four (4) ~1,500 square foot attached townhomes with one-car garage; eighteen (18) ~2,400 to 2,800 square foot detached single-family homes with attached garages; and six (6) ~3,000 square foot detached single-family homes with an ADU over detached garages.

Existing Site and Neighborhood: The site is surrounded by low-density single-family homes across the street (southeast) and to the rear (northwest), professional/medical offices to the right (northeast), and a small-lot Planned Development subdivision consisting of 24 detached single-family homes to the left (southwest). Given the proximity to Bascom Avenue, there are also several nearby commercial businesses and office uses. The subject property is also located within approximately 1/4 to 1/2 mile of the recently approved North-40 Phase 1 mixed-use development project located in the Town of Los Gatos.

Tentative Subdivision Map: The tentative subdivision map would subdivide the three acre property into 28 residential lots ranging in size from approximately 1,680 sq. ft. (townhomes) to 3,500 sq. ft. in net site area, in addition to a common lot with shared private driveway, guest parking spaces, and "community green" pocket park. Prior to recordation of the Final Map, the applicant shall be required to provide draft Covenants, Conditions and Restrictions (CC&R's) which provide for the formation of a homeowner's association (HOA) to ensure the long-term maintenance of the common lot and continued architectural integrity of the project.

Planned Development: The City has a goal to maintain a variety of residential ownership and rental types in terms of style and sizes that contribute positively to the surrounding neighborhood. The compatibility of residential development is determined by such factors as density, lot size, lot configuration, building scale, and building design. As currently proposed, the Planned Development would include four (4) different housing types, as briefly described next and illustrated in **Attachment 3**.

1. Detached Single-family homes (fronting Mozart Avenue) with attached garages: As currently proposed, three (3) of the detached single-family homes would have an entry door and front yard that faces Mozart Avenue with an attached garage that faces the private street within the subdivision. By facing Mozart Avenue, these homes have the potential to maintain a consistent development pattern with the single-family homes across the street. The average lot size of these three properties would be approximately 3,200 square feet.
2. Detached Single-family homes (fronting the private street) with attached garages: As currently proposed, there would be 15 detached single-family homes with attached garages, where the average lot size would be approximately 3,500 square feet. These homes would face the private street located within the subdivision. The rear yards of these homes would

face the rear yard of the homes along the northwesterly (left side) and the northerly (rear) property lines.

3. Detached single-family homes with an accessory dwelling unit over each detached garage: The applicant is also proposing six (6) detached single-family homes with detached garages on approximately 3,400 square foot lots, to be located in the center of the subdivision. As proposed, the applicant would like to build an accessory dwelling unit (ADU) over each garage, as discussed further below.
4. Townhomes: The third type of housing envisioned by the applicant is four townhomes (two attached townhomes with two homes each) where the average lot size for each townhome would be approximately 1,680 square feet.

Accessory Dwelling Units: As proposed, the applicant would like to build an accessory dwelling unit (ADU) over each garage; however second story ADUs are not currently allowed by [City Code](#)⁷. The City Council will be considering changes to the ADU Ordinance (following the Commission’s March 26th recommendations); however it is not known at this time if the changes would allow second-story ADUs. Nevertheless, the City could authorize a second-story ADU with implementation of a Master Development Plan for the subject property. A Master Development Plan could provide a mechanism to establish flexible development standards with regard to the ADUs, setbacks, open space, etc.⁸. One reason why such a tool could be applied is because the ADUs would be confined to a Planned Development neighborhood and not be visible to the surrounding neighborhoods. Objections to ADUs typically are attributed to how they can alter a neighborhood’s character. Since these units would be confined to a small gated/fenced community, no visual impact would disrupt the character of the surrounding neighborhood.

Architectural Design: The conceptual drawings illustrate three façade designs, each with a traditional architectural style and neutral color palette. The 27-foot tall townhome (“Plan 1”) includes composite tile hipped/gabled roofs, stucco siding, wood trim and wood garage doors. The 24-foot tall single-family home with detached garage (“Plan 2”) has similar exterior materials to Plan 1, but calls for wood shingle siding as opposed to stucco. The 24- to 25-foot tall single-family home with attached garage (“Plan 3”) illustrates composite tile hipped/gabled roofs, vertical or horizontal board and batten siding, wood trim, and wood garage doors. While the plans are only conceptual and do not yet include a formal landscape plan, the drawings appear generally consistent with the Design Guidelines, except perhaps for the amount of common public open space⁹. The amount of private open space appears to be consistent with the Design Guidelines (300 square feet per unit).

⁷ Under the current Campbell Municipal Code, a detached ADU shall be a maximum of fourteen feet in height and not exceed one story.

⁸ Staff needs to confer with the City Attorney on the viability of such a planning tool.

⁹ Per the Design Guidelines, at least 300 of the required 600 square feet of open space per unit (or 40% of the net site area, whichever is greater) shall be private and at least 100 square feet shall be shared, leaving applicant discretion regarding allocation of the remaining 200 square feet.

Affordable Housing: Five (5) of the 28 homes would be made affordable, in compliance with the City’s Inclusionary Ordinance¹⁰. It should be noted that under the existing low-density designation, the applicant could pay a fee in lieu of actually constructing the required inclusionary units. However, it is clear that the applicant does not intend to do this since he is asking for a General Plan amendment to increase the density. In this regard, it appears the applicant is willing to provide more affordability (via physical units) in exchange for allowing a higher density through a General Plan amendment.

While the applicant has not specified the affordability level of the five (5) affordable units, the City will require them to be in proportion to the City’s Regional Housing Needs Allocation (RHNA), as issued by the Association of Bay Area Governments (ABAG). In this regard, the project would be required to include three (3) moderate-income units and two (2) low-income units¹¹. The affordable homes shall be both proportional¹² and comparable to the market rate homes in terms of type (single-family with ADU), size (floor area), materials (wood siding), and amenities (e.g., stainless steel appliances¹³). Alternatively, the applicant may propose a density-bonus project (as discussed on page 8) which would require the affordability level to be consistent with State Density Bonus law.

Parking Modification: The project proposes 76 parking spaces, however City Code requires 90 spaces. Thus, the project would require a parking modification permit. As illustrated in the table below, the proposed parking is comprised of four (4) attached one-car garages, 18 attached two-car garages, six (6) detached two-car garages, and 24 uncovered parking spaces placed strategically around the private loop street.

<u>Housing Type</u>	<u>Parking Space Type</u>	<u>Required</u>	<u>Proposed</u>
Single Family (28 units)	Covered (2.0 / unit)	56	52
	Uncovered (0.5 / unit)	<u>14</u>	<u>18</u>
Subtotal:		70	70
ADU (6 units)	Uncovered (1 / bedroom)	6	6
Guest	Uncovered (0.5 / unit)	<u>14</u>	<u>0</u>
Total:		90	76

A parking modification permit shall only be granted upon making the following findings:

- a. Due to the unique nature and circumstances of the project, or special development features, the anticipated number of parking spaces necessary to serve the use or structure is less than that required by the applicable

¹⁰ The City’s [Inclusionary Ordinance](#) requires at least 15% of the units in a development with 10 or more units to be sold at an affordable ownership cost to lower-income and moderate-income households.

¹¹ Pursuant to [CMC 21.24.040 \(Inclusionary Ordinance\)](#), for sale projects typically requires moderate and low-income units in proportion to RHNA, while rental projects require 60% of the affordable units to be low-income and 40% of the affordable units to be very-low income.

¹² Three (3) of the 18 single-family homes with attached garage, one (1) of the six (6) single-family homes with detached garage, and one (1) of four (4) townhomes shall be BMR units.

¹³ While higher-end appliances (e.g., stainless steel Wolf) may be installed in the market rate homes, the appliances in both the BMR and market rate homes should be comparable in terms of finishes (e.g., stainless steel Whirlpool).

off-street parking standard, and would be satisfied by the existing or proposed number of parking spaces, as supported by review of the applicant's documentation and/or a parking demand study prepared by a qualified transportation engineer accepted by the decision-making body;

- b. Conditions of approval have been incorporated into the project to ensure the long-term adequacy of the provided off-street parking; and
- c. Approval of the parking modification permit will further the purpose of [the Parking Ordinance].

While it is not apparent that the “unique nature and circumstances of the project or special development features” would warrant the request, the Planning Commission could find that the proposed guest parking is consistent with site characteristics or place other conditions of the project to address the guest parking issue. For example, the project could be conditioned such that Covenants, Conditions & Restrictions (CC&Rs) for the development would restrict residents from parking on the private street, leaving these spaces available for guests. Alternatively, the type of development proposed (e.g., senior housing, smaller units, stacked stalls, shared parking) could justify the parking modification.

Landscaping and Open Space: As provided on page 3 of this staff memo, the General Plan has goals and policies to ensure that new residential development projects provide open space in a manner that enhances the natural and built environment. The conceptual plans illustrate a ~2,800 square foot “community green” pocket park for use of the residents; but the plans do not illustrate the private open space that would be provided for each individual property. As a general benchmark for the amount of open space in a Planned Development project, staff commonly looks to the General Plan equivalent zoning, which in this case would be R-D or R-M¹⁴. However this is a single-family development and the R-D/R-M standards (20% of net site area) are specific to multi-family developments. The City also has general landscaping standards (CMC 21.26.030) for all zoning districts which require: all front yard areas (except driveways) to be landscaped; all driveways, parking areas, and other paved areas to be screened with landscaping; and all landscaped areas to be water efficient with a mix of materials, species and sizes that are irrigated with a permanent automatic underground system. CMC section 21.26.030 (Site and architectural review permits) provides additional considerations for landscaping including: maximizing open space around structures for aesthetic and screening purposes; protecting access to natural light, ventilation, and direct sunlight; ensuring compatibility of land uses; and providing space for privacy and recreation.

Tree Removal: City Code requires the retention of existing mature trees and vegetation to the greatest extent feasible by minimizing the unnecessary destruction of existing healthy trees. Furthermore, CMC Chapter 21.32 (Tree Protection Regulations) establishes policies, regulations, and standards to protect and manage trees on private property to ensure that development is compatible with and enhances Campbell's small town quality and character. In enacting this chapter, the city recognizes the substantial aesthetic, environmental and economic importance of its tree population. However the project, as conceptually proposed, would remove all but two trees, as discussed below. Staff suggests the applicant plot site improvements to retain as many protected trees as possible.

¹⁴ The R-D and R-M zoning districts permit 6-13 du/ga, consistent with the proposed density request.

An inventory of the site (**Attachment 6**) identified 166 trees on the property; however 109 of these trees are exempt from the City’s tree protection ordinance (fruit trees and/or trees under 12” DBH). Of the remaining 57 trees, there are 42 coast live oak trees, 8 holly oak trees, and one (1) each of the following: fan palm tree, Chinese pistache, olive, pepper, privet, silver acacia, and stone pine. The applicant’s proposal would result in removal of 55 protected trees, where 27 of these trees are rated to have “poor suitability for conservation”. The applicant proposes to retain two (2) trees on site, including one (1) existing oak tree along the site frontage (to be integrated with the proposed community green park) and one (1) existing oak tree along the northern corner of the property (reference Preliminary Site Plan, **Attachment 3**).

A more complete arborist analysis will be required under a formal application to determine if any protected trees meet the findings for removal. All protected trees approved to be removed shall be replaced in accordance with the City’s tree protection ordinance.

Utilities: All on-site utilities and utility lines along the public street frontage will be installed underground per Campbell Municipal Code Section 21.18.140.

Public Improvements: The project requires frontage improvements per Campbell Municipal Code Section 11.24.040, including but not limited to: relocation and undergrounding of all existing utilities; removal of existing driveway approach; installation of City standard curb, gutter, sidewalk and ADA compliant driveway approaches consistent with the adjacent developed property; installation of LED streetlights in accordance with the City of Campbell’s Street Lighting Policies; installation of City approved street trees and irrigation; and installation of traffic control, stripes and signs.

Alternative Site Plan: The previous discussion summarizes the applicant’s preferred site plan and housing types. However, in the event that the City would not permit second-story ADUs or the requested increased density, the applicant has prepared an alternative site plan with 25 homes on 6,000+ square foot lots (**Attachment 4**). This option would require a density bonus to obtain the seven (7) additional (bonus) units, by designating two (2) of the units as very-low-income (VLI), or four (4) of the units as low-income (LI), or eight (8) of the units as moderate-income (MI), as estimated¹⁵ in the following table.

<u>Low Density (<6 du/ga)</u>	Base Density	Bonus Density	Total Units (MR + BMR¹⁶)
15 market rate (MR) units + 3 below market rate (BMR) units	~18 units	<i>n/a</i>	15 MR + 3 BMR = 18 units
+ 8 Moderate-income units	~18 units	~7 units	17 MR + 8 MI = ~25 units
+ 4 Low-income units	~18 units	~7 units	21 MR + 4 LI = ~25 units
+ 2 Very-Low-income units	~18 units	~7 units	23 MR + 2 VLI = ~25 units

¹⁵ Estimate only: Base density / Bonus density will be determined upon formal project submittal

¹⁶ The 15% BMR unit count is based on the 18-unit base density, not the 25-unit bonus density

In certain respects, a Density Bonus alternative project would yield improved affordability since the applicant would be required to provide a minimum of two (2) very-low-income units or four (4) low-income units or eight (8) moderate-income units¹⁷ as opposed to three (3) moderate-income units and two (2) low-income units, as previously discussed. The City has a long way to go in terms of satisfying its RHNA obligation with only 14% of the moderate-income category, 2% of the low-income category, and 7% of the very-low income category being satisfied for the current RHNA cycle (2015-2023); illustrating a greater need for low- and very-low income units.

If the City does not approve the requested General Plan amendment to increase the density, the applicant also has the option to develop an 18-unit Planned Development without the density bonus. This type of development would be consistent with the existing General Plan low-density designation (<6 du/ga). While this alternative would still be subject to the Inclusionary Ordinance, the applicant could pay a fee in-lieu of actually building the BMR homes. This fee is far below what it would cost a developer (or the City) to build three (3) BMR units. Staff has estimated the in-lieu fee for the project, assuming 18 units on 6,000 square foot (net) lots, built to the maximum 45% floor area of 2,700 square feet ($6000 \times .45 = 2700$). The in-lieu calculation is the in-lieu fee (\$34.50) multiplied by the average square footage (2,700) multiplied by the number of BMR units. In this case, three (3) BMR units would be required for an 18-unit development ($18 \times .15 = 3$). Thus, the estimated in-lieu fee for this hypothetical 18-unit project would be \$279,450 ($34.5 \times 2700 \times 3 = \$279,450$), less than 1/10th the cost to actually build the units¹⁸. Nevertheless, as previously discussed, the applicant has expressed their desire to construct more units; hence the request for greater density.

Environmental Review: Completion of an Initial Study and preparation of a Mitigated Negative Declaration will be required prior to formal review of the subdivision application by the Planning Commission and City Council. The applicant will be required to submit an arborist report and analysis reports related to air quality, biology, geology, and noise. The City will hire a third-party consultant to evaluate potential traffic impacts. As part of the pre-application process, the Planning Commission may elect to recommend additional and/or more focused studies where a potential impact is identified to assist in the scoping of the environmental review.

Neighborhood Notification: In addition to noticing the pre-application study session in the newspaper, notices were sent to all property owners within 300 feet of the site. While no pre-application comments were received as of the writing of this report, public comments were provided at the February 5th City Council meeting and included concerns regarding the “small town feel of the neighborhood” and potential impacts related to the proposed increase in density, traffic, parking, vehicle egress from the neighborhood, and pedestrian/bicycle traffic due to the Los Gatos Creek trail adjacency (**Attachment 7**). Any comments received by the City following publication of this report will be provided to the Planning Commission and presented at the study session.

¹⁷ Per State Density Bonus law, a project cannot combine more than one affordability category.

¹⁸ This estimate assumes the construction cost to be approximately \$200/sq. ft. which is low by today’s standards.

NEXT STEPS

The Planning Commission's pre-application comments will help inform the applicant's formal submittal. In addition to requiring a General Plan Amendment, a proposal for a small lot subdivision (<6,000 square feet) with a private street would require a Zoning Map Amendment to rezone the property to P-D (Planned Development), a Tentative Subdivision Map to develop fee-simple lots, a P-D Permit with Site and Architectural Review, a parking modification, and a Tree Removal Permit.

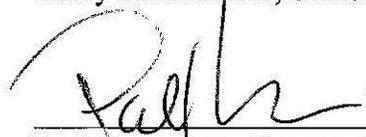
Given the applicant's desire to develop accessory dwelling units (ADUs) that are not otherwise allowed by code, the City will also require a Master Development Plan to determine if the establishment of flexible standards could achieve consistency with the intent of the Planned Development Ordinance. The project would be reviewed for compatibility with the surroundings properties in terms of visual appearance, tree removal, privacy, noise, and traffic. The proposal will also require an environmental analysis pursuant to the California Environmental Quality Act (CEQA).

Upon receipt of a formal application, staff will email a courtesy notice to all residences within 300-feet of the project site. Once the permit is ready for a public hearing, an additional public notice will be mailed providing an additional opportunity for the public to review/comment on the project plans. A formal project submittal will require review by the City's Site and Architectural Review Committee (SARC) and Planning Commission (PC), before it is brought before the City Council for a decision.

Prepared by:


Cindy McCormick, Senior Planner

Approved by:


Paul Kermoyan, Community Development Director

Attachments:

1. Location Map
2. Applicant Proposal
3. Conceptual Site Plan, Elevations and Site Photographs
4. Alternative Site Plan
5. Tree Inventory
6. City Council Staff Report
7. City Council meeting minutes

CITY OF CAMPBELL PLANNING COMMISSION
MINUTES

7:30 P.M.

TUESDAY

APRIL 9, 2019
CITY HALL COUNCIL CHAMBERS

The Planning Commission meeting of April 9, 2019, was called to order at 7:30 p.m., in the Council Chambers, 70 North First Street, Campbell, California by Acting Chair Rivlin and the following proceedings were had, to wit:

ROLL CALL

- Commissioners Present: Acting Chair: Andrew Rivlin
- Commissioner: Stuart Ching
- Commissioner: Terry Hines
- Commissioner: Mike Krey

- Commissioners Absent: Chair: JoElle Hernandez
- Commissioner: Maggie Ostrowski
- Commissioner: Michael L. Rich

- Staff Present: Community
- Development Director: Paul Kermoyan
- Senior Planner: Daniel Fama
- Senior Planner: Cindy McCormick
- Associate Planner: Stephen Rose
- City Attorney: William Seligmann
- Recording Secretary: Corinne Shinn

APPROVAL OF MINUTES

Motion: Upon motion by Commissioner Krey, seconded by Commissioner Ching, the Planning Commission minutes of the meeting of March 26, 2019, were approved as submitted. (4-0-3; Chair Hernandez and Commissioners Ostrowski and Rich were absent)

NEW BUSINESS

Acting Chair Rivlin read Agenda Item No. 3 into the record as follows:

3. **PLN2019-34** Study Session (PLN2019-34) to review pre-application conceptual plans for a potential 28-unit subdivision and associated General Plan Amendment to increase the density from <6 du/ga to 6-13 du/ga, Zoning Map Amendment to change zoning from R-1-6 to Planned Development (P-D), and P-D permit for the property located at **16179 Mozart Avenue**. Staff is recommending that this is not a project subject to CEQA. Project Planner: *Cindy McCormick, Senior Planner*

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

Director Paul Kermoyan:

- Said that it is very common for a developer to take a site and want a clean slate.
- Stated that staff is suggesting the developer instead work within the existing environment and work with existing trees on the property.
- Pointed out that density can be retained while providing necessary parking simply by providing smaller units to leave more room to accommodate parking.
- Reported that the developer is currently asking for a Parking Modification Permit.
- Suggested the Commission focus on the big issues including how to justify a Parking Modification Permit.

Commissioner Hines said that the properties around this one look similar.

Planner Cindy McCormick said that the adjoining subdivision has traditional architecture.

Commissioner Hines asked if there has been any discussion about the exit off Mozart.

Planner Cindy McCormick said that can be looked at with the traffic study.

Commissioner Hines asked if there is a possible location for another exit.

Planner Cindy McCormick said that is a challenge but it can be looked at with the traffic study.

Commissioner Hines asked if right turns are the only option when coming off Mozart and onto Bascom.

Planner Cindy McCormick said that another entrance doesn't seem feasible.

Commissioner Hines said that this exit is already a problem.

Commissioner Ching asked if the proposed park would be for public use or just for residents of the development.

Planner Cindy McCormick said she would defer to the applicant but thinks it likely would be intended for use just by residents for liability concerns.

Commissioner Krey asked what represents a “small” lot.

Planner Cindy McCormick replied less than 6,000 square feet, which is a standard lot.

Acting Chair Rivlin opened the Public Hearing for Agenda Item No. 3.

Mark Robson, Applicant, Robson Homes:

- Stated that the need for housing is acute and this site offers a good opportunity to increase density and create affordable homes.
- Compared projects. If lots are a minimum of 6,000 square feet the site could accommodate 18 units. A Planned Development project could either accommodate 23 market rate units and two BMR units; or 23 market rate units with five BMR units with added density.
- Opined that small lots equate to more affordable units than do 6,000 square foot lots.
- Stated that their initial site plan includes a total of 28 units with five of them being BMR where only four are required to be.
- Suggested that having an ADU atop a detached garage offers affordable rental housing options. The income from renting out an ADU could help a property owner to offset their cost of mortgage while providing an affordable living unit.
- Advised that there would be seven additional street parking spaces along Mozart with this development. There will be public improvements along Mozart.
- Assured that he would try to save the best trees on this lot and proposes a 4,500 square foot open space on site for private use by the residents of the development.
- Pointed out that the General Plan encourages development of housing.
- Stated that having affordable units built now with the project is the best project for the City of Campbell in providing affording housing.

Commissioner Hines asked Mr. Mark Robson what he thought about the potential for access onto Bascom.

Commissioner Ching:

- Pointed out that with this initial site plan with 28 houses they have placed their proposed park at the entrance of the development.
- Expressed concern for the safety of children who would be at play there.

Mark Robson explained that a picket fence would be placed along the street frontage. He said he was considering placing a rope swing on one of the oak trees that will be within the park area. He pointed out that each home would also have their own yards as private open space.

Commissioner Ching asked whether placement of the park space elsewhere on site might be better.

Mark Robson said that the homes would have large front porches intended to encourage homeowners utilizing them and therefore creating a sense of community. No garage doors will be visible from the street. This development will be very attractive and create a nice feel of neighborhood.

Commissioner Krey asked Mr. Mark Robson if he has constructed any projects where driveways are counted to meet parking requirements.

Mark Robson replied yes. He did so early on in the late 80's.

Commissioner Krey asked Mark Robson if he would build ADU's at the beginning.

Mark Robson said they would be constructed immediately as a place for the property owner to use and/or to rent out to help cover the mortgage.

Commissioner Krey asked if there would be exterior staircases for access to the ADU's above detached garages.

Mark Robson replied yes, they all do.

Commissioner Krey asked Mark Robson how his proposed lot size and house size compares to the homes along Beethoven.

Mark Robson said his lots would be a little smaller. As a result there will be more affordability for market rate homes. He added that he has been building detached garages for the last 20 years.

Director Paul Kermoyan:

- Clarified that the Parking Modification Permit relates to the number of spaces required.
- Added that the number of parking spaces counted for a site cannot include parking on driveways within the first 25 feet of the property. That standard cannot be deviated on.
- Elaborated that you can however deviate from the number of spaces provided as a concession per State law.

Acting Chair Rivlin asked if there was anyone else present who wished to address the Commission about this project.

Heidi Heckman, Resident on Beethoven Drive:

- Reminded that she had submitted an email to the Commission earlier today.
- Reported that Beethoven is a special community in and of itself. She has lived there for the last 12 years.
- Added that more than 30 kids play on the streets in their neighborhood. There are block parties and events for every holiday. They are a really close community.

- Stated that they are right next to the Hwy. 85 entrance. When people miss the exit they often end up driving down their street really fast.
- Advised that there are a couple of pedestrian access points to the Los Gatos Creek Trail from their neighborhood.
- Admitted that she likes Robson Homes and is just concern about density.
- Calculated that each home generally has two cars. As a family's kids grow up more cars are added per household.
- Pointed out that their street is a two lane with parking along both sides of it. There is no opportunity to bypass each other.
- Said that there is an existing impact as there is no light to assist people departing off Mozart onto Bascom.
- Added that there is a fixed median to prevent left turns off Mozart so people in the neighborhood "sneak" out to left turn onto Bascom Avenue where the kids' schools are located. This is accomplished by using the parking lot of the medical office at the corner.
- Said that those are some of the concerns of her neighborhood. Mainly traffic and egress.
- Stated that she'd like to see smaller development but this project seems great.
- Expressed appreciation for the open house conducted by Robson.
- Reiterated her desire to see the density of the project reduced.

Gabriel Gonzales, Resident on Beethoven:

- Said he too has parking concerns.
- Reported that he works for the phone company.
- Advised that he often sees people having to park far from their homes and walk in.
- Advised that half the people in the neighborhood don't park in their garages. He stated that it seems that garages tend to be used for stuff or is converted space.
- Cautioned that parking overflow will be pushed out to other people in the community.
- Stated that there is not enough parking for people who will be living there.

Mark Robson said that with a strong Homeowners' Association and effective CC&R's his projects have had good luck in restricting garages for parking of vehicles. There is a parking committee to oversee this issue as part of the HOA structure.

Gary Black, Traffic Consultant for Robson Homes:

- Informed that he went to the neighborhood to count cars.
- Reported that less than half of the street parking spaces were taken.
- Added that there will be more street parking created with this development as right now there are no curbs, gutters or sidewalks along this project site.
- Stated that most of the street parking was for the medical building at the corner.
- Said that he counted the cars leaving Mozart. Unfortunately only right turns are allowed coming out from Mozart onto Bascom.
- Said that 40 seconds was the highest time taken. From five to 10 seconds was typical. Fourteen (14) cars per hour on average.
- Concluded that this exit could accommodate ten times the traffic it currently accommodates.

Acting Chair Rivlin asked what times the exit off Mozart was monitored.

Gary Black, Traffic Engineer for Robson Homes, said it was between 7 a.m. and 9 a.m. in the morning and between 4 p.m. and 6 p.m. in the evening.

Acting Chair Rivlin asked if this development would double or triple existing traffic.

Gary Black, Traffic Engineer for Robson Homes:

- Said that 28 homes would result in 20 cars coming out in the morning or double what's going out right now.
- Stated that he observed that most of the time there were no cars there waiting to exit right from Mozart.

Commissioner Ching asked Gary Black if while conducting his traffic counts he observed what happens to those cars that exited right off Mozart onto Bascom. Did they make a U-turn to go back towards Camden or turn directly onto the Highway 85 entrance lane?

Gary Black, Traffic Engineer for Robson Homes:

- Said no he didn't note that information.
- Stated that his opinion is that cars that want to turn left onto Bascom are cutting through the medical office parking lot to do so.

Commissioner Ching pointed out that there is another similarly sized lot across the street. Was that considered if it were to be developed in a similar fashion?

Gary Black, Traffic Engineer for Robson Homes, replied no. He just considered this project.

Planner Cindy McCormick advised that someone has already been in to City Hall inquiring about the lot across the street.

Mark Robson, Applicant, said that the site can allow for 18 homes if the lots are 6,000 square foot and 25 homes if smaller lots are allowed. This is worth considering.

Commissioner Krey:

- Said that three extra BMR and ADU's would rely on breaks we give them.
- Pointed out that this is a tough location as the only way in or out is via one exit with only right-hand turns.
- Stated he can see higher density with more BMR units, which are so needed. These BMR units would belong to their homeowners.
- Stressed that parking is a big deal and that more parking is needed.

Acting Chair Rivlin suggested organizing the topics and having each Commissioner provide their input on each topic:

1. Traffic & Parking

2. Amenities – is proposed space large enough / is proposed placement best option?
3. Accessory Dwelling Units (ADU's)
4. Below Market Rate (BMR) Units
5. Trees
6. Density

Commissioner Krey:

- Stated that more parking is needed.
- Suggested marking the street on Bascom to read, "Don't Block Exit".
- Add signage to facilitate egress off Mozart onto Bascom.
- Admitted that he is leery about parking.
- Said that he likes the architecture.
- Stated that he like to see more trees protected and retained. There are some great trees there.
- Express support for density that would allow for the highest number of BMR units possible.

Commissioner Hines:

- Said that he would support the highest density for which there is no requirement for a parking exception to achieve. The State exception is fine.
- Stated that they don't need to get into a traffic study as it is obvious what the issues are.
- Suggested that there should be a thorough review of right turns onto Bascom. There must be some way to improve that turn.
- Regarding design, he said it is great and looks very presentable and workable.
- Added that he would love to live there.
- Opined that this development would generate a similar sense of community that already exists on Beethoven.
- Said that he likes the inclusion of ADU's.
- Supported the goal of saving more trees and to adding some additional trees as well. Even newer trees will look beautiful in 10 years or more.
- Stated that he supports a density that is as high as we can get including ADU and BMR units.
- Concluded that he would not support parking exception beyond that already mandated by the State.

Acting Chair Rivlin:

- Agreed that traffic and parking will be an issue.
- Stated that inclusion of BMR units is important. Providing more allows the applicant to obtain a higher density of development.
- Said that he supports the applicant's interest in placing ADU's above the detached garages.
- Asked staff if there would be a traffic study.

Planner Cindy McCormick replied yes.

Acting Chair Rivlin:

- Reminded that there is another similar property across the street that may be developed very much like this one.
- Added that the owners of the medical office may decide one day to prevent neighborhood use of their property to achieve a left turn onto Bascom Avenue.
- Suggested that Public Works provide information on what future traffic improvement plans there might be added for that area of Bascom.
- Said that the proposed architecture is charming and seems to fit the “Campbell” feel. Mr. Robson has a lot of experience and knows what works.
- Listed the last two issues as amenities and trees.
- Suggested modifying the architecture to accommodate the retention of more of the existing trees on site if possible. This might even include the consideration of relocating of some of the oaks and/or replanting additional oaks.
- Pointed out that some of the garage units offer only one covered parking space so perhaps they should consider two-car garages instead.

Commissioner Ching:

- Stated the need for traffic and parking safety.
- Expressed concern about the exiting ability onto Bascom.
- Opined that there is an existing problem there the City needs to look at.
- Reported that he saw 10 cars cut through the health center’s property in order to achieve a left-turn exit. The City should look into that no matter how many units are allowed.
- Reminded that the other site will also be developed.
- Said he was really worried about the traffic and parking on this development. What are being proposed are small parcels. Cars will be parked on driveways. Kids will play on the streets. There is a safety implication.
- Advised that he is not in favor of counting driveway space as require parking spaces.
- Admitted he’d like to see the pocket park be made larger and relocated to another part of the development. Those changes might help to keep kids from running out into the street.
- Said he has no problems with the architectural appearance of these homes.
- Pointed out that 97 percent of the protected trees on site are proposed to be cut down. That will substantially change the site.
- Reminded that a Planned Development should be special. He’d like to see more imagination on architecture and design and at least half of the existing trees on site retained. We should be challenging ourselves on how we design.
- Said that he supports ADU’s but not the proposed total of 28 units overall. He might be more in favor of up to 25 units in total.
- Stressed that safety is his major concern as well as any impacts on the surrounding environment as per the General Plan.

Acting Chair Rivlin said he agreed on the issue of trees and suggested provision of a map with trees specified and offering ways to design around existing trees. He supports a maximum of 23 units rather than 25.

Ms. Heidi Heckman, Resident on Beethoven:

- Returned to the podium and reminded the Commission that the North 40 project is coming in Los Gatos just on the other side of the highway. That project will also have a significant impact on this area.
- Added that her neighborhood is seeking to secure a speed hump on their street to slow traffic down that is currently speeding down their street. Perhaps one should go on Mozart as well.

Acting Chair Rivlin suggested the addition of “No Outlet” signs and suggested to staff that Public Works be asked about that.

Director Paul Kermoyan said that he’s added that suggestion to his list.

Mark Robson, Applicant, Robson Homes:

- Advised that they would have to bring fill onto their site to cover sewage pipes. There are utility conflicts. With fill more is feasible.

Planner Cindy McCormick said that staff is encouraging the applicant to save as many trees as possible. She cautioned that the initial tree inventory indicates that many trees are not salvageable.

Commissioner Hines suggested the applicant work with the City and expressed appreciation to Mr. Robson and his team for listening to the Commission’s feedback.

Acting Chair Rivlin closed the Public Hearing for Agenda Item No. 3.

REPORT OF THE COMMUNITY DEVELOPMENT DIRECTOR

Director Paul Kermoyan provided the following update to his written report:

- Reported that Council took second reading of the Planning Commission Ordinance. Per this Ordinance any absence, excused or not, is counted.
- Added that with adoption of this Ordinance attendance at the League of California Cities Planning Commissioner Academy is mandatory for the first two years of service on the Commission. For other Commissioners attendance is voluntary.
- Stated that the City Council is really encouraging training.
- Advised that staff will continue to consider opportunities, such as when PC meeting agendas are light or empty, to instead schedule Planning 101 training sessions. CEQA is one possible future topic.

Commissioner Ching raised the issue of budget limitations.

Director Paul Kermoyan said the budget line ran out this year but for the next fiscal year, which starts on July 1st, he is requesting more funds to support this mandatory training.

Commissioner Ching asked about events that might have no cost.

Director Paul Kermoyan said that is also an option. The American Planning Association (APA) has a site. There is potential to locate a timely training video and view it together as a group.

Commissioner Hines told the other Commissioners that the LCC Conference was very good and offered a good perspective as well as the opportunity to meet other Commissioners from throughout the State.

Director Paul Kermoyan said that the California APA Conference starts this next Saturday. Senior Planner Cindy McCormick will be attending that.

Acting Chair Rivlin asked Commissioner Hines if he wanted to update the Commission on the sessions he attended in March.

Commissioner Hines said he would put together a written update as he hasn't prepared anything for tonight.

Acting Chair Rivlin asked if it would be possible for a not-so-new Commissioner to still attend the LCC training.

Director Paul Kermoyan replied yes and said it occurs each year in March. The next State APA Conference will occur in September.

Commissioner Hines said that he finds it helpful to attend with someone else the first time attending.

Acting Chair Rivlin agreed and said he attended a CalAPA Conference with Commissioner Hernandez.

Commissioner Hines asked what constitutes a new commissioner.

Director Paul Kermoyan said it is the most recently appointed.

Acting Chair Rivlin asked about scheduling the selection of a new Chair.

Director Paul Kermoyan said that Council must first accept the resignation of Chair Hernandez at its meeting on April 16th and direct the posting of this new vacancy on the Planning Commission. After that has occurred, staff will include the selection of a new Chair and Vice Chair to complete the year on the appropriate PC agenda.

ADJOURNMENT

The Planning Commission meeting adjourned at 9:37 p.m. to the next Regular Planning Commission Meeting of **April 23, 2019**.