SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom meeting if attending remotely:

www.campbellca.gov/SARCsignup

May 28, 2024
Tuesday
6:30 PM

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

SARC AGENDA

Doetsch Conference Room
70 North First Street, Campbell, CA 95008

CALL TO ORDER / INTRODUCTIONS

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.

SARC meetings are scheduled immediately preceding the 7:30 PM Planning Commission public hearings. As such, the time allotted for each application is limited and must be reserved for review and discussion by the SARC, staff, and applicants. Any time remaining during the scheduled review time may be utilized for public comment at the discretion of the Chair.

SCHEDULED ITEMS

ITEM/FILE NO.		ADDRESS	START TIME	APPLICANT
1.	PLN-2023-1	2633 S. Bascom Ave	6:30 PM	Eric Lentz
Conditional Use Permit with Site and Architectural Review to allow the construction of a 75-foot wireless facility tower designed to resemble a eucalyptus tree. The project involves seeking a specific exception to existing zoning regulations, as the proposed tower exceeds the standard allowable height limit in the area. Project Planner: Larissa Lomen, Assistant Planner				
2.	PLN-2023-89	1361 Peggy Avenue	7:00 PM	Sunghwa Kang
Site and Architectural Review to allow the demolition of an existing single-family residence and the construction of a new approximately 2,621 square foot single-family residence with attached 595 square foot ADU. Project Planner: Nishant Seoni, Contract Associate Planner				

ADJOURNMENT

Adjourn to the next Site and Architectural Review Committee meeting on **June 11, 2024**, to be held in the Doetsch Conference Room, 70 North First Street, Campbell, California.

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 City Clerk's Office at ClerksOffice@campbellca.gov or (408) 866-2117.

Community Development Department
Planning Division

MEMORANDUM

To: Site and Architectural Review Committee **Date**: May 28, 2024

From: Larissa Lomen, Assistant Planner

Via: Rob Eastwood, Community Development Director

Subject: Conditional Use Permit with Site and Architectural Review

File No.: PLN-2023-1 ~ 2633 S Bascom Avenue

BACKGROUND

Proposed Project: This application would allow for the installation of a new concealed wireless tower facility designed as a faux eucalyptus tree to serve the AT&T network with a request for a "limited exemption from standards" to retain the height of an existing tower facility (35-feet permitted; 75-feet existing/requested) and exceed the required side and front setbacks.



Project Site: The project site is an approximately 6,098 square foot property located behind commercial buildings near the northwest corner of S. Bascom Avenue and Union Avenue. Access to the site is provided by a 450-foot long, 20-foot-wide private alleyway with entrances on Cambrian Drive and South Bascom Avenue. The property is predominantly surrounded by commercial land uses to the south and east, with a single-family dwelling situated to the north. Additionally, the

property abuts a hotel to the south, which is within the jurisdiction of the City of San Jose, as illustrated in the aerial map below.



The property shares the address and ownership with the parcel directly in front. The front parcel is currently developed with a commercial building occupied by a private communications services business, and the rear property is developed with many existing buildings that support the front parcel's business operations. Many of the existing buildings are considered to be nonconforming with the City's current zoning standards, but are allowed to continue in accordance with CMC Section 21.58.050 (Restrictions on nonconforming structures), as they were constructed prior to the site's annexation to the City in 2013.

PROJECT DATA

Zoning Designation:	NC (Neighborhood Commercial)	
General Plan Designation:	Neighborhood Commercial	
Net Lot Area:	6,098 square feet	
	Proposed	**Allowed**
Height:	75 feet[1]	35 feet (Max. Allowed)
Setbacks: [2]		
Front	2.8 feet	15 feet (Min. Required)

[1] The proposed height of the wireless facility exceeds the allowable 35-feet as set in the Zoning Ordinance, but shall be allowed through an exception to height as provided in CMC Section 21.18.050.
[2] The proposed side and front setbacks of the wireless facility exceed the allowable as set in the Zoning Ordinance, but shall be allowed through an exception to height as provided in CMC Section 21.18.050.

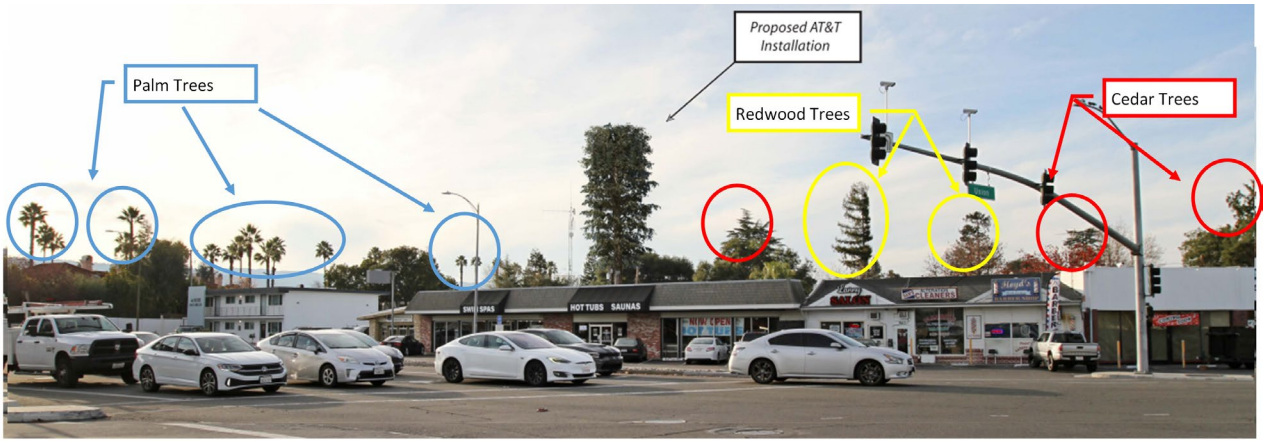
Rear	96 feet	10 feet (Min. Required)
Side:	3 feet	37.5 feet (Min. Required)

DISCUSSION

Scope of Review: The Site and Architectural Review Committee's (SARC) role is to review the design and materials of the proposed project for compatibility with City design standards and guidelines and to make recommendations as appropriate to the Planning Commission.

Design: The applicant proposes a faux Eucalyptus tree as a new wireless communications facility, necessitating a design review under the City's Wireless Facility Design Requirements (WFDR). These requirements mandate an assessment of the appropriate tree species, shape, size, quality, longevity of materials (branches & bark), color, and finish in relation to the facility's surroundings.

The WFDR specifies that the tree species should match its surroundings and ideally be placed in a grove of comparable trees. Although the applicant has chosen a faux eucalyptus tree for its effective antenna screening capabilities, no other eucalyptus trees are present nearby, and it is a non-native species that is not compatible with the City's urban forest as specified in the City's Tree Protection Ordinance. The closest comparable trees are palm trees, redwood trees, and deodar cedars located to the north and southeast of the existing tower as seen in the below photo.



The WFDR requires that faux trees replicate the shape, structure, height, and color of live trees. The proposed 75-foot wireless tower uses a faux eucalyptus tree for its design, reflecting the natural characteristics of a eucalyptus, which can grow up to 150 feet and possesses dense foliage. The upside down "V" shape of a eucalyptus tree was chosen as it offers the greatest screening where antennas are mounted towards the top of the facility. However, the proposed structure diverges from a true Eucalyptus profile by featuring a flatter canopy and less base tapering, which deviates from the rounded top and tapered base typical of real Eucalyptus trees.



Given the non-native status of the eucalyptus and its potential conflict with the urban forest management outlined in the City's Tree Protection Ordinance, yet considering its effectiveness in concealing wireless infrastructure, the SARC should evaluate whether this design is suitable or if an alternative species or design approach should be pursued.

Materials and Construction: To appear natural, the WFDR stipulates that a faux tree must have at least three branches per foot and use realistic materials, which the proposal demonstrates on Sheet A-6. Branches must seamlessly connect to the faux bark cladding, detailed in the plan specification sheets. All tower-mounted equipment, including antennas, equipment cabinets, cables, mounts, and brackets, must be painted in flat, natural colors to mimic the tree's bark or branches, as noted on Sheet REF-1 the equipment will be painted "Bark Brown" to match the tower's branches.

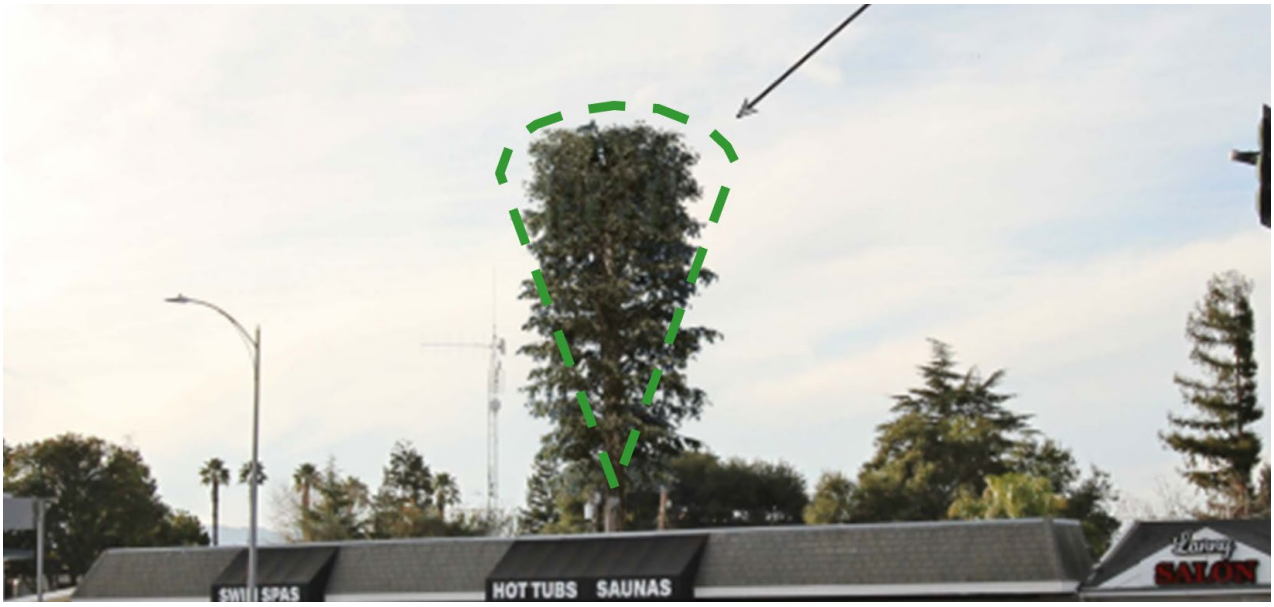
Additionally, the canopy must envelop all tower-mounted equipment and extend at least 18 inches beyond it, a criterion confirmed on Sheet A-6 of the project plans. Antennas and equipment cabinets must be covered with leaf or needle "socks" to blend with the faux foliage, also detailed on Sheet REF-1. The vertical structure will also be covered with three-dimensional faux bark cladding and all coaxial cables must be routed directly from the ground up through the pole as fulfilled on Sheet A-6.

CONSIDERATIONS

The SARC should discuss the proposed project's design, with a specific emphasis on the following discussion points:

- Should an alternative tree species be considered?
    - Staff Recommendation: Given the absence of eucalyptus trees in the vicinity and the non-native status of this species, it is recommended that the applicant reconsider the choice of a faux eucalyptus tree for the concealment structure. Alternative species that are native to the area or other types of concealment strategies should be explored to ensure better integration with the local environment. Potential alternatives could include the use of a faux redwood tree, or deodar cedar tree, which are present in the nearby area and would harmonize with the city's urban forest.

- Should the shape of the tree be altered in any way to better conceal the tower?
    - Staff Recommendation: The facility's height should be increased, and the canopy should be extended to create a wider and rounder shape. This will help conceal the equipment more effectively and provide a rounded top that tapers more to a point at the base, better mimicking the natural form of a eucalyptus tree as seen in the below photo.



- Should a non-tree facility be utilized?
    - Staff Recommendation: Alternatively, non-tree-like structures such as slimline towers, flagpoles, or artistic installations might provide effective concealment while avoiding the botanical incompatibility issues associated with a non-native species. These alternatives must be designed to "integrate seamlessly" with the surrounding environment, in compliance with the WFDR. A prominent 75-foot tower or a similar large structure may initially seem more obtrusive than a faux tree, especially to residents of nearby single-family homes. Consequently, staff suggest considering a slimline tower styled as a faux flagpole or streetlight, though this design could limit radio frequency capabilities and may not fulfill the project's feasibility requirements.

Attachments:

1. Project Plans
2. Photo Simulations

AT&T SITE NUMBER: CCL06058
AT&T SITE NAME: BASCOM & UNION

2633 S BASCOM AVENUE
CAMPBELL, CALIFORNIA 95008
JURISDICTION: CITY OF CAMPBELL
APN:41241034

SITE TYPE: SHELTER / 75'-0" EUCALYPTUS

INITIATIVE/PROJECT: NSB
USID #: 323016
FA LOCATION CODE: 15541184
RFDS ID: 5474586
RFDS VERSION: 1.00
RFDS DATE: 10/11/2022
PACE JOB #: MRSFR079306
PTN #: 3701A0YNXX

PROJECT DESCRIPTION

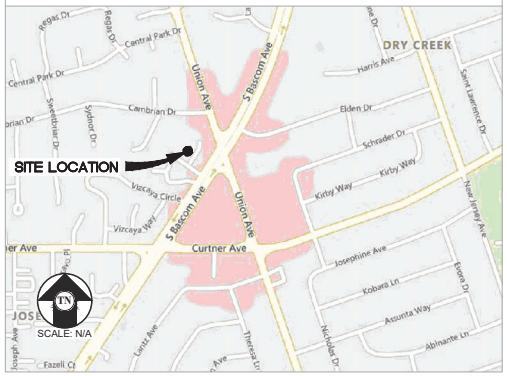
A (N) AT&T UNMANNED TELECOMMUNICATION FACILITY CONSISTING OF INSTALLING:

- INSTALLATION OF NEW AT&T 75'-0" EUCALYPTUS
- INSTALLATION OF (3) NEW ANTENNA MOUNTING ASSEMBLIES ((1) PER SECTOR)
- INSTALLATION OF (15) AT&T PANEL ANTENNAS MOUNTED AT A 65'-0" CENTERLINE ((5) PER SECTOR)
- INSTALLATION OF (12) AT&T REMOTE RADIO HEADS (RRHS) ((4) PER SECTOR)
- INSTALLATION OF (3) NEW AT&T TOWER MOUNTED DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (2) NEW RACK MOUNTED DC-9 SURGE SUPPRESSORS
- INSTALLATION OF (4) INDOOR EQUIPMENT RACKS
  - (1) OUTDOOR EMERSON 701 DC POWER PLANT CABINET
  - (1) OUTDOOR BATTERY CABINET WITH (16) GNB BATTERIES
  - (1) PURCELL CABINET FLEX21 FOR BBU EQUIPMENT
  - (1) PURCELL CABINET FLEX21 FOR POWER EQUIPMENT
- INSTALLATION OF NEW AT&T 6' CHAIN LINK FENCE WITH 3-STRANDS BARB WIRE
- INSTALLATION OF (2) AT&T 4' WIDE CHAIN LINK GATES WITH 3-STRANDS BARB WIRE
- INSTALLATION OF (1) AT&T CIENA AND (1) HOFFMAN BOX MOUNTED TO A NEW H-FRAME
- INSTALLATION OF A 200A DEDICATED SERVICE TO METER MOUNTED TO A NEW H-FRAME

PROJECT INFORMATION

SITE NAME:	BASCOM AND UNION	SITE ACQUISITION COMPANY:	MODUS LLC 1614 SE 10TH AVENUE PORTLAND, OREGON 97214
SITE #:	CCL06058		
COUNTY:	SANTA CLARA COUNTY	LEASING CONTACT:	ATTN: LORRIE BILLALON (510) 825-8889 LBILLALON@MODUSLLC.COM
JURISDICTION:	CITY OF CAMPBELL		
APN :	41241034	ZONING CONTACT:	ATTN: ERIC LENTZ (805) 895-4394 LENTZPLANNING@GMAIL.COM
SITE ADDRESS:	2633 S BASCOM AVENUE CAMPBELL, CALIFORNIA 95008	CONSTRUCTION CONTACT:	ATTN: KEITH CONNER (408) 306-3801 GKCONNER@BECHTEL.COM
CURRENT ZONING:	NEIGHBORHOOD COMMERCIAL (C-1)		
CONSTRUCTION TYPE:	V-B		
OCCUPANCY TYPE:	U, (UNMANNED COMMUNICATIONS FACILITY)		
POWER:	EXISTING TRANSFORMER		
LATITUDE:	N 37° 16' 28.3" NAD 83 N 37.274539° NAD 83		
LONGITUDE:	W 121° 56' 05.7" NAD 83 W -121.934922° NAD 83		
GROUND ELEVATION:	±210.0' AMSL		
PROPERTY OWNER:	MCQUEEN LIMITED PART 2633 S BASCOM AVENUE CAMPBELL, CALIFORNIA 95008-5635		
APPLICANT:	AT&T MOBILITY 5001 EXECUTIVE PARKWAY SAN RAMON, CALIFORNIA 94583		

VICINITY MAP



DRIVING DIRECTIONS

FORM: 5001 EXECUTIVE PARKWAY, SAN RAMON, CALIFORNIA 94583
TO SITE LOCATION: 2633 S BASCOM AVENUE, CAMPBELL, CALIFORNIA 95008

1.	HEAD SOUTHWEST	33 FT
2.	TURN RIGHT	312 FT
3.	TURN LEFT TOWARD EXECUTIVE PKWY	164 FT
4.	TURN RIGHT TOWARD EXECUTIVE PKWY	295 FT
5.	TURN RIGHT ONTO EXECUTIVE PKWY	0.2 MI
6.	TURN RIGHT ONTO CAMINO RAMON	0.6 MI
7.	USE THE RIGHT 2 LANES TO TURN RIGHT ONTO BOLLINGER CANYON RD	0.5 MI
8.	USE THE RIGHT LANE TO MERGE ONTO I-680 S VIA THE RAMP TO SAN JOSE	0.2 MI
9.	MERGE ONTO I-680 S	21.5 MI
10.	TAKE EXIT 12 TO MERGE ONTO CA-262 S/MISSION BLVD	0.5 MI
11.	MERGE ONTO CA-262 S/MISSION BLVD	0.5 MI
12.	USE THE LEFT 2 LANES TO MERGE ONTO I-880 S TOWARD SAN JOSE	3.8 MI
13.	KEEP RIGHT TO STAY ON I-880 S	9.2 MI
14.	CONTINUE ONTO CA-17 S	1.4 MI
15.	USE THE RIGHT 2 LANES TO TAKE EXIT 25 FOR HAMILTON AVE	0.2 MI
16.	USE ANY LANE TO TURN LEFT ONTO E HAMILTON AVE	0.4 MI
17.	TURN RIGHT ONTO S BASCOM AVE	1.4 MI
18.	DESTINATION WILL BE ON THE RIGHT	

ESTIMATED TIME: 43 MINUTES ESTIMATED DISTANCE: 40.7 MILES

CODE COMPLIANCE

ALL WORK & MATERIALS SHALL BE PERFORMED & INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO H+THESE CODES:

2022 CALIFORNIA ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, VOLUME 1&2, TITLE 24 C.C.R.
(2018 INTERNATIONAL BUILDING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2017 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R.
(2018 UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
2018 UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE (CEC), PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
(2018 INTERNATIONAL FIRE CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCE STANDARDS, PART 12 TITLE 24 C.C.R.
ANSI/EIA-TIA-222-H
ALONG WITH ANY OTHER APPLICABLE LOCAL & STATE LAWS AND REGULATIONS

DISABLED ACCESS REQUIREMENTS

THIS FACILITY IS UNMANNED & NOT FOR HUMAN HABITATION. DISABLED ACCESS & REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH CALIFORNIA STATE BUILDING CODE, TITLE 24 PART 2, SECTION 11B-203.5

SHEET INDEX

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A-2	SITE DETAILS	1
A-3	ANTENNA LAYOUT AND ANTENNA & EQUIPMENT SCHEDULE	1
A-4	PROPOSED SOUTHEAST & SOUTHWEST ELEVATIONS	1
A-5	PROPOSED NORTHWEST & NORTHEAST ELEVATIONS	1
A-6	TOWER LAYOUT	1
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REF-2	CE23-11 DWGS	1
REF-3	CE23-11 DWGS	
REF-4	SITE PHOTOS	

PROJECT INFORMATION:
CCL06058
BASCOM & UNION
2633 S BASCOM AVENUE
CAMPBELL, CALIFORNIA 95008

PREPARED FOR
5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:
SPECTRUM SERVICES, LLC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

AT&T SITE NO: CCL06058
PROJECT NO:
DRAWN BY: J.CAPULE
CHECKED BY: R. MARTINEZ
APPROVED BY: C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/08/22	90% ZONING	J.C.
1	04/22/24	100% ZONING	J.R.

LICENSURE:

PRELIMINARY:
NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:
TITLE SHEET

SHEET NUMBER
T-1

at&t

This Site Operated by:
AT&T MOBILITY
5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583
IN CASE OF FIRE AND THE NEED FOR SHUTDOWN
TO ACTIVATE ANTENNAS CALL THE
FOLLOWING NUMBER:
For 24 Hour Emergency Contact and Access Please Call:
(800) 638-2822

Reference Site#: CCL06058
Site Address: 2633 S BASCOM AVENUE, CAMPNELL, CA 95008

FENCE COMPOUND SIGNAGE | SCALE: NONE | 11

FOR FUEL & OTHER
ENVIRONMENTAL
EMERGENCIES
CALL EH&S
1-800-566-9347
1-800-KNOW-EHS

YELLOW EH&S SIGN | SCALE: NONE | 7

WARNING
CANCER AND REPRODUCTIVE HARM
WWW.P65WARNINGS.CA.GOV

AVERTISSEMENT
CANCER ET EFFET NOCIF SUR IS REPRODUCTION
WWW.P65WARNINGS.CA.GOV

AVERTISSEMENT
PRODUCE CANDER Y DANCS REPRODUCTIVOS
WWW.P65WARNINGS.CA.GOV

PROP 65 | SCALE: NONE | 5

SIGNAGE AND STRIPING INFORMATION

1. THE FOLLOWING INFORMATION IS A GUIDELINE WITH RESPECT TO PREVAILING STANDARDS LIMITING HUMAN EXPOSURE TO RADIO FREQUENCY ENERGY AND SHOULD BE USED AS SUCH. IF THE SITE'S EMF REPORT OR ANY LOCAL, STATE OR FEDERAL GUIDELINES OR REGULATIONS SHOULD BE IN CONNECT WITH ANY PART OF THESE NOTES OR PLANS, THE MORE RESTRICTIVE GUIDELINE OR REGULATION SHALL BE FOLLOWED AND OVERRIDE THE LESSER.
2. THE PUBLIC LIMIT OF RF EXPOSURE ALLOWED BT AT&T IS 1mWcm^2 AND THE OCCUPATIONAL LIMIT OF RF EXPOSURE ALLOWED BY AT&T IS 5mWcm^2.
3. IF THE BOTTOM OF THE ANTENNA IS MOUNTED (8) EIGHT FEET ABOVE THE GROUND OR WORKING PLATFORM LINE OF THE PERSONAL COMMUNICATION SYSTEM (PCS) AND DOES NOT EXCEED THE PUBLIC LIMIT OF RF EXPOSURE LIMIT THEN NO STRIPING OR BARRICADES SHOULD BE NEEDED.
4. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF THE SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINE FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
5. IF THE PUBLIC LIMIT OF RF EXPOSURE ON THE SITE IS EXCEEDED AND THE AREA IS PUBLICLY ACCESSIBLE (e.g. ROOF ACCESS DOOR THAT CANNOT BE LOCKED, OR FIRE EGRESS) THEN BOTH BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS. THE EXACT EXTENT OF THE BARRICADES AND STRIPING SHALL BE PLACED AROUND THE ANTENNAS, THE EXACT EXTENT OF THE BARRICADES & STRIPING SHALL BE DETERMINED BY THE EMF REPORT FOR THE SITE DONE BEFORE OR SHORTLY AFTER COMPLETION OF SITE CONSTRUCTION. USE THE PLANS AS A GUIDELINES FOR PLACEMENT OF SUCH BARRICADES AND STRIPING.
6. ALL TRANSMIT ANTENNAS REQUIRE A THREE LANGUAGE WARNING SIGN WRITTEN IN ENGLISH, SPANISH, AND CHINESE. THIS SIGN SHALL BE PROVIDED TO THE CONTRACTOR Y THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION. THE LARGER SIGN SHALL BE PLACED IN PLAIN SIGHT AT ALL ROOF ACCESS LOCATIONS AND ON ALL BARRICADES. THE SMALLER SIGN SHALL BE PLACED ON THE ANTENNA ENCLOSURES IN A MANNER THAT IS EASILY SEEN BY ANY PIERSON ON THE ROOF. WARNING SIGNS SHALL COMPLY WITH ANSI C95.2 COLOR, SYMBOL, AND CONTENT CONVENTIONS. ALL SIGNS SHALL HAVE AT&T'S NAME AND THE COMPANY CONTACT INFORMATION (e.g. TELEPHONE NUMBER) TO ARRANGE FOR ACCESS TO THE RESTRICTED AREAS. THIS TELEPHONE NUMBER SHALL BE PROVIDED TO THE CONTRACTOR BY THE AT&T CONSTRUCTION PROJECT MANAGER AT THE TIME OF CONSTRUCTION.
7. PHOTOS OF ALL STRIPING, BARRICADES AND SIGNAGE SHALL BE PART OF THE CONTRACTORS CLOSE OUT PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION PACKAGE & SHALL BE TURNED INTO THE AT&T CONSTRUCTION MANAGER AT THE END OF CONSTRUCTION. STRIPING SHALL BE DONE WITH FADE RESISTANT YELLOW SAFETY PAINT IN A CROSS-HATCH PATTERN AS DETAILED BY THE CONSTRUCTION DRAWINGS. ALL BARRICADES SHALL BE MADE OF AN RF FRIENDLY MATERIAL SO AS NOT TO BLOCK OR INTERFERE WITH THE OPERATION OF THE ANTENNAS. BARRICADES SHALL BE PAINTED WITH FADE RESISTANT YELLOW SAFETY PAINT. THE CONTRACTOR SHALL PROVIDE WITH ALL RF FRIENDLY BARRICADES NEEDED, & SHALL PROVIDE THE AT&T CONSTRUCTION PROJECT MANAGER WITH A DETAILED SHOP DRAWING OF EACH BARRICADES. UPON CONSTRUCTION COMPLETION.

GENERAL NOTES | SCALE: NONE | 2

DANGER
NO
TRESPASSING

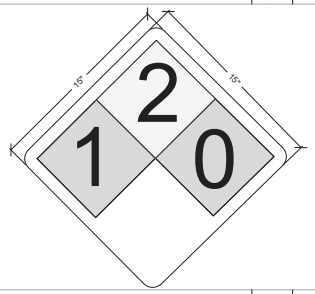
FENCED COMPOUND SIGNAGE | SCALE: NONE | 14

INFORMATION
Federal Communications Communication Tower
Registration Number
1 2 3 4 5 6 7
Posted in accordance with Federal Communications
Commission rules and antenna tower registration
47CFR 17.4 (g).
8"
12"

FCC ASR SIGNAGE | SCALE: NONE | 10

DIESEL FUEL
COMBUSTIBLE
NO SMOKING
NO OPEN FLAMES
FUEL TANK CAPACITY 190 GALS

FUEL TYPE SIGN | SCALE: NONE | 6



NFPA 704 HAZARD DIAMOND SIGN | SCALE: NONE | 4

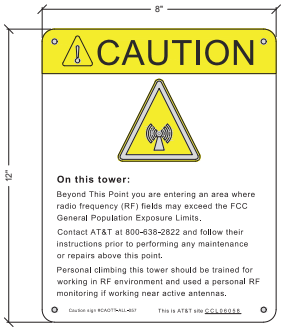
NOTICE
AUTHORIZED
PERSONNEL
ONLY

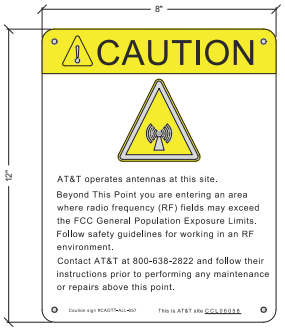
DOOR / EQUIPMENT SIGN | SCALE: NONE | 13

Property of AT&T
Authorized
Personnel Only
No Trespassing
Violators will be prosecuted
In case of emergency, or prior to performing maintenance on this site, call (800) 638-2822 and reference cell site number CCL06058

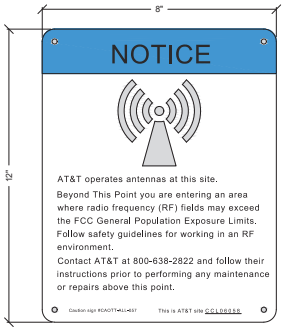
GATE SIGNAGE | SCALE: NONE | 9

NOTE:
1. CONTRACTOR SHALL INSTALL ALL INFORMATION SIGNAGE IN ACCORDANCE W/ AT&T WIRELESS DOCUMENT #03-0074, RF EXPOSURE POLICY AND RF SAFETY COMPLIANCE PROGRAM, LATEST EDITION.
2. CONTRACTOR SHALL CONTACT AT&T R-RFSC FOR INFORMATION ON MPE LEVELS AND INSTRUCTIONS ON LEVEL AND LOCATION OF SIGNAGE.





CAUTION AND WARNING SIGN | SCALE: NONE | 3



NOTICE SIGN | SCALE: NONE | 1



NFPA HAZARD SIGN | SCALE: NONE | 12

Property of AT&T
Authorized
Personnel Only
In case of emergency, or prior to performing maintenance on this site, call (800) 638-2822 and reference cell site number CCL06058

CABINET DOORS SIGNAGE | SCALE: NONE | 8

PROJECT INFORMATION:
CCL06058
BASCOM & UNION
2633 S BASCOM AVENUE
CAMPBELL, CALIFORNIA 95008

PREPARED FOR
at&t
5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:
SPECTRUM
A Nextedge Company
SPECTRUM SERVICES, LLC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

AT&T SITE NO:	CCL06058
PROJECT NO:	
DRAWN BY:	J.CAPULE
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/08/22	90% ZONING	J.C.
1	04/22/24	100% ZONING	J.R.

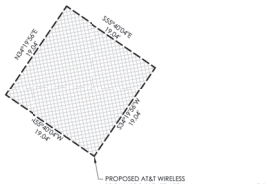
LICENSURE:

PRELIMINARY:
NOT FOR
CONSTRUCTION

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SHEET TITLE:
SITE SIGNAGE

SHEET NUMBER
T-2



2 LEASE AREA DETAIL
SCALE: 1"=10'

BOUNDARY AND TITLE INFORMATON

THIS MAP IS A GRAPHIC DEPICTION OF DATA COMPILED FROM PRELIMINARY TITLE REPORTS, RECORD SUPPORT DOCUMENTS, MAPS AND VARIOUS OTHER INFORMATION. IT IS NOT A BOUNDARY SURVEY. THIS MAP IS A TOPOGRAPHIC MAP SHOWING EASEMENTS OF RECORD TOGETHER WITH PROPERTY LINES PLOTTED FROM SAID RECORD DATA. THE LIMITS OF TOPOGRAPHIC DATA AND/OR IMPROVEMENTS GATHERED AND DEPICTED ARE LIMITED TO THE CONTRACTUAL SCOPE FOR THIS PROJECT. NO MONUMENTS WERE SET OR WILL BE SET. NO TITLE RESEARCH WAS PERFORMED BY OMNI DESIGN GROUP INC.

THE PROPERTY BOUNDARY AS SHOWN HEREON IS BASED UPON A PRELIMINARY TITLE REPORT PREPARED BY "FIRST AMERICAN TITLE INSURANCE COMPANY", NO. 5026900-6901615, DATED SEPTEMBER 8, 2022 AT 7:30 A.M. OMNI DESIGN GROUP, INC. ASSUMES NO LIABILITY FOR PRIOR SURVEYS, ENCROACHMENTS OR OTHER DEFECTS IN TITLE.

PROPERTY LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF LOT 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT NO. 411 CAMBRIAN VILLAGE", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JUNE 30, 1947 IN BOOK 13 OF MAPS, AT PAGE 32, AND A PORTION OF LOT 7, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT NO. 471 CAMBRIAN VILLAGE ADDITION NO. 1", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 15, 1948 IN BOOK 15 OF MAPS, AT PAGE 54, AND A PORTION OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 1 WEST, M.D.B. & M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHWESTERLY LINE OF SAN JOSE–LOS GATOS ROAD, WITH THE DIVIDING LINE BETWEEN LOTS 1 AND 2, AS SAID ROAD AND LOTS ARE SHOWN UPON THE MAP OF TRACT NO. 411 ABOVE REFERRED TO; THENCE FROM SAID POINT OF BEGINNING NORTH 33° 45' EAST ALONG SAID NORTHWESTERLY LINE OF SAN JOSE–LOS GATOS ROAD FOR A DISTANCE OF 45.00 FEET; THENCE LEAVING SAID LAST MENTIONED LINE AND RUNNING NORTHERLY ALONG AN ARC OF A CURVE TO THE LEFT, TANGENT TO THE PRECEDING COURSE, WITH A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 90°, FOR AN ARC DISTANCE OF 15.71 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF A 20 FEET ALLEY, AS SAID ALLEY IS SHOWN UPON THE MAP OF TRACT NO. 411 ABOVE REFERRED TO; THENCE NORTH 56° 15' WEST ALONG THE SOUTHWESTERLY LINE OF SAID ALLEY FOR A DISTANCE OF 95.03 FEET TO AN ANGLE POINT THEREIN AND THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE FROM SAID TRUE POINT OF BEGINNING CONTINUING NORTH 56° 15' WEST ALONG THE NORTHWESTERLY PROLONGATION OF THE SOUTHWESTERLY LINE OF SAID ALLEY FOR A DISTANCE OF 185 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERLY LINE OF LOT 7, AS SAID LOT IS SHOWN UPON THE MAP OF TRACT NO. 471 ABOVE REFERRED TO, ALSO BEING THE SOUTHERLY LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM RAYMOND F. MATHIS TO MADRED L. MATHIS, DATED FEBRUARY 8, 1962, RECORDED FEBRUARY 13, 1962 IN BOOK 5463 OFFICIAL RECORDS, PAGE 712, SANTA CLARA COUNTY RECORDS; THENCE NORTH 89° 40' 25" EAST ALONG THE SAID SOUTHERLY LINE OF LAND SO DESCRIBED IN THE DEED TO SAID MATHIS FOR A DISTANCE OF 115 FEET, MORE OR LESS, TO THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN THE DEED FROM RAYMOND F. MATHIS TO COSENTINO'S VEGETABLE HAVEN, A PARTNERSHIP, DATED SEPTEMBER 9, 1960, RECORDED SEPTEMBER 26, 1960 IN BOOK 4927 OFFICIAL RECORDS, PAGE 415, SANTA CLARA COUNTY RECORDS; THENCE SOUTH 0° 19' 35" EAST ALONG THE WESTERLY LINE OF LAND SO DESCRIBED IN THE DEED TO SAID COSENTINO'S VEGETABLE HAVEN FOR A DISTANCE OF 25 FEET, MORE OR LESS, TO AN ANGLE POINT THEREIN; THENCE SOUTH 56° 16' EAST ALONG THE SOUTHWESTERLY LINE OF LAND SO DESCRIBED IN THE DEED TO SAID COSENTINO'S VEGETABLE HAVEN FOR A DISTANCE OF 75.00 FEET TO THE SOUTHERNMOST CORNER THEREOF IN THE NORTHWESTERLY LINE OF SAID 20 FEET ALLEY; THENCE SOUTH 33° 45' WEST ALONG SAID LAST MENTIONED LINE 40.00 FEET TO THE TRUE POINT OF BEGINNING.

TITLE REPORT EXCEPTIONS

ITEMS FROM TITLE REPORT THAT ARE NOT REFERENCED BELOW ARE EITHER NOT PLOTTABLE, NOT LEGIBLE, NOT PROVIDED OR DO NOT AFFECT PROPERTY.

(9) AN EASEMENT FOR RIGHT OF WAY FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 29, 1950 AS BOOK 2064, PAGE 445 OF OFFICIAL RECORDS.
IN FAVOR OF: MADRED L. MATHIS
AFFECTS: AS DESCRIBED THEREIN

(11) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED JANUARY 3, 1997 AS DOCUMENT NO. 13570097 OF OFFICIAL RECORDS.

PROPOSED LEASE AREA DESCRIPTION

THAT PORTION OF REAL PROPERTY IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PORTION OF LOT 2, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT NO. 411 CAMBRIAN VILLAGE", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON JUNE 30, 1947 IN BOOK 13 OF MAPS, AT PAGE 32, AND A PORTION OF LOT 7, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "TRACT NO. 471 CAMBRIAN VILLAGE ADDITION NO. 1", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ON MARCH 15, 1948 IN BOOK 15 OF MAPS, AT PAGE 54, AND A PORTION OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 1 WEST, M.D.B. & M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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COMMENCING FROM THE SOUTHERN MOST CORNER OF SAID PROPERTY MENTIONED ABOVE, THENCE NORTHEAST ALONG THE SOUTHEASTERLY LINE NORTH 34°44'08" EAST, A DISTANCE OF 18.74 FEET; THENCE LEAVING SAID LINE AT RIGHT ANGLES NORTH 55°15'52" WEST, A DISTANCE OF 1.01 FEET TO THE **TRUE POINT OF BEGINNING;**

THENCE NORTH 55°40'04" WEST, A DISTANCE OF 19.04 FEET;
THENCE NORTH 34°19'56" EAST, A DISTANCE OF 19.04 FEET;
THENCE SOUTH 55°40'04" EAST, A DISTANCE OF 19.04 FEET;
THENCE SOUTH 34°19'56" WEST, A DISTANCE OF 19.04 FEET TO THE **TRUE POINT OF BEGINNING.**

BASIS OF BEARINGS

THE BEARINGS ARE BASED UPON CALIFORNIA COORDINATE **SYSTEM, ZONE 3, NAD 83**

BENCHMARK:

TRIMBLE R10 GPS SYSTEM WAS USED TO OBSERVE ONSITE **CONTROL. DATA PROCESSED** THROUGH NATIONAL GEODETIC SURVEYS ONLINE POSITIONING **USER SERVICE TO OBTAIN** STATE PLANE COORDINATES AND LATITUDE AND LONGITUDE **(NAD 83) ALONG WITH** ELEVATIONS (NAVD 88).

NOTES:

1. DATE OF SURVEY: 08/26/2022
2. ACREAGE PARCEL: ±0.15 ACRES
3. ASSESSOR'S PARCEL NUMBER(S): 412-41-034
4. PROPOSED LEASE AREA: 19.04' x 19.04' = ±362.5 **SQUARE FEET**
5. PROPERTY OWNER(S): THE MCQUEEN LIMITED PARTNERSHIP
6. MAGNETIC DECLINATION: 13.00°
7. CONVERGENCE ANGLE: -0°52'42"

FIRM CLASSIFICATION

THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "D" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06085C0243H, EFFECTIVE DATE MAY 18, 2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY IN ACCORDANCE WITH THE NATIONAL FLOOD INSURANCE PROGRAM.

(ZONE "D" BEING CLASSIFIED AS AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE PER SAID F.E.M.A. MAP ABOVE)

PROPOSED ANTENNA GEODETIC COORDINATES

THE CENTER OF THE PROPOSED ANTENNAS AS SHOWN HEREON IS LOCATED AT THE FOLLOWING COORDINATES (NAD 83):

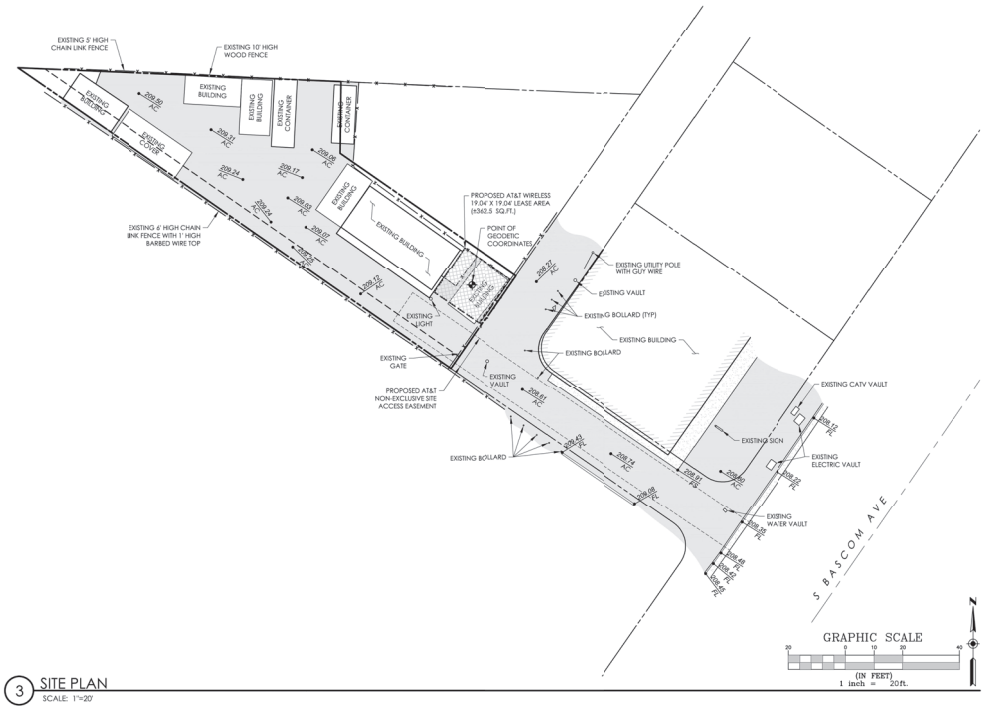
LATITUDE: N 37°16'28.09"
LONGITUDE: W 121°56'04.92"

THE LATITUDE AND LONGITUDE SHOWN HERON WERE DERIVED FROM DATA COLLECTED USING A TRIMBLE R8 GNSS DUAL FREQUENCY RECEIVER AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY ONLINE POSITIONAL USER SERVICE. ACCURACY FOR KINEMATIC SURVEYING USING A TRIMBLE R8 GNSS RECEIVER IS HORIZONTALLY ±10MM+1 PPM RMS.

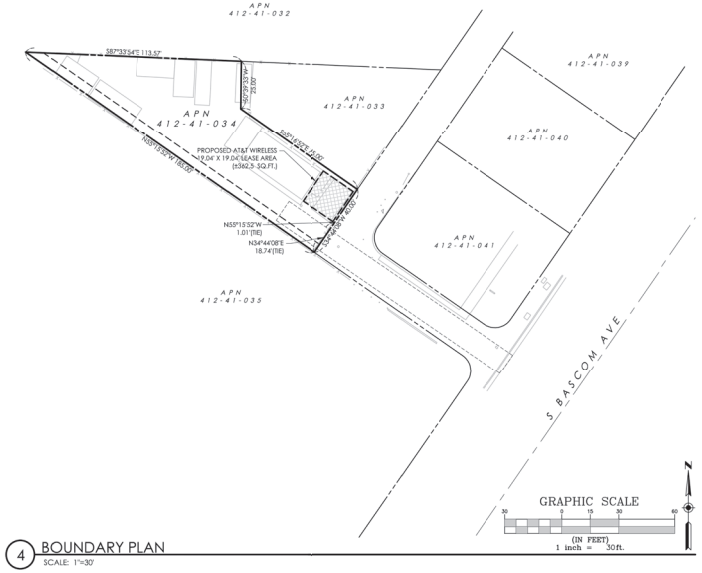
LEGEND

AC	=	ASPHALTIC CONCRETE
EP	=	EDGE OF PAVEMENT
FL	=	FLOWLINE
FS	=	FINISHED SURFACE
GD	=	GROUND ELEVATION
TC	=	TOP OF CURB
AGL	=	ABOVE GRADE LEVEL
AMSL	=	ABOVE MEAN SEA LEVEL

1 BOUNDARY & LEGAL DESCRIPTIONS
SCALE: NONE



3 SITE PLAN
SCALE: 1"=20'



4 BOUNDARY PLAN
SCALE: 1"=30'

at&t
5001 EXECUTIVE PARKWAY
SAN RAMON, CA 94583

PROJECT INFORMATION:

CCL06058
BASCOM & UNION

2633 S BASCOM AVENUE
CAMPBELL, CA 95008

CURRENT ISSUE DATE:

11/30/2022

ISSUED FOR:

100% SURVEY

REV.:	DATE:	DESCRIPTION:	BY:

COORDINATING ARCHITECT:

ODI OMNI DESIGN INCORPORATED
Ca'y Mayor Group
ARCHITECTURE | ENGINEERING | SURVEYING
711 Tank Farm Road, Suite 100, San Luis Obispo, CA 93401
Office: 805.544.9700 www.omnidesign.us

SEAL:

PROFESSIONAL LAND SURVEYOR
MATHEW W. MARCHELL
EXP: 09-30-23
NO. PLS9032
STATE OF CALIFORNIA

CONSULTANT:

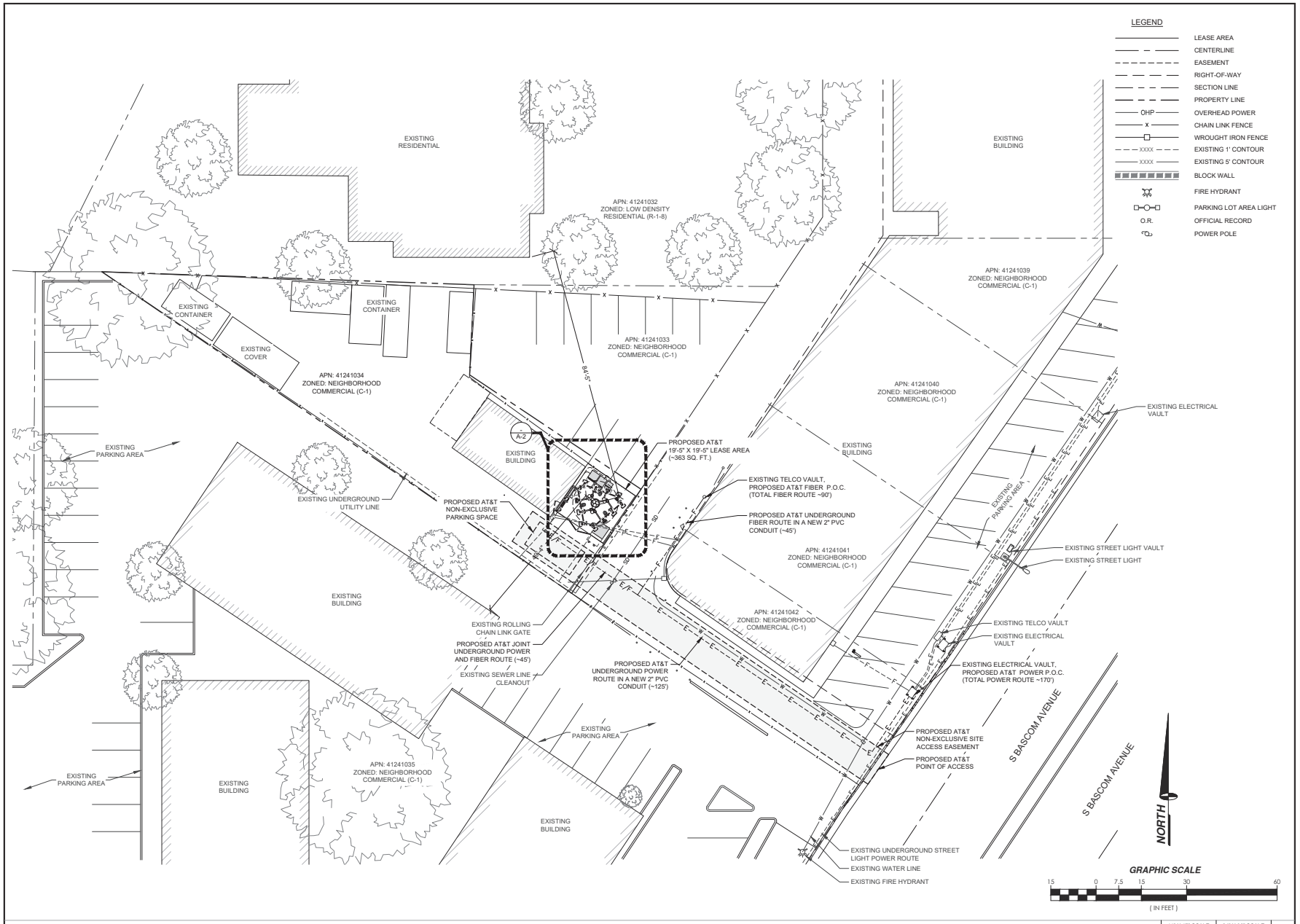
Modas, Inc.
240 Stockton Street, 3rd Floor
San Francisco, CA 94108

DRAWN BY:	CHK.:	APV.:
DKN	MWM	MWM

SHEET TITLE:

LEASE AREA DETAIL
SITE & BOUNDARY PLAN

SHEET NUMBER: C-1 REVISION: 1180-1019



OVERALL SITE PLAN

11" X 17" SCALE	24" X 36" SCALE
1" = 30'	1" = 15'

1

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BASCOM & UNION

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CAMPBELL, CALIFORNIA 95008

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VENDOR:

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1	04/22/24	100% ZONING	J.R.

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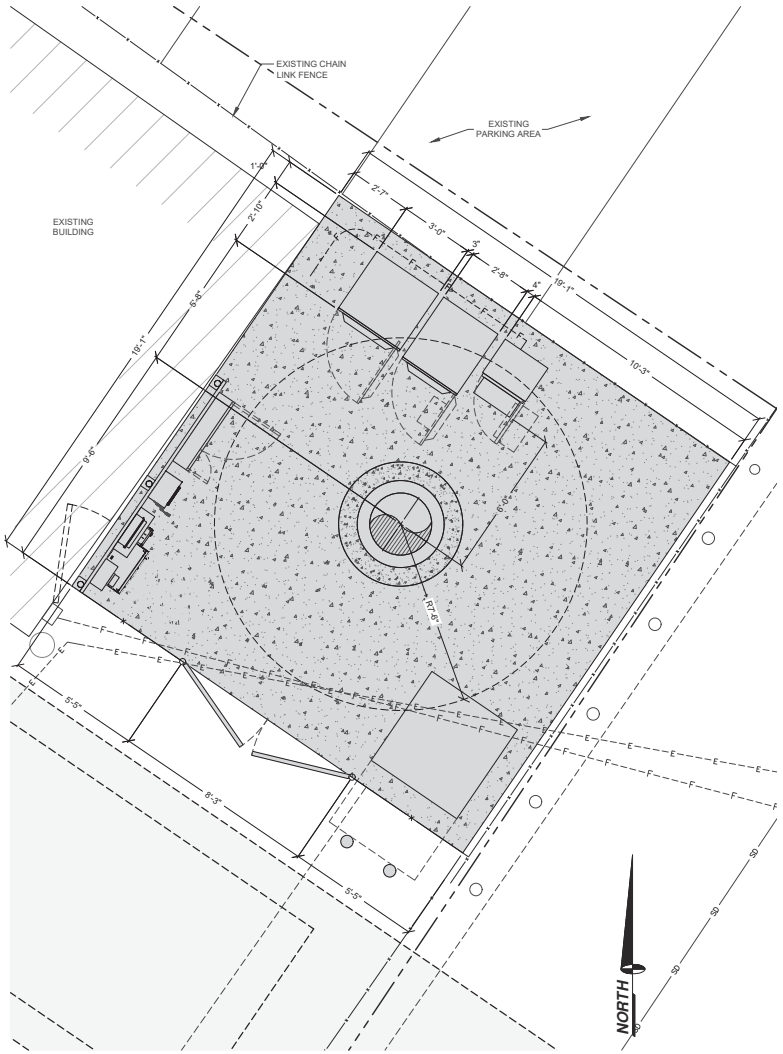
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SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER

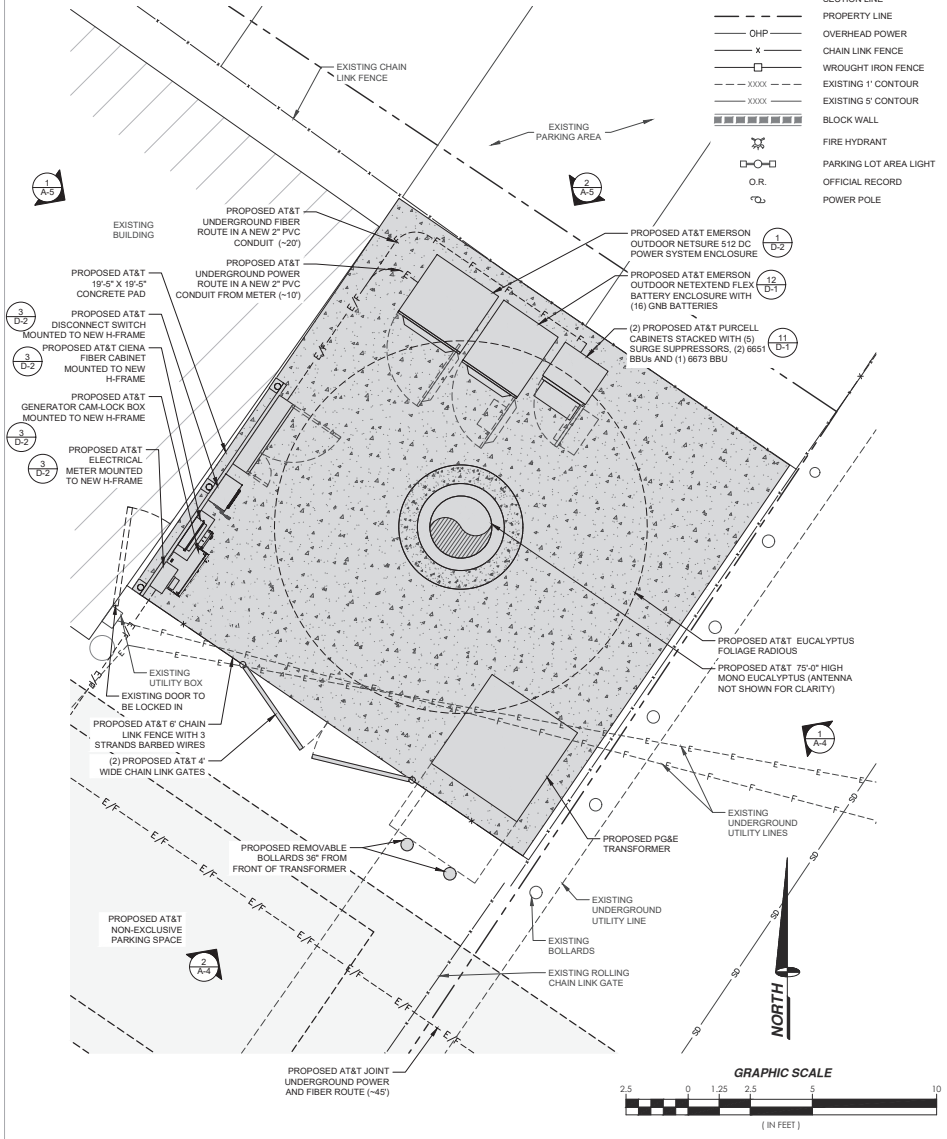
A-1



SITE DETAIL WITH DIMENSIONS

11" X 17" SCALE	24" X 36" SCALE
1" = 5'	1" = 2'-6"

1



SITE DETAIL

11" X 17" SCALE	24" X 36" SCALE
1" = 5'	1" = 2'-6"

1

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SHEET TITLE:

SITE DETAILS

SHEET NUMBER

A-2

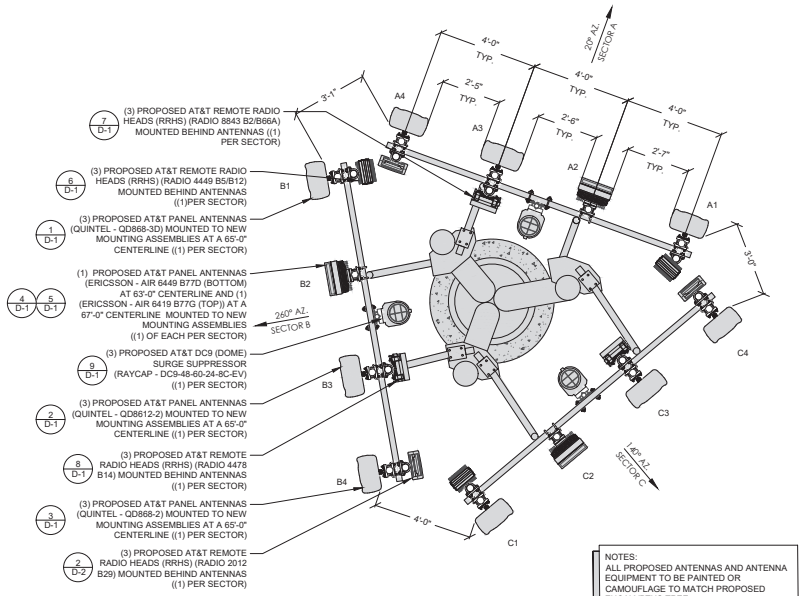
ANTENNA AND EQUIPMENT SCHEDULE

	POSITION	ANTENNA AZIMUTH	ANTENNA MAKE	ANTENNA MODEL	RRHs	ANTENNA CENTERLINE	CABLE LENGTH
ALPHA	A1	20°	QUINTEL	QD868-3D	(1) RADIO 4449 B5/B12	65'-0"	90'
	A2		ERICSSON	AIR 6419 B77G (TOP)	-	67'-0"	
			ERICSSON	AIR 6449 B77D (BOTTOM)	-	63'-0"	
	A3		QUINTEL	QD8612-2	(1) RADIO 4478 B14 (1) RADIO 8843 B2/B66A	65'-0"	
	A4		QUINTEL	QD868-2	(1) RADIO 2012 B29	65'-0"	
BETA	B1	260°	QUINTEL	QD868-3D	(1) RADIO 4449 B5/B12	65'-0"	90'
	B2		ERICSSON	AIR 6419 B77G (TOP)	-	67'-0"	
			ERICSSON	AIR 6449 B77D (BOTTOM)	-	63'-0"	
	B3		QUINTEL	QD8612-2	(1) RADIO 4478 B14 (1) RADIO 8843 B2/B66A	65'-0"	
	B4		QUINTEL	QD868-2	(1) RADIO 2012 B29	65'-0"	
GAMMA	C1	140°	QUINTEL	QD868-3D	(1) RADIO 4449 B5/B12	65'-0"	90'
	C2		ERICSSON	AIR 6419 B77G (TOP)	-	67'-0"	
			ERICSSON	AIR 6449 B77D (BOTTOM)	-	63'-0"	
	C3		QUINTEL	QD8612-2	(1) RADIO 4478 B14 (1) RADIO 8843 B2/B66A	65'-0"	
	C4		QUINTEL	QD868-2	(1) RADIO 2012 B29	65'-0"	

RFDS ID	5474586
RFDS DATE	10/11/2022
RFDS VERSION	1.00

NOTE:
1. ANTENNA POSITION ARE LEFT TO RIGHT FROM FRONT OF ANTENNA
2. MAINTAIN 3 FEET MINIMUM BACK TO BACK INTER SECTOR HORIZONTAL SEPARATION BETWEEN ANTENNA 1 AND ANTENNA 4

PROPOSED EQUIPMENT SCHEDULE | 2



NOTES:
ALL PROPOSED ANTENNAS AND ANTENNA EQUIPMENT TO BE PAINTED OR CAMOUFLAGE TO MATCH PROPOSED EUCALYPTUS TREE

NORTH

GRAPHIC SCALE
2.5 0 1.25 2.5 5 10
(IN FEET)

PROPOSED ANTENNA LAYOUT | 11" X 17" SCALE: 1" = 5' | 24" X 36" SCALE: 1" = 2'-6" | 1

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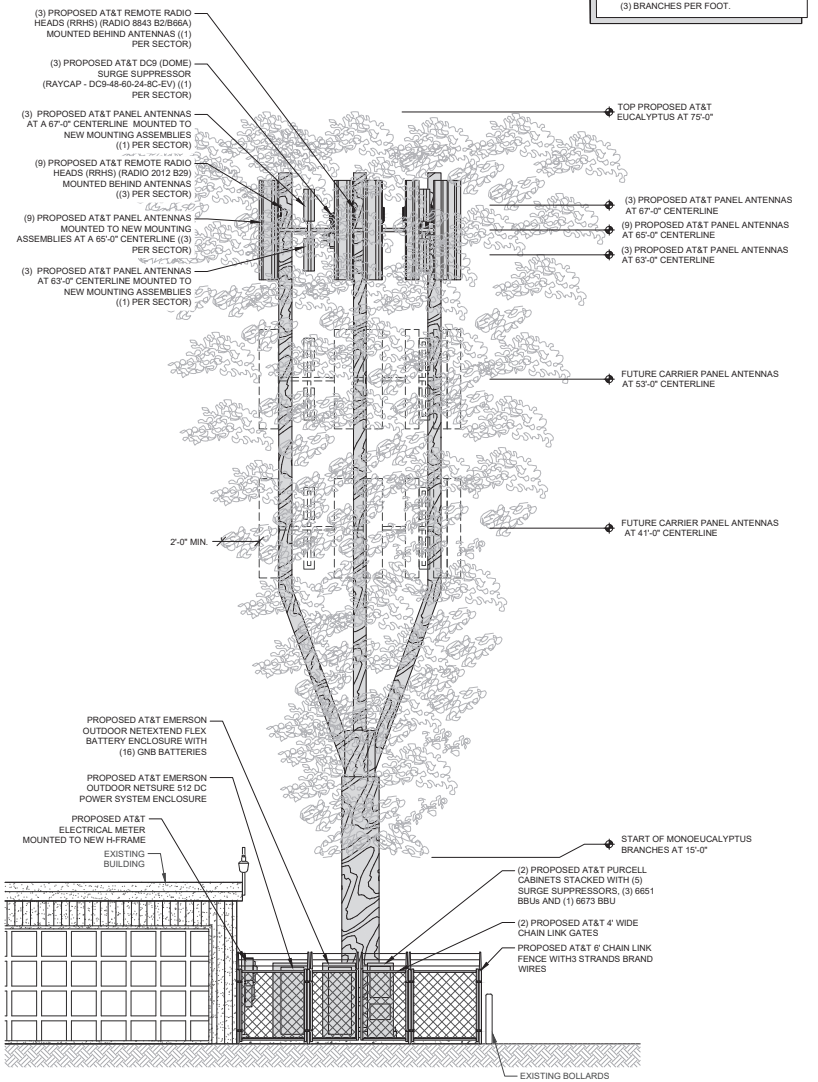
SHEET TITLE:

ANTENNA PLAN AND
EQUIPMENT SCHEDULE

SHEET NUMBER

A-3

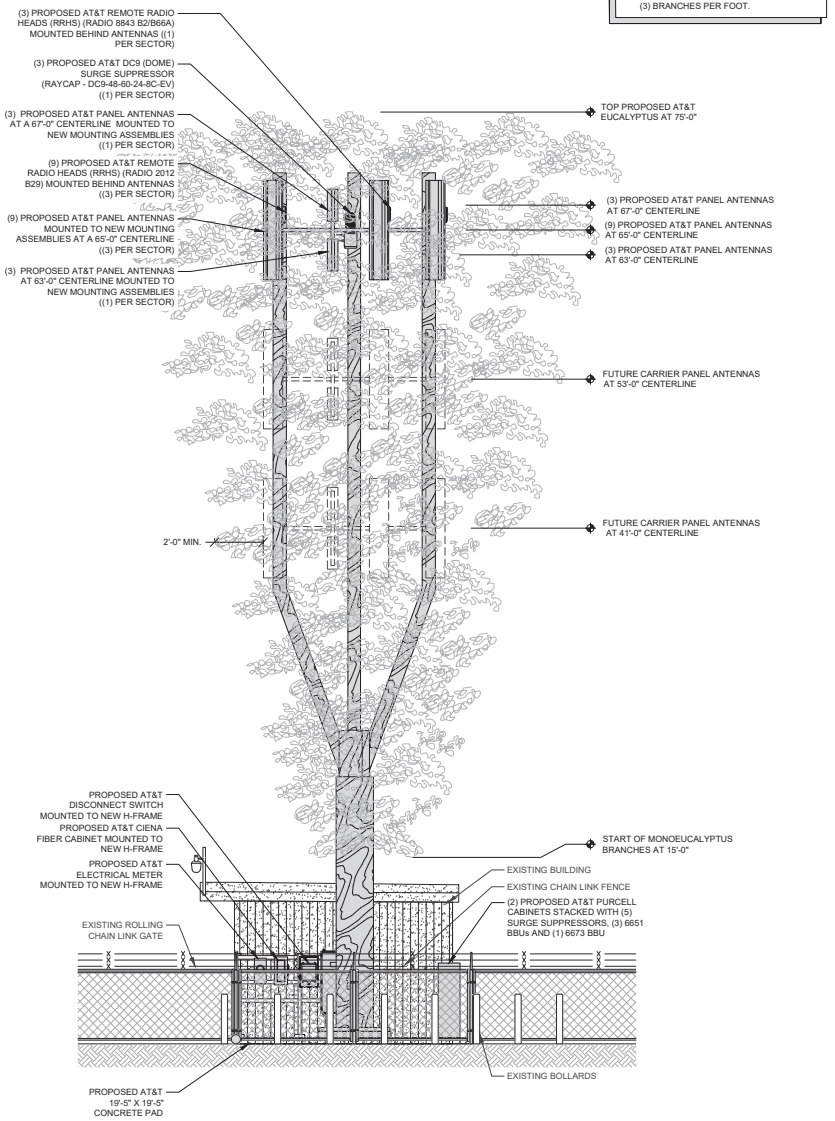
NOTES:
1. ALL PROPOSED ANTENNAS AND ANTENNA EQUIPMENT TO BE PAINTED OR CAMOUFLAGE TO MATCH PROPOSED EUCALYPTUS TREE
2. BRANCH DENSITY TO HAVE A MINIMUM OF (3) BRANCHES PER FOOT.



SOUTHWEST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	2

NOTES:
1. ALL PROPOSED ANTENNAS AND ANTENNA EQUIPMENT TO BE PAINTED OR CAMOUFLAGE TO MATCH PROPOSED EUCALYPTUS TREE
2. BRANCH DENSITY TO HAVE A MINIMUM OF (3) BRANCHES PER FOOT.



SOUTHEAST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

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PHONE: (702) 367-7705
FAX: (702) 367-8733

AT&T SITE NO:	CCL06058
PROJECT NO:	
DRAWN BY:	J.CAPULE
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/08/22	90% ZONING	J.C.
1	04/22/24	100% ZONING	J.R.

LICENSURE:

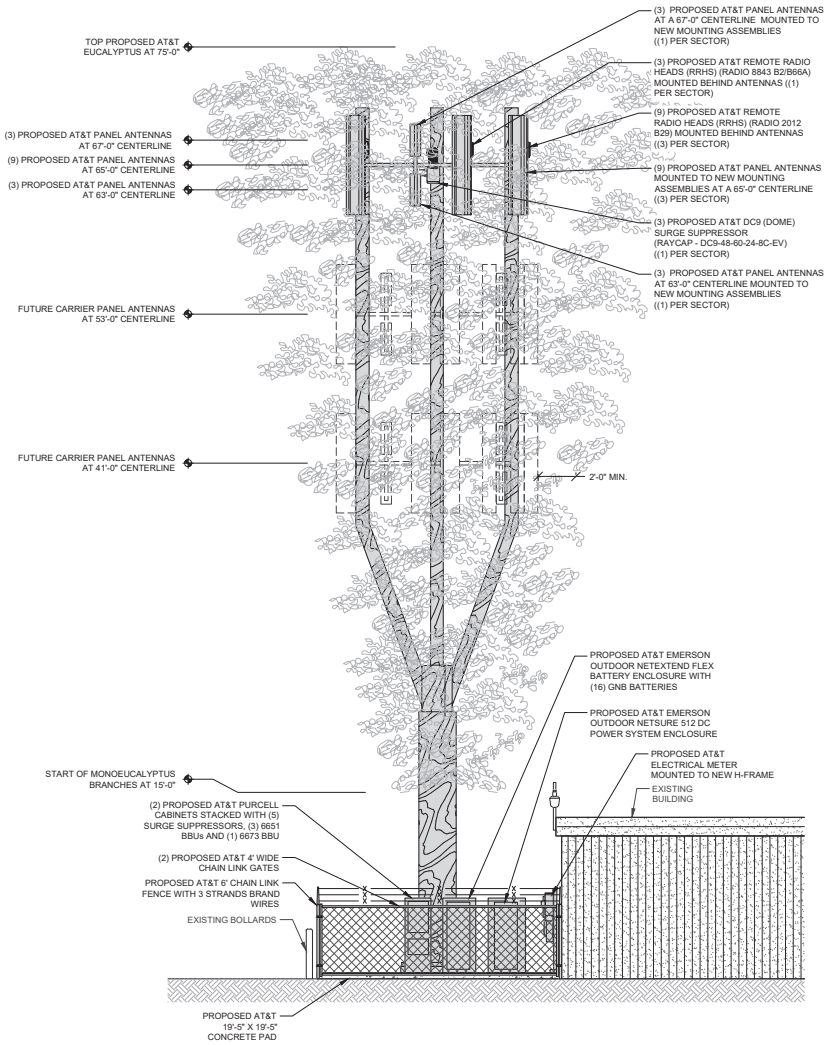
PRELIMINARY:
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CONSTRUCTION

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SHEET TITLE:
SOUTHEAST AND SOUTHWEST ELEVATIONS

SHEET NUMBER
A-4

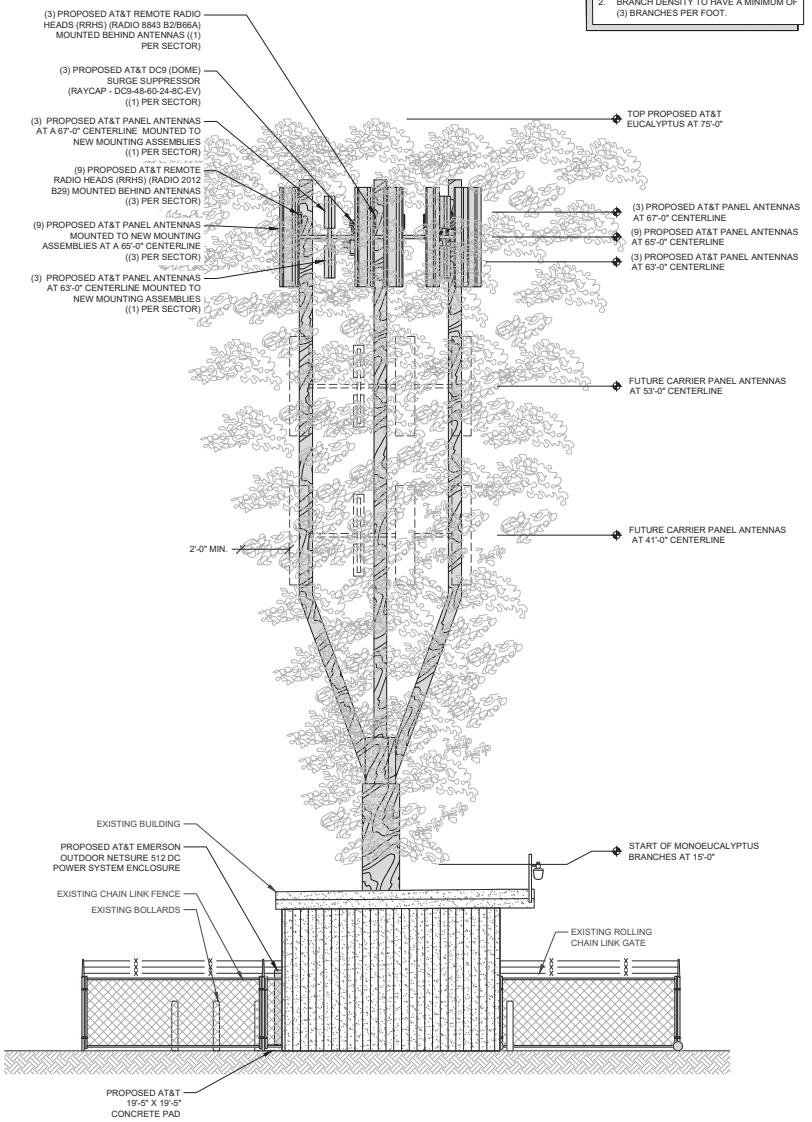
NOTES:
1. ALL PROPOSED ANTENNAS AND ANTENNA EQUIPMENT TO BE PAINTED OR CAMOUFLAGE TO MATCH PROPOSED EUCALYPTUS TREE
2. BRANCH DENSITY TO HAVE A MINIMUM OF (3) BRANCHES PER FOOT.



NORTHEAST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	2

NOTES:
1. ALL PROPOSED ANTENNAS AND ANTENNA EQUIPMENT TO BE PAINTED OR CAMOUFLAGE TO MATCH PROPOSED EUCALYPTUS TREE
2. BRANCH DENSITY TO HAVE A MINIMUM OF (3) BRANCHES PER FOOT.



NORTHWEST ELEVATION

11" X 17" SCALE	24" X 36" SCALE	
1" = 10'	1" = 5'	1

PROJECT INFORMATION:

CCL06058
BASCOM & UNION

2633 S BASCOM AVENUE
CAMPBELL, CALIFORNIA 95008

PREPARED FOR

at&t

5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

SPECTRUM
A Nextedge Company

SPECTRUM SERVICES, LLC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

AT&T SITE NO:	CCL06058
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CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

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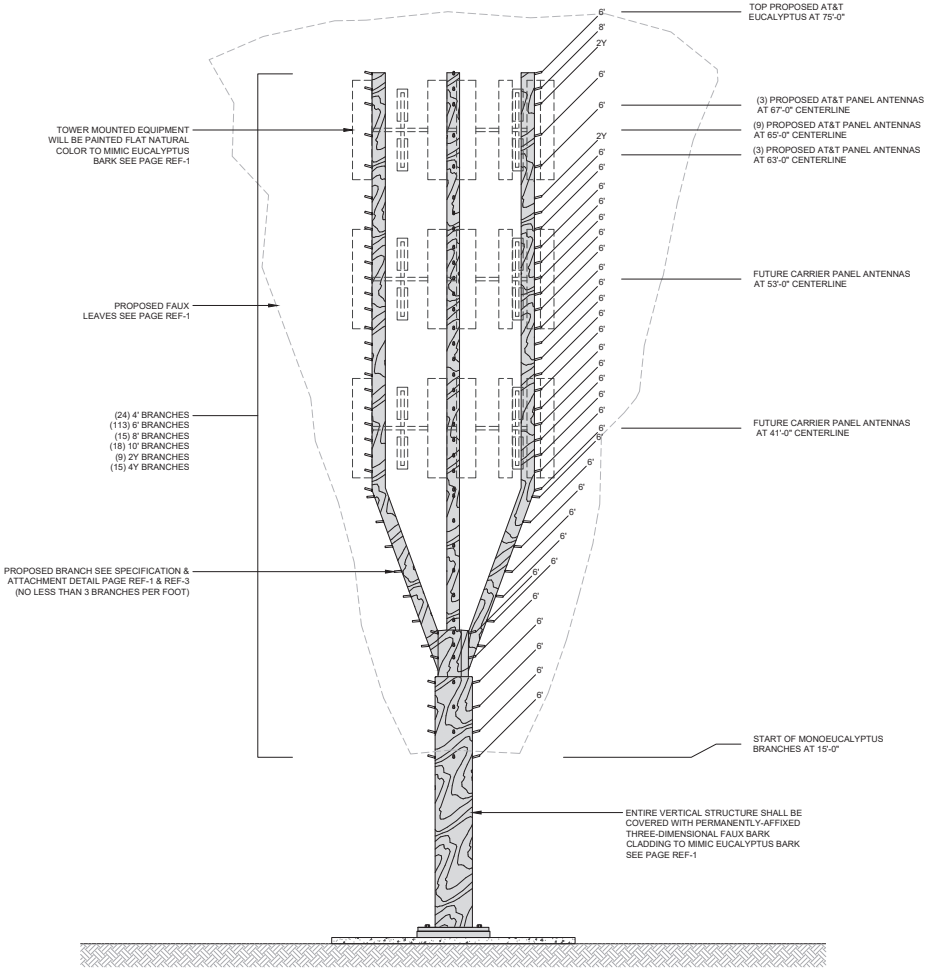
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SHEET TITLE:
NORTHWEST AND NORTHEAST ELEVATIONS

SHEET NUMBER
A-5

NOTES:
1. ALL PROPOSED ANTENNAS AND ANTENNA EQUIPMENT TO BE PAINTED OR CAMOUFLAGE TO MATCH PROPOSED EUCALYPTUS TREE
2. BRANCH DENSITY TO HAVE A MINIMUM OF (3) BRANCHES PER FOOT.



TOWER LAYOUT

11" X 17" SCALE	24" X 36" SCALE
1" = 10'	1" = 5'

1

PROJECT INFORMATION:

CCL06058
BASCOM & UNION

2633 S BASCOM AVENUE
CAMPBELL, CALIFORNIA 95008

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AT&T SITE NO: CCL06058

PROJECT NO: _____

DRAWN BY: J.CAPULE

CHECKED BY: R. MARTINEZ

APPROVED BY: C. WENER

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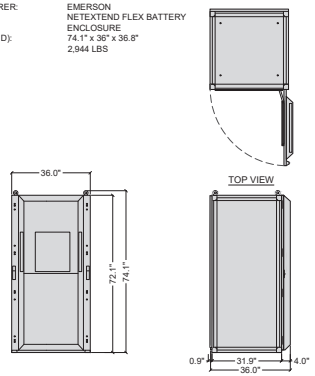
SHEET TITLE:

TOWER LAYOUT

SHEET NUMBER

A-6

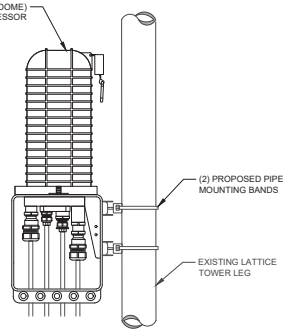
MANUFACTURER: EMERSON
MODEL: NETEXTEND FLEX BATTERY ENCLOSURE
SIZE (H x W x D): 74.1" x 36" x 36.8"
WEIGHT: 2,944 LBS



BATTERY CABINET

SCALE: NONE | 12

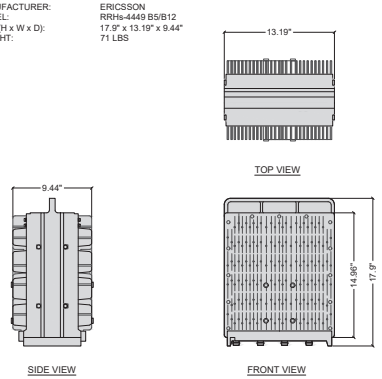
PROPOSED AT&T DC9 (DOME) SURGE SUPPRESSOR



SURGE SUPPRESSOR ATTACHMENT

SCALE: NONE | 9

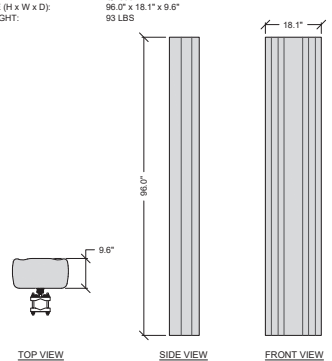
MANUFACTURER: ERICSSON
MODEL: RRHs-4449 B5/B12
SIZE (H x W x D): 17.9" x 13.19" x 9.44"
WEIGHT: 71 LBS



REMOTE RADIO HEAD (RRH)

SCALE: NONE | 6

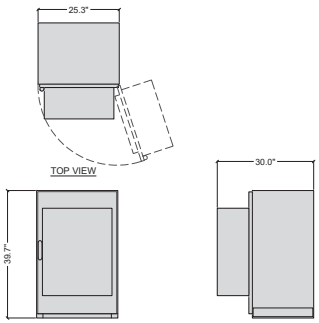
MANUFACTURER: QUINTEL
MODEL: QD868-2
SIZE (H x W x D): 96.0" x 18.1" x 9.6"
WEIGHT: 93 LBS



PANEL ANTENNA

SCALE: NONE | 3

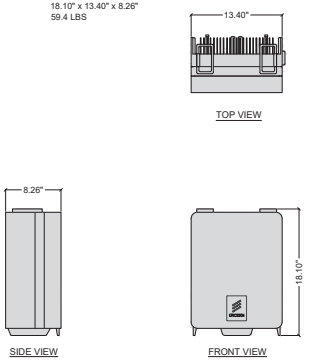
MANUFACTURER: PURCELL CABINET
MODEL: FLEX SURE #FLX21-2520
SIZE (H x W x D): 39.7" x 25.3" x 30"
WEIGHT: 700 LBS



PURCELL CABINET

SCALE: NONE | 11

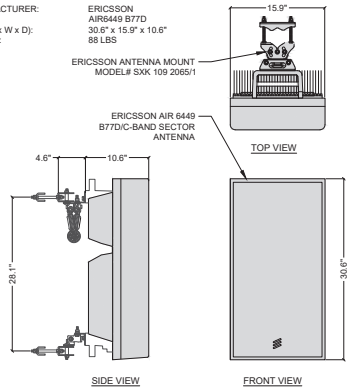
MANUFACTURER: ERICSSON
MODEL: RRHs-4478 B14
SIZE (H x W x D): 18.10" x 13.40" x 8.26"
WEIGHT: 59.4 LBS



REMOTE RADIO HEAD (RRH)

SCALE: NONE | 8

MANUFACTURER: ERICSSON
MODEL: AIR6449 B77D
SIZE (H x W x D): 30.6" x 15.9" x 10.6"
WEIGHT: 88 LBS

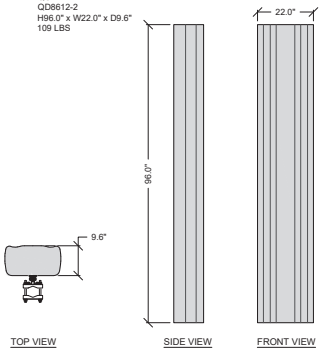


PANEL ANTENNA

SCALE: NONE | 5

SPECIFICATIONS

MFG: QUINTEL
MODEL: QD8612-2
DIMENSIONS H96.0" x W22.0" x D9.6"
WEIGHT: 109 LBS

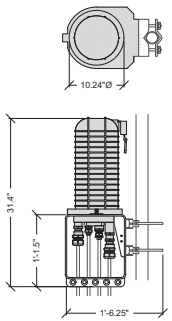


PANEL ANTENNA

SCALE: NONE | 2

SPECIFICATIONS

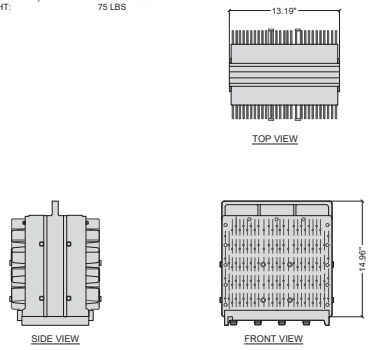
MFG: RAYCAP
MODEL: DC9-48-60-24-8C-EV SURGE PROTECTION SOLUTIONS
DIMENSIONS L18.28" X W10.24" X H31.4
WEIGHT: 26.2 LBS



SURGE SUPPRESSION (SQUID)

SCALE: NONE | 10

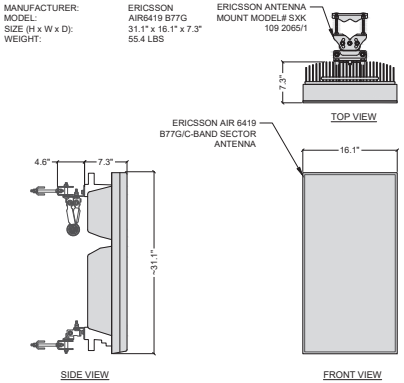
MANUFACTURER: ERICSSON
MODEL: RRHs-8843 B2/B66
SIZE (H x W x D): 14.96" x 13.19" x 10.91"
WEIGHT: 75 LBS



REMOTE RADIO HEAD (RRH)

SCALE: NONE | 7

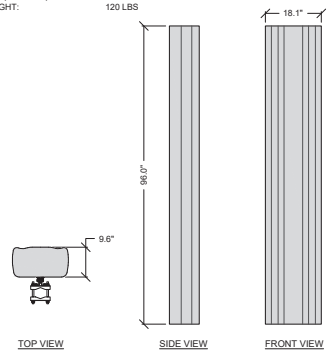
MANUFACTURER: ERICSSON
MODEL: AIR6419 B77G
SIZE (H x W x D): 31.1" x 16.1" x 7.3"
WEIGHT: 55.4 LBS



PANEL ANTENNA

SCALE: NONE | 4

MANUFACTURER: QUINTEL
MODEL: QD868-3D
SIZE (H x W x D): 96.0" x 18.1" x 9.6"
WEIGHT: 120 LBS



PANEL ANTENNA

SCALE: NONE | 1

PROJECT INFORMATION:

CCL06058
BASCOM & UNION

2633 S BASCOM AVENUE
CAMPBELL, CALIFORNIA 95008

PREPARED FOR

at&t

5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

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A Nextedge Company

SPECTRUM SERVICES, LLC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
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SHEET TITLE:

EQUIPMENT
DETAILS

SHEET NUMBER

D-1

NOT USED | SCALE: NONE | 11

NOT USED | SCALE: NONE | 10

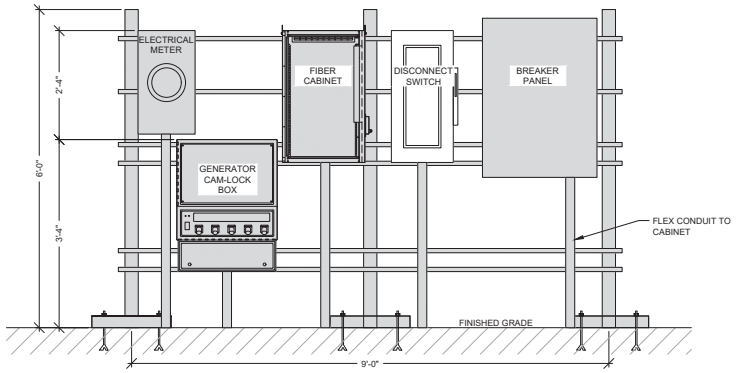
NOT USED | SCALE: NONE | 9

NOT USED | SCALE: NONE | 8

NOT USED | SCALE: NONE | 7

NOT USED | SCALE: NONE | 6

H-FRAME EQUIPMENT ELEVATION | SCALE: NONE | 3

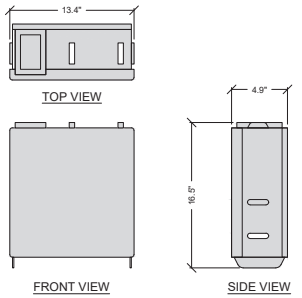


NOT USED | SCALE: NONE | 5

REMOTE RADIO HEAD (RRH) | SCALE: NONE | 2

SPECIFICATIONS

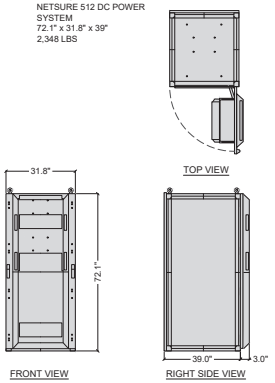
MFG:	ERICSSON
MODEL:	RADIO 2012 B29
DIMENSIONS	H16.5" x W13.4" x D4.9"
WEIGHT:	43.1 LBS



NOT USED | SCALE: NONE | 4

NETSURE 512 DC POWER PLANT | SCALE: NONE | 1

MANUFACTURER:	EMERSON
MODEL:	NETSURE 512 DC POWER SYSTEM
SIZE (H x W x D):	72.1" x 31.8" x 39"
WEIGHT:	2,348 LBS



PROJECT INFORMATION:

CCL06058
BASCOM & UNION

2633 S BASCOM AVENUE
CAMPBELL, CALIFORNIA 95008

PREPARED FOR

at&t

5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

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A Nextedge Company

SPECTRUM SERVICES, LLC.
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LAS VEGAS, NEVADA 89118
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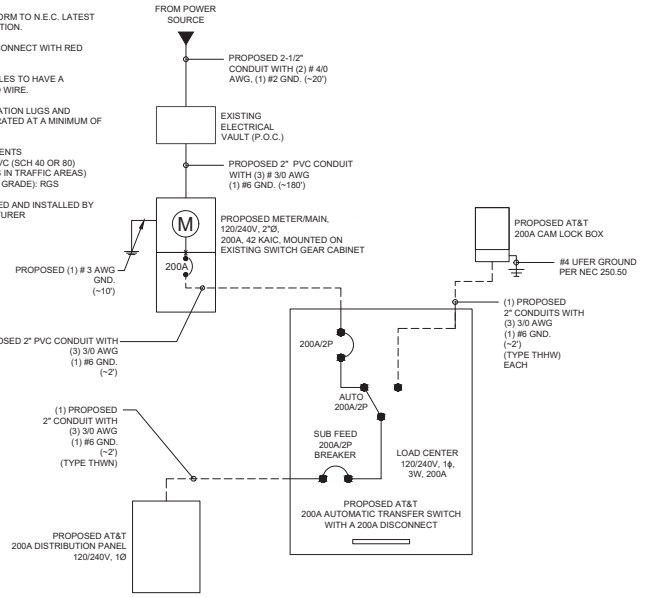
SHEET TITLE:

EQUIPMENT
DETAILS

SHEET NUMBER

D-2

NOTES:
1. ALL WORK TO CONFORM TO N.E.C. LATEST STATE ADOPTED EDITION.
2. LABEL SERVICE DISCONNECT WITH RED TAG
3. ALL GFCI RECEPTACLES TO HAVE A DEDICATED GROUND WIRE.
4. EQUIPMENT TERMINATION LUGS AND CONDUCTORS ARE RATED AT A MINIMUM OF 75°C.
5. CONDUIT REQUIREMENTS
   -UNDERGROUND PVC (SCH 40 OR 80)
   -INDOOR: EMT (RGS IN TRAFFIC AREAS)
   -OUTDOOR (ABOVE GRADE): RGS
6. LIGHTING IS DESIGNED AND INSTALLED BY SHELTER MANUFACTURER



SINGLE LINE DIAGRAM

SCALE: NONE | 4

1. UTILITY POINTS OF SERVICE AND WORK/MATERIALS SHOWN ARE BASED UPON PRELIMINARY INFORMATION PROVIDED BY THE UTILITY COMPANIES AND ARE FOR BID PURPOSES ONLY.
2. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY FOR FINAL AND EXACT WORK/MATERIALS REQUIREMENTS AND CONSTRUCT TO UTILITY COMPANY ENGINEERING PLANS AND SPECIFICATIONS ONLY. CONTRACTOR SHALL FURNISH AND INSTALL ALL CONDUIT, PULL ROPES, CABLES, PULL BOXES, CONCRETE ENCASEMENT OF CONDUIT (IF REQUIRED), TRANSFORMER PAD, BARRIERS, POLE RISERS, TRENCHING, BACK FILL, PAY ALL UTILITY COMPANY FEES AND INCLUDE ALL REQUIREMENTS IN SCOPE OF WORK.

ELECTRICAL CERTIFICATES

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED SHORT CIRCUIT CALCULATIONS AND THE AIC RATINGS INDICATED FOR EACH DEVICE IS ADEQUATE TO PROTECT THE EQUIPMENT AND THE ELECTRICAL SYSTEM.

THE ENGINEER OF RECORD HAS PERFORMED ALL REQUIRED VOLTAGE DROP CALCULATIONS AND ALL BRANCH CIRCUITS AND FEEDERS COMPLY WITH NEC (LISTED ON T1) ARTICLE 210.19(A)(1) FPN NO. 4.

ELECTRICAL NOTES

SCALE: NONE | 3

PANEL NAME:	CCL06058	BUS:	225	P VOLTAGE:	120/240, 1Ø, 3W	MOUNTING:	H-FRAME
LOCATION:	H-FRAME	MAIN C.B.:	200	AIC RATING:	42,000	TYPE:	MAIN

CIRCUIT TYPE: N = NON-CONTINUOUS C = CONTINUOUS

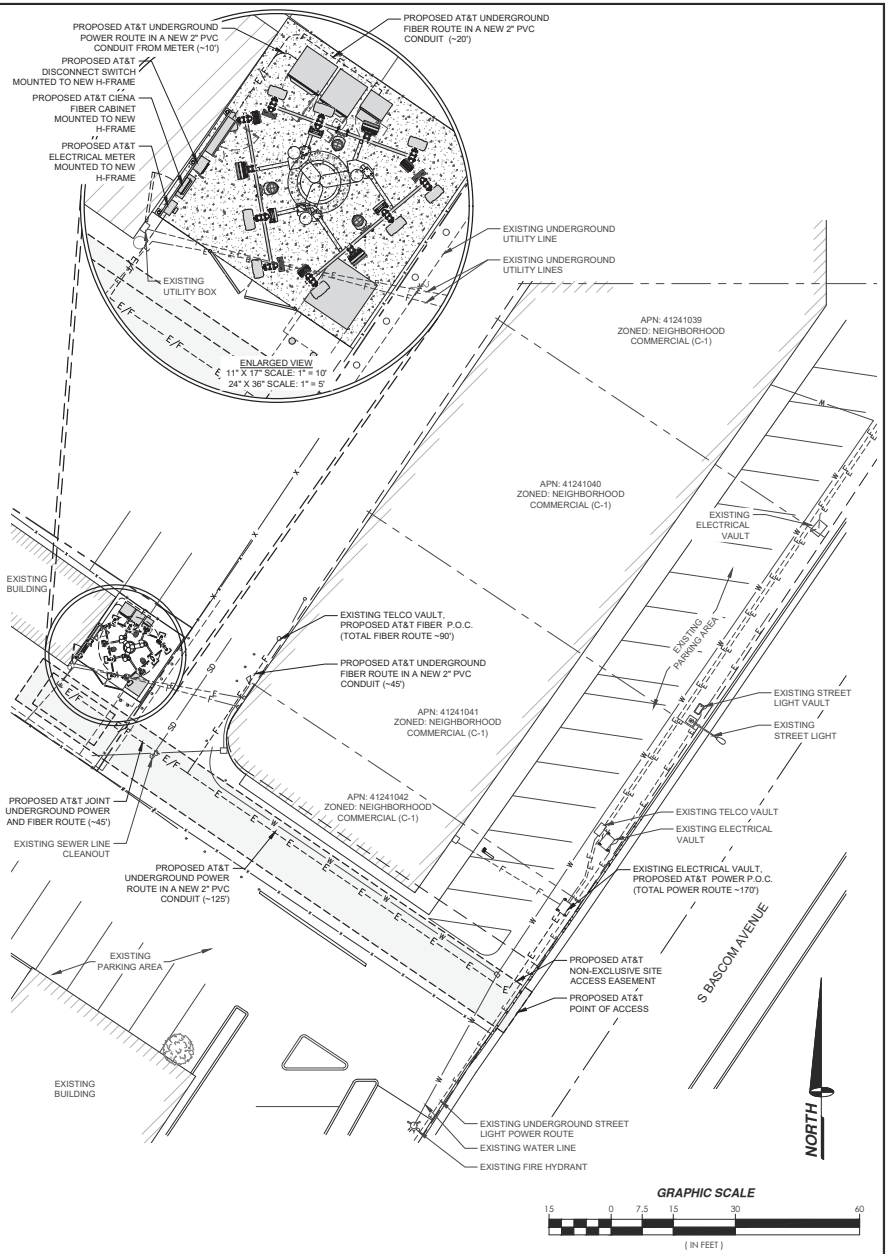
CKT #	TY	TRP	POL	DESCRIPTION	ØA	ØB		ØA	ØB	DESCRIPTION	TRP	POL	TY	CIR #
1	N	30		SPARE	2,150			560		LIGHT & RECEPTACLE	20	1	N	2
3	N		2			2,150			360	BATTERY CHARGER	20	1	N	4
5	N	25		HVAC	1,400			480		BATTERY HEATER	20	1	N	6
7	N		2			1,400			2,150	RECTIFIER # 7 & 8	30		N	8
9	N	20	1	GFCI	180			2,150				2	N	10
11	N	30		RECTIFIER # 1 & 2		2,150			2,150	RECTIFIER # 9 & 10	30		N	12
13	N		2		2,150			2,150				2	N	14
15	N	30		RECTIFIER # 3 & 4		2,150			2,150	RECTIFIER # 11 & 12	30		N	16
17	N		2		2,150			2,150				2	N	18
19	N	39		RECTIFIER # 5 & 6		2,150			-		20	1	N	20
21	N		2		2,150			-			20	1	N	22
23	N	20	1			-			-		20	1	N	24
25	N	20	1		-			-			20	1	N	26
27	N	20	1			-			-		20	1	N	28
29	N	20	1		-			-			20	1	N	30

NOTES:

PHASE TOTALS	ØA =	17,670	ØB =	16,810	TOTAL CONNECTED VA:	34,480.00
					PANEL DEMAND KVA	34.48
					PANEL DEMAND AMPS:	143.67
					RGEST Ø DEMAND AMPS:	147.25

PANEL SCHEDULE

SCALE: NONE | 2



UTILITY ROUTING

11" X 17" SCALE	24" X 36" SCALE
1" = 30'	1" = 15'

1

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CCL06058
BASCOM & UNION
2633 S BASCOM AVENUE
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SHEET TITLE:
UTILITY ROUTING, PANEL SCHEDULE, SINGLE LINE DIAGRAM & NOTES

SHEET NUMBER
E-1

CHAMELEON ENGINEERING BRANCH SPECIFICATIONS

- Solid core, pressure–molded Urethane.
- Structural skeleton of custom laminated fiberglass rods.
- Branches are 3.5–4" in diameter at the connection base, tapering to 1" at the tips of each limb. (all our molds are CAD–Cam designed and fabricated, so our branches are consistently manufactured)
- Each six–foot branch has up to 140 foliage tips – depending on species.
- Dozens of different jig fixtures for drilling are used, so foliage placement is accurate every time.
- Broadleaf and Eucalyptus foliage is injection molded out of a super durable and flexible plastic (as used in space rover tracks, not the cheap rigid plastic used by others)
- Injection molded foliage (Elm, Broadleaf, Eucalyptus, etc) is manufactured with special barbed ends, and firmly encapsulated into the branch with top of the line industrial adhesives.
- Needle Foliage (pine, cedar, redwood, etc) is custom cut to width and length, based on species replicated: Foliage can range in length from 6–9" depending on species and density required.
- Needle Foliage is made up of three different colors of plastic, usually two greens and one brown (per available sample sheet). To help prevent UV degradation and prolong foliage life, we offer an optional protective layer ('coat' the tips with paint).
- Standard six–foot branch weighs between 22–24 pounds.

LONG BRANCHES

- All eight and ten–foot branches use our standard six–foot cast limb, combined with an "extension" of from two or four feet. Each extension has a structural steel core, with urethane cast around it to match look and size of branch base.
- Longer branches of from twelve to eighteen feet are made of a 'large extension' made of 3" structural pipe, of from 4–12 feet long (these are hand coated with bark material)
- At the end of each large extension are welded two receivers, to which two of our standard six foot branches are attached in a "Y" formation.
- As an option, these large extensions can be populated by side limbs to provide a heavy foliage look near the interior of the tree.

(most real trees are actually empty inside, since new leaves/foliage only grow at the exterior, where they can get sunlight. Thus, we generally recommend duplicating this unless the species is incredibly dense).

CHAMELEON ENGINEERING
sales@chameleonengineering.com
www.chameleonengineering.com



Example of branch damage on competitor's two year old tree.

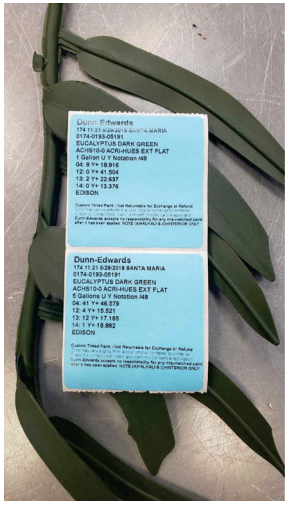
WHAT YOU SHOULD KNOW ABOUT MONO-TREE BRANCHES

Faux trees are an excellent solution for camouflaging wireless telecom towers, but not all trees are the same – and the major difference is the branches they use.

Many tower owners have discovered the same thing – just because something is cheaper doesn't mean it will cost less. After other branches continue to break on the same tree each year, many tower owners have determined that it is ultimately less expensive to have Chameleon replace all the branches of a cheaply made tree – to avoid having to perennially deal with issues of upset landlords and communities, mobilizing work crews, let alone mitigating damage to property or persons. Not only are Chameleon's branches the most realistic and rugged, they are the only ones designed to truly handle snow and ice loads (as well as storm winds). Our branches are definitely the best value on the market.

Thus, we are often asked "Can Chameleon branches be used to replace others that are not meeting our expectations?" The short answer is "Yes", we do have ways of replacing other manufacturers' branches, and would be glad to help with replacing any that are not up to par.

This information sheet will help you understand why using branches from Chameleon Engineering is your best choice.







WHY CHAMELEON BRANCHES ARE UNIQUE

Chameleon branches are made of injection molded polyurethane. We start by manufacturing a laminated fiberglass rod (cured in the shape of the branch arch) and attach that to a short pipe which gets encased in solid plastic, thus giving a structural mount for eventual attachment to the pole (unlike most PVC branches, which only have a few layers of fiberglass taking all the structural loads). We then insert this structural shaft into our mold, along with the fiberglass shaftlets that connect to the main central shaft and extend into the side limbs (see photos above). We then fill the mold with urethane, which expands under pressure to fill the entire mold.

After this we paint the branch, and then use multiple jig fixtures to drill the holes for the various types of foliage tips that we offer; the fixtures ensure the correct location and depth of each hole drilled. The shaftlets are CNC shaped so that the drill holes miss them, ensuring structural integrity of the entire fiberglass skeleton. Each different type of foliage has its own drill fixtures, since the quantity and location are different for each type (pine, redwood, broadleaf, cedar, eucalyptus, etc).

Finally, we glue the tips into the branch. Because the branches are solid, the entire end of the foliage tip is encased in adhesive to ensure as much bonding surface as possible (unlike hollow PVC cores, which only have the thickness of the pipe wall to actually adhere to). Likewise, we run our pine tips through a special finishing process prior to insertion; this removes the slitted plastic from the end being inserted, so that the adhesive is actually grabbing the structural core of the twig, ensuring that the foliage is less likely to be pulled out by wind and weather.

Though nothing is indestructible, our branches will last indefinitely, remaining realistically flexible like real branches, while maintaining their strength and durability. PVC branches tend to get brittle over time, and eventually crack and break; because there is no structural component to PVC branches, they will all eventually fail – especially with snow and ice loads. Similarly, solid fiberglass or other cast materials will have catastrophic failure once their load limit is reached. Likewise, any plastic foliage will eventually break due to bending cycles caused by wind and weather. The key factor is to make sure that the tips are secured as well as possible, and attached in such a way that wind induced fatigue is limited – which is possible with our tough and flexible urethane branches.



In addition, all plastic foliage is subject to UV degradation; that is why we not only add UV stabilizers to all our plastic, but also offer an option of a secondary coating to the needle style tips. This only provides partial coverage, and since it is a mechanical bond, will eventually wear off.But it tends to extend the life of the foliage by 20-50%, and thus is well worth the small additional cost. Still, every artificial branch will lose foliage (given enough time, it will all break off). The advantage to our solid cast branches is that they can be re-drilled and new foliage inserted – unlike PVC and most other cast branches, which if re-drilled, will compromise any remaining structural integrity and develop stress fractures which will cause almost immediate branch failure.

We have gone through several iteration of branch shapes, finally landing on a design that not only appears natural, but is also shaped to "fill" the largest amount of volume (3D airspace), so that fewer branches are needed to give a full and dense shape. Likewise, the branch arch can be manipulated to provide different "looks", mimicking the foliage of almost any kind of tree. In addition, Chameleon utilizes a 'standard' six foot long branch, with various length extensions to make them up to twelve feet in length. But we are the only company that currently offers even longer options, using structural shafts that can have multiple six-foot branches attached to them, providing branch systems that can extend up to eighteen feet from the center of the tower (obviously, the tower must be properly designed to handle this load, as well as the special mounts required – branches longer than twelve feet cannot normally be installed on existing towers).

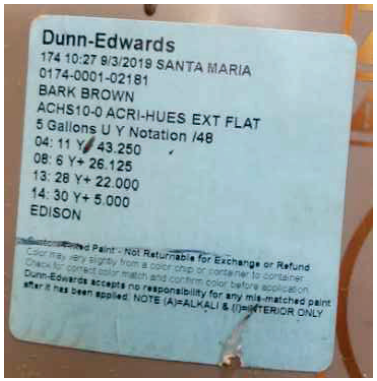
This detailed summary should give you a good idea of the superiority of our branches, and why you should use them for all new and retrofit projects.

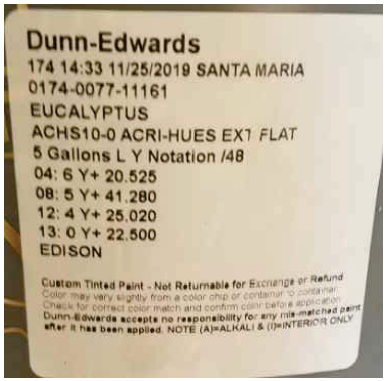
For retrofit or branch replacement projects, the advantage of Chameleon branches is that we can cast them to include different size receptacles, so that they fit over various sized receivers – so we can easily replace most other manufacturers' branches.

Though this is a lengthy explanation, hopefully this is the information that you and your team need in order to better understand the issues of using Tree Towers, and how to ensure the best long–term solution.

If you have any more questions or need further clarification, please don't hesitate to contact us – we look forward to being able to help you on any upcoming projects that might benefit from our products and services.

CHAMELEON ENGINEERING
The Best is Hard to Find





PROJECT INFORMATION:

CCL06058
BASCOM & UNION

2633 S BASCOM AVENUE
CAMPBELL, CALIFORNIA 95008

PREPARED FOR

at&t

5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

SPECTRUM
A Nextedge Company

SPECTRUM SERVICES, LLC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

AT&T SITE NO:	CCL06058
PROJECT NO:	
DRAWN BY:	J.CAPULE
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/08/22	90% ZONING	J.C.
1	04/22/24	100% ZONING	J.R.

LICENSURE:

PRELIMINARY:
NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

MATERIALS DETAILS

SHEET NUMBER

REF-1

GENERAL NOTES:

1. ALL STEEL SHALL MEET THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL" ASTM A36, UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS OR BELOW.

2. ALL ROUND STEEL PIPE SHALL MEET THE REQUIREMENTS OF ASTM A53 TYPE E OR S GRADE B (35 KSI YIELD POINT MATERIAL) OR ASTM A501 (36 KSI YIELD POINT MATERIAL).

3. ALL TUBE STEEL (SQUARE OR RECTANGULAR) SHALL MEET THE REQUIREMENTS OF ASTM A500 GRADE B (46 KSI YIELD POINT MATERIAL).

4. ALL POLYGON FORMED STEEL SHAFTS SHALL MEET THE REQUIREMENTS OF ASTM A572 GR. 65 (Fy= 65 ksi).

5. ALL WELDED CONNECTIONS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1 CODE. ALL TOWER WELD ELECTRODES OR WIRE SHALL AT A MINIMUM CONFORM TO AWS E80 ELECTRODES (80 KSI YIELD).

6. ALL EXPOSED STEEL SHAPES AND PLATES SHALL BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A123. ALL EXPOSED STEEL NUTS AND BOLTS AND ASSOCIATED HARDWARE SHALL BE HOT-DIPPED ACCORDING TO ASTM A153.

7. WIND TUNNEL TESTING OF ARTIFICIAL TREE BRANCHES HAS BEEN COMPLETED BY THE BRANCH MANUFACTURER, CHAMELEON ENGINEERING. CHAMELEON ENGINEERING HAS VERIFIED THE STRENGTH OF THE BRANCHES TESTED THROUGH FULL SCALE WIND TESTING. THE WIND AREA USED IN THE CALCULATIONS IS BASED ON / EXTRAPOLATED FROM THE WIND TUNNEL TEST DATA. THE CALCULATIONS ACCOUNT FOR BRANCHES LOCATED ON THE MONOPOLE SHAFT AS SHOWN ON THESE DRAWINGS. DAVINCI ENGINEERING, INC. HAS REVIEWED AND APPROVED THE WIND TUNNEL TEST METHODS. A COPY OF THE WIND TUNNEL TEST REPORT CAN BE OBTAINED FROM CHAMELEON ENGINEERING (775) 434-8733.

8. THE MAIN MONOPOLE STRUCTURE SHALL BE FABRICATED BY TRANSAMERICAN POWER PRODUCTS. TAPP IS A CERTIFIED FABRICATOR OF CONVENTIONAL STEEL STRUCTURES. ADDITIONAL FABRICATOR LICENSE INCLUDE CITY OF LOS ANGELES # 1965.

9. SPECIAL INSPECTION SHALL BE PERFORMED ACCORDING TO SECTION 1705 OF THE 2022 CBC. REFER TO TABLE 'SUMMARY OF SPECIAL INSPECTION' ON SHEET MP-2.

10. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO NOTIFY THE SPECIAL INSPECTOR OR INSPECTION AGENCY (OR THE INSPECTING GEOTECHNICAL ENGINEER) AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION, PER THE 2022 CBC. ANY WORK THAT REQUIRES SPECIAL INSPECTION THAT IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE SPECIAL INSPECTION IS SUBJECT TO REMOVAL.

11. THE LIST OF SPECIAL INSPECTIONS S IN ADDITION TO INSPECTIONS REQUIRED BY SECTION 104.4 & 110 OF THE 2022 CBC. SPECIAL INSPECTION IS NOT A SUBSTITUTION FOR INSPECTION BY A CITY INSPECTOR.

12. THE SPECIAL INSPECTOR SHALL BE APPROVED BY THE LOCAL JURISDICTION TO PERFORM THE TYPES OF INSPECTION REQUIRED.

13. CONTINUOUS INSPECTION IS ALWAYS REQUIRED DURING THE PERFORMANCE OF THE WORK UNLESS OTHERWISE SPECIFIED.

14. ANY SUPPORT SERVICE PERFORMED BY THE ENGINEER OF RECORD DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES, WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER OF RECORD ARE ONLY FOR THE PURPOSE OF ASSISTING IN THE QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH THE CONTRACT DOCUMENTS. THIS SUPPORT DOES NOT GUARANTEE THE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

ERECTION NOTES:

1. ALL ANTENNA COAXIAL CABLES SHAL. BE RUN INSIDE THE MONOPOLE SHAFT.

2. THE CONTRACTOR SHALL INSTALL THE ANTENNA AND MOUNT AS REQUIRED BY THE OWNER.

3. ALL ANCHOR BOLT NUTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXIST WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT, THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

4. ALL GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED UP WITH TWO COATS OF A COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.

5. THE ANCHOR BOLT TEMPLATES AND BASE PLATE WILL TYPICALLY HAVE AN AZIMUTH WELDED OR A NOTCH INDICATING THE CORRECT ORIENTATION OF THE ANCHOR BOLTS. THIS IS NECESSARY TO PROPERLY ORIENT THE MONOPOLE EXIT PORTS

6. ALL SLIP SPLICES SHALL BE JACKED TO WITHIN THE SLIP SPLICE DESIGN CRITERIA AS SHOWN ON THESE DRAWINGS. IF THE DESIGN SPLICE CANNOT BE ATTAINED DAVINCI ENGINEERING SHALL BE CONTACTED TO ADVISE.

FOUNDATION NOTES:

1. THE GEOTECHNICAL ENGINEER (OR THE APPROPRIATE INSPECTOR) SHALL INSPECT THE EXCAVATION PRIOR TO PLACING REINFORCING STEEL OR FORMS. THE GEOTECHNICAL ENGINEER (OR INSPECTOR) SHALL PROVIDE A NOTICE OF INSPECTION FOR THE BUILDING INSPECTOR FOR REVIEW AND RECORDS PURPOSE.

2. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS TO SUPPORT THE EXCAVATION DURING CONSTRUCTION. REFER TO THE GEOTECHNICAL REPORT FOR RECOMMENDATIONS.

3. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.

4. FOUNDATION DESIGN IS BASED ON SITE SPECIFIC GEOTECHNICAL REPORT AS PROVIDED BY: GEOBODEN, INC.; REPORT # CLL01625-1-01; DATED JANUARY 23, 2023.

5. ALL FOUNDATION CONCRETE SHALL USE TYPE II CEMENT AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI WITHIN 28 DAYS OF PLACEMENT. PROPORTIONING OF THE CONCRETE MIX SHALL BE DESIGNED BY AN APPROVED LABORATORY. COPIES OF EACH MIX SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND COMMENTS PRIOR TO PLACING ANY CONCRETE. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.46 AND SHALL BE AIR ENTRAINED 4.5% (±1.5%). ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318, "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION. CEMENT SHALL BE LOW ALKALI, CONFORMING TO ASTM C-150. ALL AGGREGATE USED IN THE CONCRETE SHALL CONFORM TO ASTM C-33. USE ONLY AGGREGATES KNOWN NOT TO CAUSE EXCESSIVE SHRINKAGE. MAXIMUM AGGREGATE SIZE TO BE 1 1/2 INCH."

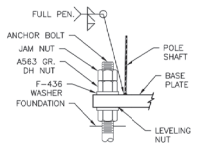
6. CAISSON FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION. CONCRETE CYLINDERS SHALL BE MADE AND TESTED. A MINIMUM OF ONE (1) SET SHALL BE TAKEN FROM CONCRETE IN FOUNDATION. EACH SET SHALL CONSIST OF THREE (3) CYLINDERS. ONE SHALL BE TESTED AT SEVEN (7) DAYS, THE SECOND SHALL BE TESTED AT TWENTY EIGHT (28) DAYS AND THE LAST CYLINDER SHALL BE A HOLD. ALL CYLINDERS SHALL BE TAKEN, PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM STANDARDS C172, C31 AND C36.

7. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615. PRIMARY REINFORCING BARS SHALL BE GRADE 60, AND TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. THE PLACEMENT OF ALL REINFORCEMENT SHALL CONFORM TO ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION, UNLESS OTHERWISE DETAILED ON THIS SHEET.

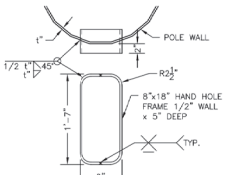
8. ESTIMATED CONCRETE VOLUME = 23 CUBIC YARDS.

9. THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING FACTORED LOADS: MOMENT: 2040 FT*KIPS; SHEAR: 49 KIPS; AXIAL: 32 KIPS

Additional Notes:

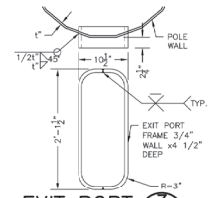


ANCHOR BOLT 1 MP-1



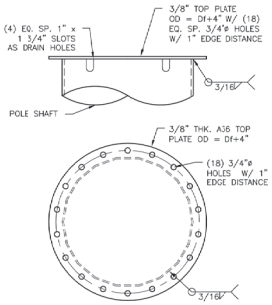
HAND HOLE 6 MP-1

ASTM A572 GR. 50 (50 KSI)

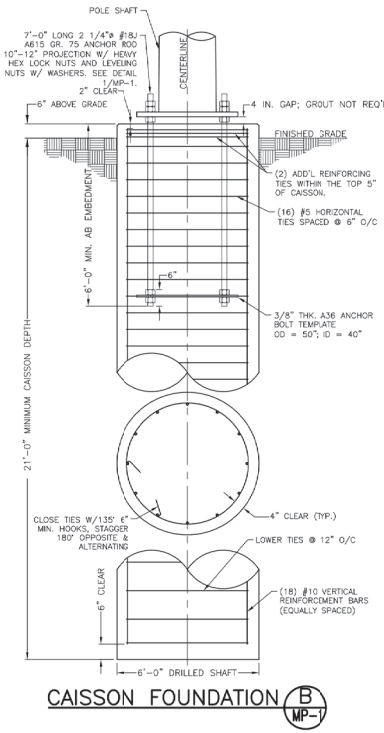


EXIT PORT 3 MP-1

ASTM A572 GR. 65 (65 KSI)



TOP PLATE 5 MP-1



CAISSON FOUNDATION B MP-1

COAX PORT HOLE SCHEDULE				
ELEVATION (AG.)	PORT SIZE	QTY	AZIMUTH (DEG.)	REFERENCE DETAIL
51'-0"	8"x18"	4	80,170,260,350	6\MP-1
26'-0"	6"x12"	2	0,180	SIM. 6\MP-1
3'-0"	9"x24"	2	0,180	3\MP-1

DESIGN SPECIFICATIONS			
DESIGNED ACCORDING TO: ANSI/TIA-222-H-2017			
COMPLIES WITH: 2022 CALIFORNIA BUILDING CODE			
EARTHQUAKE DESIGN DATA			
(PER THE EQUIVALENT LATERAL FORCE PROCEDURE; SECTION 3108)			
IMPORTANCE FACTOR (I): 1		OCCUPANCY CATEGORY: Group I	
Sds: 1.507	Sd1:0.622	Ss: 1.884	S1: 0.666
SEISMIC DESIGN CATEGORY:D; SITE CLASS C			
DESIGN BASE SHEAR = 49K (WIND)			
SEISMIC RESPONSE COEFFICIENT (Cs): 1.00			
RESPONSE MODIFICATION FACTOR (R): 1.50			
Wind Speed Load Cases: (According to the ANSI/TIA-222-H-2017)			
RISK CATEGORY	EXPOSURE CATEGORY	TOPOGRAPHIC CATEGORY	CREST HEIGHT
II	C	1	0.0
LOAD CASE 1: 95 MPH DESIGN WIND SPEED			
LOAD CASE 2: N/A – ICE LOAD NOT REQUIRED			
LOAD CASE 3: 60 MPH OPERATIONAL WIND SPEED			
POLE STEEL SPECIFICATIONS			
POLE SHAFT SHAPE: 16-SIDED TAPERED POLYGON			
POLE SHAFT TAPER: 0.37963 inches/ft.			
POLE SHAFT STEEL: ASTM A572 GR. 65 (Fy= 65 ksi)			
BASE PLATE STEEL: ASTM A572 GR. 50 (Fy= 50 ksi)			
ANCHOR RODS: 2 1/4"ø #18J A615 GR. 75 x 7 FT LONG			

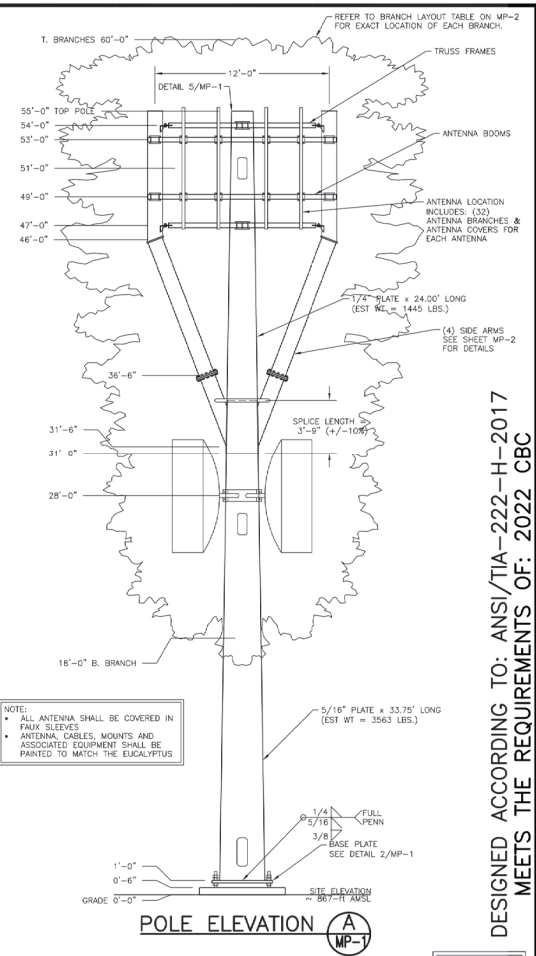
MONOPOLE BASE REACTIONS: (Maximum Factored Reactions)		
MOMENT:	1697	ft-kips
SHEAR:	41.6	kips
AXIAL:	26.1	kips

POLE SHAFT SECTION DIMENSIONS					
	SECTION LENGTH (ft)	WALL THK. (inches)	SPLICE LENGTH (ft)	TOP DIA. (inches)	BOT. DIA. (inches)
Top	24.00	0.2500	3.75	18.000	27.111
	33.75	0.3125	0.00	25.188	38.000

MONOPOLE TWIST & SWAY CRITERIA				
	95 MPH WIND SPEED		60 MPH WIND SPEED	
ELEVATION	DEFLECTION	ROTATION	DEFLECTION	ROTATION
55 ft	20.4"	2.98°	7.3"	1.06°
28 ft	5.9"	1.93°	2.1"	0.69°

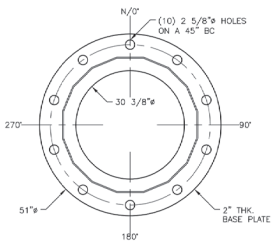
APPURTENANCE LIST	
Elev.(ft)	Equipment Description:
TOP	LIGHTNING ROD (OPTIONAL)
51.0	(8) TPA-45ROKU8AA-K PANEL ANTENNA
51.0	(8) AIR 6449 N77
51.0	(4) QS8458-5 PANEL ANTENNA
51.0	(8) RRU 4449 B5+B12
51.0	(8) RRU 8843 B2/B66A
51.0	(8) 4478 B14
51.0	(8) DC9-48-60-24-8C-EV SURGE SUPPRESSOR
54.0	(1) TRUSS FRAME
53.0	(4) ANTENNA BOOM (1) PER SECTOR
49.0	(4) ANTENNA BOOM (1) PER SECTOR
47.0	(1) TRUSS FRAME
28.0	(2) 8-FT MICROWAVE DISH
28.0	STD. 8-FT MW MOUNT

NOTES: ARTIFICIAL TREE BARK ON POLE SHAFT TO FULL HEIGHT
ANTENNA COAX CABLES ROUTED INSIDE POLE SHAFT



NOTE:
- ALL ANTENNA SHALL BE COVERED IN FAUX SLEEVES
- ANTENNA, CABLES, MOUNTS AND ASSOCIATED EQUIPMENT SHALL BE PAINTED TO MATCH THE EUCALYPTUS

POLE ELEVATION A MP-1



BASE PLATE 2 MP-1

THIS ANALYSIS HAS BEEN PERFORMED IN ACCORDANCE WITH THE 2022 CBC BASED UPON A WIND SPEED OF 95 MPH PER 2022 CBC SECTION 1609.3 AS REQUIRED FOR USE WITH THE ANSI/TIA-222-H-2017 DESIGN STANDARD. RISK CATEGORY II HAS BEEN USED IN THIS ANALYSIS.

DESIGNED ACCORDING TO: ANSI/TIA-222-H-2017
MEETS THE REQUIREMENTS OF: 2022 CBC

DaVinci Engineering, Inc.
191 S. HOUSE ROCK DR.
CEDAR CITY, UT 84720
(805) 922-5221

CHAMELEON ENGINEERING
711 S. CARSON ST. SUITE 4
CARSON CITY, NV 89701
(775) 434-8733

Description:	Date:	By:
APPROVED FOR FABRICATION		

Site Name: RANCH HILL
33° 57' 27.0864", -117° 55' 25.4676"
Site Location: LA HABRA HEIGHTS, CA
2051 RANCH HILL RD.
Designed By: SWL Drawn By: SWL
Date: 2/24/2023
Scale: NTS/_AS_NOTED

Project Description: 60-FT EUCALYPTUS TREE MONOPOLE
Project Number: 1323201-017
CHAMELEON ENGINEERING; CE23-111
Owner: AT&T WIRELESS; CLL01625



11/31/2023

Sheet No.
MP-1

BRANCH LAYOUT

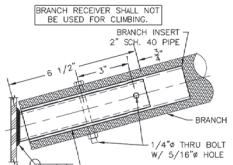
Elevation	deg.	0	23	45	68	90	113	131	158	180	203	225	248	270	293	315	338
55.00	50									6				6			
54.50	40												8				
54.00	40							8									
52.25	40									8							
50.50	30									8Y							
48.75	30									6							
47.00	30								6								
45.25	50									6							
43.50	50											6					
41.75	50													6			
40.00	50								6								
38.25	50												6				
36.50	50								6								
34.75	50									6							

THE BRANCH IN THIS TABLE ARE LOCATED ON THE (4) SIDE LIMBS. THIS LAYOUT IS REPRESENTATIVE OF (1) OF (4) SIDE LIMBS.
ANTENNA SOCK PROVIDED FOR EACH ANTENNA
AB=ANTENNA BRANCH; 6=6-FT EUCALYPTUS BRANCH; 8=8-FT EUCALYPTUS BRANCH
10=10-FT EUCALYPTUS BRANCH; 10Y=10-FT Y EUCALYPTUS BRANCH; 12Y=12-FT Y EUCALYPTUS BRANCH; TOTAL BRANCH COUNT =180; AVG. 4.86 BRANCHES/FT

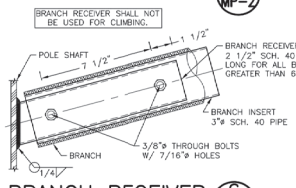
BRANCH LAYOUT

Elevation	deg.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
55.00	70	6				6				6				6			
54.50	50				8				8				8				8
54.00	40			10				10				10				10	
54.00	20	12Y				12Y				12Y				12Y			
45.25	10	12Y				12Y				12Y				12Y			
43.50	20	10				10				10				10			
41.75	20	10Y				10Y				10Y				10Y			
40.00	30				8				8				8				8
38.25	30			8				8				8				8	
36.50	30	8				8				8				8			
34.75	30				8				8				8				8
33.00	30	6				6				6				6			
31.25	30				6			6				6				6	
29.50	30		6				6			6					6		
27.75	30																
26.00	30	8				8				8				8			
24.25	30			6				6				6				6	
22.50	30		6				6				6				6		
20.75	30				8				8				8				8
19.00	30	6				6				6				6			
18.00	30			6				6				6				6	

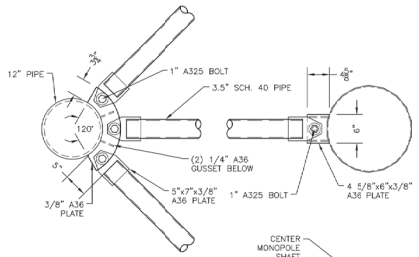
THE BRANCHES IN THIS TABLE ARE ON THE BASE POLE AND SHOULD NOT BE TRIPLACTED.

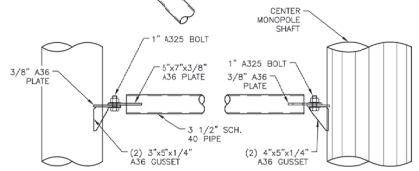


BRANCH RECEIVER 3 MP-2



BRANCH RECEIVER 6 MP-2





CONN. DETAIL 5 MP-2

TRUSS FRAME / ANTENNA MOUNT NOTES:
1. ALL STEEL SHALL MEET THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL" ASTM A36, UNLESS OTHERWISE NOTED ON THE STRUCTURAL PLANS OR BELOW.

2. ALL ROUND STEEL PIPE SHALL MEET THE REQUIREMENTS OF ASTM A53 TYPE E OR S GRADE B (35 KSI YIELD POINT MATERIAL) OR ASTM A501 (36 KSI YIELD POINT MATERIAL).

3. ALL WELDED CONNECTIONS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY AWS D1.1 CODE. ALL WELD ELECTRODES OR WIRE SHALL AT A MINIMUM CONFORM TO AWS E60 ELECTRODES (60 KSI YIELD).

4. ALL STEEL SHAPES AND PLATES SHALL BE HOT-DIPPED GALVANIZED ACCORDING TO ASTM A123. ALL STEEL NUTS AND BOLTS AND ASSOCIATED HARDWARE SHALL BE HOT-DIPPED ACCORDING TO ASTM A153.

5. THE ANTENNA MOUNT SHALL BE FABRICATED BY CHAMELEON ENGINEERING OR AN APPROVED FABRICATOR OF CONVENTIONAL STEEL STRUCTURES.

6. THIS ANTENNA MOUNT HAS BEEN DESIGNED TO SUPPORT ANTENNA & EQUIPMENT AS SPECIFIED ON SHEET MP-1 OF THESE DRAWINGS.

ERECTION NOTES:
1. THE CONTRACTOR SHALL INSTALL THE ANTENNA AS REQUIRED BY THE OWNER.

2. ALL A36 THREADED ROD AND U-BOLTS SHALL BE TIGHTENED TO AISC SNUG TIGHT REQUIREMENTS. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH. A36 NUTS AND BOLTS TIGHTENING DO NOT REQUIRE SPECIAL INSPECTION.

3. ANY GALVANIZED SURFACES THAT ARE DAMAGED BY ABRASIONS, CUTS, DRILLING, OR FIELD WELDING DURING SHIPPING OR ERECTION SHALL BE TOUCHED UP WITH TWO COATS OF A COLD GALVANIZING COMPOUND MEETING THE REQUIREMENTS OF ASTM A780.

4. ANTENNA MOUNT SHALL NOT BE USED AS A CLIMBING DEVICE. WORKERS SHALL ALWAYS TIE OFF TO A SPECIFIED CLIMBING POINT ON THE TOWER

BOLT INSTALLATION DETAILS:

1. INSTALLATION OF BOLTS: BOLTS FOR TOWER AND ANTENNA SHALL BE INSTALLED WITH THE HUTS FACING TO THE OUTSIDE AND/ OR TO THE TOP OF THE TOWER, UNLESS PROHIBITED BY LACK OF CLEARANCE.

2. TIGHTENING OF BOLTS: BASED ON SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.

A. SHEAR/ BEARING CONNECTIONS:
BOLTS IN CONNECTION NOT SUBJECT TO TENSION LOADS (SUCH AS BRACING BOLTS AND MOST ANTENNA MOUNT BOLTS) SHALL BE INSTALLED IN PROPERLY ALIGNED HOLES, BUT NEED ONLY BE TIGHTENED TO THE SNUG TIGHT CONDITION. THE SNUG TIGHT CONDITION IS DEFINED AS THE TIGHTNESS THAT EXIST WHEN ALL PLIES IN A JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

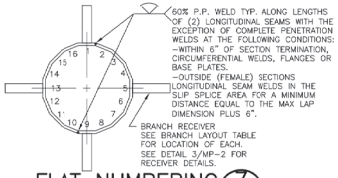
B. DIRECT TENSION CONNECTIONS:
CONNECTIONS SUBJECT TO DIRECT TENSION (SUCH AS FLANGES AND LEG SPLICES) SHALL BE INSTALLED IN PROPERLY ALIGNED HOLES AND TIGHTENED BY THE TURN OF THE NUT METHOD.

THE TURN OF THE NUT METHOD: BOLTS SHALL BE INSTALLED IN ALL HOLES OF THE CONNECTION, BROUGHT TO A SNUG TIGHT CONDITION (AS DEFINED ABOVE). FOLLOWING THIS INITIAL OPERATION, ALL BOLTS IN THE CONNECTION SHALL BE TIGHTENED FURTHER BY THE FOLLOWING AMOUNT OF ROTATION.

FOR BOLT LENGTH UP TO AND INCLUDING 4 DIAMETERS: 1/3 TURN
FOR BOLT LENGTH OVER 4 DIAMETERS BUT LESS THAN 8 DIAMETERS: 1/2 TURN
FOR BOLT LENGTH OVER 8 DIAMETERS BUT LESS THAN 12 DIAMETERS: 2/3 TURN

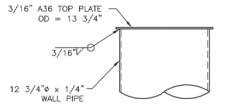
3. NUT LOCKING DEVICE: ALL NON PRETENSION NUTS SHALL BE EQUIPPED WITH SOME TYPE OF NUT LOCKING DEVISE TO PREVENT THE LOOSENING OF THE CONNECTION WITH TIME OR VIBRATION AND TO MITIGATE THE POTENTIAL FOR VANDALISM.

Additional Notes:

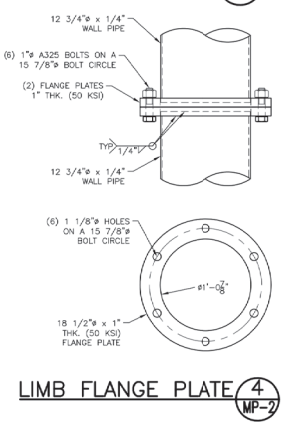


FLAT NUMBERING 7 MP-2

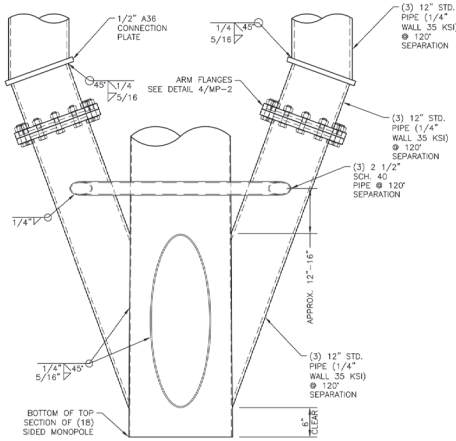
SUMMARY OF SPECIAL INSPECTION		
NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ECT.	DESIGN STRENGTH
1.	FOUNDATION CONSTRUCTION:	
A.	GEOTECHNICAL ENGINEER OF RECORD MAY SERVE AS THE SPECIAL INSPECTOR FOR THE FOUNDATION CONSTRUCTION.	PER 2022 CBC
B.	SHALL VERIFY THE DIAMETER, DEPTH, AND QUALITY OF THE EXCAVATION PRIOR TO THE CONCRETE PLACEMENT	INSPECT AND REPORT
C.	SHALL VERIFY THAT THE ON SITE SOILS ARE AS DETERMINED IN THE SOIL REPORT	INSPECT AND REPORT
2.	CAST IN PLACE CONCRETE (FOUNDATION):	
A.	REINFORCING CAGE SHALL BE INSPECTED TO ENSURE THAT THE PROPER GEOMETRY, SIZE, LENGTH, QUANTITY AND GRADE MATERIAL ARE USED.	60 KSI (40 KSI TIES)
B.	ALL CONCRETE SHALL BE AS SPECIFIED BY ACI-318, LATEST EDITION, TO ENSURE THE COMPRESSIVE STRENGTH IS ATTAINED AS DESCRIBED IN THE FOUNDATION NOTES.	4000 PSI @ 28 DAYS
C.	CONTINUOUS INSPECTION IS REQ'D DURING THE CONCRETE PLACEMENT	INSPECT AND REPORT
3.	ANCHOR BOLTS INSTALLED IN CONCRETE:	
A.	PLACEMENT SHALL BE ORIENTED ON PROPER BOLT CIRCLE AS SHOWN ON THE STRUCTURAL PLANS, WITH TOP AND BOT. TEMPLATES INSTALLED.	INSPECT AND REPORT
B.	SHALL BE PLUMB	INSPECT AND REPORT
C.	SHALL HAVE A MINIMUM EMBEDMENT OF 6-FT INTO FOUNDATION (12-IN MAXIMUM PROJECTION)	INSPECT AND REPORT
D.	SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION PER AISC STEEL MANUAL OF STEEL CONSTRUCTION.	INSPECT AND REPORT
4.	HIGH STRENGTH BOLTING:	
A.	ALL A325 BOLTS SHALL BE TIGHTENED ACCORDING TO THE TURN OF THE NUT METHOD AS PER ASTM A325 AND AISC TABLE 8.2.	ONLY A325 BOLTS (NOT USED THIS DESIGN)
5.	FIELD WELDING:	
A.	NO FIELD WE.DING SHALL BE PERMITTED.	NOT PERMITTED
6.	SHOP WELDING OF TOWER:	
A.	ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR'S SHOP PER 2022 CBC SECTION 1704	PROVIDE CERTS.
B.	ALL WELDED CONNECTIONS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN WELDING SOCIETY A.W.S. D1.1	INSPECT AND REPORT
C.	WELD ELECTRODES SHALL CONFORM TO E80 ELECTRODES OR WIRE.	E-80XX
D.	CONTINUOUS INSPECTION OF SHOP WELDING IS NOT REQUIRED. VISUAL INSPECTION SHALL BE PERFORMED BEFORE AND AFTER GALVANIZING.	VISUAL INSPECTION PER EOR
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, EX. DIE PENETRATION, OR MAGNETIC PARTICLE, U.T. ECT.	INSPECT AND REPORT



LIMB TOP PLATE 2 MP-2



LIMB FLANGE PLATE 4 MP-2



SIDE LIMB CONNECTION 1 MP-2

THE MONOPOLE SIDE ARMS HAVE NOT HAVE NOT BEEN DESIGNED TO BE SUPPORTED BY THEIR BASE FLANGE ONLY. UNTIL THE TOP TRUSS FRAME (AT A MINIMUM) IS COMPLETELY INSTALLED THE SIDE ARMS ARE NOT STABLE AND SHALL BE FULLY SUPPORTED. INSTALLING THE SIDE ARMS WITHOUT THE TOP TRUSS ATTACHED MAY RESULT IN DAMAGE THE STRUCTURE OR A FUTURE FAILURE. REFER TO THE MANUFACTURER'S INSTILLATION PACKAGE FOR SAFE ASSEMBLY PROCEDURE. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO INSURE THE SAFETY OF THE MONOPOLE AND ITS COMPONENTS DURING INSTILLATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL ENSURE THAT ALL RELATED WORK COMPLIES WITH LOCAL, STATE AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS TYPE OF WORK. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES.

DaVinci Engineering, Inc.
191 S. HOUSE ROCK DR.
CEDAR CITY, UT 84720
(805) 922-5221

CHAMELEON ENGINEERING
711 S. CARSON ST. SUITE 4
CARSON CITY, NV 89701
(775) 434-8733

By:	Revision:	Description:	Date:
		APPROVED FOR FABRICATION	

Site Name: RANCH HILL
33° 57' 27.0884", -117° 55' 25.4676"
Site Location: LA HABRA HEIGHTS, CA
2051 RANCH HILL RD.
Designed By: SWL | Drawn By: SWL
Date: 2/24/2023
Scale: NTS/_AS_NOTED

Project Description: 60-FT EUCALYPTUS TREE MONOPOLE
Project Number: 1323201-017
CHAMELEON ENGINEERING; CE23-111
Owner: AT&T WIRELESS; CLLO1625

REGISTERED PROFESSIONAL ENGINEER — 86807 — 9/30/25 — CIVIL — STATE OF CALIFORNIA
STEVEN W. LEE
51911 8089

Sheet No.
MP-2













PROJECT INFORMATION:

CCL06058
BASCOM & UNION

2633 S BASCOM AVENUE
CAMPBELL, CALIFORNIA 95008

PREPARED FOR

at&t

5001 EXECUTIVE PARKWAY
SAN RAMON, CALIFORNIA 94583

VENDOR:

SPECTRUM
A Nextedge Company

SPECTRUM SERVICES, LLC.
4850 WEST OQUENDO ROAD
LAS VEGAS, NEVADA 89118
PHONE: (702) 367-7705
FAX: (702) 367-8733

AT&T SITE NO:	CCL06058
PROJECT NO:	
DRAWN BY:	J.CAPULE
CHECKED BY:	R. MARTINEZ
APPROVED BY:	C. WENER

ISSUE STATUS

REV.	DATE	DESCRIPTION	BY
0	12/08/22	90% ZONING	J.C.
1	04/22/24	100% ZONING	J.R.

LICENSURE:

PRELIMINARY:
NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET TITLE:

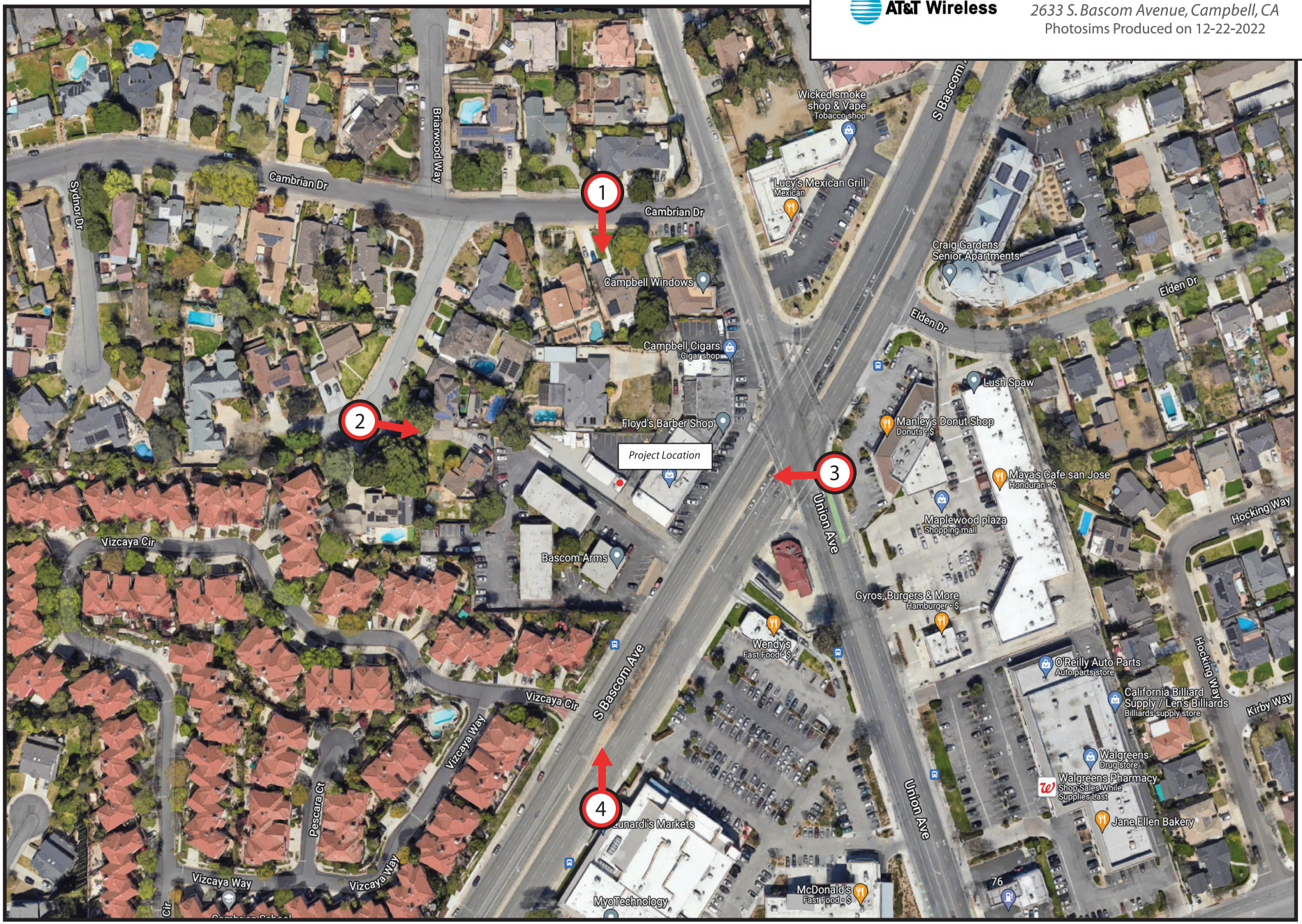
SITE PHOTOS

SHEET NUMBER

REF-4

AT&T Wireless

CCL06058 Bascom & Union
2633 S. Bascom Avenue, Campbell, CA
Photosims Produced on 12-22-2022



AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Shot Point Map

Existing



Proposed



view from Cambrian Drive looking south at site

AT&T Wireless

CCL06058 Bascom & Union
2633 S. Bascom Avenue, Campbell, CA
Photosims Produced on 12-22-2022

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing



Proposed



view from Briarwood Way looking east at site

AT&T Wireless

CCL06058 Bascom & Union
2633 S. Bascom Avenue, Campbell, CA
Photosims Produced on 12-22-2022

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing



Proposed



view from Union Avenue looking west at site

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2633 S. Bascom Avenue, Campbell, CA
Photosims Produced on 12-22-2022

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

Existing



Proposed



view from S. Bascom Avenue looking north at site

AdvanceSim
Photo Simulation Solutions
Contact (925) 202-8507

AT&T Wireless

CCL06058 Bascom & Union
2633 S. Bascom Avenue, Campbell, CA
Photosims Produced on 12-22-2022

MEMORANDUM

Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date**: May 28, 2024

From: Nishant Seoni, Contract Associate Planner

Via: Rob Eastwood, Community Development Director

Subject: Site and Architectural Review Permit

File No.: PLN-2023-89 ~ 1361 Peggy Avenue

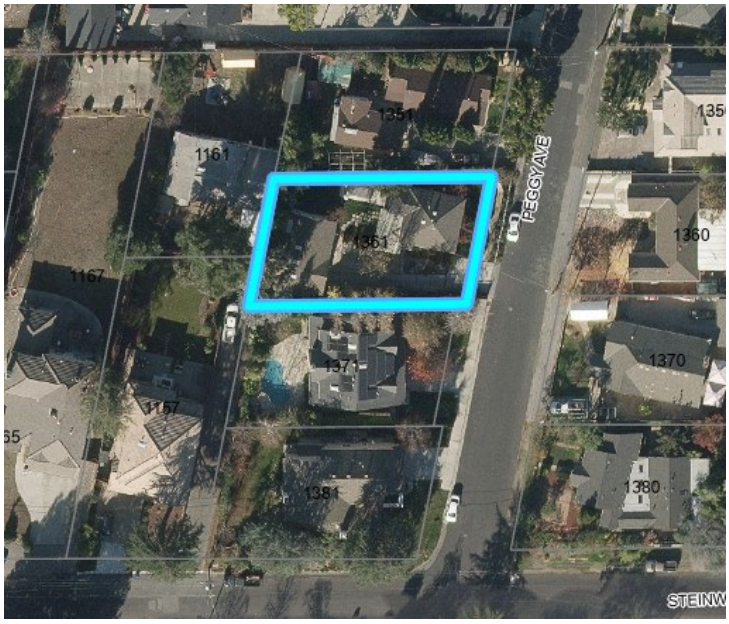
PROPOSAL

The applicant is seeking approval of a Site and Architectural Review Permit to allow the demolition of an existing single-family residence and the construction of a new approximately 2,621 square-foot single-family residence and 595 square-foot statewide exempt attached ADU (reference **Attachment 1** – Project Plans).

PROJECT SITE

The project site is an approximately 8,219 square-foot parcel located along the west side of Peggy Avenue between W. Hacienda Avenue and Steinway Avenue, as shown on the aerial map below. The site is in the Single-Family Residential (R-1-10) Zoning District within the San Tomas Area Neighborhood Plan (STANP) area and is currently developed with a one-story single-family dwelling and detached garage that will be demolished as part of the project.

The portion of Peggy Avenue fronting the parcel currently has a 25-foot right-of-way. In comparison, the neighboring property to the north has a 20-foot right-of-way. The applicant has requested that the City vacate 5 feet of the existing right-of-way to match the neighboring property. This request has been reviewed by the Campbell Public Works Department, and as a condition of approval the applicant will apply for vacation of 5 feet of excess right-of-way prior to issuance of any grading or building permits. This request is subject to a discretionary approval by the City Council and will be brought to the City Council by the Public Works Department. If approved, the 5 feet of right-of-way will be added to the property, increasing its area by approximately 350 square-feet to 8,569 square feet.



PROJECT DATA[1]

Zoning District:	R-1-10 (Single Family Residential)
General Plan Designation:	Low Density Residential (less than 4.5 units per gross acre)
Lot Area:	8,219 square feet (current) 8,569 square feet (after ROW vacation)
Building Height:	
Proposed:	20 feet, 3 inches
Allowed:	28 feet, 1.5 stories
Building Square Footage:	
Existing house:	1,336 square feet
Proposed house:	
Living Area:	2,188 square feet
Porch (counts against lot coverage cap only):	120 square feet
Garage:	433 square feet
	2,741 square feet
Statewide exempt ADU (does not count against FAR and lot coverage cap):	595 square feet

	Proposed	**Required/Allowed**
Floor Area Ratio:	0.31	0.45
Lot Coverage:	32%	35%
Private Open Space:	2,688 square feet	750 square feet minimum

[1] Project Data reflects lot area after vacation of excess ROW. FAR, lot coverage, open space, front yard paving, and setbacks are calculated based on lot area after vacation of excess ROW.

Front Yard Paving:	27.8%	50%
Setbacks:		
Front/Garage:	25’	25’ (measured to new front property line after R.O.W. vacation)
Side (North):	8’-2”	8’or 60% of the building wall height (12’), whichever is greater
Side (South):	10’-1”	10’or 60% of the building wall height (11’-6”), whichever is greater
Rear:	26’-4”	25’
Parking:	2 covered	2, 1 covered
Landscaping:	Front, rear yard. 7 trees	Front yard. 5 trees

DISCUSSION

The Site and Architectural Review Committee's (SARC) role is to review the architectural design and site configuration of the proposed project for consistency with City design standards and guidelines and to make recommendations as appropriate to the Planning Commission, which is the final approval body for a Site and Architectural Review Permit. The STANP provides design guidelines for single-family dwellings focusing on the compatibility with surrounding homes, surface articulation, building orientation, and exterior design variation. The project’s alignment with these guidelines is discussed below.

Scope of Review: The project is subject to the Housing Accountability Act (HAA) as the HAA defines a Housing Development Project as involving 2 or more residential units, mixed-use projects with at least 2/3 of the square footage designated for residential use, or transitional/supportive housing. The project includes an ADU in addition to the primary home. Projects subject to the HAA are subject to objective General Plan and zoning standards and cannot be denied based on subjective criteria. Additionally, Senate Bill 9 (SB-9) requires the ministerial approval of either one or two residential units, which includes single-family residences. Ministerial review means a process for development approval involving no personal judgment by the public official as to the wisdom of carrying out the project. The public official merely ensures that the proposed development meets all the applicable objective standards for the proposed action but uses no special discretion or judgment in reaching a decision.[2]

The Site and Architectural Review permit requires review and approval by the Planning Commission. However, due to the passing of SB-9 and the requirement of ministerial approvals for

[2] This is contained in an SB-9 Fact Sheet authored by the California Department of Housing and Community Development.

one or two residential units, the Planning Commission is limited in requesting alterations to the project and cannot deny the project if it complies with the city's objective requirements. [3]

Site Layout: The proposed new single-family dwelling conforms with all applicable setback standards and provides vehicle and pedestrian access directly from Peggy Avenue, consistent with neighboring homes. The site layout maintains visual harmony and respects the character of the surrounding community consistent with General Plan Land Use Policy 3.1:

> **Policy LU-3.1:** Recognize that Campbell is comprised of unique 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.

Scale and Mass: The proposed single-family dwelling is designed to align with the STANP's floor area ratio (FAR), lot coverage, and height requirements restrictions. This compliance ensures that the expansion is proportionate to the neighboring single-family homes, thus preserving the neighborhood's character. The applicant has proposed a roof slope and design consistent with neighboring homes. The home's entrance will be 1 story, consistent with the STANP's recommendation to limit front entries to less than 1.5 stories. Architectural elements, discussed below, are in proportion to the overall home as shown below.

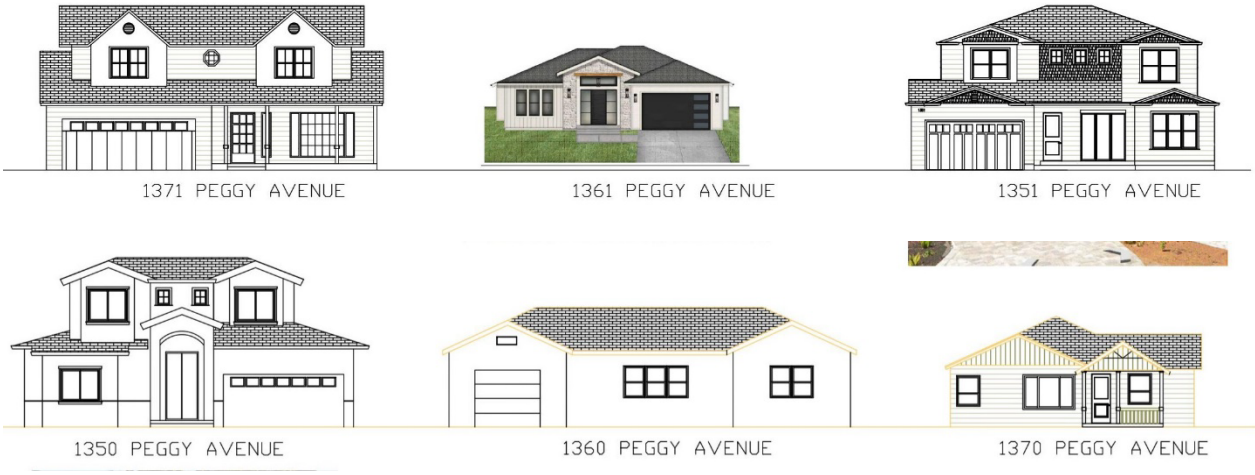


Architectural Design:

The proposed home incorporates a shape, roof pitch, and material selection that is consistent with surrounding homes and does not introduce a significantly different design to the neighborhood. The home will have a hipped roof with some dormer elements, shallow window fenestration, a shingled roof, stucco and wood paneling siding, and limestone elements that are consistent with surrounding homes. The home will include an attached one car garage and will be easily visible from the street.

Wall and roof plane articulation will be similar to adjacent homes, shown below, but will still provide unique elevations.

[3] Staff will be aligning the state's requirement of a ministerial single-family process with the Campbell Municipal Code in a future municipal code update. This has been identified on the City Council adopted workplan.



The home will not have any long unarticulated wall and roof planes and will include a change in materials and articulation on the front entrance. The home will be located on the lot in a similar manner as adjacent homes and is within all setback requirements. Consistent with STANP guidelines, the front facing garage does not exceed 50% of the linear front elevation.

Landscaping: The project includes the retention of some existing trees at the rear and sides of the lot and planting of new trees and plants in front of the home. Proposed landscaping is consistent with the surrounding neighborhood in both scale and type. Trees to be removed are in fair condition and are not protected trees. Consistent with the STANP, the project will provide a minimum of one tree per 2,000 square feet of net lot area. The 8,569 square foot parcel requires 5 trees. The project will provide 7 trees. Consistent with CMC Sec. 21.26.030, the front yard will be landscaped with a variety of trees (minimum 15-gallon size) and bushes (minimum 5-gallon size) that will be separated from the driveway.

Privacy: The proposed single-family dwelling will be single-story. Window sizes will not allow for significant visibility into neighboring properties, and views will be partially screened by fencing and existing/proposed trees. Window size, number, and distribution are consistent with surrounding single-family dwellings. In an effort to engage the community, staff distributed an initial notification about the project, and to date, there have been no objections to the proposed design.

SUMMARY

The SARC should discuss the proposed project's design approach and site layout. If the SARC believes that the project warrants changes, the applicant may be asked to revise the design for review by the Planning Commission.

Attachments:

1. Project Plans

-A NEW SINGLE STORY RESIDENCE.

595.0 SF ADU.

-DEMOLITION OF EXISTING HOUSE.



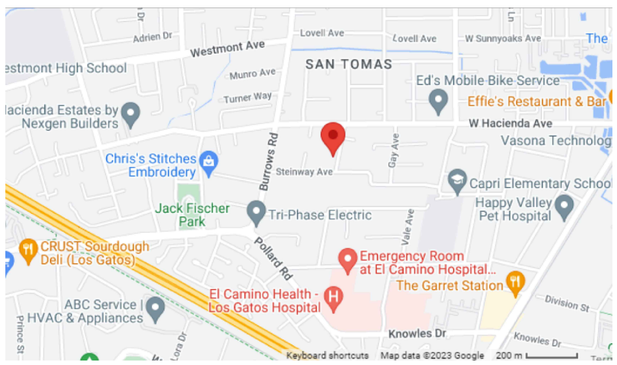
OWNER:
SUNGHWA KANG
(408)470-9368

ADDRESS:
1361 PEGGY AVE.
CAMPBELL CA 95008

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. THE DESIGNER OR ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY.
2. THE DESIGN, ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ENGINEER.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT IN CONJUNCTION WITH THE PROSECUTION OF THIS WORK.
4. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ERRORS, DISCREPANCIES OR OMISSIONS WHICH THE CONTRACTOR FAILED TO NOTIFY THE DESIGNER OR THE OWNER BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK.

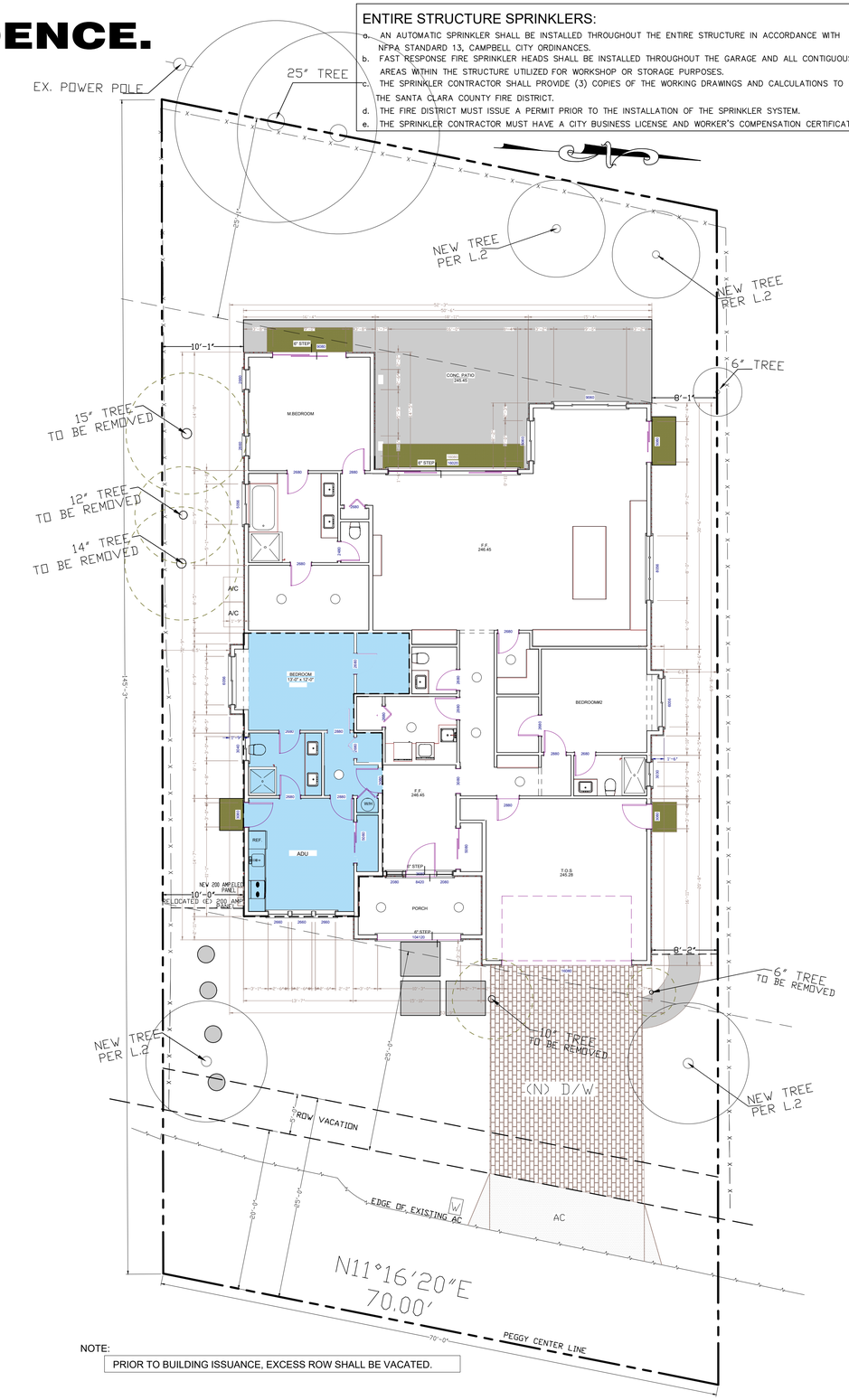
THIS PROJECT SHALL COMPLY WITH THE 2022 CBC, CMC,CPC, 2022 CEC , 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA RESIDENTIAL CODE. 2022 CALIFORNIA GREEN BUILDING STANDARD. 2022 CITY OF CAMPBELL REACH CODE. AND CAMPBELL MUNICIPAL CODE & ORDINANCES.



VICINITY MAP

ENTIRE STRUCTURE SPRINKLERS:

a. AN AUTOMATIC SPRINKLER SHALL BE INSTALLED THROUGHOUT THE ENTIRE STRUCTURE IN ACCORDANCE WITH NFPA STANDARD 13, CAMPBELL CITY ORDINANCES.
b. FAST RESPONSE FIRE SPRINKLER HEADS SHALL BE INSTALLED THROUGHOUT THE GARAGE AND ALL CONTIGUOUS AREAS WITHIN THE STRUCTURE UTILIZED FOR WORKSHOP OR STORAGE PURPOSES.
c. THE SPRINKLER CONTRACTOR SHALL PROVIDE (3) COPIES OF THE WORKING DRAWINGS AND CALCULATIONS TO THE SANTA CLARA COUNTY FIRE DISTRICT.
d. THE FIRE DISTRICT MUST ISSUE A PERMIT PRIOR TO THE INSTALLATION OF THE SPRINKLER SYSTEM.
e. THE SPRINKLER CONTRACTOR MUST HAVE A CITY BUSINESS LICENSE AND WORKER'S COMPENSATION CERTIFICATE.



NOTE:
PRIOR TO BUILDING ISSUANCE, EXCESS ROW SHALL BE VACATED.

SITE PLAN
1/8"=1'-0"

PROJECT INFORMATION:

APN #	406-16-060
Group of Occupancy :	R-3/U
TYPE OF CONSTRUCTION:	V-B
Zoning :	R-1-10 (SAN THOMAS)
NET LOT AREA :	8,569.0 SQ' (AFTER DEDUCTION)
(E) HOUSE TO BE DEMOLISHED	1336.0 SF

FLOOR AREA		
A	LIVING AREA	2188.0
B	GARAGE PER A2.1	433.0
C	ADU PER A2.1	595.0
D	TOTAL AREA PER A2.1 A+B+C	3216.0
E	FLOOR AREA (D-C) STATEWIDE EXEMPTION	2621.0
F	F.A.R. (E/LOT SIZE)	30.6%
G	MAX. F.A.R	45%

LOT COVERAGE		
A	LIVING AREA	2188.0
B	GARAGE PER A2.1	433.0
C	ADU PER A2.1	595.0
D	PORCH	120.0
E	TOTAL AREA PER A2.1 A+B+C+D	3336.0
F	COVERAGE AREA(E-C) STATEWIDE EXEMPTION	2741.0
G	COVERAGE (F/LOT SIZE)	32.0%
H	MAX. COVERAGE (2999.1 SF)	35%

FIRE SPRINKLER SYSTEM: REQUIRED

SHEET INDEX:

A1.0	SITE PLAN AND PROJECT INFO.
BT-1	SURVEY PLAN
BT-2	SURVEY PLAN
A1.1	FIRE COMMENTS AND WATER FLOW
A1.2	ARBORIST REPORT.
A1.3	PEGGY STREETSCAPE PLAN
L.1, L.2 & L.3	LANDSCAPING PLAN
A2.0	FLOOR PLAN
A2.1	FLOOR AREA DIAGRAM
A3.0	ELEVATIONS
A3.1	MATERIAL & COLOR BOARD.
A4.0	SECTIONS
A5.0	ROOF PLAN

CIVIL PLANS
C0, C1.1, C1.2, C2 & C3 GRADING & DRAINAGE PLANS
C4 BMP SHEET

DESIGN CONSULTANT

LAZARI DESIGN
MFA ENGINEERS & ASSOCIATES
6154 ROYAL ACORN PL.
SAN JOSE CA 95120
PHONE (408) 781-8374
(408) 509-3461
EMAIL: ELAZARI@COMCAST.NET

CIVIL PLANS:
OSUNA ENGINEERING INC.
TEL: (408)772-4381

LANDSCAPE ARCHITECT:
THOMAS SCHERER ASSOCIATES
TEL: (831)688-8913

SCOPE OF WORK:
-A NEW SINGLE-STORY RESIDENCE.
-2621.0 SF PLUS 595.0 SF ADU
-DEMOLITION OF EXISTING HOUSE.

CITY'S STAMP

LAZARI DESIGN

6154 ROYAL ACORN PLACE
SAN JOSE CA 95120

Tel:(408) 781-8374
elazari@comcast.net

OWNER
MR.
PHONE:

PROJECT LOCATION:
SUNGHWA KANG
1361 PEGGY AVE.
CAMPBELL, CA 95008

REVISIONS	DATE
PLN RESUB.	**1/24/2024**

SCALE: AS SHOWN
DRAWN: E. LAZARI

LAZARI DESIGN
6154 ROYAL ACORN PL
SAN JOSE CA 95120
(408)781-8374

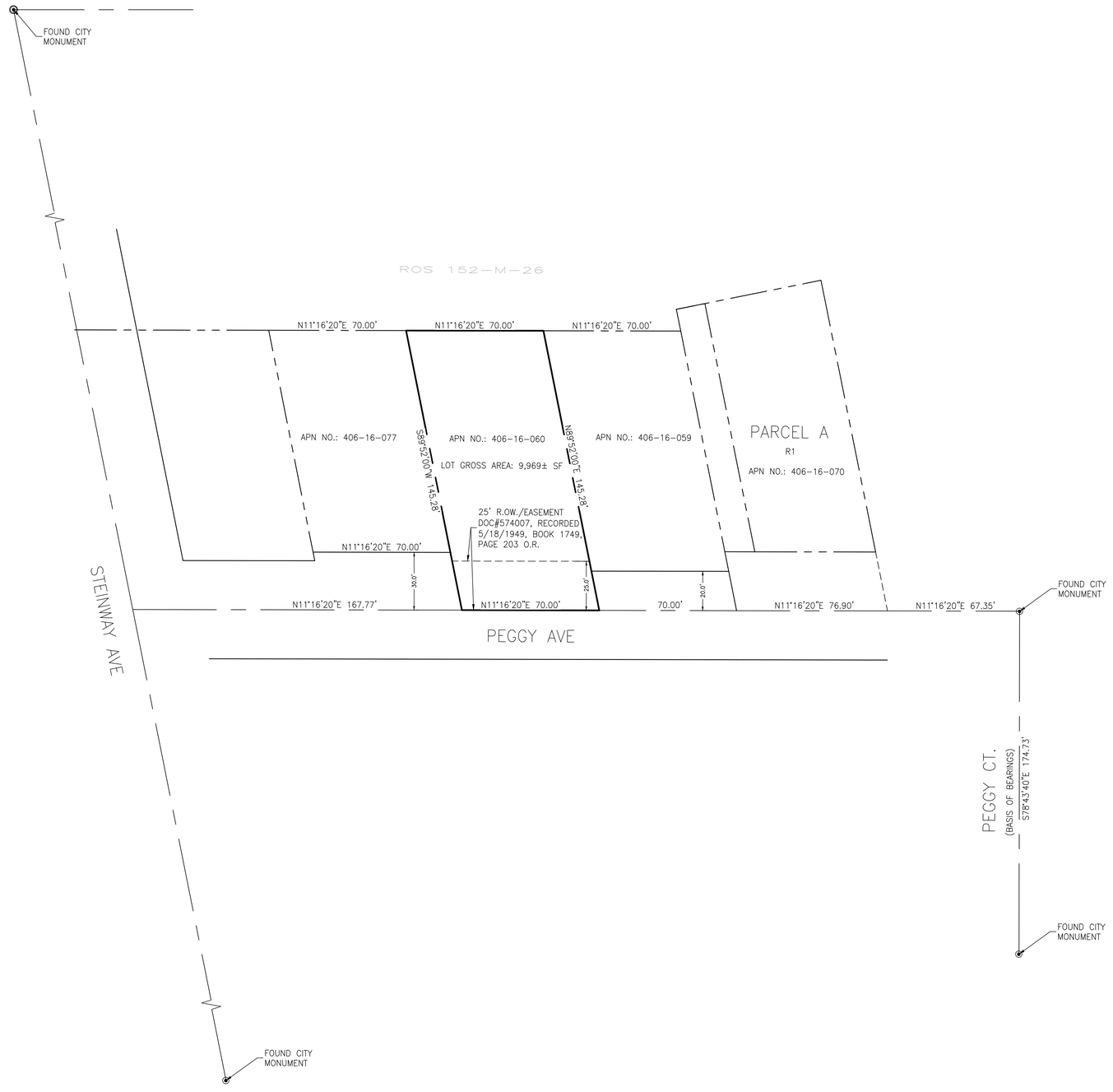
SHEET TITLE:
SITE PLAN

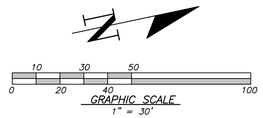
SHEET NO. **A1.0**

DATE: **DEC. 2023**

LEGEND

- EXISTING CONTOUR LINE
- NATURAL GRADE CONTOUR LINE
- FOUND CITY MONUMENT BOX, OR AS NOTED
- BOUNDARY OF PROPERTY SURVEYED
- ( ) RECORD INFORMATION
- CENTERLINE
- CURB INLET
- CURB LINE
- DRIVEWAY APRON
- ELECTROLIER
- FENCE
- FIRE HYDRANT
- FLAT GRATE INLET
- O.H. PWR OVERHEAD POWER LINE
- O.H. TEL OVERHEAD TELEPHONE LINE
- SS SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SIGN
- SD STORM DRAIN LINE
- STORM DRAIN MANHOLE
- UTILITY BOX
- UTILITY POLE
- W WATER LINE
- WATER METER
- WATER VALVE
- EM ELECTRIC METER
- WH WATER HEATER
- G GAS





BASIS OF BEARINGS

THE BEARING SOUTH 78°43'40" EAST OF THE CENTER LINE OF PEGGY COURT AS SHOWN ON THAT MAP OF PARCEL MAP FILED FOR RECORD IN BOOK 521 OF MAPS PAGES 33 THROUGH 34, SANTA CLARA COUNTY RECORDS, AND AS FOUND MONUMENTED, WAS TAKEN AS THE BASIS OF BEARING FOR THIS SURVEY.

REFERENCES:

R1	PARCEL MAP	521-M-33&34
R2	GRANT DEED	DOC#25310100
R3	GRANT DEED	DOC#25138863
R4	GRANT DEED	DOC#18530337
R5	GRANT DEED	DOC#14894068
R6	GRANT DEED	DOC#10798090

BENCH MARK

DESCRIPTION: ASSUMED BENCHMARK, MAG NAIL ON STREET, NEAR THE SOUTH-EASTERLY CORNER OF LOT AS SHOWN:
PROJECT BENCHMARK 245.05' (NAVD88 DATUM)

ABBREVIATIONS

APN	ASSESSOR'S PARCEL NUMBER
BM	BENCH MARK
CATV	CABLE TELEVISION OVERHEAD
D	CURVE DELTA
DRWY	DRIVEWAY
DS	DOWNSPOUT
FF	FINISH FLOOR
FL	FLOW LINE ELEVATION
GFF	GARAGE FINISH FLOOR
IP	IRON PIPE
L	CURVE LENGTH
R#	REFERENCE DOCUMENT
M-M	MONUMENT TO MONUMENT
O.H. PWR	OVERHEAD POWER LINE
O.H. TEL	OVERHEAD TELEPHONE LINE
PCL	PARCEL
P.M.	PARCEL MAP
PTN	PORTION
R	RADIUS
SD	STORM DRAIN
SS	SANITARY SEWER
TC	TOP OF CURB ELEVATION
TEMP.	TEMPORARY
PUE	PUBLIC UTILITY EASEMENT
WLE	WATER LINE EASEMENT

NOTES:

1. DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THE DISTINCTIVE BORDER LINE DENOTES THE BOUNDARY.
3. TREES SPECIES NAMES ARE APPROXIMATE, AND LABELED BY THEIR COMMON NAME TO THE BEST OF OUR KNOWLEDGE. IT IS NOT BASED ON AN ARBORIST REPORT.
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5. UNLESS SPECIFIED ON THIS MAP, LOCATIONS OF THE UNDERGROUND AND OVERHEAD UTILITIES ARE NEITHER INTENDED NOR IMPLIED. FOR THE LOCATIONS OF UNDERGROUND UTILITIES CALL "USA" (1-800-642-2440).
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7. FINISH FLOOR ELEVATION TAKEN AT DOOR THRESHOLD (EXTERIOR).
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RECORD OF SURVEY NOTE:

1. TO FINALIZE THIS BOUNDARY SURVEY A RECORD OF SURVEY MUST BE FILED PER THE MANDATORY FILING PROVISIONS OF SECTION 8762(B) OF THE PROFESSIONAL LAND SURVEYORS' ACT

REVISIONS | BY | CITY | DATE

PROFESSIONAL LAND SURVEYOR
PORFIRIO OSCAR OSUNA
No. 8921
Exp. 9-30-24
STATE OF CALIFORNIA

PORFIRIO OSCAR OSUNA
PLS 8921 EXP. 9-30-24

OSUNA ENGINEERING INC.
Planning|Surveying|Civil Engineering
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
6920 SANTA TERESA BLVD. 206
SAN JOSE, CA 95119
TEL. (408) 772-4381
Info@osunaengineering.com

PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY

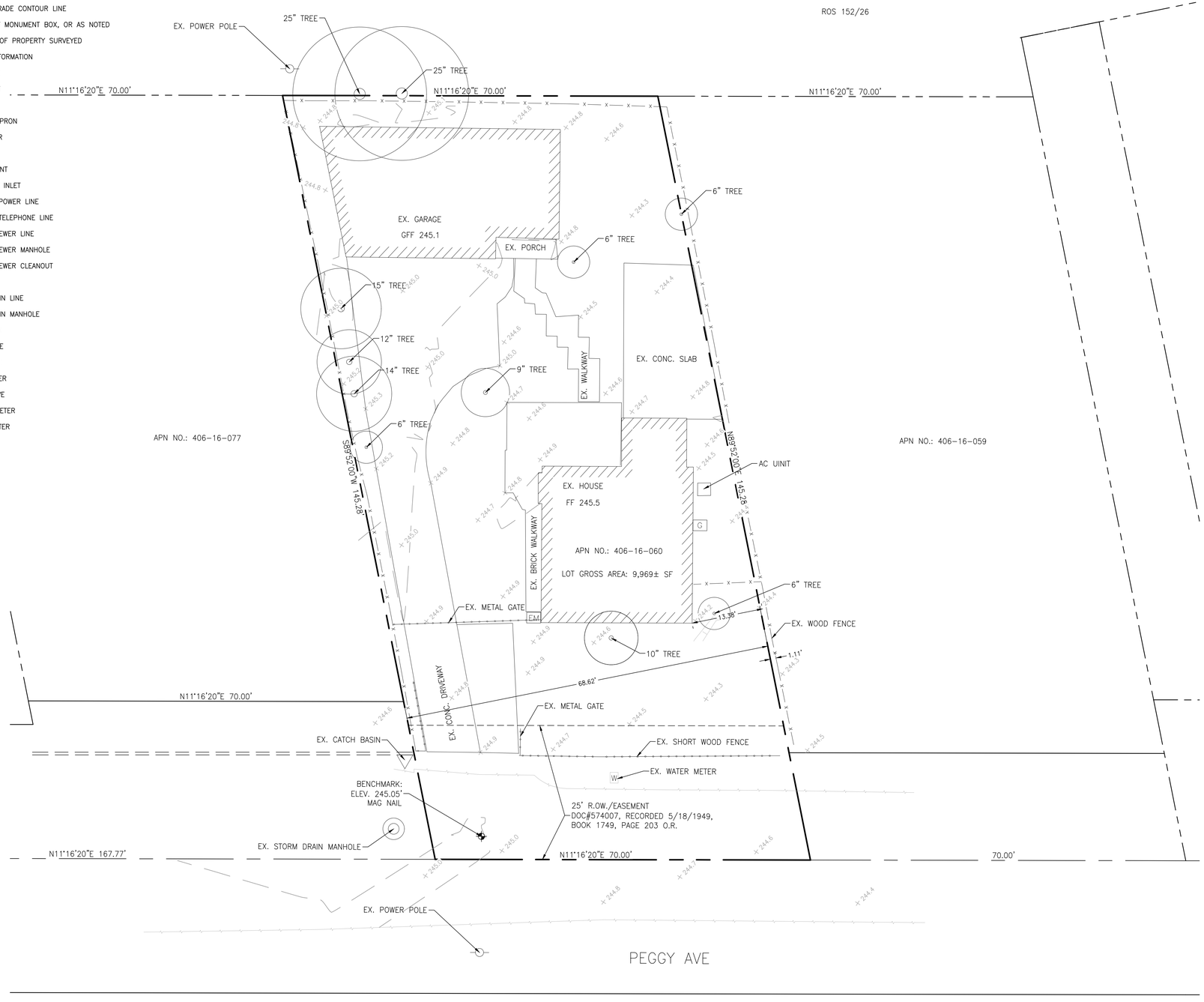
1361 PEGGY AVE
APN: 406-16-060

CAMPBELL, CALIFORNIA
Project No.: 2562 | Drawn By: SO-TM | Checked: OO | Date: 3/25/24

SHEET
BT1
OF 2 SHEETS

LEGEND

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- W WATER LINE
- WATER METER
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- WH WATER HEATER
- G GAS



GRAPHIC SCALE
0 10 20 30 40 50
1" = 10'

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REVISIONS | DATE | CITY | BY

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SAN JOSE, CA 95119
TEL. (408) 772-4381
Info@osunaengineering.com

PRELIMINARY BOUNDARY & TOPOGRAPHIC SURVEY
1361 PEGGY AVE
APN: 406-16-060

CAMPBELL | CALIFORNIA

Project No.: 2362 | Drawn By: SO-TM | Checked: OO | Date: 3/22/24

SHEET
BT2
OF 2 SHEETS

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 23 1802
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

4. **Address identification:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Where required by the fire code official, address numbers shall be provided in additional approved locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained. CFC Sec. 505.1.

5. **Water Supply Requirements:** Potable water supplies shall be protected from contamination caused by fire protection water supplies. It is the responsibility of the applicant and any contractors and subcontractors to contact the water purveyor supplying the site of such project, and to comply with the requirements of that purveyor. Such requirements shall be incorporated into the design of any water-based fire protection systems, and/or fire suppression water supply systems or storage containers that may be physically connected in any manner to an appliance capable of causing contamination of the potable water supply of the purveyor of record. Final approval of the system(s) under consideration will not be granted by this office until compliance with the requirements of the water purveyor of record are documented by that purveyor as having been met by the applicant(s). 2022 CFC Sec. 903.3.5 and Health and Safety Code 13114.7.

This review shall not be construed to be an approval of a violation of the provisions of the California Fire Code or of other laws or regulations of the jurisdiction. A permit presuming to give authority to violate or cancel the provisions of the fire code or other such laws or regulations shall not be valid. Any addition to or alteration of approved construction documents shall be approved in advance [CFC, Ch.1, 105.3.6].

City	PLANS	SPECS	NEW	RMDL	AS	OCCUPANCY	CONST. TYPE	ApplicantName	DATE	PAGE
CBL	☒	☐	☒	☐	☒	R-3/U	VB	Montgue Design Inc	5/18/2023	2 OF 2

SEC/FLOOR	AREA	LOAD	PROJECT DESCRIPTION	PROJECT TYPE OR SYSTEM
1	4387		Residential Development	New Structure

NAME OF PROJECT	LOCATION
SFR	1361 Peggy Ave Campbell

TABULAR FIRE FLOW	REDUCTION FOR FIRE SPRINKLERS	REQUIRED FIRE FLOW @ 20 PSI	BY
1750	50%	875	Flanagan, Caleb

Serving Santa Clara County and the communities of Campbell, Cupertino, Los Altos, Los Altos Hills, Los Gatos, Monte Sereno, and Saratoga.

SANTA CLARA COUNTY FIRE DEPARTMENT
14700 Winchester Blvd., Los Gatos, CA 95032 | (408) 378-4010 | www.sccfd.org

PLAN REVIEW No. 23 1802
BLDG PERMIT No.

DEVELOPMENTAL REVIEW COMMENTS

Plans and Scope of Review:

This project shall comply with the following:
The California Fire (CFC) & Building (CBC) Code, 2022 edition, as adopted by the City of Campbell Municipal Code (CMC) and California Code of Regulations (CCR).

The scope of this project includes the following:
Proposed new 2,871 SF one-story single-family residence with an attached garage and 1,516 SF of attic space.

Plans Status:
Plans are **NOT APPROVED.** Revise and resubmit drawings and provide a response letter addressing comments on this plan review. All comments having **BOLD** font require correction prior to approval.

Plan Review Comments:
1. **Required Fire Flow:** The fire flow for this project is 875 GPM at 20 psi residual pressure from a single hydrant. This fire flow assumes the installation of fire sprinklers.
   -Provide a fire flow letter from a local water purveyor confirming the required fire flow of 875 GPM @20 psi residual from a fire hydrant located within 600' of the farthest exterior corner of the structure.
   -Contact San Jose Water for details on how to obtain the fire flow letter.

2. **Fire Sprinklers Required:** An automatic residential fire sprinkler system shall be installed in all new one- and two-family dwellings. *Sprinklers noted on sheet G001.*

3. **Construction Site Fire Safety:** All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification SI-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

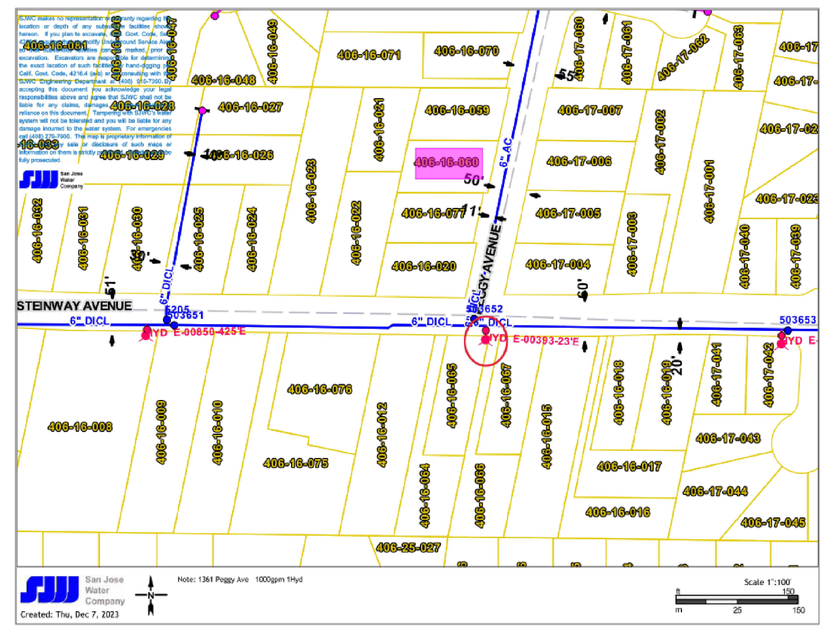
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SAN JOSE WATER

December 7, 2023

Lazari Design
6154 Royal Acorn Place
San Jose, CA 95120

Reference: 1361 Peggy Ave., San Jose, CA
APN: 406-16-060

Dear Edick:

Per a request, we conducted a computer simulation to determine fire flow availability at the referenced location. The purpose of the simulation is to determine if 1,000 GPM is available. The table below gives the results of the computer simulation, which are valid for one year from the date of the simulation. Elevations are interpolated from United States Geological Survey contours.

Hyd. No.	Location	GPM	Static PSI	Residual PSI
E-00393 Elev. = 247'	Steinway Ave., approx. 23' W. of Peggy Ave.	1000	82	76

Date of Simulation: June 15, 2023

Determining the adequacy of fire protection from the information provided herein is the responsibility of those qualified to do so. San Jose Water Company undertakes to supply only such water at such pressure as may be available any time through the normal operation of its system. Section 774 of the Public Utilities Code limits the liability of the utility resulting from a claim regarding the provision or maintenance of an adequate water supply, water pressure, equipment or other fire protection facility or service.

Sincerely,

Marty Henderson
Engineering Support Supervisor

sjwater.com
1265 South Bascom Ave
San Jose, CA 95128
Email: Engineering.dept@sjwater.com

MH:mmr
1361PeggyAveWS.doc

LAZARI DESIGN

6154 ROYAL ACORN PLACE
SAN JOSE CA 95120

Tel:(408) 781-8374
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OWNER
MR.
PHONE:

PROJECT LOCATION:
SUNGHWA KANG
1361 PEGGY AVE.
CAMPBELL, CA 95008

REVISIONS	DATE

SCALE: AS SHOWN
DRAWN: E. LAZARI

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SHEET TITLE:
FIRE COMMENTS
WATER FLOW

SHEET NO. **A1.1**

DATE: **DEC. 2023**

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
cell 415.606.3010 email:Roy@treemanagementexperts.com

Livio
Attn: Viraj Mutha
329 S. San Antonio Rd. #4
Los Altos, CA 94022

RE: 1361 Peggy Ave., Campbell
Tree Protection Plan Arborist Report

Date: 7/6/2022

ARBORIST REPORT

Arborist Report

- Provide a site visit to inspect and inventory trees on site and evaluate site conditions.
- Evaluate tree structure and health.
- Develop an arborist report to evaluate potential construction impacts to trees and make design recommendations.
- Provide recommendations for tree care and maintenance.

Background

We were contacted to inspect the trees on site at 1361 Peggy Avenue. There is currently a single-family residence on site. The owners plan to replace the house on site with a new residence. I visited the site on June 15, 2022.

Observations

The property consists of a house with a front and back yard on a level lot with an ADU at the rear of the property. The property backs onto a long driveway that serves 1161 Steinway Ave. The trees on site are a mix of small Japanese maples (*Acer palmatum*) and larger species.

I located and labeled each tree on the provided site survey. I also included trees on neighboring properties that were in range of being possibly affected by construction work.

Basic identifying information and notes on the condition of each inventoried tree were recorded and are included in the attached data table.

Photographs of each tree inventoried are attached to this report.

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
cell 415.606.3010 email:Roy@treemanagementexperts.com

Discussion

Campbell only explicitly regulates trees on developed R-1 zoned properties which are oaks, redwoods, cedars, and ash. Trees over 12-inches in diameter at 48-inches above grade of these species are Protected Trees. None of the trees on site or adjacent to it on neighboring properties are any of these species. Trees that are designated for retention as a condition of approval on a development plan are treated as Protected trees as well. Protected trees require a permit to remove.

The Japanese maples are placed near existing structures, which means that they will likely be within the footprint of planned new construction. However, they could likely be removed and stored for transplanting in the finished landscape. They are not regulated, so they can simply be removed, but if they fit with the new design aesthetic, they would be useful additions.

The London Plane (*Platanus x acerifolia*) trees has been compromised by the installation of the rock climbing holds in its trunk. It is likely that decay fungi will enter through these wounds and compromise the tree. It is a poor candidate for retention.

The Lombardy poplars (*Populus nigra*) likewise are compromised by the various hardware that has been installed in them. Lombardy poplars are quick growing, short-lived trees and although these are relatively young, they are reaching a point where they will begin to develop hazardous conditions due to weak attachments and decay issues, it is better to remove these trees now and replace them with better species after construction.

The trees on the neighboring properties are in poor to fair condition, except for the American Sweetgum at 1371 Peggy Ave, which is in good condition. Although the owners cannot neighbors to remove trees, I would recommend that they ask if the eucalypts at the neighboring property to the rear be removed. These trees have been mutilated by topping and will be a continual management issue as they resprout. If resprouts are not properly managed, they can be a hazard to improvements in striking range.

Recommendations

For trees that are planned for retention during the planned construction, Campbell requires that tree protection be implemented for trees to be retained. On this site, that means that Tree Protection Fencing, mulch, trunk protections and root buffers will be necessary in reas of the site. Some hand excavation within sensitive areas should be expected, under either the supervision of the Project Arborist or the City Arborist.

The majority of tree roots occur within the top 2-3 feet of soils, within a radius about 10 times the diameter of tree, what is commonly called the Tree Protection Zone (TPZ). Tree roots require both air and water to survive. The most damaging activities to tree health are compaction, excavation, and grading. To mitigate this a variety of strategies are implemented. Root Buffers and Tree Protection Fencing are used to prevent compaction.

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Compressed air and hand excavation are used to leave roots in place where possible and bridge them over trenches. Pier and beam foundations minimize impacts to trees' roots when compared to perimeter foundations as they penetrate the root zone in discrete locations, rather than cutting off all roots at the edge of the structure. The specific solutions for any specific project depend on the tree placement and planned work.

Some roots within the TPZ can be removed where necessary, but root losses in these areas should be minimized.

Roots within a radius of 5 times the diameter of a tree are considered to be within the Critical Root Zone (CRZ) of a tree. These roots are critical to the structural stability and health of the tree and rather than intruding into this zone, either redesign of the plans or removal of the tree should be considered.

Tree protection fencing is mean to exclude all activity from an area for the duration of a construction project. This is best for trees that are to be retained. Sometimes access is necessary either for haul routes or for the installation of new improvements. In these cases, a combination of the maximum amount of fenced area and root buffers and trunk protection allow access while providing protection for tree roots and trunks.

Once plans are more solidly developed, a tree protection plan can be developed for the trees specifically planned for retention and specific tree protection installations and procedures can specified.

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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified
cell 415.606.3010 email:Roy@treemanagementexperts.com

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Certification of Performance

I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 8 years.

Signed: *Certified Arborist MW-5597A*

Date: *7/6/22*

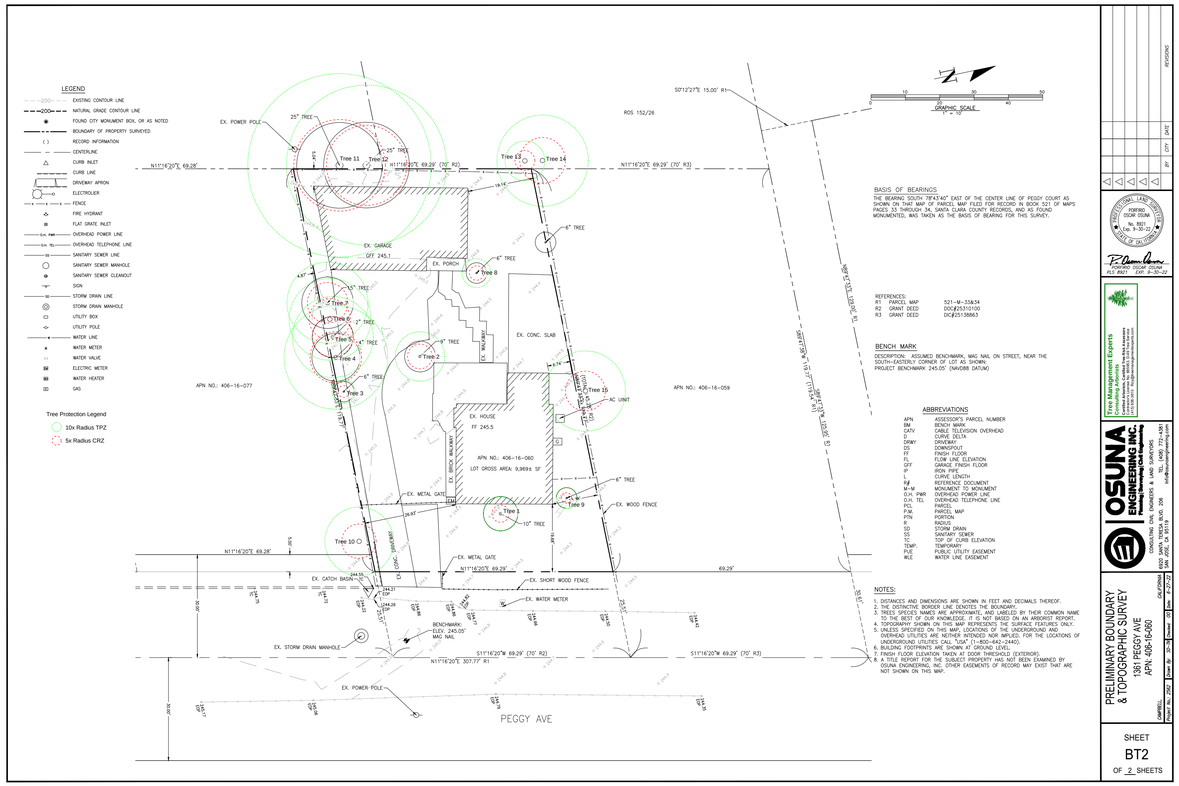
Contact:
Aaron Wang
aaron@treemanagementexperts.com
847.630.3899

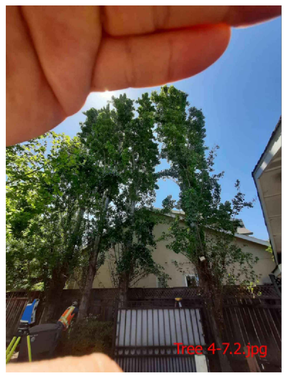
1361 Peggy Avenue
Tree Data

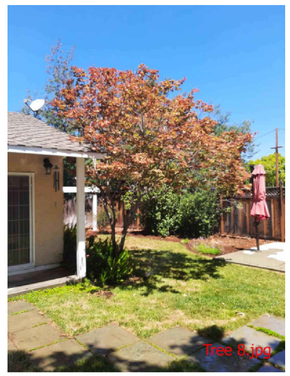
Tree #	Botanic Name	Common Name	Diameter (in)	Condition	Protected?	Native?	Structure (1-5)	Shade (1-5)	Resprout (1-5)	Notes
1	*Acer palmatum*	Japanese maple	6.0	Good	No	Fair	2.5	5.0		multi-stemmed, one-sided
2	*Platanus x acerifolia*	London plane	8.6	Fair	No	Poor	3.6	7.2		rock climbing holds in trunk of tree
3	*Acer palmatum*	Japanese maple	4.1	Fair	No	Fair	1.7	3.4		one-sided, suppressed by Lombardy poplars
4	*Populus nigra*	Lombardy poplar	18.1	Fair	No	Poor	7.5	15.1		old anchoring hardware in stem
5	*Populus nigra*	Lombardy poplar	14.1	Fair	No	Poor	5.9	11.8		old anchoring hardware in stem
6	*Populus nigra*	Lombardy poplar	14.3	Fair	No	Poor	6.0	11.9		old anchoring hardware in stem
7	*Populus nigra*	Lombardy poplar	14.2	Fair	No	Poor	5.9	11.8		old anchoring hardware in stem
8	*Acer palmatum*	Japanese maple	5.0	Good	No	Fair	2.1	4.2		one-sided
9	*Acer palmatum*	Japanese maple	3.7	Fair	No	Fair	1.5	3.1		
10	*Liquidambar styraciflua*	American sweetgum	12.0	Good	No	N/A	5.0	10.0		
11	*Eucalyptus polyanthemos*	silver-dollar gum	32.0	Poor	No	N/A	13.3	26.7		on neighboring property, 2 stems, topped @ 15' above grade, recommend removal
12	*Eucalyptus polyanthemos*	silver-dollar gum	28.0	Poor	No	N/A	11.7	23.3		on neighboring property, topped @ 15' above grade, recommend removal
13	*Acacia baileyana*	Bailey acacia	7.0	Poor	No	N/A	2.9	5.8		on neighboring property, topped @ 15' above grade, recommend removal
14	*Acacia baileyana*	Bailey acacia	16.0	Poor	No	N/A	6.7	13.3		on neighboring property, topped @ 15' above grade, recommend removal
15	*Ligustrum lucidum*	glossy privet	14.0	Fair	No	N/A	5.8	11.7		on neighboring property, one-sided


Tree 1.jpg


Tree 2.jpg



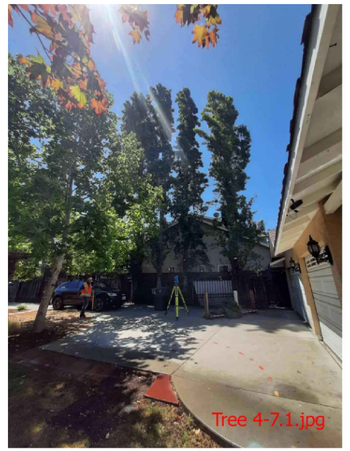

Tree 4-7.2.jpg

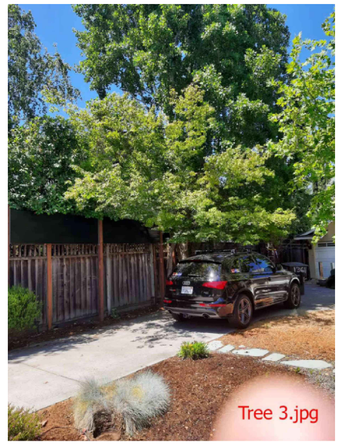

Tree 8.jpg


Tree 9.jpg


Tree 10.jpg


Tree 11-14.jpg


Tree 4-7.1.jpg


Tree 3.jpg

LAZARI DESIGN

6154 ROYAL ACORN PLACE
SAN JOSE CA 95120

Tel:(408) 781-8374
elazari@comcast.net

OWNER
MR.
PHONE:

PROJECT LOCATION:
SUNGHWA KANG
1361 PEGGY AVE.
CAMPBELL, CA 95008

REVISIONS	DATE

SCALE: AS SHOWN
DRAWN: E. LAZARI

SHEET TITLE:
ARBORIST REPORT

SHEET NO. **A1.2**

DATE: **DEC. 2023**



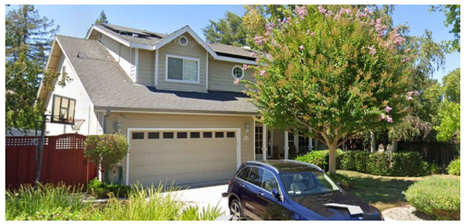
1371 PEGGY AVENUE

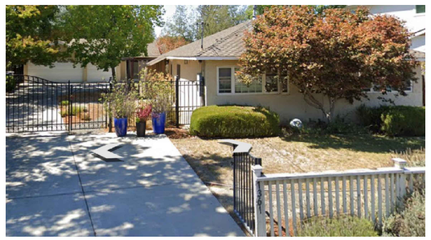


1361 PEGGY AVENUE



1351 PEGGY AVENUE

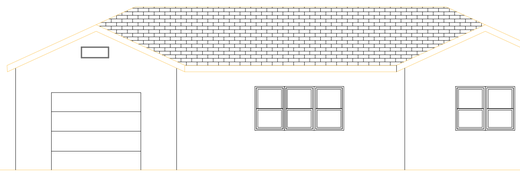




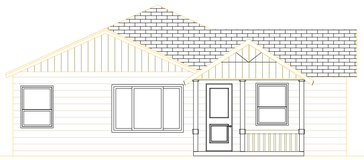




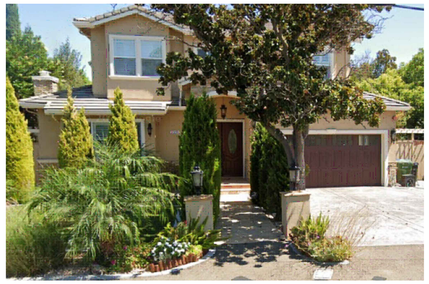
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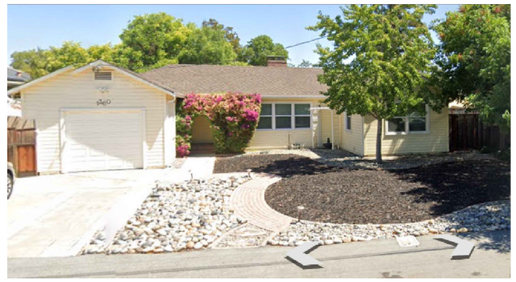


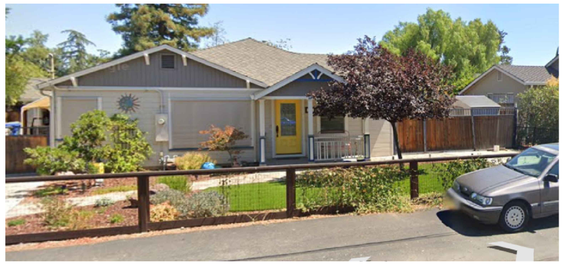
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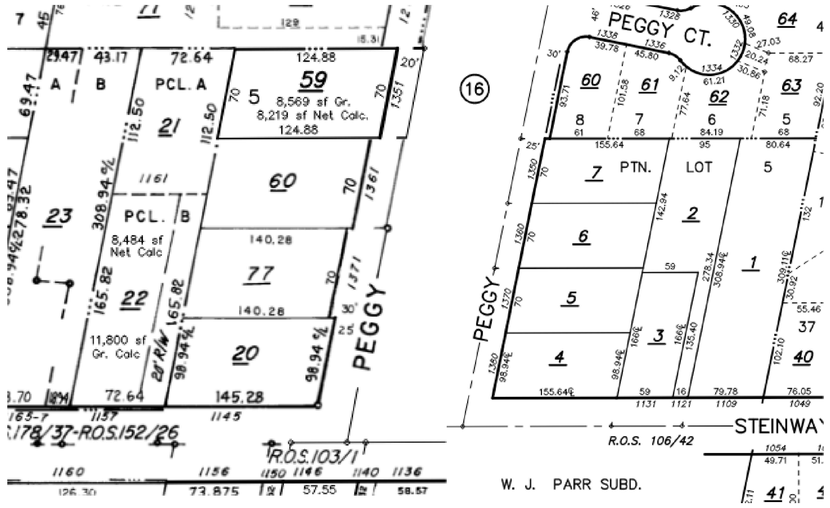


1370 PEGGY AVENUE









LAZARI DESIGN

6154 ROYAL ACORN PLACE
SAN JOSE CA 95120

Tel:(408) 781-8374
elazari@comcast.net

OWNER

MR.
PHONE:

PROJECT LOCATION:

SUNGHWA KANG
1361 PEGGY AVE.
CAMPBELL, CA 95008

REVISIONS	DATE

SCALE: AS SHOWN
DRAWN: E. LAZARI

LAZARI DESIGN
6154 ROYAL ACORN PL
SAN JOSE CA 95120
(408)781-8374

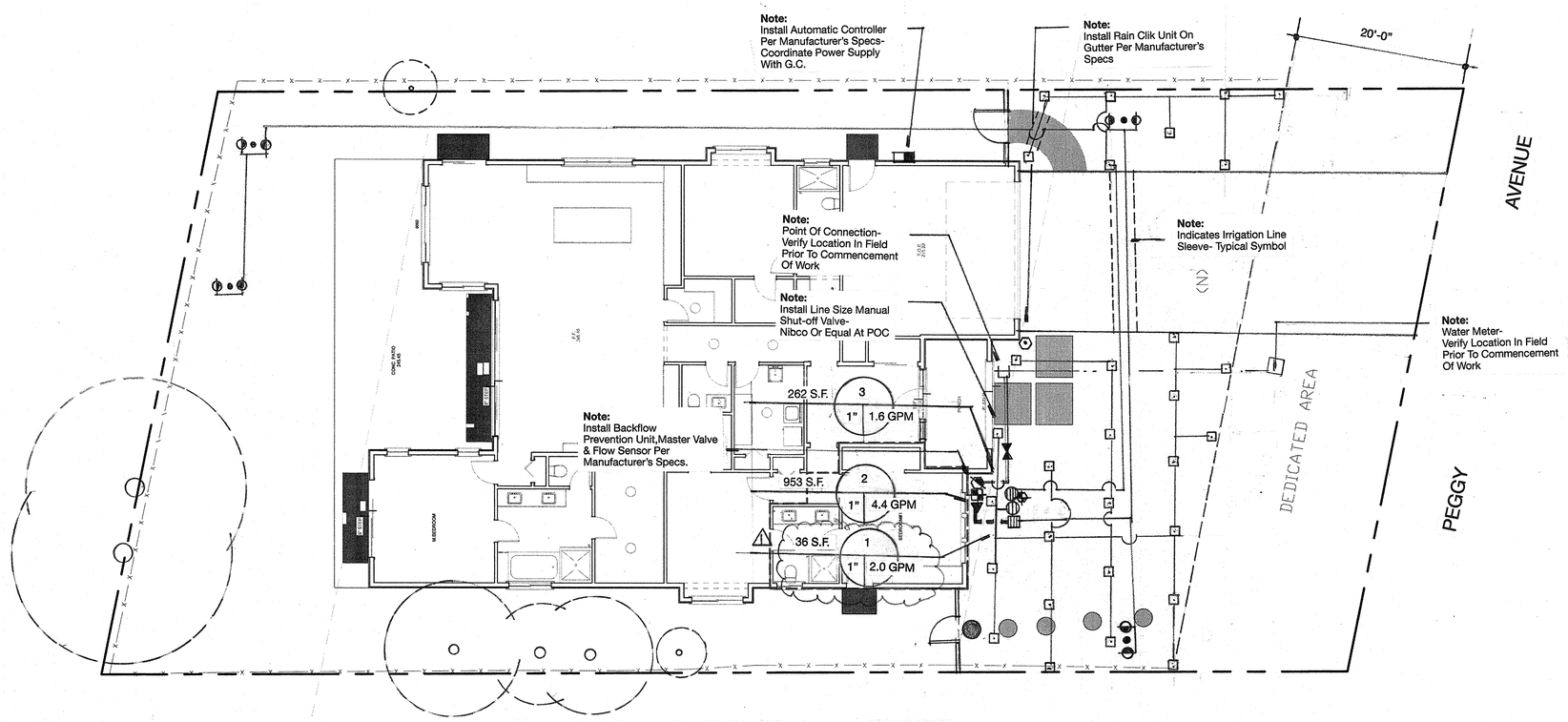
SHEET TITLE:
PEGGY STREETSCAPE PLAN

SHEET NO. **A1.3**

DATE: **DEC. 2023**

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN"

1/8" = 1' - 0"



HYDROZONE S.F.
VALVE/HYDROZONE NUMBER
GPM
VALVE SIZE

Irrigation Legend:

SYMBOL	HEADTYPE	PSI.	RAD.	ARC.	GPM	P.R.	MANUF.	MODEL No.	
#	Drip Emitter	25			2 GPH		Hunter	MPE-20	Pressure Compensating Multi Port Emitter With 6 Ports Per Emitter Install With Hunter Multi Purpose Box
	Bubbler	20			.25 GPM		Hunter	PCN-25	Trickle Pattern
	Remote Control Valve						Hunter	PGV 1"	Install Per Manufacturer's Specs.
	Master Valve						Hunter	ICV-101G	Install Per Manufacturer's Specs.
	Drip Zone Valve Kit						Hunter	ICZ- 1"	Install Per Manufacturer's Specs.
	Quick Coupler Valve						Rainbird	33DRC Series	3/4" Size
	Automatic Controller						Hunter	Pro HPC	Wall Mount-Power By Others
	Rain Sensor						Hunter	Wireless 'RainClik'	-Install On Gutter Per Man.Specs
	Backflow Prevention Unit						Febco	Model 825Y	Install Per Manufacturer's Specs.
	Flow Meter/Sensor						Hunter	Model HC 3/4"	Install Per Manufacturer's Specs
	Gate Valve						Nibco	Line Size	
	Mainline						PVC Sch. 40	Size Per Plan	Bury 18" Min. Below Grade
	Lateral Line						PVC Sch. 40	Size Per Plan	Bury 12" Min. Below Grade
	Irrigation Line Sleeve						PVC Sch. 40	Size To Accommodate Irrigation Lines- 24" Depth	

IRRIGATION NOTES:

1. System is designed for 65 PSI static pressure at meter. Maximum flow is 5.4 GPM. Contractor shall run pressure tests at each point of connection before commencing work. Any discrepancies between actual pressure and design pressure shall be reported to the landscape architect and owner prior to further work being done.
2. All applicable governmental plumbing and health code regulations shall have precedence over these plans and specifications.
3. Location of valves, back flow prevention units, mainline, lateral line and automatic controllers are shown schematically due to scale of the plans. Install in planter areas where ever possible or in the most appropriate location. Install mainline and lateral line in the same trench (with a 6" min. separation vertically) wherever possible.
4. Contractor shall verify all points of connection (POC) in the field prior to commencement of work. If discrepancies exist between existing conditions and those indicated on the plans, contractor shall contact the landscape architect and owner immediately before continuing work. Likewise, contractor shall verify configuration and dimensions of areas to be irrigated before commencement of work.
5. All irrigation lines in and around existing trees shall be **HAND TRENCHED** and care shall be taken not to damage existing tree roots.
6. All irrigation lines under paving shall be placed in sch. 40 PVC sleeves, size to accommodate irrigation lines adequately, for the full width of the paving.
7. All changes in direction of irrigation pipe shall be accomplished with the use of proper fittings. NO PIPE SHALL BE BENT.
8. In no case shall the spacing of heads exceed the recommended spacing of the manufacturer.
9. Minimum depth of PVC lateral lines shall be 12"(twelve inches) below grade. Minimum depth of PVC main line shall be 18"(eighteen inches) below grade.
10. Prior to any planting operations, a coverage test shall be performed by the contractor in the presence of the landscape architect and owner. Contractor shall furnish all materials and provide all labor necessary to correct inadequate coverage.
11. Contractor shall be responsible for the procurement of all necessary permits and shall provide owner with an 'As Built' plan (reproducible) of the installed irrigation system upon completion of the project.
12. All installation shall conform to the **City of Campbell Water Efficient Landscape Ordinance (WELO)**

WELO CALCULATIONS

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area Including SLA	MAWA (gal/yr)	
	Residential	45.3		-	1,251	19,325	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	45.3	463	-	13,013	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]
Difference between MAWA and ETWU				6,311	Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Trees	Bubbler	38	0.30	0.81	13
	2	Front Yard #1	Drip	953	0.30	0.81	353
	3	Front Yard #2	Drip	262	0.30	0.81	97
	4			-			-
	Landscape area (not including SLA)			1,251			463

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area	0	1.0	-
	Multi-use and sports field turf area	0	1.0	-
	Area irrigated with recycled water	0	1.0	-
	Pool	0	1.0	-
	Total SLA	0		0
Total Landscape Area (including SLA) from ETWU Calculation		1,251		

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sheet title

IRRIGATION PLAN & WELO CALCS

project

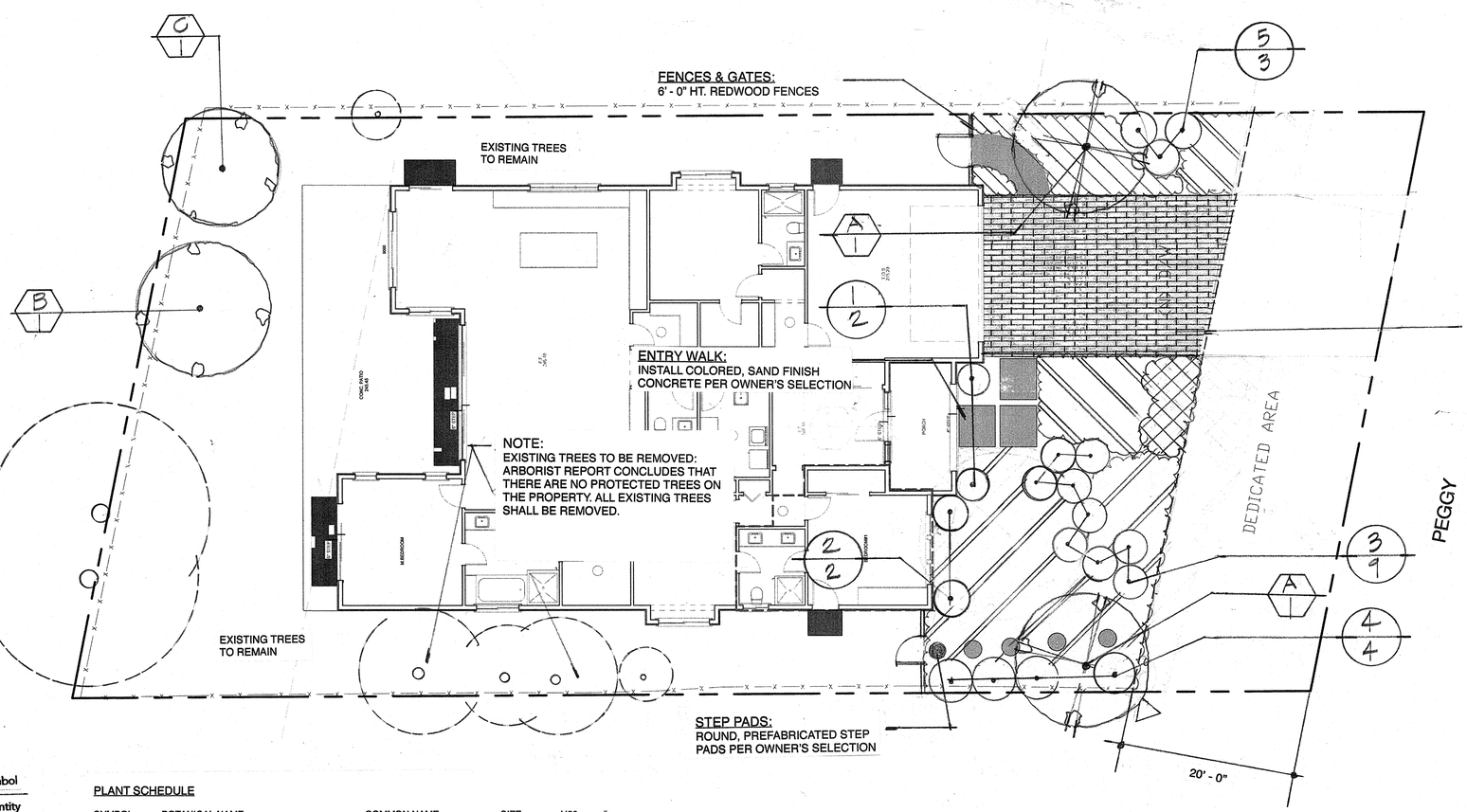
KANG RESIDENCE
1361 PEGGY AVENUE
CAMPBELL, CA 95008

revisions
2-29-2024 TS

date 12-8-2023
drawn TS
sheet no L.1
of

1/8" = 1' - 0"

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND HAVE APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN"



Tree — Symbol / Quantity

Shrub — Symbol / Quantity

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	H20	#
TREES:					
A	LAGERSTROEMIA F.'MUSKOGEE'	CRAPE MYRTLE	15 GC	L	2
B	MALUS DOMESTICA	APPLE	15 GC	M	1
C	DIOSPYROS KAKI 'FUYU'	FUYU PERSIMMON	15 GC	M	1
SHRUBS:					
1	AGAVE 'BLUE FLAME'	AGAVE	5 GC	L	2
2	LOROPETALUM 'RAZZLEBERRI	FRINGE FLOWER	5 GC	L	2
3	SALVIA LEUCANTHA	MEXICAN SAGE	5 GC	L	9
4	XYLOSMA CONGESTUM	XYLOSMA	5 GC	L	4
5	CISTUS PURPUREUS	ORCHID ROCKROSE	5 GC	L	3

GROUNDCOVERS:

CISTUS P. 'SUNSET' MAGENTA ROCKROSE PLANT 1 G.C. @ 60" O.C. L

CISTUS SALVIFOLIUS SAGELEAF ROCKROSE PLANT 1 G.C. @ 60" O.C. L

LIMONIUM PEREZII SEA LAVENDER PLANT 1 G.C. @ 24" O.C. L

NEPETA 'WALKERS LOW' CATMINT PLANT 1 G.C. @ 48" O.C L

WULCOLS WATER USE:

VL	VERY LOW
L	LOW
M	MEDIUM
H	HIGH

NOTE:
Plant Design is predicated on the **PRESCRIPTIVE DESIGN OPTION** with 75% low water use plants.
NO HIGH WATER USE PLANTS OR TURF ARE USED

% WATER USE PLANTS:

High Use:	0 %
Medium Use:	0%
Low Use:	100%

Planting Notes:

1. Circles shown indicate approximate mature size of plant material.
2. Contractor shall be responsible for adequate erosion control measures during construction.
3. Care shall be taken to avoid construction activity and/or staging under the dripline of existing trees in order to prevent soil compaction, root or tree damage. All work to be done under the dripline of trees shall be done by hand.
4. No plant shall be planted in a drainage swale regardless of position on plan.
5. FINISH GRADING: Till all planter areas to an 8 inch depth. Break up or remove all compacted lumps of soil, rocks larger than 1 inch in diameter, and all deleterious material from planter areas. Finish grade all areas to a smooth, even surface free of abrupt changes in grade. Make minor grading changes as required to insure positive drainage(1% minimum).
6. SOIL PREPARATION: Thoroughly incorporate the following amendments into the top 6(six) inches of all areas to be planted, except where indicated otherwise. Amounts given are per 1000 square feet:
   1. 4 cubic yards of nitrogen stabilized shavings.
   2. 2 cubic yards of Nitrohumus or Gro-power.
   3. 8 pounds of all purpose fertilizer (8-8-4).
7. No plant shall be installed until a fully automatic irrigation system, covering all planter areas, is installed, tested and is fully operational.
8. PLANTING OF TREES, SHRUBS & VINES: Unless otherwise noted, All trees shall be planted per detail 1
   All shrubs shall be planted per detail 2
   All planter pits shall receive the following back fill mix:
   1. 60% soil of the site
   2. 20% nitrogen stabilized redwood shavings
   3. 20% Nitrohumus or Gro-power or equal
   4. Fertilizer tablets (Agriform 21 gram: 20-10-5) or equal, applied per manufacturer's recommendations.
9. Contractor shall guarantee all small trees, shrubs ,vines, groundcovers and turf to live and grow in an acceptable condition for a period of 90 (ninety) days from the date of installation completion. Contractor shall also guarantee all trees and shrubs 24" Box size and larger for a period of 1(one) year from the date of installation completion.
10. Upon completion of planting operations, contractor shall apply an approved pre-emergent herbicide (Ronstar or equal) as weed control per manufacturer's specifications. In addition, a 3 inch layer of approved mulch shall be installed over the finish grade of all planter areas.
11. MAINTENANCE PERIOD: Contractor shall maintain the site for a period of ____90____ calendar days after acceptance by owner. Maintenance shall include weeding of all ground cover areas removal of all trash and debris from planter areas and hardscape areas; pruning and trimming of all plant materials required; replacement of all dead or dying plant material & 2 applications of fertilizer.
12. Contractor shall comply with all aspects of the **City of Campbell Water Efficient Landscape Ordinance (WELO)** in the installation of irrigation and planting operations.

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sheet title

PLANTING PLAN

project

KANG RESIDENCE
1361 PEGGY AVENUE
CAMPBELL, CA 95008

revisions

2-29-2024 TS

date 12-8-2023

drawn TS

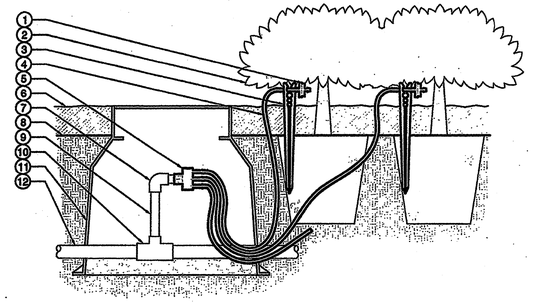
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L.2

of

LEGEND:

1. EMITTER - HE-XX-B
2. SHRUB
3. EMITTER STAKE
4. 1/4" TUBING TO SHRUBS HQPE-170-XX or HQV-250-170-XX
5. 6-PORT MANIFOLD - MPM-050
6. ADJACENT MULCH
7. ELBOW
8. FINISHED GRADE IN PLANTER BED
9. SCH 80 PVC NIPPLE
10. CONNECTION FROM LATERAL
11. VALVE BOX AS SPECIFIED
12. LATERAL PIPE AS PER PLAN



A

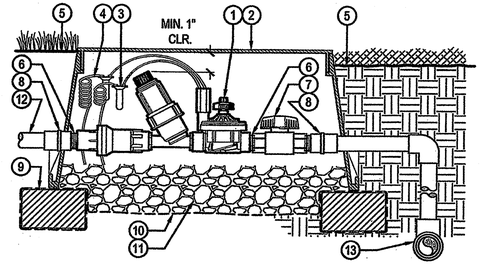
MULTI-PORT MANIFOLD TO EMITTERS IN VALVE BOX

Hunter HM.MPM.01

NOT TO SCALE

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICZ) WITH FILTER REGULATOR
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. ISOLATION VALVE, SIZE AND TYPE PER PLAN
8. PVC SLIP X MPT ADAPTOR
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE LATERAL AND FITTINGS



C

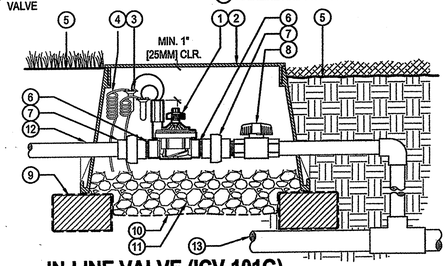
DRIP CONTROL ZONE KIT (ICZ-101) WITH ISOLATION VALVE

Hunter V.ICZ.07

NO SCALE

LEGEND

1. HUNTER REMOTE CONTROL VALVE (ICV) WITH FLOW CONTROL
2. IRRIGATION VALVE BOX: HEAT STAMP LID WITH 'RCV' IN 2" LETTERS
3. WATERPROOF CONNECTORS (2)
4. 18"-24" COILED WIRE TO CONTROLLER
5. FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
6. SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
7. PVC SLIP (OR FPT) X FPT UNION
8. ISOLATION VALVE, SIZE AND TYPE PER PLAN
9. BRICK SUPPORTS (4)
10. FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS
11. 3/4" WASHED GRAVEL - 4" MIN. DEPTH
12. IRRIGATION LATERAL
13. MAINLINE AND FITTINGS



F

IN-LINE VALVE (ICV-101G) WITH UNIONS AND ISOLATION VALVE

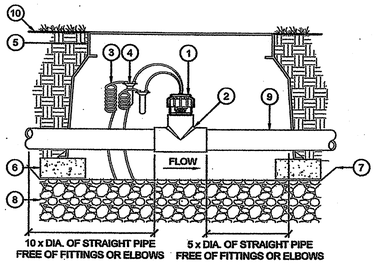
NO SCALE

THOMAS SCHERER - ASSOCIATES
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DETAIL LEGEND:

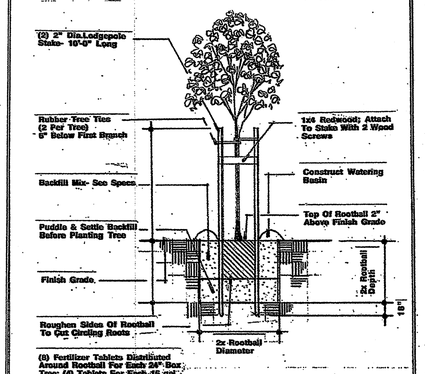
1. FLOW SENSOR PER PLAN (HFS)
2. RECEPTACLE TEE (FCT), SIZE PER PLAN
3. MIN. 18/2 WIRE PER PLAN TO CONTROLLER SENSOR TERMINALS. MAXIMUM WIRE DISTANCE RUN OF 1,000'
4. DBRY-6 WIRE SPLICE
5. RECTANGULAR VALVE BOX PER PLAN
6. BRICK SUPPORTS AT EACH CORNER (4)
7. FILTER FABRIC
8. GRAVEL BASE, DEPTH PER PLAN
9. MAIN LINE AND SOIL COVER PER PLAN
10. FINISHED GRADE

D

HFS FLOW SENSOR

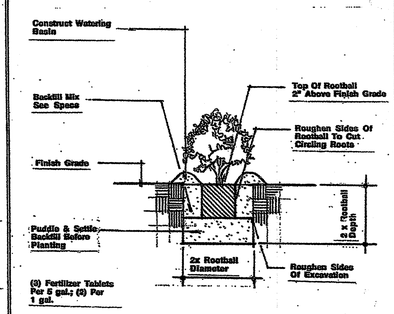
Hunter S.HFS.01

NOT TO SCALE



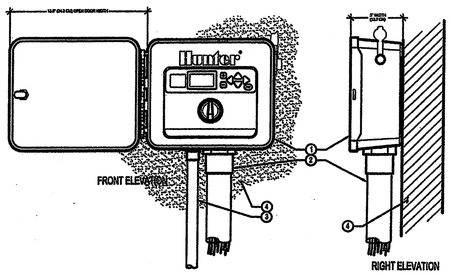
1

Tree Staking



2

Shrub Planting



LEGEND:

1. IRRIGATION CONTROLLER (I CORE) PER PLAN
2. IRRIGATION CONTROL WIRE IN CONDUIT SIZE AND TYPE PER LOCAL CODES
3. ELECTRICAL SUPPLY CONDUIT CONNECT TO POWER SOURCE, J-BOX INSIDE CONTROLLER
4. ADJACENT SURFACE TO MOUNT CONTROLLER PER PLAN

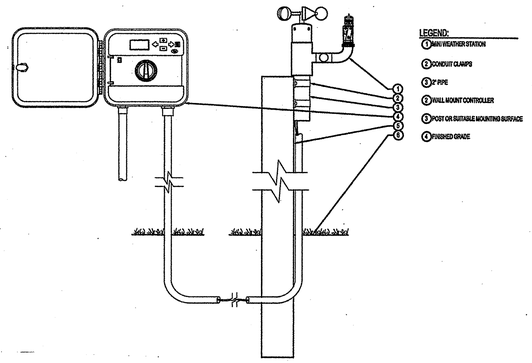
NOTE
MOUNT CONTROLLER LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC POWER SOURCE

B

I CORE - WALL MOUNT

Hunter C.ICORE.01

NOT TO SCALE



LEGEND:

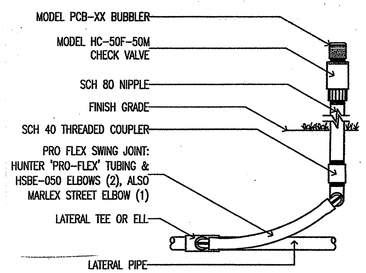
1. MINI WEATHER STATION
2. CONDUIT CLAMPS
3. 3/4" PIPE
4. WALL MOUNT CONTROLLER
5. POST OR SUITABLE MOUNTING SURFACE
6. FINISHED GRADE

E

MINI WEATHER STATION WITH GENERIC WALL MOUNT CONTROLLER

Hunter S.MWS.01

NOT TO SCALE



PCB BUBBLER

G

sheet title

IRRIGATION & PLANTING DETAILS

project

KANG RESIDENCE
1361 PEGGY AVENUE
CAMPBELL, CA 95008

revisions

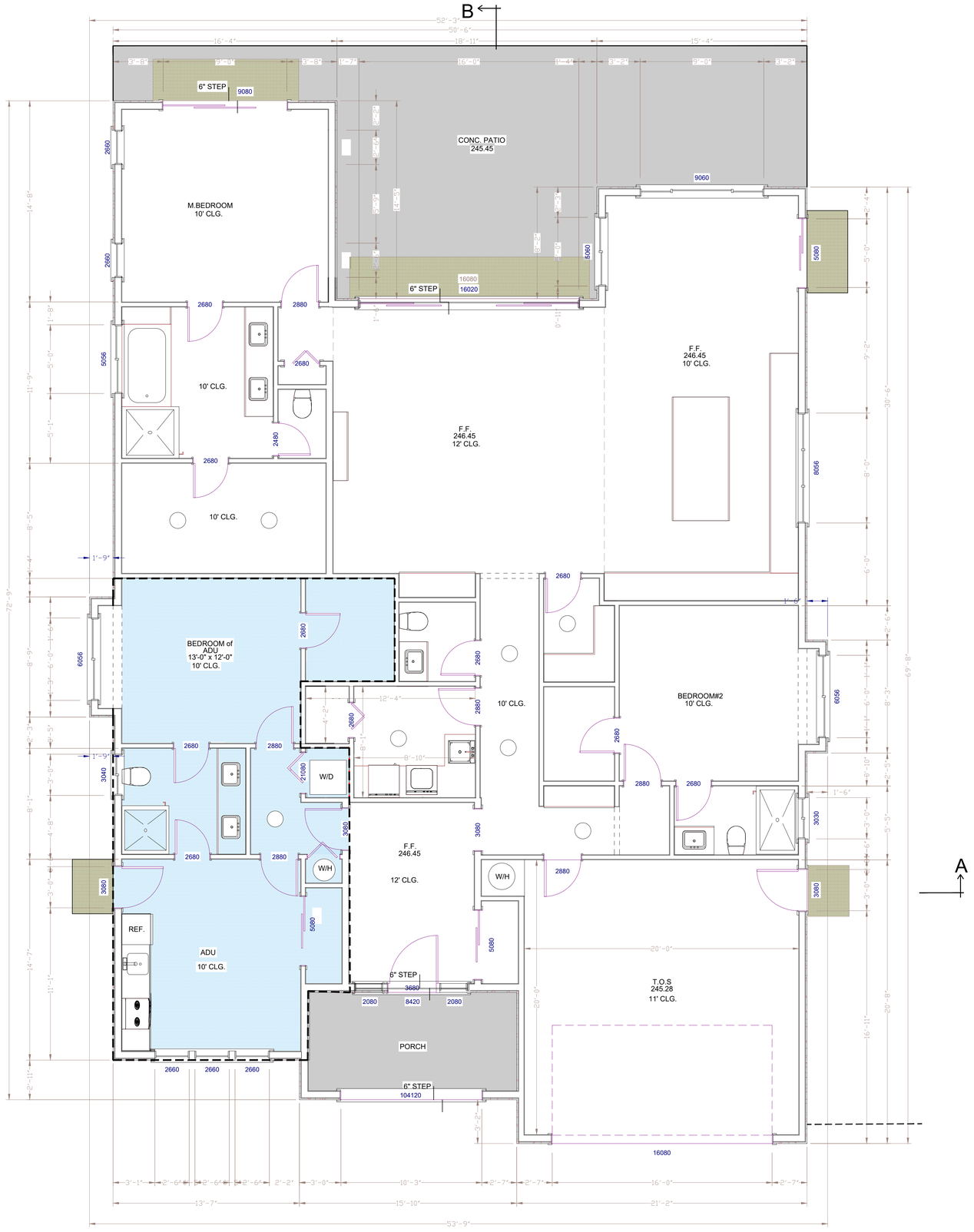
date 12-8-2023

drawn TS

sheet no

L.3

of



PROPOSED FLOOR PLAN

1/8"=1'-0"

LAZARI DESIGN

6154 ROYAL ACORN PLACE
SAN JOSE CA 95120

Tel:(408) 781-8374
elazari@comcast.net

OWNER

MR.
PHONE:

PROJECT LOCATION:

SUNGHWA KANG
1361 PEGGY AVE.
CAMPBELL, CA 95008

REVISIONS	DATE

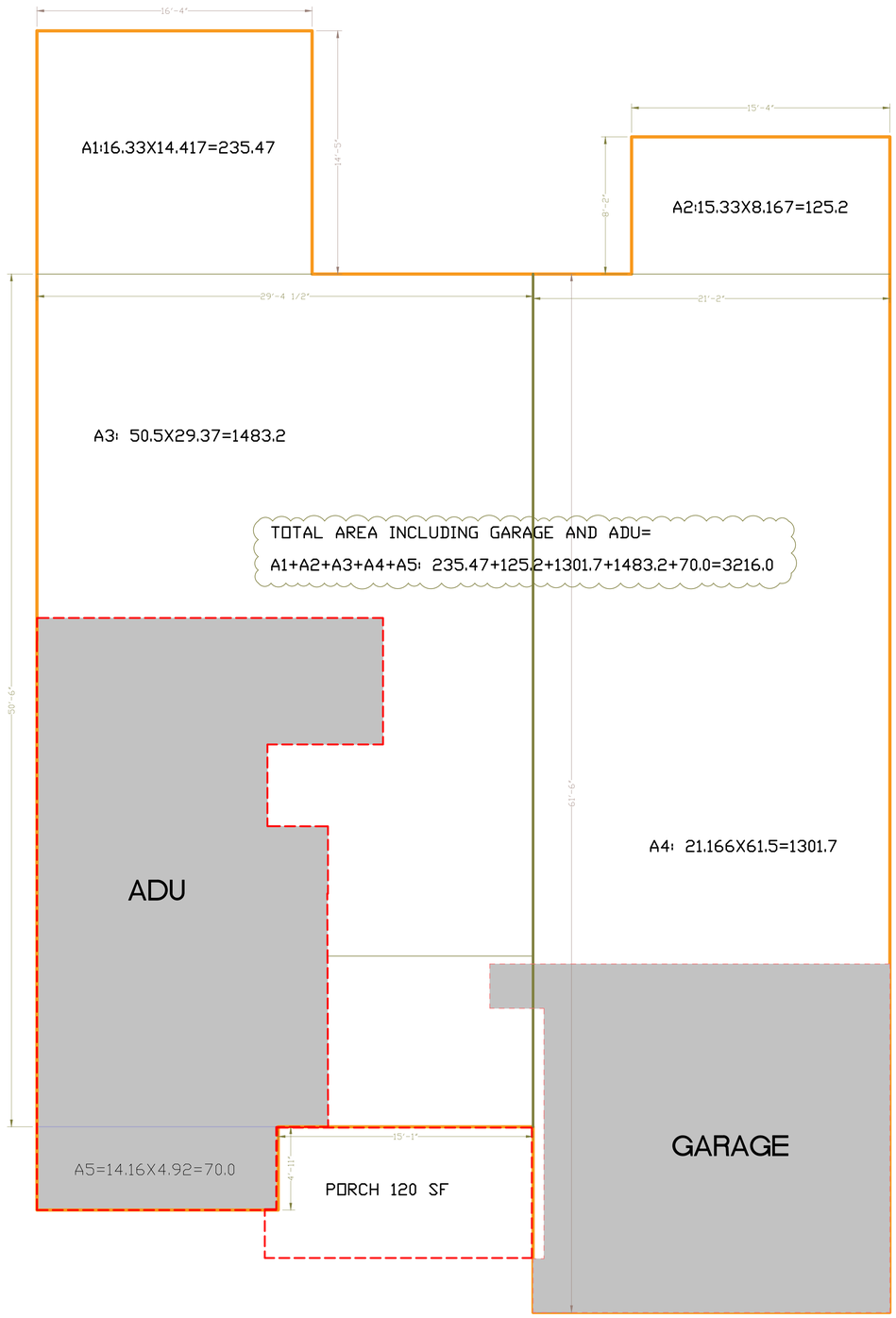
SCALE: AS SHOWN
DRAWN: E. LAZARI

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(408)781-8374

SHEET TITLE:
PROPOSED FLOOR PLAN

SHEET NO. **A2.0**

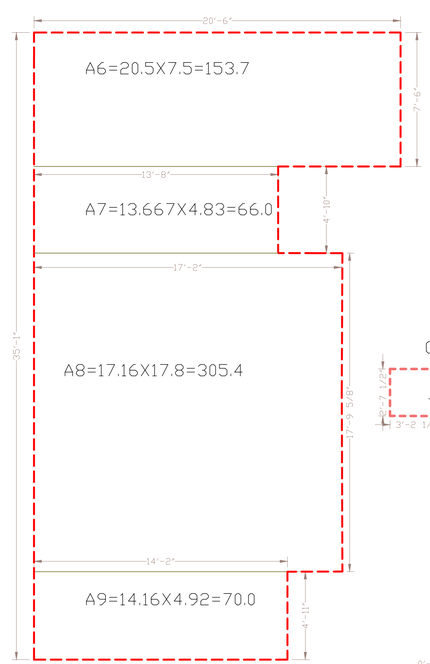
DATE: **DEC. 2023**



FLOOR AREAS DIAGRAMS

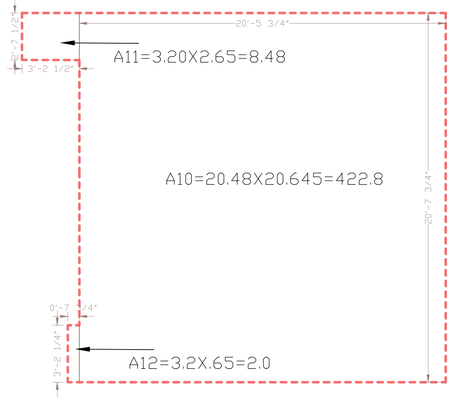
1/4"=1'-0"

ADU: A6+A7+A8+A9=153.7+66+305.4+70=595.0



ADU

GARAGE: A10+A11+A12=422.8+8.48+2=433.0



GARAGE

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CAMPBELL, CA 95008

REVISIONS	DATE

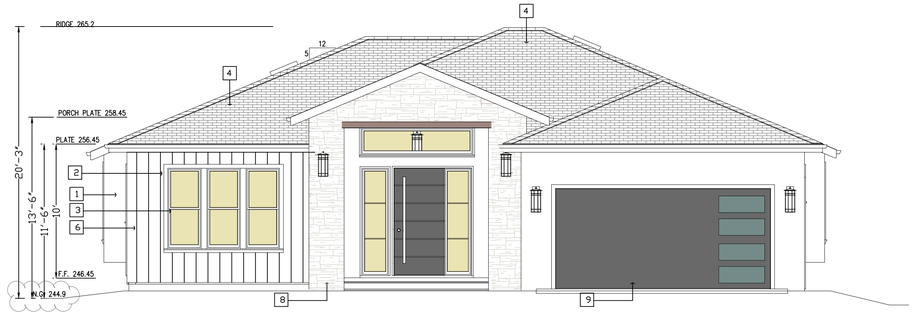
SCALE: AS SHOWN
DRAWN: E. LAZARI

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SHEET TITLE:
FLOOR AREA DIAGRAM

SHEET NO. **A2.1**

DATE: **DEC. 2023**



FRONT ELEVATION

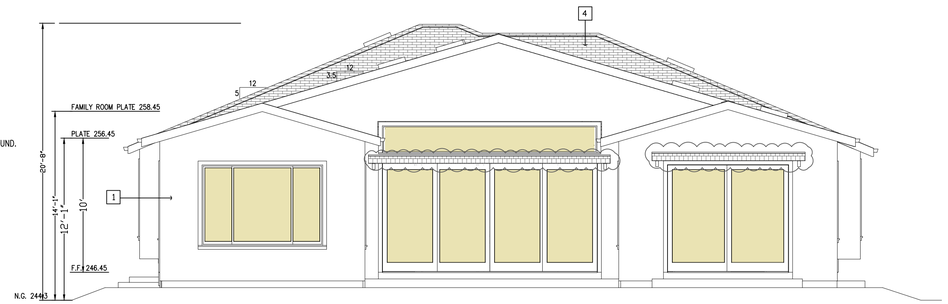
SCALE:3/16"=1'-0"

EXTERIOR ELEVATION NOTES

1. EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS o/ 2 LAYERS OF 'D' PAPER o/ PLYWOOD SHEATHING
   COLOR= PER A3.1
2. EXTERIOR TRIMS: PER A3.1.
3. WINDOWS: PER A3.1, DUAL GLAZED ,SASH COLOR = BLACK.

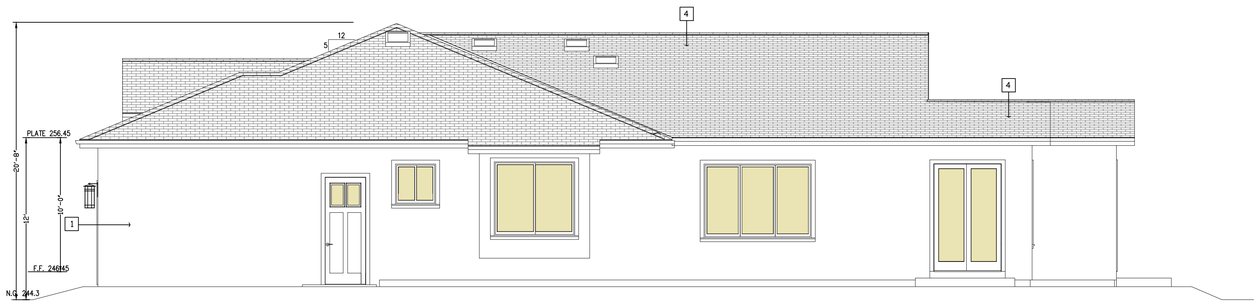
   U-FACTOR FOR (N) WINDOWS IS: 0.28
   SHGC FOR (N) WINDOWS IS: 0.23
   THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SGHC FOR ALL FENESTRATION PRODUCTS
   SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR AND SHALL REFLECT
   THE VALUES LISTED IN THE ENERGY REPORT. UL 790 FIRE RESISTANCE. ASTM E 455, DIAPHRAGM CAPACITY.
4. ROOFING: PER A3.1

   FOR ROOF SLOPES 2.5:12 TO 4:12, DOUBLE UNDERLAYMENT IS REQUIRED.
   UNDERLAYMENT SHALL BE NO. 30 ASPHALT OR CLASS M MINERAL SURFACE ROLL ROOFING.
5. FASCIA & GUTTER: SAME AS TRIM OR SELECTION BY OWNER.
6. SIDING PER A3.1.
7. THE ADDRESS NUMBER SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND.
   NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A STROKE WIDTH
   OF NOT LESS THAN 0.5". NUMBERS SHALL NOT BE SPELLED OUT. (CRC SECTION R319.1)
8. CULTURED STONE PER A3.1.
9. GARAGE DOOR PER A3.1.



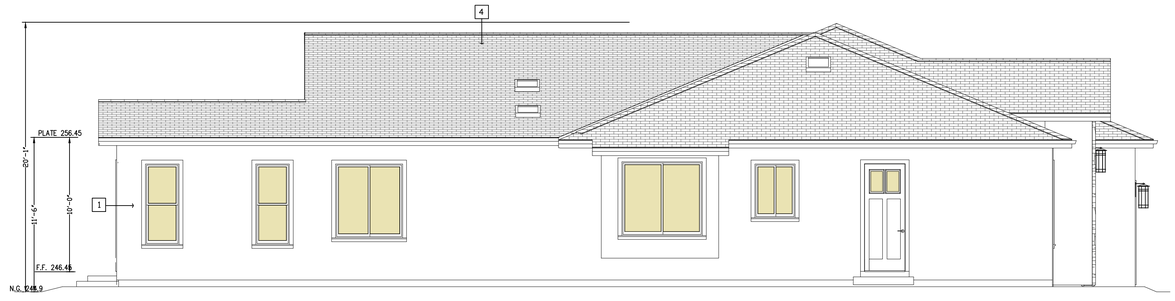
REAR ELEVATION

SCALE:3/16"=1'-0"



RIGHT ELEVATION

SCALE:3/16"=1'-0"



LEFT ELEVATION

SCALE:3/16"=1'-0"

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OWNER

MR.
PHONE:

PROJECT LOCATION:

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CAMPBELL, CA 95008

REVISIONS	DATE

SCALE: AS SHOWN
DRAWN: E. LAZARI

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(408)781-8374

SHEET TITLE:
ELEVATIONS

SHEET NO. **A3.0**

DATE: **DEC. 2023**

KATRINA HIMES
DESIGN
INTERIORS & EXTERIORS

DESIGN 2



YEON PROJECT EXTERIOR DESIGN 2 SELECTIONS

SHERWIN WILLIAMS ALABASTER (7008) LINK
- SIDING BOARD & BATTEN – VERTICAL INTEREST AS AN ACCENT
- STUCCO
- WINDOW & GARAGE TRIM
- FASCIA & SOFFITS

SHERWIN WILLIAMS IRON ORE (7069) LINK
- GUTTERS
-

EXTERIOR LIMESTONE IN GRAND BANKS LINK
- GRAND BANKS COLOR
-

WOODTONE FINELINE PANELING IN WEST COAST IPA LINK
For siding

CLEAR SEALER FOR WESTERN RED CEDAR LINK
- PORCH HEADERS IN WESTERN RED CEDAR, WITH A CLEAR SEALER

SHADOW GREY ROOF SHINGLES LINK
- VARIETY IN TONES PROVIDING DEPTH TO ROOF

** EGGSHELL FINISH PAINT FOR EACH COLOR - it's a low-reflective finish that's good at hiding surface imperfections. It has a very low sheen, so it stays cleaner, is more easily washed, and stands up to abrasion better than flat or matte paints.*
** It is not suggested to color match to different paint brands. Katrina Himes Design LLC can not guarantee the outcome if the sourced paint brands are color matched to a different paint brand.*
** Every paint color appears lighter, less saturated outside in the direct natural sunlight.*
** ALWAYS TEST ACTUAL PAINT & MATERIAL SAMPLES ON THE EXTERIOR OF YOUR HOME/BUSINESS PRIOR TO STARTING YOUR EXTERIOR PROJECT. Katrina Himes Design LLC is not responsible for the final exterior outcome. The renders I create are for comparison and visual reference only.*

WWW.KATRINAHIMESDESIGN.COM

YEON PROJECT EXTERIOR DESIGN SELECTIONS



GARAGE DOOR LINK
- SKYLINE, FLUSH
- Iron Ore
- LONG WINDOWS, RIGHT SIDE



BLACK FLAT PANEL STEEL DOOR
- GOOGLE LOCAL DOOR SUPPLIERS NEAR YOU FOR CUSTOM FLAT PANEL STEELIron OreDOOR



EXTERIOR LIGHT LINK
- LARGE SIZE FOR COLUMNS



EXTERIOR LIGHT LINK
- MEDIUM SIZE FOR FRONT OF GARAGE AREA



HANGING EXTERIOR LIGHT LINK



STANDARD MEDIUM GRAY CONCRETE PORCH
- SIMPLE, MODERN DESIGN ELEMENT THAT DOES NOT DISTRACT OR COMPETE WITH OTHER DESIGN ELEMENTS OF DESIGN SCHEME.

** EGGSHELL FINISH PAINT FOR EACH COLOR - it's a low-reflective finish that's good at hiding surface imperfections. It has a very low sheen, so it stays cleaner, is more easily washed, and stands up to abrasion better than flat or matte paints.*
** It is not suggested to color match to different paint brands. Katrina Himes Design LLC can not guarantee the outcome if the sourced paint brands are color matched to a different paint brand.*
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WWW.KATRINAHIMESDESIGN.COM

LAZARI DESIGN

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REVISIONS	DATE

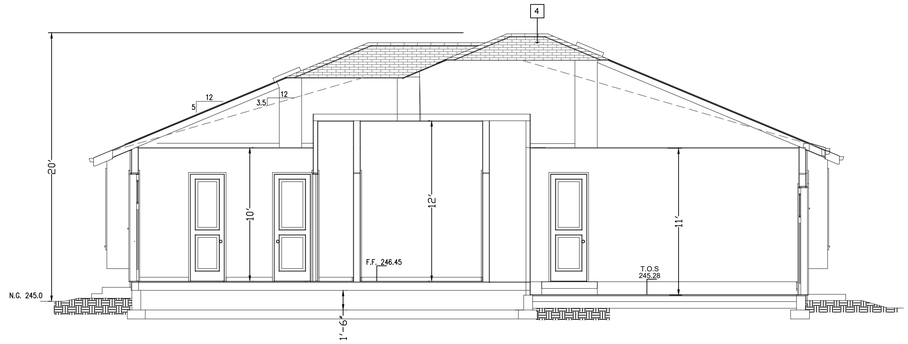
SCALE: AS SHOWN
DRAWN: E. LAZARI

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SHEET TITLE:
MATERIAL & COLOR BOARD

SHEET NO. **A3.1**

DATE: **DEC. 2023**



SECTION A-A

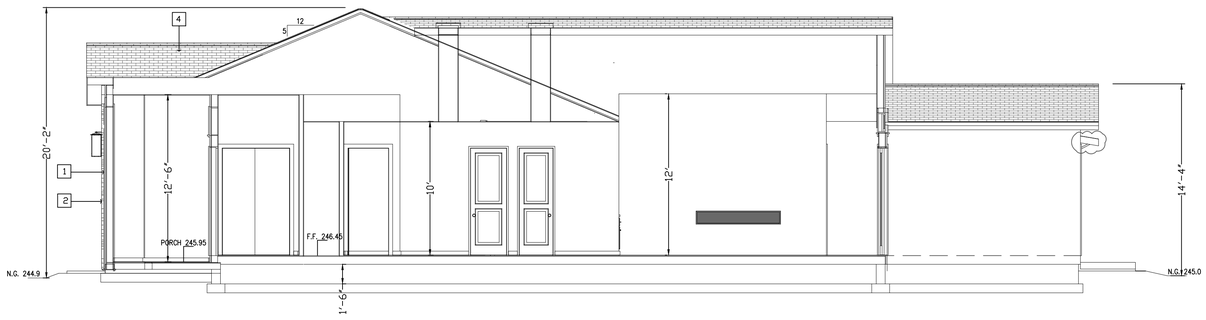
SCALE:3/16"=1'-0"

EXTERIOR ELEVATION NOTES

1. EXTERIOR WALLS: 7/8" CEMENT PLASTER, 3 COATS o/ 2 LAYERS OF 'D' PAPER o/ PLYWOOD SHEATHING
   COLOR= PER A3.1
2. EXTERIOR TRIMS: PER A3.1.
3. WINDOWS: PER A3.1, DUAL GLAZED ,SASH COLOR = BLACK.

   U-FACTOR FOR (N) WINDOWS IS: 0.28
   SHGC FOR (N) WINDOWS IS: 0.23
   THE NFRC LABEL WHICH STATES THE REQUIRED U-VALUE AND SGHC FOR ALL FENESTRATION PRODUCTS SHALL NOT BE REMOVED PRIOR TO INSPECTION OR REMOVAL BY A BUILDING INSPECTOR AND SHALL REFLECT THE VALUES LISTED IN THE ENERGY REPORT. UL 790 FIRE RESISTANCE. ASTM E 455, DIAPHRAGM CAPACITY.
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5. FASCIA & GUTTER: SAME AS TRIM OR SELECTION BY OWNER.
6. SIDING PER A3.1.
7. THE ADDRESS NUMBER SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMBERS SHALL BE NOT LESS THAN 4" HIGH WITH A STROKE WIDTH OF NOT LESS THAN 0.5". NUMBERS SHALL NOT BE SPELLED OUT. (CRC SECTION R319.1)
8. CULTURED STONE PER A3.1.
9. GARAGE DOOR PER A3.1.



SECTION B-B

SCALE:3/16"=1'-0"

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SAN JOSE CA 95120

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OWNER

MR.
PHONE:

PROJECT LOCATION:
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CAMPBELL, CA 95008

REVISIONS	DATE

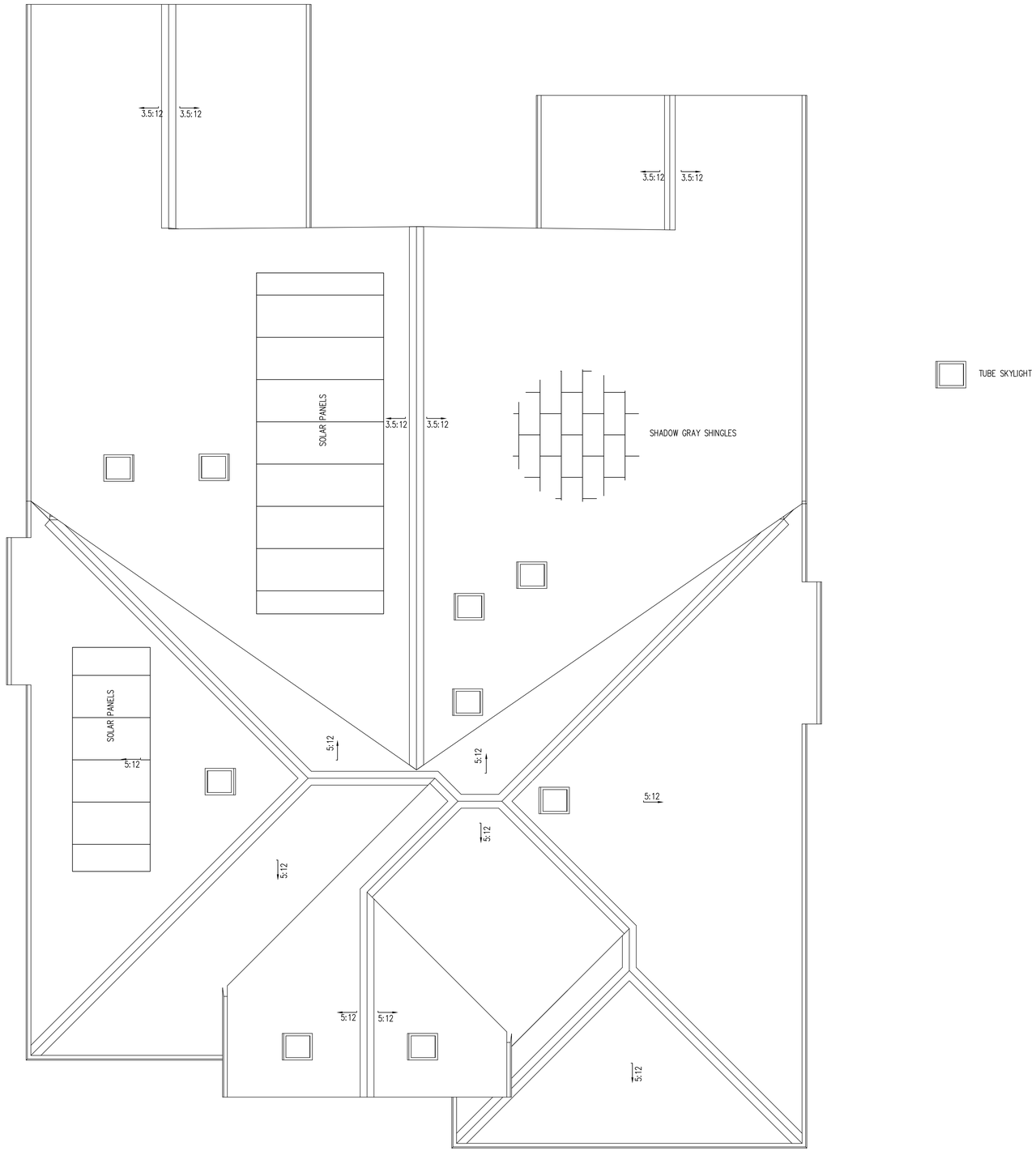
SCALE: AS SHOWN
DRAWN: E. LAZARI

LAZARI DESIGN
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SHEET TITLE:
SECTIONS

SHEET NO. **A4.0**

DATE: **DEC. 2023**



ROOF PLAN

1/4"=1'-0"

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OWNER

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CAMPBELL, CA 95008

REVISIONS	DATE

SCALE: AS SHOWN
DRAWN: E. LAZARI

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SHEET TITLE:
ROOF PLAN

SHEET NO. **A5.0**

DATE: **DEC. 2023**