

SITE AND ARCHITECTURAL REVIEW COMMITTEE

City of Campbell, California

Register in advance for this Zoom webinar:

August 25, 2020
Tuesday
6:30 PM

https://us02web.zoom.us/webinar/register/WN_NJICGL41R224PDixt9GLAg

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

SARC AGENDA
Remote ZOOM Meeting

CALL TO ORDER / INTRODUCTIONS

STAFF COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

MEETING MANAGEMENT

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

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-2019-206	1055 Florence Way	6:30 PM	Michael Schwager
Planned Development Permit (PLN2019-206) to allow construction of a 7,002 square-foot single-story industrial building; a Parking Modification Permit to allow a reduction in the number of required parking stalls; and a Variance to allow retention of existing overhead utility lines. Project Planner: <i>Daniel Fama, Senior Planner</i>				

ADJOURNMENT

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

Americans with Disabilities Act (ADA)

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

MEMORANDUM



Community Development Department
Planning Division

To: Site and Architectural Review Committee **Date:** August 25, 2020
From: Daniel Fama, Senior Planner *DF*
Via: Paul Kermoyan, Community Development Director *PK*
Subject: Planned Development Permit | Parking Modification Permit | Variance
File No.: PLN2019-206 ~ 1055 Florence Way.

BACKGROUND

Project Site: The project site is an approximately 17,500 square-foot vacant parcel located at the corner of E. Sunnoaks Avenue and Florence Way (a private street). The property is within the P-D (Planned Development) Zoning District and the *Light Industrial* General Plan Land Use District. The site abuts industrial properties in all directions, as shown below:



Previous Project: In May 2012, the City Council approved a Planned Development rezoning and a Tentative Parcel Map to allow the subdivision of the subject property into two parcels and construction of a 6,700 square-foot light industrial building designed to accommodate automotive repair businesses. Although the lot split was finalized and the property remains zoned Planned Development, the approved building was never constructed, and the Planned Development Permit approval lapsed.

Proposed Project: The proposed project includes applications for a Planned Development Permit and a Parking Modification Permit to construct an approximately 7,000 square-foot light industrial building similar to that previously approved (reference **Attachment 1** – Project Plans). An application for a Variance to allow retention of existing overhead utility lines has also been submitted.

PROJECT DATA

Zoning District:	P-D (Planned Development)	
General Plan Designation:	<i>Light Industrial</i>	
Net Lot Size:	17,487 square-feet	
Building Area:	7,002 square-feet	
Floor Area Ratio (FAR):	.40	
Landscaping:	13%	
Building Height:	32 feet	
Parking:	15 spaces (proposed)	18 spaces (required)

Setbacks

Front (North):	10 feet
Side (East):	22 feet (to edge of private street)
Side (West):	10 feet
Rear (South):	0 feet

DISCUSSION

The Planning Commission’s review of this application will include consideration of the land use aspects of the proposal. The Site and Architectural Review Committee's (SARC) purview is limited to review of the project's architectural design and site configuration, and to make recommendations as appropriate to the Planning Commission. To assist the SARC’s review, General Plan policies and strategies are listed where applicable.

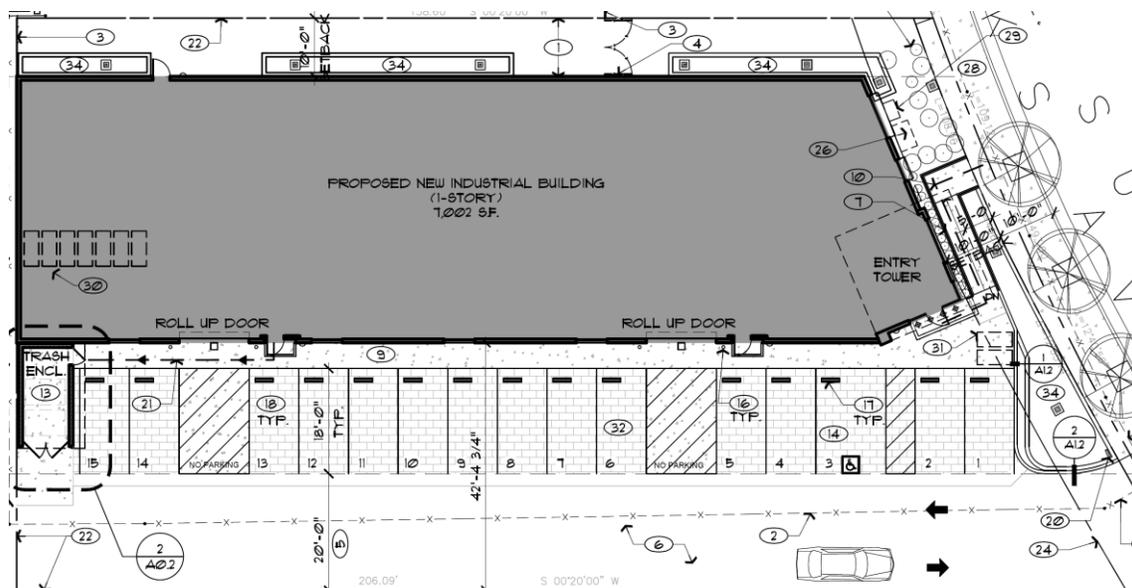
Architectural Design: The proposed building marries split-face block in alternating shades of grey with a contemporary entry treatment characterized by an accentuated vertical entry element with an angular roof cantilevering beyond the front building wall. To provide texture to the building, varied materials are also found, including white and orange colored stucco, metal fascia panels with a blackened finish, a composite wood accent, and a steal canopy above the entry door. The result is a purpose-built industrial building that still provides an enhanced architectural presence that will contribute to the improvement of the immediate area.



The architectural approach is consistent with the various General Plan policies and strategies identified below, which speak to the necessity of good design and site planning. Moreover, new development should be creatively designed to suit their location and be compatible with their surroundings.

- Policy LUT-9.3: Design and Planning Compatibility: Promote high quality, creative design and site planning that is compatible with surrounding development, public spaces, and natural resources.
- Strategy LUT-9.3d: Building Design: Design buildings to revitalize streets and public spaces by orienting the building to the street, including human scale details and massing that engages the pedestrian.
- Strategy LUT-9.3e: Building Materials: Encourage the use of long-lasting, high quality building materials on all buildings to ensure the long-term quality of the built environment.
- Strategy LUT-5.7a: Industrial Design Guidelines: Industrial Design Guidelines: Develop Industrial Design Guidelines with specific policies including, but not limited to the following:
- Require varied, high-quality, finished construction materials such as glass, stucco, plaster, or brick. No exposed concrete block or flat sheet metal.
 - Enhance the street frontage of building with landscaping and an emphasis on the office portion of the building.
 - Orient service activities such as loading docks to the rear of the site.
- Policy LUT-5.7: Industrial Areas: Industrial development should have functional and safe vehicular, bicycle and pedestrian circulation, good site and architectural design, be sensitive to surrounding uses, connect to public transit, and be energy efficient. New projects should contribute to the positive character of industrial areas and the overall image of the City.

Site Layout/Circulation: Reflecting the property's geometry and orientation, the proposed site layout places the parking stalls along the left side of the building, rather than in front or behind it, as is customarily done. This is possible because Florence Way functions more as a large shared driveway rather than a true street. The building's entry is located at the northeast corner of the building to provide a visible presence along Sunnyoaks Avenue. A ramp from the new public sidewalk will provide pedestrian access.



Parking: The City's parking standard for a general industrial building is one stall per 400 square-foot of gross floor area. For the 7,000 square-foot building, this would result in a requirement of 18 stalls (17.5 rounded up). As noted, the application includes a Parking Modification Permit to reduce the requirement to 15 stalls. In making such a request, the Zoning Code requires "the applicant to provide pertinent documentation necessary to establish evidence in support of the findings..." To this end, the applicant has provided the following statement:

We recognize the benefit and necessity of providing adequate parking in Campbell. When this project was first proposed and approved by the planning commission in 2012, 12 spaces were provided. We have reconfigured to add as many spaces as possible while still creating a viable commercial site. We propose that 15 parking spaces are ample for this site (a reduction of 3 from the 18 we calculate would be required according to the proposed land use). We therefore request a parking modification based on the following rationale:

- A. Other transit options will be utilized by some employees/customers at this location: 1075 Florence Way is 0.15 mi. (800 ft.) from a bike trail (the Los Gatos Creek Trail), 0.1 mi. (600 ft.) from a city planned bike lane (San Tomas), 0.17 mi. (900 ft.) from a city planned bike route (Winchester), 0.35 mi. from the Hacienda VTA bus stop (with other stops along Winchester), and 0.5 mi. from the Winchester VTA rail station. The building will be clean, modern, and urban, drawing tenants and clientele who embrace modern changes in the flow of transportation (ride sharing, bicycles, rail, and small, battery operated/assisted means of travel).
- B. This expectation is in keeping with the City of Campbell's General Plan; in fact, 1075 Florence Way is one of the few properties in the city with nearly immediate access to all three types of planned access for bicycles (lanes, routes, and paths/trails, per the Bicycle and Pedestrian Advisory Committee's Citywide Bike Map). Please find support for our requested parking variance with Exhibit A (reference **Attachment 2**), highlighting the City of Campbell's Bicycle Facility Map and its relationship to 1075 Florence Way.
- C. In addition to the General Plan, the Winchester Master Plan (which includes territory nearby 1075 Florence Way) speaks in concert with this expectation: "The Winchester Boulevard corridor is gradually evolving from a 'commercial strip,'...to a higher-value boulevard street with higher density office, infill residential development, and locally oriented commercial businesses.... Public street improvements should support multi-modal transportation opportunities for vehicles, bikes and pedestrians" (pg. 13, "Vision Concept").
- D. Toward this end, we include indoor bicycle and battery powered/assisted device parking/storage and personal showering facilities on site.

In addition to the applicant's contentions, the SARC may also consider the parking standard provided by the Institute of Transportation Engineers (ITE) as a point of comparison. The ITE *Parking Generation* guide indicates a parking demand of five vehicles based on the average ITE rate or seven vehicles based on the ITE fitted curve. This would suggest that the City's parking standard may exceed the actual parking demand for most industrial activities.

Since the property is zoned Planned Development, establishment of a new use requires discretionary review by the City through consideration of an Administrative Planned Development Permit. Through this process, the City may evaluate particular use types in consideration of the provided parking. As such, should the City Council approve the parking reduction, the City still retains the ability to evaluate potential parking impacts on a case-by-case basis.

Utilities: Campbell Municipal Code Section 21.18.140 requires the undergrounding of existing overhead utilities parallel with the project site's public street frontage (approximately 110 feet). However, the applicant's utility consultant found that to satisfy this requirement would require placement of two additional utility poles to accommodate the transition from overhead to below-ground service (reference **Attachment 3** – Undergrounding Examination). Unfortunately, this is an increasingly common occurrence stemming from more stringent PG&E requirements that suggest the City will eventually need to reevaluate its undergrounding of utility requirements. For this application, the applicant is requesting a Variance to allow retention of existing overhead utility lines and use overhead service to the building.

Landscaping/Tree Removal: The project site would be landscaped in compliance with the City's landscaping provisions and the State's Model Water Efficient Landscaping Ordinance (MWELo). In total, the project would result in a landscape area of approximately 2,250 square-feet or 13% of the site's lot area, exceeding the City's minimum 8% requirement for M-1 (Light Industrial) zoned properties.

CONSIDERATIONS

The SARC should discuss the proposed project's design compatibility, scale, site layout, and landscaping, with a specific emphasis on the architectural design and parking.

Attachments:

1. Project Plans
2. Applicant's Transit Access Map
3. Undergrounding Examination

NEW BUILDING FOR:

FLORENCE INDUSTRIAL

1055 FLORENCE WAY
CAMPBELL, CA



1. PERSPECTIVE VIEW



2. PERSPECTIVE VIEW

PLAN CHECK RESPONSE: 7.29.2020  **FOR: SCHWAGER DEVELOPMENT**

PROJECT LOCATION



SCOPE OF WORK

THE PROJECT CONSISTS OF A NEW PROPOSED 1-STORY 7,002 S.F. INDUSTRIAL BUILDING. PROPOSED SITE WORK INCLUDES NEW CIVIL WORK, LANDSCAPE AND PARKING.

BUILDING INFORMATION AND SITE DATA

LOCATION	1075 FLORENCE WAY CAMPBELL, CA 95008 	
GROSS SITE AREA	21,120 S.F. (WITH PUBLIC STREET)	
NET SITE AREA	17,487 S.F. (LOT ONLY)	
GROSS FLOOR AREA	7,002 S.F.	
ZONING	P-D	
PARCEL NUMBER	424-01-081	
OCCUPANCY	S-1	
CONSTRUCTION TYPE	VB	
FIRE PROTECTION	YES, AUTOMATIC, NFPA 13 COMPLIANT (DEFERRED SUB.) BUILDING AND TRASH ENCLOSURE AN AUTOMATIC FIRE ALARM SYSTEM WILL BE PROVIDED AND INSTALLED.	
BICYCLE PARKING	1 LONG-TERM AND 1 SHORT-TERM. BICYCLE PARKING SPACES ARE PROVIDED PER THE GREEN BUILDING CODE	
CLEAN AIR PARKING	1 DESIGNATED CLEAN AIR PARKING SPACE IS PROVIDED PER THE GREEN BUILDING CODE	
UTILIZATION (SEE CIVIL AND LANDSCAPE DWGS FOR MORE INFO):		
	<u>S.F.</u>	<u>PERCENT</u>
BUILDING COVERAGE:	7,002 S.F.	40.8%
LANDSCAPE COVERAGE:	2,254 S.F.	13.1%
PAVING COVERAGE:	7,904 S.F.	46.1%
FLOOR AREA RATIO:	7,002 (TOTAL BLDG AREA) 0.408 17,160 (NET SITE AREA)	
ADJACENT LAND USES:	<u>USE</u>	<u>ZONING</u>
NORTH	STREET	-
SOUTH	INDUSTRIAL	P-D
EAST	INDUSTRIAL	M-1
WEST	INDUSTRIAL	M-1
ADOPTED CODES	2016 CALIFORNIA BUILDING CODE 2016 CALIFORNIA MECHANICAL CODE 2016 CALIFORNIA ELECTRICAL CODE 2016 CALIFORNIA PLUMBING CODE 2016 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2016 CALIFORNIA ENERGY CODE 2009 INTERNATIONAL PROPERTY MAINTENANCE CODE 2010 ADA STANDARDS FOR ACCESSIBILITY CITY OF CAMPBELL MUNICIPAL CODE	

SHEET INDEX

GENERAL	
A0.1	COVER SHEET
A0.2	CONTEXT PLAN AND SITE PHOTOS
CIVIL	
C1.1	NOTES, LEGEND, & ABBREVIATIONS
C1.2	DETAILS
C2.1	DEMOLITION PLAN
C2.2	HORIZONTAL CONTROL PLAN
C3.1	GRADING & DRAINAGE PLAN
C4.1	UNDERGROUND UTILITY PLAN
C5.1	STORM WATER MANAGEMENT PLAN
LANDSCAPE	
L1.1	PLANTING PLAN
L1.2	PLANTING NOTES AND DETAILS
L1.3	PLANT IMAGES
L2.1	HYDROZONE PLAN
ARCHITECTURAL	
A1.1	SITE PLAN
A1.2	SITE DETAILS
A2.1	FLOOR AND ROOF PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS AND BUILDING SECTIONS
A4.1	MATERIALS AND COLORS
A4.2	3D PERSPECTIVE VIEWS
L1.1	LIGHTING PLAN

PROJECT CONTACT

ARCHITECT

BANDUCCI ASSOCIATES ARCHITECTS, INC.
7011 KOLL CENTER PARKWAY SUITE 100
PLEASANTON, CALIFORNIA 94566
T 925.424.4701
CONTACT: WIL SHICHELE X 111
EMAIL: wshichele@baaarchitects.com

CIVIL

CARROLL ENGINEERING
1101 S. WINCHESTER BLVD.
SAN JOSE, CA 95128
T 408.261.9020
F 408.261.0595
CONTACT: BRUCE CARROLL

LANDSCAPE

THOMAS BARK AND ASSOCIATES LLP
1520 N. MAIN STREET SUITE #4
WALNUT CREEK, CA 94596
T 925.933.2883 x1027 C 925.787.5524
CONTACT: ANDREA SWANSON
EMAIL: aswanson@tbark.com

OWNER

SCHWAGER DEVELOPMENT
198 HILDEGARD AVE.
SAN JOSE, CA 95136
T 408.281.9300
CONTACT: MIKE SCHWAGER
EMAIL: mike@schwagerdev.com

CITY

CITY OF CAMPBELL
70 NORTH FIRST STREET
CAMPBELL, CA 95008
T 408.864.2130

7.29.2020
5.5.2020
1.27.2020
10.24.19
18.20

ADDRESS CHANGE
PLAN CHECK RESPONSE
PLAN CHECK RESPONSE
PLANNING SUBMITTAL

FLORENCE INDUSTRIAL



NEW BUILDING FOR:
FLORENCE INDUSTRIAL

1075 FLORENCE WAY
CAMPBELL, CA

FOR: SCHWAGER DEVELOPMENT



REVISIONS	
PLANNING SUBMITTAL	10.24.2019
PLAN CHECK RESPONSE	1.27.2020
PLAN CHECK RESPONSE	5.5.2020

All design, details and information indicated or represented by this drawing are owned by, and are the property of BANDUCCI ASSOCIATES ARCHITECTS and were created and developed for use on and in connection with the specified project. This information may not be duplicated, revised, used by or disclosed for any purpose whatsoever without the expressed written permission of BANDUCCI ASSOCIATES ARCHITECTS.

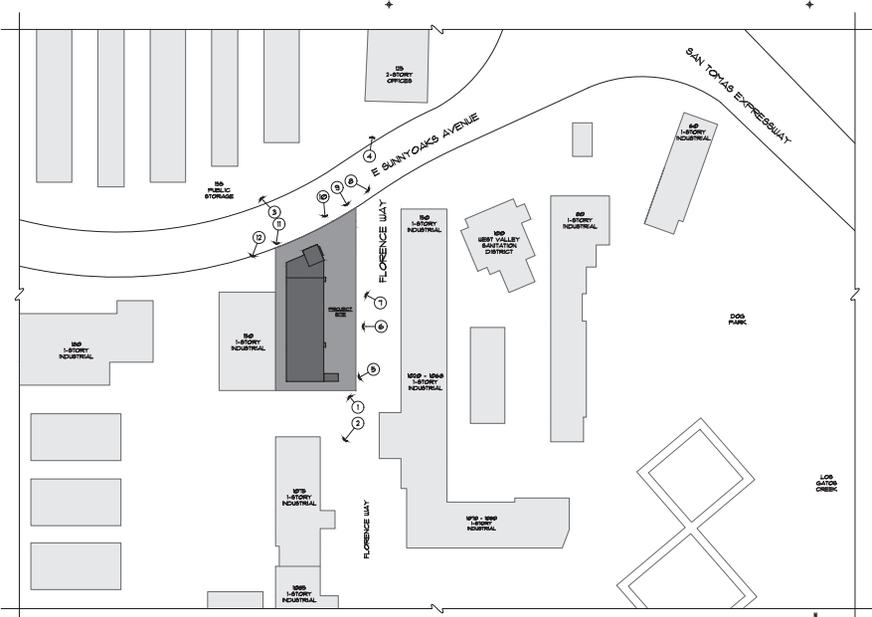
David B. Banducci, AIA, Architect

SHEET TITLE

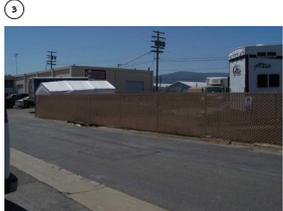
CONTEXT PLAN AND SITE PHOTOS

SCALE	N.T.S.
PROJECT NO.	19.36
DATE	5.5.2020
DRAWN BY	U

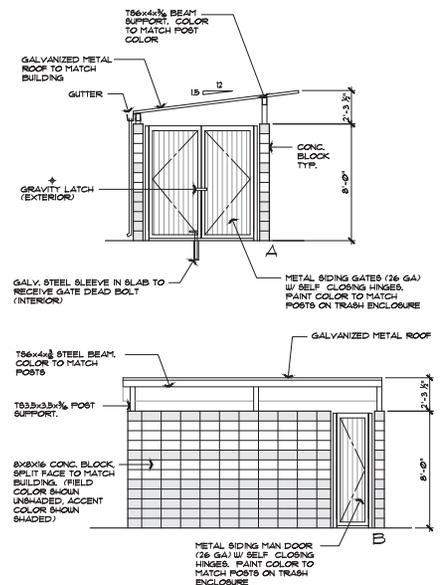
SHEET NO. A0.2



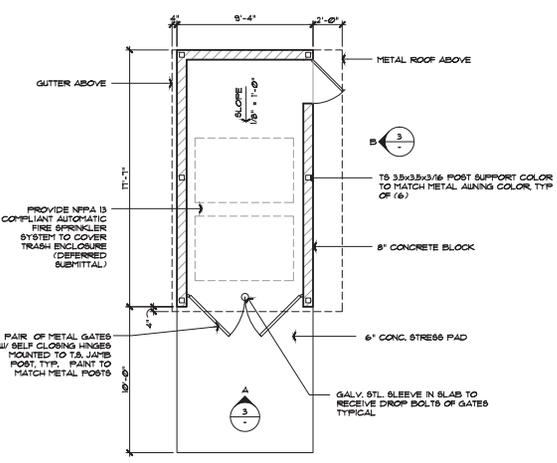
1. SURROUNDING SITE CONTEXT
SCALE: 1/4" = 1'-0"



NOTE: 1 KEYS SHOWN ON PLAN FOR PHOTOS AT RIGHT AND BELOW.



3. TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"



2. TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

GENERAL NOTES

- All work shall be done in accordance with the following:
 - Applicable sections of the State of California Department of Transportation Standard Specifications, latest edition, hereinafter called "Caltrans";
 - California Plumbing Code and California Building Code Provisions;
 - AWWA standards and specifications;
 - City of Campbell Standard Details and Specifications where applicable;
 - These plans and details shown hereon;
 - Standards of the United States Department of Labor, Occupational Safety and Health Administration, Office of Standards and rules of the State Division of Industrial Safety;
 - Latest edition of the California State Code of Regulations Title 24;
 - The Project Specifications;
 - Soils Investigation prepared by Milstone Geotechnical entitled "Preliminary Geotechnical Investigation, 1075 Florence Way, Campbell, California" dated December 15, 2013, Project No. 4150
- City of Campbell Grading Permit for
Where conflicts exist between any of the above listed specifications, the most stringent listed specification shall prevail.
- It is the responsibility of the Contractor to secure all permits necessary to perform the work, including but not limited to, work in the public right-of-way, grading, tree removal, and utility modifications.
- Contractor shall supply all equipment, labor, and materials necessary to perform the work shown on this plan.
- It shall be the responsibility of the various contractors to coordinate their work so as to eliminate conflicts and work toward the general good and completion of the entire project.
- All workmanship and materials furnished by Contractor shall be of the kind and quality described in the specifications and shall be first class throughout. Neither final acceptance nor final payment by Owner shall relieve the Contractor of responsibility for faulty materials or workmanship.
- In the event of any conflict of information shown in these plans or any conflict between these plans and the intent of a consistent and functional product, the Contractor shall notify the Owner in writing, upon which notice the Owner shall resolve the conflict by the issuance of a written order, revised plans or both. The Contractor shall bear full cost and responsibility for work affected by such conflicts and notified by Contractor prior to such notice to the Owner and issuance of such order and/or revised plans.
- Contractor shall provide adequate dust control at all times as required by Owner's representative.
- Contractor shall exercise all necessary caution to avoid damage to any existing trees, or surface improvements, or to any existing drainage structure, water structures, sewer cleanouts, manholes, or junction boxes for underground electric, telephone, or cable TV, or storm sewer, sanitary sewer, water line, and underground utilities, which are to remain in place and shall bear full responsibility for any damage thereto.
- All known existing utility lines are shown for information only. Contractor shall exercise all necessary caution to avoid damage to any existing utility lines or facilities to remain in place, whether or not such lines or facilities are shown on these plans, and shall bear full responsibility for any damage thereto. Contractor is advised to Contact Underground Service Alert (USA) at 811 or a private Underground Locator Service (at contractor's expense) and the affected utility company for marking underground lines prior to beginning work.
- Inspection work: The City of Campbell Public Works Department will inspect all work involving conformance to grading permit. A representative of Owner will inspect all work, including grades and compaction of earthwork. Contractor shall notify the City of Campbell Design and Construction Department at 408-858-4980 forty eight (48) hours prior to any work within the Public Right of Way.
- Engineer shall have no responsibility for Contractor's work methods and procedures, jobsite conditions, jobsite safety or adherence to safety procedures and requirements.
- The Contractor agrees that, in accordance with generally accepted construction practices, the Contractor will be required to assume sole and complete responsibility for jobsite conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal working hours. The contractor agrees to defend, indemnify and hold Owner and Engineer harmless from any and all liability, real or alleged, in connection with the performance of the work on this project, exempting liability arising from the sole negligence of the Engineer or Owner.
- Parking lot striping shall be laid out in accordance with the Horizontal Control Plan, and in accordance with the City of Campbell Standard specifications.
- Contractor shall provide appropriate traffic control measures as outlined in the City of Campbell specifications and as directed by the City Engineer.
- Contractor shall use Best Management Practices (BMPs) consistent with CASQA and local jurisdiction requirements.
- Existing accessible routes and accessible parking serving facilities and buildings that are operational during construction shall remain unobstructed, safe and usable by people with disabilities.

UNDERGROUND NOTES

- Contractor shall expose and verify location and elevation of existing utilities, including sanitary and storm sewers, and water lines before constructing new facilities. Contractor shall cap existing irrigation lines where necessary so that the remaining irrigation system will continue to be operational for the existing landscaping to remain.
- Materials for pipe, storm water inlets and cleanouts and installation procedures shall be in accordance with applicable California Building Code sections and the City of Campbell Standard Specifications, the Project Specifications and these plans and details shown hereon.

Storm Sewer Pipe designated "SD" shall be concrete pipe or SDR 26 PVC pipe appropriate for such use.

Sanitary Sewer Pipe designated "SS" shall be vitrified clay pipe or SDR 26 PVC pipe appropriate for such use.
- Ensure grates are ADA compliant for all existing inlets to remain in travelled access paths, subject to pedestrian traffic. Replace as necessary.
- All trench excavation and backfill for sewer lines shall conform to requirements of the City of Campbell Standard Specifications. Jetting of backfill materials to achieve compaction is not allowed.
- All trenches and excavations shall be constructed in strict compliance with the applicable sections of California and Federal O.S.H.A. requirements and other applicable safety ordinances. Contractor shall bear full responsibility for trench shoring design and installation.
- Materials for pipe and installation requirements for domestic water lines shall be in accordance with applicable California Plumbing Code sections and the City of Campbell Standard Specifications and these plans and details shown hereon.

GRADING AND PAVING NOTES

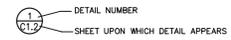
- Work shall consist of all clearing, grubbing, and stripping, preparation of land to be filled, excavation, spreading, compaction and control of the fill, and all subsidiary work necessary to complete the grading to conform to the lines, grades and slopes, as shown on the accepted plans and as specified in the Geotechnical Investigation Report.
- The contractor's attention is directed to the Geotechnical Investigation prepared by Milstone Geotechnical entitled "Preliminary Geotechnical Investigation, 1075 Florence Way, Campbell, California" dated December 15, 2013, Project No. 4150
- The Contractor's attention is directed to the City of Campbell Grading Permit (#) for the project. Contractor shall adhere to the requirements thereof.
- The Contractor shall notify the Soil Engineer, Milstone Geotechnical, phone 408-353-5528 and the City of Campbell, at least forty-eight (48) hours prior to commencement of any grading operations on-site.
- A representative of the Soils Engineer shall be on site during grading operations and shall perform such testing as deemed necessary. The representative shall observe the grading operation for conditions that should be corrected, and identify those conditions with recommended corrective measures to the Contractor.
- In the event that any unusual conditions not covered by these notes and the Soils Investigation are encountered during grading operations, the Soils Engineer shall be immediately notified for recommendations.
- All existing trash, debris, roots, tree remains and other rubbish shall be removed from the site so as to leave the areas that have been disturbed with a neat and finished appearance free from unsightly debris. No burning shall be permitted.
- Contractor shall grade to the line and elevations shown on the plan within the following horizontal and vertical tolerance, in the areas indicated:

	Horizontal	Vertical
a. Building Pad Subgrade	0.50"+	0.05"+
b. Driveway and parking area subgrade preparation	0.05"+	0.05"+

Compaction of subgrade materials shall extend a minimum of five (5) feet beyond building limits and three (3) feet beyond pavement, walkway, and curb and gutter limits.
- All aggregate base material and the handling and placement thereof shall be in accordance with the Caltrans Standard Specifications. Aggregate base materials shall be Class II.
- Compacted building pads shall extend 5 feet minimum beyond building footprint.
- Asphalt concrete (AC) shall be Type B, 3/4" maximum aggregate size for base course and 1/2" maximum aggregate size for surface course, as specified for surface course material in the Caltrans Specification. 2" thickness may be placed in one lift.
- SS-1 emulsified asphalt paint binder conforming to the provisions of the Caltrans Specification shall be applied at the rate of 0.07+ gallons per square yard to existing asphalt concrete surface and vertical concrete surfaces to receive asphalt concrete.
- Contractor shall adjust all inlets, valve boxes, manhole rims, and sewer cleanouts to new finish grade.
- Materials handling and placement of Portland Cement Concrete shall be in accordance with applicable sections of the Caltrans Standard Specifications and these plans and details shown hereon. Concrete to be Class A, 6 sack, 3000 PSI concrete.

LEGEND

DESCRIPTION	DETAIL	PROPOSED	EXISTING
PROPERTY LINE			
CENTERLINE			
AC PAVEMENT	1 01.2		
CURB & GUTTER			
VALLEY GUTTER	2 01.2		
CONCRETE STRESS PAD	3 01.2		
PERVIOUS CONCRETE	4 01.2		
VERTICAL CURB	5 01.2		
CONCRETE WALK	6 01.2		
TRENCH DRAIN	7 01.2		
HORIZONTAL DRAIN INLET	8 01.2		
FIRE HYDRANT			
ELECTROUT			
FIRE LINE			
SANITARY SEWER			
STORM DRAIN			
WATER LINE			
DIRECTION & RATE OF SLOPE		0.015	
SWALE			
FENCE			X
EDGE OF PAVEMENT			
CONTOUR			



ABBREVIATIONS

NOTE: NOT ALL ABBREVIATIONS MAY BE USED FOR ALL PROJECTS

AB	AGGREGATE BASE	FOC	FACE OF CURB	RWL	RAIN WATER LEADER
AC	ASPHALT CONCRETE	G	GAS	S=	SLOPE
ACC	ACCESSIBLE	GB	GRADE BREAK	S.A.D.	SEE ARCH DRAWINGS
ARCH	ARCHITECTURAL	GND	GROUND ELEVATION	SD	STORM DRAIN
BOS	BOTTOM OF STEP ELEVATION	HC	ACCESSIBLE	S.E.D.	SEE ELEC DRAWINGS
BR	BOTTOM OF RAMP	HORIZ	HORIZONTAL	SL	STREET LIGHT
BS	BOTTOM OF STEP ELEVATION	JP	JOINT POLE	S.L.D.	SEE LANDSCAPE DRAWINGS
BSM	BIORETENTION SOIL MIX	ICV	IRRIGATION CONTROL VALVE	SOV	SHUT-OFF VALVE
BTM	BOTTOM OF SLOPE	INV	INVERT	SS	SANITARY SEWER
BW	BACK OF WALK ELEVATION	LF	LINEAR FEET	SSCO	SANITARY SEWER CLEANOUT
BOW	BOTTOM OF WALL ELEVATIONS	LS	LANDSCAPE	STD	STANDARD
CB	CATCH BASIN	MAX	MAXIMUM	S/W	SIDEWALK
CI	CAST IRON	(ME)	MATCH EXISTING ELEVATION	STL	STREET LIGHT
CL	CENTER LINE	MH	MANHOLE	T	TELEPHONE
C&G	CURB AND GUTTER	MIN	MINIMUM	TOB	TOP OF BANK
DA	DIAMETER	ML	MONUMENT LINE	TOE	TOE OF BANK
DS	DOWNSPOUT	(N)	NEW (PROPOSED)	TOP	TOP OF SLOPE
DW	DOMESTIC WATER	O.C.	ON CENTER	TC	TOP OF CURB
DWY	DRIVEWAY	OFG	OUTSIDE FINISH GRADE	TOS	TOP OF STEP ELEVATION
E	ELECTRICAL	P	PAVEMENT SURFACE ELEVATION	TOW	TOP OF WALL ELEVATION
(E)	EXISTING	PERF	PERFORATED	TP	TELEPHONE POLE
EB	ELECTRICAL BOX	PP	POWER POLE	TR	TOP OF RAMP
EP	EDGE OF PAVEMENT	PR	PROPERTY LINE	TS	TOP OF STEP ELEVATION
ETW	EDGE OF TRAVELED WAY	PSD	PERFORATED STORM DRAIN	TSB	TRAFFIC SIGNAL BOX
EV	ELECTRICAL VAULT	(RD)	RECORD DOCUMENT	TYP	TYPICAL
FNC	FENCE	REINF	REINFORCED	VERT	VERTICAL
FH	FIRE HYDRANT	RM	RIM ELEVATION	VL	VAULT
FF	FINISHED FLOOR ELEVATION	RS	RAT SLAB	W	WATER
FL	FLOW LINE			WV	WATER VALVE

No.	Date	By	Checked
	10/7/2019	STAFF	

Revision	Date	By	Checked
CITY COMMENTS REVISIONS	01/10/2020	CS	

Drawn By:	Designed By:
STAFF	RWH

APPROVED FOR CONSTRUCTION

ENGINEERING
Incorporated and Surveyors

NOTES, LEGEND, & ABBREVIATIONS
ON-SITE GRADING & DRAINAGE PLANS
FLORENCE INDUSTRIAL-1075 FLORENCE WAY

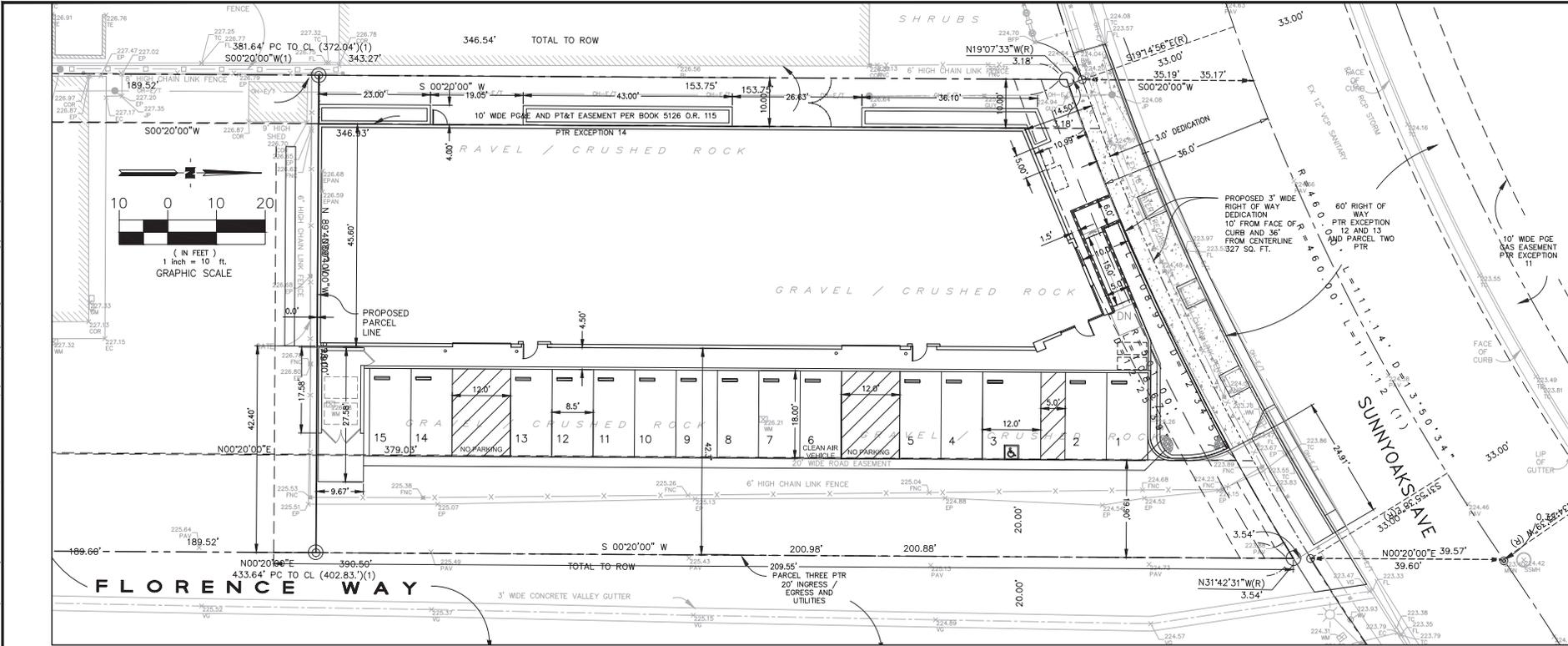


SCALE:
AS SHOWN

SHEET:
C1.1



UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



No.	Date:	By:	Checked:
10/7/2019	10/7/2019	STAFF	CH
10/10/2020	10/10/2020	RVH	RVH

Revision	Date	By	Checked
CITY COMMENTS	10/10/2020	CH	RVH

Date:	Drawn By:	Designed By:
10/7/2019	STAFF	RVH

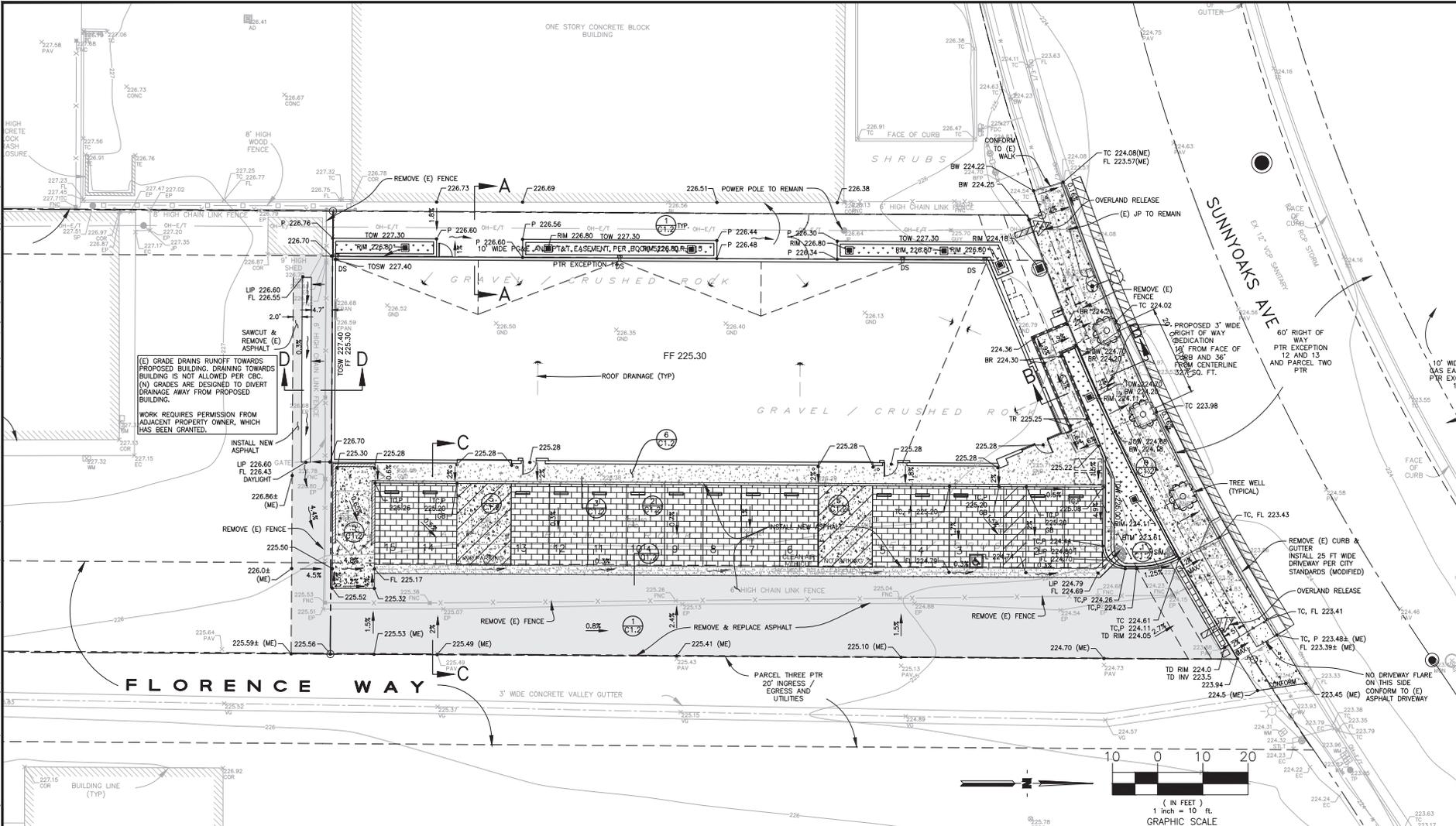
Project Name	Scale	Sheet
HORIZONTAL CONTROL PLAN ON-SITE GRADING & DRAINAGE PLANS FLORENCE INDUSTRIAL-1075 FLORENCE WAY	AS SHOWN	C2.2



SCALE:
AS SHOWN

SHEET:
C2.2

UNAUTHORIZED CHANGES & USES: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



(E) GRADE DRAINS RUNOFF TOWARDS PROPOSED BUILDING DRAINING TOWARDS BUILDING IS NOT ALLOWED PER CBC. (N) GRADES ARE DESIGNED TO DIVERT DRAINAGE AWAY FROM PROPOSED BUILDING.
 WORK REQUIRES PERMISSION FROM ADJACENT PROPERTY OWNER, WHICH HAS BEEN GRANTED.

SECTION A-A (WEST)
SCALE: 1" = 10'
HORIZONTAL AND VERTICAL

B-B SECTION (NORTH)
SCALE: 1" = 10'
HORIZONTAL AND VERTICAL

C-C SECTION (EAST)
SCALE: 1" = 10'
HORIZONTAL AND VERTICAL

D-D SECTION (SOUTH)
SCALE: 1" = 10'
HORIZONTAL AND VERTICAL

No.	Date	By	Checked
1	10/7/2019	STAFF	CH
Revision		Date	
CITY COMMENTS REVISIONS		01/10/2020	CH
Drawn By:		RVH	
Designed By:		RVH	

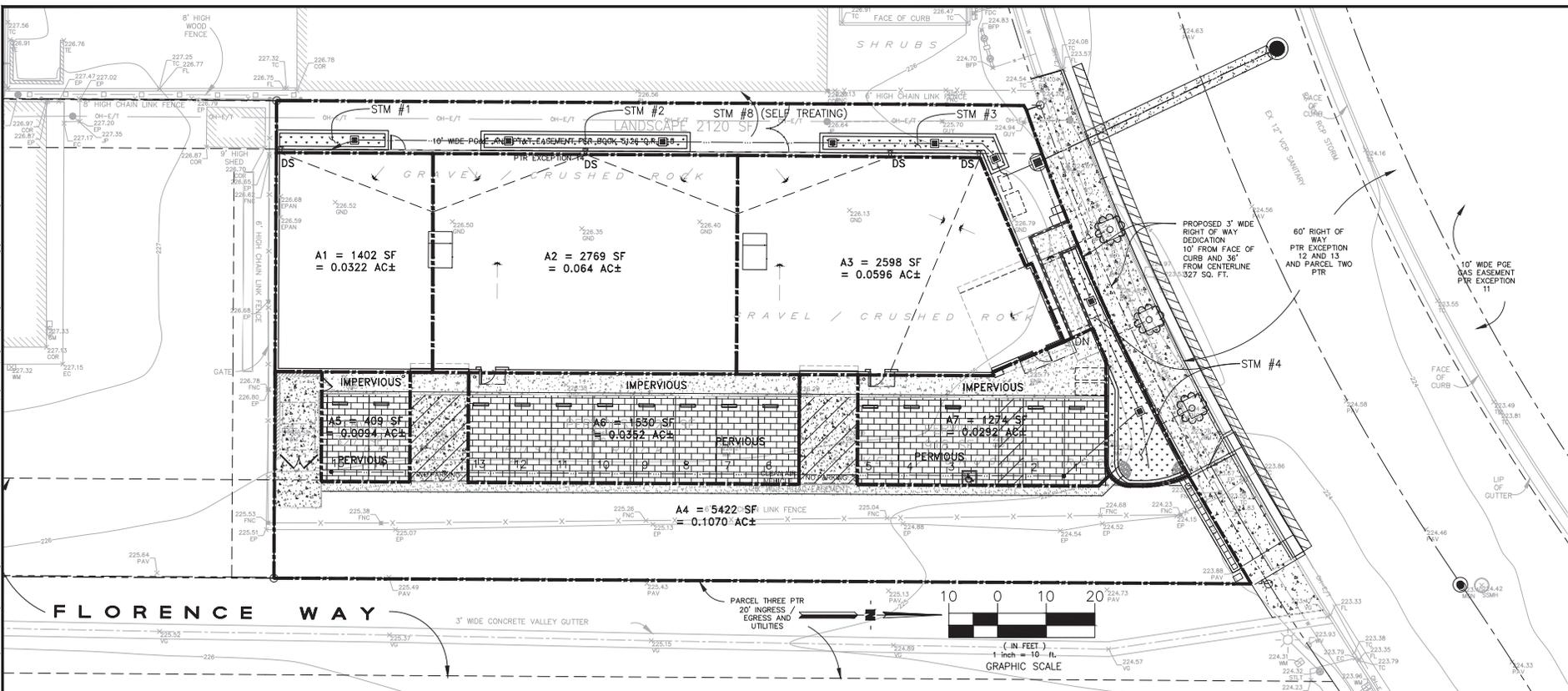
APPROVAL
 CIVIL ENGINEERING
 ENGINEERS AND SURVEYORS
 No. 60443
 Exp. 6/30/20

GRADING & DRAINAGE PLAN
ON-SITE GRADING & DRAINAGE PLANS
FLORENCE INDUSTRIAL-1075 FLORENCE WAY

SCALE:
 AS SHOWN
 SHEET:
 C3.1



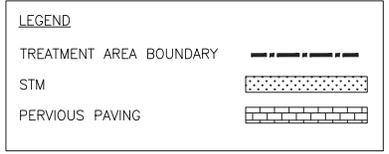
ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF GEOTECHNICAL ENGINEERING, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF GEOTECHNICAL ENGINEERING, INC. IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY RESULTING FROM THE USE OF THIS INFORMATION.



TREATMENT CONTROL MEASURE SUMMARY TABLE

A #	STM #	Location	Treatment Type	LID or Non-LID	Sizing Method	Drainage Area (s.f.)	Impervious Area (s.f.)	Pervious Area (Permeable Pavement) (s.f.)	Pervious Area (Other) (s.f.)	% Onsite Area Treated by LID or Non-LID TCM	Bioretention Area Required (s.f.)	Bioretention Area Provided (s.f.)	Overflow Riser Height (in)	Storage Depth Required (ft)	Storage Depth Provided (ft)	# of Cartridges Required	# of Cartridges Provided	Media Type	Cartridge Height (inches)	# of Credit Trees	Treatment Credit (s.f.)	Comments
1	1	Onsite	Flow-Through planter concrete lined w/ underdrain	LID	2C Flow: 4% Method **	1,402	1,402	0	0	8.15%	56	57	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
2	2	Onsite	Flow-Through planter concrete lined w/ underdrain	LID	2C Flow: 4% Method **	2,769	2,769	0	0	16.10%	111	111	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
3	3	Onsite	Flow-Through planter concrete lined w/ underdrain	LID	2C Flow: 4% Method **	2,598	2,598	0	0	15.10%	104	105	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
4	4	Onsite	Bioretention lined w/ underdrain	LID	2C Flow: 4% Method **	4,660	5,422	0	0	27.09%	187	275	6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
5	5	Onsite	Pervious pavement w/ underdrain	LID	2C Flow: 4% Method **	409	82	327	0	2.38%	N/A	N/A	N/A	0.05	0.07	N/A	N/A	N/A	N/A	N/A	N/A	
6	6	Onsite	Pervious pavement w/ underdrain	LID	2C Flow: 4% Method **	1,530	308	1,222	0	8.90%	N/A	N/A	N/A	0.05	0.07	N/A	N/A	N/A	N/A	N/A	N/A	
7	7	Onsite	Pervious pavement w/ underdrain	LID	2C Flow: 4% Method **	1,274	323	914	0	7.41%	N/A	N/A	N/A	0.07	0.07	N/A	N/A	N/A	N/A	N/A	N/A	
8	8	Onsite	Self-treating areas	LID	2C Flow: 4% Method **	2,558	1,130	0	1,428	14.87%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
Totals:						17,200	14,034	2,463	1,428	100.00%												

Footnotes:
 * "Lined" refers to an impermeable liner placed on the bottom of a Bioretention basin or a concrete Flow-Through Planter, such that no infiltration into native soil occurs.
 ** Sizing for Bioretention Area Required calculated using the 4% Method (Impervious Area x 0.04)
 *** Per Chapter 2.3 of the C3 Stormwater Handbook Roadway projects that add new sidewalk along an existing roadway are exempt from Provision C.3.c of the Municipal Stormwater Permit.



EXISTING IMPERVIOUS AREA = 2579 SF
 PROPOSED IMPERVIOUS AREA = 11455 SF
 PROPOSED PERVIOUS AREA = 1428 SF

No.	Revision	Date	By
1	CITY COMMENTS REVISIONS	01/10/2020	CN RVH
2			
3			

Date: 10/7/2019

Drawn By: STAFF

Designed By: RVH

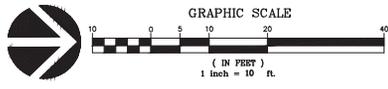
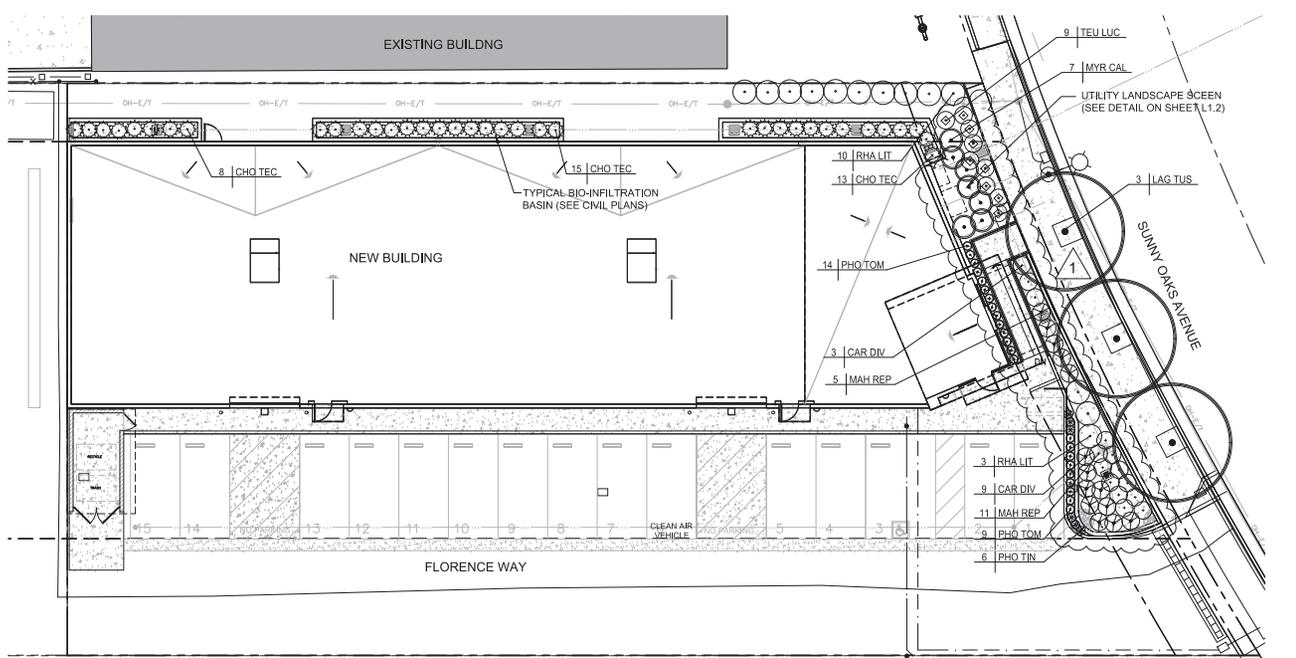


STORM WATER MANAGEMENT PLAN
ON-SITE GRADING & DRAINAGE PLANS
FLORENCE INDUSTRIAL-1075 FLORENCE WAY



SCALE: AS SHOWN

SHEET: C5.1



GRAPHIC SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	HEIGHTxWIDTH
TREES:					
●	LAG TUS	LAGERSTROMEIA 'TUSCARORA'	CRAPE MYRTLE	24" BOX	LOW 25x25'
SHRUBS:					
○	CAR DIV	CAREX DIVULSA*	BERKELEY SEDGE	1 GA	LOW 2'x2'
○	CHO TEC	CHONDROPETALUM TECTORUM*	CAPE RUSH	5 GA	LOW 3'x3'
○	MAH REP	MAHONIA A. REPENS*	DWARF MAHONIA	5 GA	LOW 2'x4'
○	MYR CAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GA	LOW 7'x5'
○	PHO TIN	PHORMIUM TENAX 'TINY TIGER'	NEW ZEALAND FLAX	1 GA	LOW 1'x18"
○	PHO TOM	PHORMIUM TENAX 'TOM THUMB'	NEW ZEALAND FLAX	1 GA	LOW 18"x18"
○	RHA LIT	RHAMNUS 'LITTLE SUR'	DWARF COFFEEBERRY	5 GA	LOW 3'x4'
○	TEU LUC	TEUCRIUM LUCIDRYS	GERMANDER	1 GA	LOW 2'x4'

* PLANT MATERIALS CHOSEN FROM SCVURPPP PLANT MATERIALS LIST FOR USE IN BIO-INFILTRATION BASINS AND FLOW THROUGH PLANTERS

GENERAL NOTES:
 1. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING IRRIGATION SYSTEM.
 2. ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF FIRBARK MULCH DRESSING.
 3. ALL PROPOSED STREET TREES WILL BE SERVED BY THE ON SITE IRRIGATION SYSTEM.

CITY C.3 COMPLIANCE:
 ALL PLANTINGS DESIGNATED FOR STORMWATER TREATMENT AREAS ARE CONSISTENT WITH APPENDIX 'D' OF THE C.3 STORMWATER HANDBOOK PUBLISHED BY SANTA CLARA VALLEY URBAN POLLUTION PREVENTION PROGRAM.

Water Efficient Landscape Ordinance Project Information
 Date: 10-10-19
 Project: Industrial Building Florence Ave.
 Project Applicant: Thomas Baak and Associates, LLP
 Contact: Andrea Swanson
 Address: 1620 North Main Street, Suite 4, Walnut Creek, CA 94596
 Email: aswanson@tbaak.com
 Phone: 925.933.2583 ext 106
 Property Owner/ or Representative: Schwager Development, Banducci Assoc. Architects
 Contact: Wil di Michele
 Address: 7011 Koll Center Parkway #100
 Email: wdmichele@baarchitects.com
 Phone: 925-426-4701
 Project Address: 1075 Florence Ave. Campbell, California
 Total Landscape Area (square feet): 1,005 SF
 Project Type: Industrial Building
 Water Supply Type: Domestic service
 Documentation Package:
 Water Efficient Landscape Worksheet: YES
 Soil Management Report: NOTE ADDED TO PLANTING NOTES
 Landscape Design Plan: YES
 Irrigation Design Plan: YES
 Grading Design Plan: REFER TO CIVIL ENGINEER PLANS
 Applicant Statement:
 "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."
 Applicant Signature: [Signature] Date: 1-27-20

CERTIFICATION STATEMENT:
 I/WE CERTIFY THAT THE LANDSCAPE AND IRRIGATION PLANS COMPLY WITH THE LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS FOR THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.
 PRINT NAME- PROPERTY OWNER: ANDREA SWANSON
 SIGNATURE-PROPERTY OWNER: [Signature]
 DATE: 10-10-19
 PRINT NAME- LANDSCAPE ARCHITECT: THOMAS BAAK AND ASSOCIATES LLP
 SIGNATURE- LANDSCAPE ARCHITECT: [Signature]
 DATE: 1-10-20
 #2720
 STATE LICENSE NUMBER

REFER TO L1.2 FOR PLANTING NOTES AND DETAILS
 REFER TO L1.3 FOR PLANT IMAGES

NO.	DATE	DESCRIPTION
1	10-10-19	ISSUED FOR PERMIT



NEW INDUSTRIAL BUILDING
 1075 FLORENCE WAY
 CAMPBELL, CALIFORNIA

PLANTING PLAN

DESIGNED	DRAWN
AS	KD
CHECKED:	JOB NO:
DATE:	SCALE:
1-10-20	NOTED:

SHEET
 L1.1
 of 4 SHEETS

NO.	DATE	DESCRIPTION
1	01/20/08	ISSUED FOR PERMITS
2		
3		
4		
5		
6		
7		
8		
9		
10		

THOMAS BARK & ASSOCIATES, L.L.C.
 1075 FLORENCE WAY
 CAMPBELL, CALIFORNIA 95008
 PH: 408.226.2222

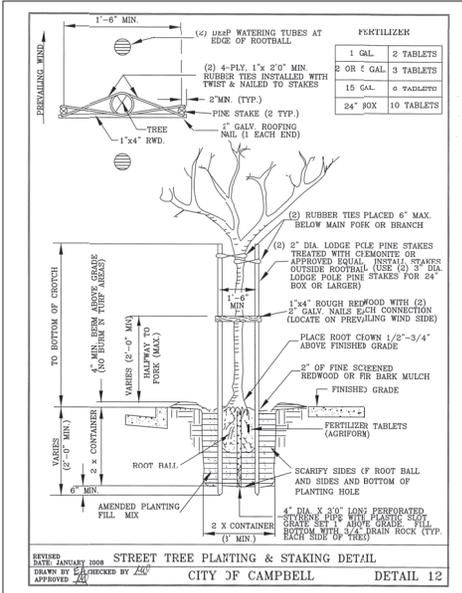


NEW INDUSTRIAL BUILDING
 1075 FLORENCE WAY
 CAMPBELL, CALIFORNIA

PLANTING
 NOTES AND DETAILS

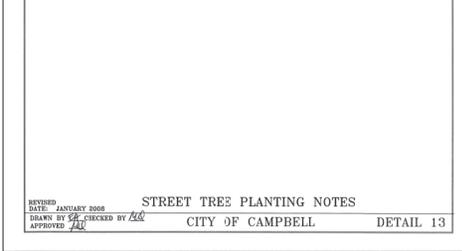
DESIGNED BY	AS	DRINK	KD
CHECKED BY	AS	JOB NO.	
DATE			
1-10-20			
SCALE			
NOTED			

SHEET
 L1.2
 OF 4 SHEETS

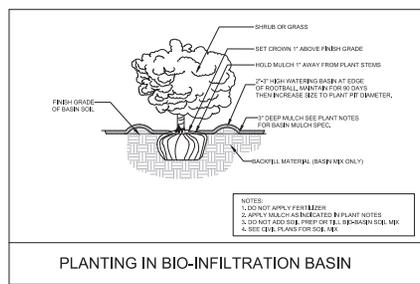


REVISED DATE: JANUARY 2008
 DRAWN BY: [Signature] CHECKED BY: [Signature]
 APPROVED: [Signature]
STREET TREE PLANTING & STAKING DETAIL
 CITY OF CAMPBELL DETAIL 12

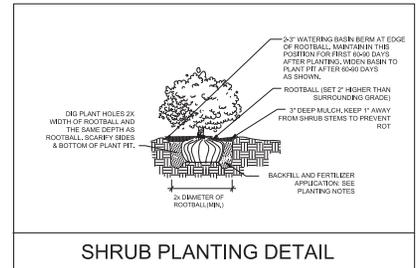
- NOTES: (unless otherwise specified in the plans or special provisions)
- All trees shall be a minimum of 15-gallon size and of the variety indicated on the plans or specified by the City Engineer.
 - Each tree shall be approved by the Engineer prior to planting. Contractor may request Engineer to pre-approve tree at local nursery.
 - The exact location of each tree shall be approved by the Engineer prior to planting.
 - Vertically cut the root ball at three or four places to loosen roots and discourage circling. Vertically scarify sides and bottom of planting hole.
 - When planting, hold tree so that previous planting level is even with sidewalk level and gradually place top soil about the root ball.
 - Top soil fill shall be an approved garden mix loam that is mixed at a 1:1 ratio with the native soil removed from the planting hole.
 - When hole is three-quarters full, fill with water to compact the soil and eliminate air pockets.
 - Fill planting hole with loose soil to ground level.
 - Construct a watering basin around each tree as shown.
 - Planting operations must be followed by a deep, thorough watering of each tree.
 - Substitutions in tree varieties are permitted only upon written authorization from the City Engineer.
 - All street trees installed in commercial and industrial shall be installed with an irrigation system (fed from on-site).



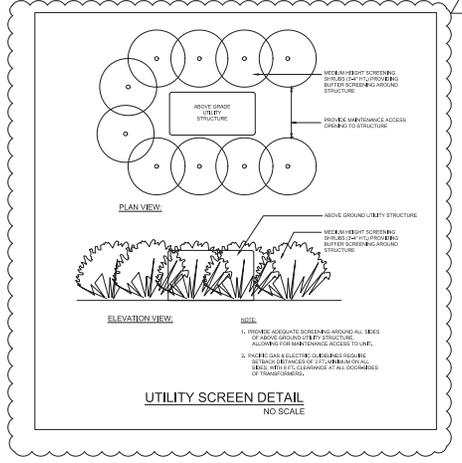
REVISED DATE: JANUARY 2008
 DRAWN BY: [Signature] CHECKED BY: [Signature]
 APPROVED: [Signature]
STREET TREE PLANTING NOTES
 CITY OF CAMPBELL DETAIL 13



PLANTING IN BIO-INFILTRATION BASIN



SHRUB PLANTING DETAIL



UTILITY SCREEN DETAIL
 NO SCALE

PLANTING NOTES:
GENERAL NOTES: The Landscape Contractor shall inspect the site and be familiar with all existing site conditions prior to submitting his bid. Contractor shall not willfully proceed with construction as shown when it is obvious that obstructions, landscape area and/or grade differences exist that may not have been known during design, such conditions shall immediately be brought to the attention of the Landscape Architect. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification. Contractor shall be responsible for making himself familiar with all underground utilities, pipes, structures and obstructions. Contractor shall take sole responsibility for all costs incurred due to damage and/or replacement of these items. Contractor shall be responsible for coordination between trades and subcontractors as required to accomplish landscape operations. The Landscape Contractor shall be responsible for any damage to existing facilities caused by or during the performance of his work. All repairs shall be made at no cost to the Owner. Planting shall be installed in conformance with all applicable local codes and ordinances by experienced workmen and a licensed Landscape Contractor who shall obtain all necessary permits and pay all required fees.

SOIL PREPARATION: The Landscape Contractor shall be responsible for finish grading and all planting area drainage. Positive drainage away from the building as per city codes shall be maintained. No low spots which hold standing water will be accepted. The Landscape Contractor shall incorporate soil preparation amendment into planting areas as noted below. Where rototilling is not possible, incorporate soil amendments into top 6 inches with hand tools. After installation of irrigation system, all planting areas are to be fine graded to within 2 inches and slightly mounded away from edges of top of planter, curb, walk, header, etc. and raked smooth with all rocks and debris over 1 inch in diameter removed.

SOIL MANAGEMENT REPORT:
 A. The Contractor shall submit soil samples to the laboratory for analysis and recommendations.
 1. Soil sampling shall be conducted in accordance with the laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
 2. Soil analysis may include:
 a. Soil texture
 b. Infiltration rate determined by laboratory test or soil infiltration rate table
 c. pH
 d. Total soluble salts
 e. Sodium
 f. Percent organic matter
 g. Recommendations
 B. Contractor shall submit soil report and recommendations to the City as part of the certificate of completion.
 C. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans and if required, submitted to the City prior to application.
 D. The contractor shall submit documentation verifying implementation of the soil analysis report recommendations to the City with certificate of completion.

SOIL PREPARATION AMENDMENTS AND BACKFILL MIX: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS) The Landscape Contractor shall amend existing soil, by rototilling, 6 cu. yd. COW Super Humus compost and 20 lbs. organic fertilizer Phya-Boost 7-2-1 per 1,000 sq. ft. into the top 6 inches of soil in all planting areas. (or equal) Pit Planting Mix: for trees and shrubs mix 1/3 compost amendment and 2/3 amended topsoil as noted above.

TREE PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS FERTILITY ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The trees are to be planted as per detail on plan. Trees shall typically be located a minimum of 4 feet from curbs, walks, headers, buildings, overheads, and other trees within the project. Backfill shall be the Pit Planting Mix as noted above. All trees shall receive organic fertilizer Phya-Boost 7-2-1 2-wellfed (or equal) for 15 gallon trees: 1 lb., 1/2 lb. for 5-gallon trees and shrubs: Mix fertilizer with backfill soil and thoroughly water trees immediately after planting.

ROOT BARRIERS: All trees planted within 5' of a paved surface shall receive a linear type root barrier 18" deep and 10' long centered on the tree trunk. (See City street tree detail)

SHRUB PLANTING: (THE FOLLOWING SOIL AMENDMENT PREPARATIONS ARE FOR BID PURPOSES ONLY, CONTRACTOR TO CONDUCT SOILS ANALYSIS TEST AND SUBMIT RESULTS TO CITY PRIOR TO IMPLEMENTING TEST RESULTS RECOMMENDATIONS). The shrubs shall be spotted as per plan and the locations approved prior to the digging of the holes. Shrub backfill shall be the Pit Planting Mix as noted in Backfill soil mixes. All shrubs shall receive Phya-Boost 7-1-2 organic fertilizer-pelleted (or equal) at the following rates: For 5 gallon shrubs: 1/2 lb. for 1 gallon shrubs: 1/4 lb. Mix fertilizer with backfill soil and thoroughly water shrubs immediately after planting. Do not plant any plant within 20" of any building wall.

MULCHING: Mulch all planting areas, excluding lawn, having a slope less than 2:1 with a 3 inch minimum depth of recycled wood fiber, UV stabilized, non-dyed with a PH of no higher than 5.0, and free of noxious weeds and foreign materials. Available from Re-User Inc. or approved equal.

MULCHING IN BIO-INFILTRATION BASINS: Provide 3" deep shredded fir-bark non-dyed and without fines to basin bottoms and sides. Available from ReUser Inc. Keep 1" away from stems of shrubs and grasses to avoid rot. Provide sample prior to installation.

MAINTENANCE: The Contractor shall maintain the project for 90 days (or as requested by owner) following the approval to begin the maintenance period. During the entire maintenance period, watering, cultivating, weeding, mowing, repair/lightening of stakes and ties, restoration of basins, provision of supplemental water by hand in addition to irrigation system as necessary. No pre-emergence herbicides shall be applied- hand remove weeds. Only organic fertilizers shall be applied such as those specified above. Install per manufacturer's recommendations. At the end of the 90 day maintenance period all areas are to be weed free and all plant material is to be in a healthy, thriving condition. Integrated pest management practices shall be implemented.

SUBSTITUTIONS: Requests for substitutions of plant varieties shall be made to the Landscape Architect within 15 days after signing of contract.

GUARANTEE: All construction, trees and shrubs by the Landscape Contractor and/or his subcontractors shall be guaranteed for (1) one year after beginning of maintenance period. The contractor shall replace, at no expense to the Owner, any and all landscape materials that are in an unacceptable condition for time of use, and trees or shrubs that are dead or not in a vigorous, healthy growing condition within two weeks of notification of such condition. Replacement shall be of the same kind and size as the originally specified item and shall be replaced as originally described on the drawings. The Contractor shall not be held liable for loss of plant materials during the guarantee period due to vandalism, accidental causes or acts of neglect by others than the Contractor, his agents and employees.

CLEAN UP: At the end of each work day, at the inspection for substantial completion and before acceptance of project, clean paved areas that are dirtied or stained by construction operations, by sweeping or washing, and remove defacements and stains. Remove construction equipment, excess materials and tools. Haul from Owners property the debris resulting from construction, and dispose of legally. Remove remaining temporary protection at time of acceptance by Owner unless otherwise agreed.

FERTILIZERS: Available California Organics Fertilizers 1-800-269-5690 www.organiccap.com
 Compost available from Contra Costa Waste Management: www.contracostawaste.com

REFER TO L1.3 FOR PLANT IMAGES

TREES:



LAGERSTROMEIA 'TUSCARORA'

GRASSES & SHRUBS:



CAREX DIVULSA



CHONDROPETALUM TECTORUM



MAHONIA A. REPENS



MYRICA CALIFORNICA



PHORMIUM TENAX 'TOM THUMB'



PHORMIUM TENAX 'TINY TIGER'



RHAMNUS 'LITTLE SUR'



TEUCRIUM LUCIDRYS

1

REVISIONS	
1	REVISED 1-15-20

Thomas Bark & Associates, LLC.
 101 SOUTH MAIN AVENUE SUITE 100
 CAMPBELL, CALIFORNIA 95008
 PH: 408.375.2325

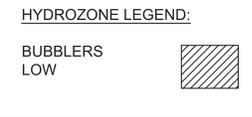
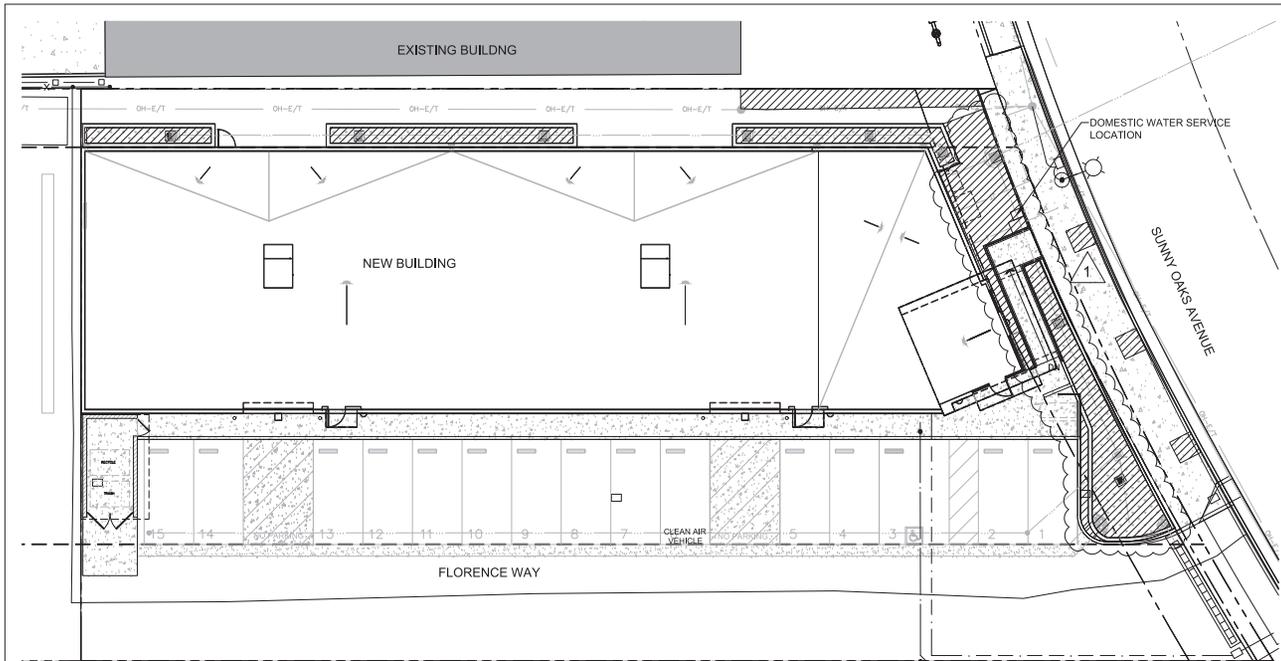


NEW INDUSTRIAL BUILDING
 1075 FLORENCE WAY
 CAMPBELL, CALIFORNIA

PLANT IMAGES

DESIGNED:	AS	DRAWN:	KD
CHECKED:		JOB NO.:	
DATE:		1-10-20	
SCALE:		NOTED	

SHEET
 L1.3
 of 4 SHEETS



WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET₀): 45.3

HYDROZONE / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (sq. ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS:							
LOW WATER USE	0.3	BUBBLER	0.81	0.3703703	1000	372.221515	10454.2
					TOTALS:	1000	372
SPECIAL LANDSCAPE AREAS:							
REC. AREA				0	0	0	0
WATER FEATURE 1				0	0	0	0
WATER FEATURE 2				0	0	0	0
					TOTALS:	0	0
							ETWU TOTAL:
							10,454
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA):							12,702

ETAF CALCULATIONS:

REGULAR LANDSCAPE AREAS:

TOTAL ETAF x AREA	372
TOTAL LANDSCAPE AREA	1,005
AVERAGE ETAF	0.37

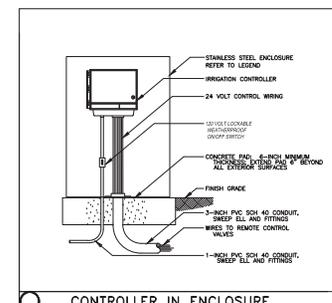
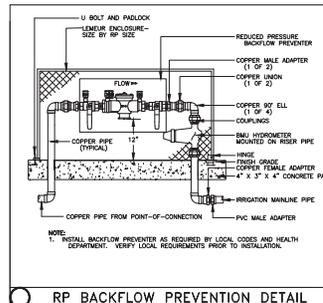
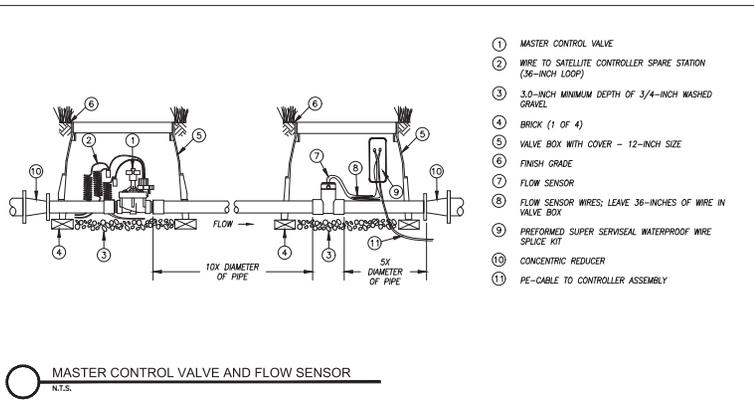
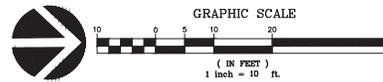
NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

ALL LANDSCAPE AREAS:

TOTAL ETAF x AREA	372
TOTAL LANDSCAPE AREA	1,005
SITEWIDE ETAF	0.37

IRRIGATION EQUIPMENT

- 'RAINBIRD' #ESP-12 LXE STATION WALL-MOUNT CONTROLLER WITH #ETC-LX 'ET' MANAGER CARTRIDGE; ALSO PROVIDE 'ET' MANAGER CARTRIDGE WITH ANTENNA
- 'FEBCO' #FR825-Y 1" REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY (LEAD FREE); SET IN 1/2" LEAKUR BACKFLOW ENCLOSURE W/ INSULATION COVER
- 'DATA INDUSTRIAL' #IR1008 BRASS FLOW SENSOR WITH 'SUPERIOR' #0100 1" MASTER CONTROL VALVE, NORMALLY OPEN, MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
- 'NIBCO' #T-113 CLASS 125 BRONZE GATE VALVE, LINE SIZE, INSTALL IN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
- 'RAINBIRD' #PEB SERIES-1" REMOTE CONTROL VALVE, SEE PLAN FOR SIZE, MOUNT WITHIN 'CARSON BROOKS' PLASTIC VALVE BOX WITH STAINLESS LOCK DOWN BOLTS
- MAINLINE: SCHEDULE 40 PVC PIPE WITH SCHEDULE 80 PVC FITTINGS; PROVIDE 18" (MIN.) COVER.
- LATERAL LINE: CLASS 200 PVC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS; PRIMER TO BE USED, PROVIDE 12" (MIN.) COVER.
- 'RAINBIRD' #1401 FLOOD BUBBLER (0.25 GPM) ON IPS FLEX RISER SET ON ROOFTOP.



REVISIONS

NO.	DATE	DESCRIPTION
1	1-10-20	ISSUE FOR PERMITS

Thomson, Bink & Associates, L.L.C.
1000 NORTH AVENUE, SUITE 100
CAMPBELL, CALIFORNIA 95008
PH: 415.451.1000
WWW.TBA-LLC.COM



NEW INDUSTRIAL BUILDING
1075 FLORENCE WAY
CAMPBELL, CALIFORNIA

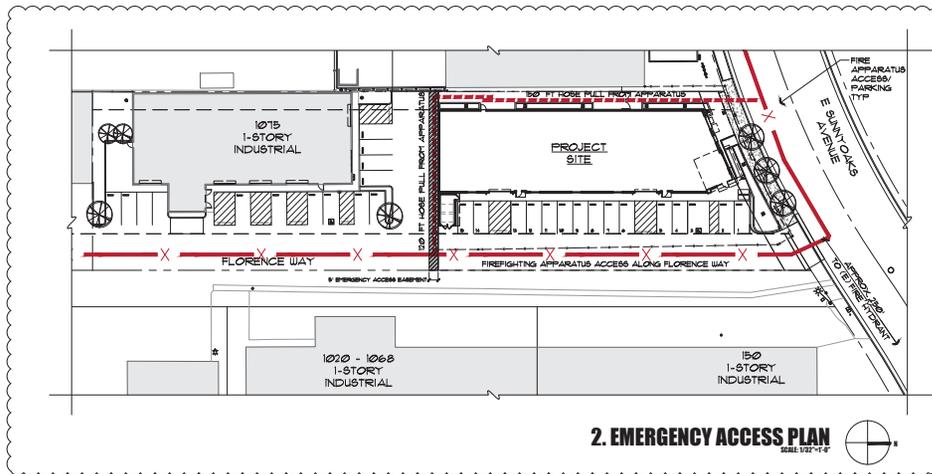
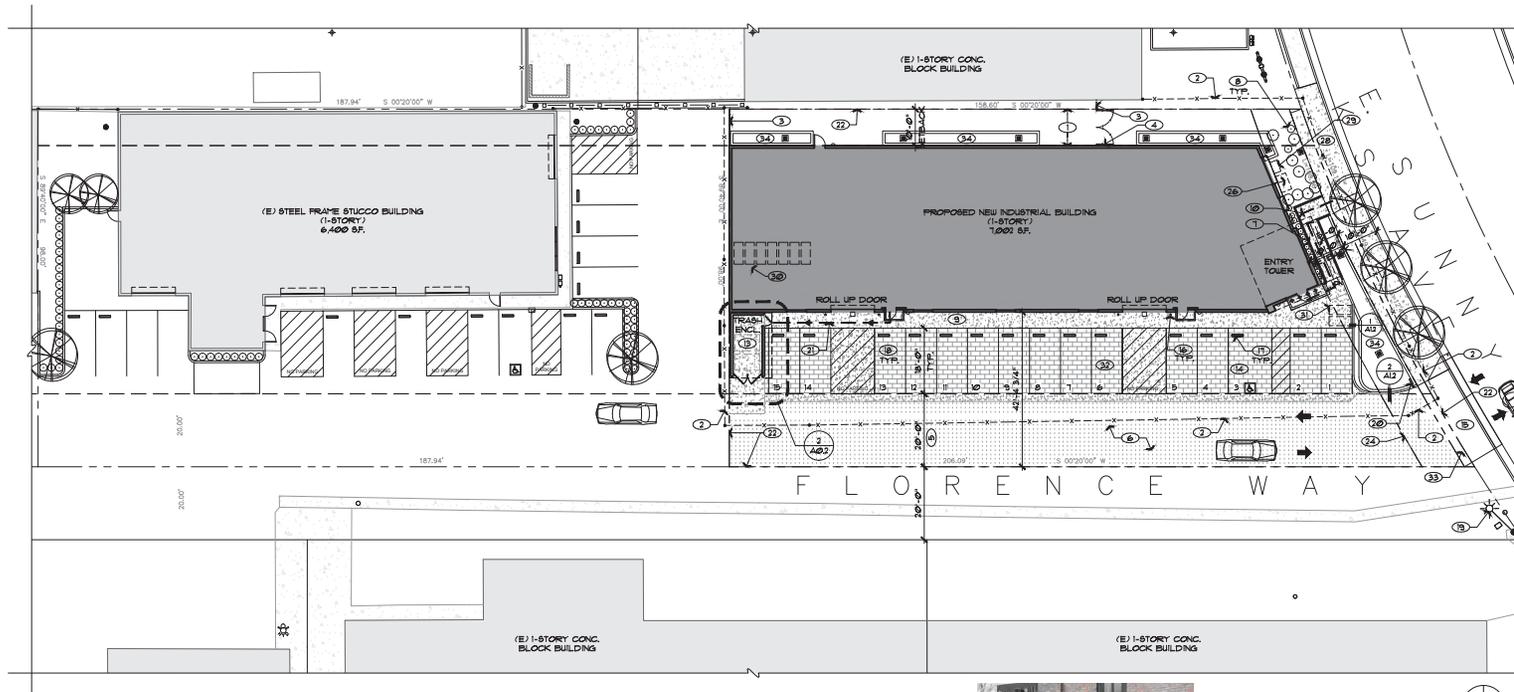
HYDROZONE
PLAN

DESIGNED: AS
DRAWN: KD
CHECKED: AS
JOB NO.
DATE: 1-10-20
SCALE: NOTED

SHEET

L2.1

OF 4 SHEETS



4. BICYCLE RACK
NO SCALE

1. SITE PLAN

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

SITE PLAN GENERAL NOTES

- A. BIKE RACK SPEC: DERO DOUNTOWN RACK, W/ POWDER COAT FINISH TO MATCH GARBIERS. SEE 41- FOR PHASE, KEYNOTED 30 AND 31 FOR LOCATION.
- B. FOR ADDITIONAL INFO SEE CIVIL DUGS.
- C. FOR LANDSCAPE PLANTING PLAN INFO SEE SHEET L11.
- D. FOR TYP. SITE DETAILS SEE SHEET A12.
- E. FOR BLDG. FLOOR AND ROOF PLANS SEE SHEET A21.
- F. ALL UTILITIES WILL BE INSTALLED UNDERGROUND.
- G. (E) CHAIN LINK FENCE AT PERIMETER OF PROPERTY TO BE REMOVED. SEE KEYNOTE 2 TO THE RIGHT.

SITE PLAN KEYNOTES

INDICATED BY (K) ON THE DRAWINGS.

- 1. (E) 10'-0" PIGKE EASEMENT.
- 2. (E) FENCE AROUND PERIMETER TO BE REMOVED.
- 3. (N) 8'-0" HIGH PAINTED STEEL FENCE. SEE DETAILS T1/A12.
- 4. (N) 8'-0" HIGH STEEL GATED TO MATCH FENCE.
- 5. (E) 20'-0" WIDE ROAD EASEMENT.
- 6. (N) AC PAVING.
- 7. (N) CONCRETE RAMP WITH PAINTED METAL HANDRAILS (PAINTED TO MATCH CANOPY COLOR).
- 8. (N) LANDSCAPE. SEE LANDSCAPE PLAN FOR PLANTING PLAN.
- 9. (N) CONCRETE WALK LEVELLED WITH PARKING SURFACE.
- 10. ACCESSIBLE PATH OF TRAVEL FROM THE BUILDING TO THE PUBLIC RIGHT OF WAY.
- 11. NOT USED.
- 12. NOT USED.
- 13. (N) COVERED TRASH ENCLOSURE.
- 14. (N) ACCESSIBLE PARKING STALL. SEE DETAIL D2/A12.
- 15. (N) DRIVEWAY. SEE CIVIL DRAWINGS.
- 16. (N) CONCRETE FILLED BOLLARD, TYP. SEE DETAIL 6/A12.
- 17. (N) PARKING STALL WHEELSTOP, TYP. SEE DETAIL 5/A12.
- 18. (N) PARKING STALL, TYP.
- 19. (E) COBRAHEAD STREET LIGHT.
- 20. (N) TOW AWAY SIGN. SEE DETAIL 8/A12.
- 21. EMPLOYEE ACCESSIBLE PATH OF TRAVEL TO TRASH ENCLOSURE.
- 22. (E) PROPERTY LINE.
- 23. NOT USED.
- 24. BUILDING FRONT SETBACK LINE.
- 25. NOT USED.
- 26. PROPOSED AREA FOR BACKFLOW PREVENTER TO BE SCREENED IN COMPLIANCE WITH ALL APPLICABLE CITY ORDINANCES. FOR MORE INFO SEE PLANTING PLAN.
- 27. NOT USED.
- 28. PROPOSED 10'-0" SIDEWALK.
- 29. PROPOSED AREA FOR WATER AND GAS METERS TO BE SCREENED IN COMPLIANCE WITH ALL APPLICABLE CITY ORDINANCES. FOR MORE INFO SEE PLANTING PLAN.
- 30. PROPOSED LOCATION FOR LONG-TERM BICYCLE PARKING.
- 31. PROPOSED LOCATION FOR SHORT-TERM BICYCLE PARKING.
- 32. PROPOSED DESIGNATED PARKING FOR LOW-EMISSION, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLE.
- 33. PROPOSED 3' WIDE RIGHT OF DESIGNATION 10'-0" FROM FACE OF CURB 436' FROM CENTERLINE OF STREET, 321 SQUARE FEET.
- 34. BIO-RETENTION PLANTER TYPICAL. SEE CIVIL DRAWINGS FOR MORE INFO.

LEGEND

	EXISTING BUILDING FOOTPRINT
	PROPOSED NEW BUILDING
	NO PARKING/LOADING AREA
	NEW CONCRETE, SEE CIVIL DUGS.
	NEW CONCRETE VALLEY GUTTER, SEE CIVIL DUGS FOR MORE INFO.
	NEW PERVIOUS CONCRETE PAVERS, SEE CIVIL DUGS FOR MORE INFO.
	NEW ASPHALTIC CONCRETE PAVING, SEE CIVIL DRAWINGS FOR MORE INFO.
	PROPERTY LINE - SUBJECT PARCEL
	UTILITY EASEMENT
	BEARING AND DISTANCE
	EXISTING FENCE TO BE REMOVED



banducci associates
architects, inc.

7011 KOLL CENTER PKWY, SUITE 100
PLEASANTON, CALIFORNIA 94566-3139
1925.426.4701 1925.426.4721

www.BAArchitects.com

**NEW BUILDING FOR:
FLORENCE INDUSTRIAL**

1075 FLORENCE WAY
CAMPBELL, CA

FOR: SCHWAGER DEVELOPMENT



REVISIONS

PLANNING SUBMITTAL	10.24.2019
PLAN CHECK RESPONSE	1.27.2020
PLAN CHECK RESPONSE	5.5.2020
PLAN CHECK RESPONSE	7.15.2020

All work, design, plans, and information indicated or represented by this drawing are owned by, and are the property of BANDUCCI ASSOCIATED ARCHITECTS and were created and developed for use on and in connection with the specified project. This information may not be duplicated, revised, used by or disposed for any purpose whatsoever without the expressed written permission of BANDUCCI ASSOCIATED ARCHITECTS.

David B. Banducci, AIA, Architect

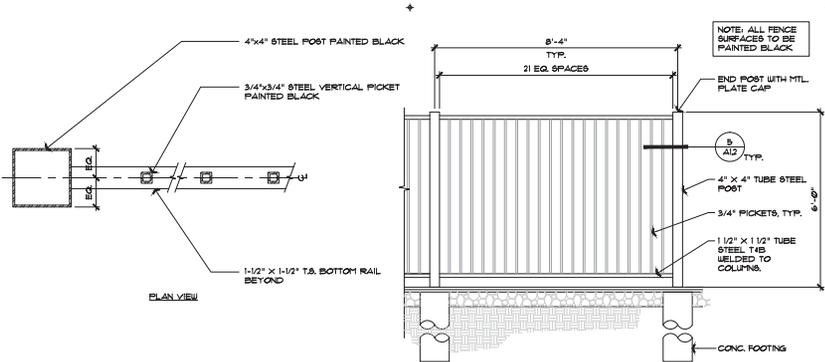
SHEET TITLE

SITE PLAN

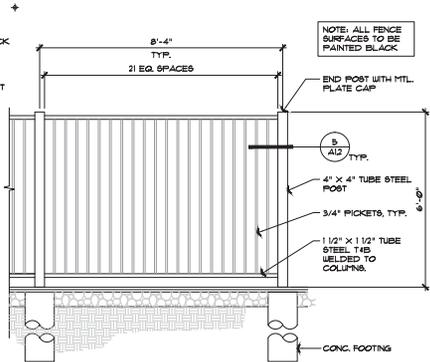
SCALE	1/16"=1'-0"
PROJECT NO.	19.36
DATE	5.5.2020
DRAWN BY	MO

SHEET NO.

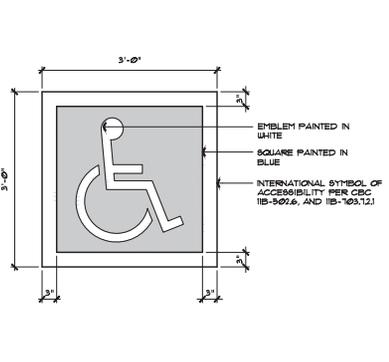
A1.1



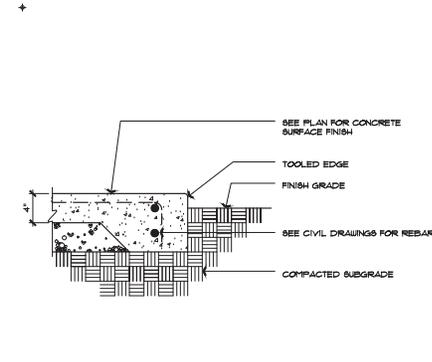
10. EXTERIOR FENCE DETAIL
SCALE: 1/4" = 1'-0"



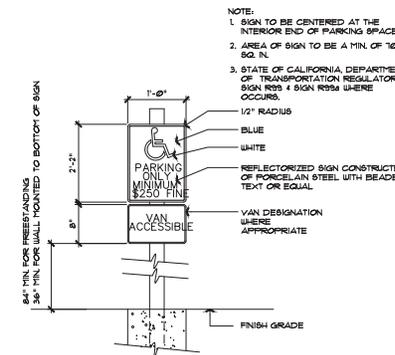
7. EXTERIOR FENCE ELEVATION
SCALE: 1/4" = 1'-0"



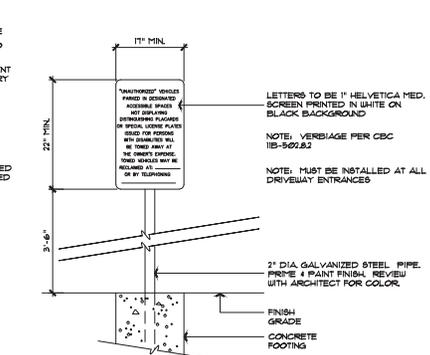
4. ACCESSIBLE SYMBOL DETAIL
SCALE: 1/4" = 1'-0"



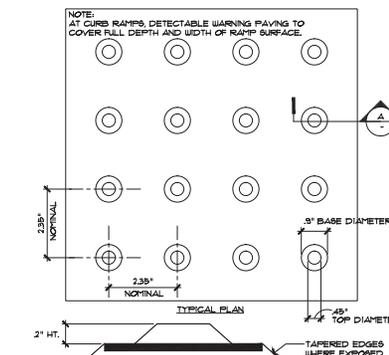
1. CONCRETE WALK
SCALE: 1/4" = 1'-0"



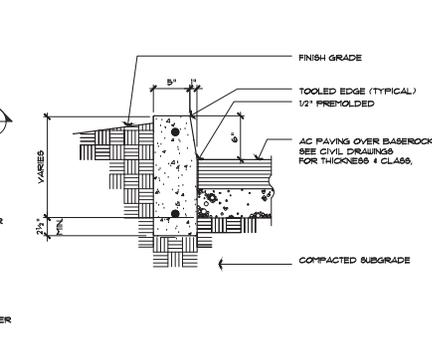
11. ACCESSIBLE PARKING SIGN
SCALE: 1" = 1'-0"



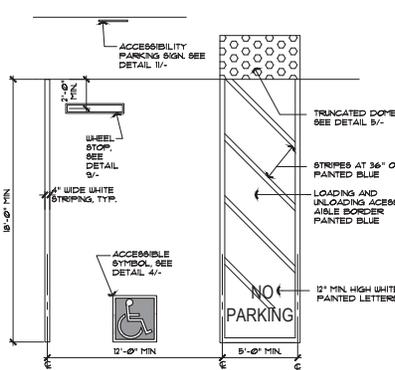
8. TOWAWAY SIGN
SCALE: 1" = 1'-0"



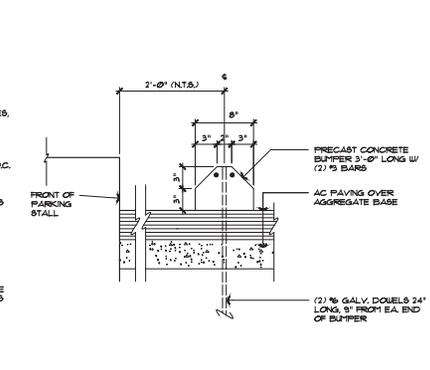
5. TRUNCATED DOMES
SCALE: 1" = 1'-0"



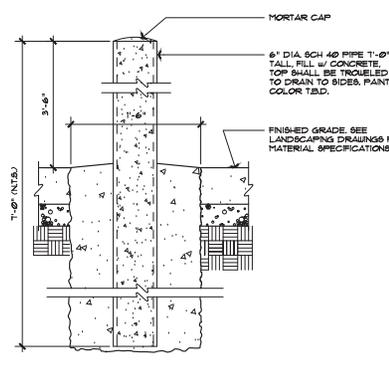
2. CONCRETE CURB @ AC PAVING
SCALE: 1/4" = 1'-0"



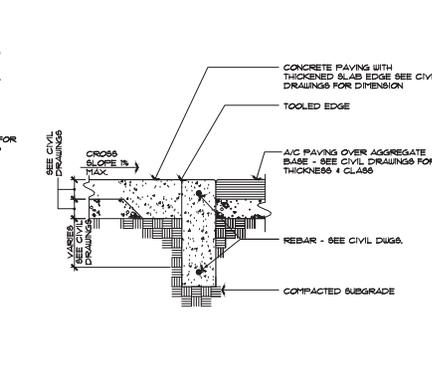
12. ACCESSIBLE PARKING STALL
SCALE: 1/4" = 1'-0"



9. PARKING WHEEL STOP
SCALE: 1/4" = 1'-0"



6. BOLLARD - FIXED
SCALE: 1/4" = 1'-0"



3. CONC CURB @ CONC SLAB & WALK
SCALE: 1/4" = 1'-0"



banducci associates
architects, inc.

7011 KOLL CENTER PKWY, SUITE 100
PLEASANTON, CALIFORNIA 94566-3139
1925.426.4701 1925.426.4721
www.BAArchitects.com

NEW BUILDING FOR:
FLORENCE INDUSTRIAL

1075 FLORENCE WAY
CAMPBELL, CA

FOR: SCHWAGER DEVELOPMENT



REVISIONS
PLANNING SUBMITTAL 10.24.2019
PLAN CHECK RESPONSE 1.27.2020
PLAN CHECK RESPONSE 5.5.2020

All design, plans, and information indicated or represented by this drawing are owned by, and are the property of BANDUCCI ASSOCIATES ARCHITECTS and were created and developed for use on and in connection with the specified project. This information may not be duplicated, revised, used by or disclosed for any purpose whatsoever without the expressed written permission of BANDUCCI ASSOCIATES ARCHITECTS.

SHEET TITLE

SITE DETAILS

SCALE AS SHOWN
PROJECT NO. 19.36
DATE 5.5.2020
DRAWN BY MD

SHEET NO. **A1.2**

NEW BUILDING FOR:
FLORENCE INDUSTRIAL

1075 FLORENCE WAY
CAMPBELL, CA

FOR: SCHWAGER DEVELOPMENT



REVISIONS

PLANNING SUBMITTAL	10.24.2019
PLAN CHECK RESPONSE	1.27.2020
PLAN CHECK RESPONSE	5.5.2020

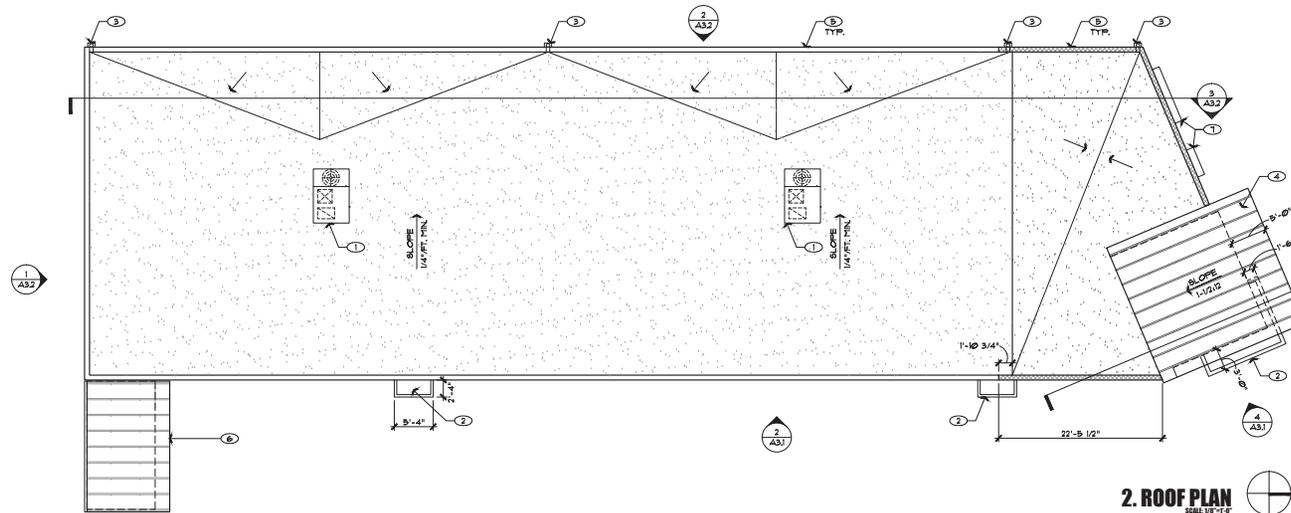
All work, design, plans, and information indicated or represented by this drawing are owned by, and are the property of BANDUCCI ASSOCIATED ARCHITECTS and were created and developed for use on and in connection with the specified project. This information may not be duplicated, revised, used by or disposed for any purpose whatsoever without the expressed written permission of BANDUCCI ASSOCIATED ARCHITECTS.

David B. Banducci, AIA, Architect

SHEET TITLE

FLOOR AND ROOF PLANS

SCALE	1/8"=1'-0"
PROJECT NO.	19-38
DATE	5.5.2020
DRAWN BY	WD



ROOF PLAN KEYNOTES

INDICATED BY (K) ON THE DRAWINGS.

1. FUTURE MECHANICAL ROOFTOP UNITS, TYP.
2. SUSPENDED CANOPY BELOW.
3. PAINTED ALUM. DOWNSPOUT, TYP.
4. STANDING SEAM METAL ROOF.
5. CPU PARAPET WALL.
6. NEW TRASH ENCLOSURE. SEE SHEET AU FOR MORE INFO.
7. METAL FIN SOFFIT BELOW. SEE EXTERIOR ELEVATIONS.

ROOF PLAN LEGEND

- NEW LOWER CPU PARAPET
- NEW HIGHER CPU PARAPET
- AREA OF NEW STANDING SEAM METAL ROOF

FLOOR PLAN KEYNOTES

INDICATED BY (K) ON THE DRAWINGS.

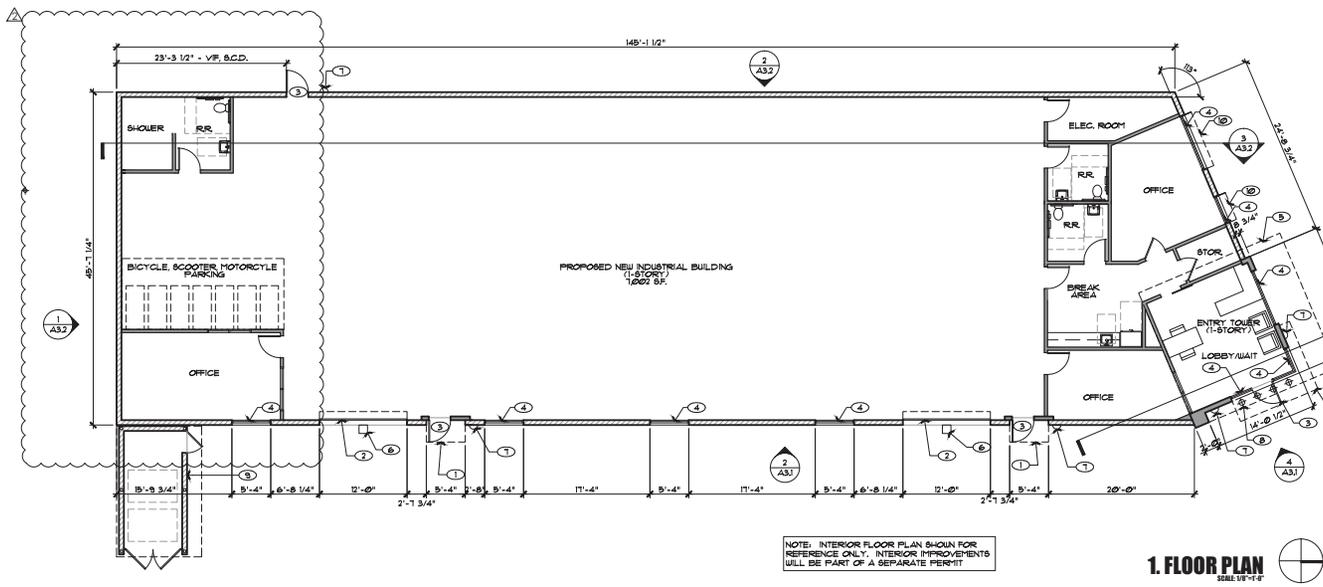
1. CANOPY ABOVE.
2. 8'-0"X10'-0" ROLL-UP DOOR. FOR MORE INFO, SEE EXTERIOR ELEVATIONS.
3. ALUMINUM STOREFRONT DOOR.
4. ALUMINUM STOREFRONT WINDOW.
5. ROOF ABOVE.
6. NEW L-1 WALL SCISSOR ABOVE BAY DOORS.
7. NEW L-2 WALL SCISSOR.
8. NEW L-3 SIGNAGE LIGHT AT ENTRY TOWER.
9. NEW TRASH ENCLOSURE. SEE SHEET AU FOR MORE INFO.
10. METAL FIN SOFFIT ABOVE. SEE EXTERIOR ELEVATIONS.

FLOOR PLAN LEGEND

- NEW WALL CONSTRUCTION
- NEW CPU WALL
- NEW L-1 WALL SCISSOR, SEE LIGHTING PLAN
- NEW L-2 WALL SCISSOR, SEE LIGHTING PLAN
- NEW L-3 SIGNAGE LIGHT FIXTURE, SEE LIGHTING PLAN

PARKING/AREA TABULATION

PARKING REQUIRED:	
1,000 SF / 400 SF	18 STALLS
ACCESSIBLE PARKING	1 STALL
PARKING PROVIDED:	
TOTAL PARKING	18 STALLS
ACCESSIBLE PARKING	1 STALL





banducci associates
architects, inc.

7011 KOLL CENTER PKWY, SUITE 100
PLEASANTON, CALIFORNIA 94566-3139
1925.426.4701 | 925.426.4721

www.BAArchitects.com

NEW BUILDING FOR:
FLORENCE INDUSTRIAL

1075 FLORENCE WAY
CAMPBELL, CA

FOR: SCHWAGER DEVELOPMENT



REVISIONS
PLANNING SUBMITTAL 10.24.2019
PLAN CHECK RESPONSE 1.27.2020
PLAN CHECK RESPONSE 5.5.2020

All design, plans, and information indicated or represented by this drawing are owned by, and are the property of BANDUCCI ASSOCIATED ARCHITECTS and were created and developed for use on and in connection with the specified project. This information may not be duplicated, revised, used by or disclosed for any purpose whatsoever without the expressed written permission of BANDUCCI ASSOCIATED ARCHITECTS.

David B. Banducci, AIA, Architect

SHEET TITLE

EXTERIOR
ELEVATIONS

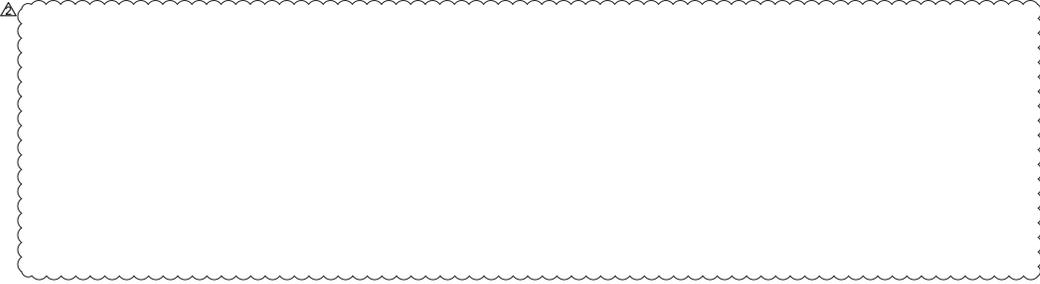
SCALE 1/8"=1'-0"

PROJECT NO. 19.36

DATE 5.5.2020

DRAWN BY ND

SHEET NO. **A3.1**



EXTERIOR ELEVATION GENERAL NOTES

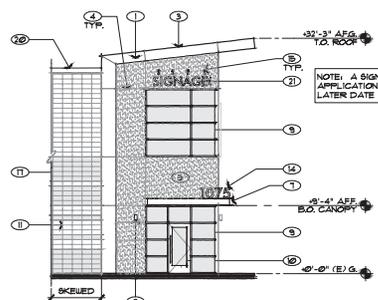
- FOR MATERIAL AND COLOR INFORMATION SEE SHEET A4.1 AND A4.2.

EXTERIOR ELEVATION KEYNOTES

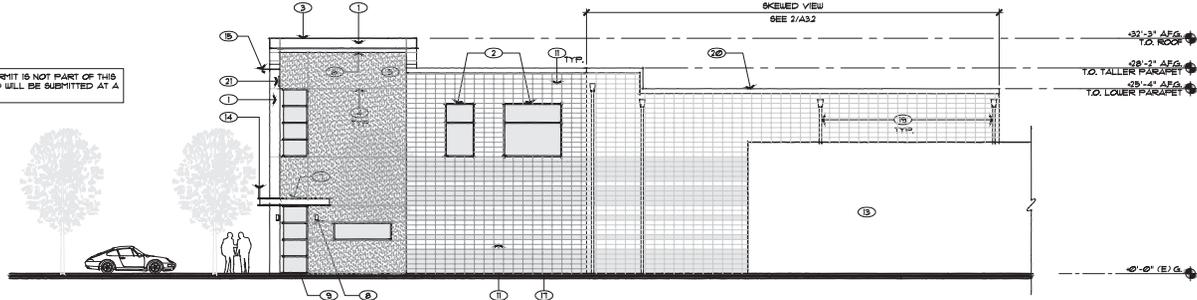
- INDICATED BY (K) ON THE DRAWINGS.
- METAL FASCIA PANEL, BLACKENED FINISH.
 - METAL FINIS AROUND WINDOW, BLACKENED FINISH.
 - STANDING BEAM METAL ROOF.
 - PLASTER CONTROL JOINT, TYP.
 - EXTERIOR STUCCO WALL FINISH.
 - COMPOSITE WOOD SIDING W/ BLACKENED METAL BAND AT UNDERSIDE OF OVERHANG.
 - PAINTED STEEL C-CHANNEL CANOPY W/ PERFORATED METAL SHADE INSIDE.
 - WALL MOUNTED LIGHT FIXTURE, TYP. SEE SHEET A2.1 AND LIGHTING PLAN FOR MORE INFO.
 - CLEAR TEMPERED STOREFRONT GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES.
 - STOREFRONT ENTRY DOOR W/ TRANSOM ABOVE.
 - FIELD COLOR SPLIT FACED CMU BLOCK, SHOWN UNSHADED.
 - NOT USED.
 - EXISTING BUILDING ADJACENT TO SITE.
 - 6" HIGH BRUSHED ALUMINUM ADDRESS NUMBERS.
 - EXTERIOR SIGNAGE LIGHT FIXTURE. SEE SHEET A2.1 AND LIGHTING PLAN FOR MORE INFO.
 - 3'-6" HIGH CONCRETE BOLLARD PAINTED TO MATCH CANOPIES, TYP.
 - ACCENT COLOR SPLIT FACED CMU BLOCK, SHOWN SHADED.
 - 16'-0" HIGH STEEL ROLL-UP DOOR, TYP.
 - PAINTED ALUMINUM DOWNSPOUT AND CONDUCTOR, TYP.
 - PAINTED METAL COPING CAP, TYP.
 - TENANT EXTERIOR SIGNAGE (FUTURE).
 - NEW TRASH ENCLOSURE, SEE SHEET A4.1 FOR MORE INFO.



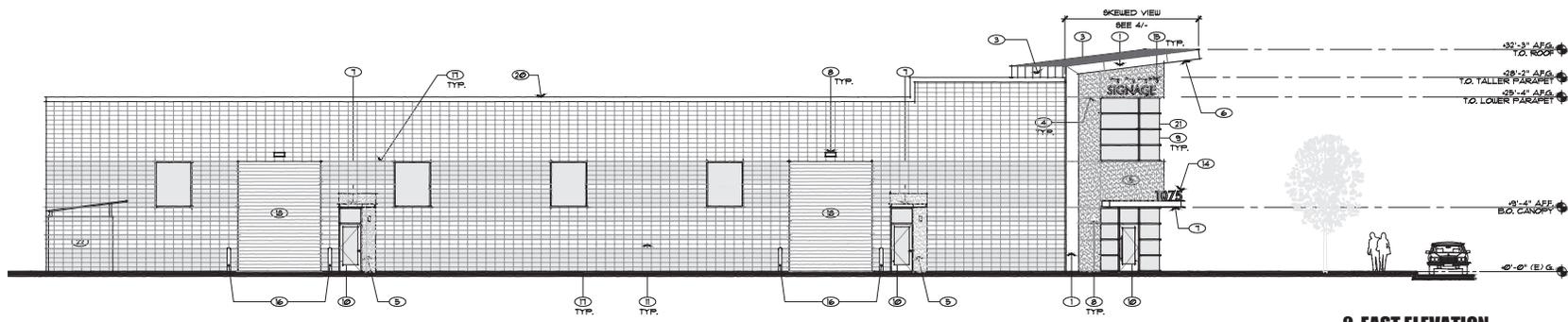
3. STREETScape DIAGRAM



4. NORTH EAST ELEVATION
SCALE 1/8"=1'-0"



1. NORTH ELEVATION
SCALE 1/8"=1'-0"



2. EAST ELEVATION
SCALE 1/8"=1'-0"

SHEET TITLE

**EXTERIOR
ELEVATIONS AND
BUILDING SECTION**

SCALE	1/8"=1'-0"
PROJECT NO.	19.36
DATE	5.5.2020
DRAWN BY	WD

SHEET NO. A3.2

EXTERIOR ELEVATION GENERAL NOTES

- A. FOR MATERIAL AND COLOR INFORMATION SEE SHEET A4.1 AND A4.2.

EXTERIOR ELEVATION KEYNOTES

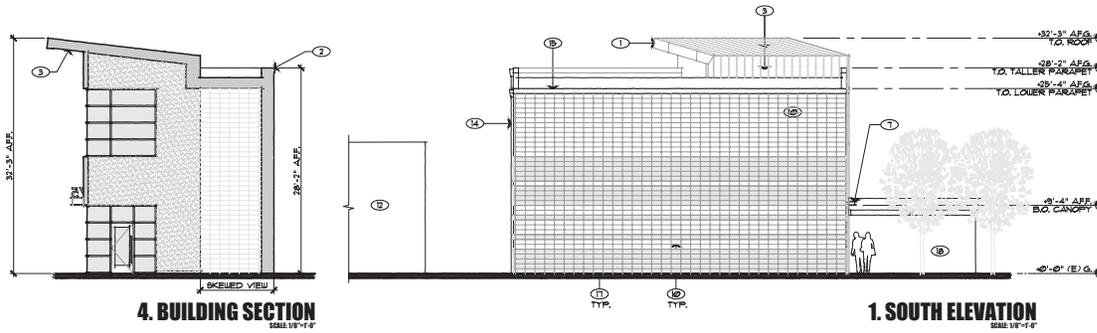
INDICATED BY (O) ON THE DRAWINGS.

1. METAL FASCIA PANEL, BLACKENED FINISH
2. METAL FINS AROUND WINDOW, BLACKENED FINISH
3. STANDING SEAM METAL ROOF
4. PLASTER CONTROL JOINT, TYP.
5. EXTERIOR STUCCO WALL FINISH
6. COMPOSITE 'WOOD' SIDING W/ BLACKENED METAL BAND AT UNDERSIDE OF OVERHANG
7. PAINTED STEEL C-CHANNEL CANOPY W/ PERFORATED METAL SHADE INSIDE
8. WALL MOUNTED LIGHT FIXTURE, TYP. SEE SHEET A2.1 AND LIGHTING PLAN FOR MORE INFO
9. CLEAR TINTED STOREFRONT GLAZING IN CLEAR ANODIZED ALUMINUM FRAMES
10. FIELD COLOR SPLIT FACED CMU BLOCK, SHOWN UNSHADED
11. NOT USED
12. EXISTING BUILDING ADJACENT TO SITE
13. NOT USED
14. PAINTED ALUMINUM DOWNSPOUT AND CONDUCTOR, TYP.
15. PAINTED METAL CORNING CAP, TYP.
16. 16" HIGH BRUSHED ALUMINUM ADDRESS NUMBERS
17. ACCENT COLOR SPLIT FACED CMU BLOCK, SHOWN SHADED
18. NEW TRASH ENCLOSURE, SEE SHEET A1.1 FOR MORE INFO
19. NEW ALUMINUM STOREFRONT DOOR W/ A TRANSOM ABOVE IN A CLEAR ANODIZED ALUMINUM FRAME

BUILDING SECTION KEYNOTES

INDICATED BY (O) ON THE DRAWINGS.

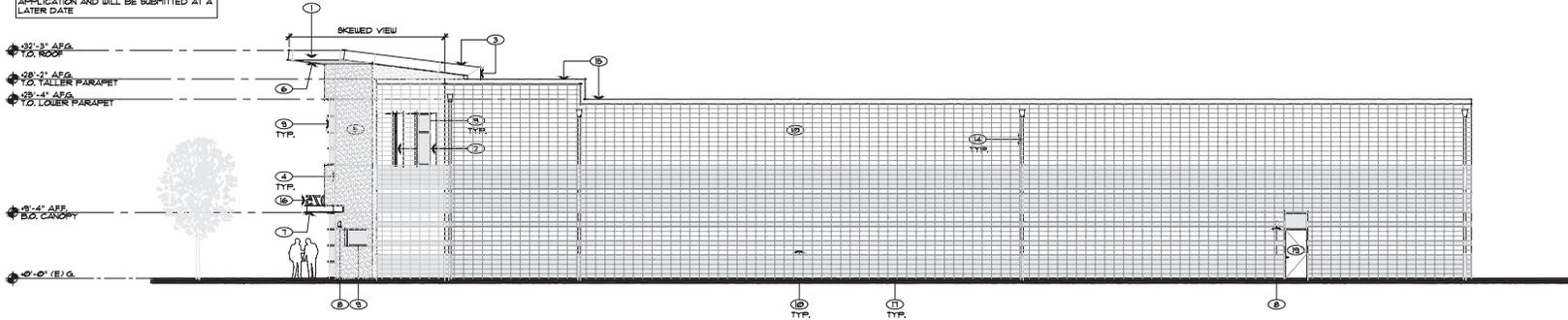
1. FUTURE MECHANICAL UNITS LOCATED ON TOP OF ROOF
2. CMU PARAPET WALL
3. COMPOSITE 'WOOD' SIDING UNDERNEATH OVERHANG



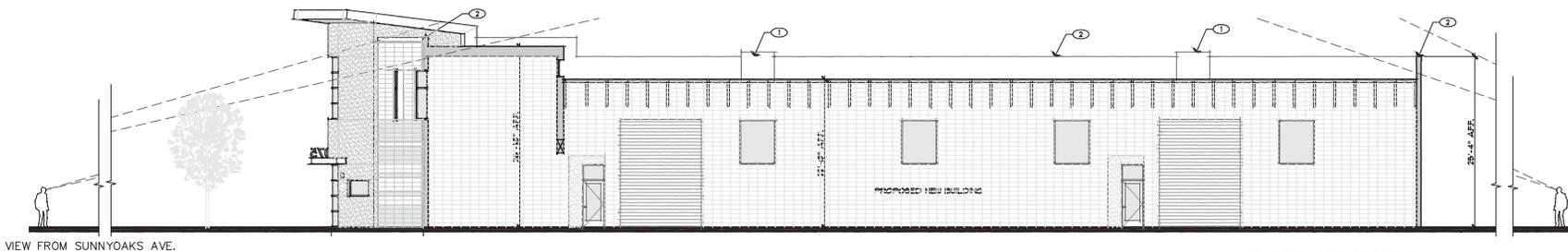
4. BUILDING SECTION
SCALE 1/8"=1'-0"

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

NOTE: A SIGN PERMIT IS NOT PART OF THIS APPLICATION AND WILL BE SUBMITTED AT A LATER DATE



2. WEST ELEVATION
SCALE 1/8"=1'-0"



VIEW FROM SUNNYOAKS AVE.

3. BUILDING SECTION
SCALE 1/8"=1'-0"

NEW BUILDING FOR:
FLORENCE INDUSTRIAL

1075 FLORENCE WAY
CAMPBELL, CA

FOR: SCHWAGER DEVELOPMENT



REVISIONS

PLANNING SUBMITTAL	10.24.2019
PLAN CHECK RESPONSE	1.27.2020
PLAN CHECK RESPONSE	5.5.2020

All design, plans, and information indicated or referenced by this drawing are owned by, and are the property of BANDUCCI ASSOCIATES ARCHITECTS and were created and developed for use on and in connection with the specified project. This information may not be duplicated, revised, used by or disclosed for any purpose whatsoever without the expressed written permission of BANDUCCI ASSOCIATES ARCHITECTS.

David B. Banducci, AIA, Architect

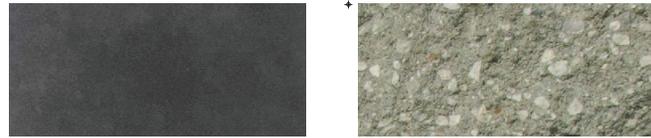
SHEET TITLE

MATERIALS AND COLORS

SCALE	N.T.S.
PROJECT NO.	19.36
DATE	5.5.2020
DRAWN BY	MD



③ L-1 EXTERIOR WALL MOUNTED FIXTURE
② L-2 EXTERIOR SCONCE FIXTURE
① L-3 EXTERIOR SIGNAGE LIGHTING



④ METAL FASCIA PANEL AND METAL FIN PURE#REEFOR1 OLD DIRTY BRONZE
① CPU BLOCK 1 - SPLIT FACE



⑤ PAINTED STUCCO FINISH
③ CPU BLOCK 3 - SPLIT FACE ACCENT



⑥ COMPOSITE WOOD SIDING ABET LAMINATI MEG NOCE ELLERO 650
⑦ STANDING BEAM METAL ROOF



⑫ STEEL ROLL-UP DOOR
⑪ CLEAR ANODIZED ALUMINUM STOREFRONT DOOR
⑩ CLEAR ANODIZED ALUMINUM STOREFRONT WINDOW



⑧ ALUMINUM WINDOW



⑭ P-1 BENJAMIN MOORE PROSTLINE AF-9 STUCCO BODY COLOR
⑮ P-2 BENJAMIN MOORE 14 CARROTS COP-1110 STUCCO ACCENT COLOR
⑯ P-3 BENJAMIN MOORE BRONZANT IRON 214-10 (CANONIC) BOLLARDS AND ENCLOSURE DOORS / POSTS



⑰ P-4 BENJAMIN MOORE KENDALL CHARCOAL HC-166 STUCCO RECESS COLOR, DOWNSPOUTS AND CONDUCTORS AND COPING CAP COLOR



1. COLOR RENDERING - STREET VIEW

SHRINKS



3. 3D BIRDS EYE VIEW



1. 3D PERSPECTIVE VIEW



4. 3D PERSPECTIVE VIEW



2. 3D PERSPECTIVE VIEW



banducci associates
architects, inc.

7011 KOLL CENTER PKWY, SUITE 100
PLEASANTON, CALIFORNIA 94566-9139
T 925.426.4701 F 925.426.4721
WWW.BAARCHITECTS.COM

NEW BUILDING FOR:
FLORENCE INDUSTRIAL

1075 FLORENCE WAY
CAMPBELL, CA

FOR: SCHWAGER DEVELOPMENT



REVISIONS
 PLANNING SUBMITTAL 10.24.2019
 PLAN CHECK RESPONSE 1.27.2020
 PLAN CHECK RESPONSE 5.5.2020

All work, designs, plans, and information indicated or represented by this drawing are owned by, and are the property of BANDUCCI ASSOCIATES ARCHITECTS and were created and developed for use on and in connection with the specified project. This information may not be duplicated, revised, used by or disclosed for any purpose whatsoever without the expressed written permission of BANDUCCI ASSOCIATES ARCHITECTS.

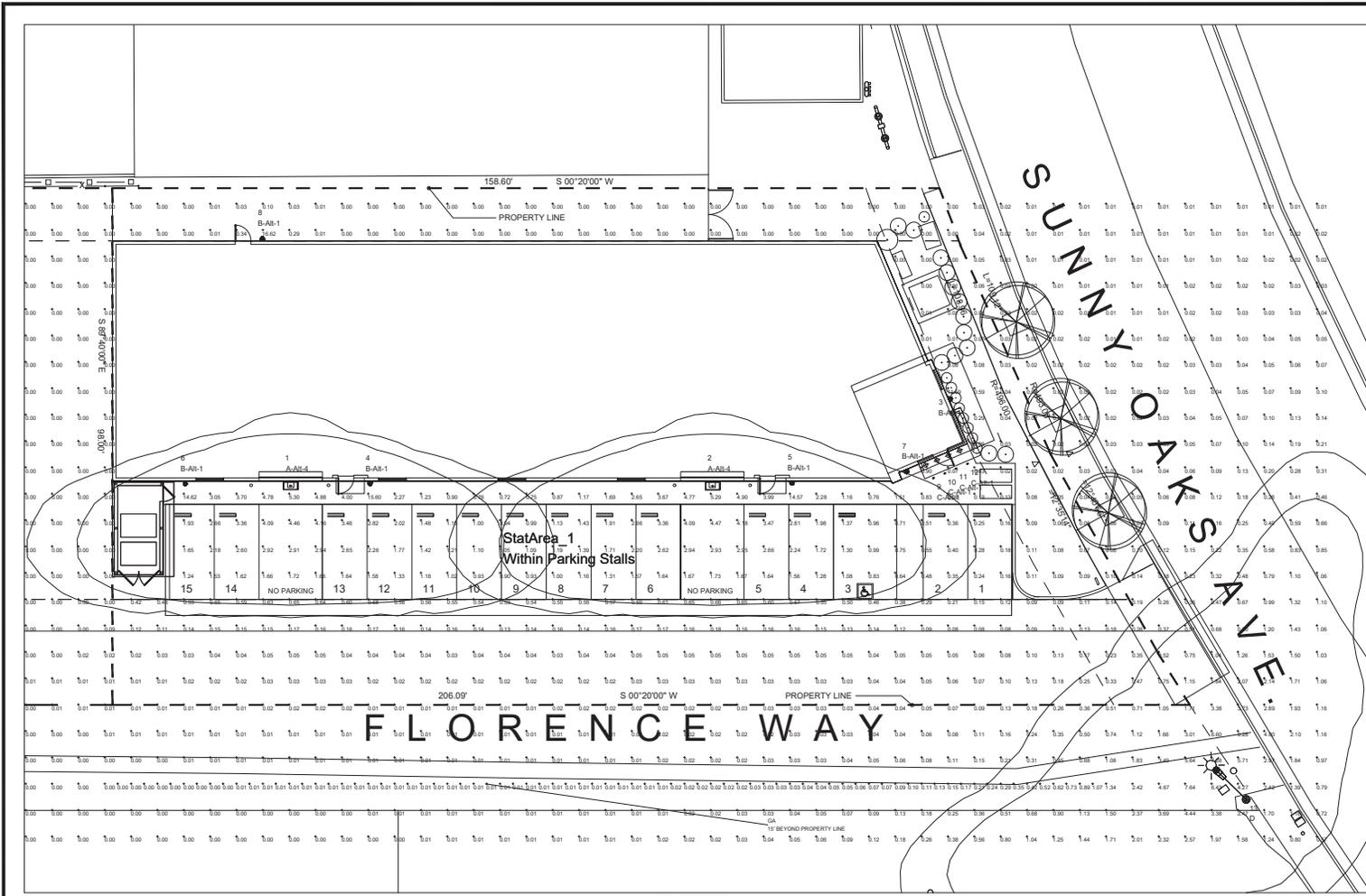
David B. Banducci, AIA, Architect

SHEET TITLE

**3D PERSPECTIVE
VIEWS**

SCALE	N.T.S.
PROJECT NO.	19.36
DATE	5.5.2020
DRAWN BY	MD

SHEET NO. A4.2



SCALE: 1" = 10'-0"

PLAN VIEW

Luminaire Location Summary						
Project: 1075 FLORENCE WAY - FLORENCE INDUSTRIAL - PARKING LOT						
LumNo	Label	X	Y	Z	Orient	Tilt
1	A-AB-4	223.498	41.567	17	270	0
2	A-AB-4	303.5	41.537	17	270	0
3	B-AB-1	348.631	88.029	7.667	22.965	0
4	B-AB-1	228.518	21.59	7.667	270	0
5	B-AB-1	318.59	42.063	7.667	270	0
6	B-AB-1	203.426	41.959	7.667	270	0
7	B-AB-1	340.305	44.231	7.667	298.282	0
8	B-AB-1	218.07	88.419	7.667	90	0
9	CA-01	345.397	43.014	28	118.282	60
10	CA-01	347.548	43.917	28	118.282	60
11	CA-01	340.699	44.821	28	118.282	60
12	CA-01	351.851	45.724	28	118.282	60
13	D	404.784	-17.976	17	135.574	0

Luminaire Schedule								
Project: 1075 FLORENCE WAY - FLORENCE INDUSTRIAL - PARKING LOT								
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	LLD	LLD	Description
	2	A-AB-4	SINGLE	9550	0.850	0.900	0.944	Garco 104L-16L-1000-NW-G1-2 - 17'-0" Mounting Height
	6	B-AB-1	SINGLE	6846	0.850	0.900	0.944	Sege 66655-K4 - 10 SW - 7'-8" Mounting Height
	4	CA-01	SINGLE	462	0.850	0.900	0.944	BK-SN-A2-L-LED-E66-WFL-AB-X-12-PC - 38" Mounting Height
	1	D	SINGLE	9409	0.850	0.900	0.900	(E) Colorhead Type III Reflector - 150W HPS (16000 Bare Lamp Lumens) - 30' Pole - 4' Arm

Calculation Summary									
Project: 1075 FLORENCE WAY - FLORENCE INDUSTRIAL - PARKING LOT									
Label	Calc/Type	Units	Avg	Max	Min	Avg/Min	Max/Min	# FS	Description
StatArea_1	Illuminance	Fc	1.43	4.47	0.12	11.92	37.25	128	Within Parking Stalls

Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.85 LLD for compact fluorescent and induction; 0.88 LLD for Corvo and Elite lamps; 0.94 LLD for all LED sources. Unless otherwise noted, 0.50 luminaires dirt depreciation (LDD) is commonly applied. In cases where appropriate, ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION
(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

SIGNSTAR™ STYLE I with Project Catalog

CATALOG NUMBER LOGIC

Example: [Grid] [Type] [Mount] [Style] [Finish] [Color] [Temp] [Beam] [HPS/LED] [Lumens]

B-K LIGHTING 2000 Westborough Road, Westborough, MA 01581 (508) 336-3100

WALL MOUNT - single sided light output **SEGA**

Application: Wall Mount, single sided light output designed for projects with or without a canopy. The fixture is designed for use in parking garages, walkways, and other areas.

SEGA Wall Mount - single sided light output

Application: Wall Mount, single sided light output designed for projects with or without a canopy. The fixture is designed for use in parking garages, walkways, and other areas.

GARCO Wall Mount

Application: Wall Mount, single sided light output designed for projects with or without a canopy. The fixture is designed for use in parking garages, walkways, and other areas.

Associated Lighting Representatives, Inc.
ANSR
Associated Network Systems Representatives
DIVISION OF ASSOCIATED LIGHTING REPRESENTATIVES, INC.

Lighting Analysis
1000 W. CENTRAL AVENUE, SUITE 100, DENVER, CO 80202

WILL DANCHELE
LIGHTING CONSULTANTS ARCHITECTS, INC.
CATHY JOHNSON
ASSOCIATED LIGHTING REPRESENTATIVES, INC.
ADAM GARDNER
ASSOCIATED LIGHTING REPRESENTATIVES, INC.

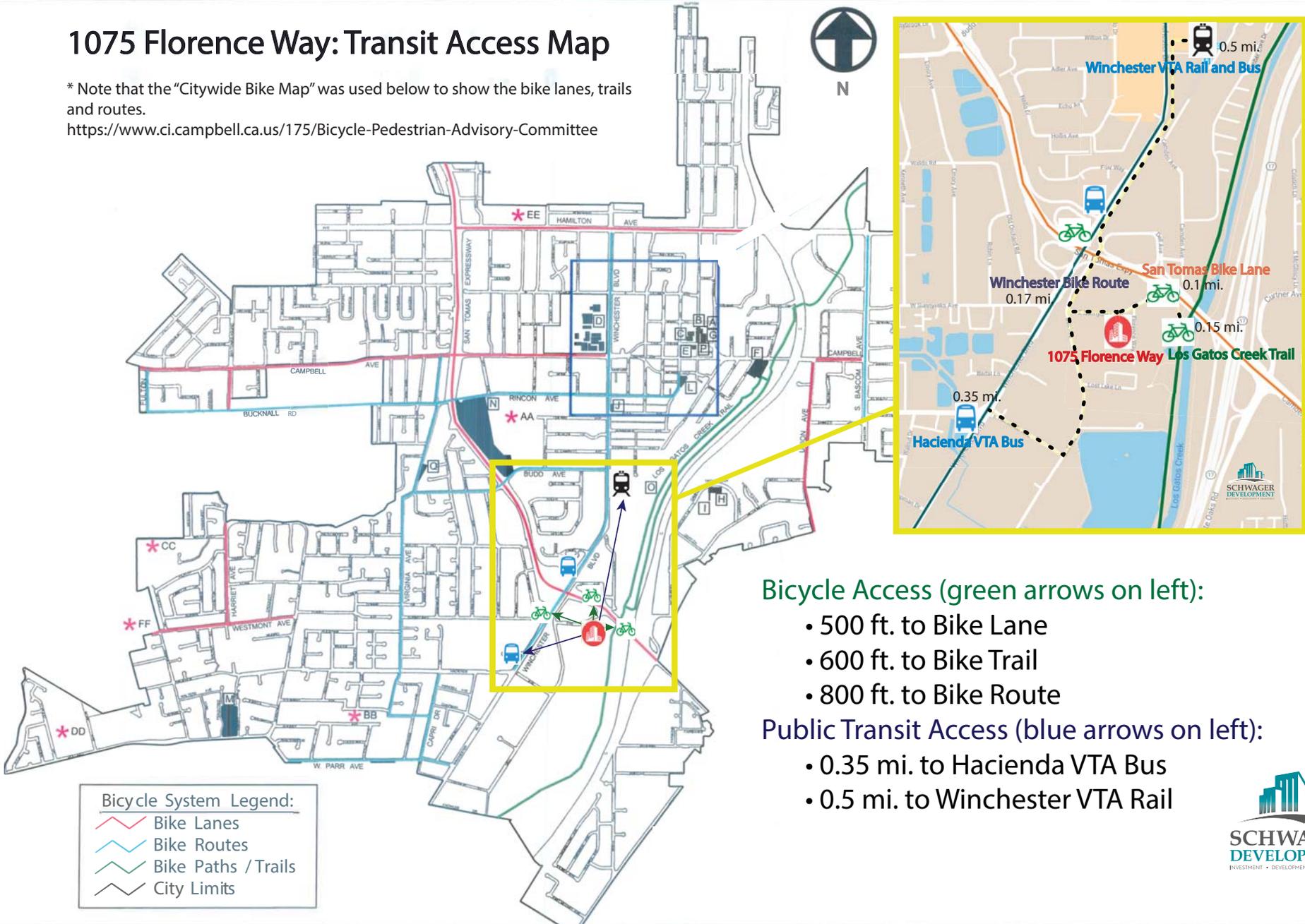
DATE: 12/18/19
SCALE: 1" = 10'

SHEET: 26

1075 Florence Way: Transit Access Map

* Note that the "Citywide Bike Map" was used below to show the bike lanes, trails and routes.

<https://www.ci.campbell.ca.us/175/Bicycle-Pedestrian-Advisory-Committee>



Bicycle Access (green arrows on left):

- 500 ft. to Bike Lane
- 600 ft. to Bike Trail
- 800 ft. to Bike Route

Public Transit Access (blue arrows on left):

- 0.35 mi. to Hacienda VTA Bus
- 0.5 mi. to Winchester VTA Rail

1075 Florence Way

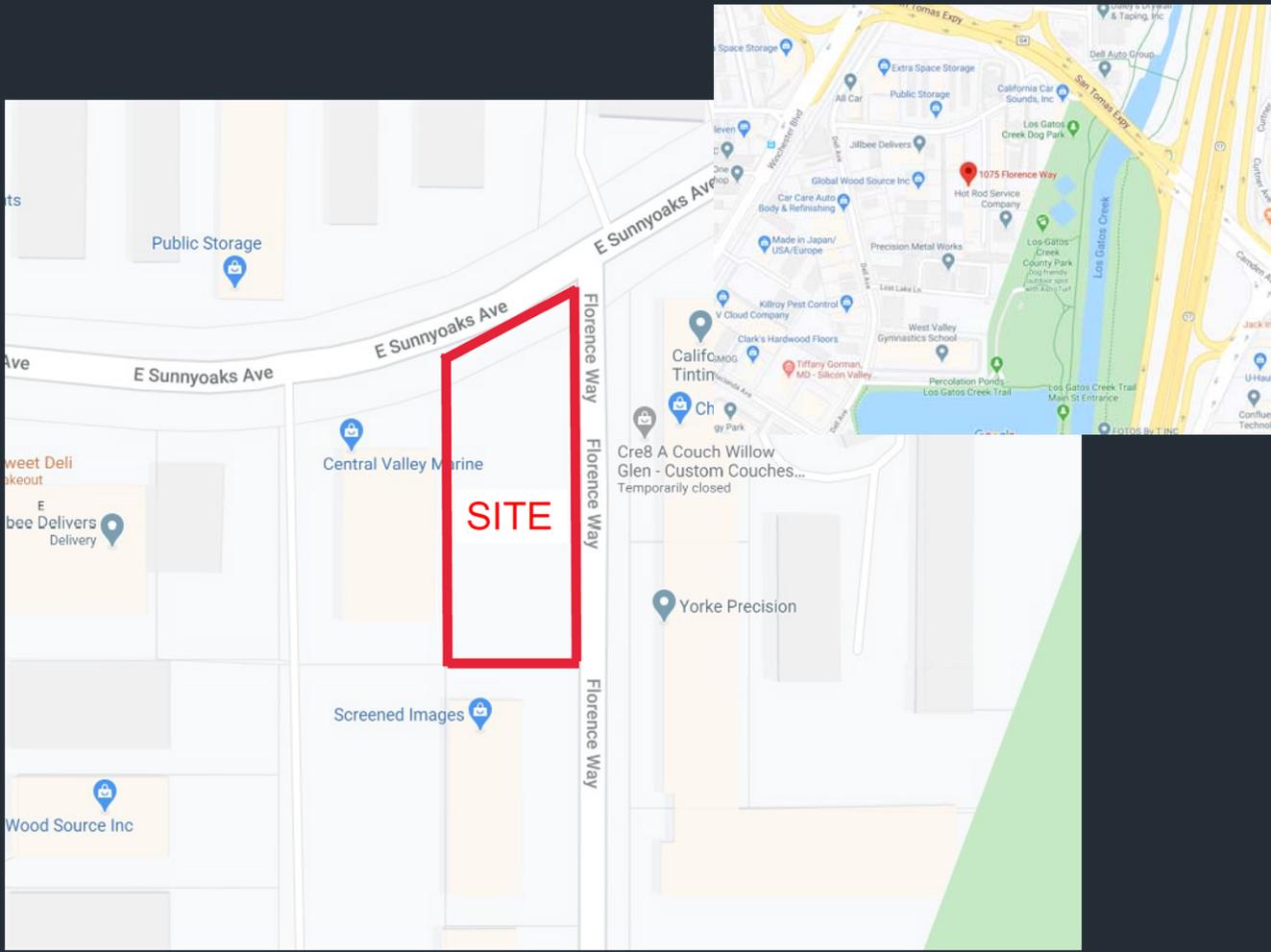
Examination of
Proposed
Undergrounding

Campbell, California

March 13, 2020

Overall Project Site

17,487 square foot lot
7,002 gross floor area



Existing Site Conditions

Western boundary of project frontage

Existing pole with transformer and overhead service



Existing Site Conditions

Eastern boundary of project frontage. Communication only pole at property line



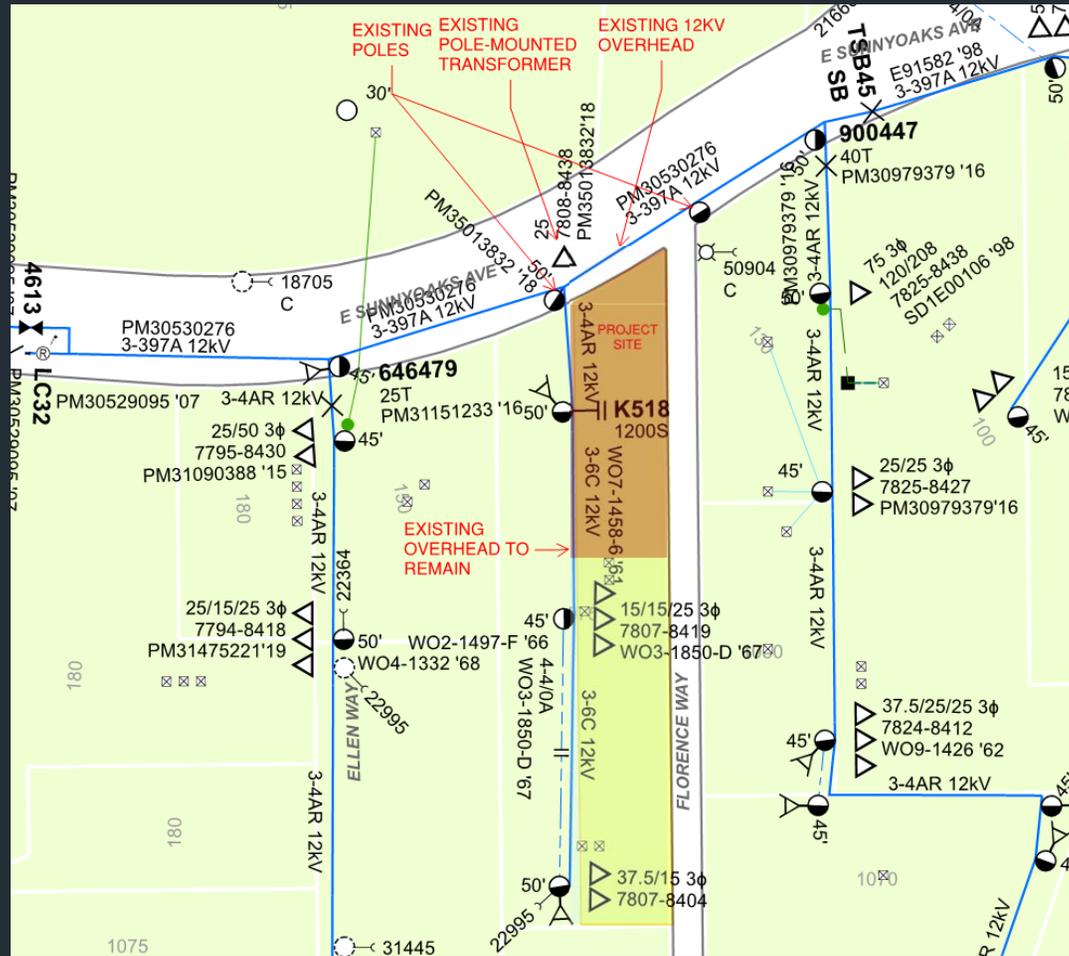
PG&E Terminology

- **Distribution** – Utilities serving multiple customers
- **Service** – Utilities serving a single customer
- **Primary** – High voltage (e.g., 12,000V) electric power for distribution
- **Secondary** – Low voltage (e.g., 120/240V) electric power for service to individual residences
- **Transformer** – Electrical device for converting primary voltage to secondary voltage
- **Riser** – Conduit which runs down the side of a pole to transition from overhead to underground
- **Guy Wire** – Cable and anchor installed at the terminal pole of an overhead-to-underground transition to counteract the tension of the overhead lines

Map of Existing PG&E Facilities

All existing PG&E primary electric distribution facilities in the vicinity of the project site are overhead (blue lines). Poles are represented by circles.

The main overhead distribution line along Sunnyoaks Ave has several overhead branch distribution lines feeding the warehouses and industrial buildings to the south via pole mounted transformers (triangles).



PGE Constraints

When transitioning from overhead to underground, PGE needs to use a new or existing pole free from any existing equipment (such as a transformer, switch, capacitor) to place a *riser*, with sufficient space for a lineman to climb safely.

The existing pole on the western property line is currently occupied by an overhead PGE transformer serving the adjacent property. The existing pole on the eastern property line serves communications lines only and is not of sufficient height to transition from overhead to underground.



Alternatives Considered

Underground overhead utilities along project frontage

- **Not Preferred**
- Minimum distance approximately 150 feet
- 2 **new** poles needed
- Requires temporary disruption in electric service to all properties along Sunnyoaks Ave

Serve project from existing overhead pole line on property via a new riser on an existing pole

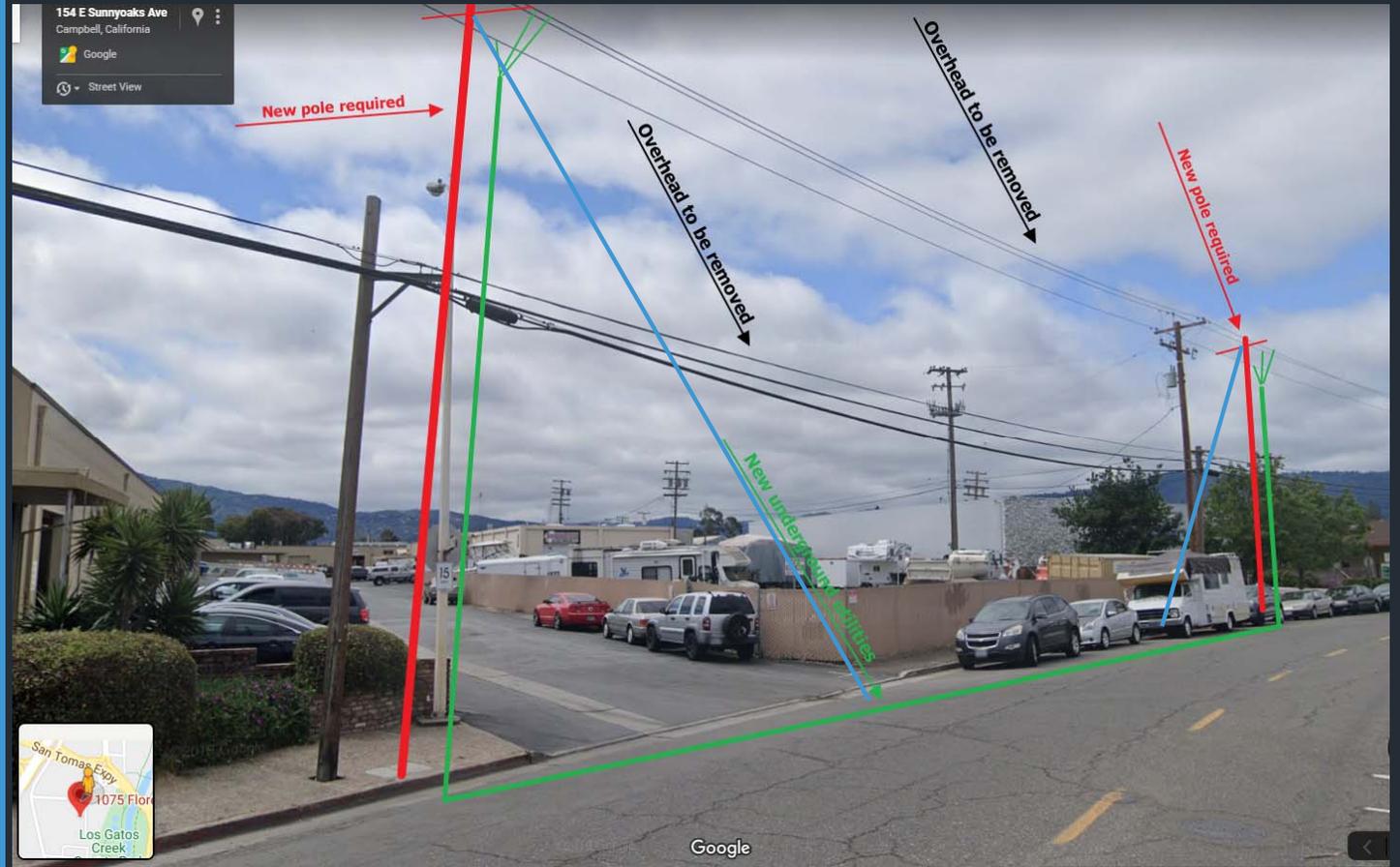
- **Preferred by PG&E**
- Least disruptive
- No additional poles required
- No existing properties affected

Undergrounding Along Project Frontage: PG&E Design Constraints

Due to equipment on adjacent poles, **two** new poles would be required to transition from overhead to underground, and back again.

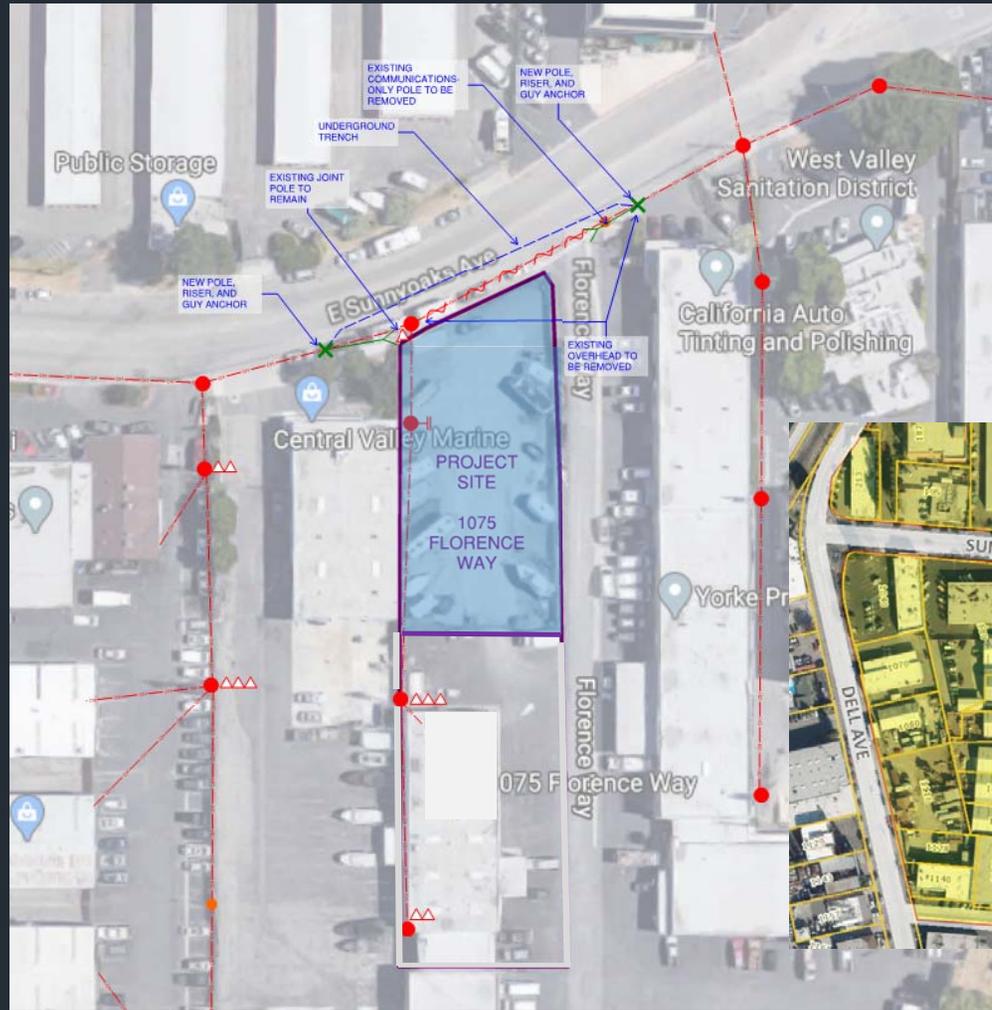
New poles sketched in red, anchors in blue, and conduit run in green.

Existing pole transformer either needs to remain to serve properties across the street, or be relocated to a pad-mounted device if pole is removed, requiring trenching and PG&E easements



Project Frontage Undergrounding: Properties Impacted

Temporary service disruption to all properties fed from overhead on Sunnyoaks Ave (~38 parcels)



PG&E Preferred Alternative: Existing Overhead to Remain and Service New Site from Existing Pole

Service risers to be installed at the existing pole located at south end of project.

No new poles will need to be installed, rather than two if underground were to take place.

No adjacent properties affected.

No trenching across street.

Most cost-effective solution.



Impacts Of Alternatives

	Undergrounding along Project Frontage	Use existing pole for riser
Feet of Undergrounding	~140'	0'
Poles Added	2	0
Impact to Other Properties	Yes	No
Properties Affected	~38	0
Cost and Schedule Impacts	High	Low

Conclusion

- Adding two new poles to the project represents an aesthetic challenge while impacting adjacent businesses, while delivering limited improvements to the area
- PG&E design constraints focus on safety and reliability, making exceptions prohibitive

Project Joint Trench Contact

Founder:

Scott Hardester scott@radiusjt.com

Project Manager:

Jared DiBartolomeo

jared@radiusjt.com

Radius Design LLC

Utility Design and Consulting

1460 Maria Lane #420

Walnut Creek, California 94596

Phone: (925) 269-4575

www.radiusjt.com

END OF
PRESENTATION
Thank You