



CITY OF CAMPBELL
Community Development Department

June 29, 2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **July 10, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Hearing to consider the application of Ellis Partners for an Architectural Modification (PLN2017-276) for the redesign of the approved Pruneyard Office Building, on property located at **777 E. Campbell Avenue**. A Mitigated Negative Declaration was previously approved for this project.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council Chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **777 E. Campbell Avenue**

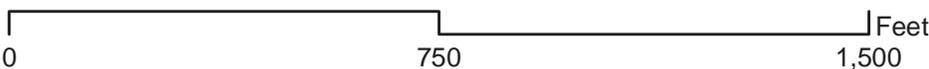
Project Location Map



Project Location: 777 E. Campbell Avenue
Application Type: Architectural Modification
Planning File No.: PLN2017-276



Community Development Department
Planning Division



PRUNEYARD OFFICE BUILDING

777 E. Campbell Avenue



KSH ARCHITECTS
KORTH SUNSERI HAGEY

PLANNING SET
03/30/18

ELLIS PARTNERS

PROJECT AREAS

Area Schedule (Gross)	
Name	Area
Level B2	
ELEVATOR LOBBY	247 SF
ELEVATORS	243 SF
PARKING	26874 SF
STAIRS	636 SF
VEHICULAR RAMP	1630 SF
Total	29630 SF
Level B1	
ELEVATOR LOBBY	247 SF
ELEVATORS	243 SF
PARKING	26819 SF
STAIRS	636 SF
VEHICULAR RAMP	1705 SF
Total	29660 SF
Level I1	
BUILDING LOBBY	2036 SF
BUILDING SERVICES	1872 SF
ELEVATORS	243 SF
MEP	338 SF
STAIRS	1329 SF
TENANT SPACE	11337 SF
VEHICULAR RAMP	2087 SF
Total	19230 SF
Level I2	
ELEVATORS	243 SF
MEP	241 SF
STAIRS	71 SF
TENANT SPACE	957 SF
Total	17803 SF
Level I3	
ELEVATORS	243 SF
MEP	241 SF
STAIRS	71 SF
TENANT SPACE	20907 SF
Total	22459 SF
Level I4	
ELEVATORS	243 SF
MEP	241 SF
STAIRS	71 SF
TENANT SPACE	959 SF
Total	22459 SF
Level I5	
CORRIDOR	329 SF
ELEVATORS	243 SF
MEP	241 SF
STAIRS	71 SF
TENANT SPACE	1046 SF
TERRACE	1663 SF
Total	3634 SF
Roof	
MECHANICAL ENCLOSURE	6888 SF
STAIRS	467 SF
Total	7354 SF
Total	117236 SF

Area Schedule (FAR)	
Level	Area
Level I1	17203 SF
Level I2	19314 SF
Level I3	22459 SF
Level I4	22459 SF
Level I5	18585 SF
Total	100000 SF

Area Schedule (LotCover Age)	
Area Type	Area
Exterior Area	2412 SF
Covered Parking Area	19230 SF
Total	21702 SF

PARKING COUNT

STRUCTURED PARKING COUNT	
Type	Count
Level B2	
TYPICAL STALL	72
Level B1	
ACCESSIBLE CAVEV STALL	2
ACCESSIBLE STALL	9
CAVEV STALL	9
TYPICAL STALL	52
Total	140

FIRE DEPARTMENT REQUIREMENTS

EMERGENCY RESPONDER RADIO COVERAGE IN NEW BUILDINGS. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVEL OF THE PUBLIC SAFETY COORDINATING UNIT SYSTEMS OF THE JURISDICTION AT THE EXTENSION OF THE BUILDING. THIS SECTION SHALL NOT REQUIRE IMPROVEMENT OF THE EXISTING PUBLIC SAFETY COORDINATING UNIT SYSTEMS OR TO COMPLY WITH OR FURTHER REQUIREMENTS.

APPROVED AUTOMATIC SPRINKLER SYSTEMS IN NEW AND EXISTING BUILDINGS AND STRUCTURES SHALL BE PROVIDED IN THE LOCATIONS DESCRIBED IN THIS SECTION OR IN SECTION 0922 THROUGH 0924. IN NO CASES IS THE MINIMUM REQUIRED FOR THE PURPOSES OF THIS SECTION TO BE EXCEEDED TO SEPARATE BUILDING AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND SHALL BE WITHOUT OBSERVATION OR INTERFERENCE TO THE OWNER'S OCCUPANTS AND ANY CONSTRUCTION OR SUBCONTRACTOR'S RESPONSIBILITIES FOR CONTROL OF THE WATER SUPPLY OR RECORD IN ORDER TO OBTAIN THE NECESSARY PERMITS FOR UPGRADE OF THE EXISTING WATER SERVICE. REQUIREMENTS FOR THE CALIFORNIA LEGISLATION IN THE PROJECT'S JURISDICTION SHALL SUBMIT PLANS, CALCULATIONS, A COMPLETED PERMIT APPLICATION AND APPROPRIATE FEES TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO BEGINNING WORK. (C.C. SEC. 99.2 AS AMENDED AND AMENDED BY C.M.C.)

SMOKEPULLERS SHALL BE PROVIDED IN NEW BUILDINGS AND STRUCTURES IN ACCORDANCE WITH THIS SECTION. FIRE HOSE TRUCKS USED IN CONNECTION WITH SMOKEPULLERS SHALL BE APPROVED AND SHALL BE COMPATIBLE WITH THE DEPARTMENT'S HOSE TRUCKS. THE LOCATION OF FIRE DEPARTMENT HOSE CONNECTIONS SHALL BE APPROVED. SMOKEPULLERS SHALL BE MANUAL RESET TYPE UNLESS OTHERWISE SPECIFIED. SMOKEPULLERS SHALL BE FIRE HOSE PROTECTED SHALL BE IN ACCORDANCE WITH CHAPTER 22, INSTALLATION STANDARDS.

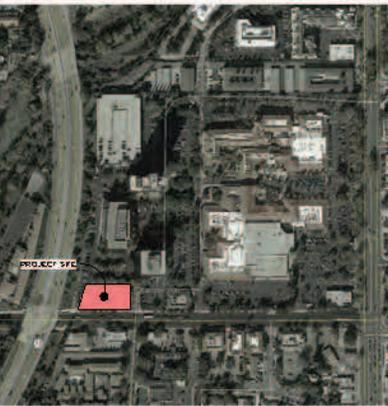
SMOKEPULLERS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SECTION AND PERMITS AS REQUIRED IN CHAPTER 22, C.C. SEC. 99.

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 FROM THE PROPERTY. THE NUMBERS SHALL COMPLY WITH THE BACKGROUND REQUIREMENTS OF THE RECORD OFFICIAL. ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITION TO APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE AN MINIMUM OF 4" HIGH (12" IN BUILDING HIGH WITH A MINIMUM STROKE WIDTH OF 0.3" HIGH (12" MIN) UNLESS ACCESS BY MEANS OF APPROPRIATE 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. (C.C. SEC. 99.3)

IN-DOOR COMMUNICATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PERMITS (C.C. SEC. 99.4), THE CALIFORNIA ELECTRICAL CODE (C.C. SEC. 99.5), THE CALIFORNIA FIRE CODE (C.C. SEC. 99.6), THE CALIFORNIA BUILDING CODE (C.C. SEC. 99.7), AND THE CITY ORDINANCE, RULES, AND REGULATIONS. PERMITS, POLICE, AND STANDARDS OF THESE JURISDICTIONS ALSO CONTAIN DESIGN REQUIREMENTS FOR SPECIFICALLY RELATED EQUIPMENT. THESE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH PERMITS.

ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE PROVISIONS OF THE C.C. CHAPTER 99 AND CITY STANDARDS AND SPECIFICATIONS. PROVIDE APPROVED NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS AS APPROPRIATE TO THE PROJECT. (C.C. CHAP. 99)

VICINITY MAP



SHEET INDEX

Sheet Number	Sheet Name
D-Ge 01	COVER SHEET
A0.1	PROJECT INFORMATION
1-Civil	
C1.0	CONCEPTUAL SITE PLAN
C2.0	CONCEPTUAL GRADING AND DRAINAGE PLAN
C3.0	CONCEPTUAL UTILITY PLAN - OFFICE BUILDING
C4.0	STORMWATER CONTROL PLAN
C4.1	STORMWATER CONTROL DETAILS
C5.0	TRUCK ACCESS EXHIBIT
2-Landscape	
L1.01	LANDSCAPE PLAN
L1.02	PLANT LEGEND
3-Architectural	
A2.1	LEVEL B2 PLAN
A2.2	LEVEL B1 PLAN
A2.3	LEVEL 1 PLAN
A2.4	LEVEL 2 PLAN
A2.5	LEVEL 3 PLAN
A2.6	LEVEL 4 PLAN
A2.7	LEVEL 5 PLAN
A2.8	ROOF PLAN
A3.1	NORTH AND SOUTH ELEVATIONS
A3.2	EAST AND WEST ELEVATIONS
A3.3	SECTION AA
A3.4	SECTION BB
A3.5	SECTION CC
A3.6	SECTION ALONG STREET FRONTAGE
A4.1	RENDERING
A4.2	RENDERING
A4.3	PERSPECTIVE VIEWS
A4.5	COLOR WATER KILN BOARD



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	08/23/17	PLANNING SET
2	03/01/18	PLANNING SET

PROJECT NUMBER: 180120

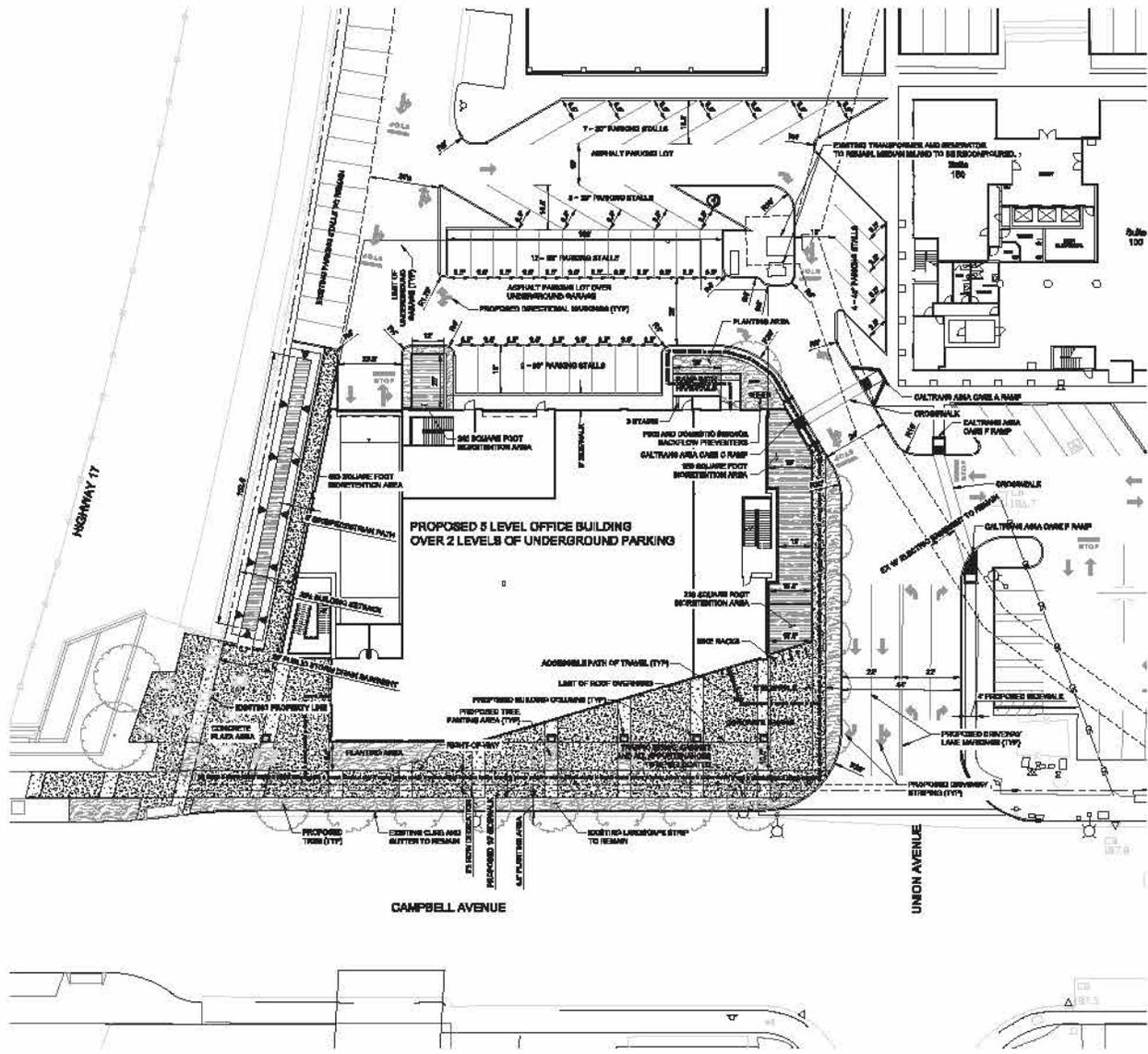
SHEET FILE PROJECT INFORMATION

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



SHEET NUMBER

A0.1



ELLIS PARTNERS

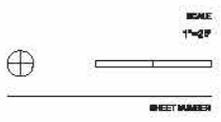


Lead Use Mitigation
Lead Painting
Lead-based Paint
Civil Engineering
Utility Design
Lead Sampling
Stormwater Compliance

1000 Chilled Road (909) 497-2388
San Jose, CA 95131 1000-10-0000

NO.	DATE	ISSUES AND REVISIONS
1.	02/27/17	PLANNING RESUBMITTAL
2.	04/05/18	PLANNING RESUBMITTAL

PROJECT NUMBER: 170613
SHEET TITLE: CONCEPTUAL SITE PLAN



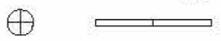
C1.0



NO.	DATE	ISSUES AND REVISIONS
1	02/27/17	PLANNING RESUBMITTAL
2	04/05/18	PLANNING RESUBMITTAL

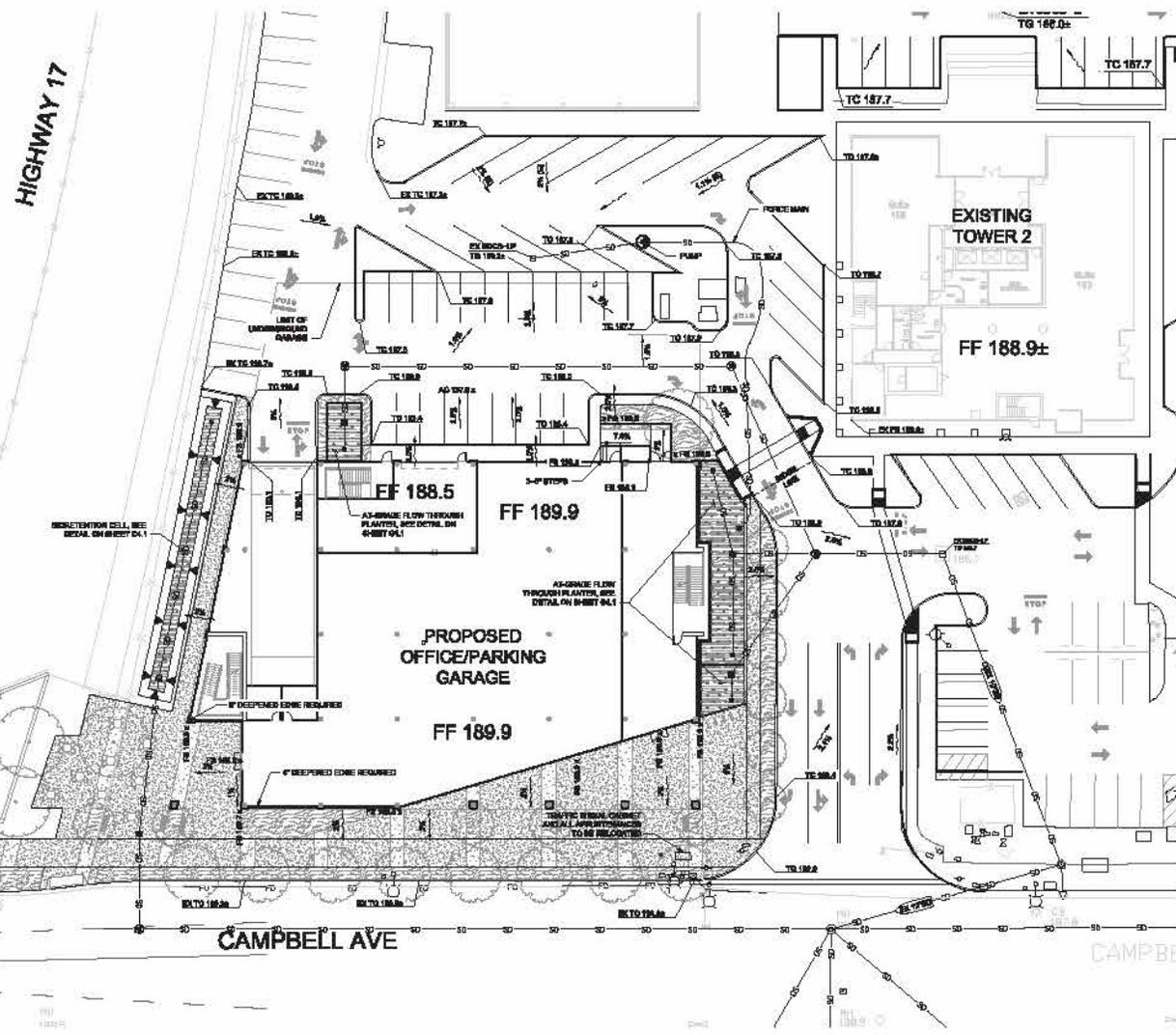
CONCEPTUAL GRADING AND DRAINAGE PLAN

SCALE
1" = 20'



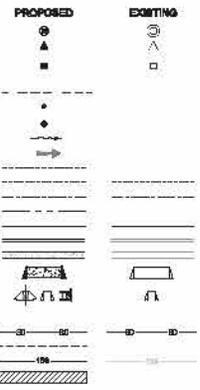
SHEET NUMBER

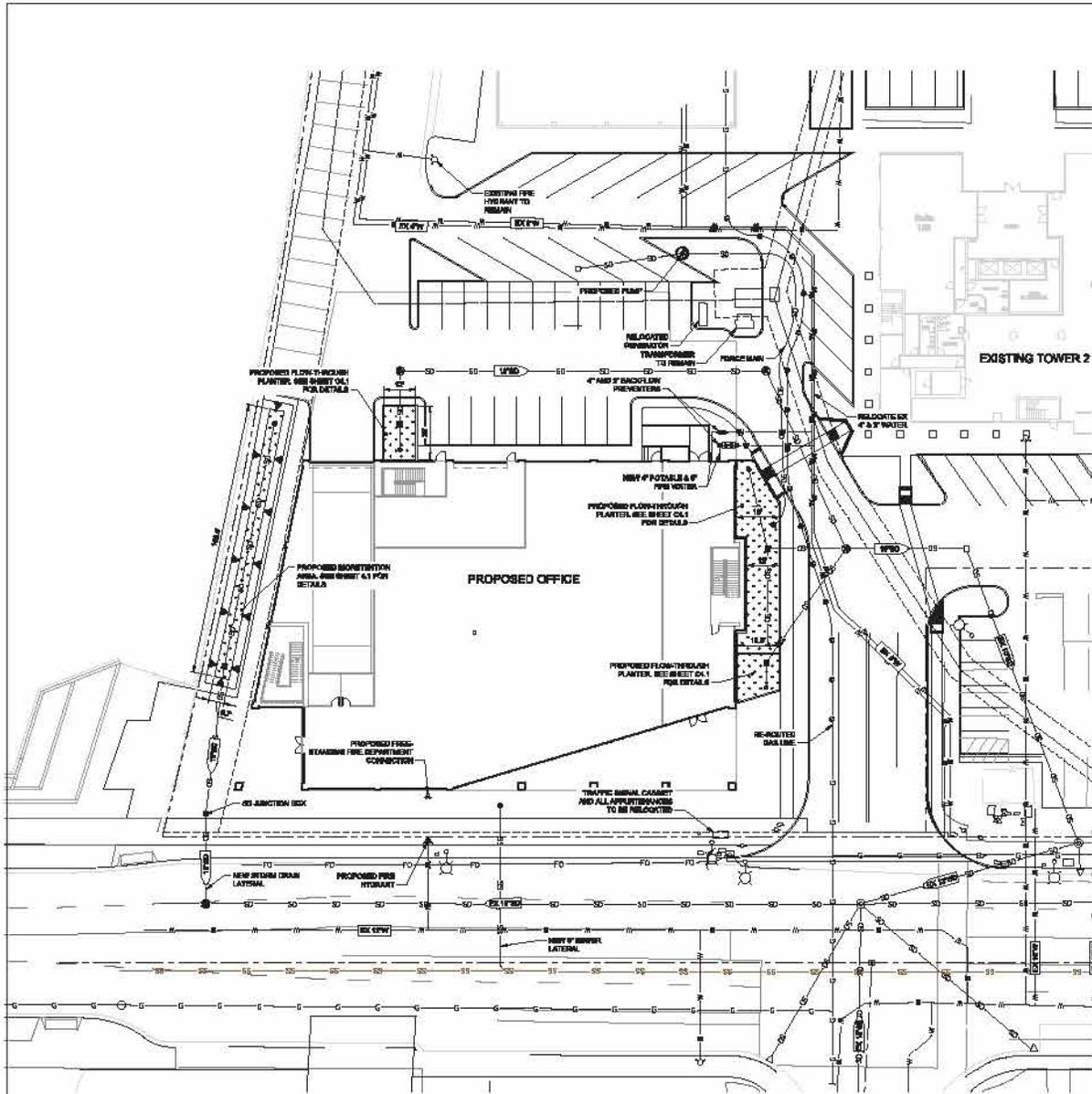
C2.0



LEGEND

- PROPOSED
- EXISTING
- STANDARD CURB INLET
- 3" X 3" FIELD INLET
- LANDSCAPE/PLANTING PER AREA DESIGN PLAYING AREA
- POP-UP DRAINAGE BARRIER
- DIRECTION OF SURFACE DRAINAGE
- OVERLAND RELEASE PATH
- PAVEMENT
- LIMIT OF GRADING
- PROPERTY LINE
- BOUNDARY
- POUCH-UP/POUCH
- CURB AND GUTTER
- SEWER/ST
- CONCRETE
- ASPHALT





NOTES:

1. INFORMATION REGARDING EXISTING UTILITIES IS BASED ON RECORD DOCUMENTS PROVIDED BY CLIENT AND CITY OF CARROLL. CONTRACTOR TO FIELD VERIFY LOCATIONS.
2. EXISTING UTILITIES ARE PRESENT UNDER PROPOSED BUILDING LOCATIONS. FINAL DESIGN REQUIREMENTS ARE NOT KNOWN AT THIS TIME. ABANDONMENT AND/OR RE-ROUTING OF UTILITIES IS EXPECTED.
3. EXISTING GAS, ELECTRIC AND COMMUNICATION FACILITIES HAVE NOT BEEN DOCUMENTED ON THIS PLAN.

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY	---	---
EASEMENT	---	---
CELESTIAL LINE	---	---
SEWER MAIN	SS	SS
SEWER MANHOLE	●	○
SEWER LATERAL	---	---
SEWER CLEAN OUT	●	---
STORM DRAIN LINE	SD	SD
STORM DRAIN MANHOLE	⊙	⊙
STORM DRAIN CURB INLET	▲	---
WATER MAIN	W	W
WATER SERVICE AND METER	W	W
SMV	—	—
UNDERGROUND ILLUMINATION LINE	U	U
WATER METER	+	---
BACKFLOW PREVENTER	45E	---
20\"/>		



ELLIS PARTNERS



NO.	DATE	DESCRIPTION	ISSUED AND REVISIONS
1	08/27	PLANNING SUBMITTAL	

PROJECT NUMBER
170028

SHEET TITLE
CONCEPTUAL UTILITY PLAN-OFFICE BUILDING

SCALE
1"=30'

DATE
08/27/2017

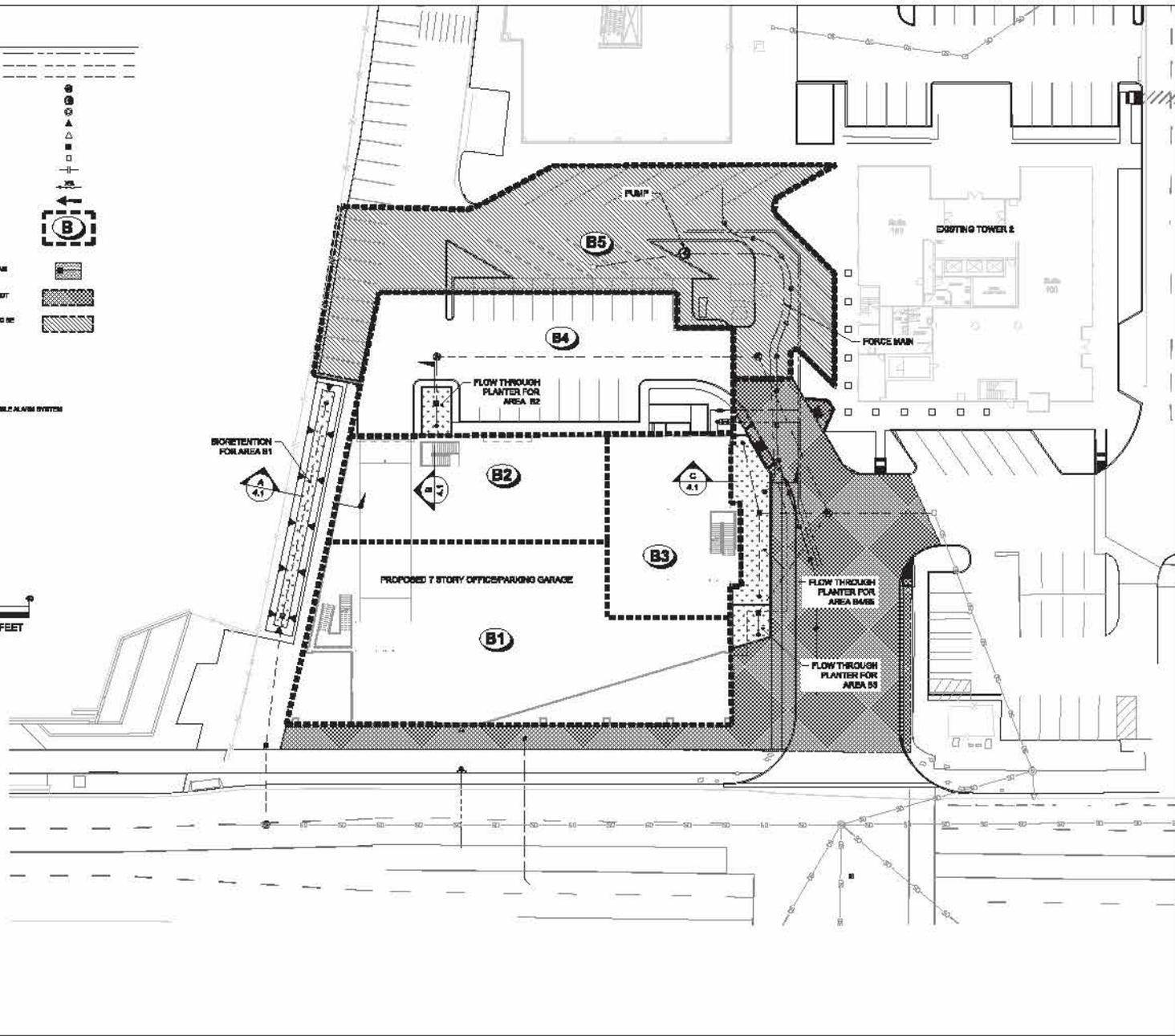
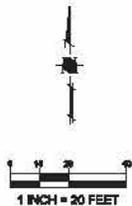
C3.0

LEGEND

- PROJECT BOUNDARY
- STORMWATER PIPE (EXISTING)
- STORMWATER MANHOLE (EXISTING)
- PUMP
- STORMWATER MANHOLE (PROPOSED)
- CURB INLET
- CURB INLET (EXISTING)
- CATCH BASIN
- CATCH BASIN (EXISTING)
- CURB CUT
- POTENTIAL AND DIRECTION OF SURFACE FLOW STRONGSIDE
- OVERLAND FLOWLINE PATH
- TREATMENT STORAGE AREA BOUNDARY
- POTENTIAL TREATMENT LOCATION
- NEW TREATMENT CAPACITY AREA NOT TYPICAL
- EXISTING TREATMENT CAPACITY AREA TO BE TYPICAL IN ALL TREATMENT CELLS

NOTES

1. PUMPS TO BE EQUIPPED WITH ADDRESS ALARM SYSTEM



NO.	DATE	DESCRIPTION	ISSUED AND REVIEWED
1	08/20/17	PLANNING RESUBMITTAL	
2	08/20/16	PLANNING RESUBMITTAL	

PROJECT NUMBER
T10010

SHEET TITLE
STORMWATER CONTROL PLAN

SCALE
1"=20'

SHEET NUMBER

C4.0

Drainage Area (sq ft)	B1	B2	B3	B4	B5
1. Total Drainage Area (BAP - A) (1)	12,700	4,700	1,000	4,900	19,300
2. Peak Flow (cfs) (1.49C)					
3. Mean Annual Precipitation (4.9)					
4. Rain pipe depth to the crest (min. depth) (1.49D)					
5. Rain pipe depth to the crest (max. depth) (1.49E)					
6. Soil type (1.49F)					
7. Average slope for the drainage area (1.49G)					
8. Unit area (sq ft) (1.49H)	90'	310'	200'	470'	90'
9. Slope (1.49I) (1.49J)					
Minimum Required Storage (ft ³)	50'	310'	200'	470'	90'
Retention Volume					
10. Retention Volume (ft ³) (1.49K)	62'	316'	200'	476'	63'
11. Retention Volume (ft ³) (1.49L)					
12. Direction of flow (1.49M)					
13. Direction of flow (1.49N)					
14. Direction of flow (1.49O)	400'	240'	100'	500'	400'
15. Direction of flow (1.49P)	200'	140'	04'	210'	200'
16. Direction of flow (1.49Q)	270'	110'	04'	210'	200'
17. Direction of flow (1.49R)	110'	110'	110'	110'	110'
18. Direction of flow (1.49S)					
19. Direction of flow (1.49T)					
20. Direction of flow (1.49U)					
21. Direction of flow (1.49V)					
22. Direction of flow (1.49W)					
23. Direction of flow (1.49X)					
24. Direction of flow (1.49Y)					
25. Direction of flow (1.49Z)					
26. Direction of flow (1.49AA)					
27. Direction of flow (1.49AB)					
28. Direction of flow (1.49AC)					
29. Direction of flow (1.49AD)					
30. Direction of flow (1.49AE)					
31. Direction of flow (1.49AF)					
32. Direction of flow (1.49AG)					
33. Direction of flow (1.49AH)					
34. Direction of flow (1.49AI)					
35. Direction of flow (1.49AJ)					
36. Direction of flow (1.49AK)					
37. Direction of flow (1.49AL)					
38. Direction of flow (1.49AM)					
39. Direction of flow (1.49AN)					
40. Direction of flow (1.49AO)					
41. Direction of flow (1.49AP)					
42. Direction of flow (1.49AQ)					
43. Direction of flow (1.49AR)					
44. Direction of flow (1.49AS)					
45. Direction of flow (1.49AT)					
46. Direction of flow (1.49AU)					
47. Direction of flow (1.49AV)					
48. Direction of flow (1.49AW)					
49. Direction of flow (1.49AX)					
50. Direction of flow (1.49AY)					
51. Direction of flow (1.49AZ)					
52. Direction of flow (1.49BA)					
53. Direction of flow (1.49BB)					
54. Direction of flow (1.49BC)					
55. Direction of flow (1.49BD)					
56. Direction of flow (1.49BE)					
57. Direction of flow (1.49BF)					
58. Direction of flow (1.49BG)					
59. Direction of flow (1.49BH)					
60. Direction of flow (1.49BI)					
61. Direction of flow (1.49BJ)					
62. Direction of flow (1.49BK)					
63. Direction of flow (1.49BL)					
64. Direction of flow (1.49BM)					
65. Direction of flow (1.49BN)					
66. Direction of flow (1.49BO)					
67. Direction of flow (1.49BP)					
68. Direction of flow (1.49BQ)					
69. Direction of flow (1.49BR)					
70. Direction of flow (1.49BS)					
71. Direction of flow (1.49BT)					
72. Direction of flow (1.49BU)					
73. Direction of flow (1.49BV)					
74. Direction of flow (1.49BW)					
75. Direction of flow (1.49BX)					
76. Direction of flow (1.49BY)					
77. Direction of flow (1.49BZ)					
78. Direction of flow (1.49CA)					
79. Direction of flow (1.49CB)					
80. Direction of flow (1.49CC)					
81. Direction of flow (1.49CD)					
82. Direction of flow (1.49CE)					
83. Direction of flow (1.49CF)					
84. Direction of flow (1.49CG)					
85. Direction of flow (1.49CH)					
86. Direction of flow (1.49CI)					
87. Direction of flow (1.49CJ)					
88. Direction of flow (1.49CK)					
89. Direction of flow (1.49CL)					
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91. Direction of flow (1.49CN)					
92. Direction of flow (1.49CO)					
93. Direction of flow (1.49CP)					
94. Direction of flow (1.49CQ)					
95. Direction of flow (1.49CR)					
96. Direction of flow (1.49CS)					
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98. Direction of flow (1.49CU)					
99. Direction of flow (1.49CV)					
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108. Direction of flow (1.49DE)					
109. Direction of flow (1.49DF)					
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115. Direction of flow (1.49DL)					
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117. Direction of flow (1.49DN)					
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155. Direction of flow (1.49EZ)					
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157. Direction of flow (1.49FB)					
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163. Direction of flow (1.49FH)					
164. Direction of flow (1.49FI)					
165. Direction of flow (1.49FJ)					
166. Direction of flow (1.49FK)					
167. Direction of flow (1.49FL)					
168. Direction of flow (1.49FM)					
169. Direction of flow (1.49FN)					
170. Direction of flow (1.49FO)					
171. Direction of flow (1.49FP)					
172. Direction of flow (1.49FQ)					
173. Direction of flow (1.49FR)					
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175. Direction of flow (1.49FT)					
176. Direction of flow (1.49FU)					
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181. Direction of flow (1.49FZ)					
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196. Direction of flow (1.49GO)					
197. Direction of flow (1.49GP)					
198. Direction of flow (1.49GQ)					
199. Direction of flow (1.49GR)					
200. Direction of flow (1.49GS)					
201. Direction of flow (1.49GT)					
202. Direction of flow (1.49GU)					
203. Direction of flow (1.49GV)					
204. Direction of flow (1.49GW)					
205. Direction of flow (1.49GX)					
206. Direction of flow (1.49GY)					
207. Direction of flow (1.49GZ)					
208. Direction of flow (1.49HA)					
209. Direction of flow (1.49HB)					
210. Direction of flow (1.49HC)					
211. Direction of flow (1.49HD)					
212. Direction of flow (1.49HE)					
213. Direction of flow (1.49HF)					
214. Direction of flow (1.49HG)					
215. Direction of flow (1.49HH)					
216. Direction of flow (1.49HI)					
217. Direction of flow (1.49HJ)					
218. Direction of flow (1.49HK)					
219. Direction of flow (1.49HL)					
220. Direction of flow (1.49HM)					
221. Direction of flow (1.49HN)					
222. Direction of flow (1.49HO)					
223. Direction of flow (1.49HP)					
224. Direction of flow (1.49HQ)					
225. Direction of flow (1.49HR)					
226. Direction of flow (1.49HS)					
227. Direction of flow (1.49HT)					
228. Direction of flow (1.49HU)					
229. Direction of flow (1.49HV)					
230. Direction of flow (1.49HW)					
231. Direction of flow (1.49HX)					
232. Direction of flow (1.49HY)					
233. Direction of flow (1.49HZ)					
234. Direction of flow (1.49IA)					
235. Direction of flow (1.49IB)					
236. Direction of flow (1.49IC)					
237. Direction of flow (1.49ID)					



DATES AND REVISIONS		
NO.	DATE	DESCRIPTION
02	03/17	PLANNING RESUBMITTAL
03	03/17	PLANNING RESUBMITTAL

PROJECT NUMBER: 170201

SHEET FILE: Landscape Plan

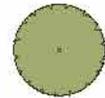
SCALE: 1/16" = 1'-0"



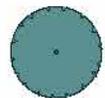
SHEET NUMBER

PLANT LEGEND

TREES



TYPE B TREES
(Perennial selection):
QUERCUS FRAINETTO 'FOREST GREEN'
(Forest Oak)
LIRIODENDRON TULIPIFERA (Tulip Tree)



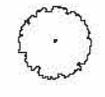
TYPE C TREES
(Perennial selection):
ZELKOVA SERRATA 'VILLAGE GREEN'
(Illeg. Green Japanese Zelkova)
NYSSA SYLVATICA (Big Gum)



TYPE D TREES
(Perennial selection):
ULMUS PARVIFOLIUS (Weese Elm)
KOELREUTERIA PANICULATA (Golden Rain Tree)
PISTACIA CHINENSIS (Chinese Pistache)



TYPE F TREES
(Perennial selection):
ARBUTUS 'MARINA' (Marina Strawberry Tree)
LAGERSTROEMIA 'NATCHEZ' (C. Side Natchez)
LAURUS 'SARATOGA' (Saratoga Bay)



EXISTING TREE TO REMAIN

MATERIALS AND PLANTING AREAS



TRADITIONAL PLANTING AREAS - AT GRADE, FLUSH WITH SIDEWALKS



STORMWATER TREATMENT AREAS. ALL PLANTINGS DESIGNATED FOR STORMWATER TREATMENT AREAS COMPLY WITH APPENDIX C OF THE CITY STORMWATER HANDBOOK



CITY STANDARD GRAY CONCRETE



GRAY CONCRETE (NO COLOR) WITH CONTRAST FINISH, SANDBLAST, WATER-JET, OR HEAVY BROOM FINISH, TBD.



WOOD BENCH



BIKE RACK

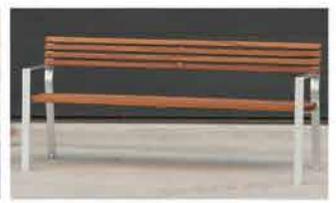
SEE SHEET L1.02 FOR FULL PRUNEYARD PLANT PALETTE WITH IMAGES



GRAY CONCRETE WITH CONTRASTING FINISH



BIKE RACK



WOOD BENCH

TREES



TYPE A TREES



Celtis sinensis
Chinese Hackberry



Platanus 'Columbia'
Plane Tree



TYPE B TREES



Liriodendron tulipifera
Tulip Tree



Quercus frainetto 'Forest Green'
Forest Green Oak



TYPE C TREES



Nyssa sylvatica
Black Gum



Zelkova serrata 'Village Green'
Village Green Japanese Zelkova



TYPE D TREES



Ulmus parvifolia
Chinese Elm



Koeloutenia paniculata
Golden Rain Tree



Pistacia chinensis
Chinese Pistache



TYPE E TREES



Syagrus romanzoffiana
Queen Palm



Washingtonia filifera x robusta
Hybrid Fan Palm



TYPE F TREES



Arbutus 'Marina'
Marina Strawberry Tree



Lagerstroemia 'Natchez'
Crape Myrtle



Lecinus 'Saratoga'
Saratoga Bay

SHRUBS AND GROUND COVER



PEDESTRIAN PLANTING AREAS



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Agave attenuata
Foxtail Agave



Arcostaphylos Pacific Mist
Pacific Mist Manzanita



Olea 'Little Olive'
Dwarf Olive



Chondropetalum tectorum
Cape Rush



Chamaecyparis humilis
Mediterranean Fan Palm



TRANSITION PLANTING AREAS



Arcostaphylos 'Pacific Mist'
Pacific Mist Manzanita



Senecio mandraliscae
Kleinia



Aloe 'Blue Elf'
Blue Elf Aloe



PARKING LOT PLANTING AREAS



Myoporum parvifolium
Creeping Myoporum



Rosmarinus 'Irene'
Creeping Rosemary



Bulbine frutescens
Stalked Bulbine



BARRIER PLANTING



Westringia fruticosa
Coast Rosemary



Cornus 'Dusky Belles'
Red Australian Fuchsia



Grevillea lanigera
Woolly Grevillea



STORMWATER TREATMENT AREAS



Juncus palens
California Gray Rush



Muhlenbergia rigens
Deer Grass



Iris douglasiana
Douglas Iris



NO-MOW TURF



No Mow Turf



EXISTING TREE TO REMAIN

MWEO CONFORMANCE

THE PROJECT PLANTING AND IRRIGATION DESIGN WILL BE DESIGNED WITH LOW WATER USE PLANTS AND SUBSURFACE DRIP IRRIGATION SYSTEM WHICH WILL MEET THE STATE'S NO DELIVERABLE EFFICIENT LANDSCAPE ORDINANCE COMPLETED CALCULATIONS AND WORKSHEETS WILL BE PROVIDED DURING BUILDING PERMIT PHASE.

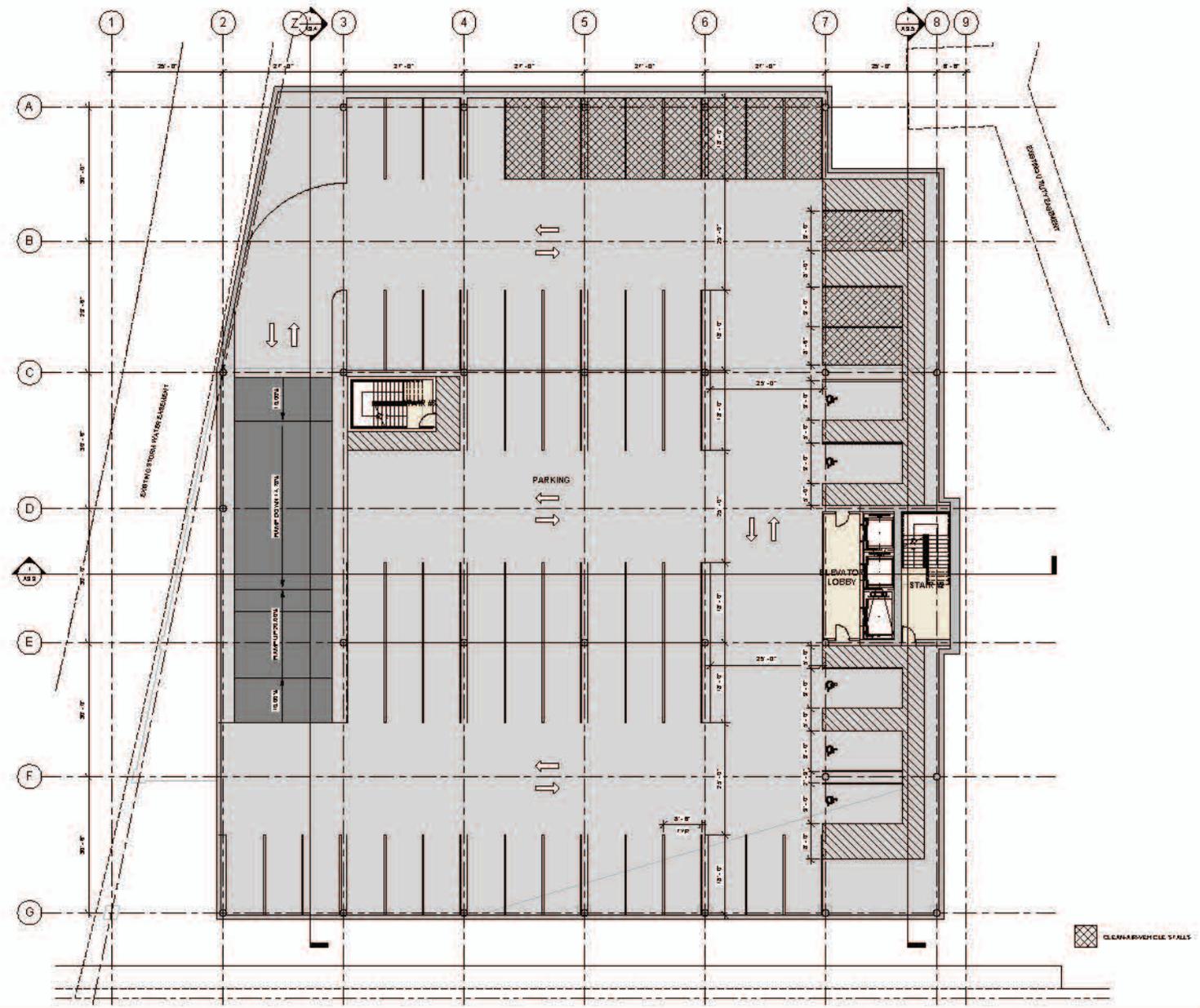


PROGRESS SET - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	ISSUES AND REVISIONS
03/23/17		PLANNING RESUBMITTAL	
03/08/17		PLANNING RESUBMITTAL	

PROJECT NUMBER	170202
SHEET FILE	Plant Palette & Legend
SCALE	As Indicated
SHEET NUMBER	

L1.02



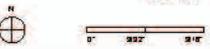
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	08/23/17	PLANNING SET
2	03/09/18	PLANNING SET

PROJECT NUMBER: 180208

SHEET FILE: LEVEL BY PLAN

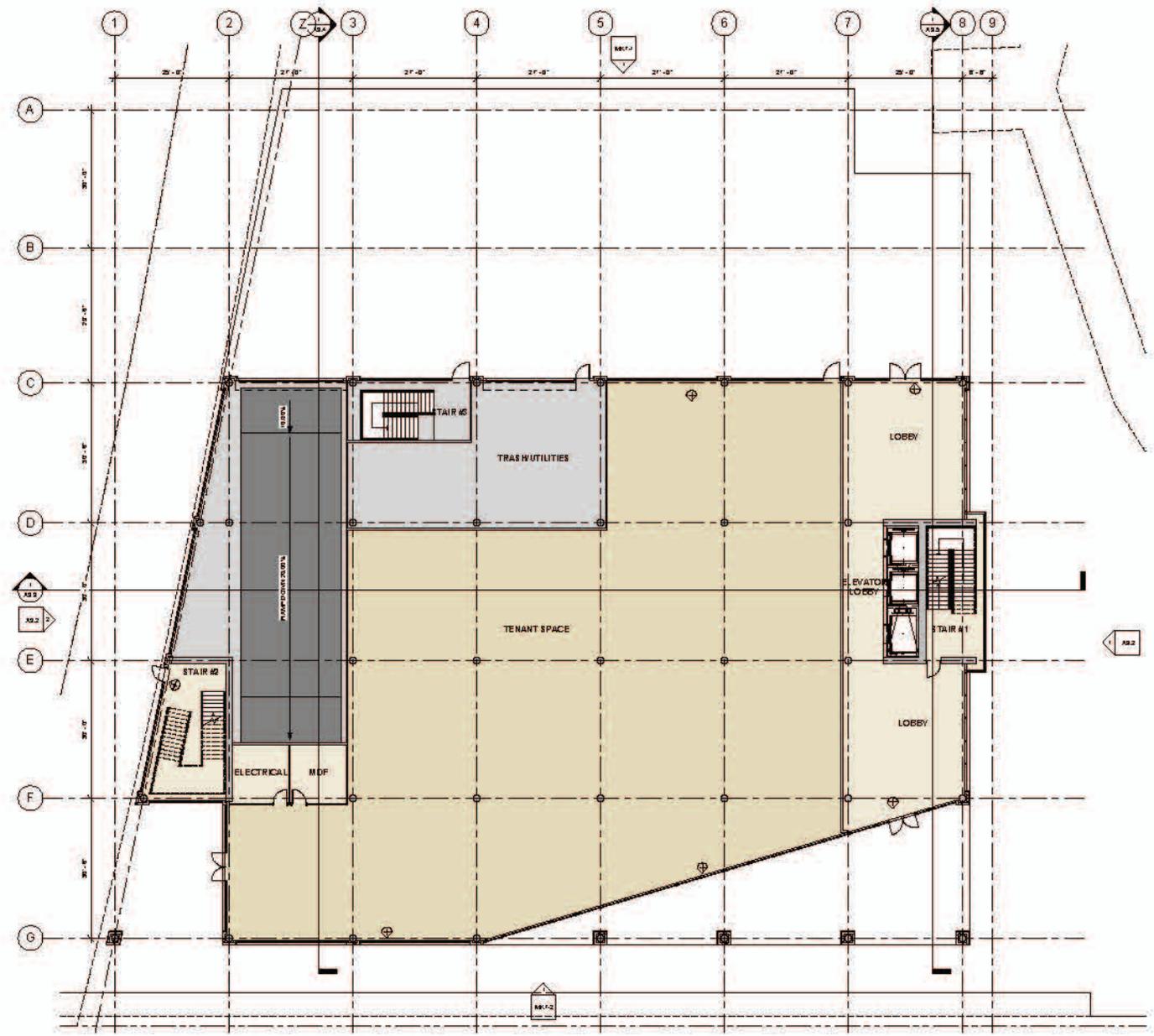
SCALE: 3/32" = 1'-0"



SHEET NUMBER

Level B1
3/32" = 1'-0"

A2.2



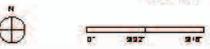
ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
1	08/23/17	PLANNING SET
2	03/09/18	PLANNING SET

PROJECT NUMBER: 180008

SHEET / FILE: LEVEL 1 PLAN

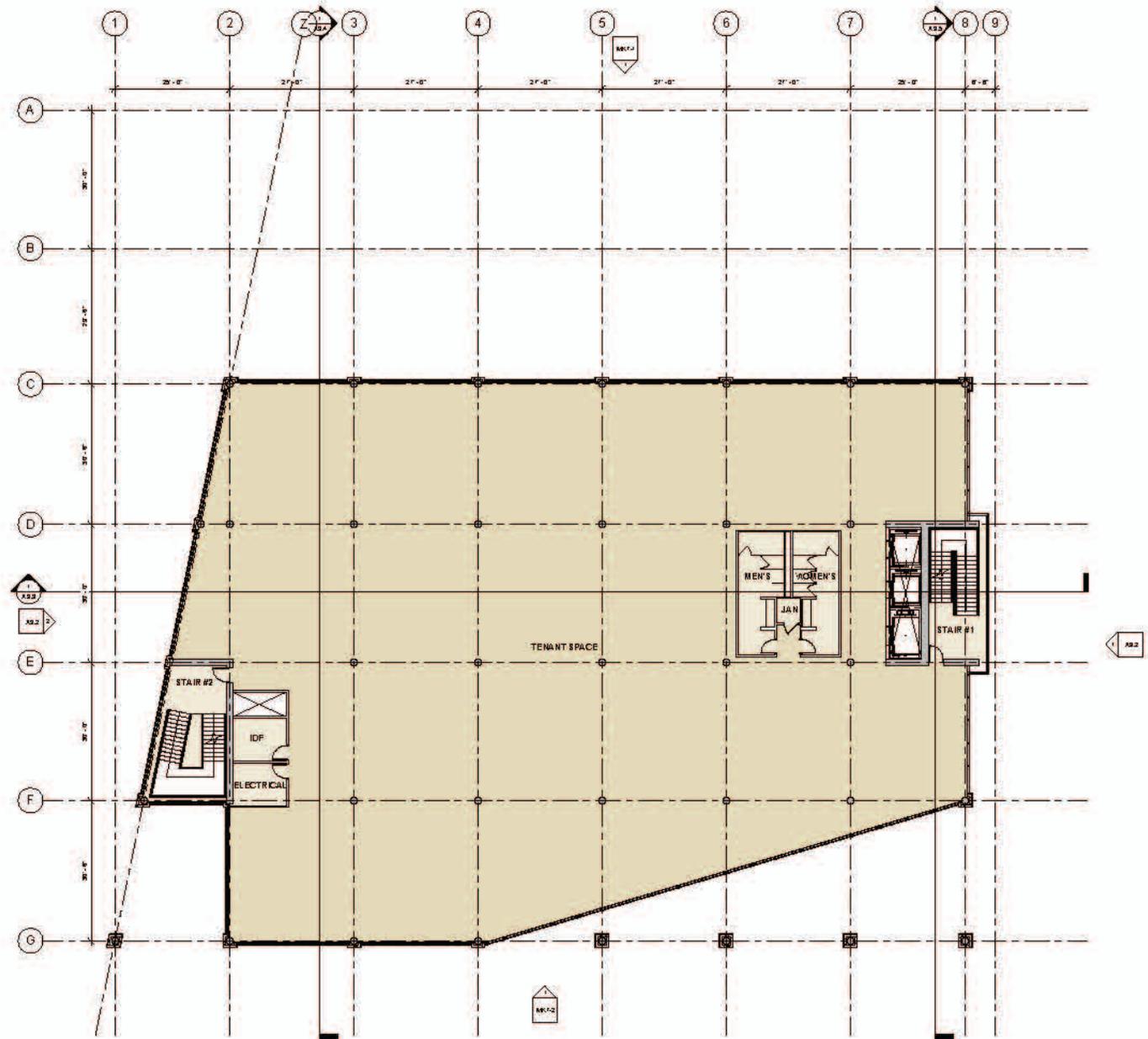
SCALE: 3/32" = 1'-0"



SHEET NUMBER

Level 1
3/32" = 1'-0"

A2.3



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1.	08/23/17	PLANNING SET
2.	03/09/18	PLANNING SET

PROJECT NUMBER: 180028

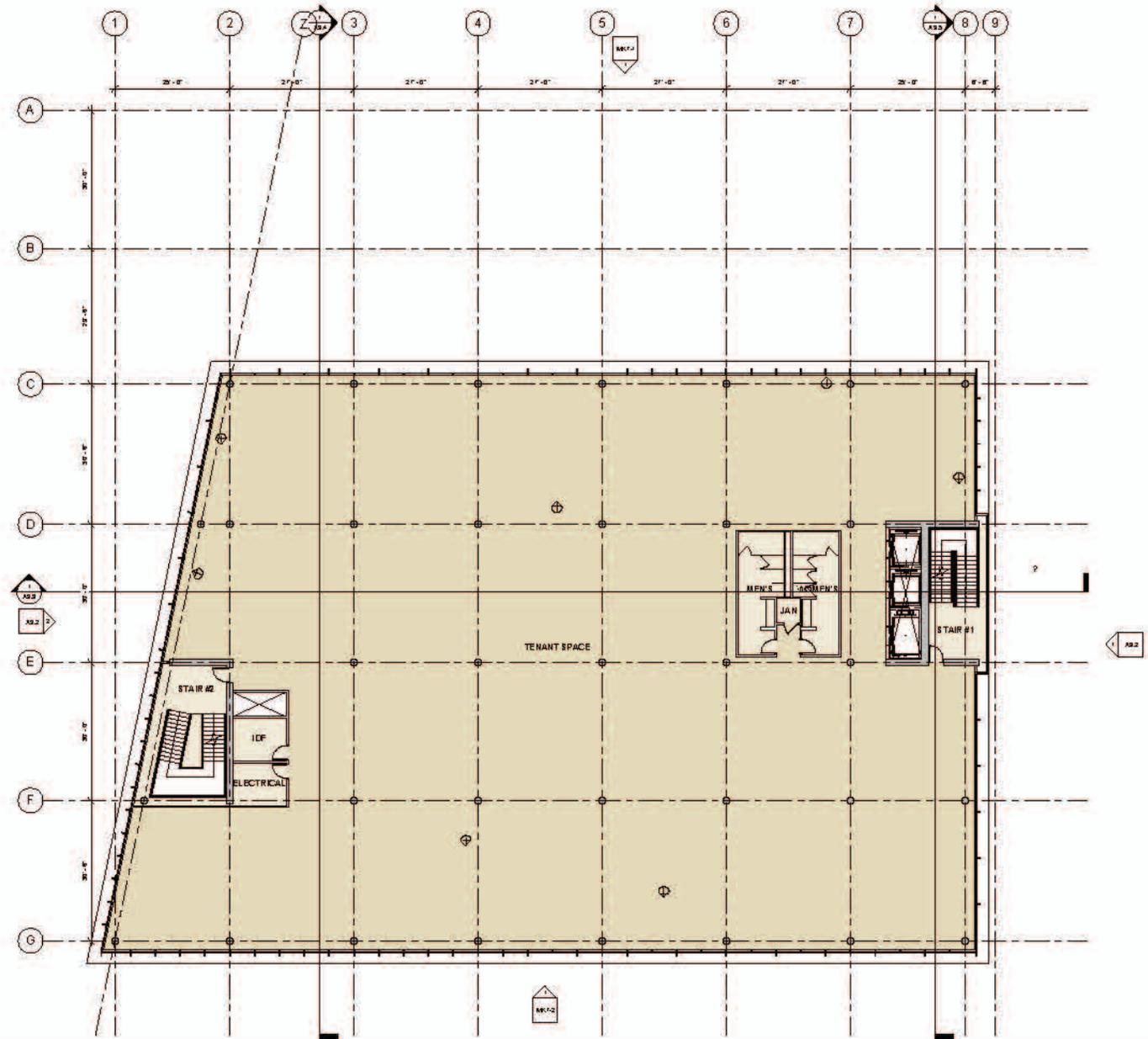
SHEET / FILE: LEVEL 2 PLAN

SCALE: 3/32" = 1'-0"



SHEET NUMBER

A2.4



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
1	08/23/17	PLANNING SET
2	03/09/18	PLANNING SET

PROJECT NUMBER: 180000

SHEET / FILE: LEVEL 3 PLAN



SHEET NUMBER

Level 3
3/32" = 1'-0"

A2.5

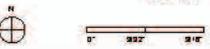


ISSUES AND REVISIONS		
NO.	DATE	DESCRIPTION
1.	08/23/17	PLANNING SET
2.	03/09/18	PLANNING SET

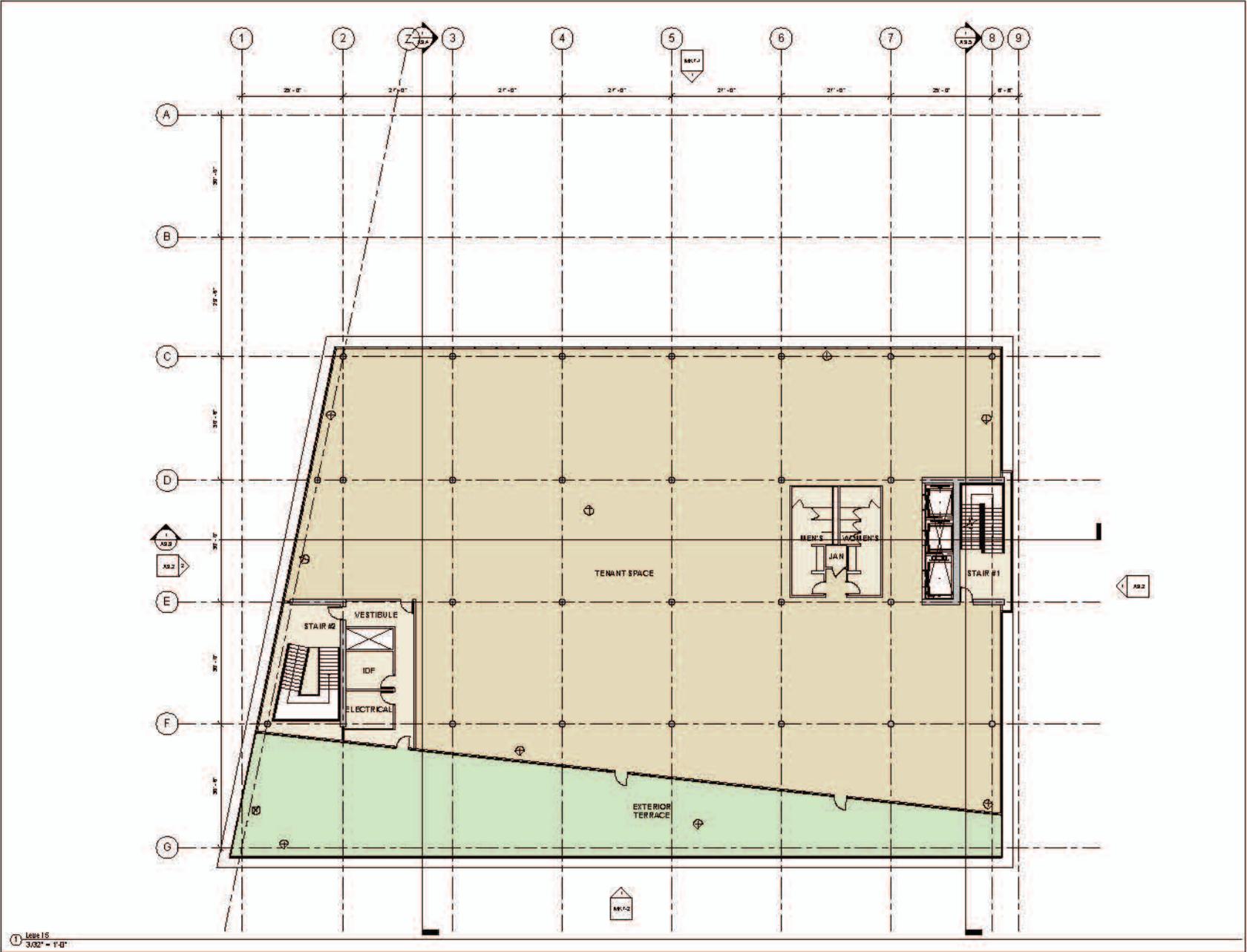
PROJECT NUMBER: 180208

SHEET / FILE: LEVEL 5 PLAN

SCALE: 3/32" = 1'-0"

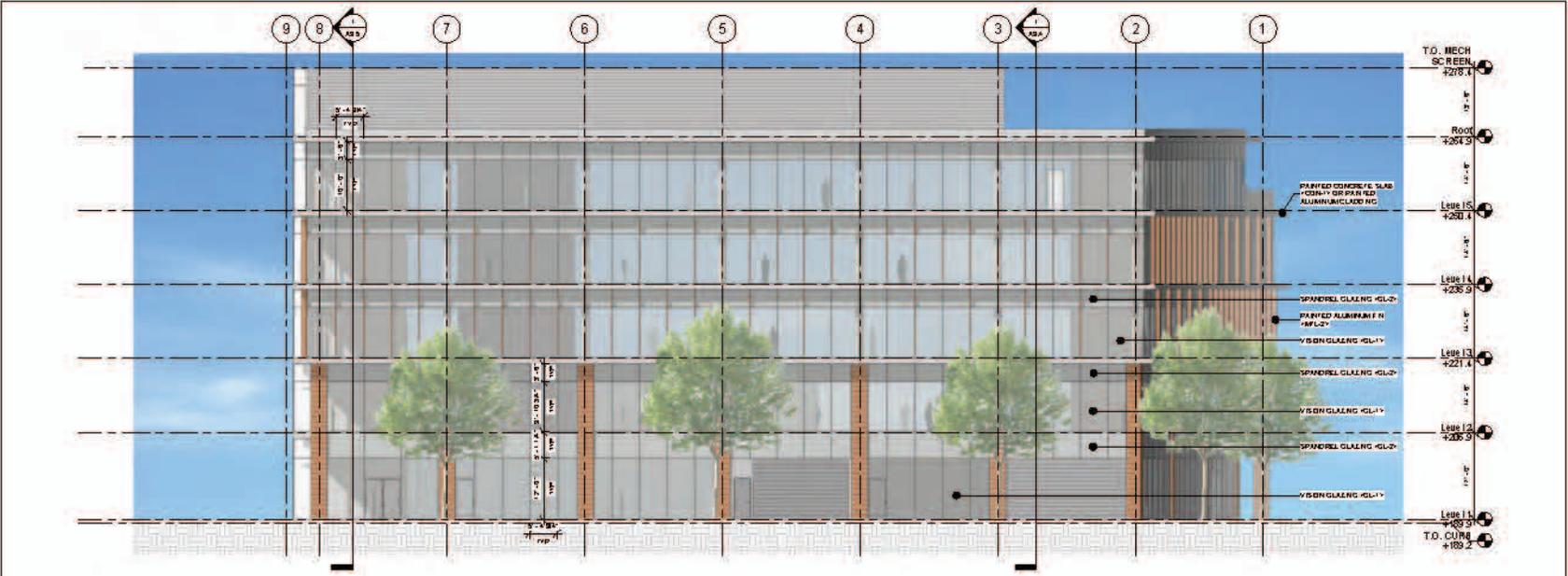


SHEET NUMBER

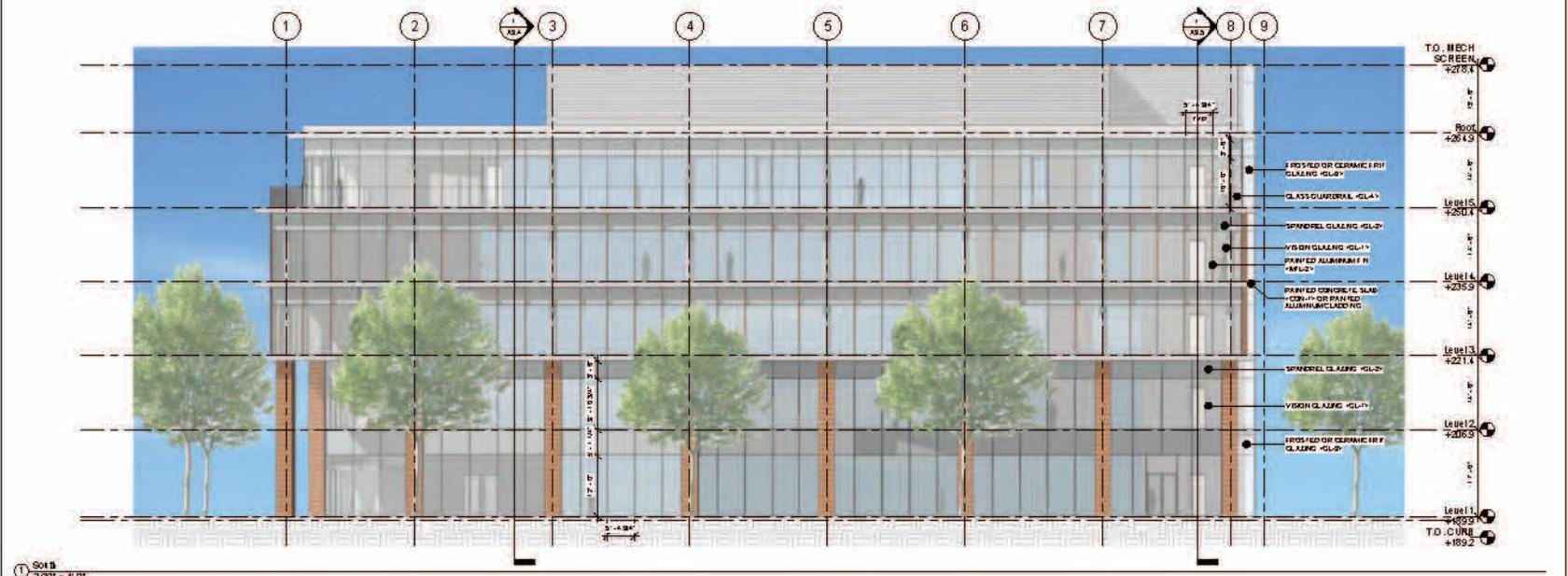


1 LEVEL 5
3/32" = 1'-0"

A2.7



2 North
3/32" = 1'-0"



1 South
3/32" = 1'-0"

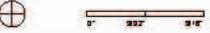
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	08/23/17	PLANNING SET
2	03/08/18	PLANNING SET

PROJECT NUMBER: 180028

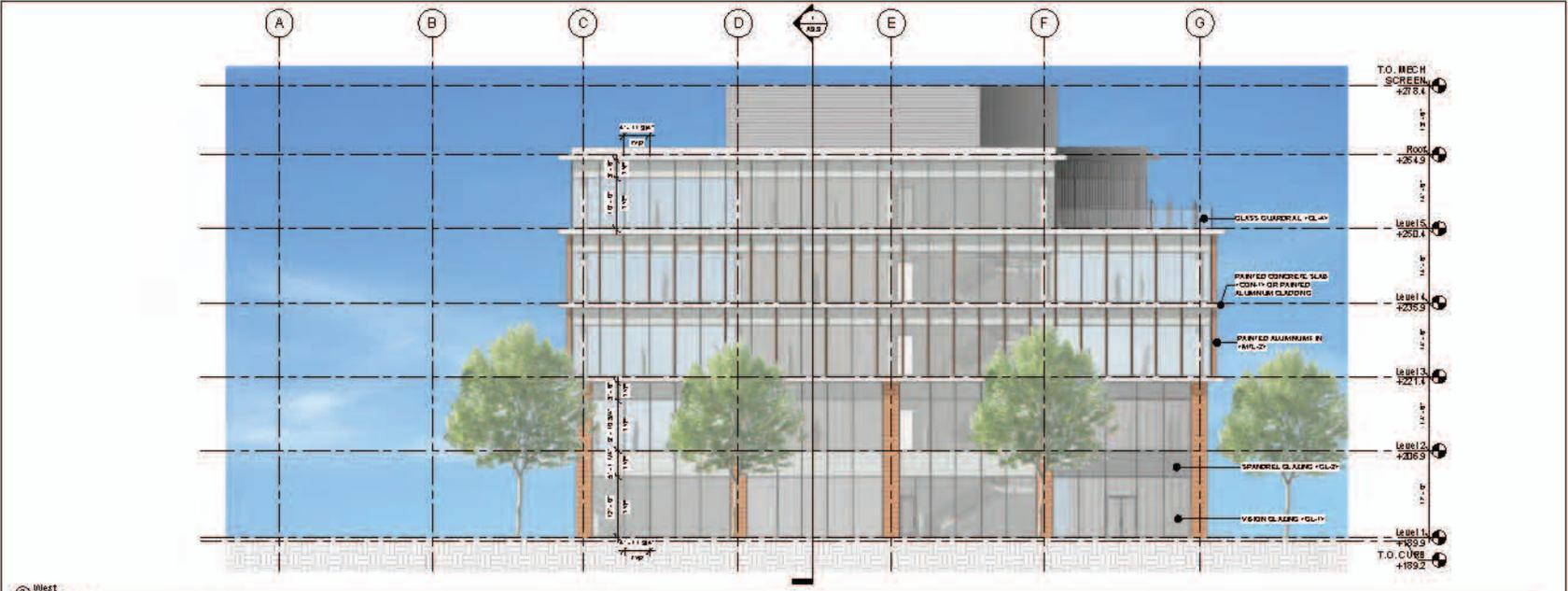
SHEET FILE: NORTH AND SOUTH ELEVATIONS

SCALE: 3/32" = 1'-0"

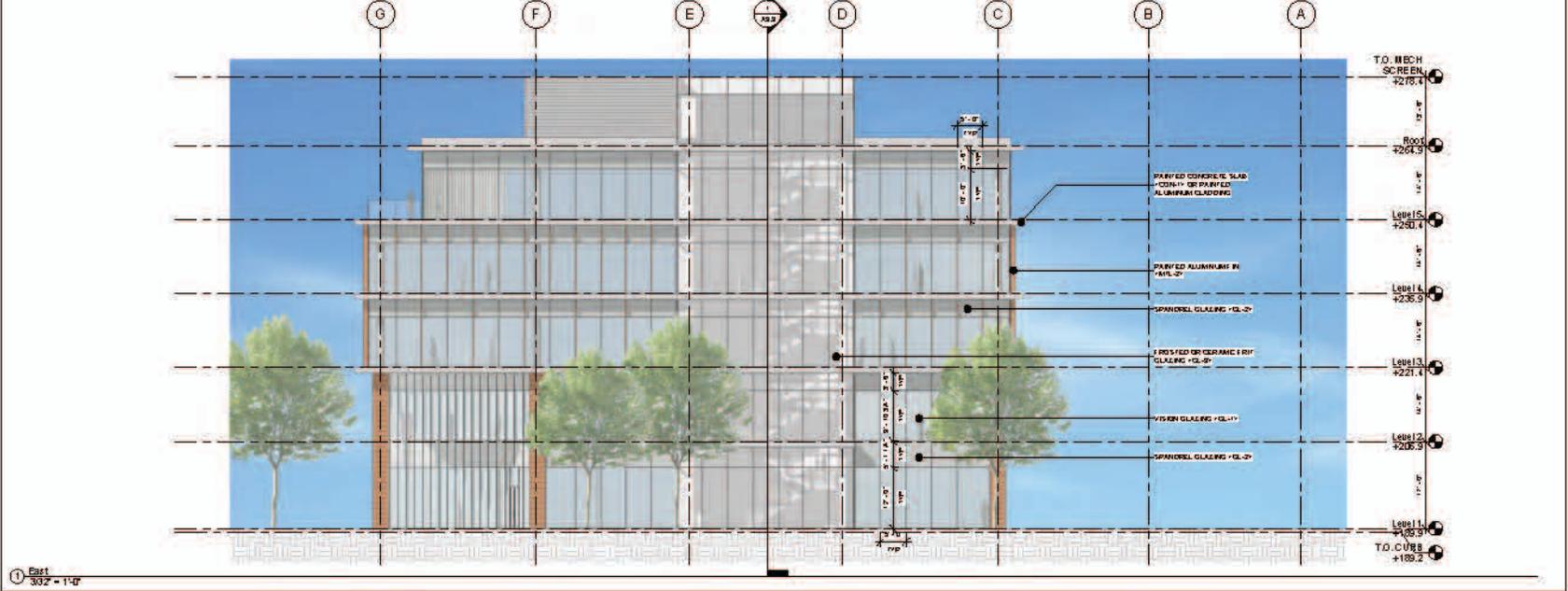


SHEET NUMBER

A3.1



2 East
3/32" = 1'-0"



1 West
3/32" = 1'-0"

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	08/23/17	PLANNING SET
2	03/09/18	PLANNING SET

PROJECT NUMBER
180028

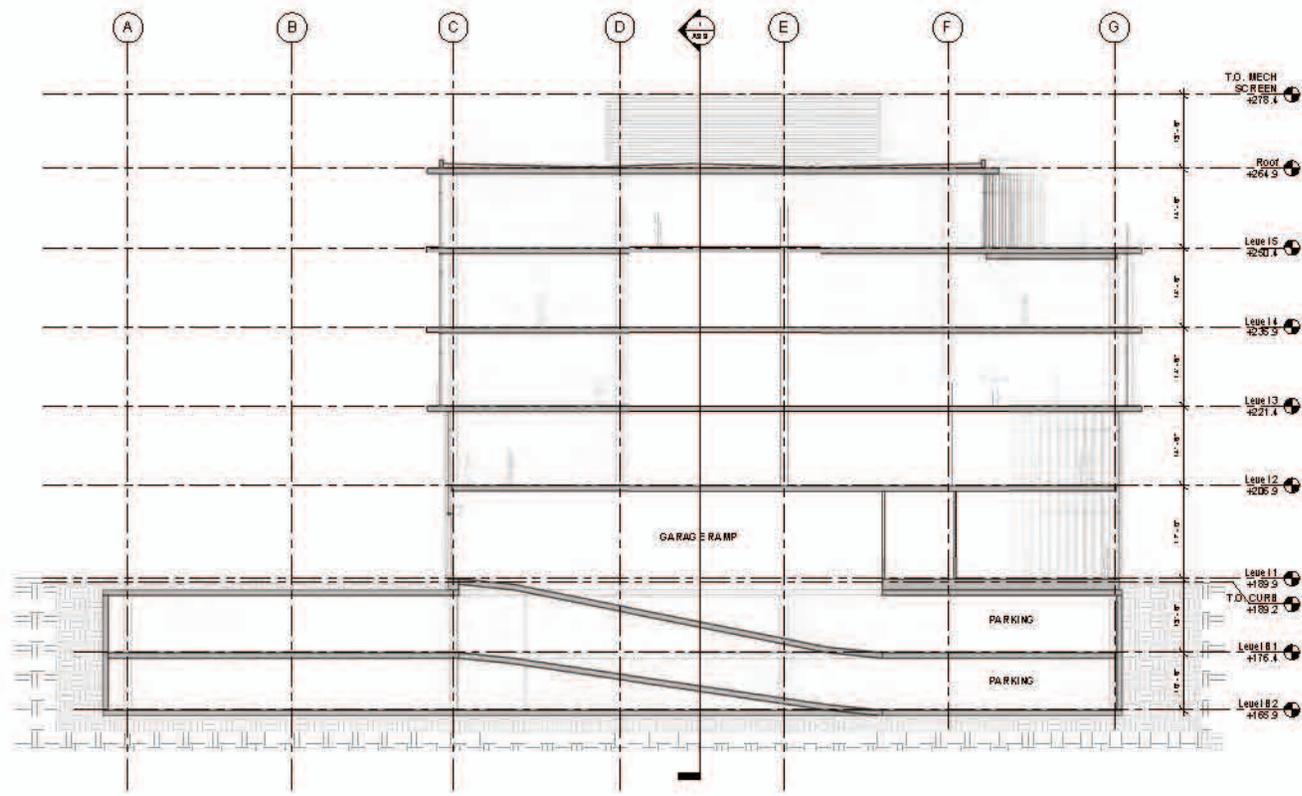
SHEET / FILE
EAST AND WEST ELEVATIONS

SCALE
3/32" = 1'-0"



SHEET NUMBER

A3.2



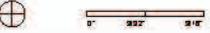
ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	08/23/17	PLANNING SET
2	03/09/18	PLANNING SET

PROJECT NUMBER: 180308

SHEET FILE: SECTION BB

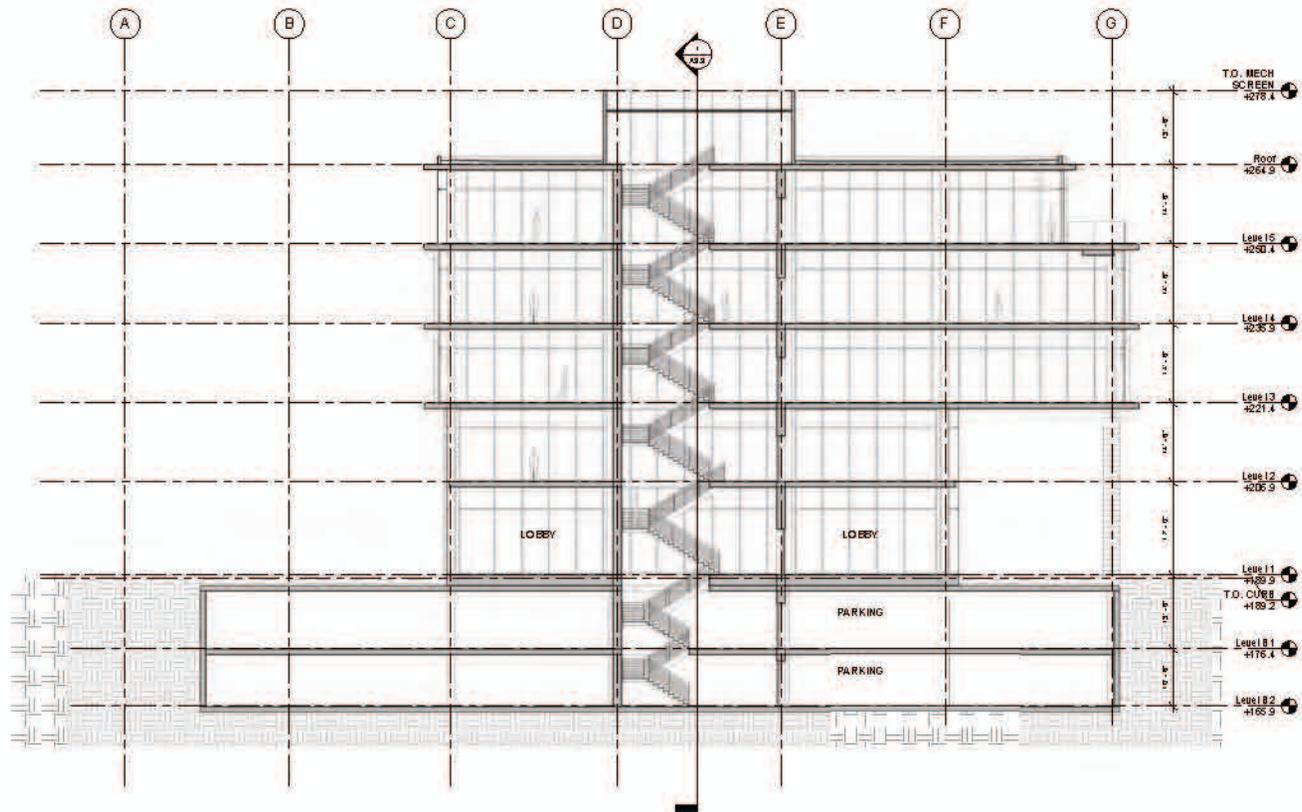
SCALE: 3/32" = 1'-0"



SHEET NUMBER

SECTION BB
3/32" = 1'-0"

A3.4



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
2	03/01/18	PLANNING SET

PROJECT NUMBER: 180108

SHEET FILE: SECTION CC

SCALE: 3/32" = 1'-0"



SHEET NUMBER

A3.5



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
2	03/01/18	PLANNING SET

PROJECT NUMBER: 180208

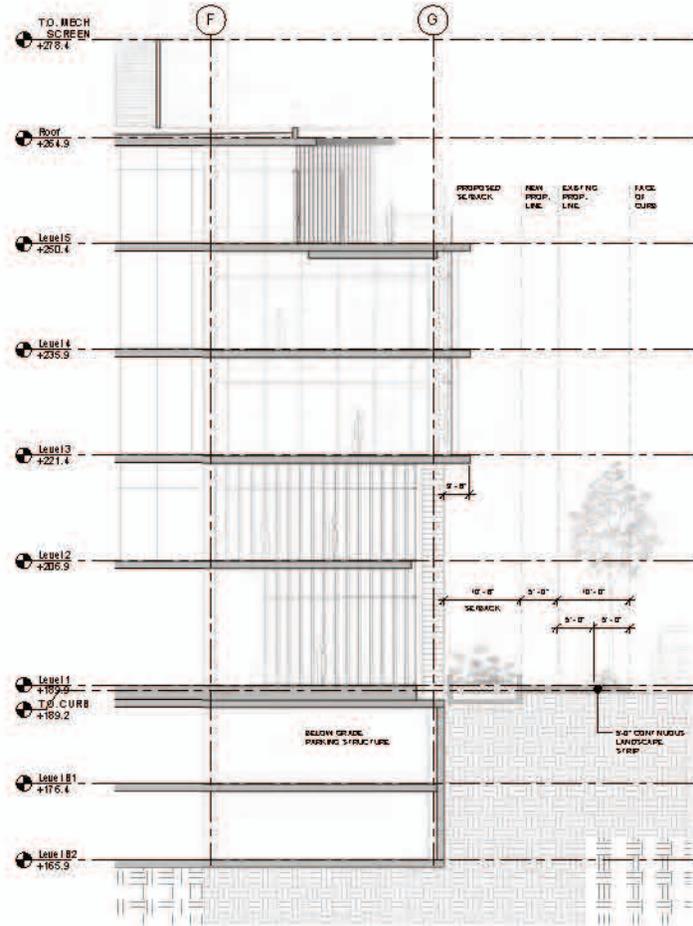
SHEET FILE:
SECTION ALONG STREET FRONTAGE

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

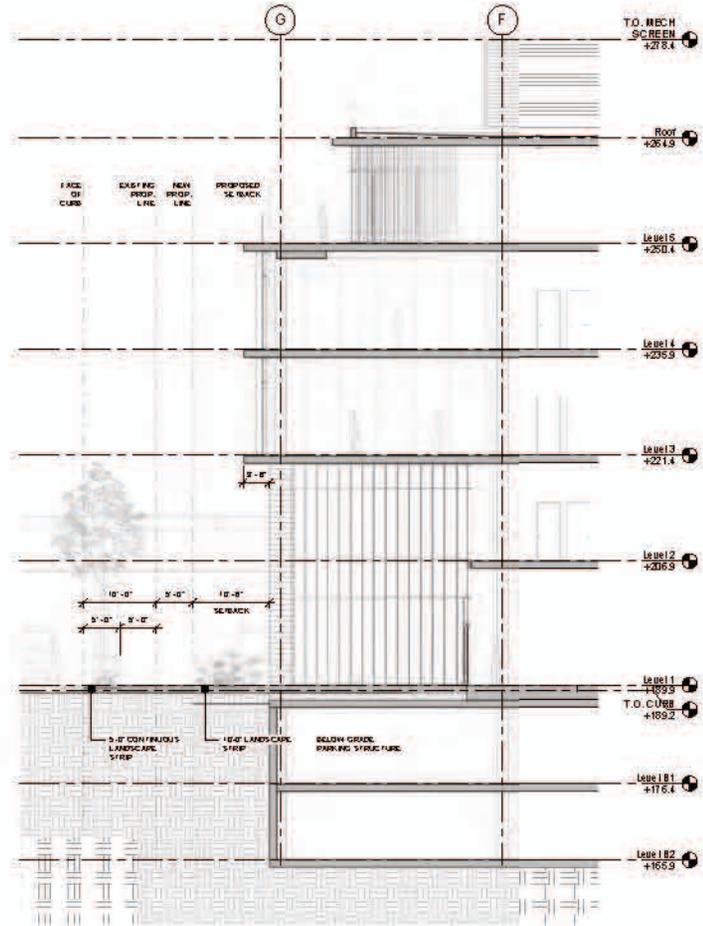


SHEET NUMBER

A3.6



SECTION N ALONG STREET LOOKING EAST
1/8" = 1'-0"



SECTION N ALONG STREET LOOKING WEST
1/8" = 1'-0"



ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
1	08/23/17	PLANNING SET
2	03/09/18	PLANNING SET

PROJECT NUMBER
100000

SHEET FILE
RENDERING

SCALE
3/8" = 1'-0"



SHEET NUMBER

A4.1



ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
1	08/23/17	PLANNING SET
2	03/09/18	PLANNING SET

PROJECT NUMBER:
100000

SHEET / FILE:
RENDERING

SCALE:
3/8" = 1'-0"



SHEET NUMBER



PERSPECTIVE VIEW FROM HIGHWAY 1 | LOOKING NORTH-EAST



PERSPECTIVE VIEW FROM UNION AVENUE | LOOKING NORTH



PERSPECTIVE VIEW FROM HIGHWAY 1 | LOOKING SOUTH-EAST

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
2	03/30/18	PLANNING SET

PROJECT NUMBER
100000

SHEET FILE
PERSPECTIVE VIEWS

SCALE
1" = 10'-0"



SHEET NUMBER



GL-1 WINDOW GLAZING
MANUFACTURER: VENTEC
TYPE: WINDSOR
MAKEUP: 1/2" AIR SPACE, 1/4" CLEAR, 1/2" AIR SPACE, 1/4" CLEAR
REPRESENTATIVE SAMPLE, MANUFACTURER AND FINISH TO BE CONFIRMED.



GL-2 WINDOW GLAZING
MANUFACTURER: VENTEC
TYPE: WINDSOR
MAKEUP: 1/2" AIR SPACE, 1/4" CLEAR WITH VENTEC'S P2, 1/2" AIR SPACE, 1/4" CLEAR WITH CUSTOM COLOR VERSIPAN GLAZING
REPRESENTATIVE SAMPLE, MANUFACTURER AND FINISH TO BE CONFIRMED.



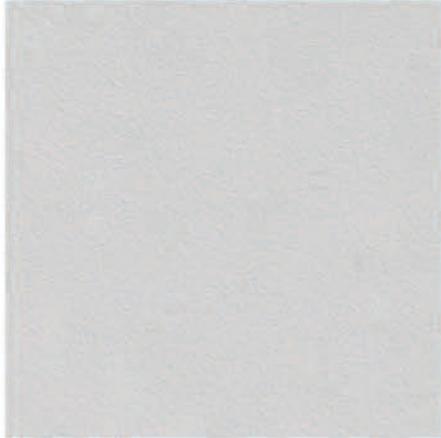
PIL-1 AND 2 (PART 60) ALUMINUM PANELS AND PANEL CATCHERS
MANUFACTURER: CLARK SUBCONTRACTOR
TYPE: EXTRUDED ALUMINUM
COLORS: R6 H, R6 L, R-1 (CUSTOM COLOR GRAY), R6-2, R-2 (TO MATCH COLOR OF PC-1)
REPRESENTATIVE SAMPLE, MANUFACTURER AND FINISH TO BE CONFIRMED.



PIL-3 CORRUGATED METAL PANEL
MANUFACTURER: CENTER
TYPE: 20 GA. STEEL
COLORS: R6 H, R6 L
REPRESENTATIVE SAMPLE, MANUFACTURER AND FINISH TO BE CONFIRMED.



PC-1 FEATURED (PART 60) CONCRETE PANELS
MANUFACTURER: PRECAST CONCRETE SUBCONTRACTOR
TYPE: PRECAST CONCRETE
COLORS: R6 H, R6 L
REPRESENTATIVE SAMPLE, MANUFACTURER AND FINISH TO BE CONFIRMED.



CON-1 (PART 60) CONCRETE SLAB
MANUFACTURER: READY
TYPE: READY
COLORS: R6 H, R6 L (GRAY)
REPRESENTATIVE SAMPLE, MANUFACTURER AND FINISH TO BE CONFIRMED.

ISSUES AND REVISIONS

NO.	DATE	DESCRIPTION
2	03/08/18	PLANNING SET

PROJECT NUMBER: 180208

SHEET FILE: COLOR/MATERIALS BOARD

SCALE: 1/12" = 1'-0"



SHEET NUMBER