



CITY OF CAMPBELL
Community Development Department

COURTESY NOTICE OF NEW PLANNING APPLICATION

May 20, 2022

Dear Campbell Resident,

The following provides a brief description of a proposed project in your neighborhood. As a courtesy notice, this letter is intended to provide members of the public an early opportunity to become engaged in the planning process. If you should have any questions about the project, the contact information of the Project Planner has been provided below. Alternatively, you may visit the Planning Division to view the project plans. Before a decision is reached you will receive a formal notice providing another opportunity for public comment.

Project Address: 2160 S Bascom Ave.

Zoning | Area Plan: C-2 | N/A

Neighborhood Association(s): N/A

File No.: PLN-2022-45

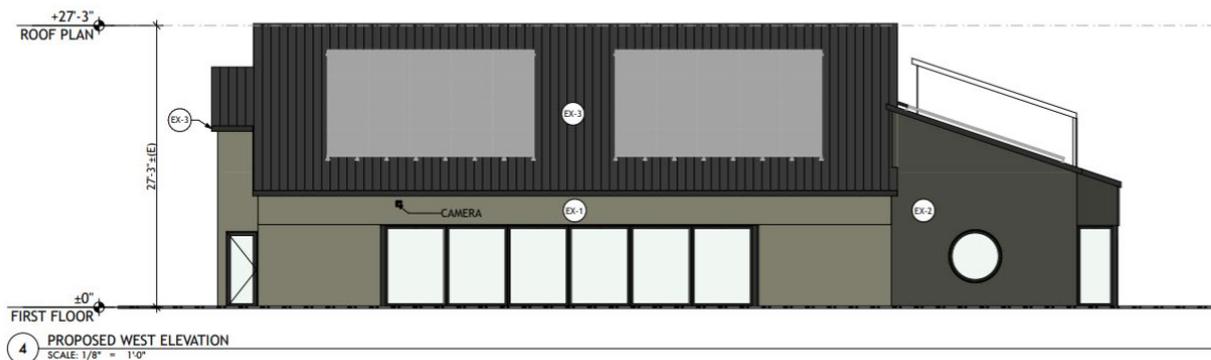
APN: 288-07-034

Applicant: Nielsen Studios

Property Owner: Norcal Management LLC

Application Type: Conditional Use Permit Modification w/Site and Architectural Review

Project Description: Expansion of an existing dental clinic in the remaining portion of the occupied building and associated architectural alterations.



Project Planner: Daniel Fama

Email Contact: danielf@campbellca.gov

Phone Contact: (408) 866-2193

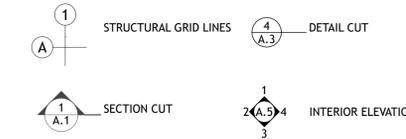
Note: This is a courtesy notice to all property owners within 300-feet of the project address. Applications may change after initial application submittal. To view the project plans, please scan the QR code:



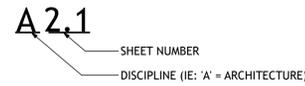
HATCH LEGEND

| | | | |
|--|------------------|--|-------------------|
| | ALUMINUM | | CONTINUOUS LUMBER |
| | STEEL | | PLYWOOD |
| | BATT INSULATION | | GRANULAR MATERIAL |
| | RIGID INSULATION | | EARTH |
| | CMU | | CONCRETE |
| | BRICK | | CMU GROUTED SOLID |
| | EIFS | | GYPSUM BOARD |

SYMBOLS



SHEET NUMBER LEGEND



ABBREVIATIONS

| | | | |
|---------|------------------|--------|------------------------|
| BLKG | BLOCKING | PT. | PRESSURE TREATED |
| BOT. | BOTTOM | PLWD | PLYWOOD |
| CONC. | CONCRETE | REF. | REFER |
| CONT. | CONTINUOUS | REQD | REQUIRED |
| CU. FT. | CUBIC FEET | SCHED | SCHEDULE |
| DIA. | DIAMETER | S.F. | SQUARE FEET |
| DWGS | DRAWINGS | S.S. | STAINLESS STEEL |
| (E) | EXISTING | STD | STANDARD |
| EA. | EACH | STL | STEEL |
| EN. | END NAIL | SQ. | SQUARE |
| EQ. | EQUAL | T&B | TOP & BOTTOM |
| EXT. | EXTERIOR | TBD | TO BE DETERMINED |
| FDTN | FOUNDATION | TYP. | TYPICAL |
| FT. | FEET OR FOOT | U.N.O. | UNLESS NOTED OTHERWISE |
| GYPBD | GYPSUM WALLBOARD | VERT. | VERTICAL |
| IN. | INCH | VIF | VERIFY IN FIELD |
| INT. | INTERIOR | WD | WOOD |
| LG | LONG | W/ | WITH |
| MAX. | MAXIMUM | | |
| MIN. | MINIMUM | | |
| MTL | METAL | | |
| (N) | NEW | | |
| O/ | OVER | | |
| O.C. | ON CENTER | | |

GENERAL NOTES

- 1.01 ALL CONSTRUCTION WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE FOLLOWING CODES AS APPLICABLE AND AS ADOPTED BY THE LOCAL GOVERNING AGENCIES:
 2019 CALIFORNIA BUILDING CODE (2018 IBC)
 2019 CALIFORNIA FIRE CODE (2018 IFC)
 2019 CALIFORNIA MECHANICAL CODE (2018 UMC)
 2019 CALIFORNIA PLUMBING CODE (2018 UPC)
 2019 CALIFORNIA ELECTRICAL CODE (2017 NEC)
 2019 ENERGY EFFICIENCY STANDARD (TITLE 24)
 2019 GREEN BUILDING CODE (TITLE 24)
 AND ALL ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.
- 1.02 THE GENERAL CONTRACTOR SHALL MAINTAIN THE CURRENT AND COMPLETE SET OF APPROVED CONSTRUCTION DOCUMENTS ON THE SITE AT ALL TIMES IN A SECURE LOCATION.
- 1.03 THE GENERAL CONTRACTOR SHALL PROVIDE COPIES OF THE APPROVED CONSTRUCTION DOCUMENTS FOR THE USE OF ALL TRADES AND SHALL PROVIDE THEM TO ALL SUBCONTRACTORS, WITH UPDATES AND APPROVED CHANGES AS REQUIRED AND NECESSARY.
- 1.04 THE GENERAL CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.
 1.05 PROJECT DIMENSIONING STANDARDS:
 1. ALL DIMENSIONS ARE MEASURED FROM THE FACE OF THE EXISTING FINISH FOR EXISTING WALLS;
 2. FACE OF EXTERIOR PLYWOOD FOR NEW EXTERIOR WALLS;
 3. FACE OF STUD FOR NEW INTERIOR WALLS; AND
 4. CENTER OF COLUMN OR OPENING, FACE OF CABINET, OR GRIDLINES.
- MAINTAIN DIMENSIONS MARKED AS CLEAR, ALLOWING FOR THICKNESS OR MOUNTING OF FINISHES.
- WHEN TIEING INTO (E) CONDITIONS, (N) AND (E) FINISHES SHOULD ALIGN, WHICH GOVERN ACTUAL DIMENSIONS.
- GC TO CONFIRM LOCATION OF GRIDLINES IN FIELD AND ADVISE ARCHITECT OF ANY VARIANCE.
- 1.06 DO NOT SCALE THE DRAWINGS. THE DIMENSIONS SHOWN SHALL SUPERSEDE THE SCALE OF THE DRAWINGS.
- 1.07 ANY DISCREPANCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF THE WORK IS CONTINUED IN THE AFFECTED AREA, WITHOUT INSTRUCTION OR CLARIFICATION BY THE ARCHITECT, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.
- 1.08 AT JOB COMPLETION, PRIOR TO SUBMITTING THE REQUISITION FOR FINAL PAYMENT, THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A REDLINED SET OF PRINTS SHOWING AS-CONSTRUCTED CONDITIONS.
- 1.09 THE GENERAL CONTRACTOR SHALL PROVIDE PROPER CONTAINERS ON THE JOB SITE TO ASSURE CONTINUOUS RECYCLING OF MATERIALS.
- 1.10 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR NOTIFYING SUBCONTRACTORS AND ASSUMING THEIR COMPLIANCE WITH THE RECYCLING PROGRAM.
- 1.11 NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL THE INSULATION INSPECTION BY PROPER AUTHORITIES IS COMPLETED.

| GROSS FLOOR AREA | EXISTING AREA (SQ. FT) | PROPOSED (SQ. FT) | TOTAL (N) AREA (SQ. FT) |
|------------------|------------------------|-------------------|-------------------------|
| FLOOR AREA | 9,334 | -741 | 8,593.0 |
| TOTAL | 9,334 | -741 | 8,593.0 |

| DIMENSIONAL CONTROL | EXISTING (FT) | PROPOSED (FT) | REQUIRED (FT) |
|----------------------------------|---------------|--------------------|---------------|
| FRONT YARD SET BACK | 10'-0" | NO PROPOSED CHANGE | 10'-0" |
| SIDE YARD SET BACK | 30'-5" | NO PROPOSED CHANGE | 13'-8" |
| SIDE YARD SET BACK - STREET SIDE | 8'-0" | NO PROPOSED CHANGE | 10'-0" |
| REAR YARD SET BACK | 61'-0" | NO PROPOSED CHANGE | 10'-0" |
| HEIGHT | 27'-3" | NO PROPOSED CHANGE | 75'-0" MAX |

| FLOOR AREA RATIO | EXISTING AREA (SQ. FT) | PROPOSED AREA (SQ. FT) | TOTAL (N) AREA (SQ. FT) |
|------------------|------------------------|------------------------|-------------------------|
| TOTAL FLOOR AREA | 9,334 | -741 | 8,593 |
| NET SITE AREA | 28,418 | 28,418 | 28,418 |
| FLOOR AREA RATIO | 32.8% | -2.6% | 30.2% |

| LOT COVERAGE | EXISTING AREA (SQ. FT) | PROPOSED AREA (SQ. FT) | TOTAL (N) AREA (SQ. FT) |
|----------------------|------------------------|------------------------|-------------------------|
| TOTAL FOOTPRINT AREA | 8,389 | 0 | 8,389 |
| NET SITE AREA | 28,418 | 28,418 | 28,418 |
| LOT COVERAGE | 29.5% | 0.0% | 29.5% |

| IMPERVIOUS COVERAGE | EXISTING AREA (SQ. FT) | PROPOSED AREA (SQ. FT) | TOTAL (N) AREA (SQ. FT) |
|-----------------------|------------------------|------------------------|-------------------------|
| IMPERVIOUS SURFACES | 15,932 | 0 | 15,932 |
| TOTAL FOOTPRINT AREA | 3,219 | 0 | 3,219 |
| TOTAL IMPERVIOUS AREA | 19,151 | 0 | 19,151 |
| NET SITE AREA | 28,418 | 28,418 | 28,418 |
| IMPERVIOUS COVERAGE | 67.4% | 0.0% | 67.4% |

| LANDSCAPE AREA/ PERVIOUS COVERAGE | EXISTING AREA (SQ. FT) | PROPOSED AREA (SQ. FT) | TOTAL (N) AREA (SQ. FT) |
|-----------------------------------|------------------------|------------------------|-------------------------|
| LANDSCAPE AREA | 9,267 | 0 | 9,267 |

PROJECT DIRECTORY

OWNER / CLIENT UENO CENTER DENTAL SPECIALISTS
 JEREMY UENO, DDS
 2160 S. BASCOM AVE.
 CAMPBELL, CA 95008
 CONTACT: JEREMY UENO, DDS
 PH: (408) 371-7616
 EMAIL: jeremy.ueno@gmail.com

ARCHITECT NIELSEN STUDIOS
 228 B FERN ST., SANTA CRUZ, CA 95060
 CONTACT: CHRISTIAN NIELSEN
 PH: (831) 621-3926
 FAX: (925) 287-0666
 EMAIL: cnielsen@nielsenarchitects.com

DESIGNER ERIC SCHMIDT DESIGN ASSOCIATES
 1227 LAUREL STREET
 SANTA CRUZ, CA 95060
 CONTACT: ERIC SCHMIDT
 PH: (831) 427-1413
 EMAIL: eric.schmidt.design@mac.com

SHEET INDEX

- G0.1 COVER SHEET
- G0.2 SITE PHOTOGRAPHY SHEET
- A0.1 EXISTING-DEMO SITE PLAN & UTILITY PLAN
- A0.2 PROPOSED SITE PLAN & UTILITY PLAN
- A0.3 PROPOSED CIRCULATION PLAN & EMERGENCY ACCESS PLAN
- A0.4 PROPOSED CONSTRUCTION/STAGING PLAN
- A1.1 EXISTING-DEMO FLOOR PLAN
- A1.2 PROPOSED FLOOR PLAN
- A1.3 PROPOSED FLOOR AREA DIAGRAM
- A1.4 EXISTING-DEMO ROOF PLAN
- A1.5 PROPOSED ROOF PLAN
- A2.1 EXISTING-DEMO ELEVATIONS
- A2.2 PROPOSED ELEVATIONS
- A2.3 PROPOSED STREETScape DRAWING
- A7.1 COLOR/MATERIAL SHEET
- TSP-1 TREE SURVEY AND PROTECTION PLAN

PROJECT DATA

APN: 288-07-034
 ZONING DISTRICT: C-2
 CONSTRUCTION TYPE: V-B NON-SPRINKLERED
 AREA OF WORK: 3,011 SF
 OCCUPANCY: B

PROJECT DESCRIPTION

- INTERIOR REMODEL TO EXPAND A DENTAL OFFICE CURRENTLY OCCUPYING SUITES A & B, INTO THE REMAINING OF THE BUILDING (SUITES C & D). PREVIOUS USE OF SUITES C & D: B- SERVICES, GENERAL.
- REMOVAL OF (E) MEZZANINES, INCLUDING THE REMOVAL OF A CANTILEVERED MEZZANINE, RESULTING ON CHANGES TO THE BUILDING EXTERIOR.
- ADDITION OF (N) WINDOWS.
- RESTRIPING OF PORTION OF THE PARKING LOT TO PROVIDE TWO (N) PARKING SPACES.

VICINITY MAP



nielsen studios
 ARCHITECTURE + DESIGN
 228-B Fern Street Santa Cruz 831 621 3926
 1727 64th Street Emeryville 925 324 4247
 info@nielsenarchitects.com
 www.nielsenarchitects.com

DISCRETIONARY REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
 CLIENT: UENO CENTER DENTAL SPECIALISTS
 ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
 APN: 288-07-034

THE QUALITY OF THE BUILDING PERMIT SHALL NOT BE GUARANTEED AS A GUARANTEE THAT ALL REQUIREMENTS ARE REFLECTED IN THE CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THE CONSTRUCTION OF THE PROJECT COMPLES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| DT | | |

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development Permit
G0.1
 Plotted On: 4/27/22

RESERVED AREA FOR CITY DATE AND APPROVAL STAMPS:



COVER SHEET



1 WEST FACADE



2 NORTH FACADE BY WEST DRIVEWAY



3 NORTH FACADE AND PARKING STALLS



4 STORAGE, TRASH ENCLOSURE, AND PARKING STALLS



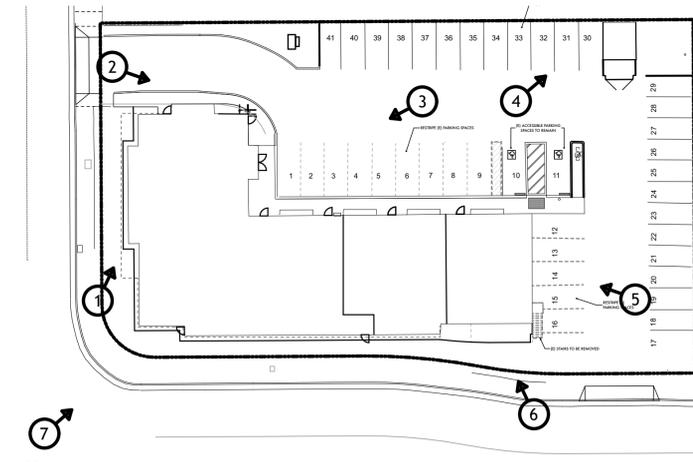
5 EAST FACADE AND PARKING STALLS



6 SOUTH FACADE



7 WEST & SOUTH FACADES



8 SITE PHOTOGRAPHY SHEET KEY PLAN
SCALE: 1/32" = 1'-0"

DISCRETIONARY
REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING
CONSTRUCTED AS A GUARANTEE
THAT ALL DIMENSIONS AND
DETAILS ARE CORRECT AND
AS SHOWN IN THE GENERAL
DRAWING. THE GENERAL
DRAWING SHALL BE ULTIMATELY
RESPONSIBLE FOR ENSURING
THAT THE PROJECT COMPLETION
COMPLIES WITH ALL
REGULATIONS, LAWS AND CODE
REQUIREMENTS.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

Date: 4/27/22
Scale: AS NOTED
Drawn: BF/EU
Checked: CN
Job: 21-51
General Development
Permit
G0.2
Plotted On: 4/27/22

DISCRETIONARY
 REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
 CLIENT: UENO CENTER DENTAL SPECIALISTS
 ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
 APN: 288-07-034

THE QUALITY OF A BUILDING
 CONSTRUCTED AS A GUARANTEE
 THAT ALL WORKMANSHIP
 IS IN ACCORDANCE WITH THE
 REQUIREMENTS OF THE
 PERMITTING AGENCIES.
 THE CONTRACTOR SHALL BE
 RESPONSIBLE FOR ENSURING
 THAT ALL WORKMANSHIP
 COMPLES WITH ALL
 REGULATIONS, LAWS AND CODE
 REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT
 MEASURE ONE INCH (1") EXACTLY,
 THIS DRAWING WILL HAVE BEEN
 ENLARGED OR REDUCED,
 AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

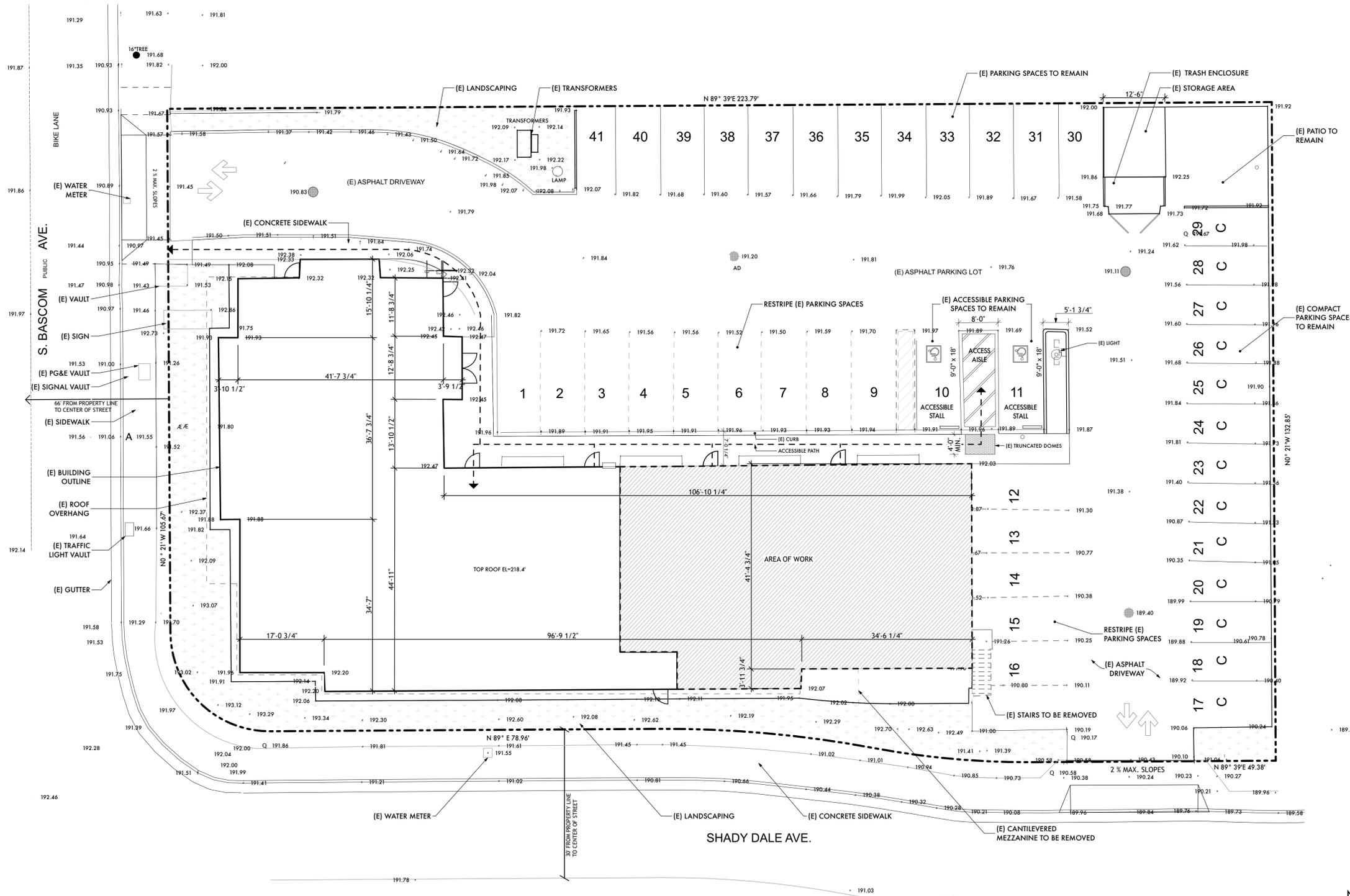
| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development
 Permit

A0.1

Plotted On: 4/27/22

EXISTING-DEMO SITE PLAN & UTILITY PLAN



SITE PLAN LEGEND

- NOT IN SCOPE
- AREA OF WORK
- ROOF ABOVE
- (E) LANDSCAPE AREA
- PROPERTY LINE
- ACCESSIBLE PATH

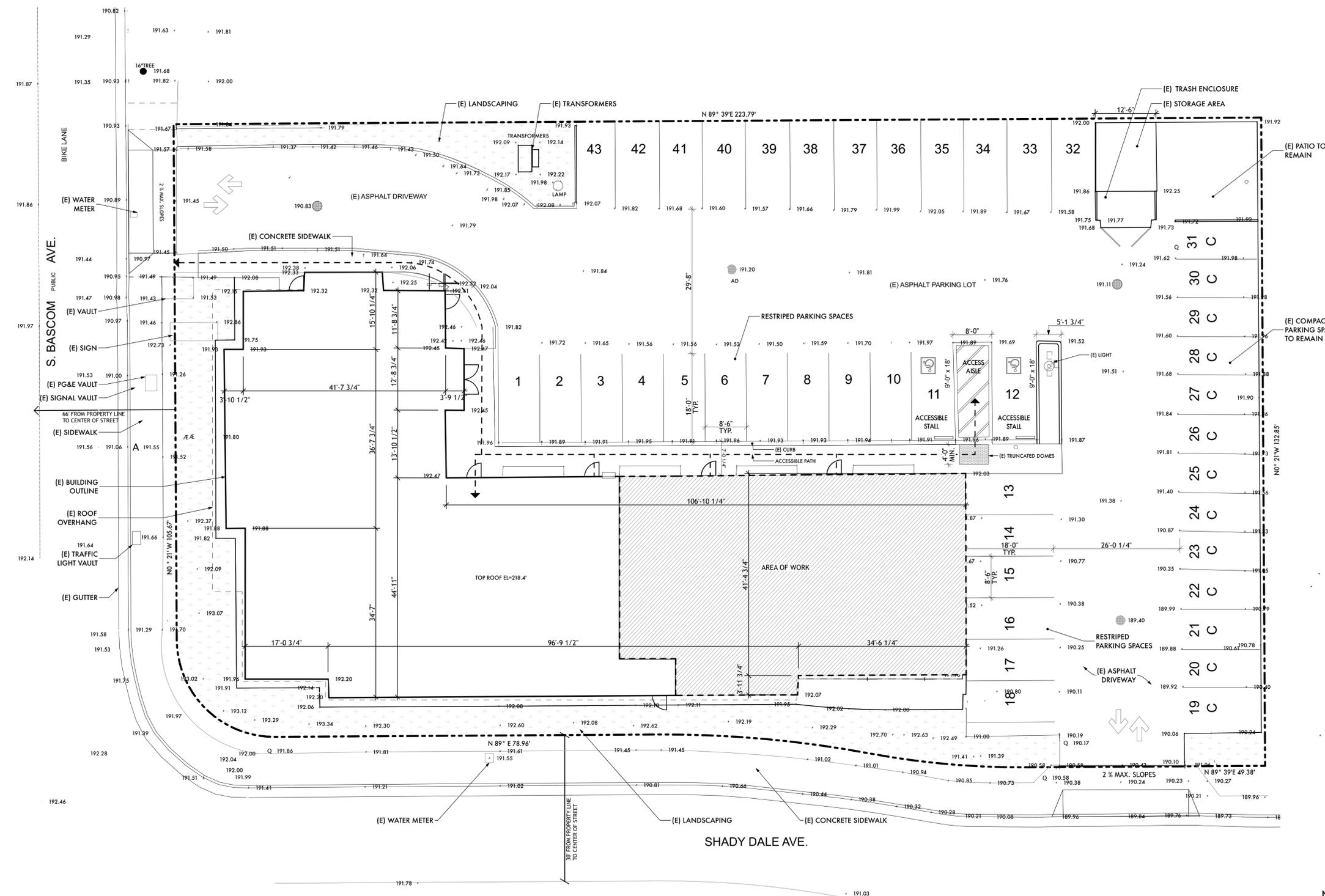
GENERAL NOTES

- ALL EXISTING CONDITIONS TO REMAIN U.N.O.
- CONTRACTOR TO PREVENT RUNOFF WITH EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.

| DIMENSIONAL CONTROL | EXISTING (FT) | PROPOSED (FT) | REQUIRED (FT) |
|----------------------------------|---------------|--------------------|---------------|
| FRONT YARD SET BACK | 10'-0" | NO PROPOSED CHANGE | 10'-0" |
| SIDE YARD SET BACK | 30'-5" | NO PROPOSED CHANGE | 13'-8" |
| SIDE YARD SET BACK - STREET SIDE | 8'-0" | NO PROPOSED CHANGE | 10'-0" |
| REAR YARD SET BACK | 61'-0" | NO PROPOSED CHANGE | 10'-0" |
| HEIGHT | 27'-3" | NO PROPOSED CHANGE | 75'-0" MAX |

1 EXISTING-DEMO SITE PLAN & UTILITY PLAN
 SCALE: 3/32" = 1'-0"

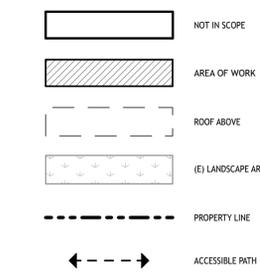




1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

SITE PLAN KEYNOTES

SITE PLAN LEGEND



GENERAL NOTES

1. ALL EXISTING CONDITIONS TO REMAIN U.N.O.
2. CONTRACTOR TO PREVENT RUNOFF WITH EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.

| PARKING STALLS CALCULATION | |
|-------------------------------|----------|
| TOTAL FLOOR AREA | 8,593 |
| PARKING RATIO - DENTAL OFFICE | 1/200 SF |
| REQUIRED PARKING SPACES | 42,965 |
| PROPOSED PARKING SPACES | 43 |

DISCRETIONARY REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING FROM SHALL NOT BE CONSIDERED AS A GUARANTEE THAT ALL DEFECTS HAVE BEEN REVEALED IN THE CONSTRUCTION OF THE GENERAL CONTRACT. THE CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT ALL DEFECTS ARE CORRECTED IN ACCORDANCE WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

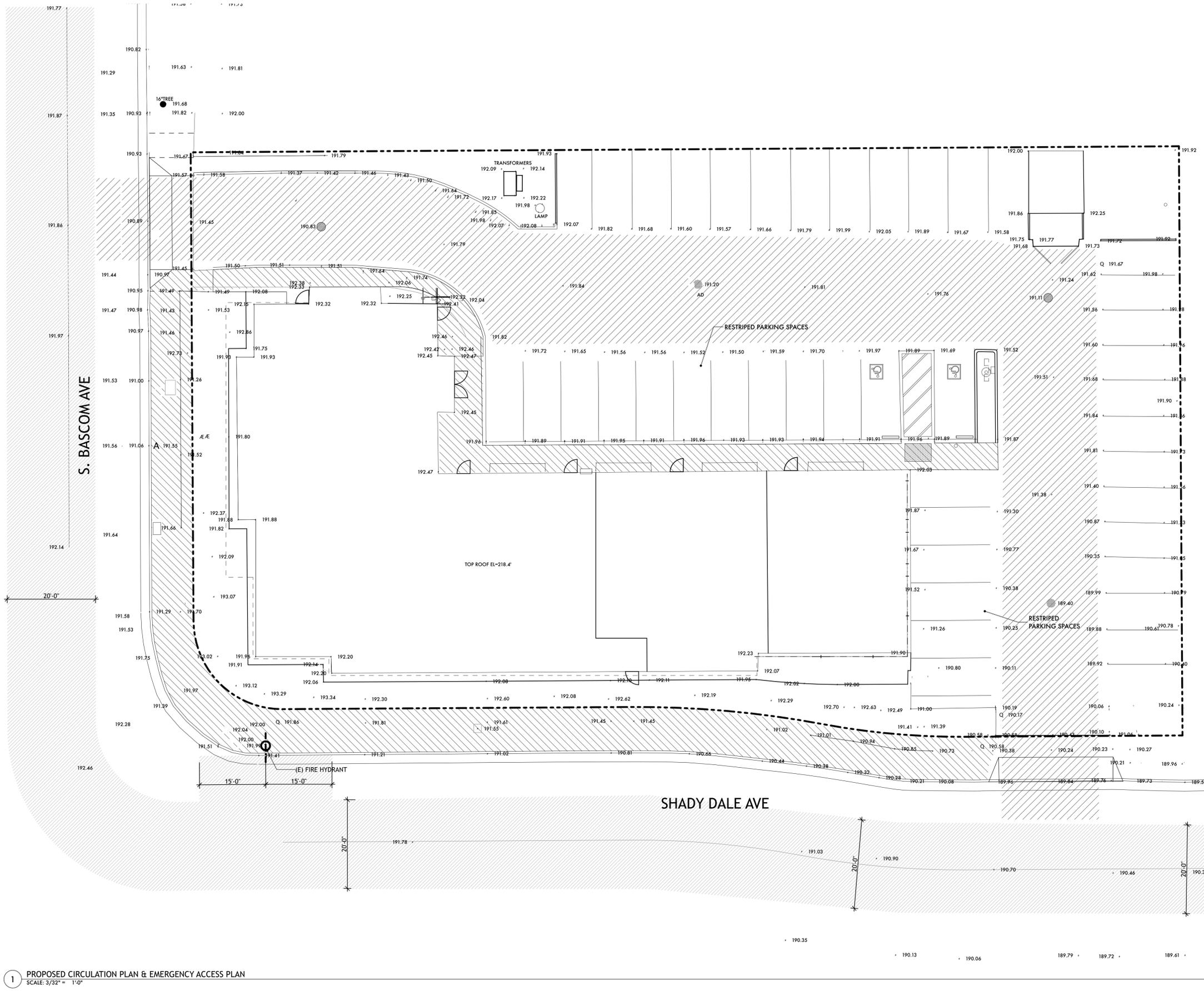
| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development Permit

A0.2

Plotted On: 4/27/22



LEGEND

- VEHICULAR AND BICYCLE ROUTE
- PEDESTRIAN ROUTE
- FIRE TRUCK ACCESS ROUTE

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO REMAIN U.N.O.
2. CONTRACTOR TO PREVENT RUNOFF WITH EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION

DISCRETIONARY REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288 07 034

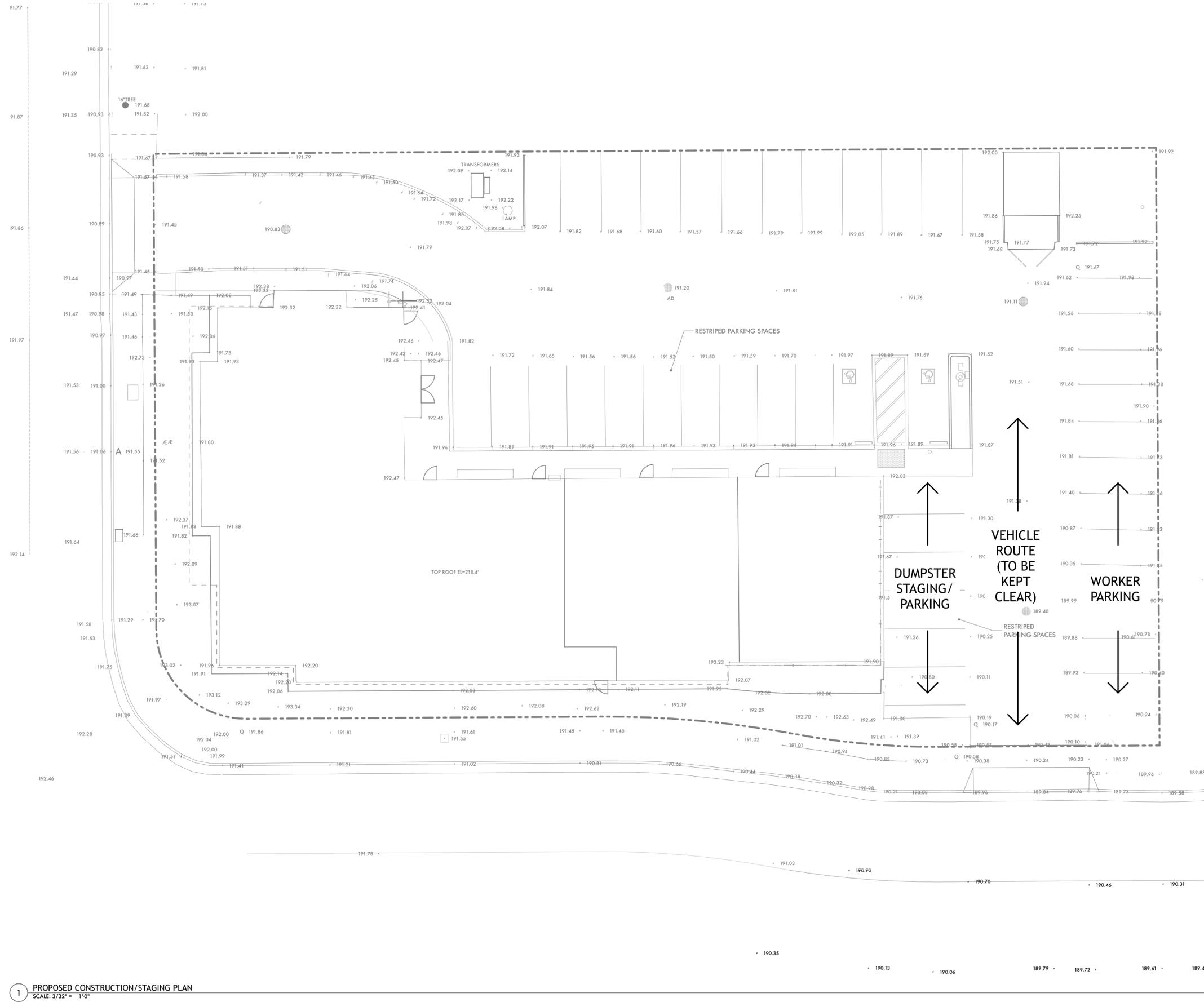
THE QUALITY OF A BUILDING PERMIT SHALL NOT BE GUARANTEED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONDITIONS OF THE PERMIT SHALL BE FULLY COMPLIED WITH ALL APPLICABLE REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| DT | | |

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development Permit
A0.3
 Plotted On: 4/27/22



LEGEND

GENERAL NOTES

1. ONLY STANDARD PICKUP TRUCKS & VANS USED
2. NO FENCES PLANNED

DISCRETIONARY
 REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF THE BUILDING PERMIT SHALL NOT BE GUARANTEED. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development
 Permit

A0.4

Plotted On: 4/27/22

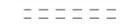
PROPOSED CONSTRUCTION/STAGING PLAN



EXIST-DEMO FLOOR PLAN KEYNOTES

| | |
|-------|--|
| 02.01 | (E) INTERIOR & EXTERIOR STAIRCASES TO BE REMOVED |
| 02.02 | (E) PLUMBING FIXTURES AND MILLWORK TO BE REMOVED |
| 02.03 | (E) REMOVE ALL (E) PARTITIONS, DOORS, TYR. |
| 02.04 | (E) MEZZANINE SPACES ABOVE TO BE REMOVED |
| 02.05 | (E) WINDOWS TO BE REMOVED, TYR. |
| 02.06 | (E) SPLIT LEVEL BASEMENT TO BE FILLED |
| 02.10 | (E) MAILBOX TO REMAIN |

FLOOR PLAN LEGEND

| | |
|---|-------------------------|
|  | (E) WALLS TO BE REMOVED |
|  | (E) WALLS TO REMAIN |
|  | KEY NOTE |

DISCRETIONARY
 REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING
 REMAINS THE RESPONSIBILITY OF THE
 OWNER. THE ARCHITECT'S RESPONSIBILITY
 IS TO DESIGN AND CONSTRUCT A BUILDING
 THAT MEETS THE REQUIREMENTS OF THE
 GENERAL CONTRACT DOCUMENT. THE ARCHITECT
 SHALL BE ULTIMATELY RESPONSIBLE FOR
 ENSURING THAT THE PROJECT COMPLETION
 COMPLIES WITH ALL APPLICABLE
 REGULATIONS, LAWS AND CODE
 REQUIREMENTS.

GENERAL NOTES

- EXISTING CONDITIONS TO REMAIN U.N.O.
- ITEMS SHOWN AS DASHED TO BE DEMOLISHED, TYR.

IF THE ABOVE DIMENSION DOES NOT
 MEASURE ONE INCH (1") EXACTLY,
 THIS DRAWING WILL HAVE BEEN
 ENLARGED OR REDUCED,
 AFFECTING ALL LABELED SCALES.

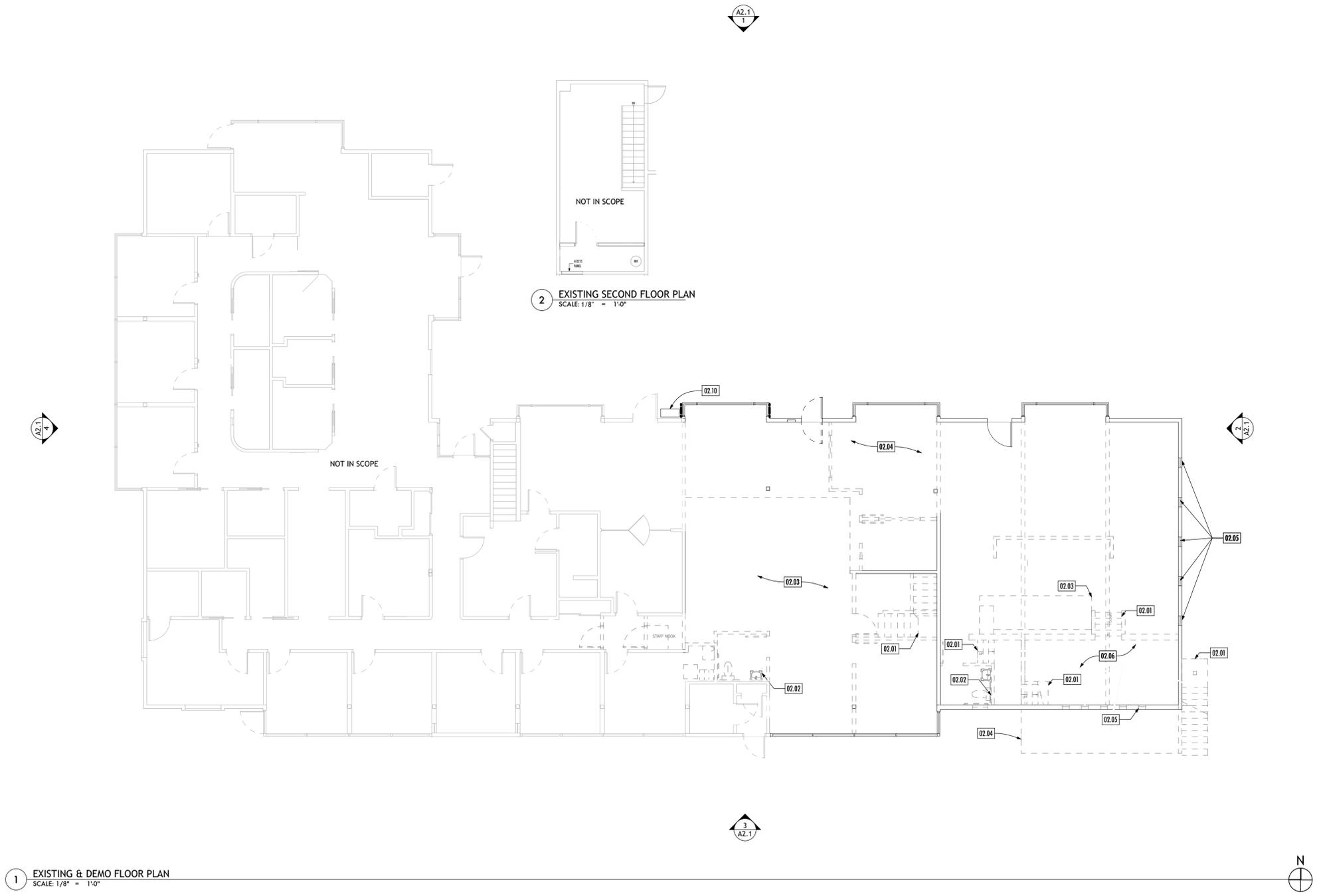
| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

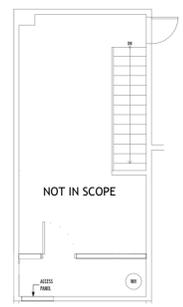
General Development
 Permit
A1.1
 Plotted On: 4/27/22

EXISTING-DEMO FLOOR PLAN

1 EXISTING & DEMO FLOOR PLAN
 SCALE: 1/8" = 1'-0"



2 EXISTING SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



PROPOSED FLOOR PLAN KEYNOTES

- 12.01 (N) APPLIANCES AND CABINETS
- 22.01 (N) PLUMBING FIXTURES

FLOOR PLAN LEGEND

-  (E) WALLS TO BE REMOVED
-  (E) WALLS TO REMAIN
-  (N) PARTIAL HEIGHT PARTITION (8'-8" AFF)
-  (N) PARTITION - ABOVE CEILING PLAN OR TO ROOF
-  KEY NOTE

GENERAL NOTES

1. EXISTING CONDITIONS TO REMAIN U.N.O.

DISCRETIONARY
REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING SHALL BE GUARANTEED AS A GUARANTEE THAT ALL WORKMANSHIP AND MATERIALS ARE AS SHOWN IN THE GENERAL CONTRACT DOCUMENT. THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT ALL WORKMANSHIP AND MATERIALS COMPLY WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

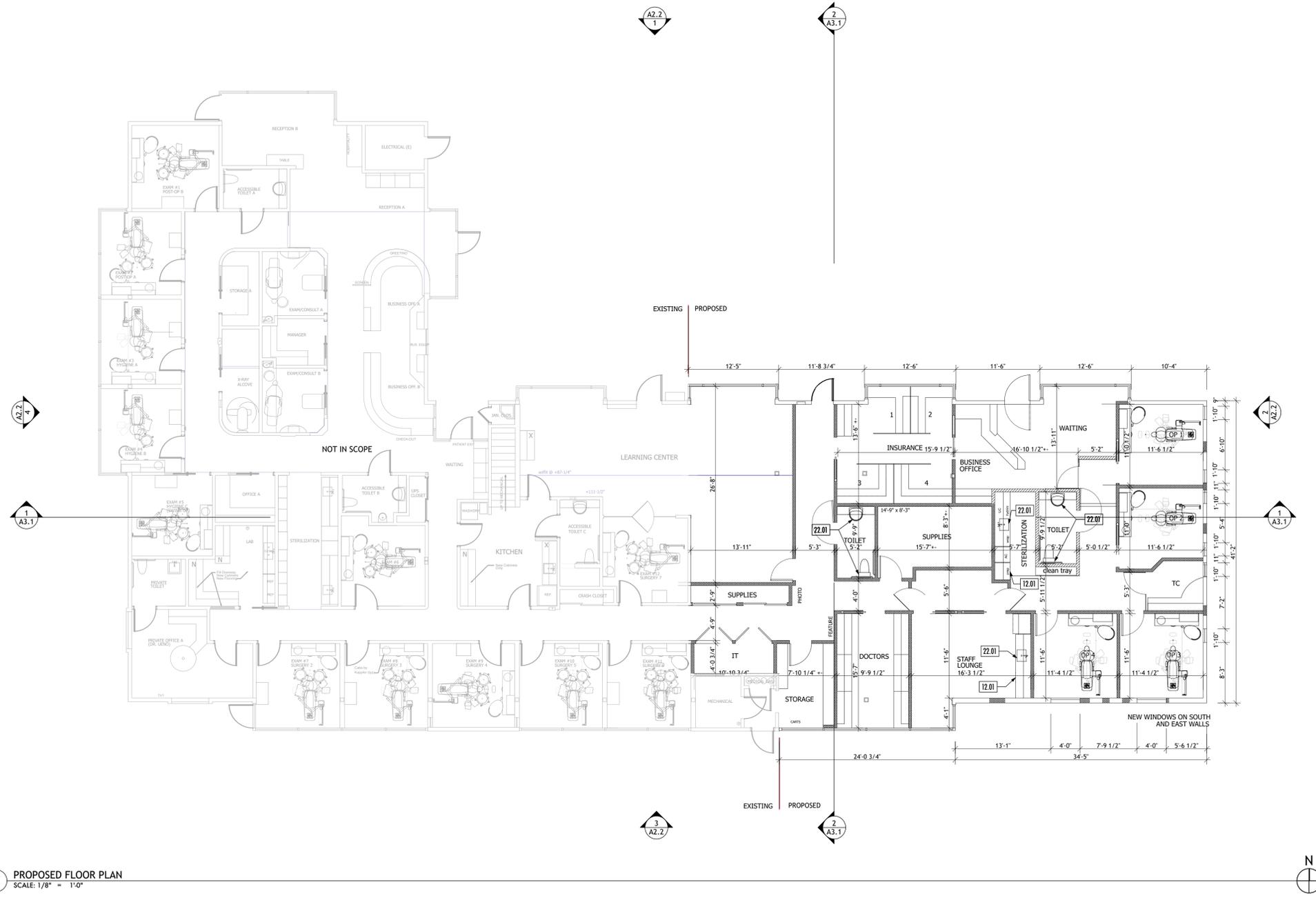
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

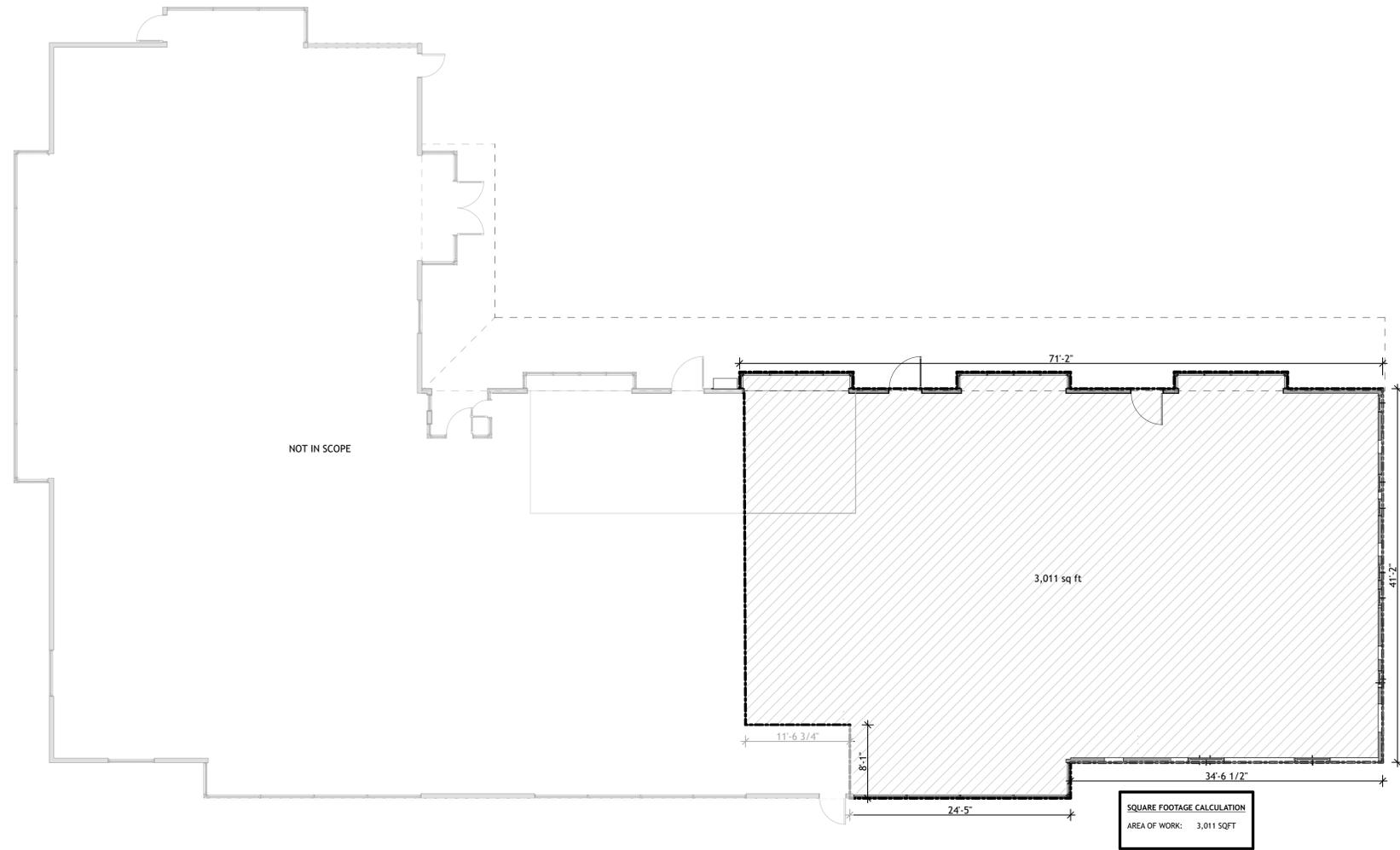
| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development Permit
A1.2
 Plotted On: 4/27/22

PROPOSED FLOOR PLAN



1 PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"



SQUARE FOOTAGE CALCULATION
 AREA OF WORK: 3,011 SQFT

GENERAL NOTES

- EXISTING CONDITIONS TO REMAIN U.N.O.

DISCRETIONARY
 REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

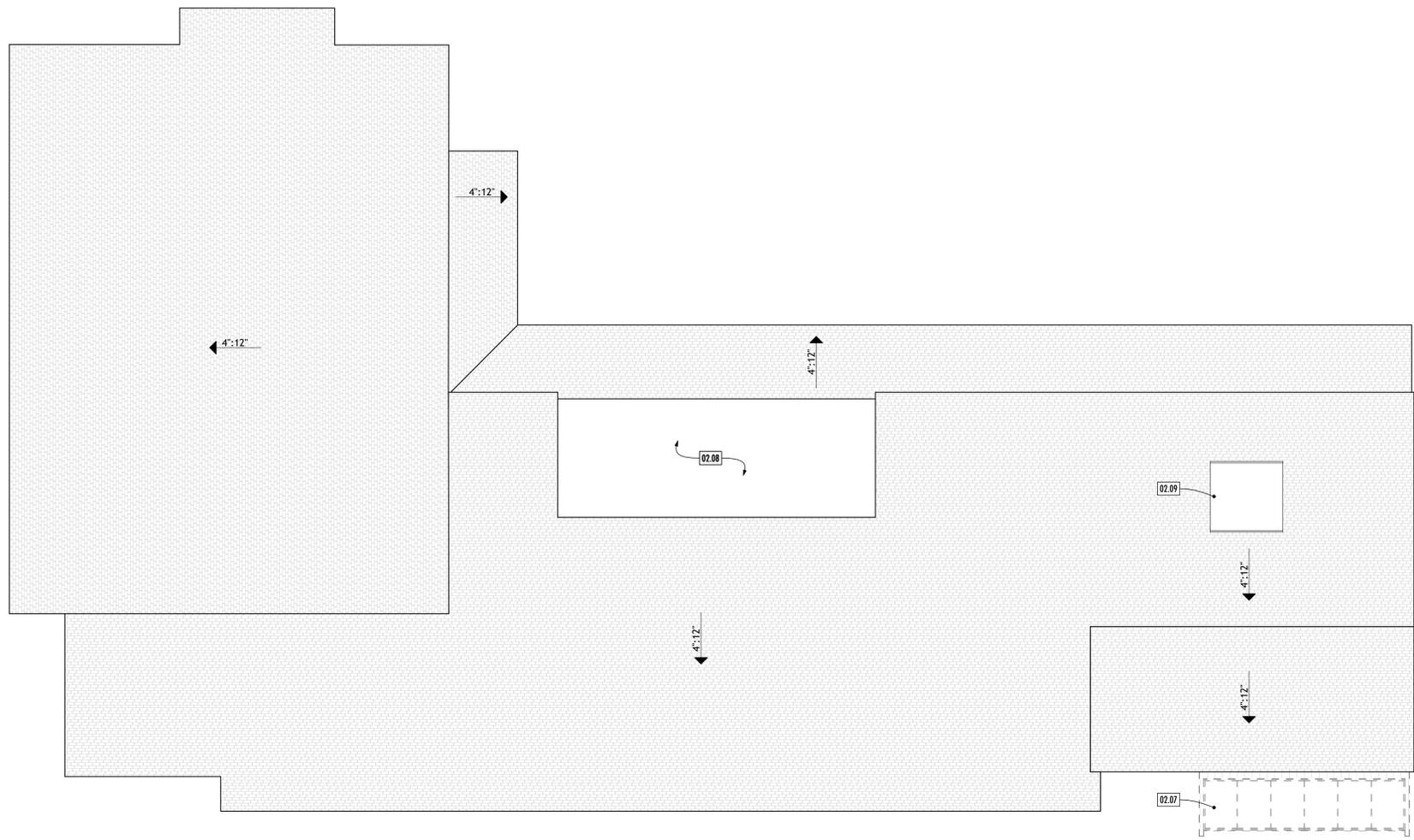
THE QUALITY OF A BUILDING
 CONSTRUCTED AS A GUARANTEE
 FROM SHALL NOT BE
 THE RESPONSIBILITY OF THE ARCHITECT
 IF THE ABOVE DIMENSION DOES NOT
 MEASURE ONE INCH (1") EXACTLY,
 THIS DRAWING WILL HAVE BEEN
 ENLARGED OR REDUCED,
 AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development
 Permit
A1.3
 Plotted On: 4/27/22

PROPOSED FLOOR AREA DIAGRAM



EXIST-DEMO ROOF PLAN KEYNOTES

| | |
|-------|---|
| 02.07 | (E) CANTILEVERED MEZZANINE ROOF TO BE REMOVED |
| 02.08 | (E) MECHANICAL EQUIPMENT AREA TO REMAIN |
| 02.09 | (E) SKYLIGHT TO REMAIN |

ROOF PLAN LEGEND

| | |
|--|-----------------------------|
| | (E) ROOF AREA TO REMAIN |
| | (E) ROOF AREA TO BE REMOVED |
| | KEY NOTE |

GENERAL NOTES

- EXISTING ROOF CONDITIONS TO REMAIN U. N. O.

nielsen studios
 ARCHITECTURE + DESIGN
 228-B Fern Street Santa Cruz 831 621 3926
 1727 64th Street Emeryville 925 324 4247
 info@nielsenarchitects.com
 www.nielsenarchitects.com

DISCRETIONARY
 REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING SHALL BE CONSIDERED AS A GUARANTEE THAT ALL ELEMENTS THAT ARE REFERRED TO IN THIS DOCUMENT, THE GENERAL CONTRACTOR SHALL BE ULTIMATELY RESPONSIBLE FOR ENSURING THAT ALL ELEMENTS COMPLY WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development
 Permit
A1.4
 Plotted On: 4/27/22

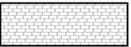
1 EXISTING & DEMO ROOF PLAN
 SCALE: 1/8" = 1'-0"

EXISTING-DEMO ROOF PLAN

PROPOSED ROOF PLAN KEYNOTES

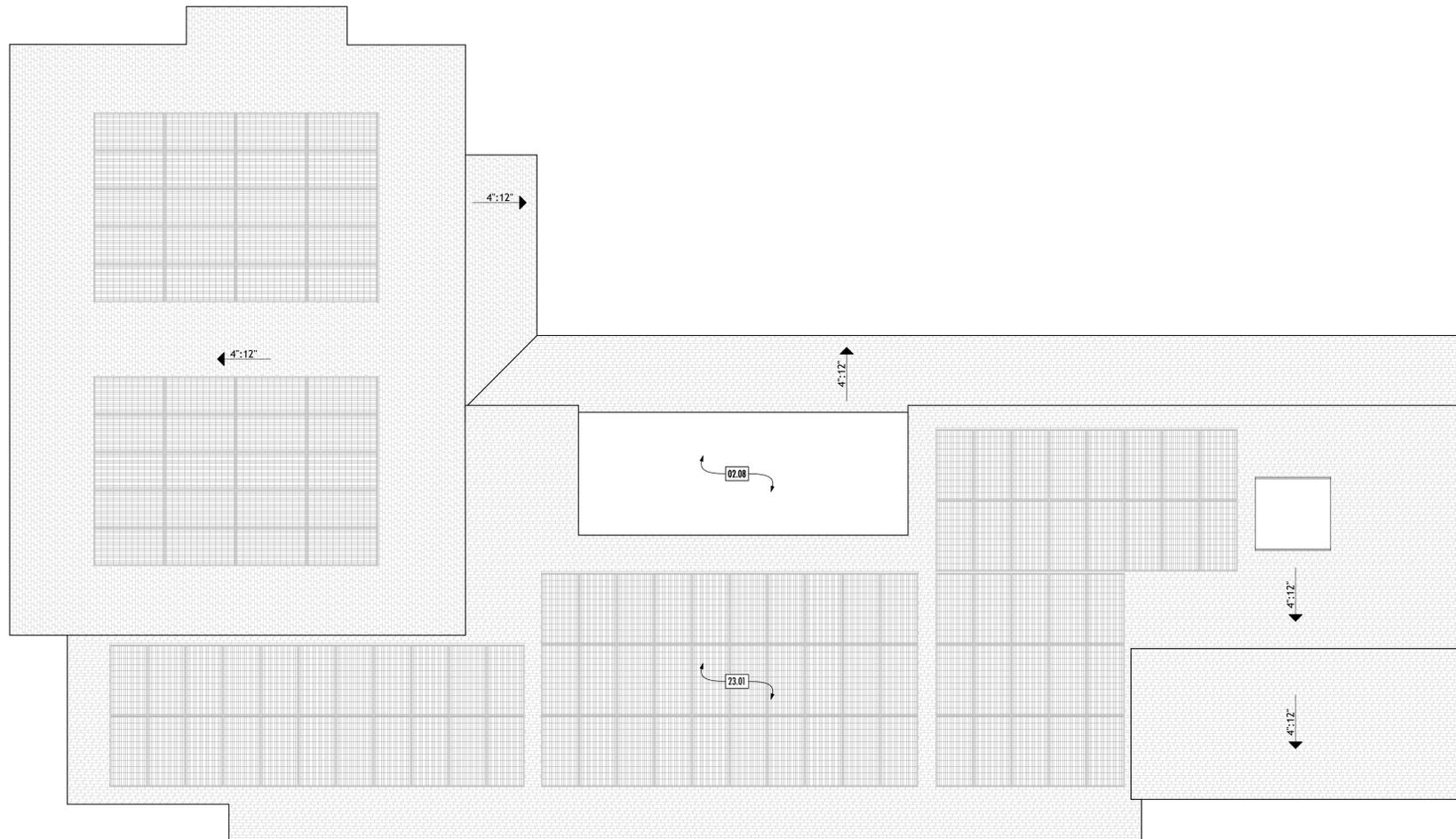
- 02.08 (E) MECHANICAL EQUIPMENT AREA TO REMAIN
- 23.01 APPROX. LOCATION AND (N) SOLAR PANELS, TYP.

ROOF PLAN LEGEND

-  (E) ROOF AREA TO REMAIN
-  KEY NOTE

GENERAL NOTES

1. EXISTING CONDITIONS TO REMAIN U.N.O.



1 PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"

nielsen studios
ARCHITECTURE + DESIGN
228-B Fern Street Santa Cruz 831 821 3926
1727 64th Street Emeryville 925 324 4247
info@nielsenarchitects.com
www.nielsenarchitects.com

DISCRETIONARY
REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING
CONSTRUCTED AS A GUARANTEE
REMAINS THE RESPONSIBILITY OF
THE ARCHITECT. THE ARCHITECT
IS NOT RESPONSIBLE FOR THE
CONSTRUCTION OF THE BUILDING
OR THE QUALITY OF THE WORK
PERFORMED THEREON. THE ARCHITECT
IS RESPONSIBLE FOR ENSURING
THAT THE BUILDING COMPLETION
COMPLIES WITH ALL
REGULATIONS, LAWS AND CODE
REQUIREMENTS.

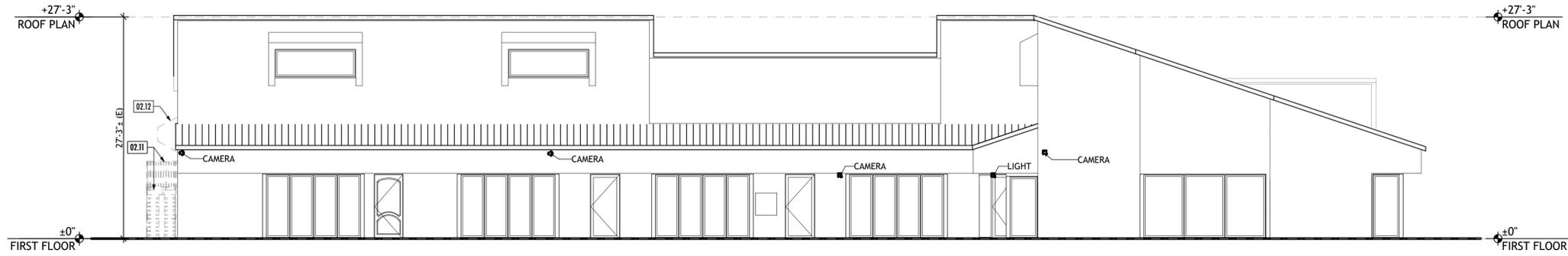
← ACTUAL →
IF THE ABOVE DIMENSION DOES NOT
MEASURE ONE INCH (1") EXACTLY,
THIS DRAWING WILL HAVE BEEN
ENLARGED OR REDUCED,
AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

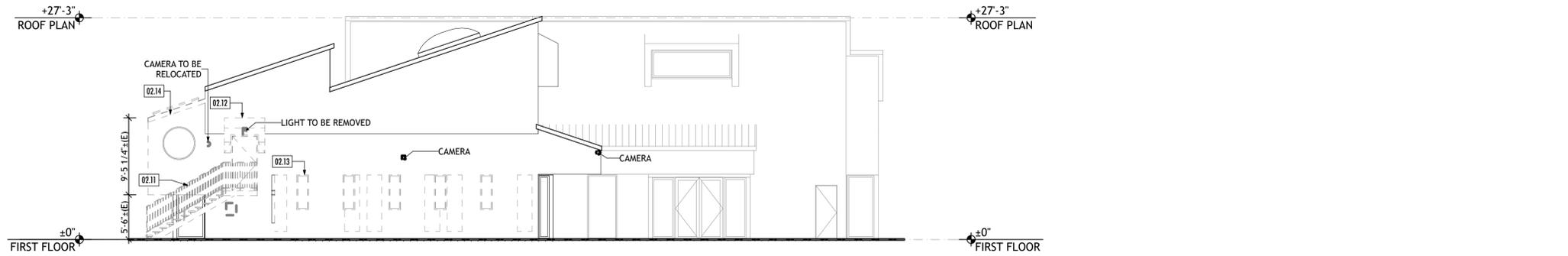
| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development
Permit
A1.5
Plotted On: 4/27/22

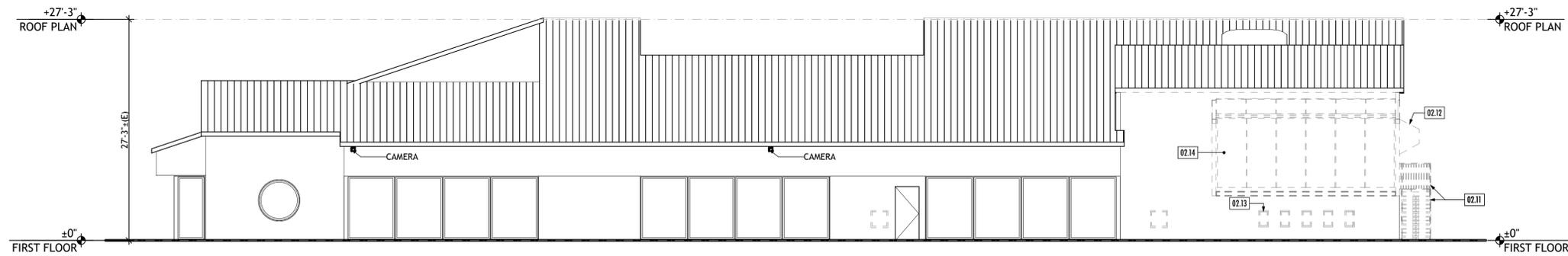
PROPOSED ROOF PLAN



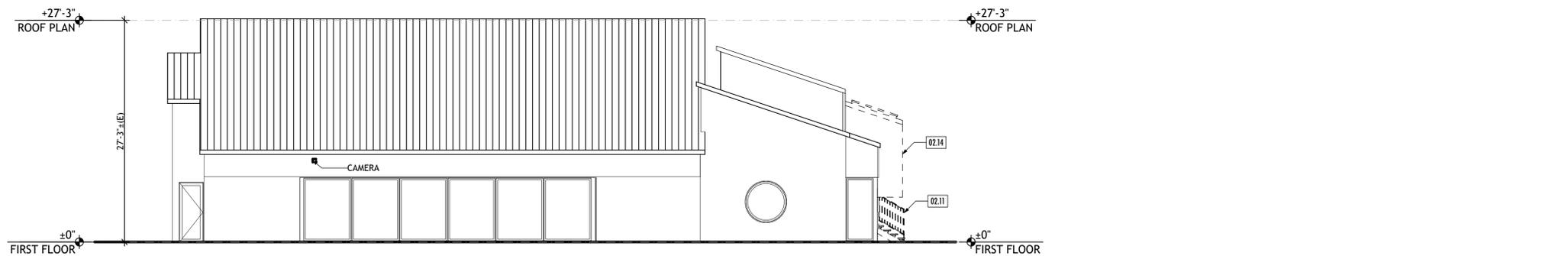
1 EXISTING-DEMO NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EXISTING-DEMO EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 EXISTING-DEMO SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 EXISTING-DEMO WEST ELEVATION
SCALE: 1/8" = 1'-0"

EXIST-DEMO ELEVATION KEYNOTES

| | |
|-------|--|
| 02.11 | (E) STAIRS & RAILING TO BE REMOVED |
| 02.12 | (E) CONC. AWNING AND ROOF TO BE REMOVED |
| 02.13 | (E) WINDOWS TO BE REMOVED, TYP. OF 5 |
| 02.14 | (E) CANTILEVERED MEZZANINE TO BE REMOVED |

ELEVATION LEGEND

| | |
|--|-------------------------------|
| | DATUM AND HEIGHT OF STRUCTURE |
| | KEYNOTE |

GENERAL NOTES

- EXISTING CONDITIONS TO REMAIN U.N.O.
- NO CHANGE TO EXTERIOR OF BUILDING U.N.O. GC TO MATCH EXISTING MATERIALS AT AREAS OF PATCHING, FINISH FINISH & COLOR REF. FINISH SCHEDULE
- CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT ON REMOVING EXTRANEIOUS ITEMS FROM THE EXTERIOR WALLS SUCH AS UNUSED CONDUIT, PIPING, UTILITY BOXES, PLYWOOD PANELS, ETC. CONTRACTOR TO PATCH SIDING TO MATCH EXISTING ADJACENT CONDITIONS.
- CONTRACTOR TO PAINT UTILITY BOXES, CONDUIT, PIPING, AND VENTS TO MATCH ADJACENT WALL.

nielsen studios
ARCHITECTURE + DESIGN
228-B Fern Street Santa Cruz 831 821 3926
1727 64th Street Emeryville 925 324 4247
info@nielsenarchitects.com
www.nielsenarchitects.com

DISCRETIONARY
REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 2888-07-034

THE QUALITY OF THE BUILDING SHALL BE GUARANTEED AS A GUARANTEE THAT ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THIS DOCUMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL WORK SHALL COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development
Permit
A2.1
Plotted On: 4/27/22

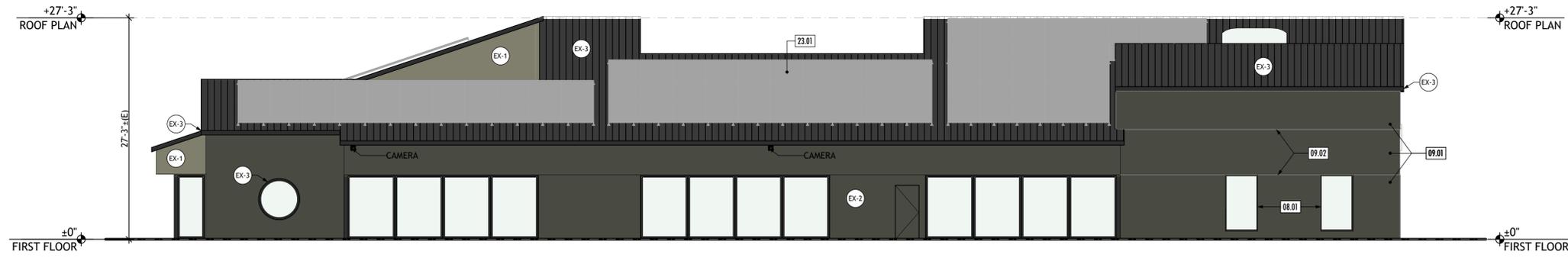
EXISTING-DEMO ELEVATIONS



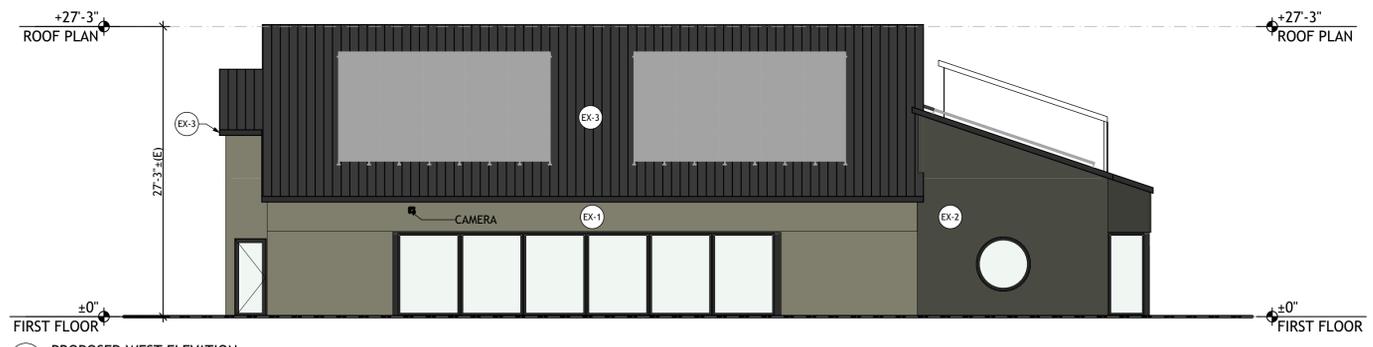
1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3 PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED ELEVATION KEYNOTES

| | |
|-------|---|
| 08.01 | (N) WINDOWS TO MATCH (E) IN MATERIAL AND COLOR |
| 09.01 | INFILL WALL AS NECESSARY, STUCCO FINISH TO MATCH (E). SEE SHEET A7.1 FOR COLOR SPECIFICATIONS |
| 09.02 | (N) STUCCO EXPANSION JOINT |

ELEVATION LEGEND

| | |
|--|--|
| | DATUM AND HEIGHT OF STRUCTURE |
| | KEYNOTE |
| | EXTERIOR MATERIAL TAG, SEE FINISH SCHEDULE ON SHEET A7.1 |

GENERAL NOTES

- EXISTING CONDITIONS TO REMAIN U.N.O.
- NO CHANGE TO EXTERIOR OF BUILDING U.N.O. GC TO MATCH EXISTING MATERIALS AT AREAS OF PATCHING. FINISH FINISH & COLOR REF: FINISH SCHEDULE
- CONTRACTOR IS TO COORDINATE WITH THE OWNER AND ARCHITECT ON REMOVING EXTRANEIOUS ITEMS FROM THE EXTERIOR WALLS SUCH AS UNUSED CONDUIT, PIPING, UTILITY BOXES, PLYWOOD PANELS, ETC. CONTRACTOR TO PATCH SIGNING TO MATCH EXISTING ADJACENT CONDITIONS.
- CONTRACTOR TO PAINT UTILITY BOXES, CONDUIT, PIPING, AND VENTS TO MATCH ADJACENT WALL.

nielsen studios
ARCHITECTURE + DESIGN
228-B Fern Street Santa Cruz 831 821 3926
1727 64th Street Emeryville 925 324 4247
info@nielsenarchitects.com
www.nielsenarchitects.com

DISCRETIONARY
REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF THE BUILDING SHALL BE GUARANTEED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

| | |
|----------------------------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |
| General Development Permit | |
| A2.2 | |
| Plotted On: | 4/27/22 |

PROPOSED ELEVATIONS

ELEVATION LEGEND

DISCRETIONARY REVIEW ONLY

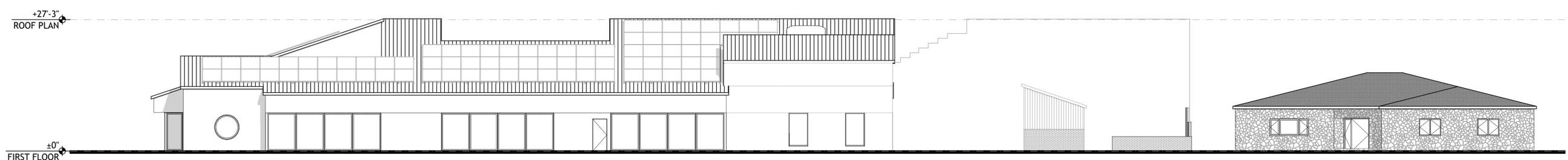
JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

GENERAL NOTES

THE QUALITY OF A BUILDING CONSTRUCTED AS A GUARANTEE FROM SHALL NOT BE AFFECTED BY THE ELEMENTS THAT ARE REFLECTED IN THIS DOCUMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE COMPLETION OF ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |



1 PROPOSED STREETSCAPE DRAWING - SHADY DALE AVE
 SCALE: 3/32" = 1'-0"

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development Permit

A2.3

Plotted On: 4/27/22



FINISH SCHEDULE

| ID | DESCRIPTION | MANUFACTURER | COLOR | FINISH | REMARKS |
|------|----------------------------------|------------------|----------------------|-----------|---------|
| EX-1 | PAINTED STUCCO FINISH - EXISTING | BENJAMIN MOORE | CW-65 GUNSMITH GRAY | EXISTING | |
| EX-2 | PAINTED STUCCO FINISH | SHERWIN-WILLIAMS | SW 7048 URBAN BRONZE | MATCH (E) | |
| EX-3 | PAINTED TRIM PIECES AND ROOF | SHERWIN-WILLIAMS | SW 6990 CAVIAR | MATCH (E) | |

DISCRETIONARY
REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING SHALL BE THE RESPONSIBILITY OF THE OWNER. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE QUALITY OF THE WORKMANSHIP OF THE CONTRACTOR. THE ARCHITECT SHALL BE RESPONSIBLE FOR ENSURING THAT THE DESIGN COMPLETES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

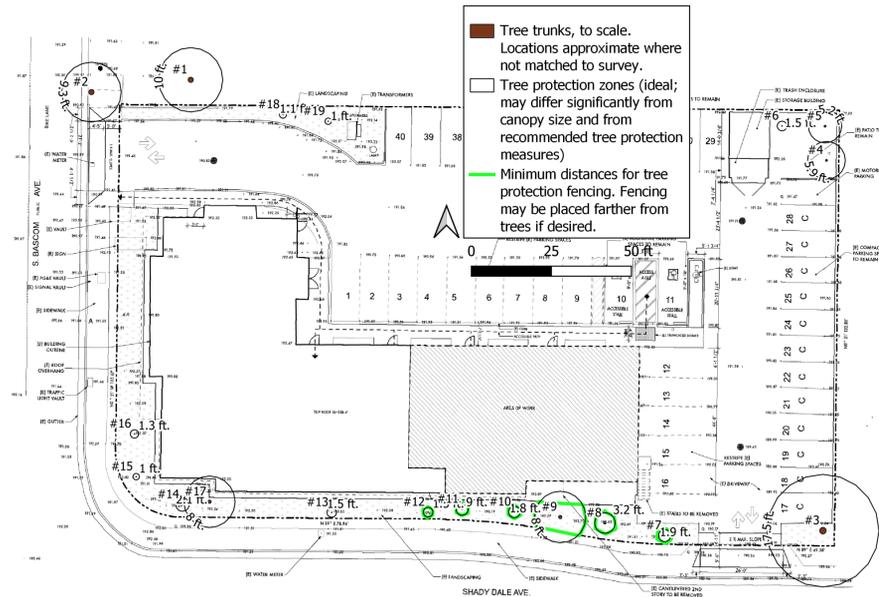
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| 01 | | |

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development
 Permit
A7.1
 Plotted On: 4/27/22

TREE SURVEY AND PROTECTION PLAN



2160 S Bascom Tree Table

Aesculus Arboricultural Consulting

| Tree # | Common Name | Species | DBH (in.) | Vitality (0-3) | Protected Private Tree? | Street Tree? | Off-Site Tree? | Suitability for preservation (0-3) Remove? | Species Construction Tolerance (1 = poor, 3 = good) | TPZ radius (ideal, ft. from center of trunk) | Expected Impacts | Notes |
|--------|--------------------|-----------------------|-----------|----------------|-------------------------|--------------|----------------|--|---|--|--|--|
| 7 | Crabapple | Malus, sp. | 2.5 | 3 | | | | 3 | 2.0 | 1.9 | Minor from construction access to existing stairs to be demolished | - |
| 8 | Italian stone pine | Pinus pinea | 6.4 | 3 | | | | 3 | 3.0 | 3.2 | Minor from construction access to cantilevered second story to be demolished | - |
| 9 | Mexican fan palm | Washingtonia robusta | 12.0 | 3 | | | | 3 | N/A | 8.0 | Minor from construction access to cantilevered second story to be demolished | About 7' tall, no clear brown trunk. Monocot - protect 2' beyond root ball |
| 10 | Swamp myrtle | Tristanopsis laurinum | 2.4 | 3 | | | | 3 | 2.0 | 1.8 | Minor from construction access to cantilevered second story to be demolished | - |
| 11 | Swamp myrtle | Tristanopsis laurinum | 2.5 | 3 | | | | 3 | 2.0 | 1.9 | Minor from construction access to cantilevered second story to be demolished | DBH estimated due to planting stake at trunk |
| 12 | African fern pine | Afroparpus falcatus | 3.0 | 3 | | | | 3 | 3.0 | 1.5 | Minor from construction access to cantilevered second story to be demolished | DBH estimated due to planting stake at trunk |
| 13 | African fern pine | Afroparpus falcatus | 3.0 | 3 | | | | 3 | 3.0 | 1.5 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | DBH estimated due to planting stake at trunk |

3/15/2022

2

2160 S Bascom Tree Table

Aesculus Arboricultural Consulting

| Tree # | Common Name | Species | DBH (in.) | Vitality (0-3) | Protected Private Tree? | Street Tree? | Off-Site Tree? | Suitability for preservation (0-3) Remove? | Species Construction Tolerance (1 = poor, 3 = good) | TPZ radius (ideal, ft. from center of trunk) | Expected Impacts | Notes |
|--------|--------------|-----------------------|-----------|----------------|-------------------------|--------------|----------------|--|---|--|--|--|
| 1 | London plane | Platanus x acerifolia | 20.0 | 3 | X | | | 3 | 3.0 | 10.0 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | Neighbor tree. DBH estimated. |
| 2 | London plane | Platanus x acerifolia | 18.5 | 3 | X | X | | 3 | 3.0 | 9.3 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | Neighbor street tree |
| 3 | Mulberry | Morus alba | 23.3 | 3 | X | | | 2 | 2.0 | 17.5 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | Poor structure, with many leaders (trunks) |
| 4 | Mandarin | Citrus reticulata | 7.8 | 3 | | | | 3 | 2.0 | 5.9 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | - |
| 5 | Lemon | Citrus limon | 6.9 | 3 | | | | 3 | 2.0 | 5.2 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | - |
| 6 | Unknown | Unknown | 1.5 | 3 | | | | 3 | 1.0 | 1.5 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | - |

3/15/2022

1

2160 S Bascom Tree Table

Aesculus Arboricultural Consulting

| Tree # | Common Name | Species | DBH (in.) | Vitality (0-3) | Protected Private Tree? | Street Tree? | Off-Site Tree? | Suitability for preservation (0-3) Remove? | Species Construction Tolerance (1 = poor, 3 = good) | TPZ radius (ideal, ft. from center of trunk) | Expected Impacts | Notes |
|--------|------------------|----------------------|-----------|----------------|-------------------------|--------------|----------------|--|---|--|--|--|
| 14 | Chinese pistache | Pistacia chinensis | 4.2 | 3 | | | | 3 | 3.0 | 2.1 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | - |
| 15 | Chinese pistache | Pistacia chinensis | 1.9 | 3 | | | | 3 | 3.0 | 1.0 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | - |
| 16 | Chinese pistache | Pistacia chinensis | 2.6 | 3 | | | | 3 | 3.0 | 1.3 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | - |
| 17 | Mexican fan palm | Washingtonia robusta | 12.0 | 3 | | | | 3 | N/A | 8.0 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | About 6' tall, no clear brown trunk. Monocot - protect 2' beyond root ball |
| 18 | Chinese pistache | Pistacia chinensis | 2.2 | 3 | | | | 3 | 3.0 | 1.1 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | - |
| 19 | Chinese pistache | Pistacia chinensis | 2.0 | 3 | | | | 3 | 3.0 | 1.0 | Minimal - no tree protection needed, as proposed exterior work is well away from this tree | DBH estimated due to planting stake at trunk |

3/15/2022

3

DISCRETIONARY REVIEW ONLY

JOB NAME: UENO CENTER DENTAL
CLIENT: UENO CENTER DENTAL SPECIALISTS
ADDRESS: 2160 S. BASCOM AVE., CAMPBELL, CA 95008
APN: 288-07-034

THE QUALITY OF A BUILDING PERMIT SHALL NOT BE GUARANTEED AS A GUARANTEE THAT ALL REQUIREMENTS ARE REFLECTED IN THIS DOCUMENT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT ALL PROJECTS COMPLY WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| BY | REVISIONS | Date |
|----|-----------|------|
| DT | | |

| | |
|----------|----------|
| Date: | 4/27/22 |
| Scale: | AS NOTED |
| Drawn: | BF/EU |
| Checked: | CN |
| Job: | 21-51 |

General Development Permit
TSP-1
Plotted On: 4/27/22