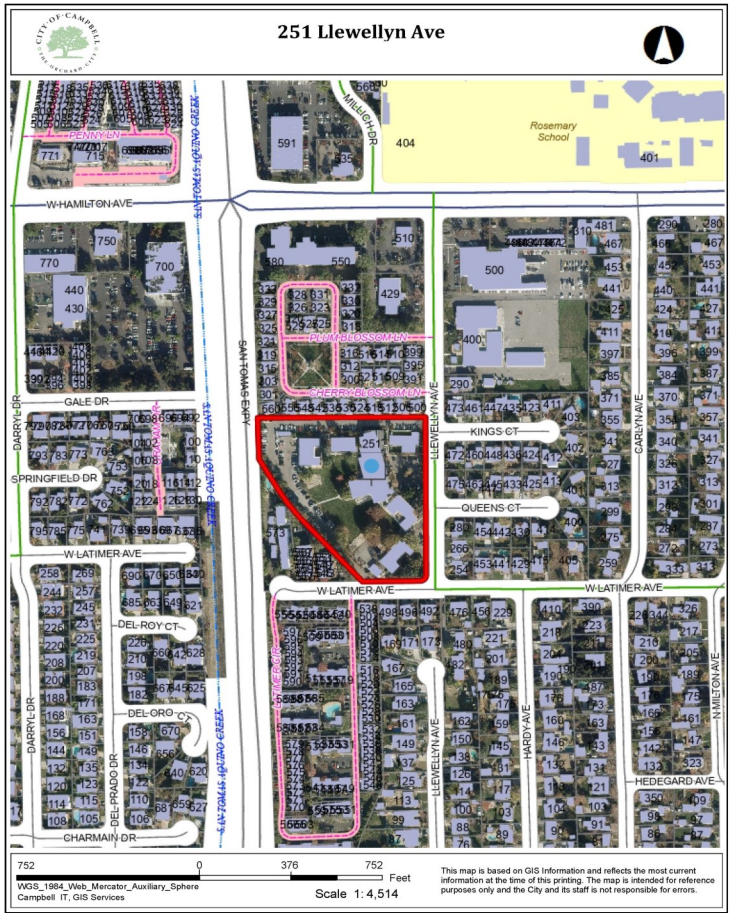
## Location of Proposed Project




City of Campbell
70 North First Street
Campbell, CA 95008 –1423

## Project Image



# Notice of Public Hearing

**Dear Campbell Resident,** **June 13, 2024**

**The Planning Commission of the City of Campbell will hold a Public Hearing at 7:00 PM, or shortly thereafter, on Tuesday June 25, 2024,in the City Hall Council Chambers, 70 North First Street, Campbell, California, to consider the following item:**

**Project Address:** 251 Llewellyn Avenue
**Zoning | Area Plan:** MDR
**Neighborhood Association(s):** N/A
**Council District:** 3
**File No.:** PLN-2023-164
**APN:** 305-17-017
**Applicant:** PulteGroup
**Property Owner:** Pacific Clinics
**Application Type:** Major Housing Development Project Permit and Tentative Vesting Subdivision Map, with use of Density Bonus Law (DBL)
**Project Planner:** Daniel Fama, Senior Planner
**Email Contact**: danielf@campbellca.gov
**Phone Contact:** (408) 866-2193

**Project Description:**

To allow the construction of a 108-unit housing development project, inclusive of 18 detached single-family homes and 90 townhome-style condominium units across 12 buildings with associated site improvements, including an 8-foot sound wall; creation of 30 residential lots, 11 common lots, and related public and private easements; and use of Density Bonus Law waivers and a concession from the Zoning Code and Multi-Family Development Design Standards (MFDDS). Staff is recommending that this item be deemed Exempt from CEQA pursuant to § 15183 (Projects Consistent with a Community Plan or Zoning), including partial reliance on a previously certified Program EIR per § 15168. Tentative City Council Date: July 16, 2024.

**You may participate virtually or watch online**:

◊ Register online to speak via Zoom: (https://campbellca.gov/PCSignup.)

Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Services (CRS) ) or by telephoning any other providers' CRS telephone number. We may provide appropriate aids and communication services for qualified persons with disabilities such as: sign language interpreters, assistive hearing devices, and other services for people with speech vision, and hearing impairments

Please be advised that if you challenge this item in court, you may be limited to raising only those items identified at the Public hearing or submitted in writing to the Planning Division at, or prior to, the Public Hearing. Failure to exhaust all administrative appeals may preclude a challenge in court.

**- City of Campbell -**
**Community Development Department**
**70 N. First Street, Campbell CA 95008**
**(408)866-2140 | planning@campbellca.gov**

**Note: Applications may change after initial application submittal. To view the project plans, please scan the QR code.**

****Asistencia en Español disponible,**
**Simplemente marque (408) 866-2140 y pida traduccion en Español**

# PLANNING PERMIT PACKAGE

# 251 LLEWELLYN AVENUE

## CAMPBELL CALIFORNIA




VICINITY MAP
NOT TO SCALE

### BUILDING SUMMARY (TOWNHOMES)

**TOWNHOME CONDOS | BUILDING 100**

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 3 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2094 | 447 | 110 | 108 |
| PLAN 5 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2 | 2192 | 441 | 122 | 116 |

**TOWNHOME CONDOS | BUILDING 200**

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 1 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM | 1 | 1433 | 438 | 63 | 0 |
| PLAN 2 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 1 | 1548 | 472 | 56 | 0 |
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 2 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2094 | 447 | 110 | 108 |
| PLAN 5 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2192 | 441 | 122 | 116 |
| PLAN 6 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2339 | 444 | 123 | 123 |

**TOWNHOME CONDOS | BUILDING 300**

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 1 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM | 1 | 1433 | 438 | 63 | 0 |
| PLAN 2 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 1 | 1548 | 472 | 56 | 0 |
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 3 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2 | 2094 | 447 | 110 | 108 |
| PLAN 5 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2192 | 441 | 122 | 116 |

**TOWNHOME CONDOS | BUILDING 400**

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 1 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM | 2 | 1433 | 438 | 63 | 0 |
| PLAN 2 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 2 | 1548 | 472 | 56 | 0 |
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 2 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2 | 2094 | 447 | 110 | 108 |
| PLAN 6 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2339 | 444 | 123 | 123 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

**BUILDING AREA SUMMARY**

| | BUILDING 100 | BUILDING 200 | BUILDING 300 | BUILDING 400 | PLATE HEIGHT | FLOOR-TO FLOOR |
|---|---|---|---|---|---|---|
| 1st Floor | 5,142 | 5,763 | 6,433 | 7,121 | 9'-1" | 10'-3 3/4" |
| 2nd Floor | 5,417 | 6,108 | 6,803 | 7,485 | 9'-1" | 10'-3 3/4" |
| 3rd Floor | 5,084 | 5,655 | 6,334 | 6,822 | 8'-4 1/2" | |
| Total | 15,643 | 17,526 | 19,570 | 21,428 | | |
| Maximum Building Height | 42'-0" | 42'-0" | 42'-0" | 42'-0" | | |

1. Building Area Calculations Are Inclusive of Garages, Utility Cabinets, Patios, and Decks.
2. Square Footage May Vary Due To Method Of Calculation.

**LIVING AREA SUMMARY**

| | LIVING AREA | BUILDINGS ON SITE | TOTAL |
|---|---|---|---|
| BUILDING 100 | 11,660 | 2 | 23,320 |
| BUILDING 200 | 13,134 | 4 | 52,536 |
| BUILDING 300 | 14,599 | 4 | 58,396 |
| BUILDING 400 | 16,244 | 2 | 32,488 |
| | | TOTAL LIVING AREA ON SITE | 163,810 |

1. Living Area Calculations Are Exclusive of Garages, Utility Cabinets, Patios and Decks.
2. Square Footage May Vary Due To Method of Calculation.

### BUILDING SUMMARY (SINGLE FAMILY - DETACHED TOWNHOMES)

**SFD | Plan 1**

Construction: R3, VB
Sprinkler System: 13D

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF HOMES | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL |
|---|---|---|---|---|---|---|---|
| PLAN 1 | S.F.D. | 4 BED + 3 BATH | 2-CAR | 4 | 2548 | 494 | 146 |

**SFD | Plan 2**

Construction: R3, VB
Sprinkler System: 13D

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL NUMBER OF HOMES | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL |
|---|---|---|---|---|---|---|---|
| PLAN 2 | S.F.D. | 4 BED + 3 BATH | 2-CAR | 14 | 2567 | 491 | 73 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

### FIRE DEPARTMENT NOTES

- FIRE SPRINKLER SHALL BE INSTALLED AS A DEFERRED SUBMITTAL
- FIRE ALARM SYSTEM SHALL BE INSTALLED AS A DEFERRED SUBMITTAL
- THERE WILL BE NO COMBUSTIBLE CONSTRUCTION PRIOR TO HYDRANT INSTALLATIONS

### PROJECT DATA SUMMARY TABLE

1. **PROPERTY ADDRESS:** 251 LLEWELLYN AVENUE, CAMPBELL, CALIFORNIA
2. **ASSESSOR'S PARCEL NUMBER:** 305-17-017
2. **BASIS OF BEARINGS:** THE BEARING NORTH 00°30'02" EAST AS FOUND MONUMENTED ON LLEWELLYN AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 9138" FILED FOR RECORDED IN BOOK 714 OF MAPS AT PAGES 29-30, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS SURVEY.
3. **BENCHMARK:** CITY OF CAMPBELL NO. 54. NORTHEAST CORNER OF LATIMER AVENUE & LLEWELLYN AVENUE AT EAST END OF CURB RETURN. ELEVATION: 188.867GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
4. **EXISTING ZONING:** MDR (MEDIUM DENSITY RESIDENTIAL)
5. **PROPOSED ZONING:** MDR (MEDIUM DENSITY RESIDENTIAL)
6. GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL (18-25 UNITS/GROSS ARCES)
7. **FORM BASED ZONING:** T4 NEIGHBORHOOD MEDIUM (T4N.M)
8. **GROSS PROJECT SIZE:** 5.56 ACRES
9. **NET PROJECT SIZE:** 5.56 ACRES
10. **SITE COVERAGE:**
    - BUILDING AREA: 89,165 SF 37%
    - ROADWAY/PAVING AREA: 55,773 SF 23%
    - SIDEWALK/HARDSCAPE: 30,834 SF 12%
    - LANDSCAPE: 66,501 SF 28%
    - TOTAL SITE AREA: 242,273 SF 100%
11. **RESIDENTIAL UNITS:** 108 UNITS
12. **SITE DENSITY:** 108 UNITS / 5.56 ACRES = 19.4 DU/ACRE
13. **PARKING REQUIREMENTS:**

    MUNICIPAL CODE REQUIREMENTS (PER SECTION 21.28.040 OF MUNICIPAL CODE):

    2 1/2 SPACES FOR EACH UNIT, 2 OF WHICH SHALL BE COVERED, PLUS 1/2 SPACE DESIGNATED GUEST PARKING SPACE FOR EACH UNIT.

    TOTAL PARKING REQUIRED: 270
    TOTAL PARKING PROVIDED: 260 TOTAL
    - GARAGE PARKING (2 PER UNIT): 216
    - GUEST VEHICLE PARKING STALLS PROVIDED: 42 PARKING STALLS
    - MOTORCYCLE STALLS PROVIDED: 8 PARKING STALLS
      2(1 EQUIVALENT STALLS @ 4:1 RATIO)
14. **DESIGN SITES:** 30 (1 PER BUILDING)
15. **GROUND FLOOR NON-RESIDENTIAL REQUIRMENT:** NOT APPLICABLE
16. **LARGE SITE:** THE SITE IS SUBJECT TO THE LARGE SITE REQUIREMENTS

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**APPLICANT:**

PulteGroup
4511 WILLOW ROAD, SUITE 8
PLEASANTON, CALIFORNIA 94588
PHONE (925) 249-3200

**CONSULTANTS:**

CIVIL ENGINEER

Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

ARCHITECTURE

WHA
ARCHITECTS, PLANNERS, DESIGNERS
5000 EXECUTIVE PRKY, STE 375
SAN RAMON, CA 94583
PHONE: (925) 463-1725

LANDSCAPE ARCHITECTURE

81 14TH STREET
SAN FRANCISCO, CA 94103
PHONE: (415) 864-1921

DRY UTILITY CONSULTANT

Vizion Utility Partners
7901 STONERIDGE DR, STE 200
PLEASANTON, CA 94588
PHONE :(925) 682-1114

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066


PREPARED FOR:
PulteGroup
4511 WILLOW ROAD, SUITE 8
PLEASANTON, CALIFORNIA 94588
PHONE 925-249-3200 FAX 925-465-0291

PLANNING PERMIT PACKAGE

CIVIL IMPROVEMENTS
COVER SHEET

251 LLEWELLYN AVENUE CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
| DESIGNED | ENG |
| DRAWN | CAD |
| JOB NO. | 20-150 |
| SHEET | C1.0 |
| | 1 OF 75 SHEETS |

R:\PROJECT\2020\20150 251 Llewellyn\PLANNING\PLANNING PERMIT\1 COVER.dwg Mar 21, 2024

## LEGEND

| TO BE CONSTRUCTED | EXISTING | DESCRIPTION |
|---|---|---|
| | | BOUNDARY |
| | | PROPERTY LINE |
| | | RIGHT OF WAY |
| | | CENTER LINE |
| | | EASEMENT LINE |
| | | CURB, GUTTER, SIDEWALK & DRIVEWAY |
| SS SS | EXSS SS | SANITARY SEWER PIPE & MANHOLE |
| SD | EXSD | STORM DRAIN PIPE & MANHOLE |
| WT W | EXWT W | WATER MAIN & VALVE |
| RW RW | EXRW RW | RECYCLED WATER MAIN & VALVE |
| OH | OH | OVERHEAD LINE |
| | | CURB INLET |
| | | FIELD INLET |
| SD SD | SD SD | AREA DRAIN PIPE & AREA DRAIN |
| | | FIRE HYDRANT |
| W ARV | W ARV | WATER METER & AIR RELEASE VALVE |
| | | POWER POLE |
| | | ELECTROLIER |
| | | SURVEY MONUMENT |
| | | SIGN |
| 0.5% | 0.5% | DIRECTION OF FLOW & GRADIENT |
| | | DIRECTION OF FLOW |
| | | CURB RAMP |
| | | STORMWATER TREATMENT PLANTER |
| T5 6 5 T7 C1 3 3E 2E 2 | T5 6 5 T7 C1 3 3E 2E 2 | UTILITY BOXES & VAULTS |
| | | CURB TRANSITION |
| | | OVERLAND RELEASE |

## ABBREVIATIONS

| | |
|---|---|
| AB | AGGREGATE BASE |
| ABND | ABANDON |
| AC | ASPHALT CONCRETE |
| AD | AREA DRAIN |
| AP | ANGLE POINT |
| APN | ASSESSORS PARCEL NUMBER |
| ARV | AIR RELEASE VALVE |
| ASB | AGGREGATE SUBBASE |
| AU | ACCESSIBLE UNIT |
| BC | BEGIN CURVE |
| BK | BOOK |
| BW | BOTTOM OF WALL |
| B/W | BACK OF WALK |
| BFP | BACK FLOW PREVENTOR |
| BOL | BOLLARD |
| BLDG | BUILDING |
| BRK | BRICK |
| BS | BOTTOM OF STEP |
| C&G | CURB & GUTTER |
| CB | CATCH BASIN |
| CEN | CENTER |
| CL | CENTERLINE |
| CLF | CHAIN LINK FENCE |
| CO | CLEAN OUT |
| CONC | CONCRETE |
| CONST | CONSTRUCT |
| COR | CORNER |
| CR | CURB RAMP |
| DC | DEPRESSED CURB |
| DI | DRAINAGE INLET |
| DIA | DIAMETER |
| DIP | DUCTILE IRON PIPE |
| DBL | DOUBLE |
| DS | DOWNSPOUT |
| DW | DRIVEWAY |
| EC | END CURVE |
| ESMT | EASEMENT |
| ELEC | ELECTRICAL |
| ELECT | ELECTROLIER |
| ENCL | ENCLOSURE |
| ENCR | ENCROACHING |
| EP | EDGE OF PAVEMENT |
| ER | END OF RETURN |
| EX | EXISTING |
| FB | FLUSH BAND |
| FD | FOUND |
| FDC | FIRE DEPARTMENT CONNECTION |
| FC | FACE OF CURB |
| FEN | FENCE |
| FF | FINISH FLOOR |
| FFG | FINISH FLOOR GARAGE |
| FG | FINISH GRADE |
| FH | FIRE HYDRANT |
| FI | FIELD INLET |
| FL | FLOWLINE |
| FS | FIRE SERVICE |
| F/W | FRONT OF WALK |
| GB | GRADE BREAK |
| GFF | GARAGE FINISH FLOOR |
| GL | GARAGE LIP |
| GRT | GRATE |
| GV | GAS VALVE |
| HP | HIGH POINT |
| IM | IMAGE |
| INT | INTERSECTION |
| INV | INVERT |
| IP | IRON PIPE |
| JP | JOINT POLE |
| JT | JOINT TRENCH |
| LAT | LATERAL |
| LP | LOW POINT |
| LS | LANDSCAPE |
| MH | MANHOLE |
| M | MAPS |
| MEAS | MEASURED |
| MON | MONUMENT |
| OR | OFFICIAL RECORDS |
| P | PAD |
| PG | PAGE |
| PLNT | PLANTER |
| PT | POINT |
| PIV | POST INDICATOR VALVE |
| PL | PROPERTY LINE |
| PP | POWER POLE |
| PS | PROTECTIVE SLOPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| RC | ROLLED CURB |
| RCE | REGISTERED CIVIL ENGINEER |
| RCP | REINFORCED CONCRETE PIPE |
| RE | REEL |
| R&R | REMOVE AND REPLACE |
| RW | RECYCLED WATER |
| R/W | RIGHT OF WAY |
| SD | STORM DRAIN |
| SER | SERVICE |
| SS | SANITARY SEWER |
| SLB | STREET LIGHT BOX |
| STD | STANDARD |
| SQ | SQUARE |
| S/W | SIDEWALK |
| TC | TOP OF CURB |
| TDC | TOP OF DEPRESSED CURB |
| TEL | TELEPHONE |
| TG | TOP OF GUTTER |
| TRC | TOP OF ROLLED CURB |
| TS | TOP STEP |
| TSB | TRAFFIC SIGNAL BOX |
| TW | TOP OF WALL |
| TYP | TYPICAL |
| UB | UTILITY BOX |
| UTIL | UTILITY |
| VCP | VITRIFIED CLAY PIPE |
| VLT | VAULT |
| WB | WATER BOX |
| WM | WATER METER |
| WT | WATER |
| WV | WATER VALVE |
| WD | WOOD |
| XING | CROSSING |

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


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Civil Engineers • Planners • Surveyors
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T: (408) 453-1066


PREPARED FOR:

PulteGroup


4511 WILLOW ROAD, SUITE 8
PLEASANTON, CALIFORNIA 94588
PHONE 925-249-3200 FAX 925-485-0291


251 LLEWELLYN AVENUE — PLANNING PERMIT PACKAGE — CALIFORNIA

# CIVIL IMPROVEMENTS
# LEGEND AND ABBREVIATIONS

CAMPBELL

| | |
|---|---|
| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
| DESIGNED | ENG |
| DRAWN | CAD |
| JOB NO. | 20-150 |

SHEET
**C1.1**
2 OF 75 SHEETS

R:\PROJECT\2020\20150 251 Llewellyn\PLANNING\PLANNING PERMIT\2 LEGEND.dwg Mar 21, 2024




| | | | |
|---|---|---|---|
| SHEET | C2.0 | 251 LLEWELLYN AVENUE | PLANNING PERMIT PACKAGE |
| 3 OF 75 SHEETS | | WALKABLE NEIGHBORHOOD PLAN<br>NEIGHBORHOOD PLAN | |
| JOB NO. | 20-150 | CAMPBELL | CALIFORNIA |
| DRAWN | CAD | | |
| DESIGNED | ENG | | |
| SCALE | SEE PLAN | | |
| DATE | 03/25/2024 | | |

**PREPARED FOR:**

PulteGroup

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PHONE 925-249-3200 FAX 925-485-0291


Civil Engineering Associates
Civil Engineers • Planners • Surveyors

28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066


| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| △ | | | |
| △ | | | |
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| △ | | | |
| △ | | | |
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**LEGEND**

- BLOCK
- DESIGN SITE / PROPERTY LINE
- LARGE SITE OPEN SPACE
- OPEN SPACE
- TOWNHOUSE T4 NEIGHBORHOOD.MEDIUM
- DETACHED TOWNHOUSE T4 NEIGHBORHOOD.MEDIUM
- SIDEWALKS

NET DEVELOPABLE AREA CALCULATION:

| | |
|---|---|
| TOTAL SITE AREA | 242,273 SF |
| THOROUGHFARES/EASEMENTS: | 58,304 SF |
| NET DEVELOPABLE AREA: | 167,816 SF |

BLOCK PERIMETER DIMENSIONS:

| | |
|---|---|
| BLOCK 1: | 1,533 LF |
| BLOCK 2: | 1,169 LF |

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |


Civil Engineering Associates
Civil Engineers • Planners • Surveyors
28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066


PREPARED FOR:

PulteGroup


4511 WILLOW ROAD, SUITE 8
PLEASANTON, CALIFORNIA 94588
PHONE 925-549-3200 FAX 925-465-0291


PLANNING PERMIT PACKAGE

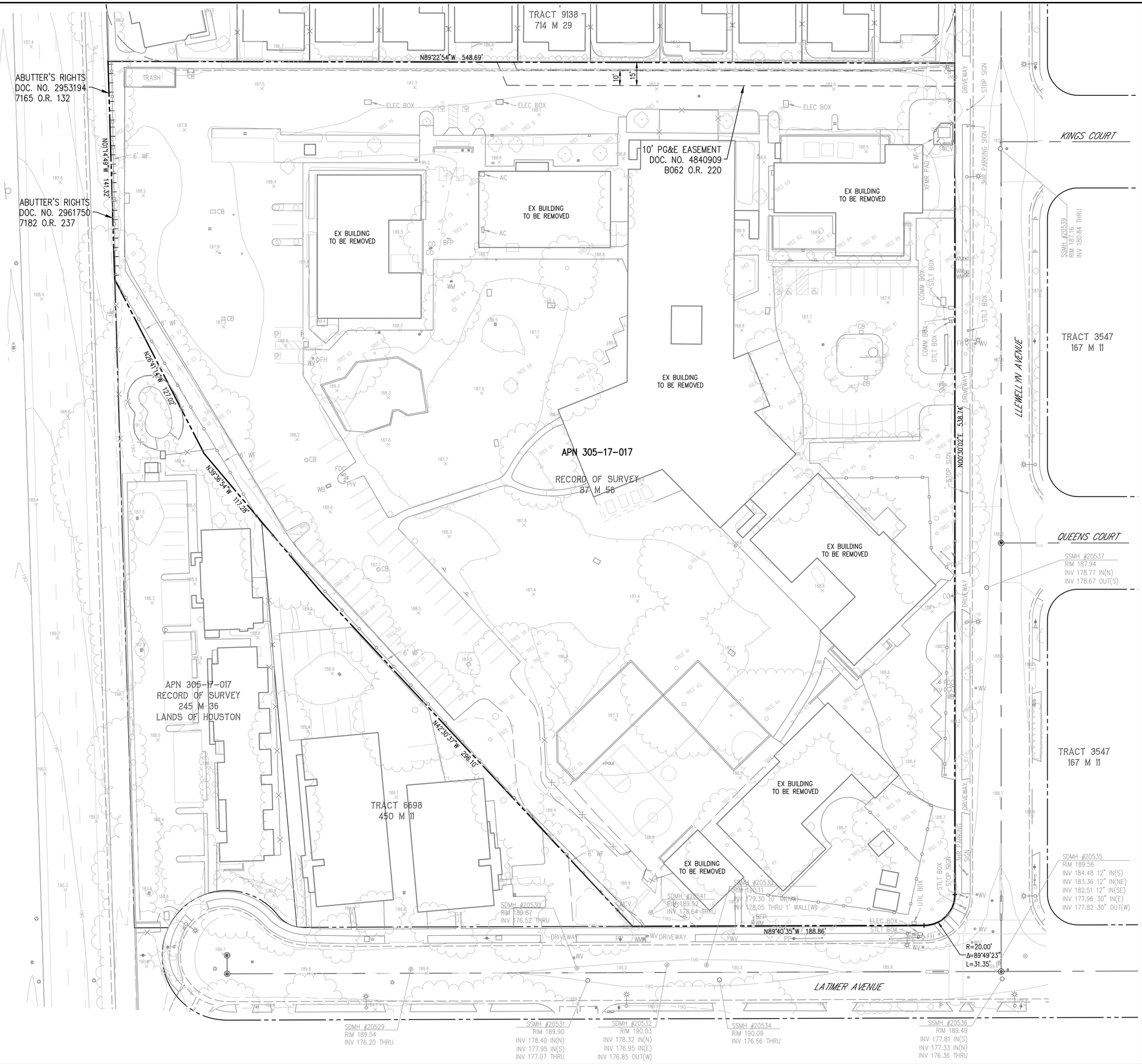
# WALKABLE NEIGHBORHOOD PLAN
## PROJECT SITE

251 LLEWELLYN AVENUE CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
| DESIGNED | ENG |
| DRAWN | CAD |
| JOB NO. | 20-150 |

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4 OF 75 SHEETS

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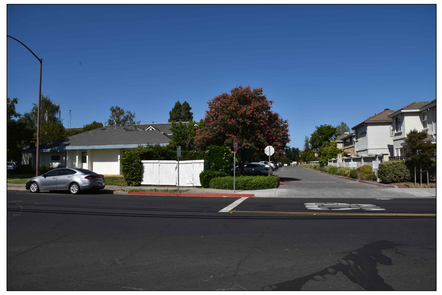

251 LLEWELLYN AVENUE
PLANNING PERMIT PACKAGE
CAMPBELL CALIFORNIA

# CIVIL IMPROVEMENTS
# EXISTING CONDITIONS & DEMOLITION PLAN

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| DATE | 03/25/2024 |
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5 OF 75 SHEETS

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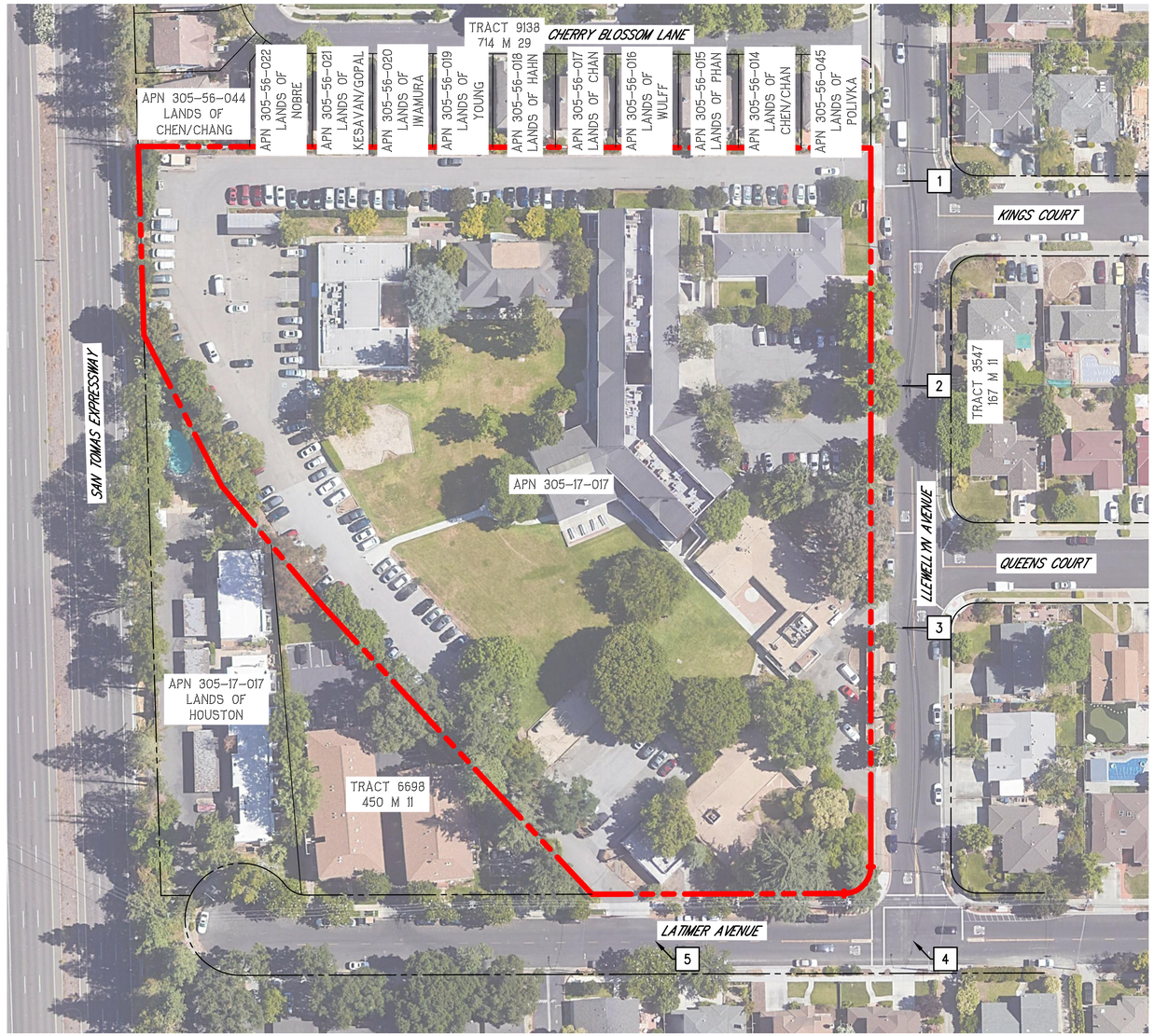
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251 LLEWELLYN AVENUE
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CAMPBELL CALIFORNIA

# CIVIL IMPROVEMENTS
# SITE PHOTOGRAPHY PLAN

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| DATE | 03/25/2024 |
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**NOTE:**

1. SEE TREE ASSESSMENT FROM PROJECT ARBORIST REPORT
2. SEE BELOW FOR CITY OF CAMPBELL STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

LEGEND

- TREE 739 — EXISTING TREE TO BE REMOVED (NOT PROTECTED OR DEAD/DYING)
- TREE 739 — EXISTING TREE TO BE REMOVED (PROTECTED TREE)
- TREE 739 — EXISTING TREE TO REMAIN

NOTE: TREE CANOPY SHOWN PER AERIAL SURVEY

## CITY OF CAMPBELL

STANDARDS FOR TREE PROTECTION DURING CONSTRUCTION

CONSTRUCTION OF PRIVATE PROPERTY WHERE PROTECTED TREES ARE DESIGNATED FOR PRESERVATION SHALL BE PROTECTED DURING DEVELOPMENT OF A PROPERTY BY COMPLIANCE WITH THE FOLLOWING:

1. PROTECTIVE FENCING SHALL BE INSTALLED NO CLOSER TO THE TRUNK THAN THE DRIPLINE, AND FAR ENOUGH FROM THE TRUNK TO PROTECT THE INTEGRITY OF THE TREE. PROTECTIVE FENCING SHALL BE INSTALLED AS FOLLOWED:
   A. THE FENCE SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND SHALL BE SET SECURELY IN PLACE.
   B. THE FENCE SHALL BE CHAIN LINK WITHOUT SLATS TO ALLOW VISIBILITY TO THE TRUNK FOR INSPECTIONS AND SAFETY.
   C. THERE SHALL BE NO STORAGE OF ANY KIND PRIOR TO OR AT SUCH TIME AFTER THE PROTECTIVE FENCING IS INSTALLED.
   D. THE FENCE MAY BE ADJUSTED AS NECESSARY TO ACCOMMODATE WORK APPROVED WITHIN THE DRIPLINE PROVIDED ANY EXCAVATION IS DONE IN ACCORDANCE WITH INSTRUCTIONS DIRECTED BY A QUALIFIED ARBORIST.
2. THE EXISTING GRADE LEVEL AROUND A TREE SHALL NORMALLY BE MAINTAINED OUT TO THE DRIPLINE OF THE TREE. ALTERNATE GRADE LEVELS MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR WHEN IT IS REASONABLY DEMONSTRATED THAT THE ALTERNATE GRADE WILL NOT DAMAGE THE HEALTH OF THE TREE.
3. DRAIN WELLS SHALL BE INSTALLED WHENEVER IMPERVIOUS SURFACES WILL BE PLACED OVER THE ROOT SYSTEM OF A PROTECTED TREE (THE ROOT SYSTEM GENERALLY EXTENDS TO THE OUTERMOST EDGES OF THE BRANCHES).
4. TREES THAT HAVE BEEN DAMAGED BY CONSTRUCTION SHALL BE REPAIRED IN ACCORDANCE WITH ACCEPTED ARBORICULTURE METHODS.
5. TREES CANNOT BE PRUNED TO ACCOMMODATE GRADING OR CONSTRUCTION WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY. UPON RECEIPT OF WRITTEN APPROVAL, PRUNING OF TREES MUST BE UNDERTAKEN IN ACCORDANCE WITH "PRUNING STANDARDS" OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE AND MUST BE CARRIED OUT BY A LICENSED ARBORIST.
6. SOIL COMPACTION OF THE AREA UNDER THE DRIPLINE OF THE TREE SHALL BE AVOIDED DURING ALL PHASES OF SITE CLEARING AND CONSTRUCTION.
7. NO SOIL STERILANTS OR WEED KILLER THAT WILL INHIBIT OR RESTRICT THE TREE'S GROWTH MAY BE APPLIED IN THE ROOT AREA.
8. NO SIGNS, WIRES OR ANY OTHER OBJECT SHALL BE ATTACHED TO THE TREE.
9. ANY OTHER MEASURES DEEMED NECESSARY BY A QUALIFIED ARBORIST AND SPECIFIED IN ANY REPORT PREPARED FOR DEVELOPMENT PROJECTS WITH CITY REVIEW AND APPROVAL.
10. THE APPLICANT SHALL PROVIDE THE PROJECT PLANNER WITH PHOTOS OF THE INSTALLED PROTECTIVE FENCING PRIOR TO ISSUANCE OF A BUILDING PERMIT.

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# TREE REMOVAL & PROTECTION PLAN
# SITE PLAN

251 LLEWELLYN AVENUE — CAMPBELL, CALIFORNIA

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|---|---|
| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
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## Tree Assessment

**251 Llewellyn Avenue**
Campbell, CA
May 2023

| Tree No. | Species | Trunk Diameter (in.) | Protected Tree? | Condition 1=poor 5=excellent | Suitability for Preservation | Comments |
|---|---|---|---|---|---|---|
| 1 | Red horsechestnut | 12 | Yes | 5 | High | Excellent structure and form; full crown; in star jasmine. |
| 2 | Crape myrtle | 6 | No | 5 | High | Excellent structure and form; full crown; in star jasmine and ivy; multiple attachments at 6'. |
| 3 | Crape myrtle | 6 | No | 4 | High | Good structure and form; full crown; in star jasmine and ivy; multiple attachments at 6'. |
| 4 | Crape myrtle | 5 | No | 4 | High | Good structure and form; full crown; in star jasmine and ivy; multiple attachments at 6'. |
| 5 | Evergreen pear | 18 | Yes | 3 | Low | Poor structure and form; sinuous trunk; codominant at 5'. |
| 6 | Honey locust | 9 | No | 3 | Low | Poor structure and form; previously topped. |
| 7 | Honey locust | 7 | No | 3 | Low | Poor structure and form; previously topped; heavy lean north. |
| 8 | Honey locust | 8 | No | 2 | Low | Poor structure and form; previously topped; heavy lean northwest. |
| 9 | Honey locust | 8 | No | 3 | Low | Poor structure and form; umbrella form. |
| 10 | Crape myrtle | 8 | No | 4 | High | Good structure; multiple attachments at 6'; growing in 3' circle in bulb out. |
| 11 | Crape myrtle | 5 | No | 4 | High | Good structure; multiple attachments at 6'; growing in 3' circle in bulb out. |
| 12 | Japanese maple | 10 | No | 4 | High | Good structure; codominant at 2'; measured below attachment. |
| 13 | Chinese tallow | 9,8 | No | 3 | Moderate | Codominant at 3'; full crown; 6' off building. |
| 14 | Blue atlas cedar | 28 | Yes | 4 | Moderate | Codominant at 5'; full crown; good structure. |
| 15 | Japanese maple | 8 | No | 2 | Low | Codominant at 3'; branch dieback; suppressed crown. |
| 16 | Honey locust | 7 | No | 2 | Low | Heavy lean northwest; branch dieback; poor form. |
| 17 | Coast live oak | 13 | Yes | 3 | Moderate | Fair form; multiple attachments at 10'; high vigor; behind trash bin; close to fence. |
| 18 | Coast live oak | 9 | No | 3 | Low | Low live crown ratio; poor form; growing by wood fence. |
| 19 | Coast live oak | 10 | No | 4 | Moderate | Offsite; fair form; multiple attachments at 5'; between wood and chain link fence; overhangs 11'. |
| 20 | Blue gum | 22,22,20,20,18, 15,15,12,12 | No | 3 | Low | Poor structure; multiple attachments at 1'; vigorous growth. |
| 21 | Coast live oak | 13 | Yes | 4 | High | Good structure and form; bow in trunk at 3'. |
| 22 | Chinese hackberry | 12 | Yes | 2 | Low | Poor form; branch and tip dieback. |
| 23 | Coast live oak | 20 | Yes | 3 | Moderate | Fair form; sinuous trunk; sycamore borer damage on trunk; high vigor. |
| 24 | Evergreen ash | 14,13,13 | Yes | 3 | Moderate | 3 stems at base; moderate vigor; ivy at base; thin crown. |
| 25 | Evergreen ash | 15,13 | Yes | 3 | Low | Codominant at base; moderate vigor; ivy at base; thin crown; low live crown ratio. |
| 26 | Evergreen ash | 9 | No | 3 | Low | Low live crown ration; west side of fence; on fence line. |
| 27 | River red gum | 8 | No | 1 | Low | Low live crown ration; major limb failure; very small crown. |
| 28 | Chinese pistache | 11 | No | 3 | Moderate | Fair form; thin crown; previous branch failures. |
| 29 | Chinese pistache | 13 | Yes | 3 | Moderate | Fair form; thin crown; small twig and branch dieback. |
| 30 | Chinese pistache | 8 | No | 3 | Moderate | One sided west; dense, small crown. |
| 31 | Chinese pistache | 7 | No | 3 | Low | Codominant at 7'; fair form. |
| 32 | Valley oak | 42 | Yes | 4 | High | Offsite; overhanging by 24'; wide full crow; codominant at 7'; tag on fence. |
| 33 | California black walnut | 29,27 | Yes | 3 | Moderate | Large, wide crown; branch dieback; codominant at 2'. |
| 34 | Valley oak | 27 | Yes | 4 | Moderate | Large, wide crown; small branch dieback; overhanging apartments. |
| 35 | Sawleaf zelkova | 11 | No | 2 | Low | Pavement 2" from trunk; branch dieback; low vigor. |
| 36 | Coast redwood | 45 | Yes | 4 | High | Offsite; overhanging by 18'; good structure; upright form; estimated DBH. |
| 37 | Coast redwood | 52 | Yes | 4 | High | Offsite; overhanging by 15'; good structure; upright form; estimated DBH. |
| 38 | Chinese pistache | 11 | No | 3 | Moderate | Fair structure; one sided north; thin crown. |
| 39 | Chinese pistache | 7 | No | 3 | Low | Fair structure; one sided south; thin crown. |
| 40 | Chinese pistache | 12 | Yes | 3 | Low | Fair structure; one sided east; thin crown; broken hanging branch. |
| 41 | Sawleaf zelkova | 29 | Yes | 4 | High | Large; wide crown; broken and dead branches; multiple attachments at 8'. |
| 42 | Sawleaf zelkova | 27 | Yes | 4 | High | Large; wide crown; multiple attachments at 8'; overhangs play area. |
| 43 | Southern magnolia | 14 | Yes | 3 | Moderate | Thin crown; tip dieback; codominant at 8'. |
| 44 | Sawleaf zelkova | 29 | Yes | 4 | High | Large; wide crown; multiple attachments at 8'; overhangs play area. |
| 45 | Strawberry tree | 15 | Yes | 3 | Low | Large column of decay on trunk and lateral branches; medium crown; leans north. |
| 46 | Pomegranate | 12 | No | 3 | Low | Poor form; two stems fused at 3'; heavy lean northwest. |
| 47 | Washington hawthorn | 14 | Yes | 3 | Moderate | Multiple attachments at 8'; tip dieback. |
| 48 | Evergreen ash | 22 | Yes | 2 | Low | Codominant at 8'; branch dieback; low vigor. |
| 49 | Deodar cedar | 11 | No | 3 | Moderate | Upright; raised lower branches. |
| 50 | Griselinia | 11,9,8,7,5,4 | No | 0 | - | Dead; in 4' planter by classroom; multiple attachments at 1'. |
| 51 | Griselinia | 9,9,6,4 | No | 3 | Moderate | Multiple stems at 1'; high vigor; fair form. |
| 52 | Ginkgo | 10 | No | 3 | Moderate | Codominant at 6'; spreading crown; one sided east. |
| 53 | California black walnut | 42 | Yes | 2 | Low | Codominant at 6'; spreading crown; very large dead branches; over building C. |
| 54 | Mayten | 14,12 | Yes | 2 | Low | Codominant at 4'; poor form; major dieback; estimated DBH; tag on fence. |
| 55 | Glossy privet | 18,15,14 | Yes | 3 | Moderate | 3 stem at base; poor form; estimated DBH; tag on fence. |
| 56 | Lemon | 7,5,4 | No | 3 | Moderate | Poor form; codominant at 3'. |
| 57 | Deodar cedar | 47 | Yes | 3 | Moderate | Poor form; one sided south; most branches removed from north side; resting on cable line; branch failures. |
| 58 | Plum | 9,5 | No | 2 | Low | Poor form; fused stems at 3 feet; branch dieback. |
| 59 | Mayten | 12 | Yes | 0 | - | Dead. |
| 60 | Sawleaf zelkova | 24 | Yes | 3 | Moderate | Large wide spreading crown; dead branches; multiple attachments at 8'; fused limb on east side. |
| 61 | Black locust | 22 | Yes | 4 | Moderate | Large wide spreading crown; moderate vigor; multiple attachments at 8'. |
| 62 | Camphor | 20,13 | Yes | 3 | Low | Wide crown; codominant at 1'; thin crown; branch dieback. |
| 63 | Camphor | 15 | Yes | 2 | Low | Poor form; dead branches; narrow crown; decay at base. |
| 64 | Canary Island pine | 30 | Yes | 3 | Moderate | Upright; first branch at 20'; moderate vigor. |
| 65 | Canary Island pine | 30 | Yes | 3 | Moderate | Codominant at 10'; included bark; tall, upright form. |
| 66 | Japanese flowering cherry | 9 | No | 3 | Moderate | Codominant at 6'; small crown; low vigor. |
| 67 | Japanese flowering cherry | 21 | Yes | 3 | Moderate | Moderate crown; branch and tip dieback. |
| 68 | Sweetgum | 13 | Yes | 3 | Moderate | Upright form; thin crown; 8" wound on trunk at 8'. |
| 69 | Evergreen pear | 12 | Yes | 3 | Moderate | Heavy lean west; irregular form; exposed root flare. |
| 70 | European white birch | 10 | No | 3 | Low | Low vigor; upright form; codominant at 8'. |
| 71 | European white birch | 8 | No | 3 | Low | Low vigor; upright form; leans southeast. |
| 72 | European white birch | 13 | Yes | 2 | Low | Poor form; dieback; low vigor. |
| 73 | European white birch | 14 | Yes | 3 | Moderate | Good structure and form; upright; full crown. |
| 74 | European white birch | 12 | Yes | 3 | Moderate | 3 stems at 12'; high branching. |
| 75 | European white birch | 6 | No | 3 | Moderate | Small narrow crown; upright; sapsucker damage. |
| 76 | European white birch | 7 | No | 3 | Moderate | Small narrow crown; upright; epicormics. |
| 77 | European white birch | 21 | Yes | 3 | Moderate | Moderate vigor; medium crown; trunk sweeps south. |
| 78 | Chinese pistache | 16 | Yes | 3 | Moderate | Round form; multiple attachments at 9'. |
| 79 | European white birch | 8 | No | 3 | Low | Small narrow crown; upright; epicormics; top dieback. |
| 80 | European white birch | 12 | Yes | 4 | Moderate | Narrow crown; upright; full crown; slight lean west. |
| 81 | European white birch | 12 | Yes | 3 | Low | Small narrow crown; upright; epicormics; top dieback. |
| 82 | Crape myrtle | 7 | No | 4 | High | Small crown; good structure and form; growing in hedge. |
| 83 | Crape myrtle | 6 | No | 4 | High | Small crown; good structure and form; growing in hedge. |
| 84 | Crape myrtle | 10 | No | 4 | High | Small crown; good structure and form; growing beside hedge. |
| 85 | Crape myrtle | 7 | No | 4 | High | Small crown; good structure and form; enlarged root flare. |
| 86 | Crape myrtle | 7 | No | 4 | High | Small crown; good structure and form; growing in hedge. |
| 87 | Crape myrtle | 7 | No | 4 | High | Small crown; good structure and form; growing beside hedge. |
| 88 | Sweetgum | 18,16 | Yes | 3 | Moderate | Large crown; 2 stem at 3'; top declining. |
| 89 | Sweetgum | 15 | Yes | 3 | Moderate | Large crown; previously tagged 4441; moderate vigor; good form; Street tree. |
| 90 | Sweetgum | 7 | No | 2 | Low | Small crown; decay at base on east side; dieback; former tag 4442. |
| 91 | Sweetgum | 24 | Yes | 3 | Moderate | Large crown; previously tagged 4443; moderate vigor; good form; Street tree. |
| 92 | Sweetgum | 23 | Yes | 3 | Moderate | Large crown; previously tagged 4444; moderate vigor; good form; Street tree. |
| 93 | Callery pear | 15 | Yes | 3 | Moderate | Large crown; previously tagged 4445; moderate vigor; good form; broken branch in crown; street tree. |
| 94 | Carob | 27 | Yes | 3 | Moderate | Large crown; moderate vigor; decay in trunk; large wound on west side. |
| 95 | Deodar cedar | 16 | Yes | 3 | Moderate | Upright form; large crook at 10'; minimal branching. |
| 96 | Deodar cedar | 6 | No | 3 | Moderate | Small crown; codominant at 8'. |
| 97 | Deodar cedar | 27 | Yes | 3 | Moderate | Medium crown; major lateral branches removed. |
| 98 | Deodar cedar | 30 | Yes | 3 | Moderate | Medium crown; candelabra form; slight lean east; history of branch failure. |
| 99 | Strawberry tree | 8 | No | 3 | Low | Poor form; enlarged base of trunk; branch dieback. |
| 100 | River red gum | 34 | No | 3 | Moderate | Large crown; codominant at 12'; one sided north. |
| 135 | River red gum | 21 | No | 3 | Moderate | Large crown; exfoliating bark'; one sided south. |
| 136 | River red gum | 26 | No | 3 | Moderate | Large crown; codominant at 12'; one sided west; large bow and twist in trunk at 12'. |
| 137 | Olive | 9,8 | No | 3 | Low | Small crown; large swollen base; two stem at 2'; included bark. |
| 138 | Callery pear | 10 | No | 3 | Moderate | Fair form; twig dieback; street tree; previously number 4448. |
| 139 | Callery pear | 8 | No | 3 | Moderate | Poor form; twig dieback; street tree; previously number 4449. |
| 140 | Sweetgum | 15 | Yes | 3 | Moderate | Fair form; codominant at 8'; twig dieback; street tree; previously number 4450. |
| 141 | Sweetgum | 15 | Yes | 3 | Moderate | Fair form; multiple attachments at 8'; twig dieback; street tree; previously number 4451. |
| 142 | Deodar cedar | 20 | Yes | 3 | Moderate | Topped under power lines; dense crown. |
| 143 | Southern magnolia | 11 | No | 2 | Low | Poor form; low vigor; major stem wound on south side; twig dieback; street tree; previously number 4415. |
| 144 | Glossy privet | 11,10,9,9,7 | No | 2 | Low | Poor form; multiple attachments at 1-2'; branch and tip dieback. |
| 145 | Southern magnolia | 11 | No | 2 | Low | Good form; stem decay on south side; twig dieback; street tree; previously number 4414. |
| 146 | Southern magnolia | 9 | No | 2 | Low | Poor form; flattened trunk; twig dieback; street tree; previously number 4413. |
| 147 | Douglas fir | 9 | No | 2 | Low | Poor form; topped; twig dieback. |


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PLANNING PERMIT PACKAGE

# TREE REMOVAL & PROTECTION PLAN
# TREE INVENTORY

251 LLEWELLYN AVENUE
CAMPBELL
CALIFORNIA

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|---|---|
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TRACT 9138
714 M 29

PRIVATE STREET ONE

PRIVATE STREET TWO

PRIVATE STREET THREE

PRIVATE STREET FOUR

PRIVATE STREET FIVE

KINGS COURT

QUEENS COURT

LLEWELLYN AVENUE

LATIMER AVENUE

CURB RAMP
MODIFIED CASE 'C'

CURB RAMP
CASE 'A'

TRACT 3547
167 M 11

PARK
13,311 SF

APN 305-17-017
RECORD OF SURVEY
245 M 36
LANDS OF HOUSTON

TRACT 6698
450 M 11

0 30 60 Feet

SITE PLAN NOTES:

- SEE LANDSCAPE PLAN SHEET L1.0 FOR SURFACE MATERIAL DETAILS
- SEE LANDSCAPE PLAN SHEET L1.0 AND DEATILS ON L2.0 FOR LOCATION, TYPE AND HEIGHT OF FENCES/WALLS.

LEGEND

FIRE TRUCK TURN RADIUS

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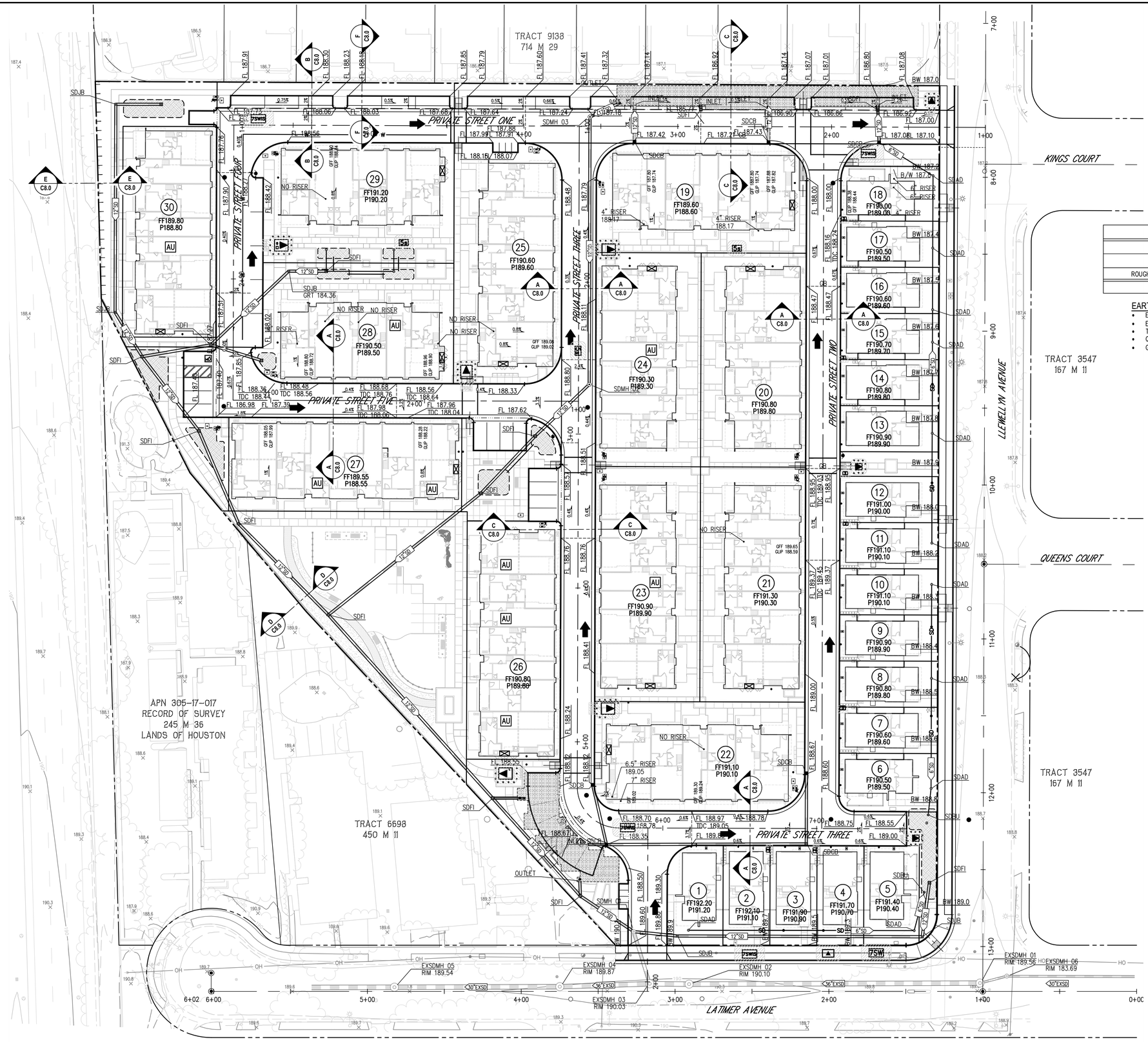
251 LLEWELLYN AVENUE
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CAMPBELL CALIFORNIA

# CIVIL IMPROVEMENTS
# DEVELOPMENT SITE PLAN

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| EARTHWORK SUMMARY | | | | |
|---|---|---|---|---|
| OVERALL ROUGH GRADING EARTHWORK | | | | |
| | CUT (CY) | FILL (CY) | NET (CY) | |
| ROUGH GRADING | 3,390 | 2,560 | 830 | CUT |
| TOTAL ROUGH GRADING EARTHWORK | | | ### | EXPORT |

EARTHWORK ASSUMPTIONS:

- EARTHWORK QUANTITIES DO NOT INCLUDE ANY DEMOLITION
- EARTHWORK QUANTITIES BASED UPON TOTAL BUILDING FOUNDATION SECTION OF 12"
- THESE QUANTITIES DO NOT INCLUDE ADDITIONAL FOUNDATION SPOILS
- QUANTITIES DO NOT INCLUDE BUILDING SPOILS FOR UTILITIES
- GRADING REQUIRES A MAXIMUM CUT OF 2.2' AND MAXIMUM FILL OF 2.1'

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PLANNING PERMIT PACKAGE

# CIVIL IMPROVEMENTS GRADING & DRAINAGE PLAN

251 LLEWELLYN AVENUE — CAMPBELL — CALIFORNIA

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|---|---|
| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
| DESIGNED | ENG |
| DRAWN | CAD |
| JOB NO. | 20-150 |

SHEET
**C6.0**
10 OF 75 SHEETS

R:\PROJECT\2020\20150 251 Llewellyn\PLANNING\PLANNING PERMIT\10 GD PLAN.dwg Mar 21, 2024

TRACT 9138
714 M 39

PRIVATE STREET ONE
PRIVATE STREET TWO
PRIVATE STREET THREE
PRIVATE STREET FOUR
PRIVATE STREET FIVE

KINGS COURT
QUEENS COURT
LLEWELLYN AVENUE
LATIMER AVENUE

TRACT 3547
167 M 11

APN 305-17-017
RECORD OF SURVEY
245 M 36
LANDS OF HOUSTON

TRACT 6698
450 M 11

SDMH 03
INV 181.38 12" OUT (S)
INV 181.38 12" IN (NE)

OUTLET
INV 181.51 12" OUT (SW)

SDFI
INV 181.43 12" IN (W)

SDJB
INV 181.32 12" OUT (S)
INV 181.32 12" OUT (E)

SDCB
INV 184.76 12" OUT (N)

SSMH 07
INV 182.91 6" OUT (S)
INV 182.91 6" IN (E)

SDJB
INV 181.09 12" OUT (SW)
INV 181.09 12" IN (E)

SDFI
INV 181.19 12" OUT (W)

SSMH 08
INV 180.97 6" OUT (S)
INV 180.97 6" IN (W)

SDJB
INV 180.76 12" OUT (SE)
INV 180.76 12" IN (N)

SDFI
INV 180.81 12" IN (NE)
INV 180.81 12" IN (E)
INV 180.81 12" OUT (W)

SSMH 02
INV 180.69 12" OUT (SW)
INV 180.69 12" IN (W)

SSMH 06
INV 182.17 6" OUT (E)
INV 182.17 6" IN (N)

SDFI
INV 180.63 12" OUT (SE)
INV 180.63 12" IN (NW)
INV 180.63 12" IN (E)

SSMH 05
INV 180.98 6" OUT (S)
INV 180.98 6" IN (W)

SDFI
INV 180.39 12" OUT (SE)
INV 180.39 12" IN (NW)

SDFI
INV 180.12 12" OUT (SE)
INV 180.12 12" IN (NW)

SDFI
INV 180.30 12" OUT (SW)
INV 180.30 12" IN (NE)

SS LAT UNDER THE BLDG BY OTHERS (TYP)

SDFI
INV 179.79 12" OUT (SE)
INV 179.79 12" IN (NW)
INV 179.79 12" IN (NE)

OUTLET
INV 179.23 12" IN (W)

SDFI
INV 179.15 12" OUT (SE)
INV 179.15 12" IN (NW)
INV 179.15 12" OUT (E)

SSMH 04
INV 179.72 6" OUT (SE)
INV 179.72 6" IN (N)

SSMH 03
INV 179.62 6" OUT (E)
INV 179.62 6" IN (NW)

OUTLET
INV 183.24 12" OUT (S)

SDFI
INV 178.81 12" OUT (SE)
INV 183.16 12" IN (N)
INV 178.81 12" IN (NW)

SDCB
INV 186.30 12" OUT (W)
INV 186.30 12" IN (N)
INV 186.30 12" IN (E)

SSMH 01
INV 178.90 6" OUT (E)
INV 178.90 6" IN (W)
INV 178.90 6" IN (N)
INV 178.90 6" IN (S)

SDJB
INV 183.93 12" OUT (W)
INV 183.93 12" IN (E)

INV 184.72 12" OUT (W)
INV 184.72 12" OUT (N)

SDMH 01
INV 183.78 12" IN (E)
INV 178.64 12" IN (NW)
INV 178.64 24" OUT (S)

UNDERGROUND FROM EX POLE TO EX POLE

SSMH 01
INV 177.45 6" OUT (S)
INV 177.45 6" IN (N)
INV 178.45 6" IN (W)

EXSSMH 02
INV 178.67 6" OUT (S)
INV 178.77 6" IN (N)
INV 179.84 6" OUT (NE)

EXSDMH 01
INV 177.96 30" IN (E)
INV 177.82 36" OUT (W)
INV 179.28 15" IN (E)

EXSGMH 01
INV 176.36 18" OUT (E)
INV 176.36 6" IN (N)
INV 176.36 18" IN (W)

EXSDMH 05
INV 176.20 30" IN (E)
INV 176.20 30" OUT (W)

EXSDMH 04
INV 176.52 36" IN (E)
INV 176.52 30" OUT (W)

EXSDMH 02
INV 177.06 36" IN (E)
INV 177.06 36" OUT (W)

## UNDERGROUNDING NOTE:

UNDERGROUND EXISTING OVERHEAD ON LATIMER AVENUE FROM THE EXISTING POLE WEST OF THE PROPERTY LINE TO THE EXISTING POLE AT THE NORTHWEST CORNER OF THE INTERSECTION OF LATIMER AVENUE AND LLEWELLYN AVE.

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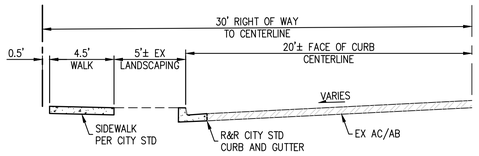
251 LLEWELLYN AVENUE — PLANNING PERMIT PACKAGE — CAMPBELL, CALIFORNIA

# CIVIL IMPROVEMENTS
# UTILITY PLAN

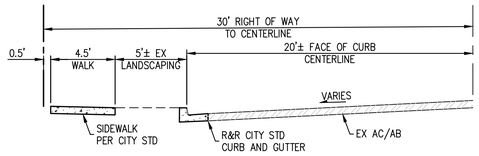
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| JOB NO. | 20-150 |

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11 OF 75 SHEETS

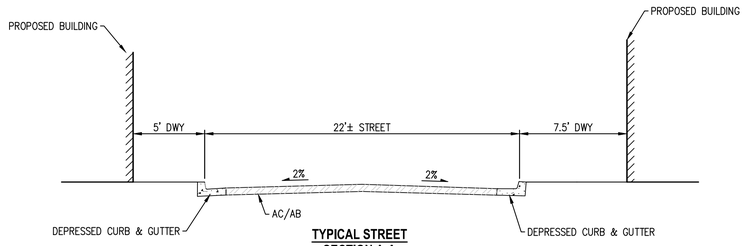
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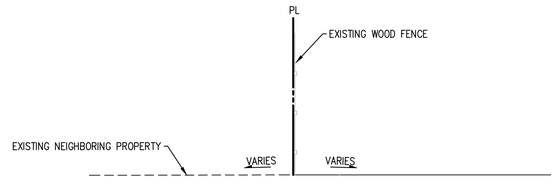

**LATIMER AVE**
**(TYPICAL SECTION)**
SCALE: NTS



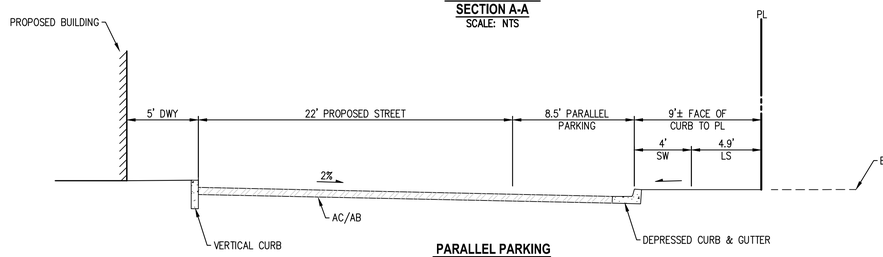

**LLEWELLYN AVE**
**TYPICAL SECTION**
SCALE: NTS



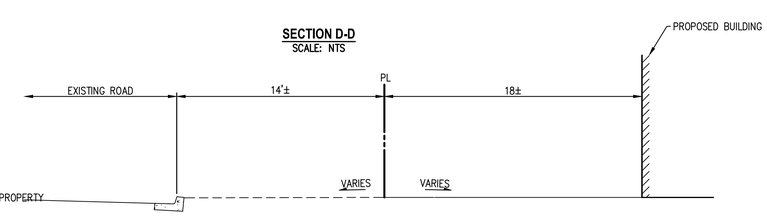

**TYPICAL STREET**
**SECTION A-A**
SCALE: NTS



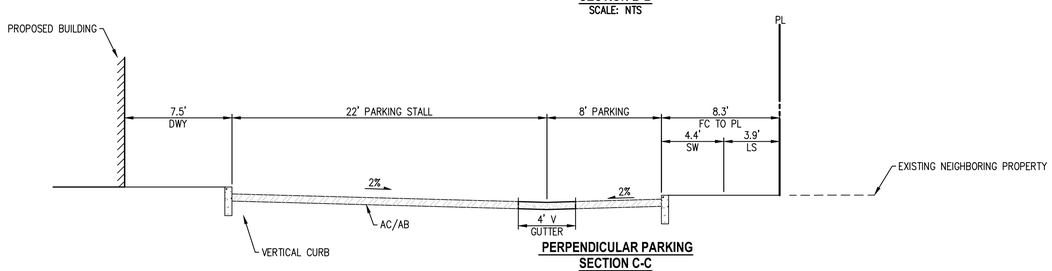

**SECTION D-D**
SCALE: NTS



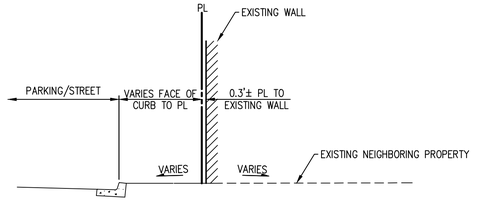

**PARALLEL PARKING**
**SECTION B-B**
SCALE: NTS




**SECTION E-E**
SCALE: NTS




**PERPENDICULAR PARKING**
**SECTION C-C**
SCALE: NTS




**SECTION F-F**
SCALE: NTS

| NO. | DATE | REVISIONS | BY |
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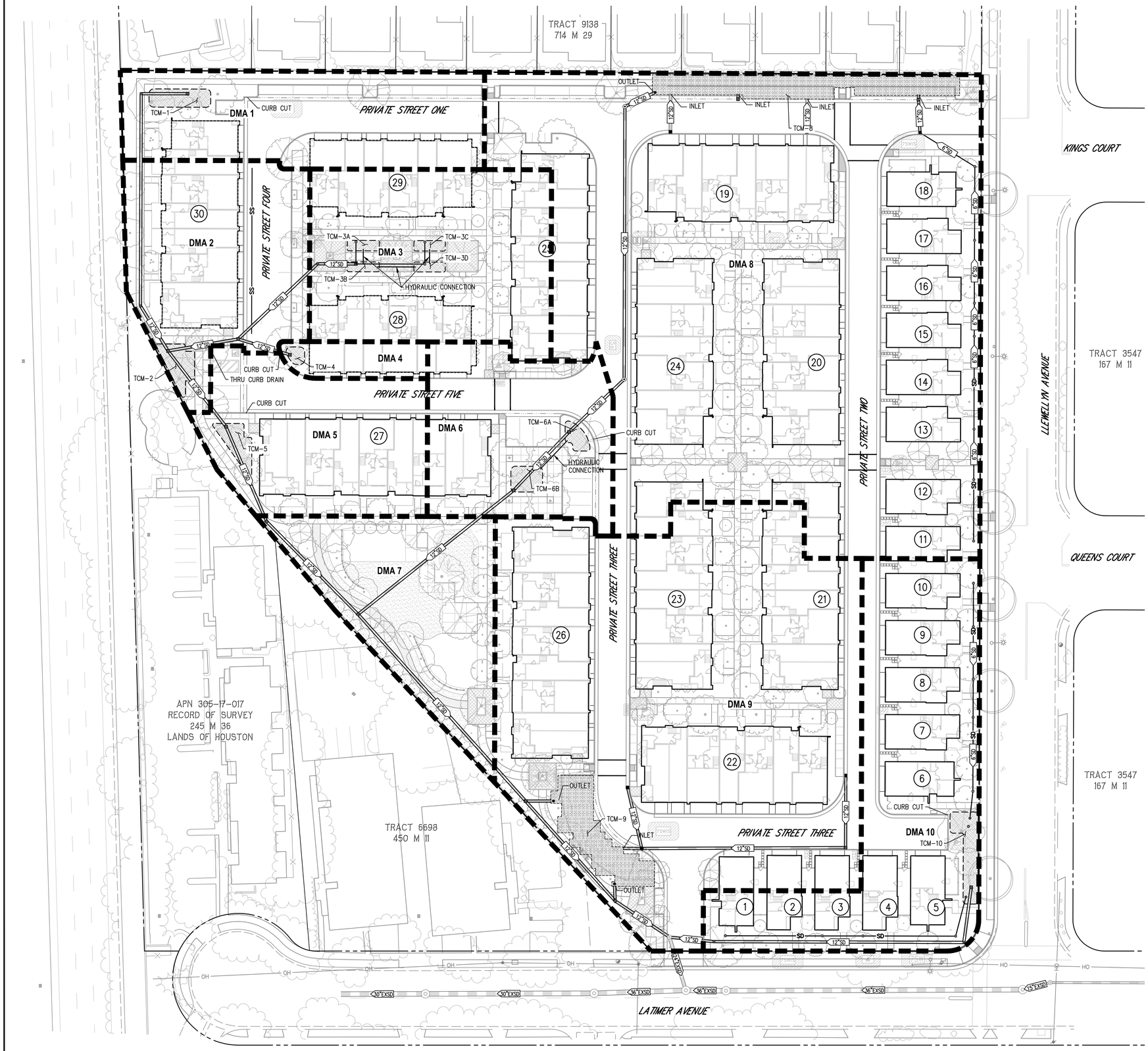
# CIVIL IMPROVEMENTS
# SITE SECTIONS

251 LLEWELLYN AVENUE
CAMPBELL, CALIFORNIA

| | |
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| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
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| DRAWN | CAD |
| JOB NO. | 20-150 |

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**C8.0**
12 OF 75 SHEETS

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0 30 60 Feet

## NOTES

1. PROPERTY INFORMATION
   251 LLEWELLYN AVENUE, CAMPBELL CA
   APN No. 305-17-017
   SITE AREA = 242,273 SF (5.56 AC)
2. EXISTING ONSITE IMPERVIOUS AREA = 142,008 SF (3.26 AC)
3. EXISTING ONSITE PERVIOUS AREA = 100,265 SF (2.30 AC)
4. PROPOSED ONSITE IMPERVIOUS AREA = 175,772 SF (4.03 AC)
5. PROPOSED ONSITE PERVIOUS AREA = 66,501 SF (1.53 AC)
6. THERE IS A 14% INCREASE (33,764 SF) IN IMPERVIOUS SURFACE FOR THIS PROJECT
7. THIS PROJECT IS WITHIN THE PURPLE SHADED AREA OF THE HYDRO MODIFICATION PLAN (HMP) APPLICABILITY MAP FOR THE CITY OF CAMPBELL. THIS COLOR INDICATE CATCHMENTS THAT DRAIN TO HARDENED CHANNELS THAT EXTEND CONTINUOUSLY TO THE BAY OR TO TIDALLY INFLUENCED SECTIONS OF CREEK. THE HM STANDARD AND ASSOCIATED REQUIREMENTS DO NOT APPLY TO PROJECTS IN THIS AREA.
8. RECEIVING SYSTEM FOR THE STORM WATER: CAMPBELL PUBLIC STORM COLLECTION SYSTEM AND ULTIMATELY TO SAN TOMAS AQUINO CREEK.
9. POLLUTANTS THAT MAY BE PRESENT AT THIS SITE AS A RESULT OF THIS DEVELOPMENT INCLUDE: SEDIMENTS, METALS, NUTRIENTS, BACTERIA, OIL, GREASE, AND ORGANIC COMPOUNDS. THE MAJORITY OF THE POLLUTANT SOURCES WILL BE STREETS, DRIVEWAYS AND LANDSCAPE AREAS. RUNOFF FROM THESE AREAS WILL BE DIRECTED TO EITHER VEGETATED BIORETENTION BASINS, UNDERGROUND SILVA CELL SYSTEMS, OR SURROUNDING LANDSCAPE FOR SELF-RETAINING TREATMENT.
10. THE FOLLOWING SOURCE CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THE PROJECT SITE TO LIMIT THE GENERATION, DISCHARGE AND RUNOFF OF POLLUTANTS INTO THE STORM COLLECTION SYSTEM.
    - ALL STORM INLETS WILL BE MARKED WITH THE WORDS "NO DUMPING – FLOW TO THE BAY".
    - ALL ROOF DRAINS WILL BE DIRECTED TO DISCHARGE ONTO SPLASHBLOCKS AND AWAY FROM THE BUILDING FOUNDATION TO AN UNPAVED AREA WHEREVER PRACTICAL.
    - SIDEWALKS, DRIVEWAYS AND STREETS AREAS SHALL BE SWEPT REGULARLY TO MINIMIZE THE ACCUMULATION OF LITTER AND DEBRIS.

## LEGEND

- SILVA CELL BIOTREATMENT AREAS
- BIO-RETENTION BASINS
- WATERSHED BOUNDARY

## MUNICIPAL REGIONAL PERMIT

THIS PROJECT HAS SUBMITTED AN SB330 APPLICATION PRIOR TO JUNE 30, 2023. THEREFORE, THE PROJECT IS SUBJECT TO MRP 2.0 REQUIREMENTS PROVIDED THE PROJECT REMAINS IN COMPLIANCE WITH THE REQUIREMENTS OF SB300.

| NO. | DATE | REVISIONS | BY |
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T: (408) 453-1066

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PREPARED FOR: PulteGroup

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# STORMWATER MANAGEMENT PLAN
# STORMWATER SITE PLAN

251 LLEWELLYN AVENUE CAMPBELL CALIFORNIA

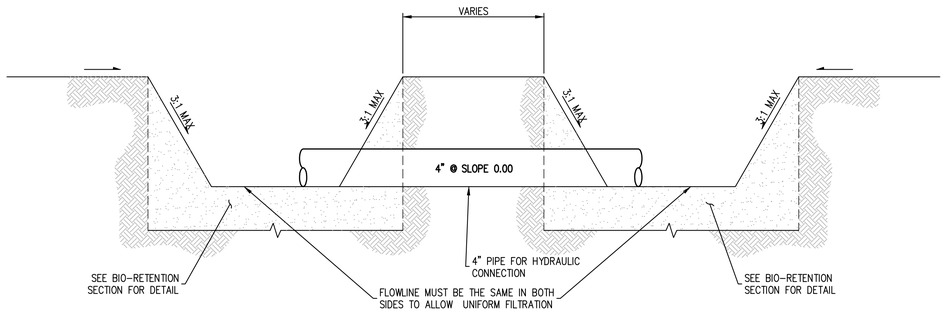
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13 OF 75 SHEETS

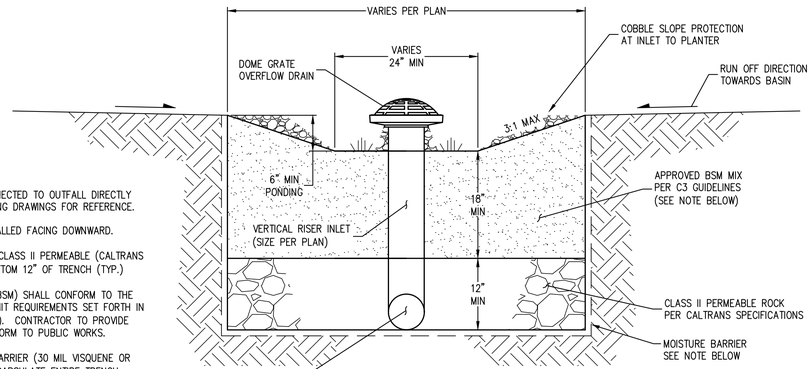
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## STORMWATER TREATMENT SUMMARY TABLE

| | | IMPERVIOUS SURFACES | | | | PERVIOUS SURFACES | | | | | TREATMENT MEASURES | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| WATERSHED ID | **TOTAL WATERSHED AREA (SF)** | STREETS (SF) | SIDEWALKS / HARDSCAPE (SF) | BUILDINGS (SF) | **TOTAL (SF)** | STREETS (SF) | SIDEWALKS (SF) | PARKING LOTS (SF) | LANDSCAPE (SF) | **TOTAL (SF)** | PROVIDED TREATMENT | REQUIRED TREATMENT | CALCULATION METHOD | TREATMENT METHOD |
| 1 | **13,880** | 5,305 | 1,672 | 3,086 | **10,063** | - | - | - | 3,817 | **3,817** | **449** | 403 | 4% | BIOTREATMENT |
| 2 | **14,623** | 3,735 | 2,492 | 5,158 | **11,385** | - | - | - | 3,238 | **3,238** | **473** | 455 | 4% | BIOTREATMENT |
| 3 | **17,251** | | 3,645 | 8,666 | **12,311** | - | - | - | 4,940 | **4,940** | **523** | 492 | 4% | BIOTREATMENT |
| 4 | **2,104** | | 239 | 1,481 | **1,720** | - | - | - | 384 | **384** | **109** | 69 | 4% | BIOTREATMENT |
| 5 | **12,743** | 4,071 | 1,219 | 5,161 | **10,451** | - | - | - | 2,292 | **2,292** | **424** | 418 | 4% | BIOTREATMENT |
| 6 | **12,493** | 5,379 | 2,155 | 2,534 | **10,068** | - | - | - | 2,425 | **2,425** | **529** | 403 | 4% | BIOTREATMENT |
| 7 | **13,227** | | 2,883 | | **2,883** | - | - | - | 10,344 | **10,344** | | | 2:1 RATIO | SELF-RETAINING |
| 8 | **78,731** | 20,869 | 8,711 | 30,320 | **59,900** | - | - | - | 18,831 | **18,831** | **2,550** | 2,396 | 4% | SILVA CELLS |
| 9 | **54,684** | 13,244 | 6,379 | 24,363 | **43,986** | - | - | - | 10,698 | **10,698** | **1,900** | 1,759 | 4% | SILVA CELLS |
| 10 | **22,537** | 3,170 | 1,439 | 8,396 | **13,005** | - | - | - | 9,532 | **9,532** | **586** | 520 | 4% | SILVA CELLS |
| SUBTOTAL (SF) | **242,273** | 55,773 | 30,834 | 89,165 | **175,772** | - | - | - | 66,501 | **66,501** | **7,543** | 6,916 | | |
| | | | | | | | | | | | | | | |
| EXISTING SITE | **242,273** | 69,866 | 23,089 | 49,053 | **142,008** | - | - | - | 100,265 | **100,265** | | | | |

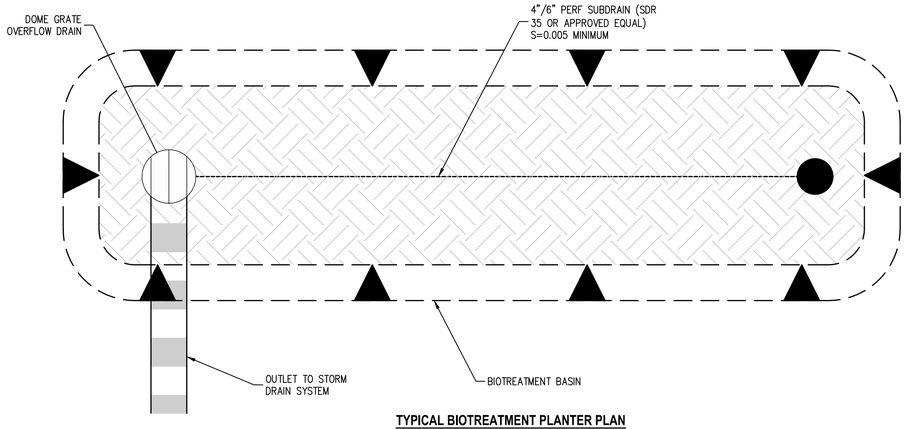



TYPICAL HYDRAULIC CONNECTION DETAIL
NTS

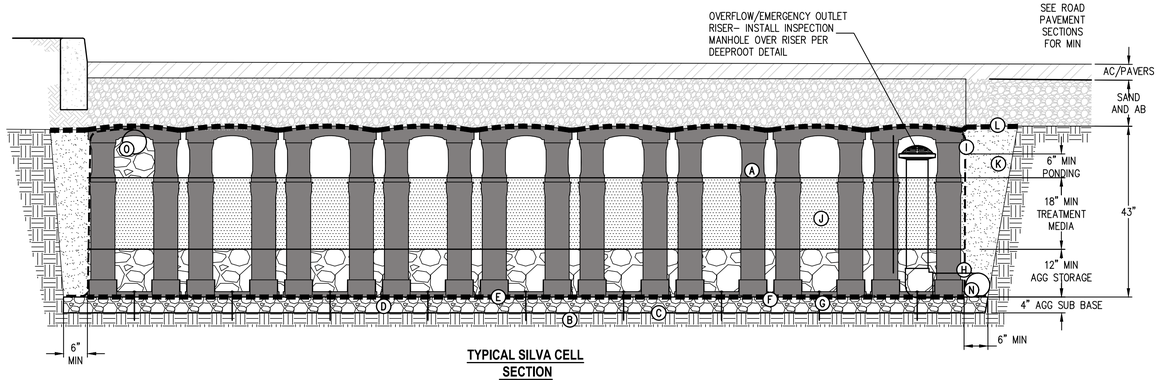



NOTES
1. ROOF DRAINS TO BE CONNECTED TO OUTFALL DIRECTLY INTO BASINS. SEE PLUMBING DRAWINGS FOR REFERENCE.
2. PERFORATION TO BE INSTALLED FACING DOWNWARD.
3. CONTRACTOR TO INSTALL CLASS II PERMEABLE (CALTRANS SPEC.) AGGREGATE IN BOTTOM 12" OF TRENCH (TYP.)
4. BIOTREATMENT SOIL MIX (BSM) SHALL CONFORM TO THE MUNICIPAL REGIONAL PERMIT REQUIREMENTS SET FORTH IN PROVISION C.3.C.i.(1)(B)(VI). CONTRACTOR TO PROVIDE SUPPLIER CERTIFICATION FORM TO PUBLIC WORKS.
5. IMPERMEABLE MOISTURE BARRIER (30 MIL VISQUENE OR APPROVED EQUAL) TO ENCAPSULATE ENTIRE TRENCH

BIOTREATMENT PLANTER DETAIL
NOT TO SCALE




TYPICAL BIOTREATMENT PLANTER PLAN
NOT TO SCALE
(SEE BIOTREATMENT PLANTER DETAIL FOR ADDITIONAL INFORMATION)

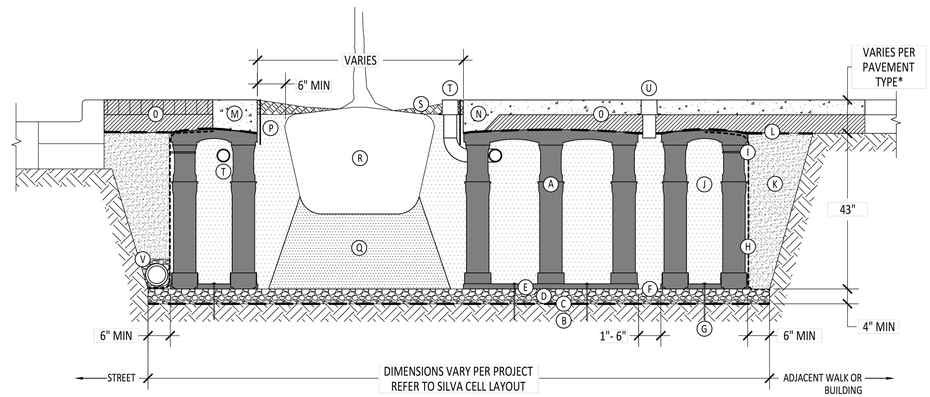



TYPICAL SILVA CELL SECTION
NOT TO SCALE

(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
(B) SUBGRADE, COMPACTED
(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
(E) NOT USED
(F) 1" MIN SPACING BETWEEN SILVA CELLS AT BASE SEE TCM DETAILS FOR SPECIFIC SPACING
(G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
(J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
(K) COMPACTED BACKFILL, PER PROJECT SPECS
(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
(M) PAVEMENT AND AGGREGATE BASE
(N) UNDERDRAIN SYSTEM, WHEN REQUIRED
(O) DISTRIBUTION PIPE SYSTEM

NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

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SILVA CELL SYSTEM 3X
NOT TO SCALE

KEY PLAN
(A) SILVA CELL SYSTEM (DECK, BASE, AND POSTS)
(B) SUBGRADE, COMPACTED
(C) GEOTEXTILE FABRIC, PLACED ABOVE SUBGRADE
(D) 4" MIN AGGREGATE SUB BASE, COMPACTED TO 95% PROCTOR
(E) SILVA CELL BASE SLOPE, 10% MAX
(F) 1" TO 6" SPACING BETWEEN SILVA CELLS AT BASE
(G) ANCHORING SPIKES, CONTACT DEEPROOT FOR ALTERNATIVE
(H) GEOGRID, WRAPPED AROUND PERIMETER OF SYSTEM, WITH 6" TOE (OUTWARD FROM BASE) AND 12" EXCESS (OVER TOP OF DECK)
(I) CABLE TIE, ATTACHING GEOGRID TO SILVA CELL AT BASE OF UPPER LEG FLARE, AS NEEDED
(J) PLANTING SOIL, PER PROJECT SPECIFICATIONS, PLACED IN LIFTS AND WALK-IN COMPACTED TO 75-85% PROCTOR
(K) COMPACTED BACKFILL, PER PROJECT SPECIFICATIONS
(L) GEOTEXTILE FABRIC TO EDGE OF EXCAVATION
(M) RIBBON CURB AT TREE OPENING (TO BE USED WITH PAVERS OR ASPHALT)
(N) THICKENED EDGE AT TREE OPENING (TO BE USED WITH CONCRETE)
(O) PAVEMENT AND AGGREGATE BASE PER PROJECT *
(P) DEEPROOT ROOT BARRIER, 12" OR 18", DEPTH DETERMINED BY THICKNESS OF PAVEMENT SECTION, INSTALL DIRECTLY ADJACENT TO CONCRETE EDGE RESTRAINT
(Q) PLANTING SOIL BELOW ROOT BALL, COMPACTED WELL TO PREVENT SETTLING
(R) ROOT BALL
(S) TREE OPENING TREATMENT, PER PROJECT SPECIFICATIONS
(T) DEEPROOT WATER AND AIR VENT, ROOTBALL, WHEN REQUIRED
(U) DEEPROOT WATER AND AIR VENT, WHEN REQUIRED
(V) UNDERDRAIN SYSTEM, WHEN REQUIRED (LOCATION AND DETAILS BY OTHERS)

*MINIMUM PAVEMENT PROFILE OPTIONS TO MEET H-20 LOADING

| PAVEMENT | + AGGREGATE BASE COURSE |
|---|---|
| 4" CONCRETE | + 4" AGGREGATE |
| 3" PAVER | + 12" AGGREGATE |
| 4" ASPHALT | + 12" AGGREGATE |
| 2.6" PAVER | + 5" CONCRETE |

NOTES
1. EXCAVATION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE HEALTH AND SAFETY REGULATIONS
2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
3. PROVIDE SUPPLEMENTAL IRRIGATION
4. DO NOT SCALE DRAWINGS

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SILVA CELL SYSTEM 3X

NOT TO SCALE
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REVISIONS

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PHONE 925-249-3200 FAX 925-485-0291

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PulteGroup

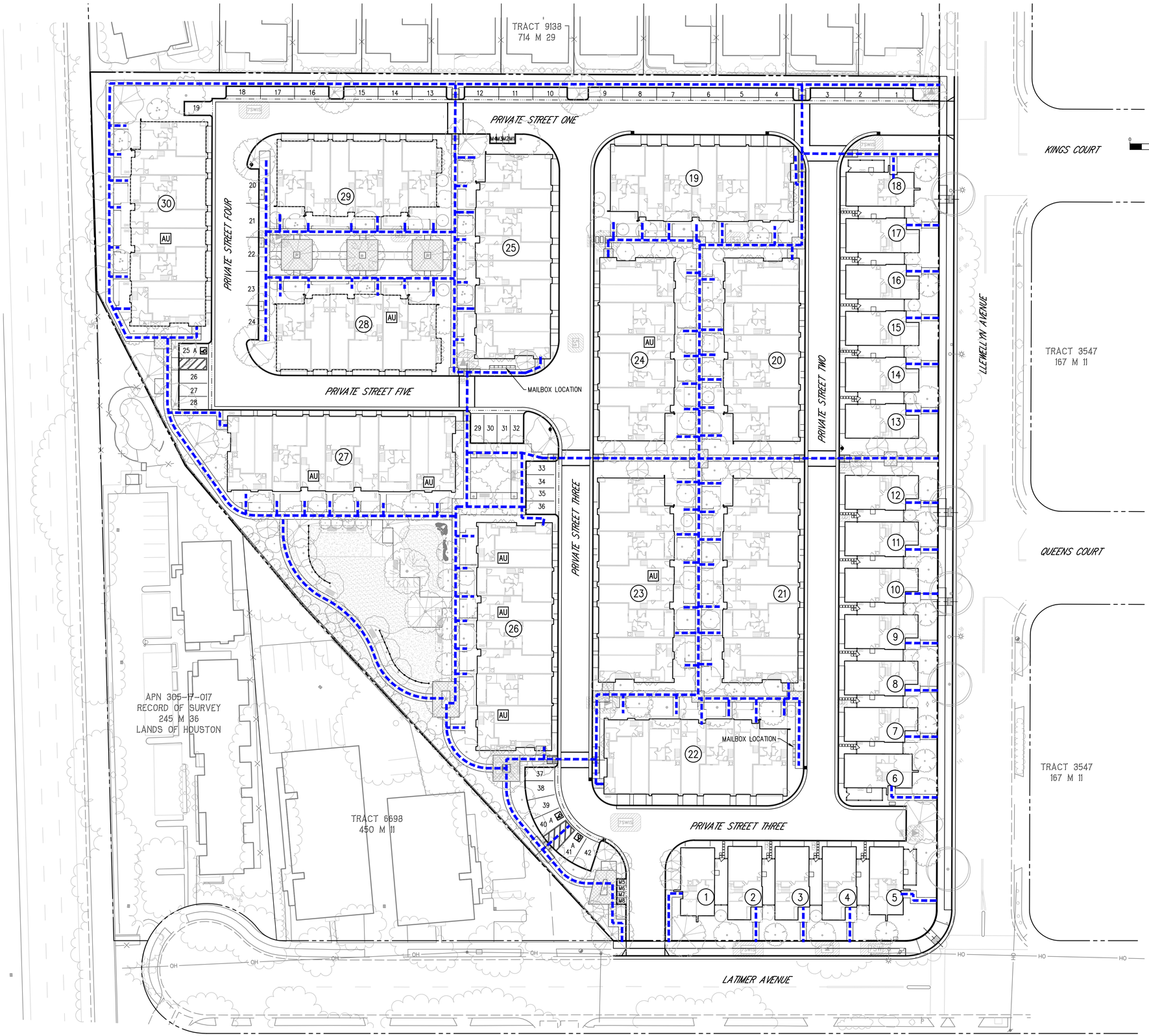
251 LLEWELLYN AVENUE
PLANNING PERMIT PACKAGE
CAMPBELL CALIFORNIA

# STORMWATER MANAGEMENT PLAN
# STORMWATER NOTES AND DETAILS

| | |
|---|---|
| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
| DESIGNED | ENG |
| DRAWN | CAD |
| JOB NO. | 20–150 |

SHEET
**C9.1**
14 OF 75 SHEETS

R:\PROJECT\2020\20150 251 Llewellyn\PLANNING\PLANNING PERMIT\14 SW DETAILS.dwg Mar 21, 2024




LEGEND

| | |
|---|---|
| ▬ ▬ ▬ | PEDESTRIAN ROUTE |
| 2 | PARKING STALL NUMBER |
| M8 | MOTORCYCLE PARKING STALL |
| A | ACCESSIBLE PARKING STALL |
| EV | ELECTRIC VEHICLE PARKING STALL |
| AU | ADAPTABLE UNIT |

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


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28 Railway Avenue
Campbell, CA 95008
T: (408) 453-1066

4511 WILLOW ROAD, SUITE 8
PLEASANTON, CALIFORNIA 94588
PHONE 925-249-3200 FAX 925-485-0291


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PulteGroup

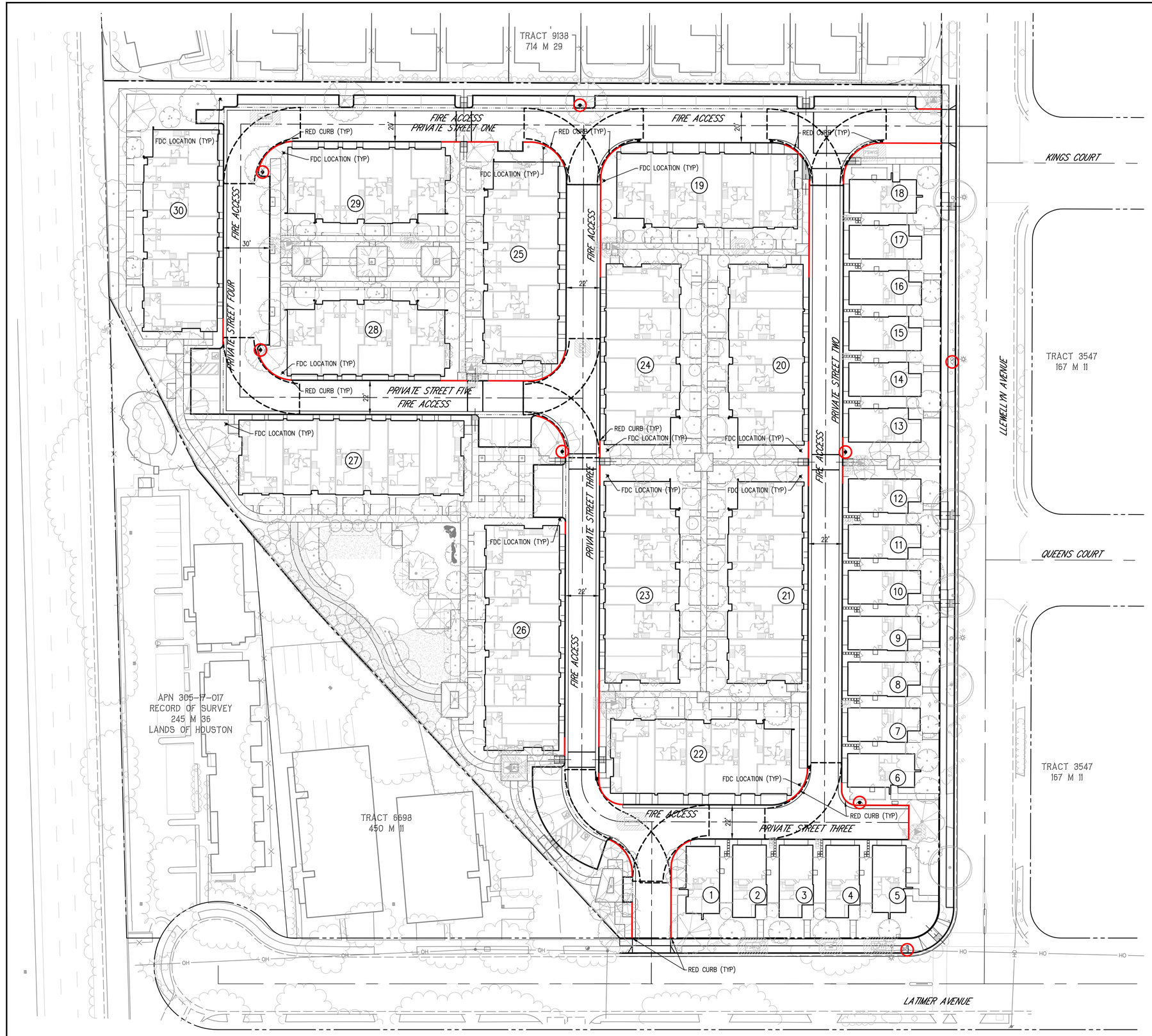
251 LLEWELLYN AVENUE — PLANNING PERMIT PACKAGE — CAMPBELL, CALIFORNIA

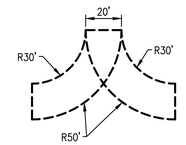
# CIVIL IMPROVEMENTS
# CIRCULATION AND ACCESSIBLITY PLAN

| | |
|---|---|
| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
| DESIGNED | ENG |
| DRAWN | CAD |
| JOB NO. | 20-150 |

SHEET
**C10.0**
15 OF 75 SHEETS

R:\PROJECT\2020\20150 251 Llewellyn\PLANNING\PLANNING PERMIT\15 CIRC PLAN.dwg Mar 21, 2024




LFIRE TRUCK TURN RADIUS

## FIRE PREVENTION NOTES

1. PROPOSED TYPE OF CONSTRUCTION:

   106 UNITS – TYPE VB CONSTRUCTION
   MAX UNIT SIZE – 2,548 SF (LIVING AREA – SINGLE FAMILY PLAN 2)

2. REQUIREMENT FOR FIRE FLOW:

   PER APPENDIX B – FIRE-FLOW REQUIRMENTS FOR BUILDINGS

   2,548 SF TYPE VB CONSTRUCTION
   1,500 GPM FIRE FLOW

   1,500 GPM FIRE FLOW = 1 HYDRANT MINIMUM AND 2 HOURS FLOW DURATION
   MAXIMUM HYDRANT SPACING @ 500' OC

3. FIRE FLOW CALCULATIONS WILL BE PROVIDED BY SAN JOSE WATER CO.

## LEGEND

- FIRE HYDRANT LOCATION
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPT CONNECTION (FDC)
- EXISTING WATERLINE
- PROPOSED WATERLINE
- RED CURB PER CVC SECTION 22500.1

FIRE PREVENTION APPROVAL:
FOR HYDRANT LOCATION, FIRE FLOW REQUIREMENTS AND FIRE ACCESS.

**SEE SIGNED APPROVED**

BY: _____
**FIRE DEPATMENT COPY**

DATE: _____

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


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PLANNING PERMIT PACKAGE

# CIVIL IMPROVEMENTS
# EMERGENCY ACCESS PLAN

251 LLEWELLYN AVENUE
CAMPBELL
CALIFORNIA

| | |
|---|---|
| DATE | 04/25/2024 |
| SCALE | SEE PLAN |
| DESIGNED | ENG |
| DRAWN | CAD |
| JOB NO. | 20-150 |

SHEET
**C11.0**
16 OF 75 SHEETS

R:\PROJECT\2020\20150 251 Llewellyn\PLANNING\PLANNING PERMIT\16 FIRE ACCESS.dwg Apr 25, 2024




**NOTE:**

1. TREE REMOVAL SHOWN FROM PROJECT TREE REMOVAL FROM TREE REMOVAL & PROTECTION PLAN FOR COMPARISION TO ALTERNATIVE SITE PLAN IMPACTS.
2. FOR TREE NUMBERS, SEE TREE ASSESSMENT FROM PROJECT ARBORIST REPORT

LEGEND

TREE 739 — EXISTING TREE TO BE REMOVED (NOT PROTECTED OR DEAD/DYING)

TREE 739 — EXISTING TREE TO BE REMOVED (PROTECTED TREE)

TREE 739 — EXISTING TREE TO REMAIN

NOTE: TREE CANOPY SHOWN PER AERIAL SURVEY

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


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PREPARED FOR:
PulteGroup

# CIVIL IMPROVEMENTS
# ALTERNATIVE SITE PLAN

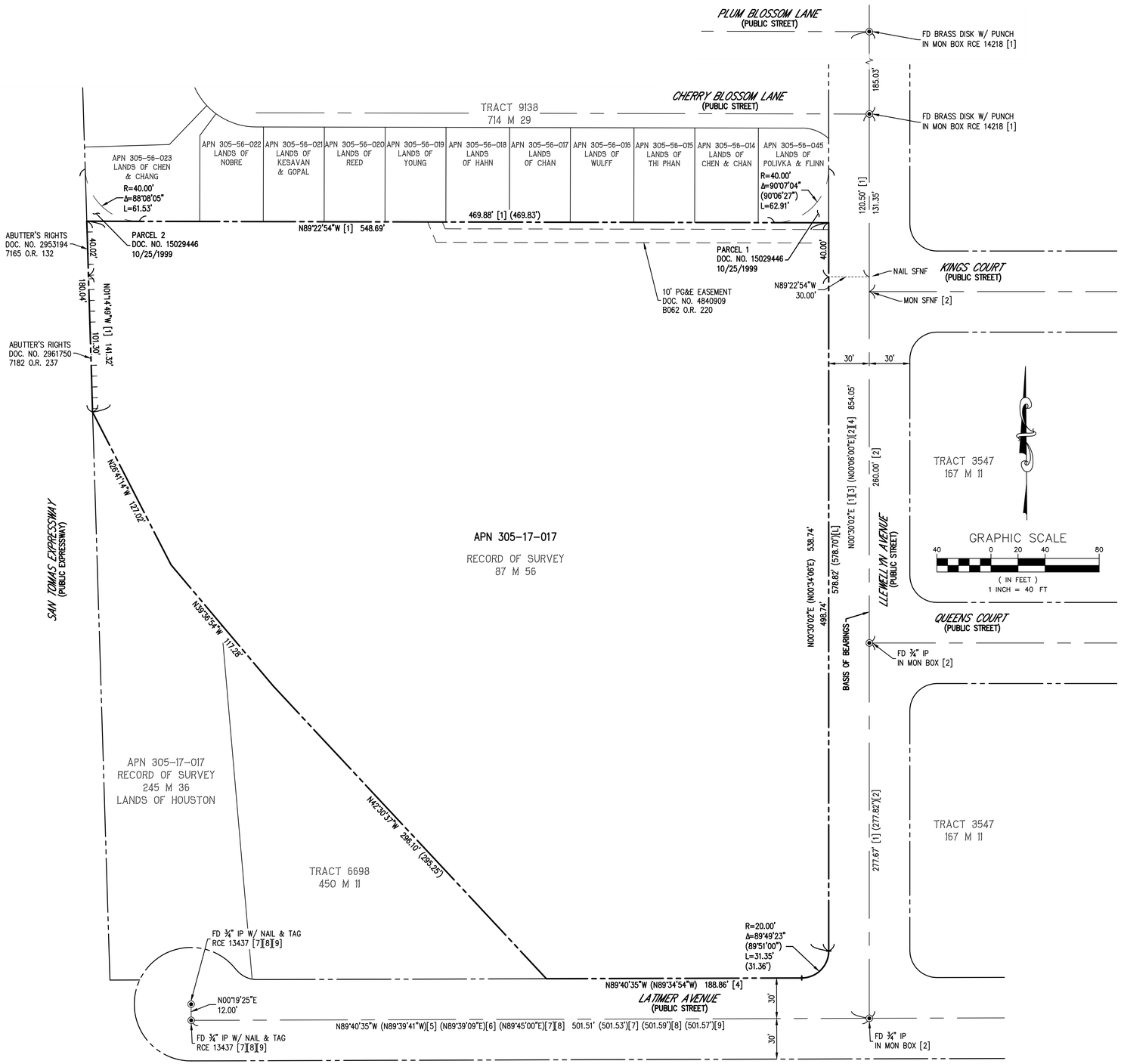
251 LLEWELLYN AVENUE — PLANNING PERMIT PACKAGE — CAMPBELL, CALIFORNIA

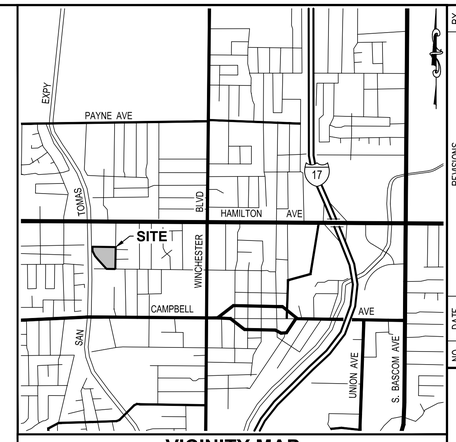
| | |
|---|---|
| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
| DESIGNED | ENG |
| DRAWN | CAD |
| JOB NO. | 20-150 |

SHEET
**C12.0**
17 OF 75 SHEETS

R:\PROJECT\2020\20150 251 Llewellyn\PLANNING\PLANNING PERMIT\17 ALT SITE PLAN.dwg Mar 21, 2024

# VESTING TENTATIVE MAP
# 251 LLEWELLYN AVENUE
## FOR CONDOMINIUM PURPOSES
## CAMPBELL CALIFORNIA




**VICINITY MAP**
NOT TO SCALE

**OWNER**
UPLIFT FAMILY SERVICES
251 LLEWELLYN AVENUE
CAMPBELL, CA 95008
(916) 388-6327

**DEVELOPER**
PULTE HOMES
4511 WILLOW ROAD, SUITE 8
PLEASANTON, CALIFORNIA 94588
(925) 249-3200

**ENGINEER**
CIVIL ENGINEERING ASSOCIATES, INC.
28 RAILWAY AVENUE
CAMPBELL, CA 95008
(408) 453-1066

**BASIS OF BEARINGS**

THE BEARING NORTH 00°30'02" EAST AS FOUND MONUMENTED ON LLEWELLYN AVENUE, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 9138" FILED FOR RECORDED IN BOOK 714 OF MAPS AT PAGES 29-30, SANTA CLARA COUNTY RECORDS, WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN ON THIS SURVEY.

**BENCHMARK**

CITY OF CAMPBELL NO. 54, NORTHEAST CORNER OF LATIMER AVENUE & LLEWELLYN AVENUE AT EAST END OF CURB RETURN. ELEVATION: 188.867

**NOTES**

1. THIS TENTATIVE MAP AUTHORIZES THE FILING OF MULTIPLE FINAL MAPS.
2. THERE ARE NO EXISTING WELLS ON SITE.
3. ALL EXISTING BUILDINGS WILL BE REMOVED PRIOR TO THE RECORDATION OF THE FINAL MAP.
4. ASSESSORS PARCEL NUMBER: 305-17-017
5. EXISTING USE: INSTRUCTIONAL
6. PROPOSED USE: 18 SINGLE FAMILY UNITS & 90 MULTI FAMILY UNITS
7. EXISTING ZONING: MDR (MEDIUM DENSITY RESIDENTIAL)
8. PROPOSED ZONING: MDR (MEDIUM DENSITY RESIDENTIAL)
9. GENERAL PLAN DESIGNATION: INSTRUCTIONAL
10. SANITARY SEWER: WEST VALLEY SANITATION DISTRICT
11. STORM CONDUIT: CITY OF CAMPBELL
12. WATER SYSTEM: SAN JOSE WATER COMPANY
13. NUMBER OF LOTS: 42
14. TOTAL AREA: 5.562 ACRES
15. STREET NAMES TO BE DETERMINED PRIOR TO FINAL MAP.
16. LOTS 1 THROUGH 18 ARE SINGLE FAMILY RESIDENTIAL LOTS.
17. LOTS 19 THROUGH 30 ARE MULTI FAMILY CONDOMINIUM RESIDENTIAL LOTS.
18. LOT A THROUGH D ARE PRIVATE STREETS (1.34 ACRES).
19. LOTS E THROUGH L ARE COMMON OPEN SPACE (0.72 ACRES).
20. LOT J IS FOR PRIVATE PARK PER MFDDS SECTION 10.020.
21. THIS SUBDIVISION WILL CONFORM TO THE STREET TREE PLAN OF THE CITY OF CAMPBELL.

**ABBREVIATIONS**

| | |
|---|---|
| APN | ASSESSORS PARCEL NUMBER |
| FD | FOUND |
| IP | IRON PIPE |
| MON | MONUMENT |
| O.R. | OFFICIAL RECORDS |
| SFNF | SEARCHED FOR NOT FOUND |

**MAP REFERENCES**

| | |
|---|---|
| [1] | TRACT 9138 – 714 M 29 |
| [2] | TRACT 3547 – 167 M 11 |
| [3] | PARCEL MAP – 341 M 22 |
| [4] | RECORD OF SURVEY – 87 M 56 |
| [5] | RECORD OF SURVEY – 175 M 29 |
| [6] | RECORD OF SURVEY – 245 M 36 |
| [7] | RECORD OF SURVEY – 450 M 1 |
| [8] | TRACT 9744 – 800 M 18 |
| [9] | TRACT 5216 – 305 M 53 |

**LEGEND**

| | |
|---|---|
| ——— | BOUNDARY LINE |
| — — — | RIGHT-OF-WAY |
| ——— | EXISTING LOT LINE |
| ——— | LOT LINE |
| ——— — ——— | CENTER LINE |
| — — — — — | EXISTING EASEMENT LINE |
| — — — — — | EASEMENT LINE |
| ---------- | BOUNDARY TIE |
| ◉ | FOUND MONUMENT (AS NOTED) |
| (23.23') | RECORD DATA |
| [1] | REFERENCE NUMBER |
| (R) | RADIAL |

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |


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PHONE 925-249-3200 FAX 925-485-0291

PLANNING PERMIT PACKAGE

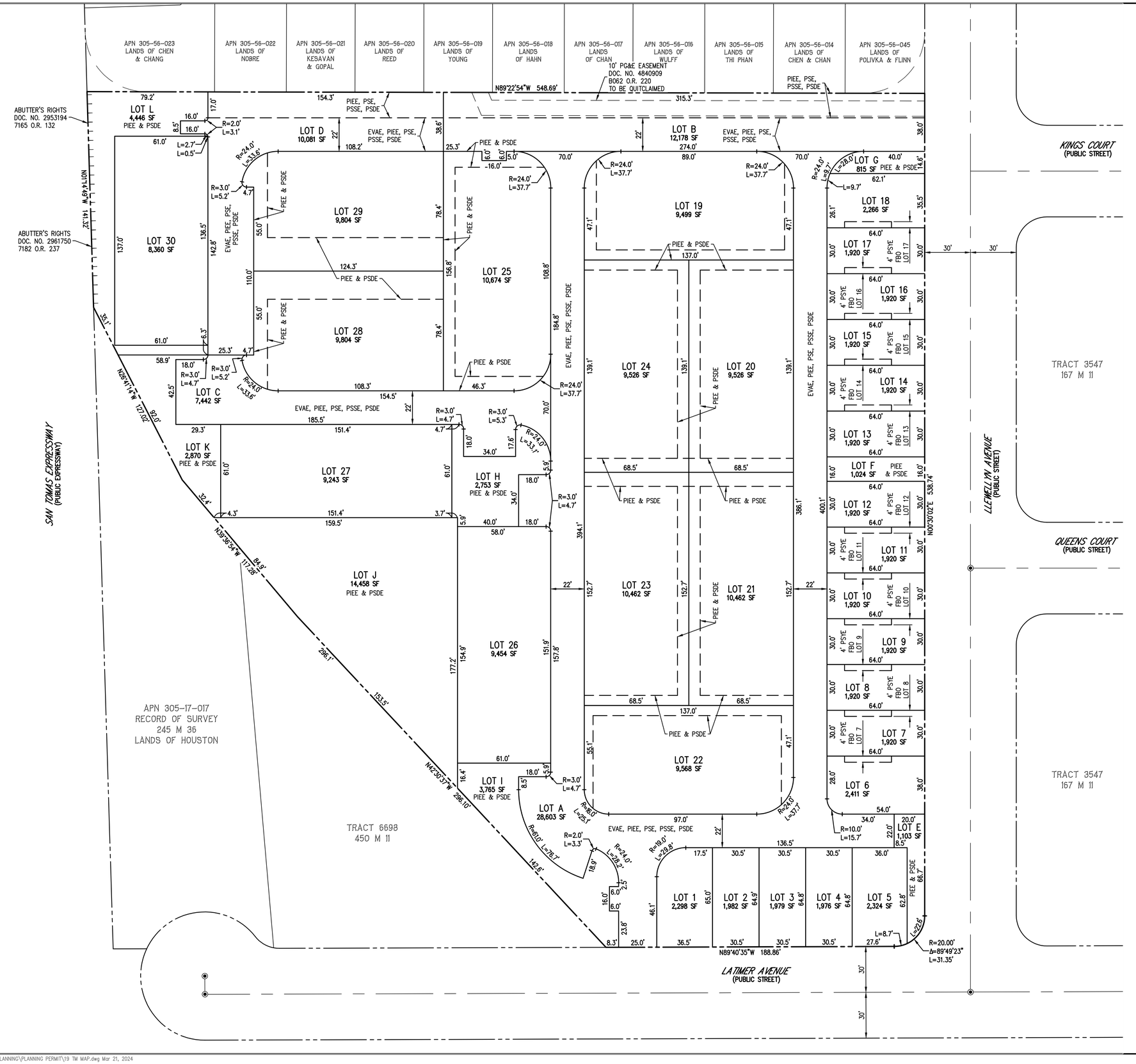
**VESTING TENTATIVE MAP**
**COVER SHEET**

251 LLEWELLYN AVENUE
CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
| DESIGNED | ENG |
| DRAWN | CAD |
| JOB NO. | 20-150 |

SHEET
**TM1.0**
18 OF 75 SHEETS

R:\PROJECT\2020\20150 251 Llewellyn\PLANNING\PLANNING PERMIT\18 TM COVER.dwg Mar 21, 2024




## ABBREVIATIONS

| | |
|---|---|
| EVAE | EMERGENCY VEHICLE ACCESS EASEMENT |
| FBO | FOR BENEFIT OF |
| O.R. | OFFICIAL RECORDS |
| PIEE | PRIVATE INGRESS AND EGRESS EASEMENT |
| PSDE | PRIVATE STORM DRAIN EASEMENT |
| PSSE | PRIVATE SANITARY SEWER EASEMENT |
| PSYE | PRIVATE SIDE YARD EASEMENT |
| PSE | PUBLIC SERVICE EASEMENT |
| SF | SQUARE FEET |

## LEGEND

- BOUNDARY LINE
- RIGHT-OF-WAY
- EXISTING LOT LINE
- LOT LINE
- CENTER LINE
- EXISTING EASEMENT LINE
- EASEMENT LINE
- BOUNDARY TIE
- FOUND MONUMENT (AS NOTED)
- (23.23') RECORD DATA
- [1] REFERENCE NUMBER
- (R) RADIAL

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |


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PLANNING PERMIT PACKAGE

# VESTING TENTATIVE MAP

251 LLEWELLYN AVENUE CAMPBELL CALIFORNIA

| | |
|---|---|
| DATE | 03/25/2024 |
| SCALE | SEE PLAN |
| DESIGNED | ENG |
| DRAWN | CAD |
| JOB NO. | 20-150 |

SHEET
**TM1.1**
19 OF 75 SHEETS

R:\PROJECT\2020\20150 251 Llewellyn\PLANNING\PLANNING PERMIT\19 TM MAP.dwg Mar 21, 2024

EXISTING WALL ON ADJACENT PROPERTIES TO REMAIN

SOUND ATTENUATION WALL AS REQUIRED BY SOUND MITIGATION REPORT

6' TALL WOOD FENCE, TYP. SEE DETAIL G, SHEET L2.0

SAN TOMAS EXWY

PARK ENLARGEMENT AREA SEE SHEET L1.3

LARGE CANOPY SHADE TREE, TYP.

PEDESTRIAN CONNECTION ON LLEWELLYN

EXISTING TREE TO REMAIN WHERE FEASIBLE, TYP.

LLEWELLYN AVENUE

PEDESTRIAN CONNECTION ON LLEWELLYN

STREET TREES, PER CITY STANDARDS, TYP.

6' TALL WOOD SIDEYARD FNECE & GATE, TYP.

DECORATIVE PAVING, TYP.

PEDESTRIAN CONNECTION ON W. LATIMET AVE

W LATIMER AVENUE

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PULTE HOMES

# LLEWELLYN AVE

CAMPBELL, CALIFORNIA

## CONCEPTUAL OVERALL LANDSCAPE PLAN

SCALE:1" - 30'-0"

DATE: 03/25/24

0 15 30 60 90

L1.0

EXISTING WALL ON ADJACENT PROPERTIES TO REMAIN

SOUND ATTENUATION WALL AS REQUIRED BY SOUND MITIGATION REPORT

SAN TOMAS EXWY

SHORT TERM/VISITOR BIKE PARKING, SEE DETAIL B/L2.0,TYP.

DECORATIVE SCORED CONCRETE PAVING, SEE DETAIL A/L2.0, TYP.

6' TALL WOOD FENCE, TYP. SEE DETAIL G, SHEET L2.0

LARGE CANOPY SHADE TREES, TYP.

SHORT TERM/VISITOR BIKE PARKING, SEE DETAIL B/L2.0, TYP.

TREES

STANDARD SCORED CONCRETE PAVING, TYP.

FRONT YARD FENCE, TYP.

MAILBOXES, IN 2 LOCATIONS, SEE DETAIL D/L2.0, TYP.

PEDESTRIAN CONNECTION FROM LLEWELLYN AVE.

LLEWELLYN AVENUE

EXISTING TREES TO REMAIN WHERE FEASIBLE, TYP.

PEDESTRIAN CONNECTION FROM LLEWELLYN AVE.

6' TALL PRIVATE SIDE YARD FENCE & GATE, TYP. SINGLE FAMILY HOMES

STREET TREE PER CITY STANDARDS, TYP.

SHORT TERM/VISITOR BIKE PARKING, SEE DETAIL B/L2.0, TYP.

BENCHES UNDER SHADE TREE, SEE DETAIL C/L2.0, TYP.

DECORATIVE SCORED CONCRETE PAVING, SEE DETAIL A/L2.0, TYP.

ORNAMENTAL TREES ALONG THE CENTRAL WALKWAY TO PARK

DECORATIVE SCORED CONCRETE PAVING, SEE DETAIL A/L2.0, TYP.

MATCHLINE SHEET L1.2

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PULTE HOMES

# LLEWELLYN AVE

CAMPBELL, CALIFORNIA

## CONCEPTUAL LANDSCAPE CALLOUT PLAN

SCALE: 1" = 20'-0"

DATE: 03/25/24

0 10 20 40 60

L1.1

MATCHLINE SHEET L1.1

SAN TOMAS EXWY

LLEWELLYN AVENUE

W LATIMER AVENUE

FITNESS AREA

SHORT TERM/VISITOR BIKE PARKING, TYP.

SPECIMEN SHADE TREE AT PARK, TYP.

PLAY AREA

SHADED BENCHES, TYP.

SPECIMEN SHADE TREE AT PARK, TYP.

ACCESSIBLE PATH OF TRAVEL, TYP.

STANDARD SCORED CONCRETE PAVING, TYP.

DECORATIVE SCORED CONCRETE PAVING, TYP.

EXISTING TREE CANOPY EXISTING TREES TO REMAIN, WHERE FEASIBLE TYP.

6' TALL WOOD FENCE, TYP. SEE DETAIL G, SHEET L2.0

SHORT TERM/VISITOR BIKE PARKING, TYP.

EXISTING TREE TO REMAIN WHERE FEASIBLE, TYP.

STREET TREE, PER CITY STANDARDS, TYP.

PEDESTRIAN CONNECTION FROM W. LATIMER AVE. TO PARK

6' TALL PRIVATE SIDE YARD FENCE & GATE, TYP. SINGLE FAMILY HOMES

30' REQUIRED CLEARANCE TRIANGLE AT INTERSECTIONS. LANDSCAPING SHALL NOT EXCEED 3.5 FEET WITHIN THE CLEARANCE TRIANGLE, TREE SHALL BE PRUNED UP TO 7' CLEAR

TREES

195

#32 #36 #37 #140 #141

1 2 3 4 5 6 7 8 9 10 11 12 21 22 23 26

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PULTE HOMES

# LLEWELLYN AVE

CAMPBELL, CALIFORNIA

## CONCEPTUAL LANDSCAPE CALLOUT PLAN

SCALE: 1" = 20'-0"

DATE: 03/25/24

0 10 20 40 60

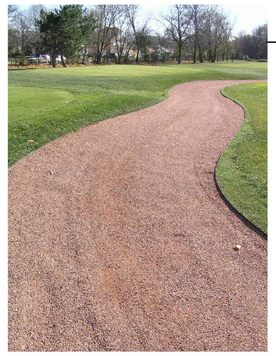
L1.2




CROSS-FIT TRAINER SYSTEM BY KOMPAN OR SIMILAR



LARGE CANOPY SHADE TREES, TYP.



WALKING PATH



OPEN LAWN AREA





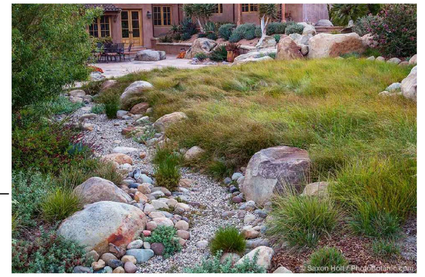

SHADED BENCHES



CLIMBING PLAY STRUCTURE, PIVO BY KOMPAN OR SIMILAR



VISITOR/SHORT TERM BIKE RACKS



LAWN OR BIO-RETENTION AREA



ORNAMENTAL FLOWERING TREES



COLUMNAR EVERGREEN
SCREEN TREES ALONG PL

VAN DORN ABED
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CAMPBELL, CALIFORNIA

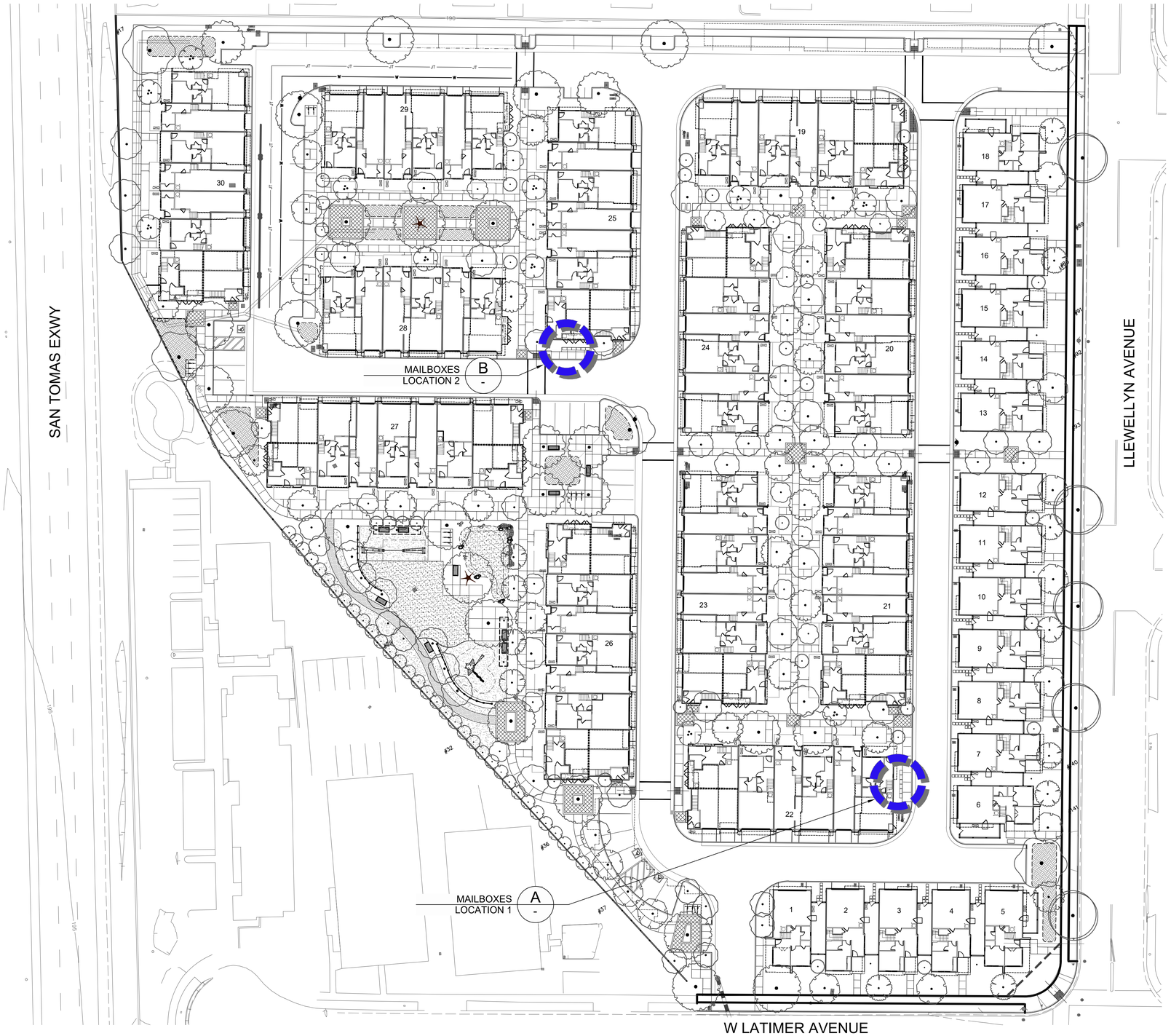
# CONCEPTUAL LANDSCAPE PARK ENLARGEMENT

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

DATE: 02/09/24

0 8 16 32 48

L1.3

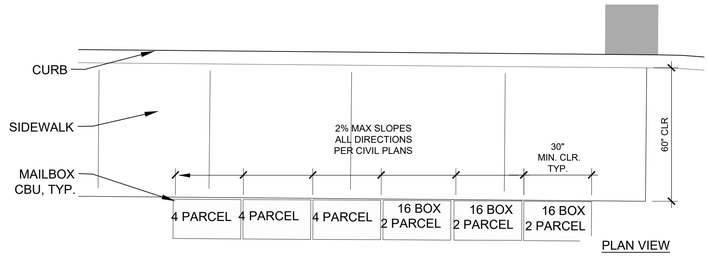



TOTAL NUMBER OF DWELLING UNITS:
104

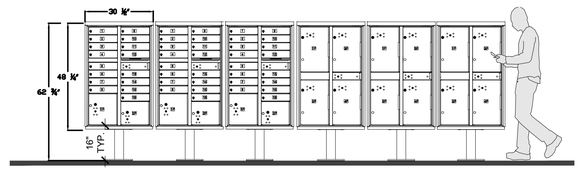
TOTAL NUMBER OF MAILBOXES PROVIDED:
112 PRIVATE MAILBOXES
34 PARCEL BOXES

TOTAL NUMBER OF CBUs:
(7) 16 MAILBOX w/ 2 PARCEL BOX CBUs
(5) 4 PARCEL BOX CBUs

TOTAL LOCATIONS:
2 LOCATIONS w/ 6 CBUs IN EACH

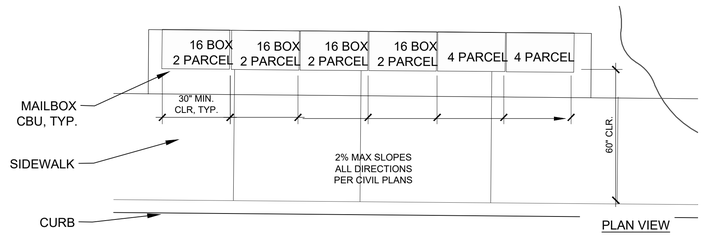



PLAN VIEW

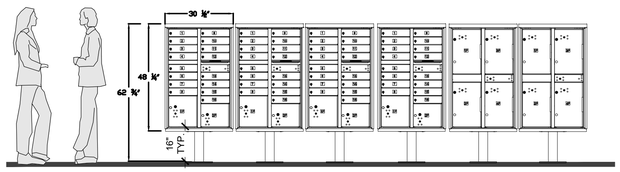



ELEVATION

## A MAILBOXES LOCATION 1
3/8" = 1'-0"




PLAN VIEW




ELEVATION

## B MAILBOXES LOCATION 2
3/8" = 1'-0"

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PULTE HOMES
# LLEWELLYN AVE
CAMPBELL, CALIFORNIA

## MAILBOX PLAN
SCALE:1" - 30'-0"
DATE: 03/25/24

0 15 30 60 90

L1.4




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PULTE HOMES

# LLEWELLYN AVE

CAMPBELL, CALIFORNIA

## OPEN SPACE PLAN

SCALE:1" - 30'-0"

DATE: 03/25/24

0 15 30 60 90

L1.5



## A DECORATIVE SCORED CONCRETE PAVING
NTS





CAPITOL BIKE RACK BY FORMS + SURFACES OR SIMILAR
QTY: 15 RACKS/ ACCOMMODATES 30 BIKES

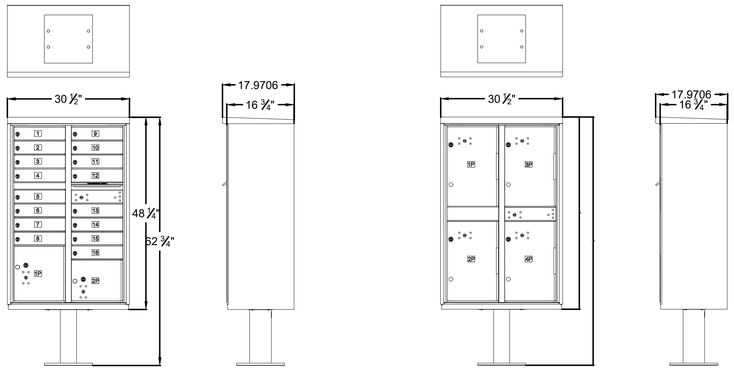
## B BIKE RACK (VISITOR/SHORT TERM BIKE PARKING)
NTS



FLOAT BENCH BY FORMS + SURFACES OR SIMILAR
QTY: 10

36" MIN. CLR AREA IS PROVIDED ADJACENT BENCHES FOR COMPANION SEATING

## C BENCH
NTS




TOTAL NUMBER OF DWELLING UNITS:
104

TOTAL NUMBER OF MAILBOXES PROVIDED:
112 PRIVATE MAILBOXES
34 PARCEL BOXES

TOTAL NUMBER OF CBUs:
(7) 16 MAILBOX w/ 2 PARCEL BOX CBUs
(5) 4 PARCEL BOX CBUs

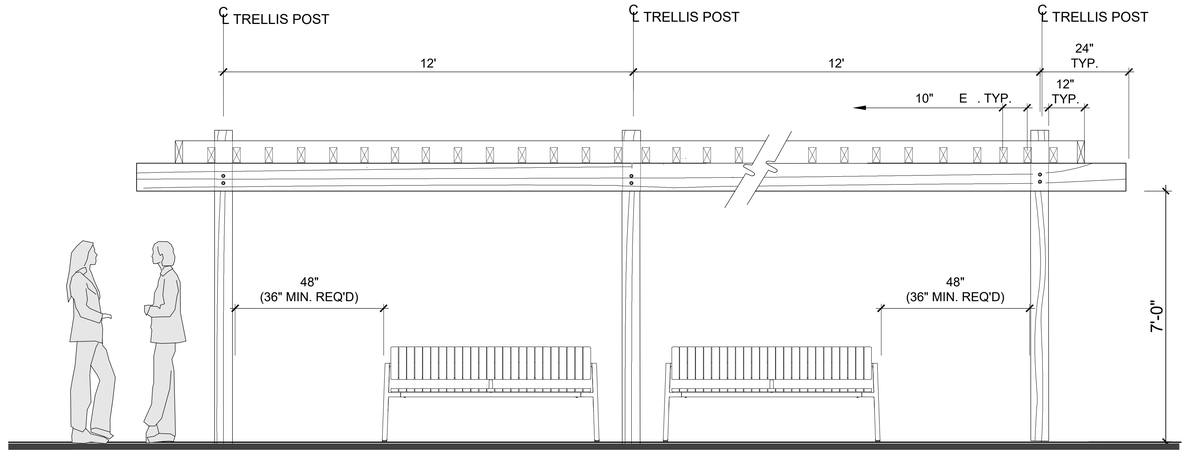
12 TOTAL CBUs. 6 IN TWO LOCATIONS:

| | | | | | |
|---|---|---|---|---|---|
| 16/2P | 16/2P | 16/2P | 16/2P | 4P | 4P |

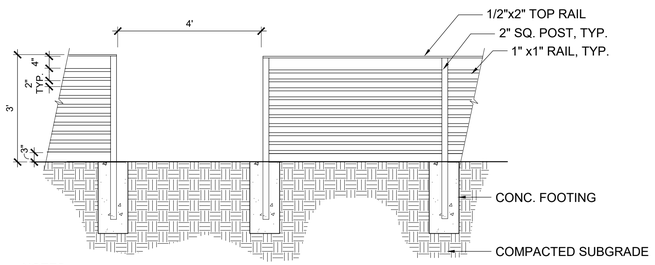
4 (16 BOX) & 2 (4) PARCEL = 64 BOXES
16 PARCELS

| | | | | | |
|---|---|---|---|---|---|
| 16/2P | 16/2P | 16/2P | 4P | 4P | 4P |

3 (16 BOX) & 3 (4) PARCELS = 48 BOXES
18 PARCELS



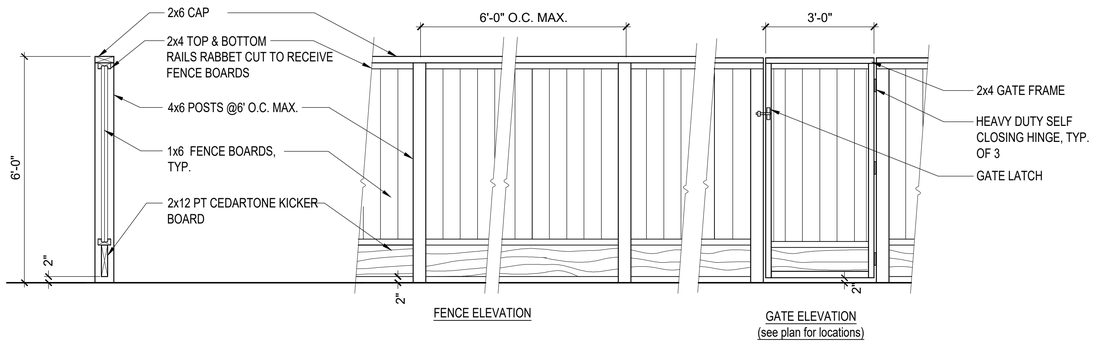

## D MAILBOX & PARCEL BOXES
NTS




NOTES:

1. METAL RAIL FENCE BE SHOP PRIMED & PAINTED W/ ZINC RICH-PRIMER & 2 COATS EXTERIOR ENAMEL PAINT - COLOR TO MATCH ARCHITECTURAL BALCONY RAILS.

## E SHADE TRELLIS w/ BENCHES IN PARK
1/2" = 1'-0"




FENCE ELEVATION

GATE ELEVATION
(see plan for locations)

## F 3' TALL PRIVATE PATIO METAL RAIL FENCE
1/2" = 1'-0"

## G 6' TALL WOOD FENCE & GATE
1/2" = 1'-0"

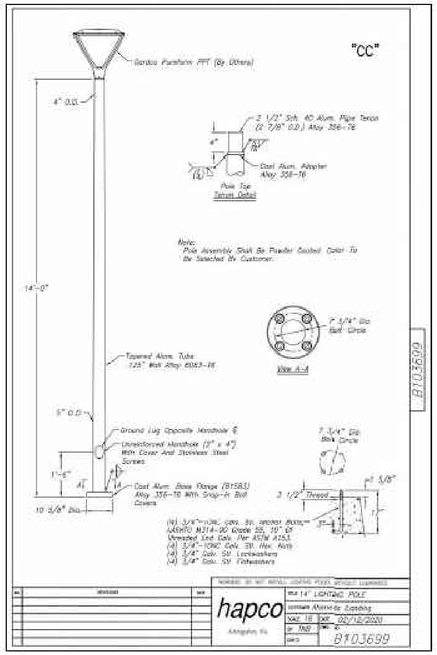
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ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

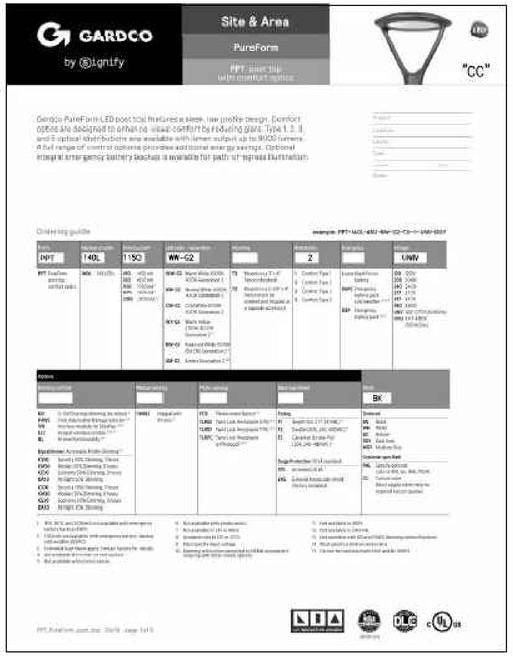
PULTE HOMES
LLEWELLYN AVE
CAMPBELL, CALIFORNIA

# CONCEPTUAL LANDSCAPE DETAILS & IMAGERY

SCALE:AS NOTED DATE: 03/25/24

L2.0

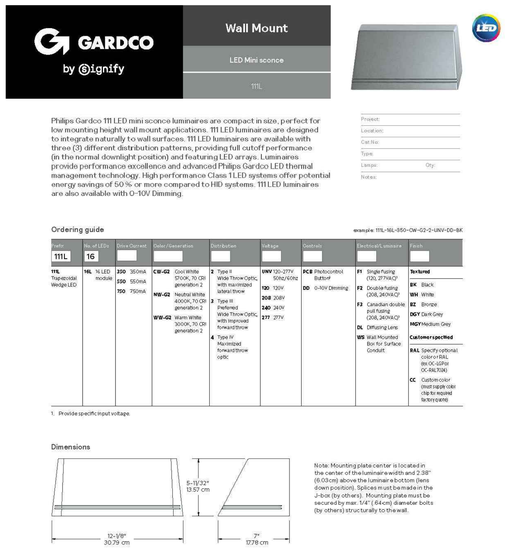



NOTES:

POLE LIGHT: "PUREFORM" BY GARDCO, OR SIMILAR
SEE JT PLANS FOR LIGHTING LAYOUT AND DETAILS

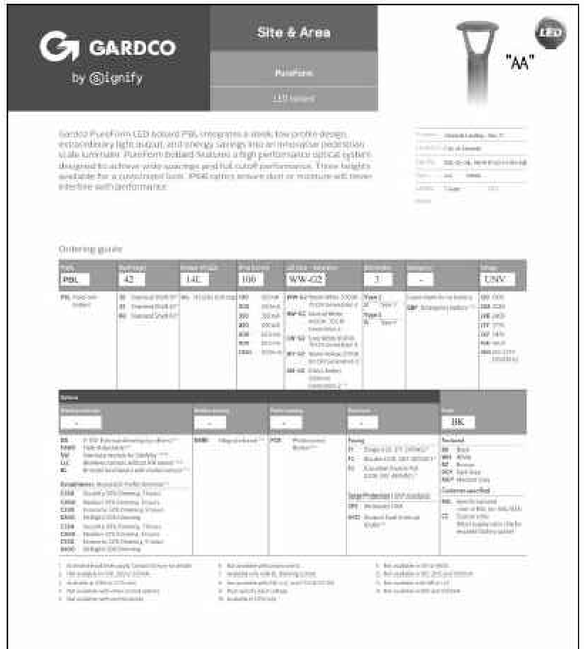
## A POLE LIGHT
NTS




NOTES:

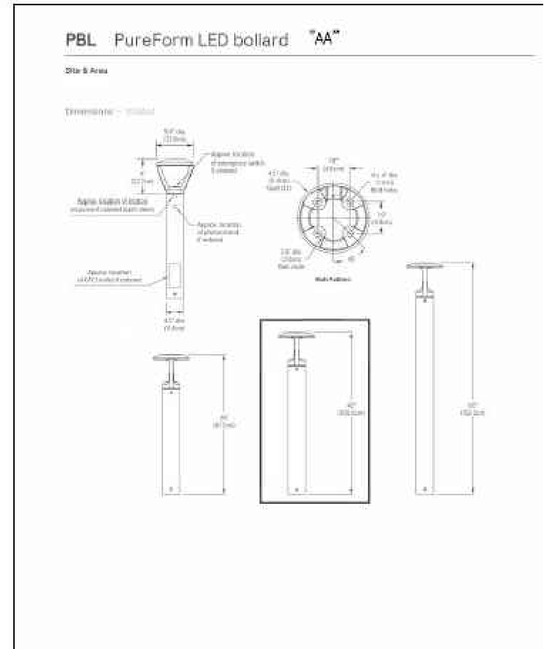
MINI SCONE LIGHT BY GARDCO, OR SIMILAR
SEE JT PLANS FOR LIGHTING LAYOUT AND DETAILS

## C WALL MOUNTED SCONE LIGHT
NTS

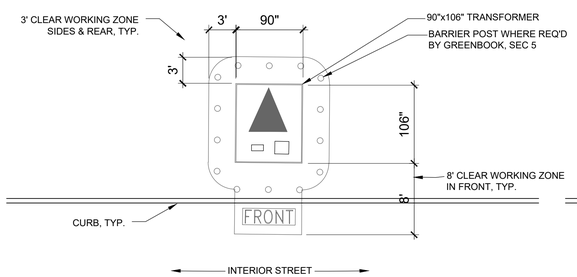



NOTES:

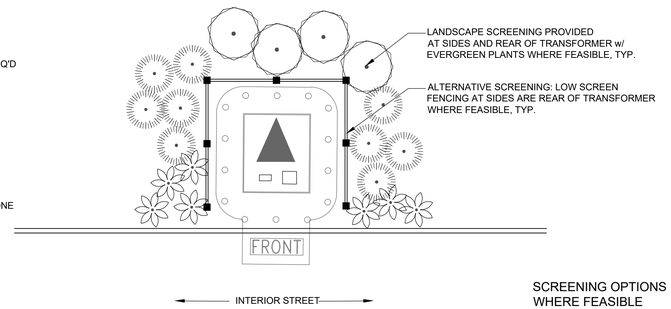
BOLLARD LIGHT: "PUREFORM" BY GARDCO, OR SIMILAR
SEE JT PLANS FOR LIGHTING LAYOUT AND DETAILS



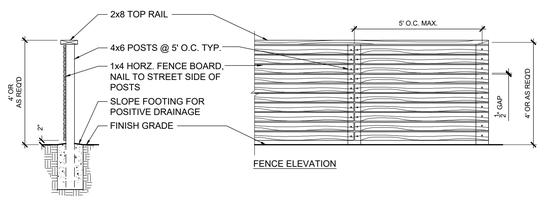

## B BOLLARD LIGHT
NTS




DIMENSIONS AND CLEARANCES




SCREENING OPTIONS WHERE FEASIBLE




FENCE SECTION

SCREEN FENCE ELEVATION

NOTES:

1. POSTS SHALL BE PRESSURE TREATED DOUGLASS FIR. ALL OTHER WOOD SHALL BE SAS DOUGLAS FIR. PAINT TO MATCH ARCHITECTURE. SUBMIT COLOR SAMPLES TO OWNER FOR REVIEW AND APPROVAL.

## D TRANSFORMER SCREENING
NTS

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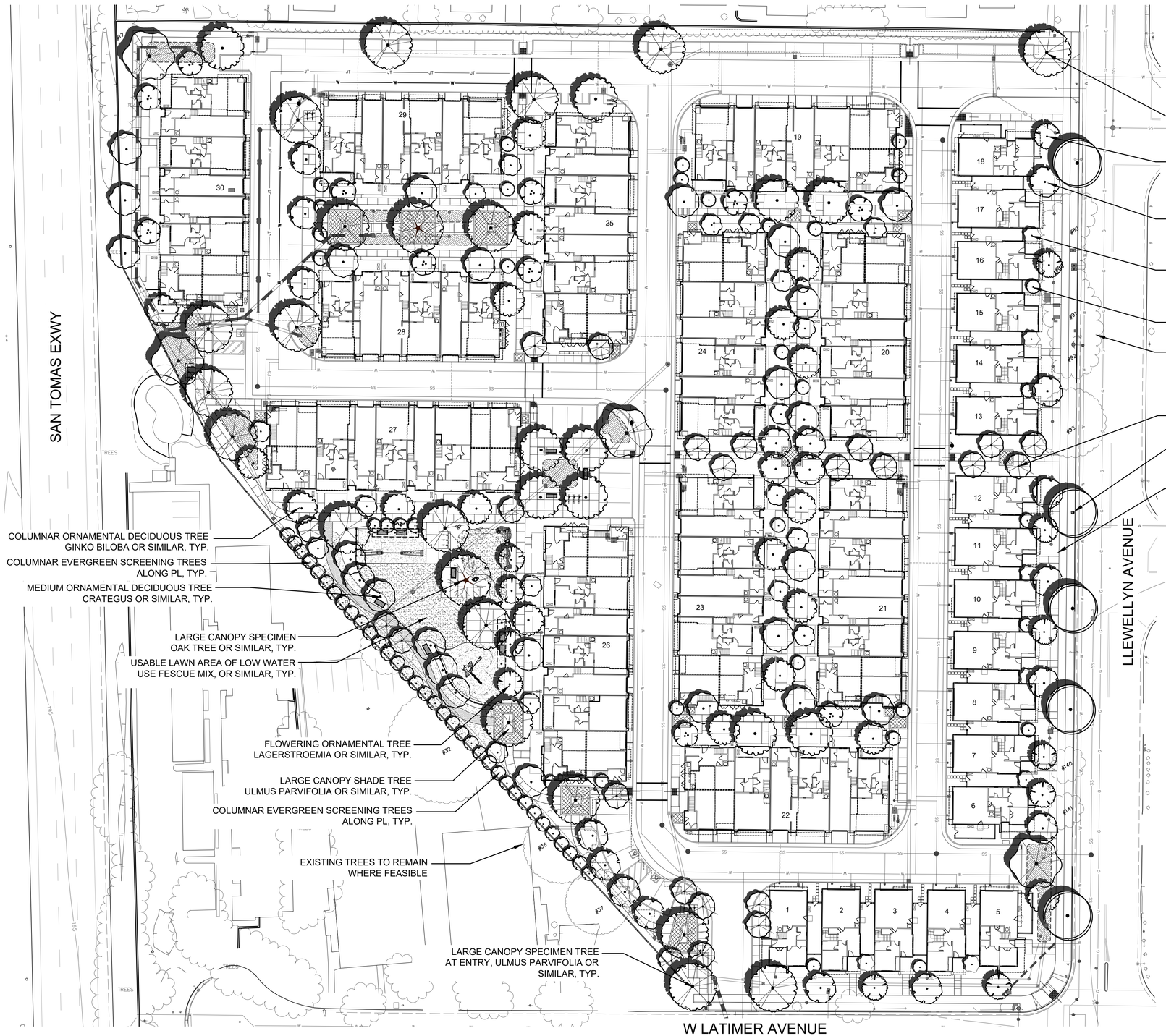
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CAMPBELL, CALIFORNIA

# CONCEPTUAL LANDSCAPE DETAILS & IMAGERY

SCALE:AS NOTED

DATE: 03/25/24

L2.1




## PLANTING DESIGN INTENT STATEMENT

1. THE PLANTING DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES".
2. PLANT SELECTION INCLUDES NATIVE AND DROUGHT TOLERANT SPECIES IN CONFORMANCE WITH STATE, COUNTY AND CITY WATER EFFICIENT LANDSCAPE GUIDELINES AND AS CLASSIFIED PER WUCOLS.
2. THE PLANTING DESIGN UTILIZES PRIMARILY (80%) LOW WATER USE & NATIVE PLANT SPECIES. RECREATIONAL LAWN AREA WILL BE A LOW WATER USE FESCUE GRASS MIX SOD.
3. ALL LANDSCAPE PLANTING AND IRRIGATION DESIGN WILL COMPLY WITH THE STATE OF CALIFORNIA'S WATER EFFICIENCY REQUIREMENTS AND MEETS OR EXCEEDS THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA).
4. SELECTED TREES HAVE BEEN CHOSEN TO PROVIDE A VARIATION OF HEIGHTS, WIDTHS, COLORS, TEXTURES, AND CHARACTER. TREE LOCATION AND ORIENTATION HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECT AND PASSIVE SOLAR BENEFITS.
5. THE PLANTS HAVE BEEN SELECTED UTILIZING THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS. NO PLANTS ARE USED THAT ARE CONSIDERED INVASIVE IN THE THE REGION AS LISTED BY THE CAL-IPC.
6. LANDSCAPE WITHIN STORMWATER TREATMENT AREAS COMPLY WITH APPENDIX D OF SANTA CLARA VALLEY C.3 HANDBOOK.
7. SEE CIVIL ENGINEER PLANS FOR ADDITIONAL INFORMATION ON STORMWATER/C-3 TREATMENT MEASURES.

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81 14TH STREET, SAN FRANCISCO, CA
ZIP 94103 PH (415) 864-1921 FAX (415) 864-4796

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## CONCEPTUAL OVERALL PLANTING PLAN

SCALE:1" - 30'-0" DATE: 03/25/24

0 15 30 60 90

L3.0

# TREE PALETTE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | CONT | QTY | REMARKS |
|---|---|---|---|---|---|---|
| | ACE ARM | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE | 24"BOX | 23 | M 40' H X 15' W |
| | ARB MAR | ARBUTUS X 'MARINA' | MARINA STRAWBERRY TREE STANDARD | 24"BOX | 24 | L 20-30' H X 25'-35' W |
| | CER WES | CERCIS OCCIDENTALIS | MULTI-TRUNK WESTERN REDBUD | 24" BOX MULTI | 11 | VL 10-15`H X 10-15`W - NATIVE |
| | CER OCC | CERCIS OCCIDENTALIS | WESTERN REDBUD | 24"BOX | 22 | VL - 10-18'H X 10'18'W -- NATIVE |
| | CRA PHA | CRATAEGUS PHAENOPYRUM | WASHINGTON HAWTHORN | 24"BOX | 18 | M 25' H X 20' W |
| | GIN PRI | GINKGO BILOBA 'PRINCETON SENTRY' | GINKGO PRINCETON SENTRY | 24"BOX | 22 | M -14-16' H X 10'-20' W |
| | LAG NAT | LAGERSTROEMIA X `NATCHEZ` | CRAPE MYRTLE | 24"BOX | 14 | L-20-25' H 10-15' W |
| | MAG LIT | MAGNOLIA GRANDIFLORA 'LITTLE GEM' | LITTLE GEM DWARF SOUTHERN MAGNOLIA | 24"BOX | 7 | M 18'-22' H X 10'-12' W |
| | PRU CAR | PRUNUS CAROLINIANA 'BRIGHT N TIGHT' | BRIGHT 'N TIGHT CAROLINA LAUREL CHERRY | 24"BOX | 34 | M 8'-10' H X 6' W |
| | PRU AMA | PRUNUS SERRULATA 'AMANOGAWA' | JAPANESE FLOWERING CHERRY | 15 GAL | 19 | M 20'H X 8' W |
| | QUE AGI | QUERCUS AGRIFOLIA | COAST LIVE OAK | 60"BOX | 3 | VL-20-70' H X 20-70' W-- NATIVE |
| | ROB PUR | ROBINIA X AMBIGUA 'PURPLE ROBE' | PINK FLOWERING LOCUST | 15 GAL | 6 | L 30'-40' H X 20'-30' W |
| | ULM PAR | ULMUS PARVIFOLIA EMERALD GREEN | EMERALD GREEN ELM | 24"BOX | 17 | M 30' H X 30' W |
| | CHI PIN | X CHITALPA TASHKENTENSIS 'PINK DAWN' | PINK DAWN CHITALPA | 36"BOX | 12 | L 25' H X 25' W |

# BIORETENTION TREE, SHRUB, GRASSES, GROUNDCOVER PALETTE

| TREES | CODE | BOTANICAL NAME | COMMON NAME | CONT | REMARKS |
|---|---|---|---|---|---|
| | ACE ARM | ACER RUBRUM 'ARMSTRONG' | ARMSTRONG RED MAPLE | 24"BOX | M 40' H X 15' W |
| | ARB MAR | ARBUTUS X 'MARINA' | MARINA STRAWBERRY TREE STANDARD | 24"BOX | L 20-30' H X 25'-35' W |
| | CER WES | CERCIS OCCIDENTALIS | MULTI-TRUNK WESTERN REDBUD | 24" BOX MULTI | VL 10-15`H X 10-15`W |
| | GIN PRI | GINKGO BILOBA 'PRINCETON SENTRY' | GINKGO PRINCETON SENTRY | 24"BOX | M -14-16' H X 10'-20' W |
| | LAG NAT | LAGERSTROEMIA X `NATCHEZ` | CRAPE MYRTLE | 24"BOX | L-20-25' H 10-15' W |
| | ULM PAR | ULMUS PARVIFOLIA EMERALD GREEN | EMERALD GREEN ELM | 24"BOX | M 30' H X 30' W |

| BIORETENTION PLANTS | CODE | BOTANICAL NAME | COMMON NAME | CONT. | REMARKS |
|---|---|---|---|---|---|
| | ANI YE2 | ANIGOZANTHOS X 'YELLOW GEM' | YELLOW GEM KANGAROO PAW | 1 GAL | L 2' H X 1.5' W |
| | CAR DIV | CAREX DIVULSA | EUROPEAN GREY SEDGE | 1 GAL | L 1.5H X 1.5 W |
| | CAR ELA | CAREX ELATA `BOWLES GOLDEN` | BOWLES GOLDEN SEDGE | 5 GAL | L - 1-2` H X 2` W |
| | CAR PA2 | CAREX PANSA | SANDDUNE SEDGE | 1 GAL | L 1`H X 1W` |
| | CHO TEC | CHONDROPETALUM TECTORUM | SMALL CAPE RUSH | 5 GAL | L 2-3' H X 3-4' W |
| | DIE IRI | DIETES IRIDIOIDES | FORTNIGHT LILY | 5 GAL | L 3' H X 3.5' W |
| | EPI SCH | EPILOBIUM CANUM SCHIEFFELINS | CALIFORNIA FUCHSIA | 5 GAL | L 6" H X 3' W BIRDS, BEES, BUTTERFLIES |
| | ERI KA2 | ERIGERON KARVINSKIANUS | SANTA BARBARA DAISY | 1 GAL | L 1'H X 2.5' W |
| | FES ID3 | FESTUCA IDAHOENSIS | IDAHO FESCUE | 1 GAL | L 1' H X 1'W |
| | FES MOL | FESTUCA RUBRA `MOLATE` | MOLATE FESCUE | 1 GAL | M 12-18" HX 2`W |
| | JUN PAT | JUNCUS PATENS | CALIFORNIA GRAY RUSH | 1 GAL | L 1-2' H X 1-2' W NATIVE BUTTERFLY |
| | MIM AU2 | MIMULUS AURANTIACUS | STICKY MONKEY FLOWER | 5 GAL | 3-4`H X 3-4`H |
| | MUH RI2 | MUHLENBERGIA RIGENS | DEER GRASS | 5 GAL | M 4-5`H X 3-5`W |
| | RHA EVE | RHAMNUS CALIFORNICA 'EVE CASE' | CALIFORNIA COFFEEBERRY | 5 GAL | L 3-6H-4-6'W NATVIE BUTTERFLY, BIRDS, BEES |
| | ROS CAL | ROSA CALIFORNICA | CALIFORNIA WILD ROSE | 5 GAL | L 4-8' H X 4-8' W NATIVE - BUTTERFLY, BIRD, BEE |

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CONCEPTUAL TREE & BIORENTENTION PALETTE
SCALE:1" = 20'-0"
DATE: 03/25/24

L3.1

# SHRUB, GRASSES, GROUNDCOVER PALETTE

| SHRUBS | CODE | BOTANICAL NAME | COMMON NAME | CONT. | REMARKS |
|---|---|---|---|---|---|
| | ACH MIL | ACHILLEA MILLEFOLIUM | COMMON YARROW | 1 GAL | L 2'HX3'W NATIVE BUTTERFLY BEES |
| | ANI YEL | ANIGOZANTHOS X 'YELLOW GEM' | YELLOW GEM KANGAROO PAW | 5 GAL | L 2' H X 1.5' W |
| | ANI BUS | ANIGOZANTHOS X `BUSH GOLD` | KANGAROO PAW | 5 GAL | L 2-3` H X 1-2` W |
| | ARC EME | ARCTOSTAPHYLOS X 'EMERALD CARPET' | EMERALD CARPET MANAZANITA | 5 GAL | L 2-3' H X 4-8' W NATIVE |
| | ART AFS | ARTEMISIA X 'CALIFORNICA' | CALIFORINA ARTEMISIA | 5 GAL | L |
| | BAC TWI | BACCHARIS PILULARIS `TWIN PEAKS #2` | TWIN PEAKS COYOTE BRUSH | 5 GAL | L 2-3` H X 5-7` W |
| | CAL GVM | CALLISTEMON VIMINALIS 'LITTLE JOHN' | GREEN JOHN WEEPING BOTTLEBRUSH | 5 GAL | L 2-4' H X 2-3' W |
| | CAR CAL | CARPENTERIA CALIFORNICA | BUSH ANEMONE | 5 GAL | M 5-7' HX 4-6'W NATIVE BUTTERFLY, BEES |
| | CEA TAS | CEANOTHUS X 'TASSAJARA BLUE' | TASSAJARA BLUE WILD LILAC | 5 GAL | L 3H X 5' W NATIVE BUTTERFLY, BEES |
| | CIS LAD | CISTUS LADANIFER | CRIMSON-SPOT ROCKROSE | 5 GAL | L 3.5`H X 3.5`W |
| | DIE GRA | DIETES GRANDIFLORA 'VARIEGATA' | STRIPED FORTNIGHT LILY | 5 GAL | L 3-4' H X 2-3' W |
| | DIE VEG | DIETES VEGETA | AFRICAN IRIS | 5 GAL | L 3-4`H X 2-3`W |
| | EPI CNL | EPILOBIUM CANUM 'CATALINA' | CATALINA CALIFORNIA FUCHSIA | 5 GAL | L 3-4' H X 4-5' W NATIVE BIRDS BUTTERFLLYS |
| | ERI WAY | ERIGERON GLAUCUS `WAYNE RODERICK` | SEASIDE DAISY | 1 GAL | L 1' H X 1-2' W NATIVE BUTTERFLY, BEES |
| | ERI KAR | ERIGERON KARVINSKIANUS | FLEABANE | 1 GAL | L 1`H X 2.5`W |
| | ERI GRA | ERIOGONUM GRANDE RUBESCENS | RED BUCKWHEAT | 5 GAL | L 1-2' H X 2-3' W NATIVE BUTTERFLY, BEE, BIRD |
| | ERY BOW | ERYSIMUM X 'BOWLES' MAUVE' | BOWLES' MAUVE WALLFLOWER | 5 GAL | |
| | ERY APR | ERYSIMUM X `APRICOT TWIST` | APRICOT TWIST WALLFLOWER | 5 GAL | L |
| | EUP GLA | EUPHORBIA CHARACIAS 'GLACIER BLUE' | GLACIER BLUE EVERGREEN SPURGE | 5 GAL | L 3'H X 3' W |
| | FES CAL | FESTUCA CALIFORNICA | CALIFORNIA FESCUE | 5 GAL | L 1-2' H X 2-3' W NATIVE - BUTTERFLY |
| | FES ID2 | FESTUCA IDAHOENSIS | IDAHO FESCUE | 5 GAL | L- 1-2'HX 1'W NATIVE BUTTERFLY |
| | FES MAI | FESTUCA MAIREI | ATLAS FESCUE | 5 GAL | L 2-3' H X 2-3' W |
| | FES OVI | FESTUCA OVINA GLAUCA | BLUE FESCUE | 1 GAL | M 1`H X 1-2` W |
| | GAL SPE | GALVEZIA SPECIOSA | ISLAND SNAPDRAGON | 5 GAL | L 3-4' H X 4-5' W NATIVE BUTTERFLY, BIRDS |
| | GAU LIN | GAURA LINDHEIMERI | GAURA | 5 GAL | M 2-4' H X 2-3' W |
| | GRE NOE | GREVILLEA HYBRID `NOELLII` | GREVILLEA | 5 GAL | L 3-4`H X 3`-4` W |
| | GRE COA | GREVILLEA LANIGERA 'COASTAL GEM' | COASTAL GEM GREVILLEA | 5 GAL | L |
| | HEB COE | HEBE X 'COED' | COED HEBE | 5 GAL | M 2-3' H X 2-3' W |
| | HEM YLO | HEMEROCALLIS X 'YELLOW' | YELLOW DAYLILY | 5 GAL | M |
| | HEU MAX | HEUCHERA MAXIMA | ISLAND ALUM ROOT | 5 GAL | M 1' H X 1-2' W |
| | JUN SK2 | JUNIPERUS SCOPULORUM `SKYROCKET` | SKYROCKET JUNIPER | 15 GAL | L 12-18`H X 4-6`W |
| | KEC WSD | KECKIELLA CORYMBOSA | REDWOOD KECKIELLA | 5 GAL | L- 3'H X 2' W - NATIVE BUTTERFLY |
| | KNI FLA | KNIPHOFIA X 'FLAMENCO' | ORANGE RED HOT POKER | 5 GAL | L 3'H X 3'W |
| | LAU RAG | LAURUS NOBILIS 'LITTLE RAGU' | LITTLE RAGU SWEET BAY | 5 GAL | L 6-8' H X 6-8' W |
| | LAV ASS | LAVATERA ASSURGENTIFLORA | MALLOW | 5 GAL | L 5-10' H X 5-10' W |
| | LAV THU | LAVATERA THURINGIACA BARNSLEY | TREE MALLOW | 5 GAL | L 6-8`H X 6`W |
| | LEU ORX | LEUCADENDRON X 'HAWAII MAGIC' | ROYAL HAWAIIAN MAGIC CONEBUSH | 5 GAL | L 3-4' H X 4-5' W |
| | LIM PER | LIMONIUM PEREZII | STATICE | 5 GAL | L 2-3' H X 2-3' W |
| | LIR GIG | LIRIOPE GIGANTEA | GIANT LIRIOPE | 5 GAL | |
| | LIR SUN | LIRIOPE MUSCARI `SILVERY SUNPROOF` | SILVERY SUNPROOF LILYTURF | 5 GAL | |
| | LOR IPM | LOROPETALUM CHINENSE 'SHANG-WHITE' TM | EMERALD SNOW LOROPETALUM | 5 GAL | L |
| | MIS PUR | MISCANTHUS SINENSIS `PURPURESCENS` | FLAME GRASS | 5 GAL | |
| | MUH RIG | MUHLENBERGIA RIGENS | DEERGRASS | 5 GAL | L 4-5' H X 4-6' W NATIVE BUTTERFLY |
| | MYR DWA | MYRTUS COMMUNIS 'COMPACTA' | DWARF COMMON MYRTLE | 5 GAL | L |
| | OLE LIT | OLEA EUROPAEA 'LITTLE OLLIE' | LITTLE OLLIE DWARF OLIVE | 5 GAL | VL 6-8' H X 4-5' W |
| | PEN MOU | PENNISETUM ALOPECUROIDES 'MOUDRY' | MOUDRY FOUNTAIN GRASS | 5 GAL | L 2' H X 3' W |
| | PEN NO3 | PENSTEMON BARBATUS 'NOVAPENPUR' TM | ROCK CANDY PURPLE PENSTEMON | 5 GAL | L |
| | PEN APP | PENSTEMON GLOXINIOIDES 'APPLE BLOSSOM' | APPLE BLOSSOM BORDER PENSTEMON | 5 GAL | L 2-3' H X 2-3' W |
| | PEN XFI | PENSTEMON X 'FIRECRACKER' | ALICE HINDLEY BEARDTONGUE | 5 GAL | |
| | PER FIL | PEROVSKIA ATRIPLICIFOLIA 'FILIGRAN' | FILIGRAN RUSSIAN SAGE | 5 GAL | L |
| | PHO AMR | PHORMIUM X 'AMAZING RED' | AMAZING RED NEW ZEALAND FLAX | 5 GAL | L 18-24" H X 18"-24" W |
| | PHO YEL | PHORMIUM X `YELLOW WAVE` | NEW ZEALAND FLAX | 5 GAL | L 3-4' H X 3-4' W |
| | PIT W14 | PITTOSPORUM TOBIRA 'WHEELER'S DWARF' | WHEELER'S DWARF PITTOSPORUM | 5 GAL | L 2-3' H X 4-5' W |
| | PIT CM | PITTOSPORUM TOBIRA `CREAM DE MINT` TM | CREAM DE MINT DWARF MOCK ORANGE | 5 GAL | L 2-2.5`H X 2-2.5`W |
| | POL MUN | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | 5 GAL | M 3-6' H X 3-6' W NATIVE BUTTERFLY |
| | ROS TUS | ROSMARINUS OFFICINALIS 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY | 5 GAL | L |
| | SAL CLE | SALVIA CLEVELANDII | CLEVELAND SAGE | 5 GAL | L |
| | SAL AL9 | SALVIA GREGGII 'ALBA' | WHITE TEXAS SAGE | 5 GAL | L |
| | STI GIG | STIPA GIGANTEA | GIANT FEATHER GRASS | 5 GAL | |
| | TEU CHA | TEUCRIUM CHAMAEDRYS | GERMANDER | 5 GAL | L 1-2' H X 2-3' W |
| | WES WOY | WESTRINGIA FRUTICOSA 'GRAY BOX' | DWARF COAST ROSEMARY | 5 GAL | L 2-3' H X 2-3' W |
| | WES MOR | WESTRINGIA FRUTICOSA `MORNING LIGHT` | MORNING LIGHT COAST ROSEMARY | 5 GAL | L 3-4`H X 3-4` W |
| | ZAU CA9 | ZAUSCHNERIA CALIFORNICA | CALIFORNIA FUCHSIA | 5 GAL | |

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CAMPBELL, CALIFORNIA

CONCEPTUAL PLANTING PALETTE
SCALE:1" = 20'- 0"
DATE: 03/25/24

L3.2



Acer ruburm Armstrong



Arbutus marina



Ulmus parvifolia



Quercus agrifolia



Prunus caroliniana Bright n Tight



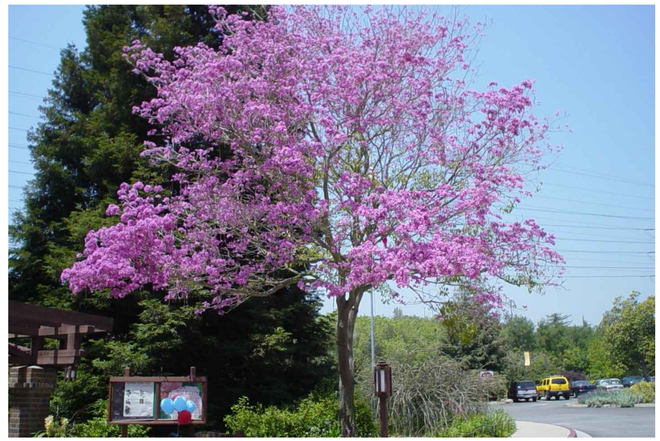
x Chitalpa



Ginkgo Princeton Sentry



Robinia Purple Robe



Robinia Purple Robe flowering



Lagerstroemia



Cercis occidentalis



Magnolia Little Gem




Prunus serrulata Amanogawa



Crategus phaenopryum

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CONCEPTUAL TREE IMAGERY
SCALE:AS NOTED DATE: 03/25/24

L3.3


Anigozanthos Yellow Gem


Anigozanthos Bush Gold


Arctostaphylos Emerald Carpet

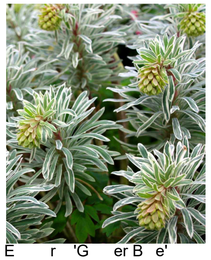

Achillea millefolium


Erysium Bowles Mauve


Gre e e


Grevillea noellii flower


Cistus ladanifer


E r 'G er B e'


Ceanothus


B r r 'T Pe '


Hebe-coed


Dietes


Galvezia speciosa

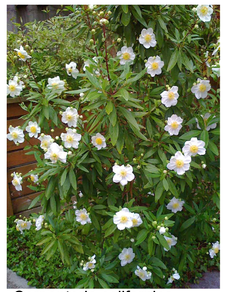

Miscanthus sinensis


Gaura lindheimeri


Lavatera thuringiaca


Little Ollie


Leucadendron


Carpenteria californica


Epilobum canum


Callistemon viminalis Little John


Limonium perezii


Loropetalum chinensis


Er er 'W e R der '


Er er r


Salvia clevelandii


Westringia Grey Box


Muhlenbergia


Kniphofia uvaria


Liriope gigantea


L r e r S er S r


Phormium


Pittosporum Wheelers Dwarf


Festuca ovina glauca


Teucrium chamaedrys


Pittosporum tobira Creme de Mint


Phoriumum Duet

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# CONCEPTUAL SHRUB IMAGERY

SCALE:AS NOTED DATE: 03/25/24

L3.4


Robinia Purple Robe


Cercis occidentalis multi


Festuca ovina Elijahs Blue


Anigozanthos Yellow Gem


Muhlenbergia rigens


Epilobum canum


Arbutus marina


Ginkgo Princeton Sentry


mimulus aurantiacus


Dietes iridioides


C re d


Rosa californica flowers


Juncus patens


Carex pansa


Lagerstroemia


Festuca idahoensis


Festuca-mairei


Kniphofia uvaria


Rhamnus californica Eves Case


Er er r


Chondropetalum tectorum


Epilobium schieffelins

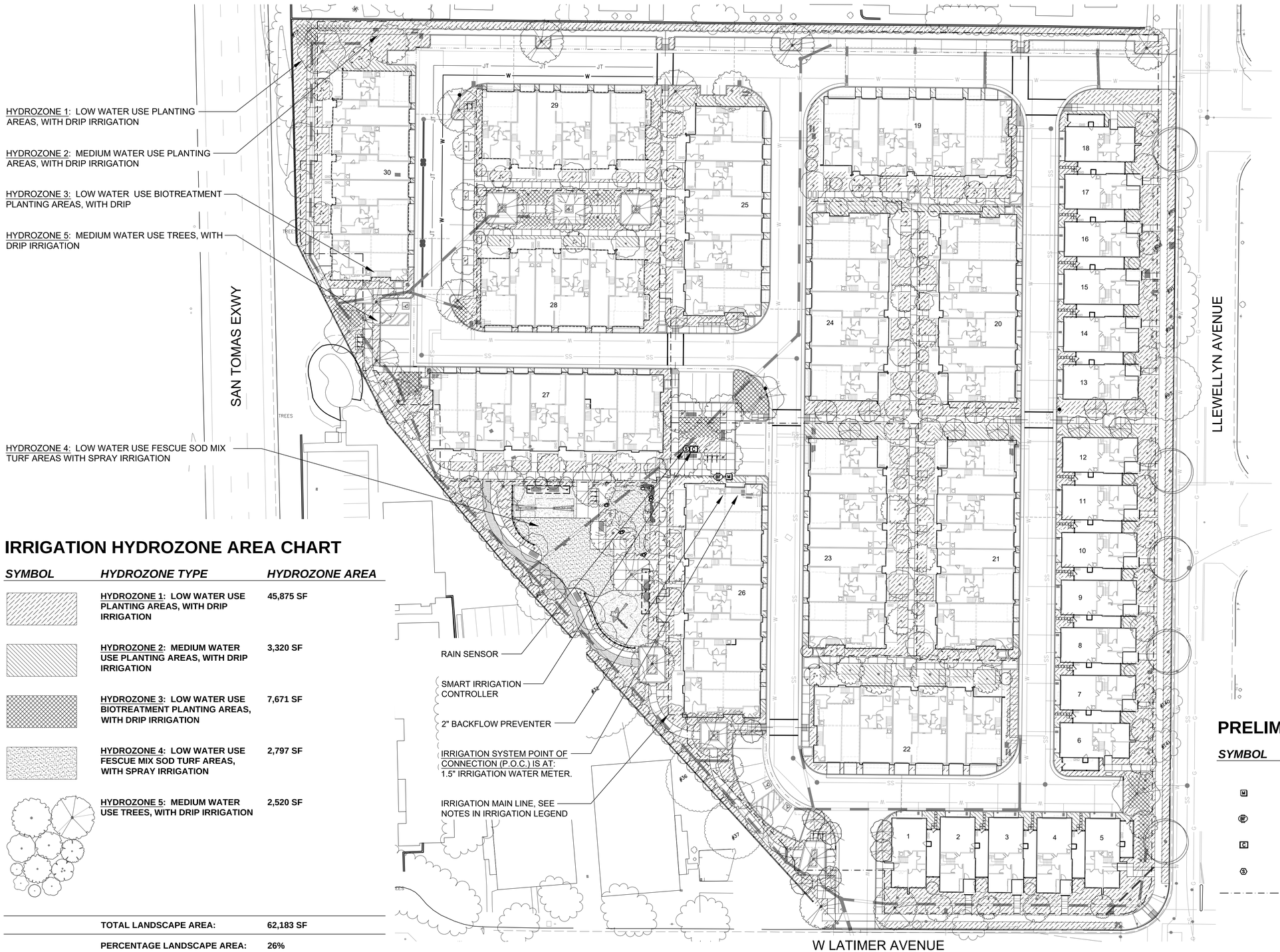
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# CONCEPTUAL BIORENTION PLANTING IMAGERY

SCALE:AS NOTED DATE: 03/25/24

L3.5




## IRRIGATION HYDROZONE AREA CHART

| SYMBOL | HYDROZONE TYPE | HYDROZONE AREA |
|---|---|---|
| | HYDROZONE 1: LOW WATER USE PLANTING AREAS, WITH DRIP IRRIGATION | 45,875 SF |
| | HYDROZONE 2: MEDIUM WATER USE PLANTING AREAS, WITH DRIP IRRIGATION | 3,320 SF |
| | HYDROZONE 3: LOW WATER USE BIOTREATMENT PLANTING AREAS, WITH DRIP IRRIGATION | 7,671 SF |
| | HYDROZONE 4: LOW WATER USE FESCUE MIX SOD TURF AREAS, WITH SPRAY IRRIGATION | 2,797 SF |
| | HYDROZONE 5: MEDIUM WATER USE TREES, WITH DRIP IRRIGATION | 2,520 SF |
| | TOTAL LANDSCAPE AREA: | 62,183 SF |
| | PERCENTAGE LANDSCAPE AREA: | 26% |

## IRRIGATION DESIGN INTENT STATEMENT

THE IRRIGATION HAS BEEN DESIGNED FOR MAXIMUM EFFICIENCY AND WATER CONSERVATION:

- SMART WEATHER (E.T.) BASED IRRIGATION CONTROLLERS WITH AUTOMATIC DAILY WATERING SCHEDULE ADJUSTMENTS BASED UPON LOCAL CLIMATIC CONDITIONS AT THE PROJECT SITE.
- RAIN SHUTOFF DEVICES.
- LOW VOLUME DRIP EMITTERS AT TREE, SHRUB AND GROUND COVER PLANTING AREAS.
- HIGH EFFICIENCY "WATER SMART" PRECISION SPRAY HEADS AT TURF AREAS FOR OPTIMUM WATER APPLICATION.
- FLOW SENSOR WITH AUTOMATIC IRRIGATION MAIN LINE WATER SHUT OFF IN THE EVENT OF A LINE BREAK.
- THE SHRUB AND GROUND COVER AREAS PLANTING AREAS PRIMARILY UTILIZE WATER CONSERVING LOW WATER USE PLANT MATERIALS. MEDIUM WATER USE PLANT MATERIALS ARE UTILIZED IN THE SHADY AREAS.
- TREES ARE A MIX OF LOW AND MEDIUM WATER USE SPECIES.
- TREES AND SHRUB/GROUND COVER AREAS ARE ON SEPARATE HYDROZONE VALVE CIRCUITS. BIO-TREATMENT AREAS ARE ALSO ON SEPARATE HYDROZONE VALVE CIRCUITS.
- HYDROZONE VALVE CIRCUITS WITH DIFFERING WATER USE REQUIREMENTS (LOW, MEDIUM) ARE ON SEPARATE VALVE CIRCUITS.
- IRRIGATION SYSTEM COMPLIES WITH THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).

## PRELIMINARY IRRIGATION LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| M | 1.5" IRRIGATION WATER METER |
| BF | 2" REDUCED PRESSURE BACKFLOW PREVENTER |
| C | SMART IRRIGATION CONTROLLER |
| S | RAIN SENSOR SENSOR |
| | IRRIGATION MAIN LINE |

NOTE: MAIN LINE LAYOUT IS PRELIMINARY AND IS DIAGRAMMATIC, SLEEVES AND OTHER CONDUITS, VALVES, ETC, NOT SHOWN FOR CLARITY.

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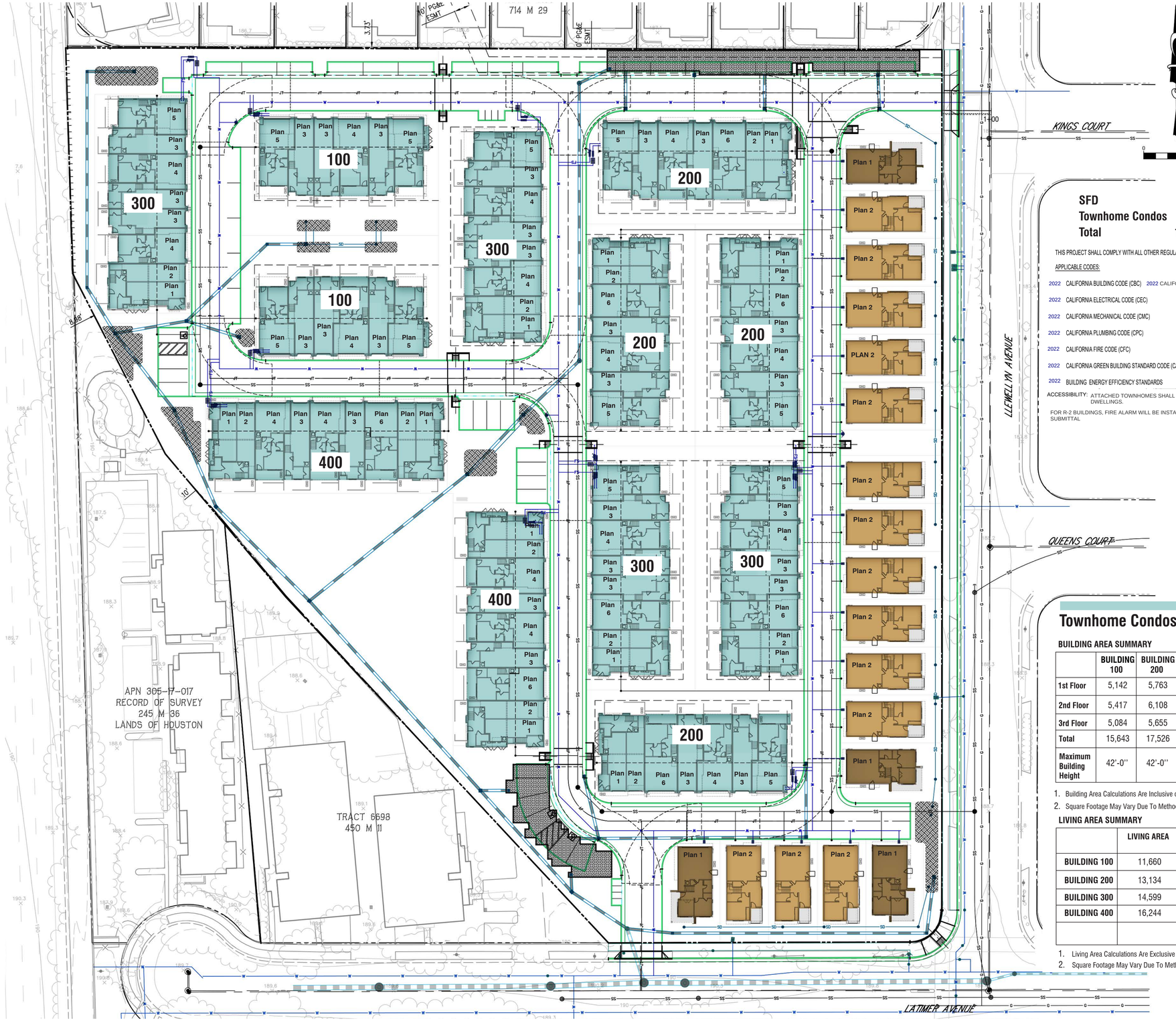
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# CONCEPTUAL IRRIGATION HYDROZONE PLAN

SCALE:1" - 30'-0" DATE: 03/25/24

0 15 30 60 90

L4.0




| | |
|---|---|
| **SFD** | **18 Dwelling Units** |
| **Townhome Condos** | **90 Units** |
| **Total** | **108 Units** |

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY JURISDICTION HAVING AUTHORITY.

APPLICABLE CODES:

2022 CALIFORNIA BUILDING CODE (CBC) 2022 CALIFORNIA RESIDENTIAL CODE ( CRC) ( DETACHED SFD ONLY)

2022 CALIFORNIA ELECTRICAL CODE (CEC)

2022 CALIFORNIA MECHANICAL CODE (CMC)

2022 CALIFORNIA PLUMBING CODE (CPC)

2022 CALIFORNIA FIRE CODE (CFC)

2022 CALIFORNIA GREEN BUILDING STANDARD CODE (CAL GREEN)

2022 BUILDING ENERGY EFFICIENCY STANDARDS

ACCESSIBILITY: ATTACHED TOWNHOMES SHALL COMPLY WITH CBC CHAPTER 1102A.3 MULTI- STORY DWELLINGS.

FOR R-2 BUILDINGS, FIRE ALARM WILL BE INSTALLED AND SUBMITTED AS DEFERRED SUBMITTAL

## Townhome Condos

**BUILDING AREA SUMMARY**

| | BUILDING 100 | BUILDING 200 | BUILDING 300 | BUILDING 400 | PLATE HEIGHT | FLOOR-TO FLOOR |
|---|---|---|---|---|---|---|
| 1st Floor | 5,142 | 5,763 | 6,433 | 7,121 | 9'-1" | 10'-3 3/4" |
| 2nd Floor | 5,417 | 6,108 | 6,803 | 7,485 | 9'-1" | |
| 3rd Floor | 5,084 | 5,655 | 6,334 | 6,822 | 8'-4 1/2" | 10'-3 3/4" |
| Total | 15,643 | 17,526 | 19,570 | 21,428 | | |
| Maximum Building Height | 42'-0'' | 42'-0'' | 42'-0'' | 42'-0'' | | |

1. Building Area Calculations Are Inclusive of Garages, Utility Cabinets, Patios, and Decks.
2. Square Footage May Vary Due To Method Of Calculation.

**LIVING AREA SUMMARY**

| | LIVING AREA | BUILDINGS ON SITE | TOTAL |
|---|---|---|---|
| BUILDING 100 | 11,660 | 2 | 23,320 |
| BUILDING 200 | 13,134 | 4 | 52,536 |
| BUILDING 300 | 14,599 | 4 | 58,396 |
| BUILDING 400 | 16,244 | 2 | 32,488 |
| | | TOTAL LIVING AREA ON SITE | 163,810 |

1. Living Area Calculations Are Exclusive of Garages, Utility Cabinets, Patios and Decks.
2. Square Footage May Vary Due To Method of Calculation.

## SFD — 18 Dwelling Units

**ALLOWABLE NUMBER OF STORIES: 3** (C.R.C.301.2.2.7)

**SFD | Plan 1**

Construction: R3, VB
Sprinkler System: 13D

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF HOMES | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL |
|---|---|---|---|---|---|---|---|
| PLAN 1 | S.F.D. | 4 BED + 3 BATH | 2-CAR | 4 | 2548 | 494 | 146 |

**SFD | Plan 2**

Construction: R3, VB
Sprinkler System: 13D

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL NUMBER OF HOMES | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL |
|---|---|---|---|---|---|---|---|
| PLAN 2 | S.F.D. | 4 BED + 3 BATH | 2-CAR | 14 | 2567 | 491 | 73 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

## Townhome Condos — 90 Dwelling Units

**ALLOWABLE NUMBER OF STORIES: 3** (C.B.C. TABLE 504.4)

**ALLOWABLE BUILDING HEIGHT: 60'** (C.B.C. TABLE 504.3) 30' To Eave for Fire Access

**ALLOWABLE BUILDING AREA:** (C.B.C. TABLE 506.2)

R2, VB: 21.000 SF/STORY | U, VB: 16,500 SF/STORY
(FIRE WALLS ARE NOT REQUIRED, AS AREA LIMITATIONS WITHIN EACH BUILDING ARE WITHIN CODE ALLOWANCES. LOCATIONS OF POTENTIAL FIRE WALLS FOR THE PURPOSES OF COMBINING BUILDINGS ON THE SAME LOT ARE TO BE EVALUATED DURING THE CONSTRUCTION DOCUMENT PHASE)

**TOWNHOME CONDOS | BUILDING 100**

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 3 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2094 | 447 | 110 | 108 |
| PLAN 5 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2 | 2192 | 441 | 122 | 116 |

**TOWNHOME CONDOS | BUILDING 200**

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 1 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM | 1 | 1433 | 438 | 63 | 0 |
| PLAN 2 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 1 | 1548 | 472 | 56 | 0 |
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 2 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2094 | 447 | 110 | 108 |
| PLAN 5 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2192 | 441 | 122 | 116 |
| PLAN 6 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2339 | 444 | 123 | 123 |

**TOWNHOME CONDOS | BUILDING 300**

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 1 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM | 1 | 1433 | 438 | 63 | 0 |
| PLAN 2 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 1 | 1548 | 472 | 56 | 0 |
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 3 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2 | 2094 | 447 | 110 | 108 |
| PLAN 5 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2192 | 441 | 122 | 116 |

**TOWNHOME CONDOS | BUILDING 400**

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 1 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM | 2 | 1433 | 438 | 63 | 0 |
| PLAN 2 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 2 | 1548 | 472 | 56 | 0 |
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 2 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2 | 2094 | 447 | 110 | 108 |
| PLAN 6 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2339 | 444 | 123 | 123 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

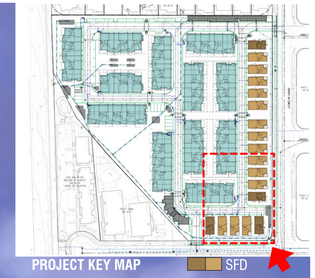
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WHA.
ORANGE COUNTY . LOS ANGELES . BAY AREA

PulteGroup
4511 Willow Road, Suite 8
Pleasanton, California 94588
Phone 925/249-3200 Fax 925/485-0291

**251 LLEWELLYN AVE.**
CAMPBELL, CALIFORNIA

DECEMBER 15, 2023

**SFD/ TOWNHOME CONDOS**




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DECEMBER 15, 2023

SFD

SFD PERSPECTIVE VIEW

SS.1




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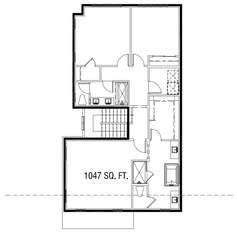
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CAMPBELL, CALIFORNIA

DECEMBER 15, 2023

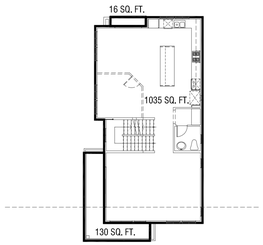
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PERSPECTIVE 2 VIEW

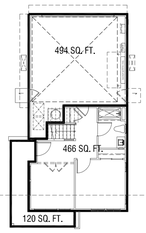
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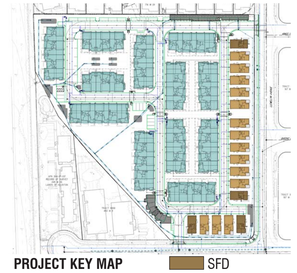



## Floor Area Diagram
3rd Floor 1,047 Sq.Ft.

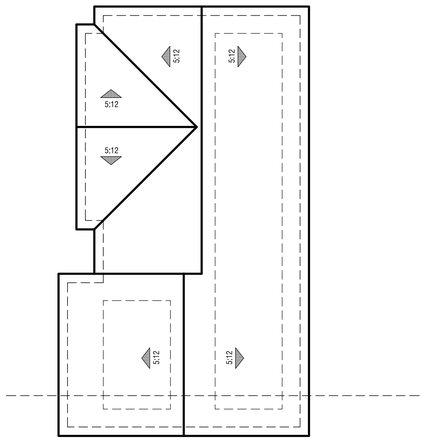



## Floor Area Diagram
2nd Floor 1,035 Sq.Ft.
Deck 130 Sq.Ft
Balcony 16 Sq.Ft.



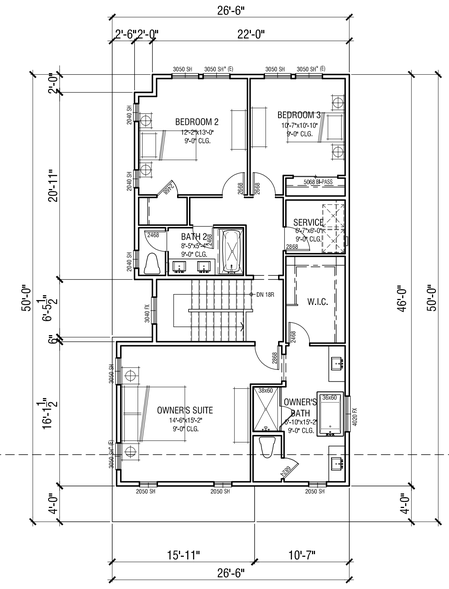




## Floor Area Diagram
1st Floor 466 Sq.Ft.
Garage 494 Sq.Ft
Porch 120 Sq.Ft.

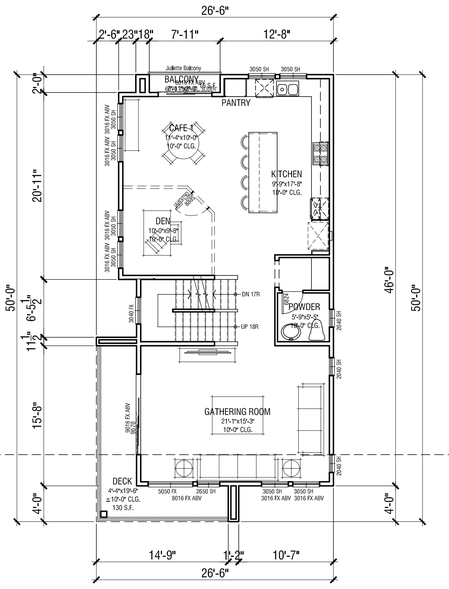



Note: PV area is to be provided by others at a later date based on T-24 calculations.

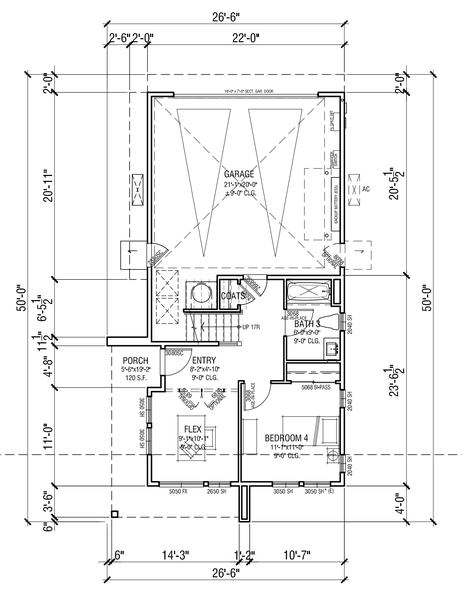
## Roof Plan




## Third Floor




## Second Floor




## First Floor

Construction: R3, VB
Sprinkler System: 13D

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF HOMES | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL |
|---|---|---|---|---|---|---|---|
| PLAN 1 | S.F.D. | 4 BED + 3 BATH | 2-CAR | 4 | 2548 | 494 | 146 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

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Note: Square Footage may vary due to method of calculation
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# PLAN 1
REQUESTED WAIVER FOR THIS BUILDING TYPE

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WHA
ORANGE COUNTY . LOS ANGELES . BAY AREA

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Pleasanton, California 94588
Phone 925/249-3200 Fax 925/485-0291

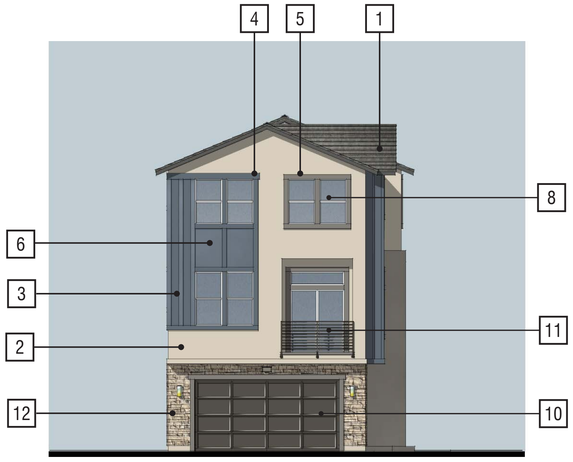
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DECEMBER 15, 2023

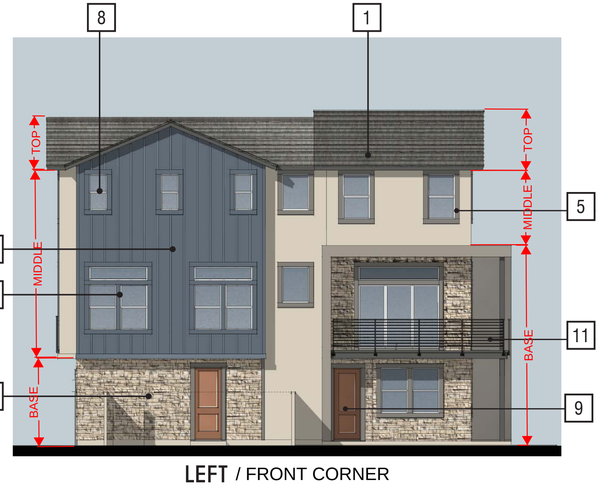
SFD

PLAN 1A
BUILDING FLOOR PLANS

1.1




REAR

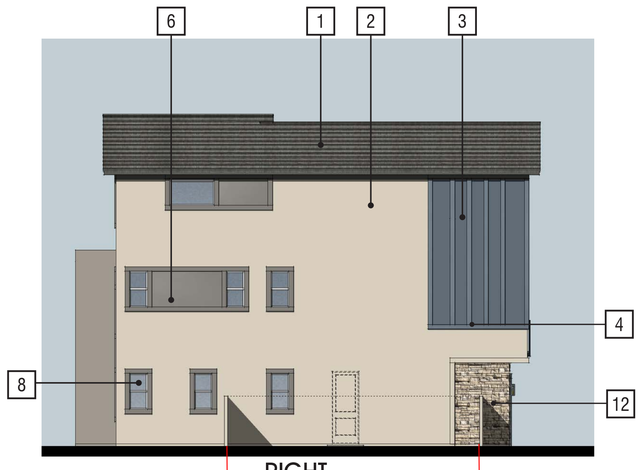



LEFT / FRONT CORNER

CORNER FRONTAGE : PORCH PROJECTION



REAR VIEW




RIGHT

THIS SECTION IS BEHIND THE FENCE



FRONT VIEW

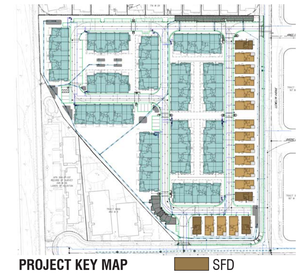



FRONT

CORNER FRONTAGE : PORCH PROJECTION

# PLAN 1B

REQUESTED WAIVER FOR THIS BUILDING TYPE




## COLOR APPLICATION:

- Primary Color = 50 % of Facade
- Secondary Color No more than 45 %
- Tertiary Color No more than 20 %
- Accent Color Front Door

## MATERIAL LEGEND:

1. Concrete Tile Roof
2. Stucco / Stucco Accent
3. Board & Batt Siding
4. Fiber Cement Trim
5. Smooth Stucco Trim
6. Fiber Cement Panel
7. Inset Siding at Trim
8. Vinyl Window
9. Entry Door
10. Garage Door
11. Railing: Metal
12. Veneer: Stone
13. Stucco Post

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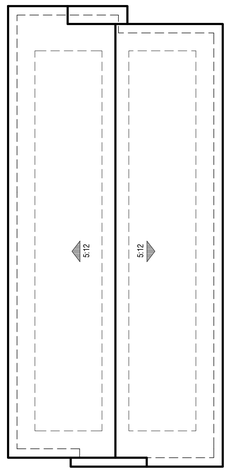
PulteGroup
4511 Willow Road, Suite 8
Pleasanton, California 94588
Phone 925/249-3200 Fax 925/485-0291

**251 LLEWELLYN AVE.**
CAMPBELL, CALIFORNIA

DECEMBER 15, 2023

SFD

BUILDING 1B

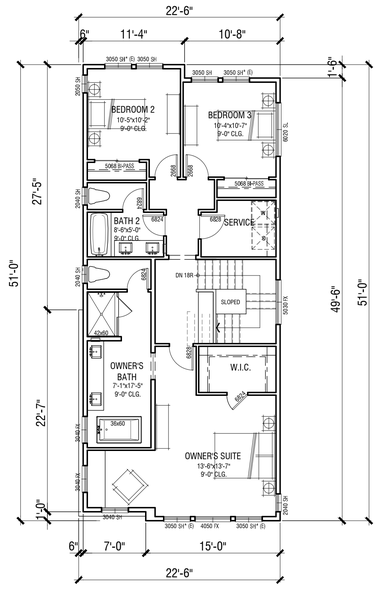



Note: PV area is to be provided by others at a later date based on T-24 calculations.

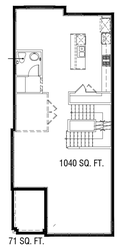
## Roof Plan



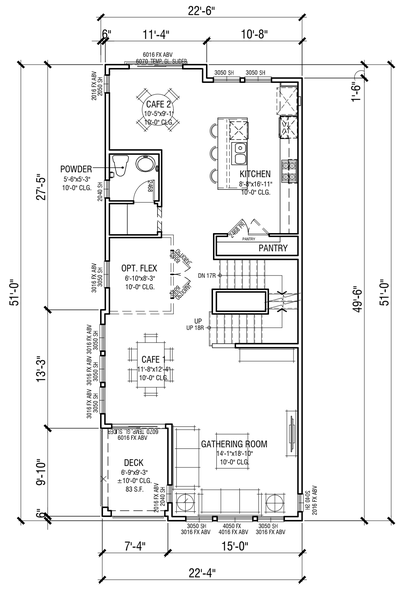

Floor Area Diagram
3rd Floor 1,025 Sq.Ft.



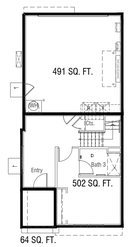

## Third Floor

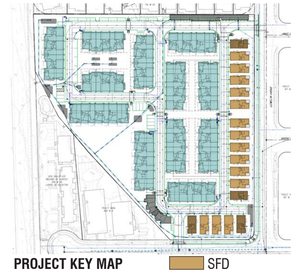



Floor Area Diagram
2nd Floor 1,040 Sq.Ft.
Deck 71 Sq.Ft

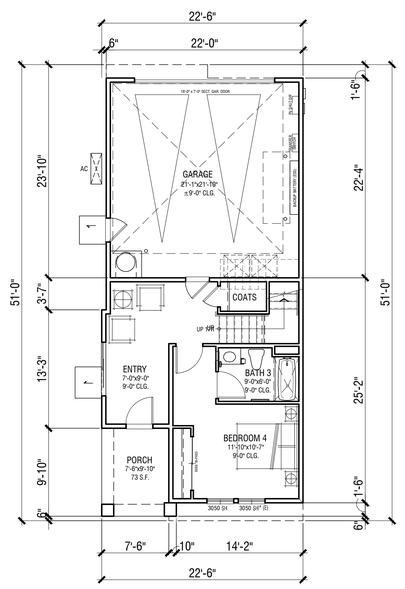



## Second Floor




Floor Area Diagram
1st Floor 502 Sq.Ft.
Garage 491 Sq.Ft
Porch 64 Sq.Ft.




## First Floor

Construction: R3, VB
Sprinkler System: 13D

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL NUMBER OF HOMES | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL |
|---|---|---|---|---|---|---|---|
| PLAN 2 | S.F.D. | 4 BED + 3 BATH | 2-CAR | 14 | 2567 | 491 | 73 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

Note: Square Footage may vary due to method of calculation

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**PLAN 2**

REQUESTED WAIVER FOR THIS BUILDING TYPE

**251 LLEWELLYN AVE.**
CAMPBELL, CALIFORNIA

DECEMBER 15, 2023

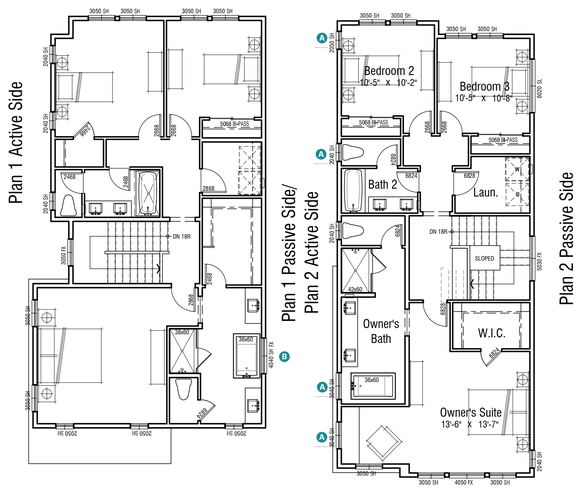
SFD

PLAN 2A
BUILDING FLOOR PLANS

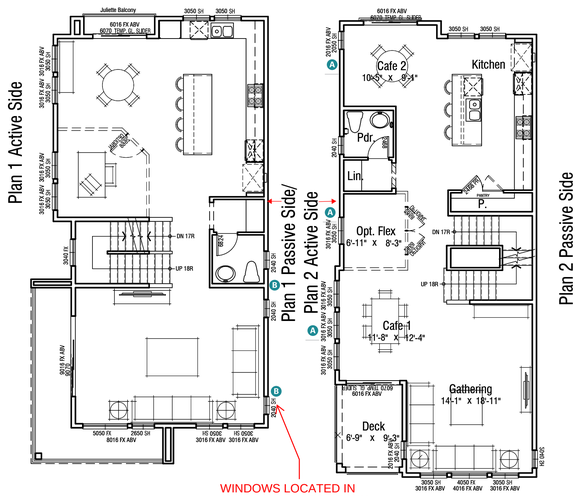
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**PROJECT KEY MAP** SFD

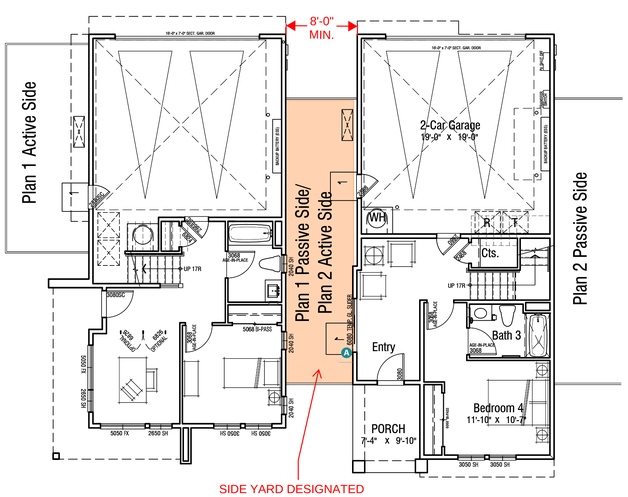



Plan 1 Plan 2




Plan 1 Plan 2

WINDOWS LOCATED IN PLAN 1 WALL ARE AT MIN. SILL OF 48" AND ARE HIGH WINDOWS. 2040 - INDICATES 2' WIDE BY 4' TALL WINDOWS. PLEASE REVIEW ELEVATIONS FOR WINDOW PLACEMENTS




Plan 1 Plan 2

SIDE YARD DESIGNATED FOR PLAN 2 AND TO BE USED BY PLAN 2. WINDOWS LOCATED IN PLAN 1 WALL ARE AT MIN. SILL OF 48" AND ARE HIGH WINDOWS. 2040 - INDICATES 2' WIDE BY 4' TALL WINDOWS. PLEASE REVIEW ELEVATIONS FOR WINDOW PLACEMENTS

Third Floor Second Floor First Floor

A Principal Window

B 44" min. Sill Height ALLOWED, 48" SILL HEIGHT PROVIDED.

**7.070 Privacy Standards**

1. **Intent.** These standards are designed to provide privacy between primary living spaces of buildings on each side of a lot line where side setbacks are required or provided where not required. Windows and balconies along the side of a building within 20 feet of an interior side lot line in all zones are subject to these standards.
2. **Standards**
   - A. Primary living spaces adjoining an interior side setback shall either:
     - (1) Orient principal/main windows/glazed openings toward the front and rear of the building, away from interior side lot lines; or
     - (2) Set the window/glazing openings:
       - (a) Perpendicular to interior side lot lines; or
       - (b) More than six feet from interior side lot lines
   - B. Windows within 6 feet of an interior side lot line shall either:
     - (1) Have a minimum sill height of 44 inches; or
     - (2) Place the window at an angle of at least 30 degrees, measured perpendicular to the adjacent side lot line.
   - C. Balconies are prohibited within 6 feet of an interior side lot line.

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DECEMBER 15, 2023

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PRIVACY FLOOR PLANS

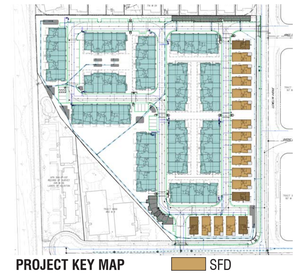
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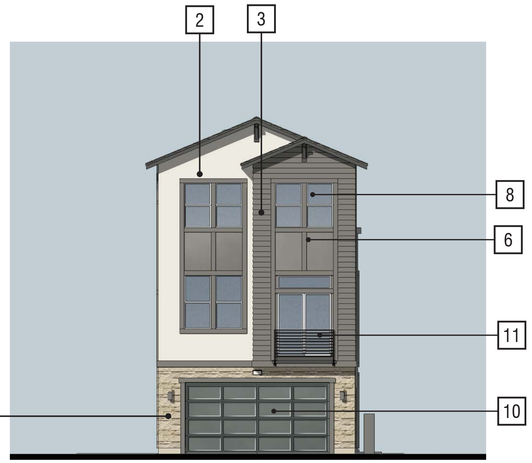
REAR VIEW



FRONT VIEW



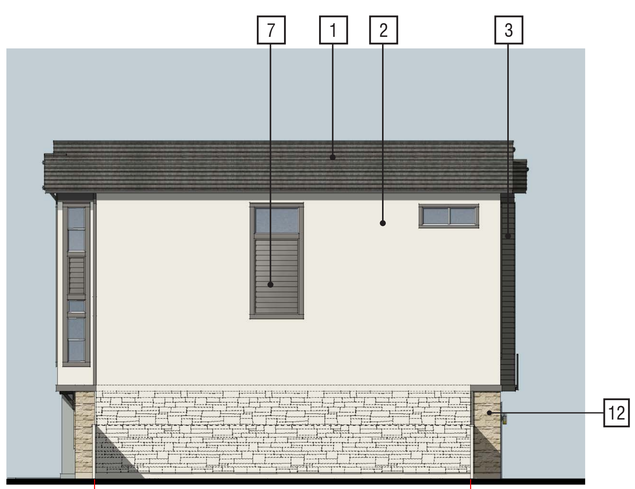
PROJECT KEY MAP — SFD




REAR



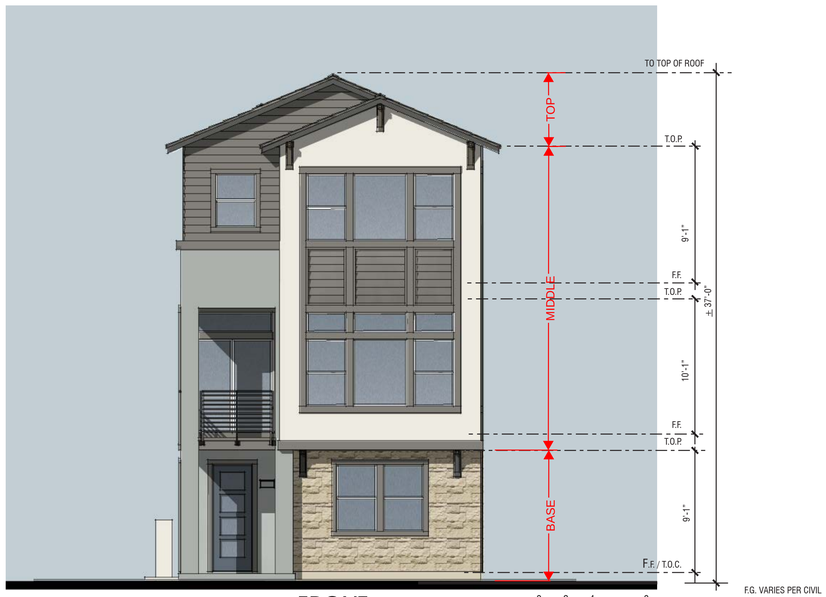

LEFT




RIGHT

PLAN 2A

THIS SECTION IS BEHIND THE FENCE




FRONT

**COLOR APPLICATION:**

- Primary Color = 50 % of Facade
- Secondary Color No more than 45 %
- Tertiary Color No more than 20 %
- Accent Color Front Door

**MATERIAL LEGEND:**

1. Concrete Tile Roof
2. Stucco
3. Board & Batt Siding
4. Fiber Cement Trim
5. Smooth Stucco Trim
6. Fiber Cement Panel
7. Inset Siding at Trim
8. Vinyl Window
9. Entry Door
10. Garage Door
11. Railing: Metal
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13. Stucco Post

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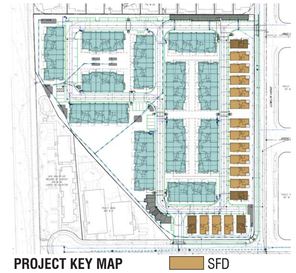
PLAN 2A
BUILDING FLOOR PLANS



REAR VIEW



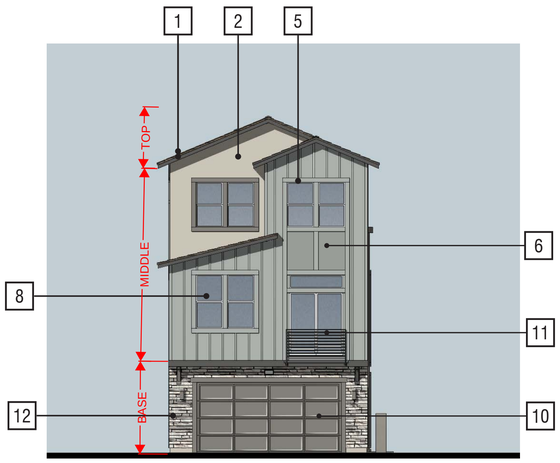
FRONT VIEW



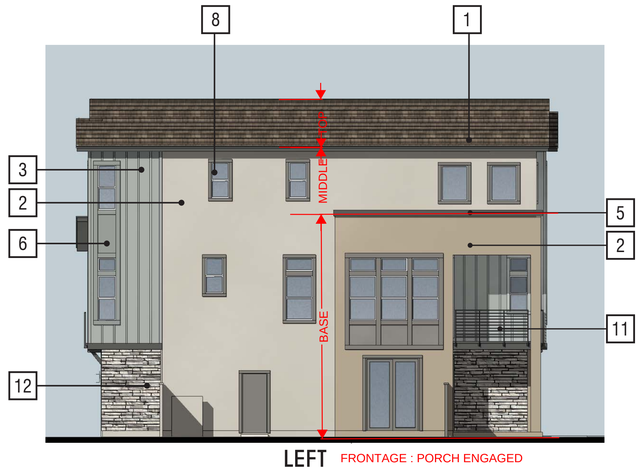
PROJECT KEY MAP — SFD

## COLOR APPLICATION:

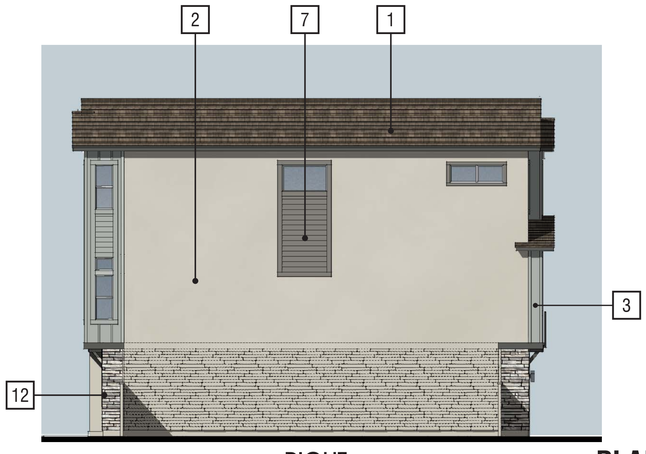
- Primary Color = 50 % of Facade
- Secondary Color No more than 45 %
- Tertiary Color No more than 20 %
- Accent Color Front Door




REAR

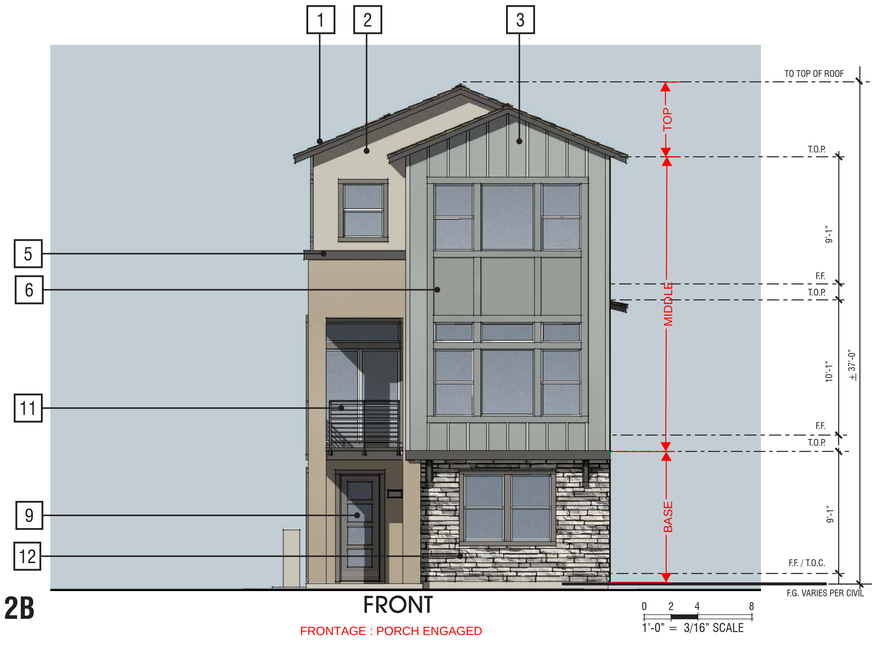



LEFT FRONTAGE : PORCH ENGAGED




RIGHT

# PLAN 2B




FRONT

FRONTAGE : PORCH ENGAGED

## MATERIAL LEGEND:

1. Concrete Tile Roof
2. Stucco / Stucco Accent
3. Board & Batt Siding
4. Fiber Cement Trim
5. Smooth Stucco Trim
6. Fiber Cement Panel
7. Inset Siding at Trim
8. Vinyl Window
9. Entry Door
10. Garage Door
11. Railing: Metal
12. Veneer: Stone
13. Wood Post

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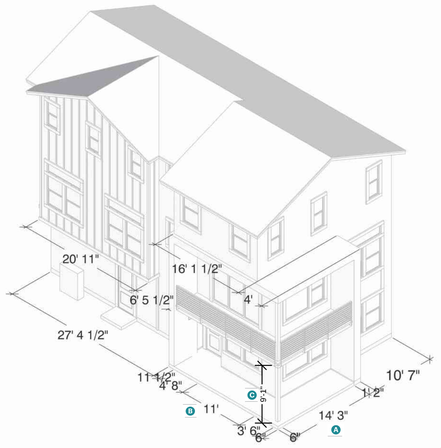
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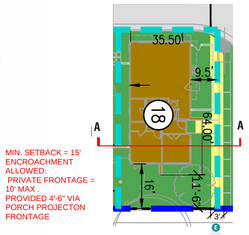
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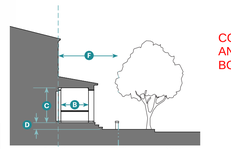
PLAN 2B.
BUILDING FLOOR PLANS




# PLAN 1A



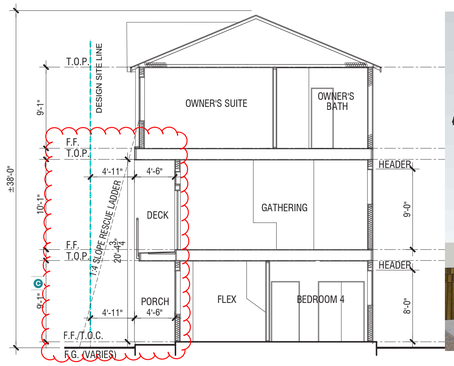

MIN. SETBACK = 15'
ENCROACHMENT ALLOWED:
PRIVATE FRONTAGE = 10' MAX.
PROVIDED 4'-6" VIA PORCH PROJECTION FRONTAGE




Key
ROW/ Design Site Line
Setback Line

MDSS REQUIREMENTS:

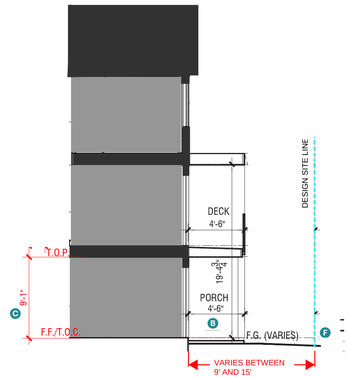
| 2. Size | | |
|---|---|---|
| Width, Clear | 12' min.[1] | A |
| Depth, Clear | 6' min. | B |
| Height, Clear | 8' min. | C |
| Stories | 2 stories max. | |
| Finish Level above Sidewalk | 12" min.[2] | D |
| Pedestrian Access | 3' wide min. | E |
| Depth | 15' min. | F |



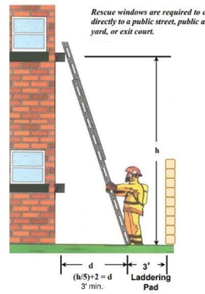

CORNER FRONTAGE : PORCH PROJECTION AND LADDER ACCESS ANGLE TYPICAL FOR BOTH PLAN 1 AND 2

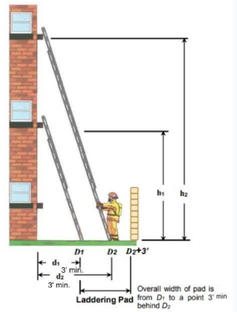
# PLAN 1 Section A






FRONTAGE :ENGAGED CORNER PORCH



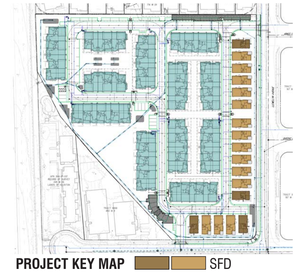



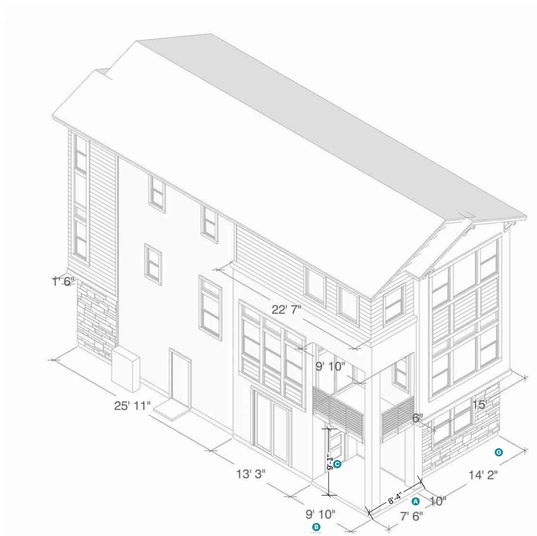

**Placement of Ladders**

| Sill Height (h) | Distance (d) |
|---|---|
| 35' | 9'-0" |
| 34' | 8'-10" |
| 33' | 8'-7" |
| 32' | 8'-5" |
| 31' | 8'-2" |
| 30' | 8'-0" |
| 29' | 7'-10" |
| 28' | 7'-7" |
| 27' | 7'-5" |
| 26' | 7'-2" |

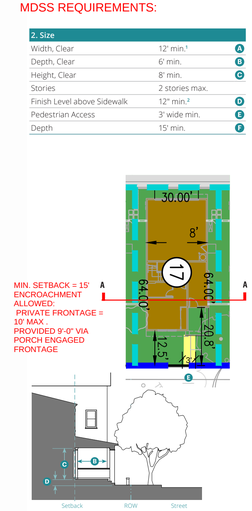
| Sill Height (h) | Distance (d) |
|---|---|
| 25' | 7'-0" |
| 24' | 6'-10" |
| 23' | 6'-7" |
| 22' | 6'-5" |
| 21' | 6'-2" |
| 20' | 6'-0" |
| 19' | 5'-10" |
| 18' | 5'-7" |
| 17' | 5'-5" |
| 16' | 5'-2" |

| Sill Height (h) | Distance (d) |
|---|---|
| 15' | 5'-0" |
| 14' | 4' to 5' |
| 13' | 4' to 5' |
| 12' | 3' to 5' |
| 11' | 3' to 4' |
| 10' | 2' to 4' |
| 9' | 2' to 4' |
| 8' | 2' to 3' |
| 7" | 1' to 3' |
| <7' | 1' to 2' |




# PLAN 2B



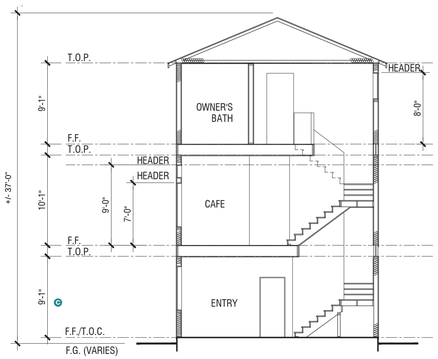

MIN. SETBACK = 15'
ENCROACHMENT ALLOWED:
PRIVATE FRONTAGE = 10' MAX.
PROVIDED 9'-0" VIA PORCH ENGAGED FRONTAGE



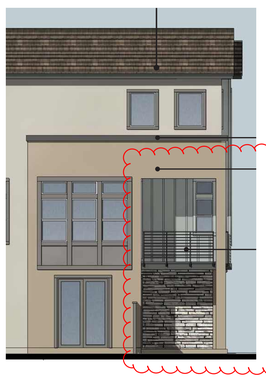

Key
ROW/ Design Site Line
Setback Line

MDSS REQUIREMENTS:

| 2. Size | | |
|---|---|---|
| Width, Clear | 8' min. | A |
| Depth, Clear | 6' min. | B |
| Height, Clear | 8' min. | C |
| Stories | 2 stories max. | |
| Finish Level above Sidewalk | 12" min.[1] | D |
| Pedestrian Access | 3' wide min. | E |
| Encroachment Area of Building Façade | | |
| Depth | 8' max. | F |
| Width | 1/3 min. of overall building façade | G |

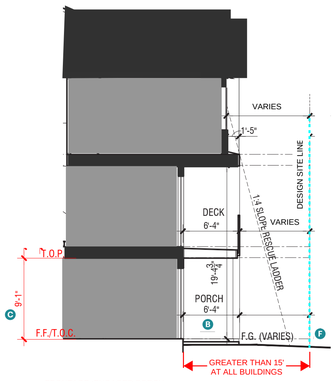



# PLAN 2B Section A





FRONTAGE : PORCH ENGAGED




FRONTAGE :ENGAGED PORCH

# SFD | Conceptual Sections & Isometric Views

REQUESTED WAIVER FOR THIS BUILDING TYPE

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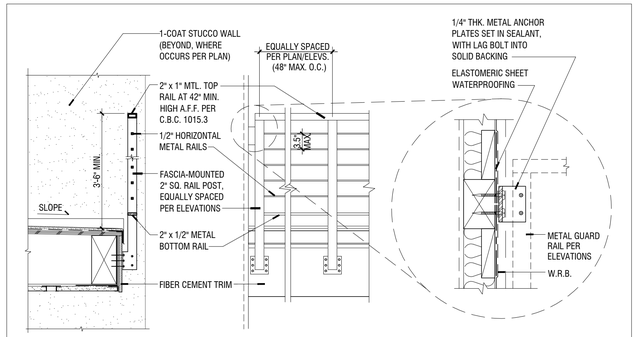
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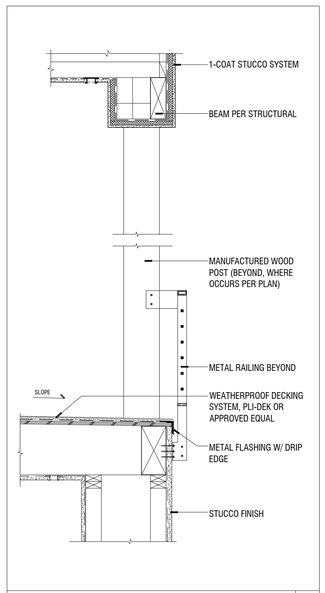
SFD

BUILDING SECTIONS & ISOMETRIC VIEWS

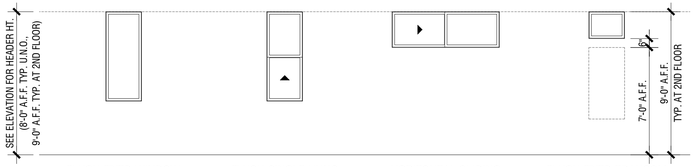
1.7




METAL GUARD AT DECK 12




METAL GUARD AT COLUMN 13




SIZES: 3040 FX, 3050 FX, 5050 FX

SIZES: 2040 SH, 2050 SH, 2650 SH, 3050 SH *, 4050 SH *

SIZES: 6020 SL

SIZES: 2016 FX, 3016 FX, 6016 FX, 8016 FX, 9016 FX

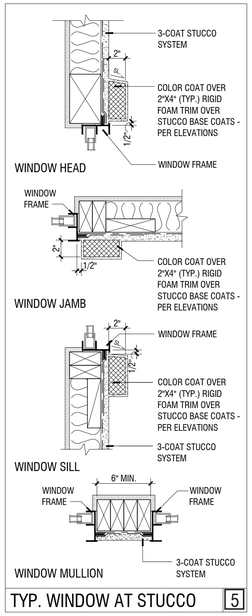
NOTES:

1. WINDOW GRIDS MAY OCCUR - REFER TO EXTERIOR ELEVATIONS FOR GRID PATTERN/STYLE.
2. WINDOWS SHALL BE VINYL WINDOWS; COLOR SHALL BE WHITE. MILGARD OR CLIENT APPROVED EQUAL.
3. (*) DENOTES WINDOW SIZING THAT COMPLIES WITH CRC SECTION 310.2.1 EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIREMENTS, WHERE REQUIRED.

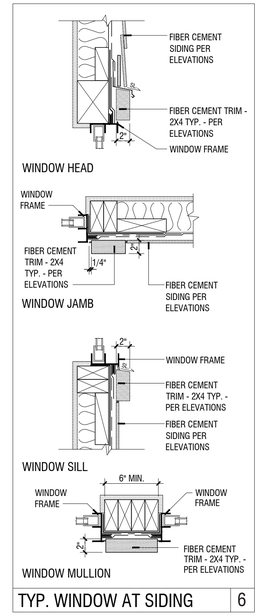
Bird Safe features included where applicable:

All windows are spaced with 6" between windows.

-All windows and balcony include screens.




TYP. WINDOW AT STUCCO 5

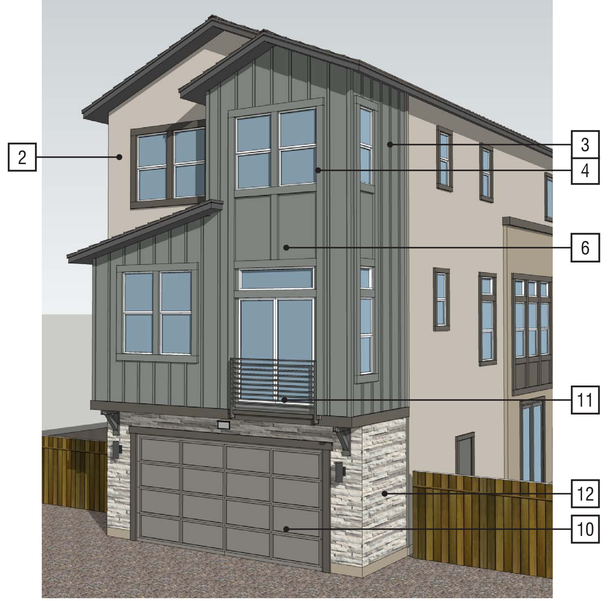



TYP. WINDOW AT SIDING 6










**MATERIAL LEGEND:**

1. Concrete Tile Roof
2. Stucco / Stucco Accent
3. Board & Batt Siding
4. Fiber Cement Trim
5. Smooth Stucco Trim
6. Fiber Cement Panel
7. Inset Siding at Trim
8. Vinyl Window
9. Entry Door
10. Garage Door
11. Railing: Metal
12. Veneer: Stone
13. Stucco Post

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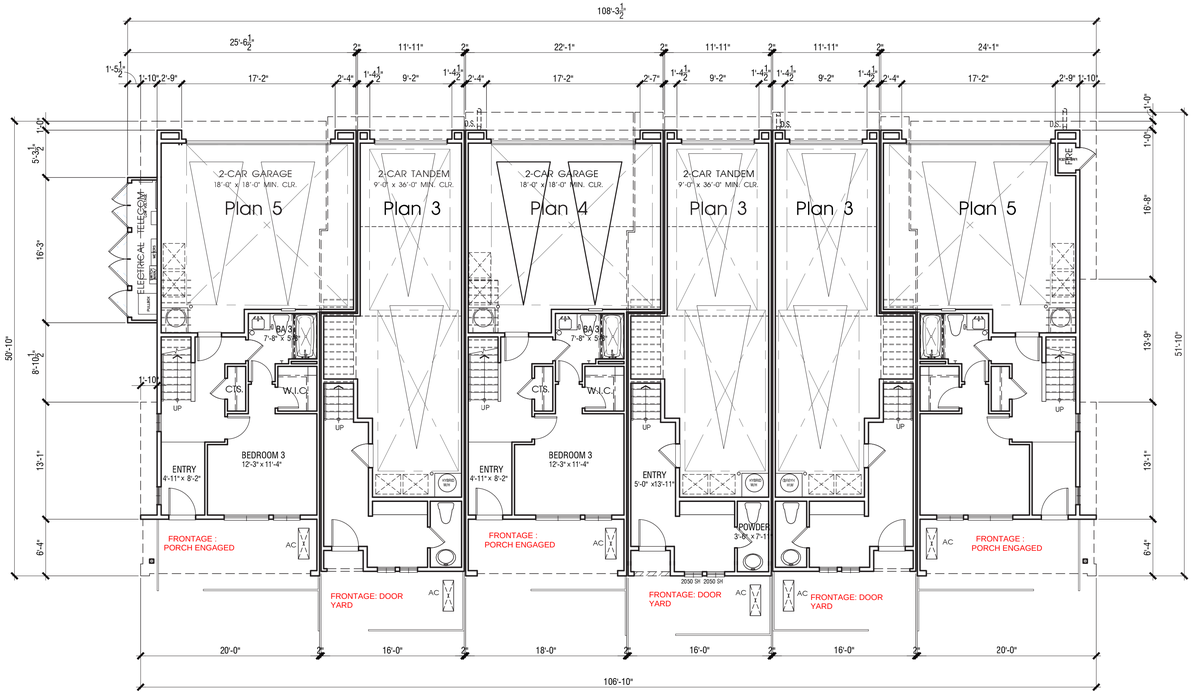
WINDOWS & DETAILS







Second Floor




First Floor

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 3 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2094 | 447 | 110 | 108 |
| PLAN 5 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2 | 2192 | 441 | 122 | 116 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

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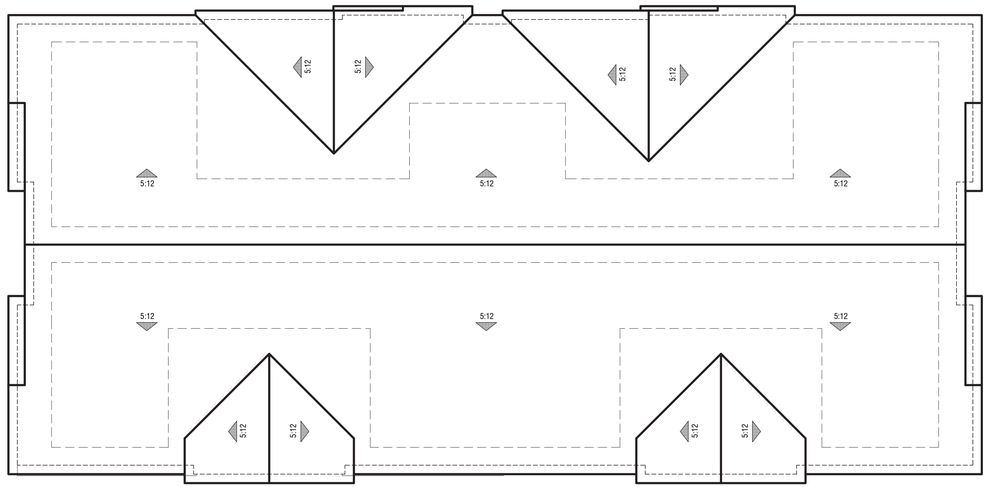
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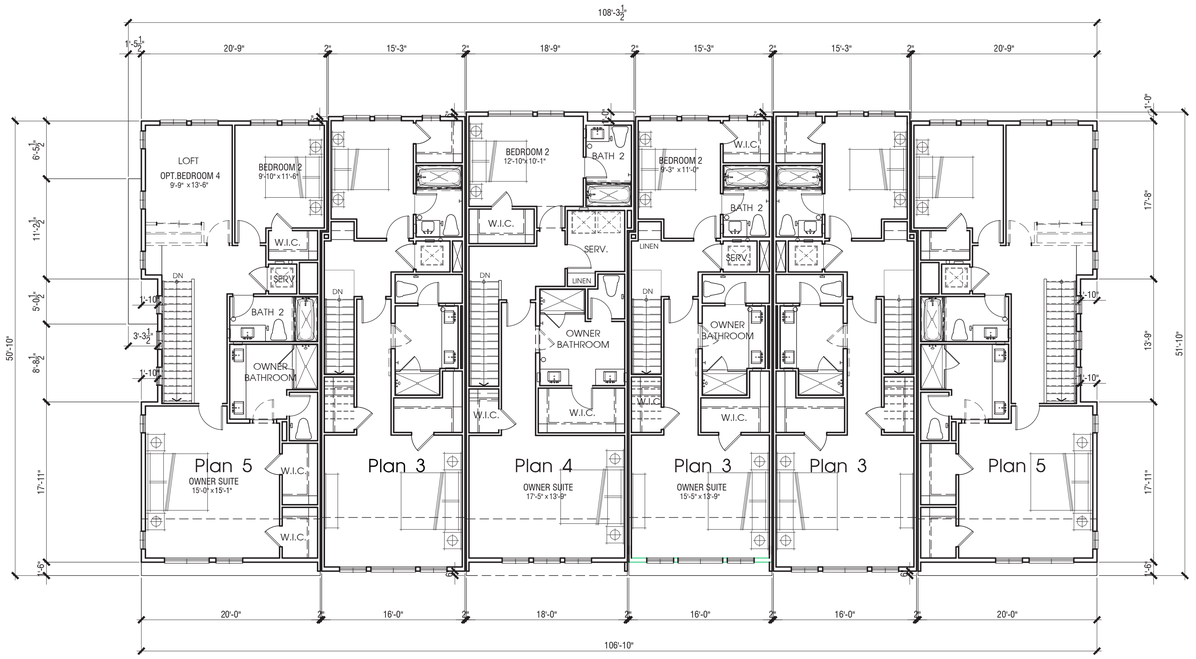
**TOWNHOME CONDOS**
BUILDING 100
FLOOR PLANS




Note: PV area is to be provided by others at a later date based on T-24 calculations.

Roof Plan




Third Floor

Construction: R2, VB
Sprinkler System: Full13

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**TOWNHOME CONDOS**
BUILDING 100
FLOOR PLANS

2.2



REAR VIEW



FRONT VIEW



PROJECT KEY MAP — TOWNHOME CONDOS

# BUILDING 100

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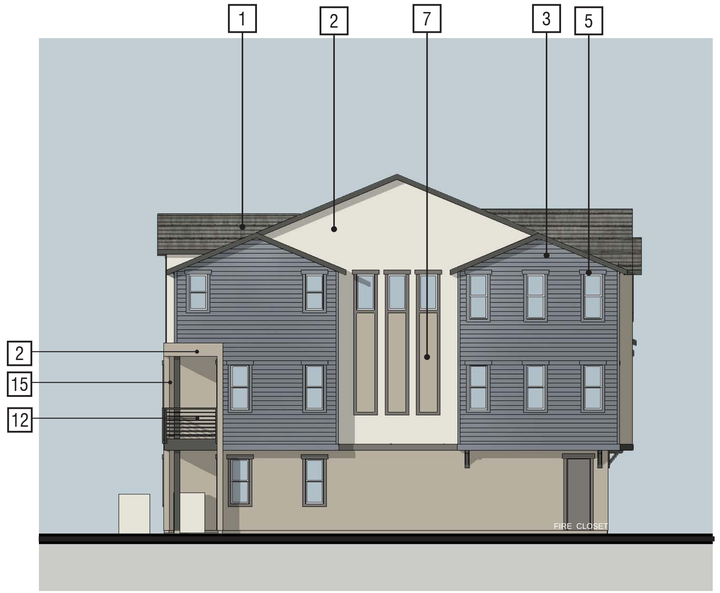
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**TOWNHOME CONDOS**
BUILDING 100
PERSPECTIVE VIEW

2.3




RIGHT




REAR




LEFT




FRONT




## COLOR APPLICATION:

- Primary Color = 50 % of Facade
- Secondary Color No more than 45 %
- Tertiary Color No more than 20 %
- Accent Color Front Door

## MATERIAL LEGEND:

1. Concrete Tile Roof
2. Stucco / Stucco Accent
3. Horizontal Siding
4. Board @ Batt Siding
5. Fiber Cement Trim
6. Smooth Stucco Trim
7. Fiber Cement Panel
8. Inset Siding at Trim
9. Vinyl Window
10. Entry Door
11. Garage Door
12. Railing: Metal
13. Stucco Shelf
14. Veneer: Stone
15 Stucco Column

# BUILDING 100

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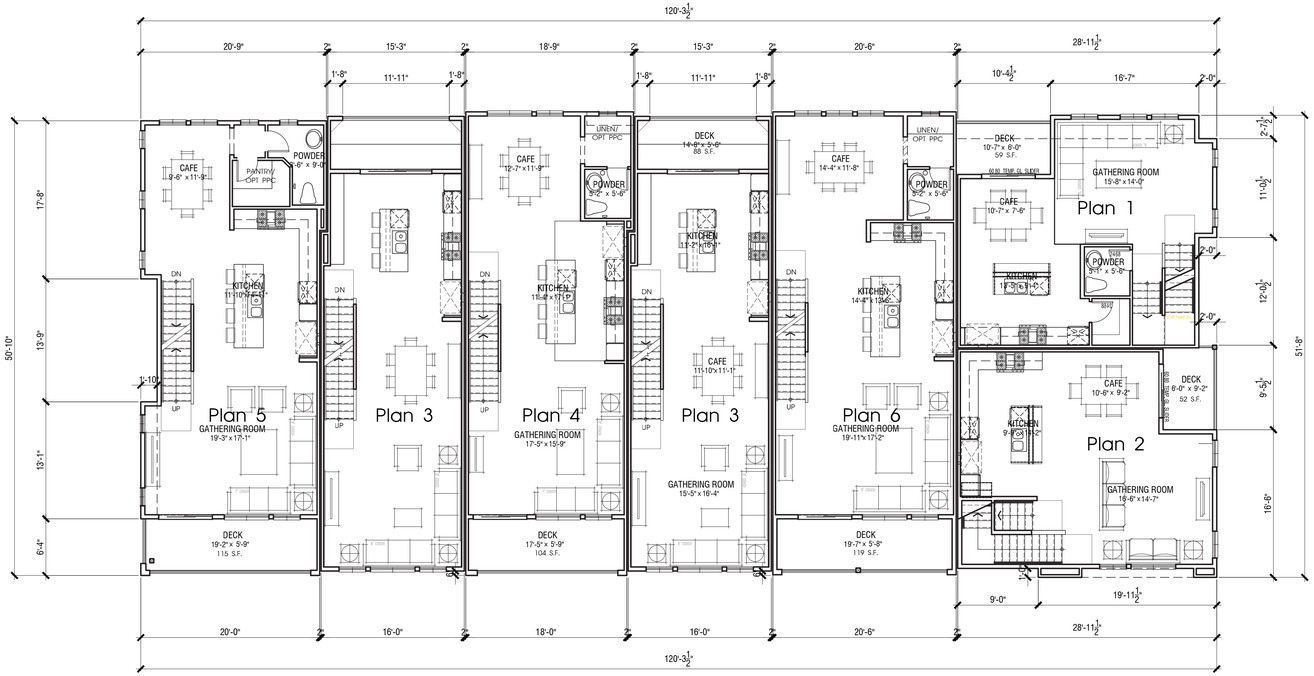
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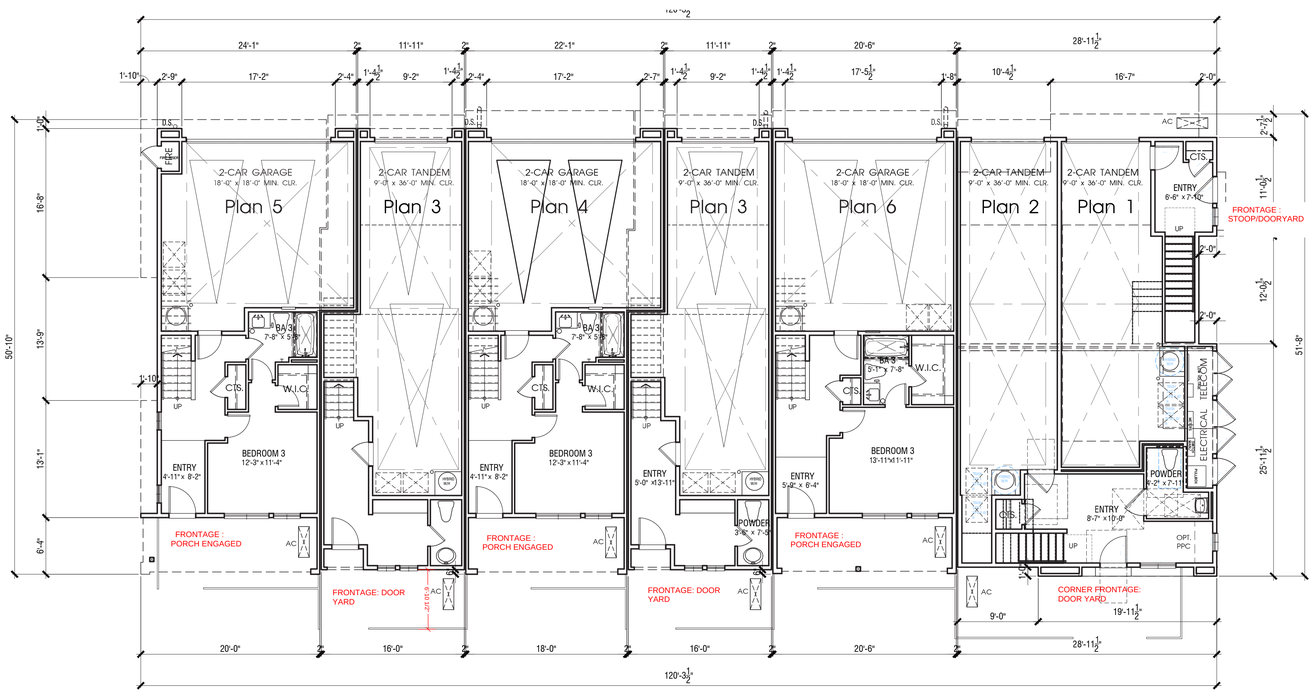
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**TOWNHOME CONDOS**
BUILDING 100
BUILDING ELEVATIONS




# Second Floor




# First Floor



**PROJECT KEY MAP** TOWNHOME CONDOS

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 1 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM | 1 | 1433 | 438 | 63 | 0 |
| PLAN 2 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 1 | 1548 | 472 | 56 | 0 |
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 2 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2094 | 447 | 110 | 108 |
| PLAN 5 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2192 | 441 | 122 | 116 |
| PLAN 6 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2339 | 444 | 123 | 123 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

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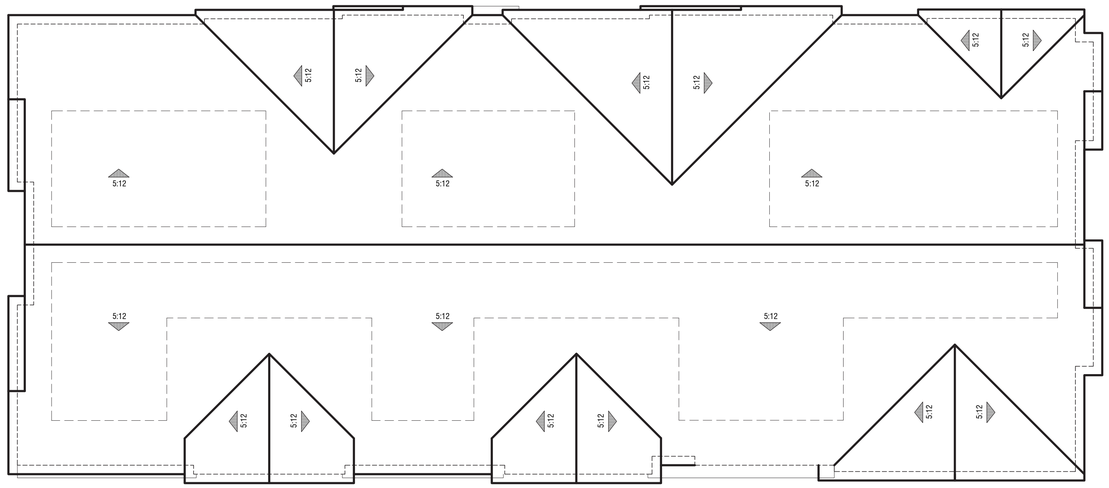
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**TOWNHOME CONDOS**
BUILDING 200
FLOOR PLANS

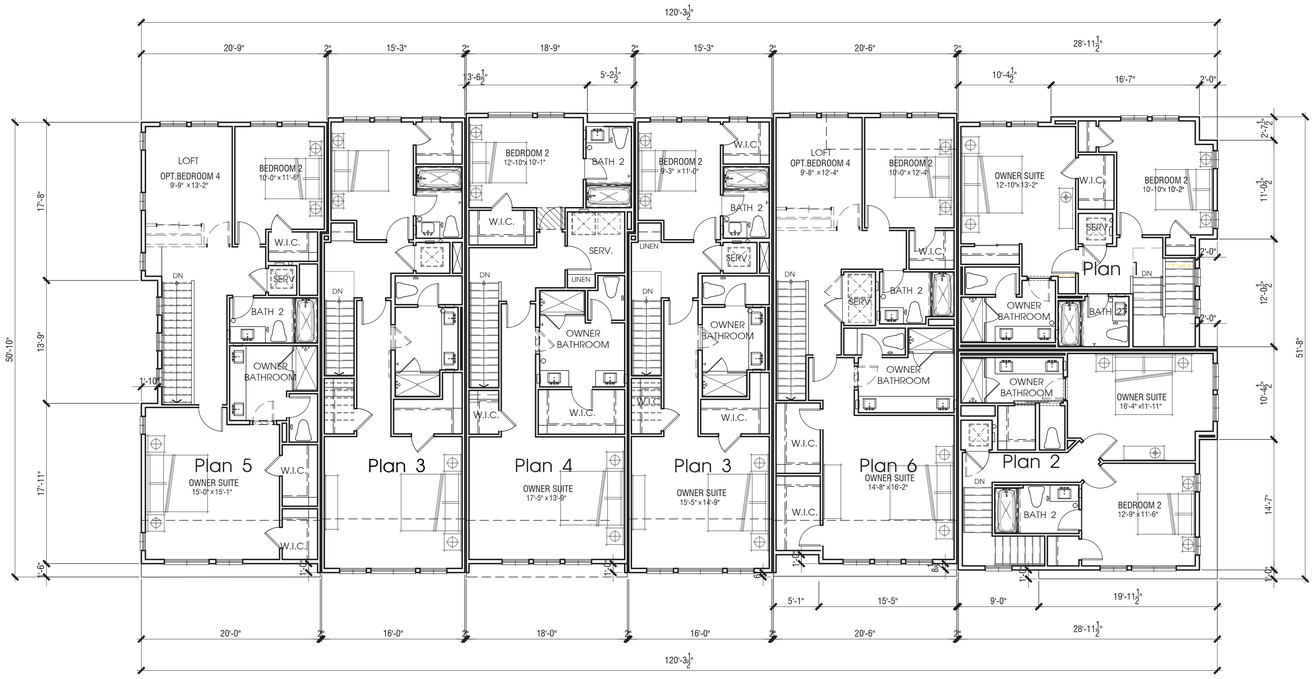
2.5




Roof Plan

Note: PV area is to be provided by others at a later date based on T-24 calculations.




Third Floor

Construction: R2, VB
Sprinkler System: Full13

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**TOWNHOME CONDOS**
BUILDING 200
FLOOR PLANS



PROJECT KEY MAP — TOWNHOME CONDOS



REAR VIEW



FRONT VIEW

# BUILDING 200

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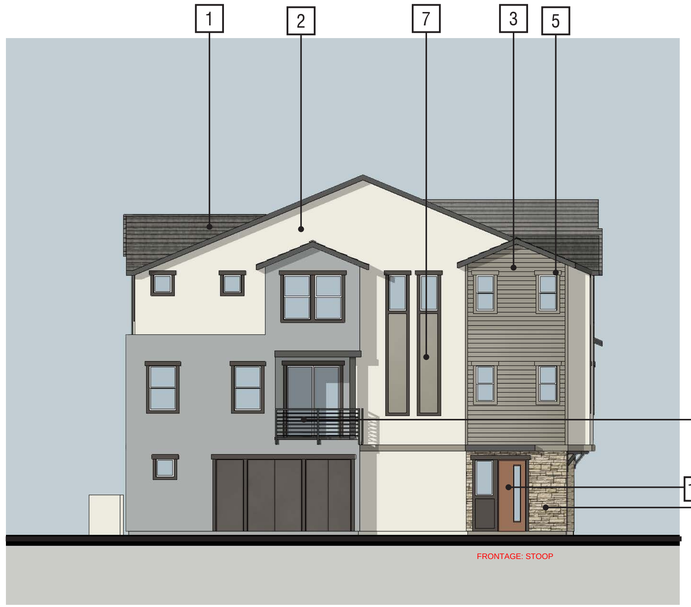
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**TOWNHOME CONDOS**
BUILDING 200
PERSPECTIVE VIEW




RIGHT




REAR




LEFT




FRONT




## COLOR APPLICATION:

- Primary Color = 50 % of Facade
- Secondary Color No more than 45 %
- Tertiary Color No more than 20 %
- Accent Color Front Door

## MATERIAL LEGEND:

1. Concrete Tile Roof
2. Stucco / Stucco Accent
3. Horizontal Siding
4. Board @ Batt Siding
5. Fiber Cement Trim
6. Smooth Stucco Trim
7. Fiber Cement Panel
8. Inset Siding at Trim
9. Vinyl Window
10. Entry Door
11. Garage Door
12. Railing: Metal
13. Stucco Shelf
14. Veneer: Stone
15. Stucco Column

# BUILDING 200

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**TOWNHOME CONDOS**
BUILDING 200
BUILDING ELEVATIONS



PROJECT KEY MAP — TOWNHOME CONDOS

re 7.040.2 Example of Bay Composition




A 8-Bay Façade Composition

B Corner Element is not counted

5. **Bay Composition.** Each façade shall be arranged according to a pattern of bays. See Chapter 11 (Measurement Methods) for details on the application bays to façades.

   A. Each bay shall be at least 4 feet wide and no wider than 16 feet, except that in the T4MS and T5MS zones, bays within the building or module's base may be up to 25 feet wide.

   B. Each façade segment bounded on either side by an outside corner of the building, a module boundary, a design site line, or one of the massing features identified in Section 7.050 (Massing Features) shall contain at least 2 bays and no more than 9 bays.

      (1) Massing features identified in Section 7.050 (Massing Features) are not subject to these limits.

   C. Bay composition is allowed to differ between the base, middle, and/or top but shall be consistent within each of these divisions.

   D. All bays within a module shall be the same height.

      (1) Entry bay(s), corner element(s), and secondary wing(s) as identified in Section 7.050 (Massing Features) are exempt from this standard.




**MATERIAL LEGEND:**

1. Concrete Tile Roof
2. Stucco / Stucco Accent
3. Horizontal Siding
4. Board @ Batt Siding
5. Fiber Cement Trim
6. Smooth Stucco Trim
7. Fiber Cement Panel
8. Inset Siding at Trim
9. Vinyl Window
10. Entry Door
11. Garage Door
12. Railing: Metal
13. Stucco Shelf
14. Veneer: Stone
15 Stucco Column

# BUILDING 200 BAY COMPOSITION STUDY

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**TOWNHOME CONDOS**
BUILDING 200
BUILDING ELEVATIONS

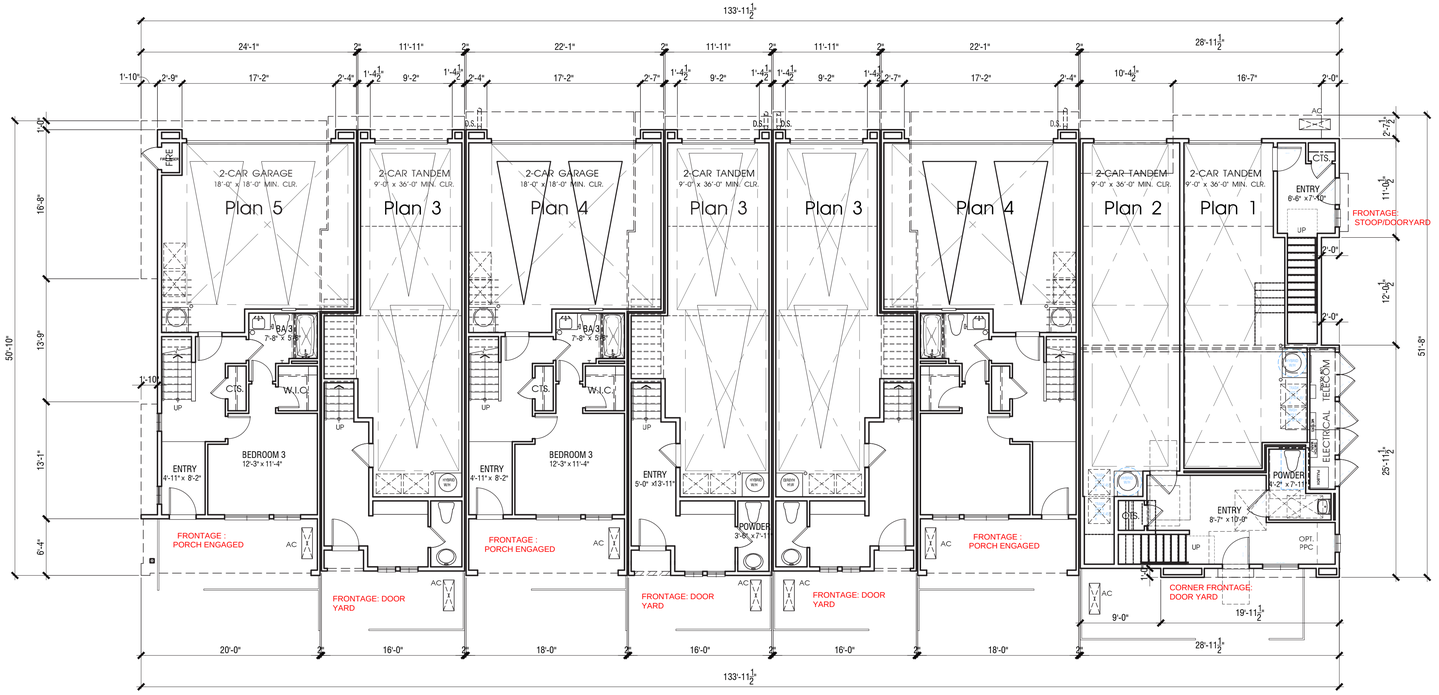
2.8a



PROJECT KEY MAP — TOWNHOME CONDOS




Second Floor




First Floor

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 1 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM | 1 | 1433 | 438 | 63 | 0 |
| PLAN 2 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 1 | 1548 | 472 | 56 | 0 |
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 3 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2 | 2094 | 447 | 110 | 108 |
| PLAN 5 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2192 | 441 | 122 | 116 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

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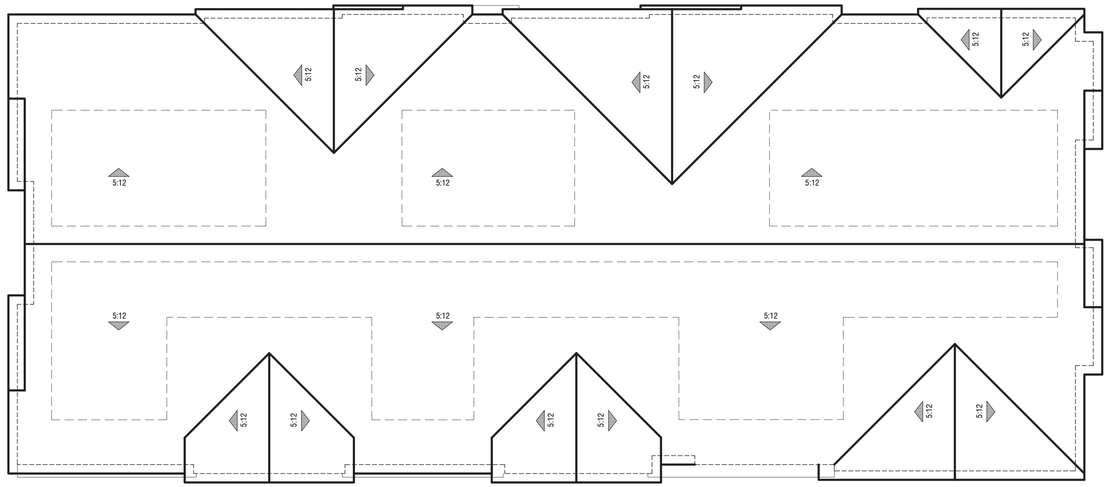
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**TOWNHOME CONDOS**
BUILDING 300
FLOOR PLANS




Note: PV area is to be provided by others at a later date based on T-24 calculations.

## Roof Plan




Construction: R2, VB
Sprinkler System: Full13

## Third Floor

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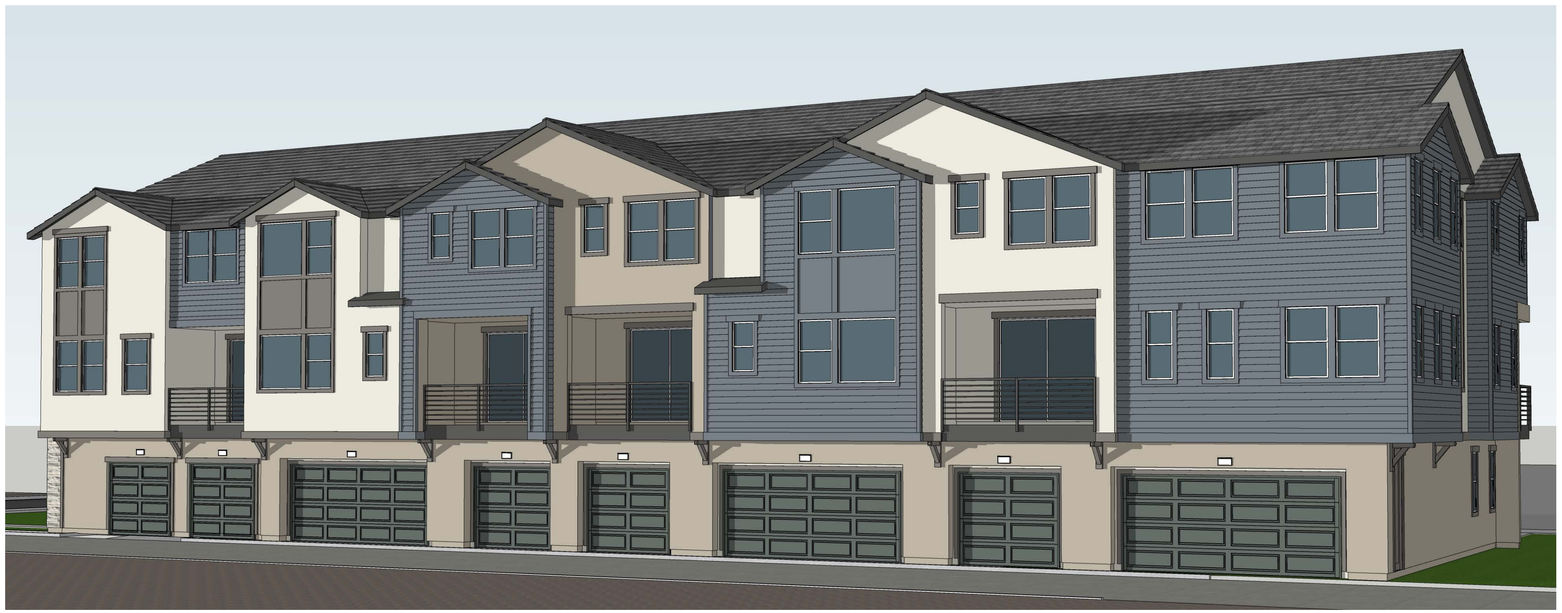
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**TOWNHOME CONDOS**
BUILDING 300
FLOOR PLANS

2.10



PROJECT KEY MAP — TOWNHOME CONDOS



REAR VIEW



FRONT VIEW

# BUILDING 300

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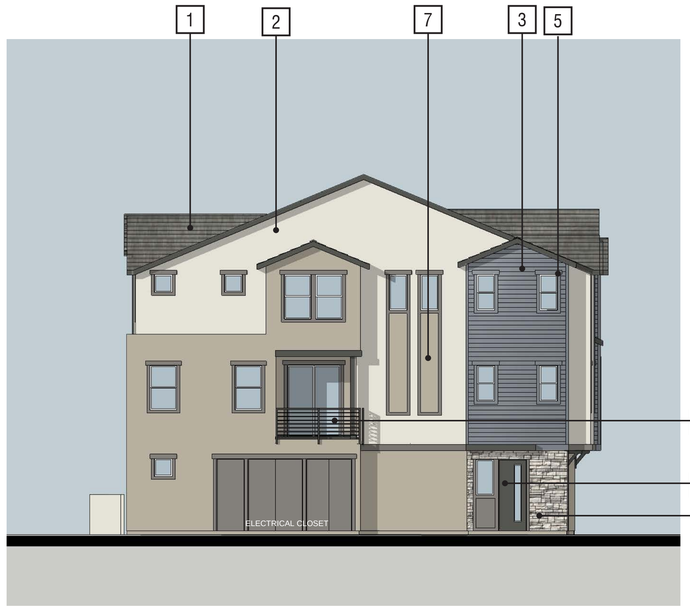
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**TOWNHOME CONDOS**
BUILDING 300
PERSPECTIVE VIEW

2.11




RIGHT



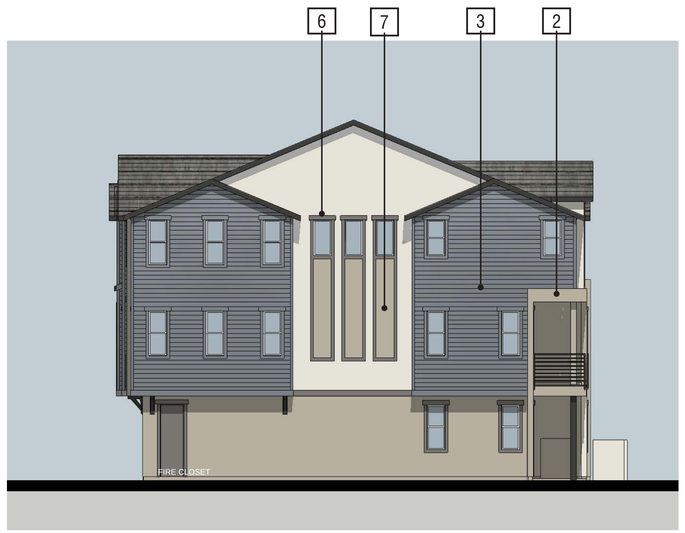

REAR



PROJECT KEY MAP — TOWNHOME CONDOS

## COLOR APPLICATION:

- Primary Color = 50 % of Facade
- Secondary Color No more than 45 %
- Tertiary Color No more than 20 %
- Accent Color Front Door




LEFT




FRONT

## MATERIAL LEGEND:

1. Concrete Tile Roof
2. Stucco / Stucco Accent
3. Horizontal Siding
4. Board @ Batt Siding
5. Fiber Cement Trim
6. Smooth Stucco Trim
7. Fiber Cement Panel
8. Inset Siding at Trim
9. Vinyl Window
10. Entry Door
11. Garage Door
12. Railing: Metal
13. Stucco Shelf
14. Veneer: Stone
15 Stucco /Column

# BUILDING 300

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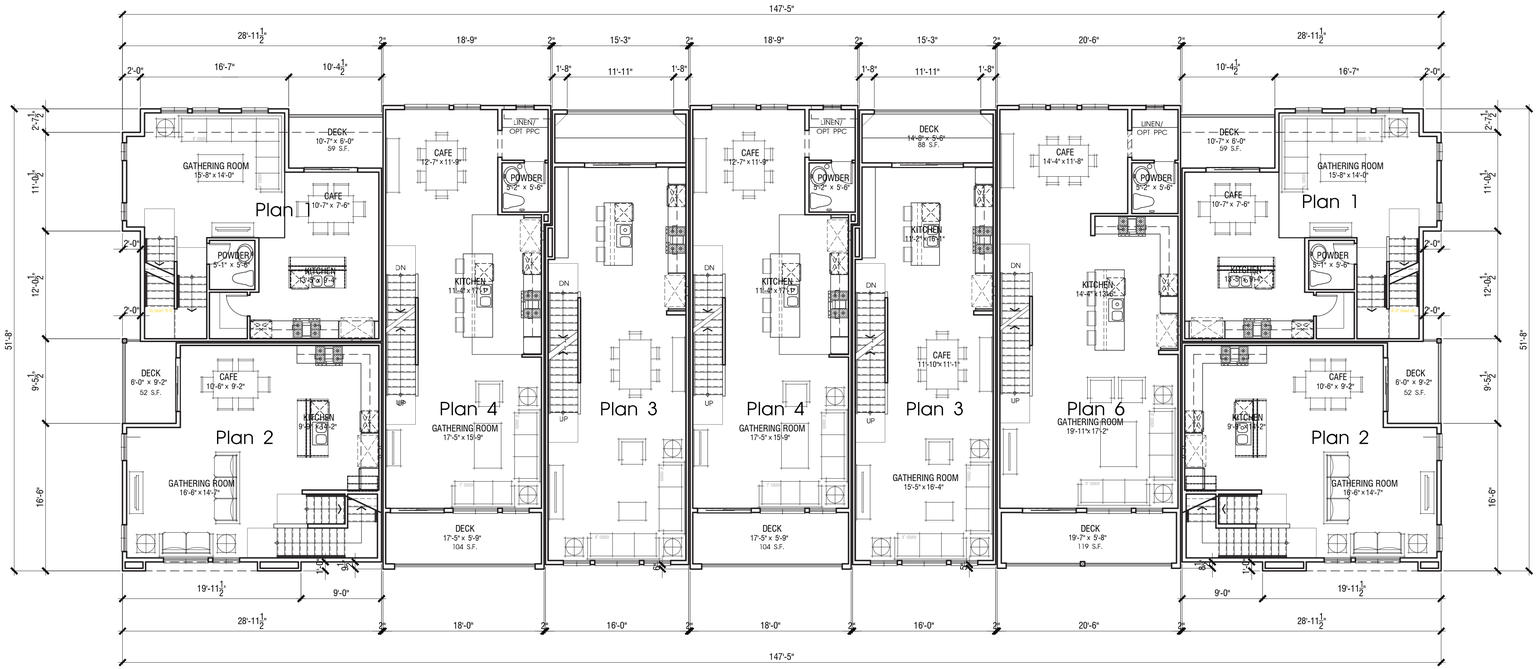
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**TOWNHOME CONDOS**
BUILDING 300
BUILDING ELEVATIONS

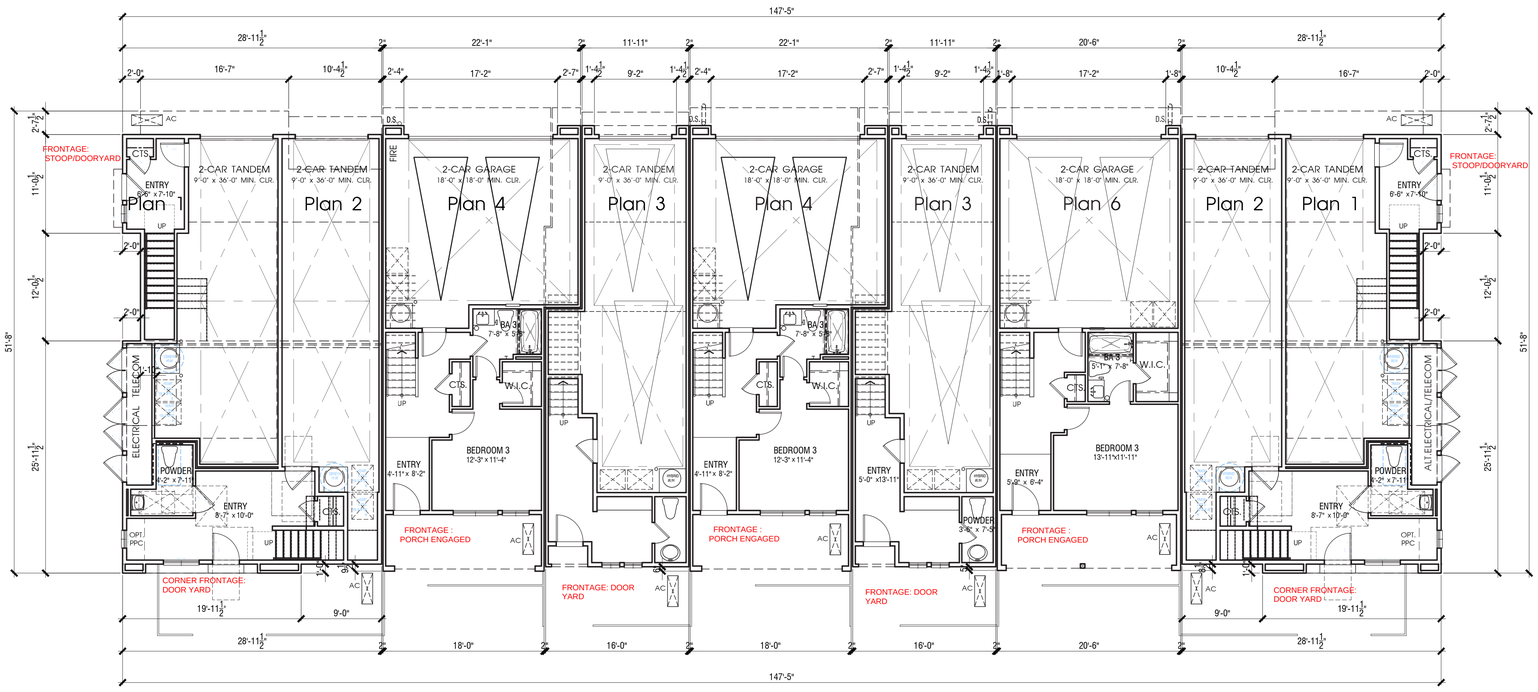
2.12



**PROJECT KEY MAP** TOWNHOME CONDOS




## Second Floor




## First Floor

Construction: R2, VB
Sprinkler System: Full13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|---|
| PLAN 1 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM | 2 | 1433 | 438 | 63 | 0 |
| PLAN 2 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 2 | 1548 | 472 | 56 | 0 |
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 2 | 1678 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2 | 2094 | 447 | 110 | 108 |
| PLAN 6 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 2339 | 444 | 123 | 123 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

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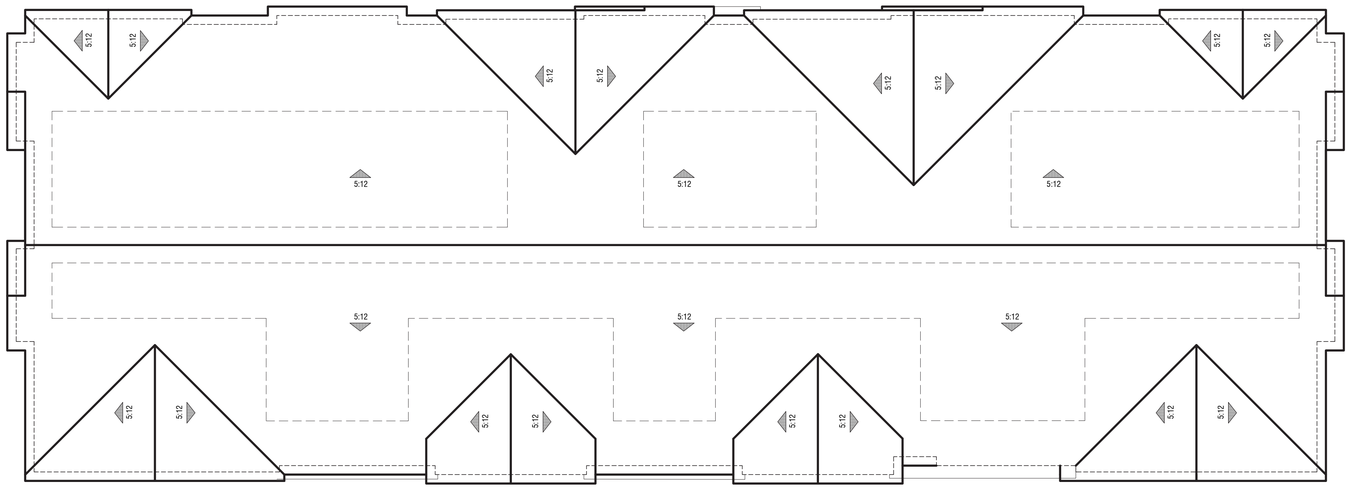
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Phone 925/249-3200 Fax 925/485-0291

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CAMPBELL, CALIFORNIA

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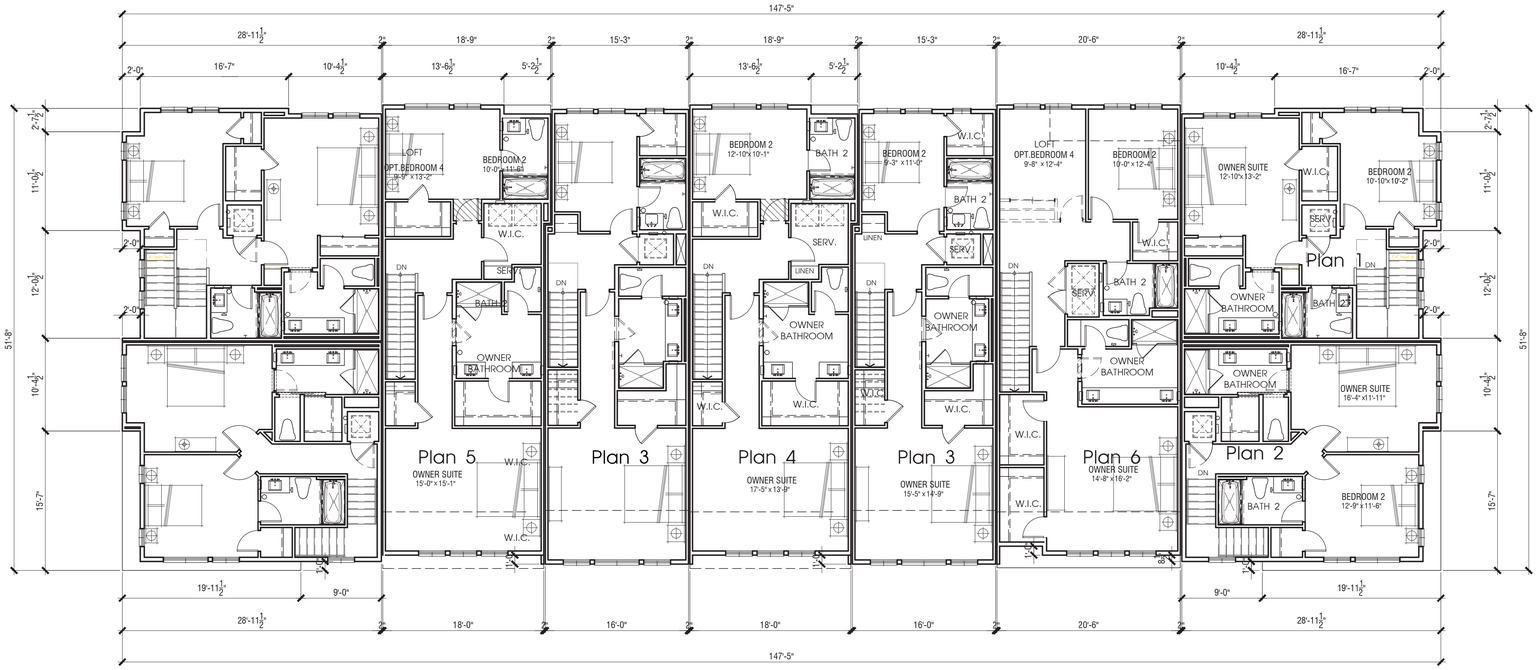
**TOWNHOME CONDOS**
BUILDING 400
FLOOR PLANS




Roof Plan

Note: PV area is to be provided by others at a later date based on T-24 calculations.




Third Floor

Construction: R2, VB
Sprinkler System: Full13

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**TOWNHOME CONDOS**
BUILDING 400
FLOOR PLANS



REAR VIEW



FRONT VIEW



PROJECT KEY MAP — TOWNHOME CONDOS

# BUILDING 400

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**TOWNHOME CONDOS**
BUILDING 400
PERSPECTIVE VIEW




RIGHT




REAR



PROJECT KEY MAP — TOWNHOME CONDOS

## COLOR APPLICATION:

- Primary Color = 50 % of Facade
- Secondary Color No more than 45 %
- Tertiary Color No more than 20 %
- Accent Color Front Door




LEFT




FRONT

## MATERIAL LEGEND:

1. Concrete Tile Roof
2. Stucco / Stucco Accent
3. Horizontal Siding
4. Board @ Batt Siding
5. Fiber Cement Trim
6. Smooth Stucco Trim
7. Fiber Cement Panel
8. Inset Siding at Trim
9. Vinyl Window
10. Entry Door
11. Garage Door
12. Railing: Metal
13. Stucco Shelf
14. Veneer: Stone
15. Stucco /Column

# BUILDING 400

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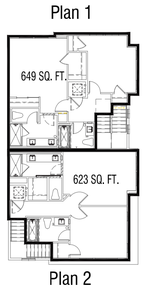
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**TOWNHOME CONDOS**
BUILDING 400
BUILDING ELEVATIONS

2.16



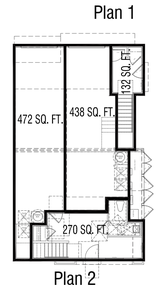

## Floor Area Diagram

| Plan 1 | Plan 2 |
|---|---|
| 3rd Floor 649 Sq.Ft. | 3rd Floor 623 Sq.Ft. |



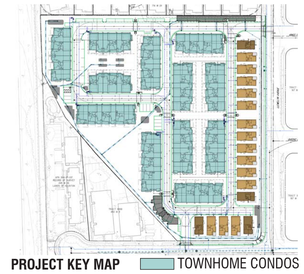

## Floor Area Diagram

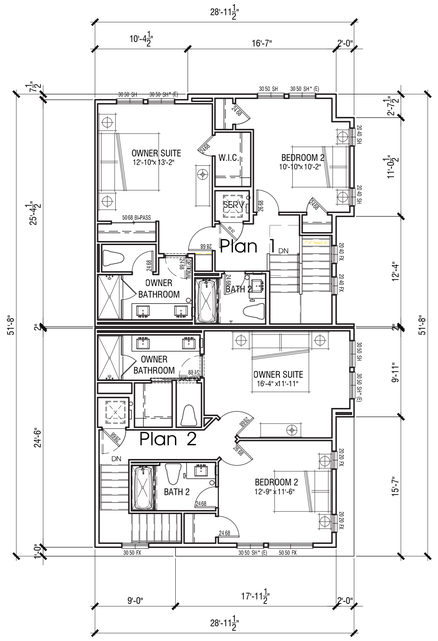
| Plan 1 | Plan 2 |
|---|---|
| 2nd Floor 654 Sq.Ft.<br>Deck 63 Sq.Ft | 2nd Floor 655 Sq.Ft.<br>Deck 56 Sq.Ft. |




## Floor Area Diagram

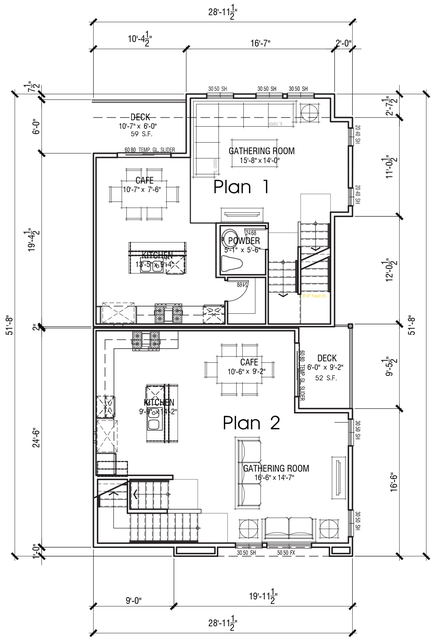
| Plan 1 | Plan 2 |
|---|---|
| 1st Floor 132 Sq.Ft.<br>Garage 438 Sq.Ft | 1st Floor 270 Sq.Ft.<br>Garage 472 Sq.Ft |



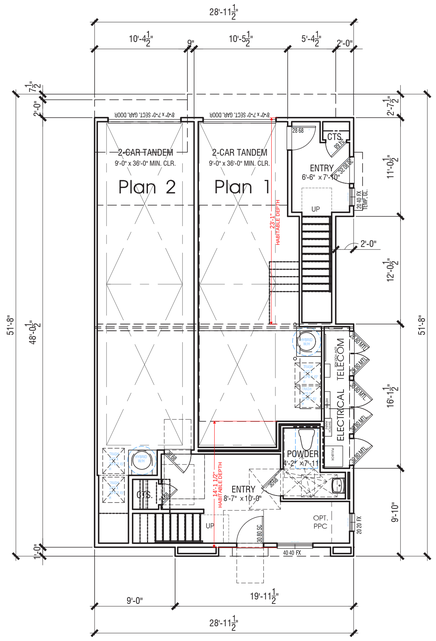

## Third Floor

Plan 1 649 Sq.Ft.
Plan 2 623 SqFt.




## Second Floor

Plan 1 654 Sq.Ft.
Plan 2 655 SqFt.




## First Floor

Plan 1 438 Sq.Ft.
Plan 2 472 SqFt.

Construction: R2, VB
Sprinkler System: FULL 13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|
| PLAN 1 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM | 1433 | 438 | 63 | 0 |
| PLAN 2 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 1548 | 472 | 56 | 0 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

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# PLAN 1 & PLAN 2 | UNIT FLOOR PLANS

REQUESTED WAIVER FOR THIS TOWNHOME CONDO UNIT TYPE

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ORANGE COUNTY . LOS ANGELES . BAY AREA

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Pleasanton, California 94588
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CAMPBELL, CALIFORNIA

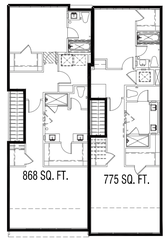
DECEMBER 15, 2023

**TOWNHOME CONDOS**
PLAN 1 AND 2
FLOOR PLANS

2.17



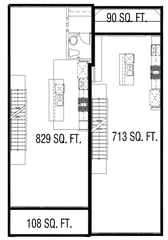

Plan 4 Plan 3




## Floor Area Diagram

3rd Floor 868 Sq.Ft. | 3rd Floor 775 Sq.Ft.

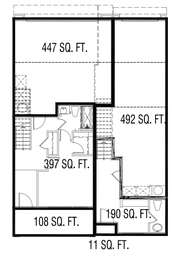
Plan 4 Plan 3




## Floor Area Diagram

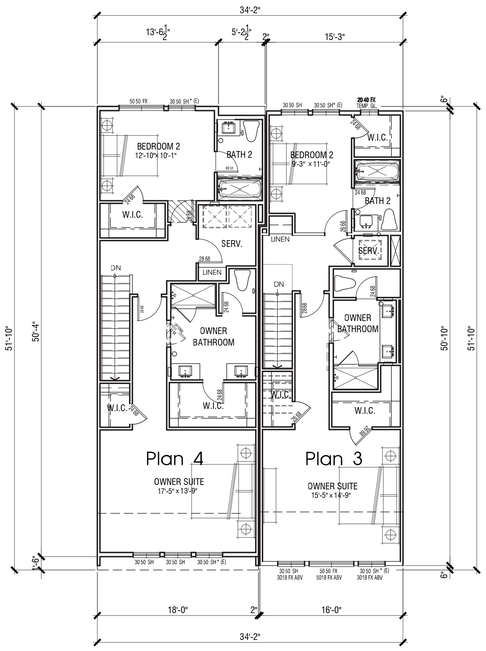
2nd Floor 829 Sq.Ft. Deck 108 Sq.Ft | 2nd Floor 713 Sq.Ft. Deck 90 Sq.Ft

Plan 4 Plan 3



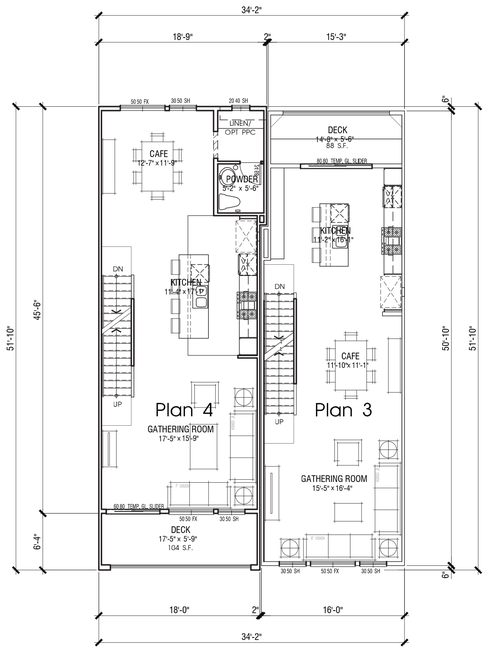

## Floor Area Diagram

1st Floor 397 Sq.Ft. Garage 447 Sq.Ft Porch 108 Sq.Ft. | 1st Floor 190 Sq.Ft. Garage 492 Sq.Ft Porch 11 Sq.Ft.



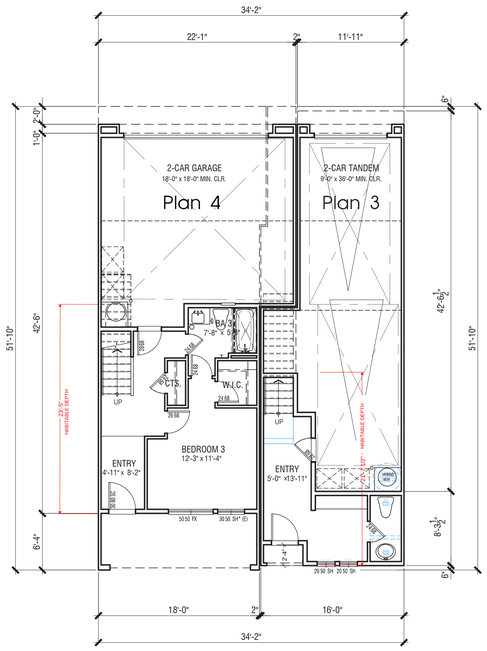

## Third Floor

Plan 3 775 Sq.Ft.
Plan 4 868 SqFt.




## Second Floor

Plan 3 713 Sq.Ft.
Plan 4 829 SqFt.




## First Floor

Plan 3 190 Sq.Ft.
Plan 4 397 SqFt.

Construction: R2, VB
Sprinkler System: FULL 13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL AMOUNT OF UNITS | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|
| PLAN 3 | CONDO | 2 BED + 2.5 BATH | 2 CAR TANDEM2-CAR | 2 | 492 | 92 | 11 |
| PLAN 4 | CONDO | 3 BED +3.5 BATH | 2-CAR | 1 | 447 | 110 | 108 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

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# PLAN 3 & PLAN 4 | UNIT FLOOR PLANS

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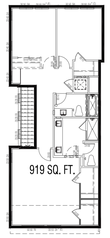
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DECEMBER 15, 2023

**TOWNHOME CONDOS**
PLAN 3 AND 4
FLOOR PLANS

2.18



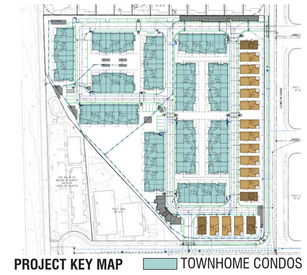

Floor Area Diagram
3rd Floor 919 Sq.Ft.

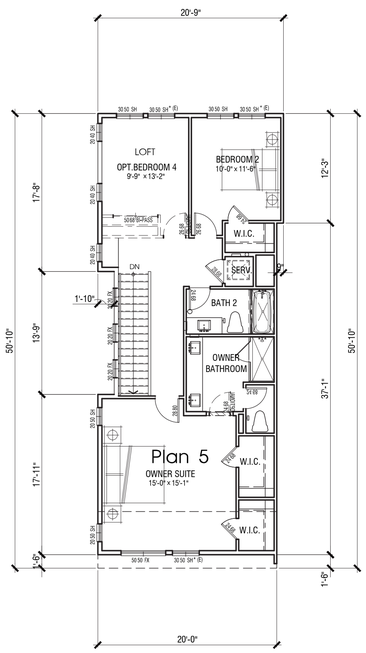



Floor Area Diagram
2nd Floor 872 Sq.Ft.
Deck 122 Sq.Ft

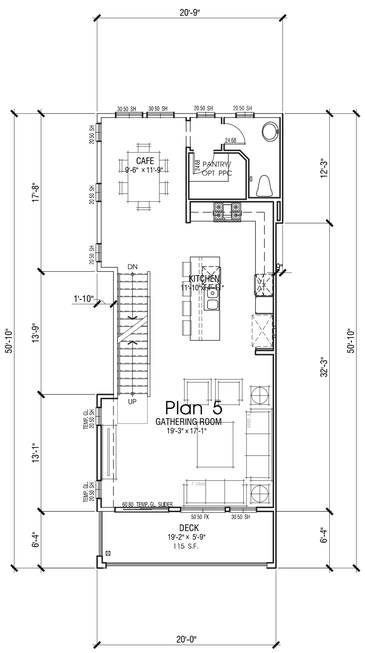



Floor Area Diagram
1st Floor 401 Sq.Ft.
Garage 441 Sq.Ft
Porch 116 Sq.Ft

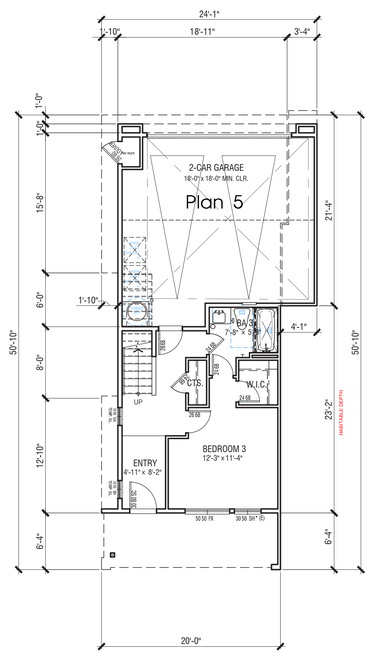



Third Floor
919 Sq.Ft.




Second Floor
872 Sq.Ft.




First Floor
401 Sq.Ft.

Construction: R2, VB
Sprinkler System: FULL 13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|
| PLAN 5 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2192 | 441 | 122 | 116 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

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**PLAN 5** | UNIT FLOOR PLAN

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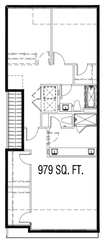
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CAMPBELL, CALIFORNIA

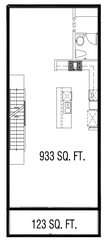
DECEMBER 15, 2023

**TOWNHOME CONDOS**
PLAN 5
FLOOR PLANS

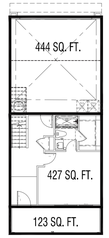
2.19




Floor Area Diagram
3rd Floor 979 Sq.Ft.

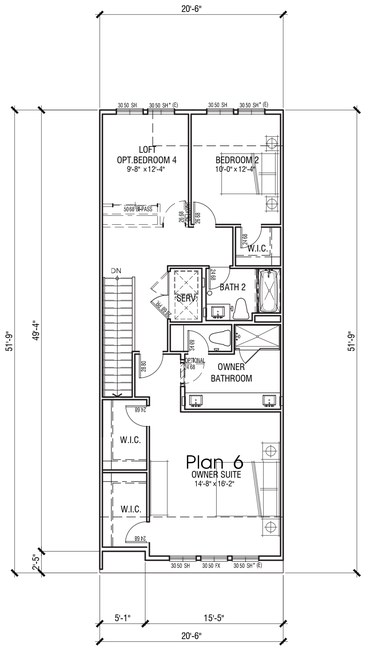



Floor Area Diagram
2nd Floor 933 Sq.Ft.
Deck 123 Sq.Ft

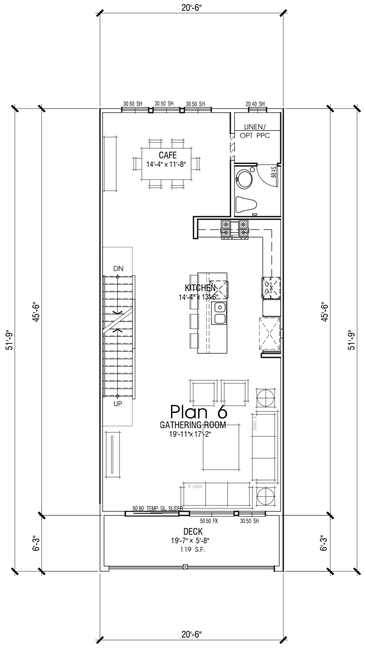



Floor Area Diagram
1st Floor 427 Sq.Ft.
Garage 444 Sq.Ft
Porch 123 Sq.Ft

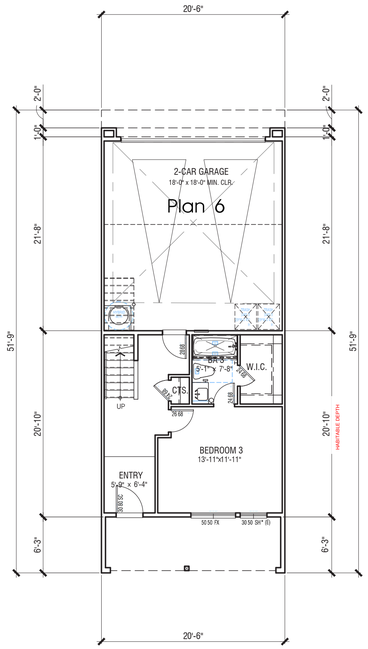



Third Floor
979 Sq.Ft.




Second Floor
933 Sq.Ft.




First Floor
427 Sq.Ft.

Construction: R2, VB
Sprinkler System: Full 13

| PRODUCT NAME | PRODUCT TYPE | DESCRIPTION | GARAGE TYPE | TOTAL CONDITIONED SQ. FOOTAGE | TOTAL GARAGE SQ. FOOTAGE | DECK TOTAL | PORCH TOTAL |
|---|---|---|---|---|---|---|---|
| PLAN 6 | CONDO | 3 BED +3.5 BATH | 2-CAR | 2339 | 444 | 123 | 123 |

1. SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION.

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# PLAN 6 | UNIT FLOOR PLAN

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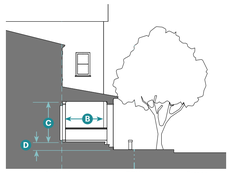
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CAMPBELL, CALIFORNIA

DECEMBER 15, 2023

**TOWNHOME CONDOS**
PLAN 6
FLOOR PLANS

2.20




Key

ROW/ Design Site Line — Setback Line

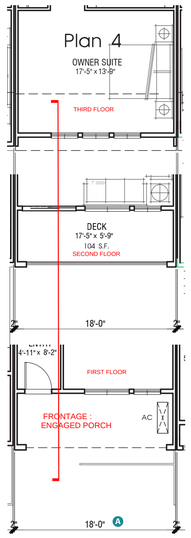
| 2. Size | | |
|---|---|---|
| Width, Clear | 8' min. | A |
| Depth, Clear | 6' min. | B |
| Height, Clear | 8' min. | C |
| Stories | 2 stories max. | |
| Finish Level above Sidewalk | 12" min.[1] | D |
| Pedestrian Access | 3' wide min. | E |
| Encroachment Area of Building Façade | | |
| Depth | 8' max. | F |
| Width | 1/3 min. of overall building façade | G |

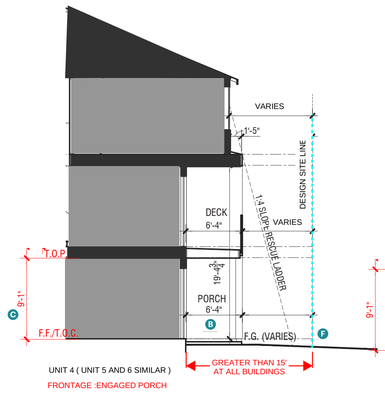
[1] Common entries may be set at grade per local and federal accessibility standards.

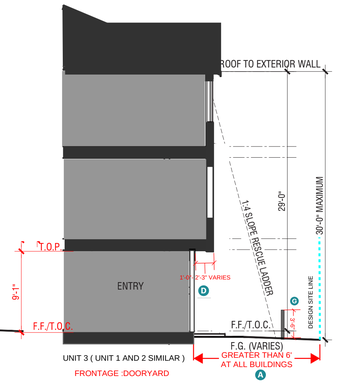
| BLDG TYPE | TOTAL BUILDING WIDTH | G ENCROACHMENT AREA GREATER THAN 1/3 MIN. OVERALL FAÇADE **REQUIRED/ PROVIDED** |
|---|---|---|
| 100 | 106'-10" | 35'/48' |
| 200 | 120'-3" | 40'/61' |
| 300 | 133'-11" | 44'/77' |
| 400 | 147'-5" | 48.5'/90' |

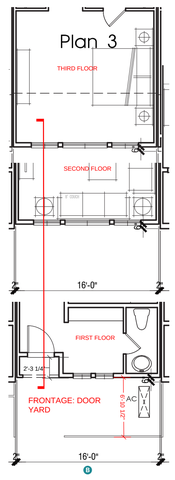
G = TOTAL OF THE G WIDTHS INDICATED BELOW FOR EACH BUILDING TYPE

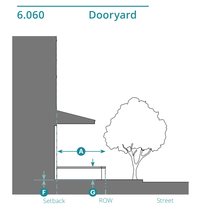


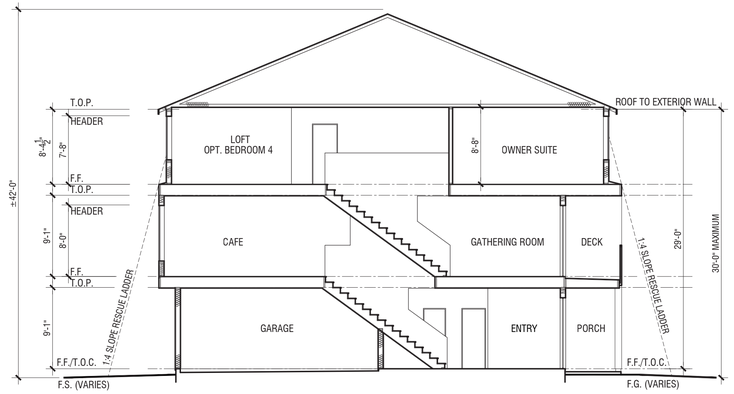

Key

ROW/ Design Site Line — Setback Line

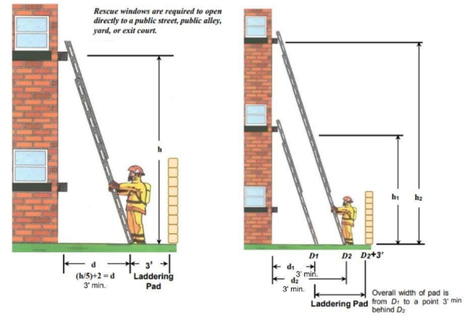
| 2. Size | | |
|---|---|---|
| Depth, Clear | 6' min. | A |
| Length | 15' min. | B |
| Distance between Glazing | 4' max. | C |
| Depth of Recessed Entries | 3' max. | D |
| Pedestrian Access | 3' wide min. | E |
| Finish Level above Sidewalk | 12" max. | F |
| Height of Dooryard Fence/Wall above Finish Level | 30" min, 42" max. | G |




# Building Frontage Profile Section




## Ladder Pad Setback at Rescue Openings




Placement of Ladders

| Sill Height (h) | Distance (d) | Sill Height (h) | Distance (d) | Sill Height (h) | Distance (d) |
|---|---|---|---|---|---|
| 35' | 9'-0" | 25' | 7'-0" | 15' | 5'-0" |
| 34' | 8'-10" | 24' | 6'-10" | 14' | 4' to 5' |
| 33' | 8'-7" | 23' | 6'-7" | 13' | 4' to 5' |
| 32' | 8'-5" | 22' | 6'-5" | 12' | 3' to 5' |
| 31' | 8'-2" | 21' | 6'-2" | 11' | 3' to 4' |
| 30' | 8'-0" | 20' | 6'-0" | 10' | 2' to 4' |
| 29' | 7'-10" | 19' | 5'-10" | 9' | 2' to 4' |
| 28' | 7'-7" | 18' | 5'-7" | 8' | 2' to 3' |
| 27' | 7'-5" | 17' | 5'-5" | 7' | 1' to 3' |
| 26' | 7'-2" | 16' | 5'-2" | <7' | 1' to 2' |

# TOWNHOME CONDO
# Conceptual Section
## TYPICAL
## TOWNHOME CONDOS | Sections

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Pleasanton, California 94588
Phone 925/249-3200 Fax 925/485-0291

**251 LLEWELLYN AVE.**
CAMPBELL, CALIFORNIA

DECEMBER 15, 2023

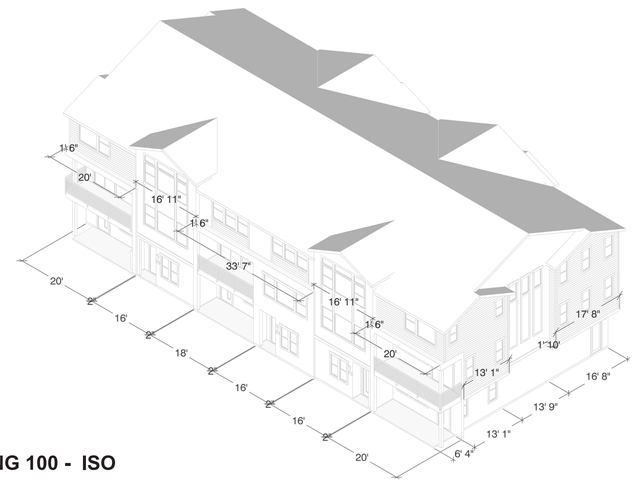
**TOWNHOME CONDOS**

2.21

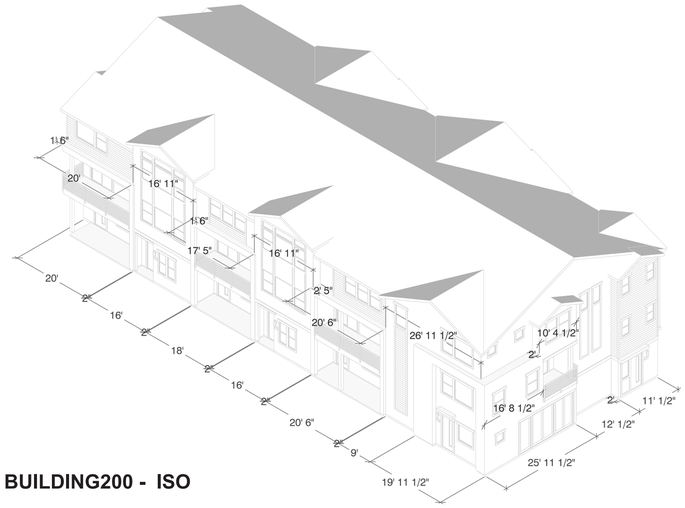
BUILDING SECTIONS



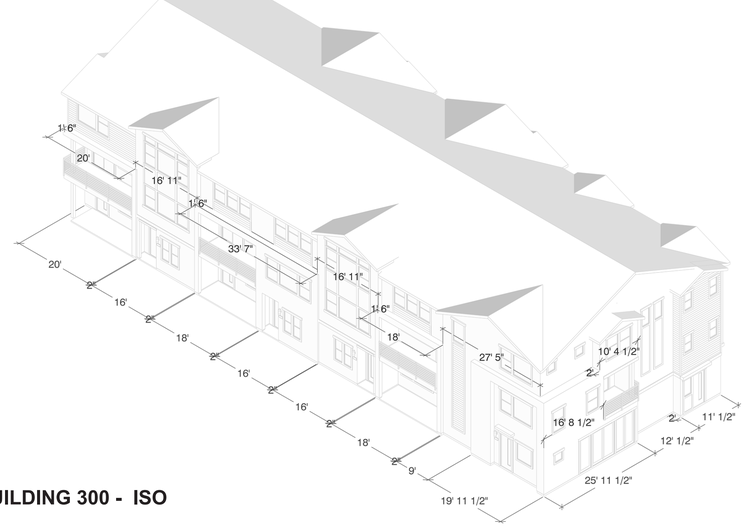
PROJECT KEY MAP — TOWNHOME CONDOS



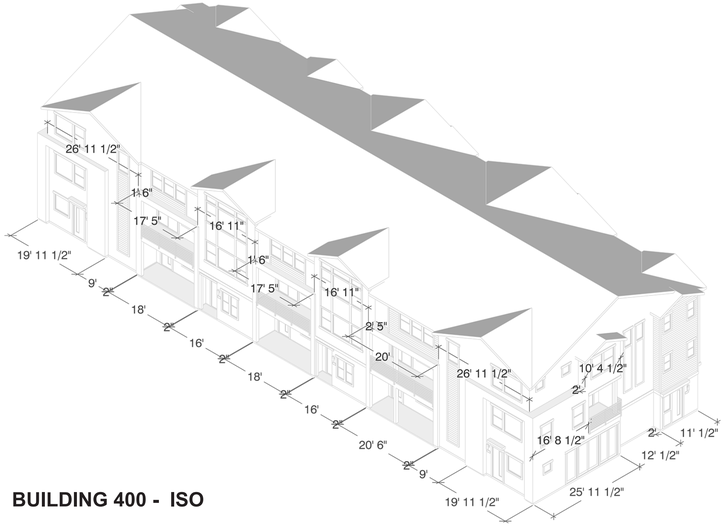

BUILDING 100 - ISO




BUILDING200 - ISO




BUILDING 300 - ISO




BUILDING 400 - ISO

# TOWNHOME CONDOS | Isometric Views

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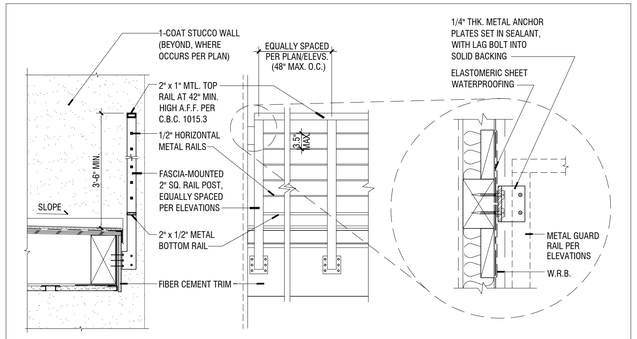
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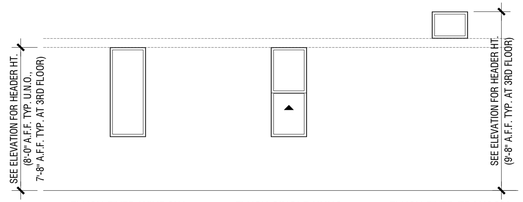
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**TOWNHOME CONDOS**
ISOMETRIC VIEWS




METAL GUARD AT DECK | 12




NOTES:

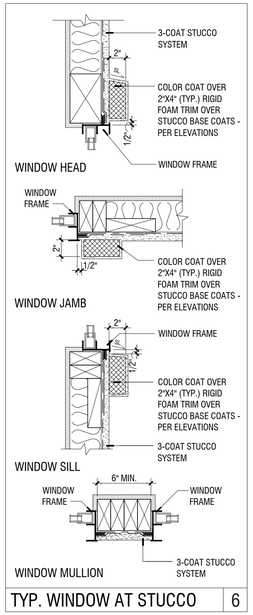
1. WINDOW GRIDS MAY OCCUR - REFER TO EXTERIOR ELEVATIONS FOR GRID PATTERN/STYLE.
2. WINDOWS SHALL BE VINYL WINDOWS; COLOR SHALL BE WHITE. MILGARD OR CLIENT APPROVED EQUAL.
3. (*) DENOTES WINDOW SIZING THAT COMPLIES WITH CRC SECTION 310.2.1 EMERGENCY ESCAPE AND RESCUE OPENINGS REQUIREMENTS, WHERE REQUIRED.

OPENINGS REQUIREMENTS, WHERE REQUIRED.

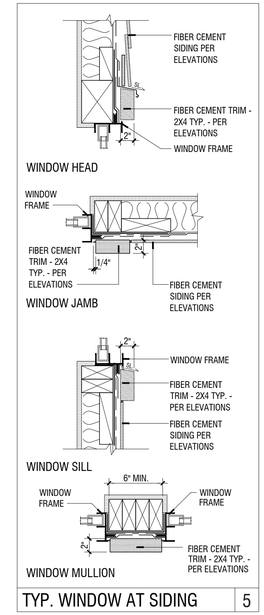
Bird Safe features included where applicable:

All windows are spaced with 6" between windows.

-All windows and balcony include screens.




TYP. WINDOW AT STUCCO | 6




TYP. WINDOW AT SIDING | 5







**MATERIAL LEGEND:**

1. Concrete Tile Roof
2. Stucco / Stucco Accent
3. Horizontal Siding
4. Board & Batt Siding
5. Fiber Cement Trim
6. Smooth Stucco Trim
7. Fiber Cement Panel
8. Inset Siding at Trim
9. Vinyl Window
10. Entry Door
11. Garage Door
12. Railing: Metal
13. Stucco Shelf
14. Veneer: Stone
15. Stucco ,Column

## TOWNHOME CONDOS | Window and Details

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CAMPBELL, CALIFORNIA

DECEMBER 15, 2023

**TOWNHOME CONDOS**

WINDOWS & DETAILS

2.23

| | BASE STUCCO | ACCENT STUCCO | SMOOTH STUCCO TRIM | FASCIA | FIBER CEMENT SIDING AND TRIM | GARAGE DOOR | METAL RAILING | STONE VENEER<br>ELDORADO STONE OR EQUAL | ENTRY DOOR |
|---|---|---|---|---|---|---|---|---|---|
| SFD PLAN 1<br>SCHEME 1 | SW 7008<br>Alabaster | SW 9126<br>Honed Soapstone | SW 6150<br>Universal Khaki | SW 9565<br>Forged Steel | SW 6150<br>Universal Khaki | SW 7642<br>Pavestone | SW 9565<br>Forged Steel | <br>SEA CLIFF™ | SW 7622<br>Homburg Gray |
| SFD PLAN 1<br>SCHEME 2 | SW 7541<br>Grecian Ivory | SW 7642<br>Pavestone | SW 9554<br>Going Grey | SW 9565<br>Forged Steel | SW 6250<br>Granite Peak | SW 7048<br>Urbane Bronze | SW 9565<br>Forged Steel | <br>LINEN | SW 7705<br>Wheat Penny |

Sea Gull Lighting - Wall Mounted
9600-71 Address Light Fixture, Antique Bronze



Sea Gull Traverse LED Lyte
Address Light - 9600-71






WESTLAKE ROOFING |-Saxony 900 Shake
Color: Oceana

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4511 Willow Road, Suite 8
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CAMPBELL, CALIFORNIA

DECEMBER 15, 2023

**SFD**

COLOR SCHEMES

2.24

| | BASE STUCCO | ACCENT STUCCO | SMOOTH STUCCO TRIM | FASCIA | FIBER CEMENT SIDING AND TRIM | GARAGE DOOR | METAL RAILING | STONE VENEER<br>ELDORADO STONE OR EQUAL | ENTRY DOOR | |
|---|---|---|---|---|---|---|---|---|---|---|
| SFD PLAN 2A<br>SCHEME 1 | SW 7008<br>Alabaster | SW 7652<br>Minderal Deposit | SW 9554<br>Going Grey | SW 9565<br>Forged Steel | SW 9554<br>Going Grey | SW 7622<br>Homburg Gray | SW 9565<br>Forged Steel | <br>OYSTER | SW 6250<br>Granite Peak | <br>Boral-Saxony 900 Shake<br>Color: Oceana<br>WESTLAKE ROOFING |
| SFD PLAN 2A<br>SCHEME 2 | SW 1015<br>Skyline Steel | SW 6108<br>Latte | SW 7048<br>Urbane Bronze | SW 9565<br>Forged Steel | SW 7652<br>Minderal Deposit | SW 9554<br>Going Grey | SW 9565<br>Forged Steel | <br>GLACIER | SW 9565<br>Forged Steel | <br>Saxony 900 Shake<br>color brown blend<br>WESTLAKE ROOFING |

Sea Gull Lighting - Wall Mounted
9600-71 Address Light Fixture, Antique Bronze



Sea Gull Traverse LED Lyte
Address Light - 9600-71




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**251 LLEWELLYN AVE.**
CAMPBELL, CALIFORNIA

DECEMBER 15, 2023

**SFD**

COLOR SCHEMES

2.25

| | BASE STUCCO | ACCENT STUCCO 1 | SMOOTH STUCCO TRIM | FASCIA | FIBER CEMENT SIDING AND TRIM | | GARAGE DOOR | METAL RAILING | STONE VENEER<br>ELDORADO STONE OR EQUAL | ENTRY DOOR |
|---|---|---|---|---|---|---|---|---|---|---|
| **CONDOS**<br>SCHEME 1 | SW 7008<br>Alabaster | SW 7652<br>Mineral Deposit | SW 7048<br>Urbane Bronze | SW 9565<br>Forged Steel | SW 7640<br>Fawn Brindle | SW 7008<br>Alabaster | SW 6150<br>Universal Khaki | SW 9565<br>Forged Steel | OYSTER | SW 7705<br>Wheat Penny |
| **CONDOS**<br>SCHEME 2 | SW 7008<br>Alabaster | SW 7015<br>Analytical Grey | SW 9554<br>Going Grey | SW 9565<br>Forged Steel | SW 2819<br>Downing Slate | SW 7008<br>Alabaster | SW 7622<br>Hamburg Gray | SW 9565<br>Forged Steel | GLACIER | SW 9565<br>Forged Steel |

Sea Gull Lighting - Wall Mounted
9600-71 Address Light Fixture, Antique Bronze



Sea Gull Traverse LED Lyte
Address Light - 9600-71






WESTLAKE ROOFING ·Saxony 900 Shake
Color: Oceana

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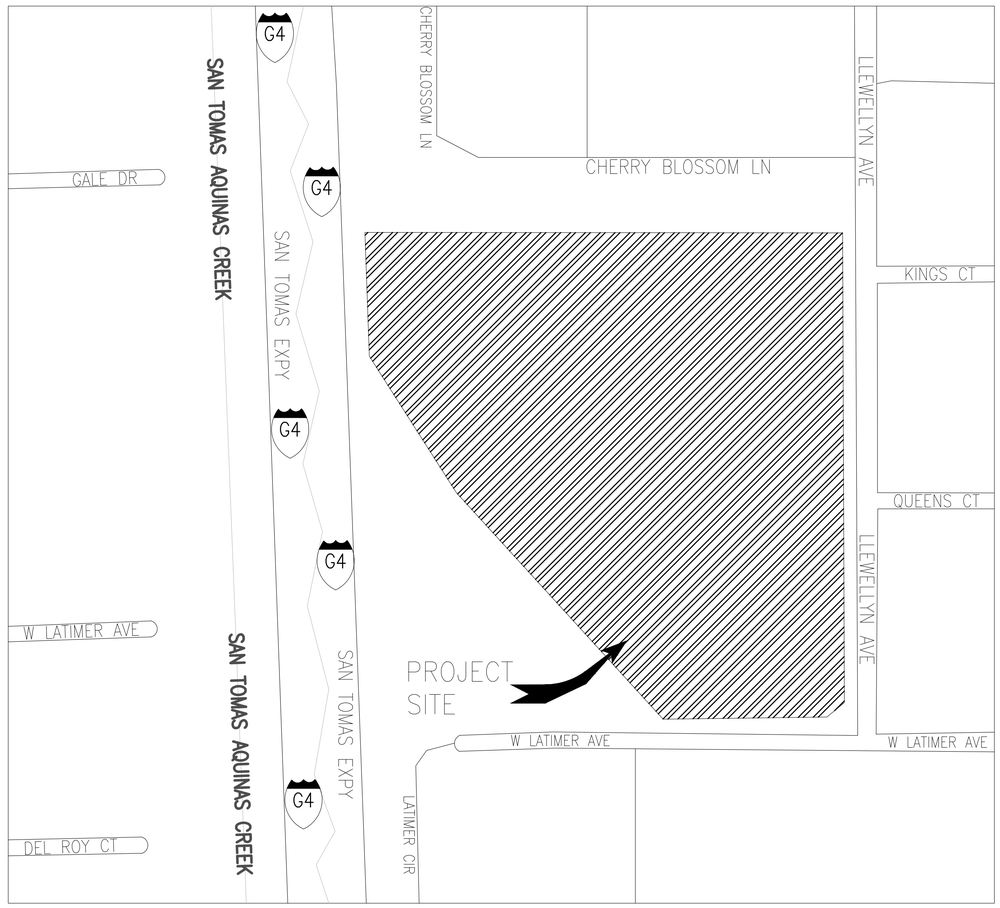
DECEMBER 15, 2023

**TOWNHOME CONDOS**

COLOR SCHEMES

# 251 LLEWELLYN AVE

CAMPBELL, CALIFORNIA




VICINITY MAP
N. T. S.

N

SHEET INDEX


| | |
|---|---|
| PM-1 | PHOTOMETRIC TITLE SHEET |
| PM-2 | PHOTOMETRIC NOTES AND DETAILS |
| PM-3 | PHOTOMETRIC PLAN |


DELTA NO: | REVISION | DATE:

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REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIS
No. 26429
Exp. 03-31-24
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STATE OF CALIFORNIA
DATE OF SIGNATURE

PHOTOMETRIC TITLE SHEET
251 LLEWELLYN AVENUE
CAMPBELL CALIFORNIA


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UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
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T: (925) 825-1114


PROJ. NO: 23-339
SCALE: N.T.S.
PM: K. MENDOZA
DRAWN BY: S WINGERD
PG&E QUALIFIED DESIGNER:
LAST UPDATED: 01-08-2024
DRAWING NO: PM-1
SHEET: 1 OF: 3

GARDCO by Signify

# Site & Area

## PureForm

**PBL** LED bollard



**Gardco PureForm LED bollard PBL** integrates a sleek, low profile design, extraordinary light output, and energy savings into an innovative pedestrian scale luminaire. PureForm bollard features a high performance optical system designed to achieve wide spacings and full cutoff performance. Three heights available for a customized look. IP66 optics ensure dust or moisture will never interfere with performance.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

### Ordering guide

**example: PBL-42-14L-450-NW-G2-5-UNV**

| Prefix | Shaft Height | Number of LEDs | Drive Current | LED Color – Generation | Distribution | Emergency | Voltage |
|---|---|---|---|---|---|---|---|
| PBL | 42 | 14L | 100 | WW-G2 | 3 | | UNV |
| **PBL** PureForm bollard | **36** Standard Shaft: 36"<br>**42** Standard Shaft: 42"<br>**60** Standard Shaft: 60" | **14L** 14 LEDs (full ring) | **100** 100mA<br>**200** 200mA<br>**350** 350mA<br>**450** 450mA<br>**600** 600mA<br>**800** 800mA<br>**1050** 1050mA | **WW-G2** Warm White 3000K, 70 CRI Generation 2<br>**NW-G2** Neutral White 4000K, 70 CRI Generation 2<br>**CW-G2** Cool White 5000K, 70 CRI Generation 2 | **Type 3**<br>**3** Type 3<br>**Type 5**<br>**5** Type 5 | Leave blank for no battery<br>**EBP** Emergency battery [1,2,5] | **120** 120V<br>**208** 208V<br>**240** 240V<br>**277** 277V<br>**347** 347V<br>**480** 480V<br>**UNV** 120-277V (50/60Hz) |

**Options**

| Dimming controls | Motion sensing | Photo-sensing | Electrical | Finish |
|---|---|---|---|---|
| | | PCB | FI | BK |

**DD** 0-10V External dimming (by others) [3,4]
**FAWS** Field Adjustable [4,6]
**LLC** Wireless controls without PIR sensor [3,4,5]
**BL** Bi-level functionary with motion sensor [3,5]

**DynaDimmer:** Automatic Profile Dimming [3,6]
**CS50** Security 50% Dimming, 7 hours
**CM50** Median 50% Dimming, 8 hours
**CS30** Security 30% Dimming, 7 hours
**CM30** Median 30% Dimming, 8 hours

**IMRI** Integral infrared [6,11]

**PCB** Photocontrol Button [6,10,12]

**Fusing**
**F1** Single (120, 277, 347VAC) [7]
**F2** Double (208, 240, 480VAC) [8]
**F3** Canadian Double Pull (208, 240, 480VAC) [7]

**Surge Protection** (10kA standard)
**SP2** Increased 20kA
**GFCI** Ground Fault Interrupt Outlet [9]

**Textured**
**BK** Black
**WH** White
**BZ** Bronze
**DGY** Dark Gray
**MGY** Medium Gray

**Customer specified**
**RAL** Specify optional color or RAL (ex: RAL7024)
**CC** Custom color (Must supply color chip for required factory quote)

1. Extended lead times apply. Contact factory for details.
2. Not available in 100, 200 or 350mA.
3. Not available with other control options.
4. Not available with motion sensor.
5. Not available with photocontrol.
6. Available only with BL dimming control.
7. Not available with LLC and CS/CM.
8. Must specify input voltage.
9. Available in 120V only.
10. Not available in 347 or 480V.
11. Not available in 100, 200, and 1050mA.
12. Not available with LLC.



3000K only

GARDCO by Signify

# Site & Area

## PureForm

**PPT** post top with comfort optics



**Gardco PureForm LED post top** features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.

Project:
Location:
Cat.No:
Type:
Lamps: Qty:
Notes:

### Ordering guide

**example: PPT-196L-450-NW-G2-T3-1-UNV-DGY**

| Prefix | Number of LEDs | Drive Current | LED Color – Generation | Mounting | Distribution | Emergency | Voltage |
|---|---|---|---|---|---|---|---|
| PPT | 140L | 1150 | WW-G2 | T2 | 2 | | UNIV |
| **PPT** PureForm post top, comfort optics | **196L** 196 LEDs | **450** 450mA<br>**650** 650mA<br>**1150** 1150mA [1]<br>**1675** 1675mA [1]<br>**2100** 2100mA [1,2] | **WW-G2** Warm White 3000K, 80 CRI Generation 2<br>**NW-G2** Neutral White 4000K, 80 CRI Generation 2<br>**CW-G2** Cool White 5000K, 70 CRI Generation 2<br>**WY-G2** Warm Yellow 2700K, 80 CRI Generation 2 [3]<br>**BW-G2** Balanced White 3500K (80 CRI) Generation 2 [3]<br>**AM-G2** Amber Generation 2 [3,7] | **T3** Mounts to a 3" x 4" Tenon (standard)<br>**T2** Mounts to a 2-3/8" x 4" Tenon [must be ordered and shipped as a separate accessory] | **1** Comfort Type 1<br>**2** Comfort Type 2<br>**3** Comfort Type 3<br>**5** Comfort Type 5 | Leave blank for no battery<br>**EBPC** Emergency battery pack cold weather [1,4,5]<br>**EBP** Emergency battery pack [1,4,5] | **120** 120V<br>**208** 208V<br>**240** 240V<br>**277** 277V<br>**347** 347V<br>**480** 480V<br>**UNV** 120-277V (50/60Hz)<br>**HVU** 347-480V (50/60Hz) |
| | **140L** 140 LEDs | | | | | | |

**Options**

| Dimming controls | Motion sensing | Photo-sensing | Electrical/Shield | Finish |
|---|---|---|---|---|
| | | TLRPC | F1 | BK |

**DD** 0-10V External dimming (by others) [3]
**FAWS** Field Adjustable Wattage Selector [4,6]
**LLC** Integral wireless module [4,8,10]
**BL** Bi-level functionality [4,9]

**DynaDimmer:** Automatic Profile Dimming [4,7]
**CS50** Security 50% Dimming, 7 hours
**CM50** Median 50% Dimming, 8 hours
**CS30** Security 30% Dimming, 7 hours
**CM30** Median 30% Dimming, 8 hours

**IMR3** Integral with #3 lens [10]

**PCB** Photocontrol Button [7,8]
**TLRD5** Twist Lock Receptacle 5 Pin [8,9]
**TLRD7** Twist Lock Receptacle 7 Pin [8,9]
**TLRPC** Twist Lock Receptacle w/Photocell [4,8,14]

**Fusing**
**F1** Single (120, 277, 347VAC) [6]
**F2** Double (208, 240, 480VAC) [6]
**F3** Canadian Double Pull (208, 240, 480VAC) [11]

**Surge Protection** (10kA standard)
**SP2** Increased 20kA
**EHS** External house side shield (factory installed)

**Textured**
**BK** Black
**WH** White
**BZ** Bronze
**DGY** Dark Gray
**MGY** Medium Gray

**Customer specified**
**RAL** Specify optional color or RAL (ex: RAL7024)
**CC** Custom color (Must supply color chip for required factory quote)

1. 1150, 1675, and 2100mA not available with emergency battery backup (EBP).
2. 2100mA not available with emergency battery backup cold weather (EBPC).
3. Extended lead times apply. Contact factory for details.
4. Not available with other control options.
5. Not available with motion sensor.
6. Not available with photocontrol.
7. Not available in 347 or 480V.
8. Must specify input voltage.
9. Dimming will not be connected to NEMA receptacle if ordering with other control options.
10. Not available in 480V.
11. Not available in 2100mA.
12. Not available with DD and FAWS dimming control options.
13. Must specify a motion sensor lens.
14. Cannot be combined with HVU and BL-IMR13.



LFI INNOVATION AWARDS

3000K only

| Calculation Summary | | | | | |
|---|---|---|---|---|---|
| Label | Avg | Max | Min | Avg/Min | Max/Min |
| LOT 13 AND LOT 12 | 0.13 | 0.93 | 0.00 | N.A. | N.A. |
| LOT 19 THROUGH LOT 25 | 0.25 | 4.22 | 0.00 | N.A. | N.A. |
| LOT 27 AND LOT 26 | 0.48 | 4.08 | 0.00 | N.A. | N.A. |
| LOT 29 AND LOT 28 | 0.26 | 4.58 | 0.00 | N.A. | N.A. |
| LOT 30 | 0.25 | 3.43 | 0.00 | N.A. | N.A. |

| Luminaire Schedule LED | | |
|---|---|---|
| Project: 251 LLEWELLYN AVE | | |
| Symbol | Arrangement | Description |
| | NEW SINGLE LIGHT | GARDCO PPT-196L-1150-WW-G2-2-UNV 51W TYPE 2 DISTRIBUTION 14FT MT |
| | NEW BOLLARD LIGHT | GARDCO PBL-141-100-NW-G2-3-UNV 6W TYPE 2 DISTRIBUTION 3.5FT MT |

DATE:
REVISION
DELTA NO:

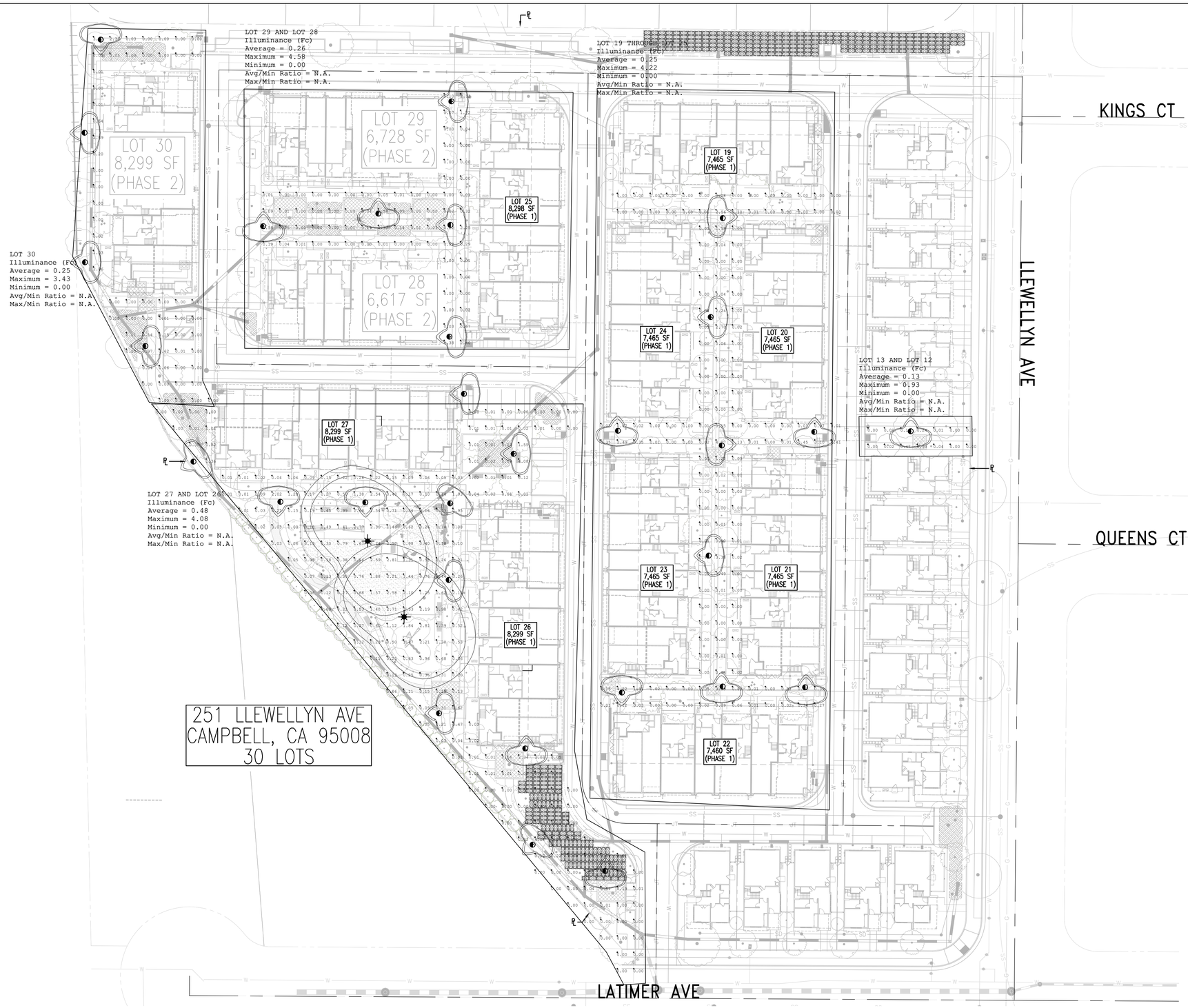
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811 UNDERGROUND SERVICE ALERT

REGISTERED PROFESSIONAL ENGINEER
DAVID B. VOORHIS
No. 26429
Exp. 03-31-24
CIVIL
STATE OF CALIFORNIA
DATE OF SIGNATURE
---

PHOTOMETRIC NOTES AND DETAILS
251 LLEWELLYN AVENUE
CAMPBELL
CALIFORNIA

Vision Utility PARTNERS
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 270, PLEASANTON, CA 94588
PH: (925) 855.1114

PROJ. NO: 23-339
SCALE: N.T.S.
PM: K. MENDOZA
DRAWN BY: S WINGERD
PG&E QUALIFIED DESIGNER:
LAST UPDATED: 01-08-2024
DRAWING NO: PM-2
SHEET: 2 OF: 3




| Calculation Summary | | | | | |
|---|---|---|---|---|---|
| Label | Avg | Max | Min | Avg/Min | Max/Min |
| LOT 13 AND LOT 12 | 0.13 | 0.93 | 0.00 | N.A. | N.A. |
| LOT 19 THROUGH LOT 25 | 0.25 | 4.22 | 0.00 | N.A. | N.A. |
| LOT 27 AND LOT 26 | 0.48 | 4.08 | 0.00 | N.A. | N.A. |
| LOT 29 AND LOT 28 | 0.26 | 4.58 | 0.00 | N.A. | N.A. |
| LOT 30 | 0.25 | 3.43 | 0.00 | N.A. | N.A. |

| Luminaire Schedule LED | | |
|---|---|---|
| Project: 251 LLEWELLYN AVE | | |
| Symbol | Arrangement | Description |
| ✹ | NEW SINGLE LIGHT | GARDCO PPT-196L-1150-WW-G2-2-UNV 51W TYPE 2 DISTRIBUTION 14FT MT |
| ◐ | NEW BOLLARD LIGHT | GARDCO PBL-141-100-NW-G2-3-UNV 6W TYPE 2 DISTRIBUTION 3.5FT MT |

N

0 15 30 60

DATE:
REVISION
DELTA NO:

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No. 26429
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PHOTOMETRIC PLAN
251 LLEWELLYN AVENUE
CAMPBELL CALIFORNIA

Vision Utility Partners
UTILITY ENGINEERS, CONSULTANTS & STREETLIGHT DESIGN
7901 STONERIDGE DRIVE, SUITE 450 PLEASANTON, CA 94588
Tel (925) 682-1142

PROJ. NO: 23-339
SCALE: 1" = 30'
PM: K. MENDOZA
DRAWN BY: S WINGERD
PG&E QUALIFIED DESIGNER:
LAST UPDATED: 01-08-2024
DRAWING NO: PM-3
SHEET: 3 OF: 3