



CITY OF CAMPBELL
Community Development Department

January 31, 2017

NOTICE OF ADMINISTRATIVE PLANNED DEVELOPMENT PERMIT

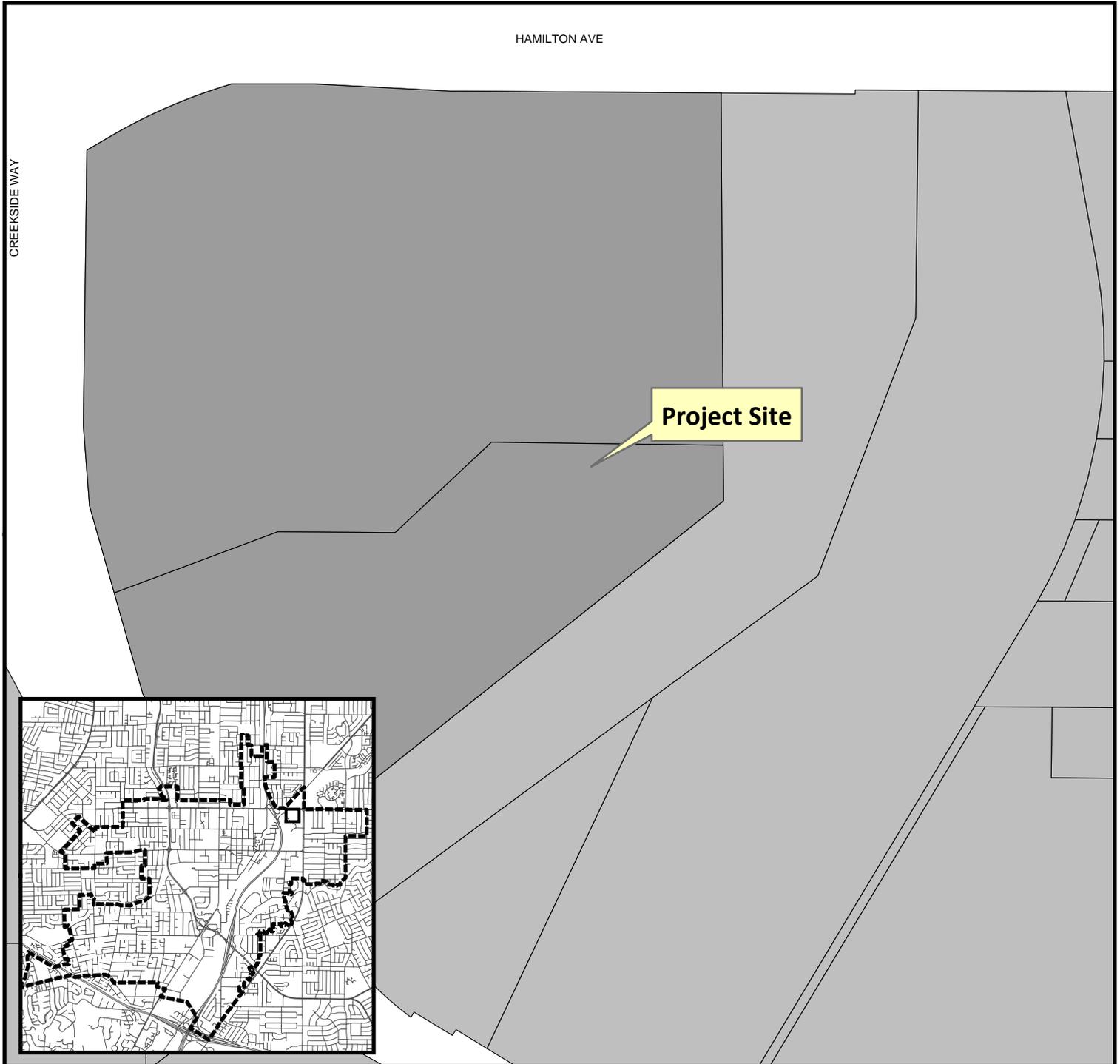
Notice is hereby given that the Planning Division of the Community Development Department of the City of Campbell has received an application for an Administrative Planned Development Permit for the following project proposal:

File No.: PLN2016-301 & 395 ~ 900 & 910 E. Hamilton Avenue
Applicant: Jake Minnick
Project Address: 900 & 910 E. Hamilton Avenue
Property Owner: AG-SW Hamilton Plaza Owner, LP
Zoning District: P-D (Planned Development)
General Plan: General Commercial
Project Description: Minor Modification to a previously approved Planned Development Permit to allow exterior landscape and hardscape alterations, changes to doors, installation of trellis, and Tree Removal Permit to replace 9 trees.

This project will be decided by the Community Development Director and you have the opportunity to provide comment prior to the Director's decision. The ten-day comment period for this application begins on February 1, 2017 and ends on February 13, 2017. Any comments regarding this application must be submitted in writing (including email) to the Planning Division before 5:00 p.m. on **February 13, 2017**. The Director will then consider all comments submitted within this time period prior to a decision. No additional notice will be provided. Please contact the project planner in a timely manner to determine what decision was reached.

Decisions by the Community Development Director are final in 10 calendar days following the date of approval, unless an appeal is received in writing at the City of Campbell Community Development Department, 70 N. First Street, Campbell, prior to the end of the appeal period. A written appeal must be accompanied with the required \$200 appeal filing fee. Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 AM – 5:00 PM) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Administrative Decisions'. Questions or comments regarding this application may be addressed to Stephen Rose, Associate Planner, in the Community Development Department, at (408) 866-2142 or by email stephenr@cityofcampbell.com.

Project Location Map

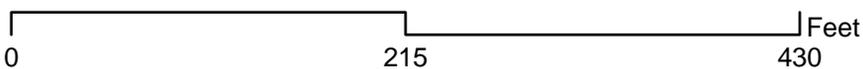


Project Location: 900 and 910 E. Hamilton Avenue

Application Type: Minor Mod. and Tree Removal Permit

Planning File No.: PLN2016-301 and 395

Description: Minor Modification to a previously approved Planned Development Permit to allow exterior landscape and hardscape alterations, changes to doors, installation of trellis, and Tree Removal Permit to replace 9 trees.

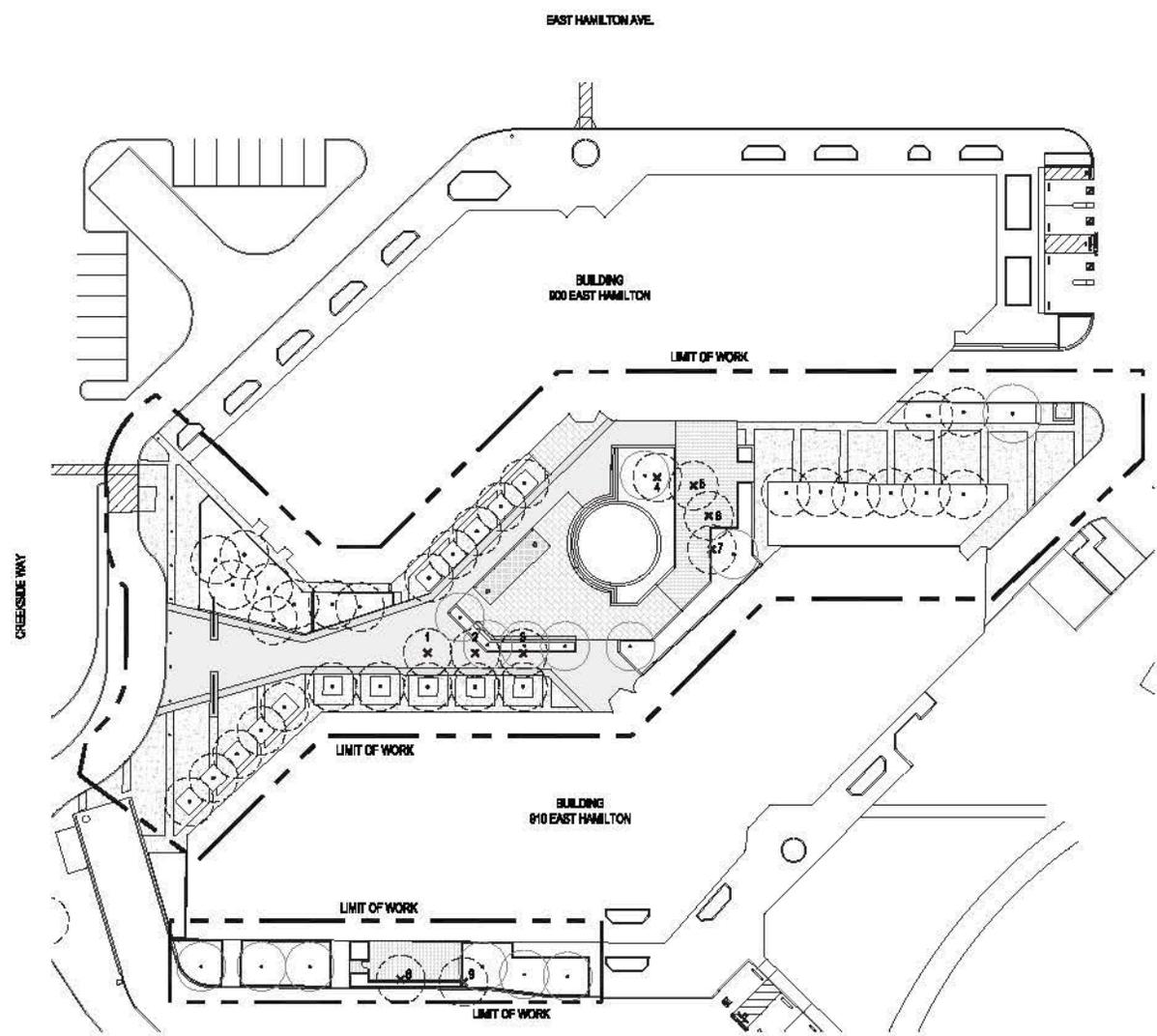


Community Development Department
Planning Division

PROJECT: HAMILTON PLAZA LANDSCAPE IMPROVEMENTS, 1/27/2017, 10:20 AM
 DRAWING: HAMILTON PLAZA LANDSCAPE IMPROVEMENTS, 1/27/2017, 10:20 AM
 SHEET: HAMILTON PLAZA LANDSCAPE IMPROVEMENTS, 1/27/2017, 10:20 AM



HAMILTON PLAZA LANDSCAPE IMPROVEMENTS CAMPBELL, CALIFORNIA

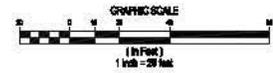


TREE PROTECTION LEGEND	
DESCRIPTION	SYMBOL
TREE TO BE REMOVED	
TREE TO REMAIN/PROTECT	
PROPOSED TREE	

EXISTING TREE SUMMARY	SYMBOL	QUANTITY
TOTAL TREES TO REMAIN		37
TOTAL TREES TO BE RELOCATED		0
TOTAL TREES TO BE REMOVED/DESTROYED		0
TOTAL EXISTING TREES INCLUDED IN INVENTORY		40

TREE MITIGATION SUMMARY TABLE	
TOTAL PROPOSED TREES	14 (24" BOX)

TREE MITIGATION PLAN	
NOTE:	
1.	SEE SHEET L-01 FOR PLANTING PLAN
2.	SEE TREE INVENTORY ON SHEET L-01 FOR ADDITIONAL INFORMATION



HAMILTON PLAZA LANDSCAPE IMPROVEMENTS, 1/27/2017, 10:20 AM



**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS
CAMPBELL, CALIFORNIA**

NO. 18	NO. 20
NO. 21	PLANNING CIP
NO. 22	PLANNING RESOLUTION
NO. 23	
NO. 24	
NO. 25	
NO. 26	
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NO. 29	
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NO. 50	

TREE MITIGATION
LEGEND, NOTES, AND
DETAILS

TREE PROTECTION NOTES

SECTION I
SITE PREPARATION: ALL EXISTING TREES (INCLUDING OFF-SITE) AT OR OUTSIDE THE DRY LINE (POLAR OPPOSITE) OF THE TREE LINE TO THE FOLLOWING FORMULA: TWICE DIAMETER IN DISTANCE FROM THE TRUNK FOR EVERY INCH IN TRUNK DIAMETER, MINIMUM 3.0 FEET ABOVE THE ADJACENT GRADE LEVEL. EXCEPT IN A 24 INCH DIAMETER TREE SHOULD HAVE A FENCE ERECTED 10 FEET FROM THE EDGE OF THE TREE OR 1.0 - 2.0 x 1.2 - 2.0. THE FENCE SHOULD BE A MINIMUM OF 3/4" X 1/2" X 1/2" MADE OF WIRE WITH STAY BRACES, SUCH AS CHAIN OR FRANCH. IF THE FENCE IS WITHIN THE DRY LINE OF THE TREE, EVERY ATTEMPT SHOULD BE MADE TO REDUCE THE DIAMETER OF THE DRY LINE OF THE TREE. IF NOT POSSIBLE, THE TREE SHALL BE PLANTED TO REDUCE THE CHANCE OF LAD DAMAGE FROM CONSTRUCTION EQUIPMENT ENCROACHING WITHIN THE DRY LINE. ALL CONTRACTORS, SUBCONTRACTORS AND OTHER PERSONNEL SHALL BE WARNED THAT ENCROACHMENT WITHIN THE FENCED AREA IS PROHIBITED WITHOUT THE CONSENT OF THE CERTIFIED ARBORIST ON THE JOB. THIS INCLUDES, BUT IS NOT LIMITED TO, STORAGE OF LUMBER AND OTHER MATERIALS, DISPOSAL OF WASTE, INCLUDING OR OTHER WASTE MATERIALS, PARKED CARS, STORAGE EQUIPMENT OR OTHER EQUIPMENT, FUMIGATION, BASED ON THE CODE OF ORDINANCE, REPAIRS AND THE EVALUATION GUIDE PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE, SHALL BE AVOIDED FOR DAMAGE TO THE TREE.

SECTION II
CONSTRUCTION: ALL EXISTING PLANTS THAT SPECIFY SHADING HEREIN THE DRY LINES OF ANY TREE, OR WITHIN THE DISTANCE FROM THE TRUNK AS OUTLINED IN SECTION I WHEN SAID DISTANCE IS OUTSIDE THE DRY LINE, SHALL FIRST BE REVIEWED BY THE CERTIFIED ARBORIST. PROVISIONS FOR ARBORIST, DRAMAS, PALMS, TILMANNIA, BIRNHOFF ROOTS, ROOT PRUNING OR OTHER NECESSARY MEASURES TO PROTECT THE TREE SHALL BE OUTLINED BY THE ARBORIST. IF THE TREE IS NECESSARY WITHIN THE AREA AS DESCRIBED ABOVE, THE TREE SHALL BE LAUNDERED BY HAND LANCE. ALL ROOTS 6 INCHES OR LARGER SHALL BE UNPLUGGED UPON AND OTHER ROOTS SHALL BE CUT DIRECTLY TO THE TRUNK SIDE OF THE TRUNK. THE TRUNK SIDE SHOULD BE SHAVED IMMEDIATELY WITH THE LAYING OF UNPLUGGED BULB TO A DEPTH OF 6 FEET FROM THE BULB. THE BULB SHALL BE SHAVED THOROUGHLY AND LEFT IN PLACE UNTIL THE TRUNK IS BACK FLIC TO ITS ORIGINAL LEVEL. THE ARBORIST SHALL EXAMINE THE TREE PRIOR TO SHED FALLING TO DETERMINE THE NUMBER AND SIZE OF ROOTS CUT, AS TO ADJUST THE NECESSARY REMEDIAL WORK.

SECTION III
REMOVAL: APPROVE: THE ARBORIST ON THE JOB SHALL HAVE THE AUTHORITY TO OBSERVE ALL CONSTRUCTION ACTIVITIES THAT MAY AFFECT THE TREE, AND PRESCRIBE NECESSARY REMEDIAL WORK TO MAINTAIN THE HEALTH AND STABILITY OF SAID TREE. THIS INCLUDES, BUT IS NOT LIMITED TO, ALL ARBORIST ACTIVITIES OUTLINED IN SECTION I AND II. IN ADDITION, PALMS ARE OUTLINED IN THE "PALM" SUBCHAPTER OF THE WESTERN CHAPTER OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE. SHALL BE PROTECTED AS NECESSARY. PRUNING, BRACING, WINDFALL, ROOT CONTROL, AND OTHER ACTIVITIES SHALL BE PROTECTED ACCORDING TO THE TREE, LOCAL, STATE REQUIREMENTS, AND STATE AGRICULTURAL PEST CONTROL LAWS. ALL SPECIFICATIONS SHALL BE IN WRITING. FOR PEST CONTROL OPERATIONS, CONSULT THE LOCAL COUNTY AGRICULTURAL COMMISSIONER'S OFFICE FOR BEST PRACTICES. LICENSED AS PEST CONTROL ADVISOR OR PEST CONTROL OPERATOR.

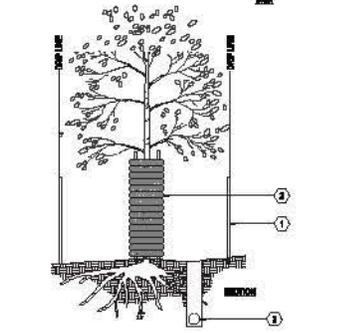
SECTION IV
FINAL INSPECTION: UPON COMPLETION OF THE PROJECT, THE ARBORIST SHALL REVIEW ALL WORK UNDERTAKEN THAT MAY IMPACT THE EXISTING TREES. SPECIAL ATTENTION SHALL BE GIVEN TO CUTS AND PULLS, OCCUPANCY, DAMAGE, PRUNING AND FUTURE REMEDIAL WORK. THE ARBORIST SHOULD SUBMIT A FINAL REPORT IN WRITING OUTLINING THE CONSTRUCTION, DAMAGE FOLLOWING THE FINAL INSPECTION.

TABLE 2 - A1: J37 TREE EVALUATION SUMMARY

Prepared By: Jake Mowbray
DATE: 10/20/2023

Tree #	Botanical Name	Common Name	DBH	CHUNK	LOCALITY	HEALTH	RECOMMENDATION	NOTES	RECOMMENDATION
1	Acer palmatum	Japanese Maple	5.1	18	Clm. Pruner	3	Mediana	MS, SS	
2	Acer palmatum	Japanese Maple	3.2	11	Clm. Pruner	3	Mediana	MS, SS	
3	Acer palmatum	Japanese Maple	9.5	19	Clm. Pruner	3	Mediana	MS, SS	
4	Ficus benjamina	Emergen Pear	18.2	31	Large Pruner	2	Flaw	SR, CSR	Remove
5	Ficus benjamina	Emergen Pear	15.5	49	Large Pruner	2	Flaw	SR, CSR	Remove
6	Ficus benjamina	Emergen Pear	19.3	67	Large Pruner	2	Flaw	SR, CSR	Remove
7	Ficus benjamina	Emergen Pear	17.2	60	Large Pruner	2	Flaw	SR, CSR	Remove
8	Platanus orientalis	Chinese plane	4.2	14	Large Pruner	3	Mediana		
9	Platanus orientalis	Chinese plane	4.9	14	Large Pruner	3	Mediana		

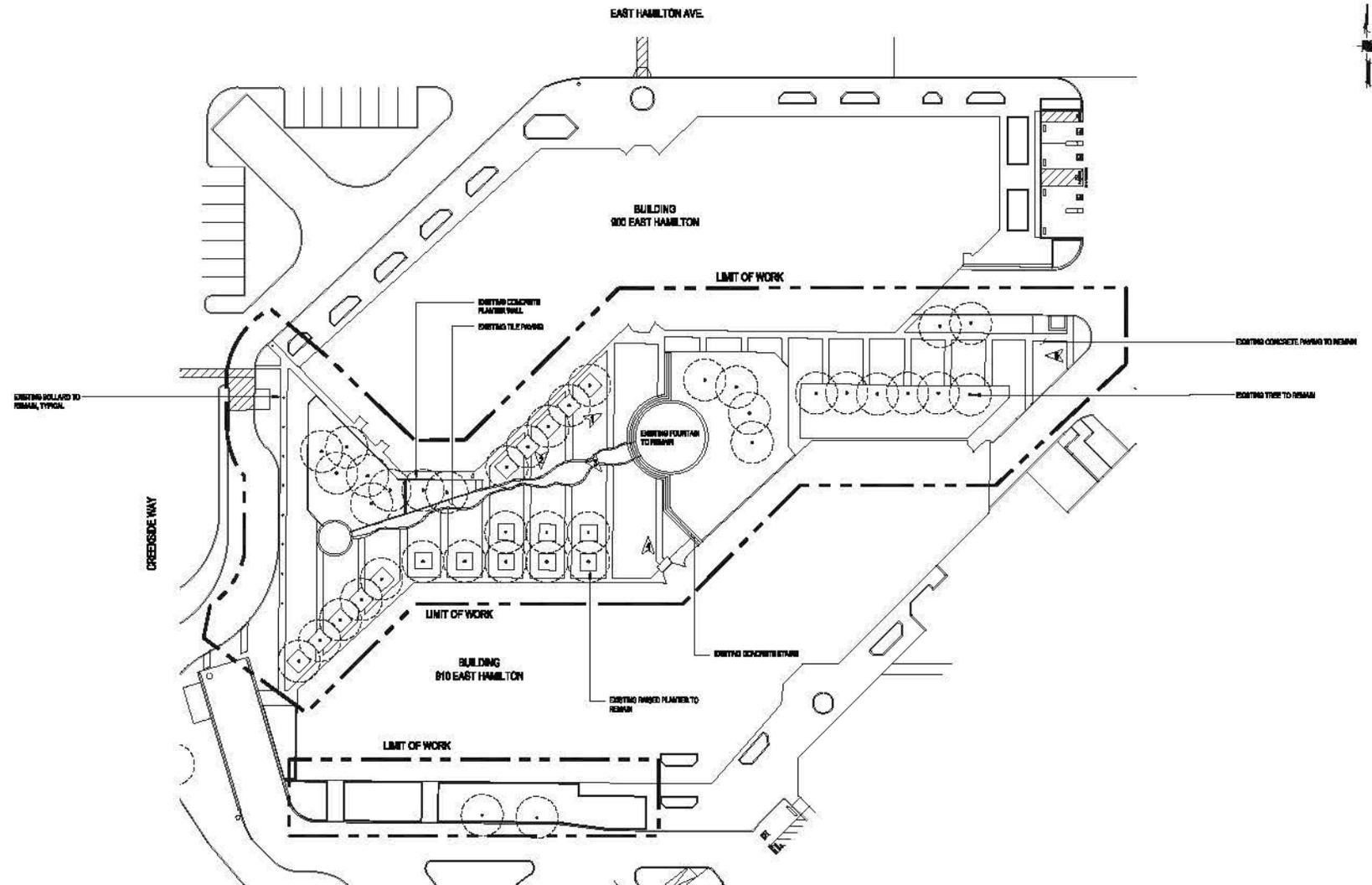
- NOTES:**
- PROTECTION FOR TREES WILL BE PROVIDED BEFORE BEGINNING OF CONSTRUCTION. PROTECTION SHALL BE ALLOWED ON THE PROPERTY WHEN CONSTRUCTION IS TO TAKE PLACE WITHIN A TREE PROTECTION ZONE. PROTECTION SHALL BE LOCATED FOR LANDSCAPE CONSTRUCTION OR FINISH TO TAKE PLACE THROUGHOUT THE AREA WITHIN THE TREE PROTECTION ZONE. PROTECTION IS NOT PRACTICAL, BOTTLE AND BOND FENCING SHOULD BE USED TO PROTECT THE TRUNK FROM DAMAGE PER LOCAL.
 - PRUNING MAY BE NECESSARY TO FACILITATE REMOVAL OF LEGS, BRANCHES, AND OTHER STRUCTURAL OR ROOT SYSTEMS AND SHALL BE CONDUCTED BY A QUALIFIED ARBORIST.
 - CONSULT WITH ARBORIST TO DETERMINE PROBLEMS AND WATERING SCHEDULE FOR EXISTING TREES PRIOR TO CONSTRUCTION TO REDUCE STRESS AND WATERING ONLY TREES WITHIN LIST OF WORK SHALL RECEIVE TREE PROTECTION WITH A OR FINISH.



A TREE PROTECTION DETAIL
SCALE: NONE

PROJECT: HAMILTON PLAZA, PROJECT BY: HAMILTON ARCHITECTURE, DATE: 10/20/2023, 10:20 AM

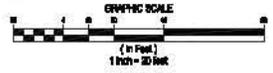
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**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS**
CAMPBELL, CALIFORNIA



EXISTING SITE PHOTOS



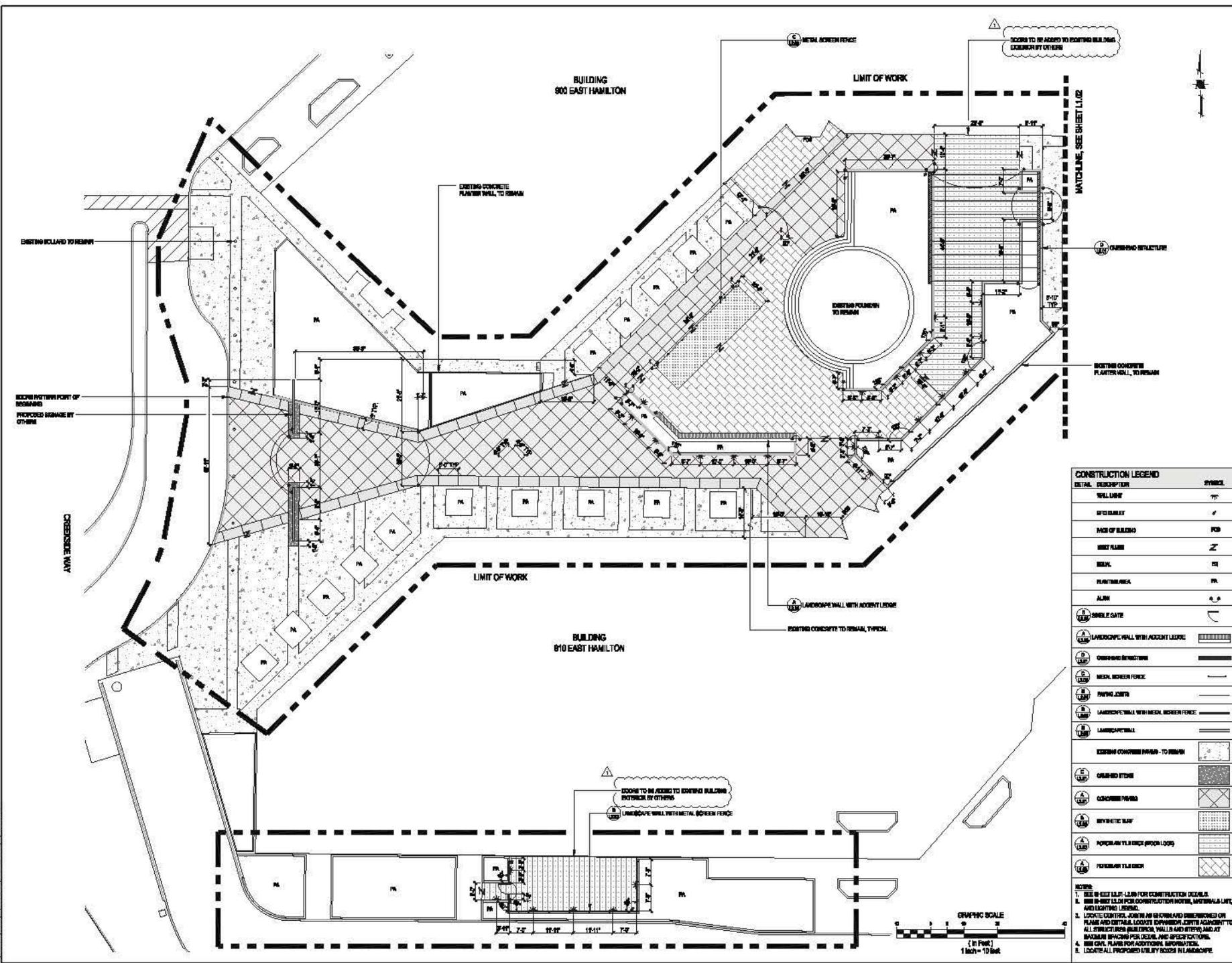
1	10/14/18	REV 01
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3	01/05/19	PLANNING RESUBMITTAL
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EXISTING SITE PLAN



**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS**
CAMPBELL, CALIFORNIA

NO. 18	00 00
NO. 20	PLANNING 00
NO. 27	PLANNING RESUBMIT 1
NO. 30	CONCEPT 0
NO. 31	CONCEPT 0
NO. 32	CONCEPT 0
NO. 33	CONCEPT 0
NO. 34	CONCEPT 0
NO. 35	CONCEPT 0
NO. 36	CONCEPT 0
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NO. 49	CONCEPT 0
NO. 50	CONCEPT 0



SYMBOL	DESCRIPTION
1	WELL LIGHT
2	WELL COVER
3	FACE OF BUILDING
4	WEEK PLANT
5	SEAL
6	PLANTING AREA
7	ALUM
8	LANDSCAPE WALL WITH ACCENT LEAF
9	LANDSCAPE WALL WITH ACCENT LEAF
10	OVERHANG RESTRICTION
11	METAL SCREEN FENCE
12	PAVING JOINT
13	LANDSCAPE WALL WITH METAL SCREEN FENCE
14	LANDSCAPE WALL
15	EXISTING CONCRETE PAVING - TO REMAIN
16	GRAVEL STONE
17	CONCRETE PAVING
18	SYNTHETIC GRASS
19	PERFORATED TILES (POUR 1.000)
20	PERFORATED TILES (2.000)

CONSTRUCTION LEGEND

SYMBOL	DESCRIPTION
1	WELL LIGHT
2	WELL COVER
3	FACE OF BUILDING
4	WEEK PLANT
5	SEAL
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7	ALUM
8	LANDSCAPE WALL WITH ACCENT LEAF
9	LANDSCAPE WALL WITH ACCENT LEAF
10	OVERHANG RESTRICTION
11	METAL SCREEN FENCE
12	PAVING JOINT
13	LANDSCAPE WALL WITH METAL SCREEN FENCE
14	LANDSCAPE WALL
15	EXISTING CONCRETE PAVING - TO REMAIN
16	GRAVEL STONE
17	CONCRETE PAVING
18	SYNTHETIC GRASS
19	PERFORATED TILES (POUR 1.000)
20	PERFORATED TILES (2.000)

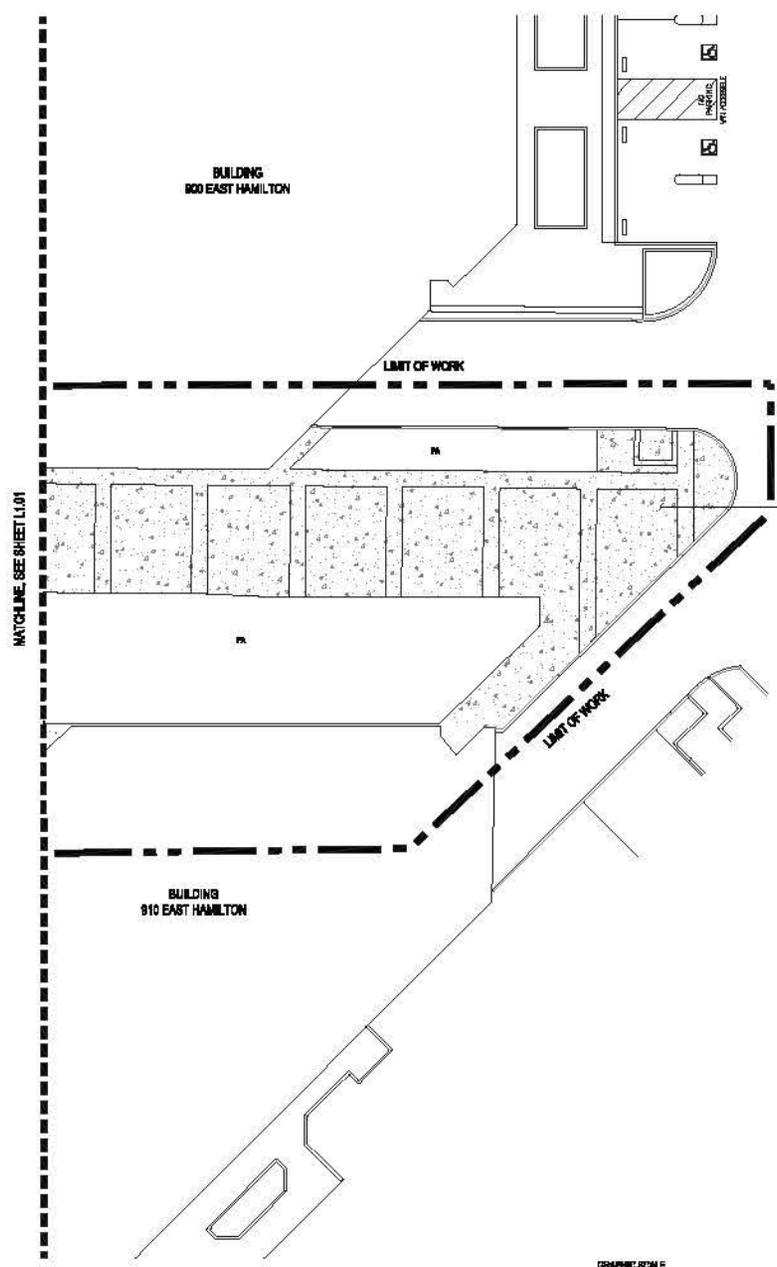
NOTES:

- SEE SEE 01.10 FOR CONSTRUCTION DETAILS.
- SEE SEE 01.10 FOR CONSTRUCTION WORK, MATERIALS LIST, AND LIGHTING SCHEDULE.
- LOCATE CURBS, JOINTS, AND OVERHANGS DIMENSIONED ON PLANS AND SETBACKS LOCATED BETWEEN CURBS ADJACENT TO ALL STRUCTURES (BUILDINGS, WALLS AND STOPS) AND AT BARRIERS BEHIND PER DRIVE, AND OTHER LOCATIONS.
- SEE CIVIL PLANS FOR ADDITIONAL INFORMATION.
- LOCATE ALL PROPOSED UTILITY LOCATIONS IN LANDSCAPE.

PROJECT: HAMILTON PLAZA LANDSCAPE IMPROVEMENTS, CAMPBELL, CALIFORNIA
 DATE: 01/15/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS
CAMPBELL, CALIFORNIA**



CONSTRUCTION LEGEND	SYMBOL
WELL LIGHT	W
WPC FENCE	F
FACE OF BUILDING	FB
MESE FENCE	M
MESE	ME
PLANTING AREA	PA
ALUM	AL
CONCRETE GATE	C
LANDSCAPE WALL WITH ACCENT LEAF	L
OVERHEAD RESTRICTIONS	O
MESE, MESE FENCE	M
PAVING JOINT	P
LANDSCAPE WALL WITH MESE, MESE FENCE	L
LANDSCAPE WALL	L
EXISTING CONCRETE PAVING - TO REMAIN	E
GRAVEL STONE	G
CONCRETE PAVING	C
SYNTHETIC GRASS	S
PORCELAIN TILE DECK (30"x30"x1.25")	P
PORCELAIN TILE DECK	P

1/2" = 10'	SEE SET
1/4" = 20'	PARKING SET
1/8" = 37'	PARKING RESURFACING
1/16" = 74'	
1/32" = 148'	
1/64" = 296'	
1/128" = 592'	
1/256" = 1184'	



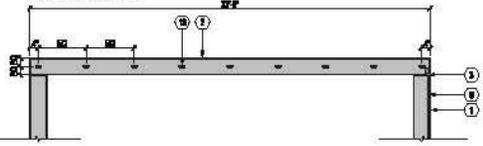
- NOTES:**
- SEE SET PLANS FOR CONSTRUCTION DETAILS.
 - SEE SET PLANS FOR CONSTRUCTION WORK, MATERIALS, LITE, AND LIGHTING LAYOUT.
 - LOCATE CURBS, JOINTS AND SIGNAGE AND DIMENSIONS ON PLANS AND DETAILS. LOCATE SUPPLEMENTARY LIGHTING TO ALL STRUCTURES, BUILDINGS, WALLS AND STOPS, AND AT BARRIERS BEHIND PERMITS, AND OTHER TYPICAL.
 - SEE SET PLANS FOR ADDITIONAL INFORMATION.
 - LOCATE ALL PROPOSED UTILITY LOCATIONS IN LANDSCAPE.

PROJECT: HAMILTON PLAZA LANDSCAPE IMPROVEMENTS, CAMPBELL, CALIFORNIA
 DATE: 11/15/2023
 DRAWN BY: J. WILSON
 CHECKED BY: M. WILSON
 APPROVED BY: M. WILSON
 PROJECT NO: 23-001
 SHEET NO: L1.02
 TOTAL SHEETS: 12

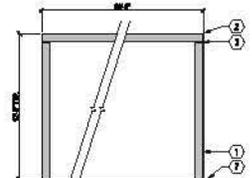


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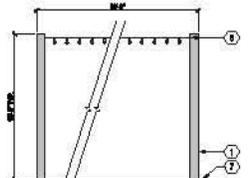
NOTES:
1. SEE MATERIAL LIST FOR COLOR, TYPE AND FINISH.
2. PROVIDE SHOP DRAWINGS FOR TYPICAL. NOTIFY ALL RELATED CONTRACTORS (MECHANICAL, ETC.)



A. ELECTRIC HIGH STRUCTURE LIGHT STRAND SPACING

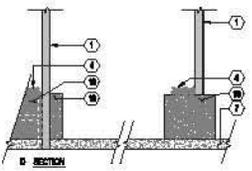


B. BEAM DETAIL

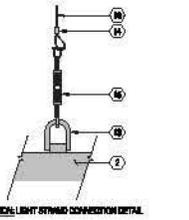


C. BEAM DETAIL

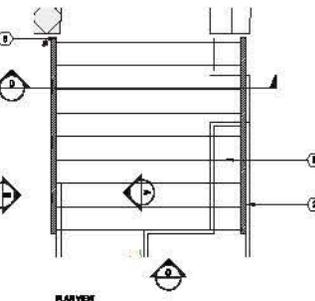
- 1. WASH STEEL I-BEAM WITH WELDING ENDS CAPS AT TOP OF COLUMN, TYP.
- 2. STEEL I-BEAM CROSS MEMBERS WELD WITH WELDED END CAPS, TYP.
- 3. FULLY WELDED I-BEAM STRUCTURE
- 4. ADJUSTMENT PLANTING
- 5. PARTITION LIGHTING STRAND
- 6. ELECTRICAL CONDUIT AND JUNCTION BOX
- 7. ADJUSTMENT TOPPING SLAB
- 8. EXISTING CONCRETE INSULATION SLAB
- 9. EXISTING STRUCTURAL CONCRETE JOIST/SLAB TO REMAIN
- 10. EXISTING FINISH
- 11. 1/4" x 5/8" x 5/8" PLATE TOP AND BOTTOM WITH (4) #4 ANGULAR ALL TIES TO JOIST TO BE SPACED 18" ON CENTER AT ALL TIE-IN LOCATIONS
- 12. NOT USED
- 13. 5/8" WELD ON DRAWING
- 14. 5/8" DIAMETER STEEL WIRE ROPE CLIPS
- 15. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 16. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
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- 56. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 57. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 58. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 59. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
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- 66. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 67. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 68. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 69. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 70. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 71. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 72. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 73. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 74. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 75. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 76. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 77. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 78. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 79. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 80. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 81. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 82. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 83. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 84. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 85. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 86. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 87. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 88. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 89. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 90. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 91. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 92. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 93. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 94. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 95. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 96. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 97. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 98. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 99. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS
- 100. 5/8" DIAMETER STEEL WIRE ROPE CLIPS AT SPREADERS



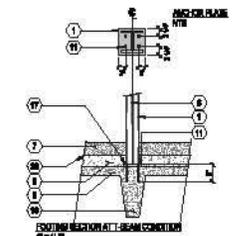
D. SECTION



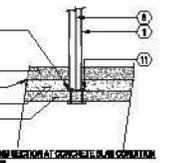
ELECTRICAL LIGHT STRAND CONNECTION DETAIL



PLAN VIEW DETAIL



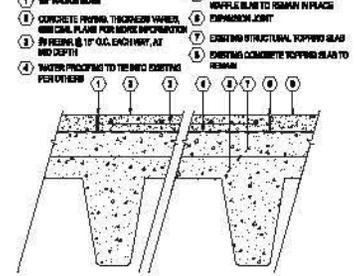
FOOTING SECTION AT BEAM CONNECTION



FOOTING SECTION AT COLUMN/BEAM CONNECTION

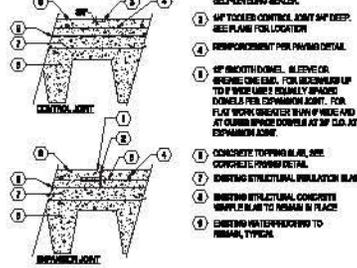
D. OVERHEAD STRUCTURE
SCALE: 1/4"=1'-0"

NOTES:
1. SEE MATERIAL LIST FOR COLOR, TYPE AND FINISH.



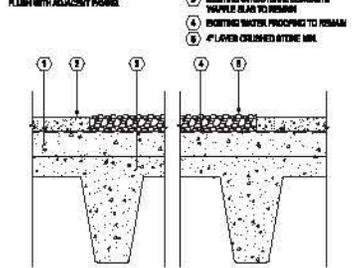
A. CONCRETE PAVING (PEDESTRIAN)
SCALE: 1/4"=1'-0"

NOTES:
1. SEE MATERIAL LIST FOR COLOR, TYPE AND FINISH.



B. PAVING JOINTS (PEDESTRIAN)
SCALE: 1/4"=1'-0"

NOTES:
1. SEE MATERIAL LIST FOR COLOR, TYPE AND FINISH.



C. CRUSHED STONE
SCALE: 1/4"=1'-0"

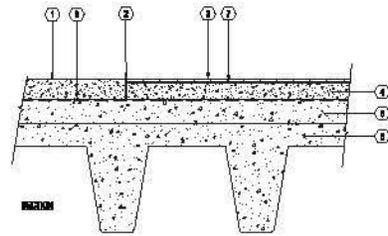
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**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS
CAMPBELL, CALIFORNIA**

NOTES:

1. REFER TO WATERPROOFING FOR COLOR, THREAD AND FINISH.
2. SURFACE OF TILE DECK SHALL MEET FLUSH WITH ALL ADJACENT FINISH SURFACES, TYPICAL.

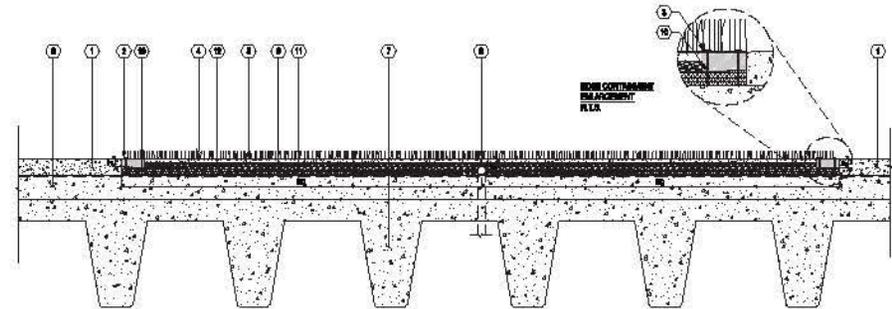


- 1 ADJACENT TOPPING SLAB, PER PLAN
- 2 EXPANSION JOINT
- 3 PORCELAIN TILE
- 4 PREPOURED CONCRETE TOPPING SLAB
- 5 EXISTING STRUCTURAL INSULATION SLAB
- 6 EXISTING STRUCTURAL CONCRETE WIPPLE SLAB TO REMAIN IN PLACE
- 7 TELESCOPING BEEL PER MANUFACTURER'S SPECIFICATION
- 8 EXISTING WATERPROOFING TO REMAIN, TYPICAL

**A PORCELAIN TILE DECK
SCALE: 1/4"=1'-0"**

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS BY FACTORY AUTHORIZED INSTALLERS.
2. THE TUFF SHALL BE PROFILES AND GROUVED WITH ADJACENT FINISH SLABING IN THE SAME DIRECTION. SEAM SHALL BE ALIGNED WITH SUITABLE JOINTS, SLABS AND BEAMING CLOTH PER MANUFACTURER'S RECOMMENDATIONS.

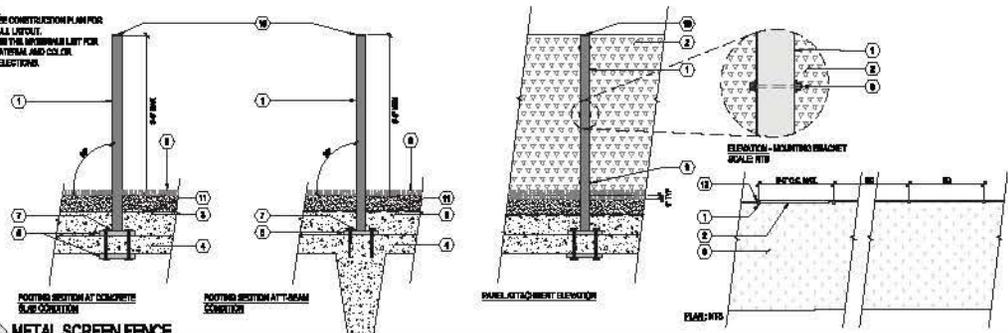


- 1 EXISTING CONCRETE TOPPING SLAB
- 2 COMPOSITE WOOD BOARD AT PERIMETER AND INTER-JOINT FOR NAIL TYPED COMPOSITE WOOD PER MANUFACTURER'S INSTALLATION RECOMMENDATIONS
- 3 1/4" X 2 1/4" WALKER
- 4 SYNTHETIC TURF
- 5 SAND LEVELLING BED
- 6 EXISTING INSULATION CONCRETE TO REMAIN
- 7 EXISTING STRUCTURAL CONCRETE WIPPLE SLAB TO REMAIN
- 8 EXISTING STRUCTURAL INSULATION SLAB
- 9 PERFORATED PVC BUBBLES 1/4" DIA. WITH FLUOR POLYMER TO THE BTO EXISTING DRAINAGE SYSTEM
- 10 1/4" X 1/4" PER TYPICAL CONCRETE JOINT, 1/4" DIA.
- 11 SEE FOR A TYPICAL SLOPE TO DRAINAGE, TYPICAL
- 12 CONCRETE APPROPRIATE DRAIN & ROAD DRAIN (1/4" DIA) WITH FACES BEVEL IN

**B SYNTHETIC TURF
SCALE: NOT TO SCALE**

NOTES:

1. SEE CONSTRUCTION PLAN FOR FULL LAYOUT.
2. SEE THE SUPPLIER LIT FOR MATERIAL AND COLOR SELECTIONS.



- 1 1/2" X 1/2" X 1/2" X 1/2" STEEL POST AT 6'-0" O.C. MAX.
- 2 LAMINATE ALUMINUM PANEL WITH PERFORATED FLANGES ON ALL SIDES
- 3 EXISTING CONCRETE INSULATION SLAB
- 4 EXISTING STRUCTURAL CONCRETE WIPPLE SLAB
- 5 1/2" X 1/2" X 1/2" PLATE WITH (2) 1/2" DIA. METALL. THREAD ROD AS TIE BOLT
- 6 1/2" X 1/2" X 1/2" X 1/2" WITH (2) 1/2" DIA. METALL. THREAD ROD AS TIE BOLT
- 7 1/4" WELD ALL AROUND
- 8 SYNTHETIC TURF
- 9 1/4" STAINLESS STEEL UNDERLAYER TO BE PERFORATED AND BOLTED THROUGH ALUMINUM PANEL, POLISHED EDGES AND METALL. POINT WITH WIPPLES ON BOTH SIDES (2) PER PANEL, BARELY SPACED
- 10 1/4" CAP TO MATCH FOOT WITH WELDED, GROUND SMOOTH AND PAINTED TOP
- 11 WATERPROOF MEMBRANE TO THE BTO EXISTING WATERPROOFING BY OTHERS
- 12 EDGE OF STEEL POST TO MEET FLUSH WITH EDGE OF ADJACENT POWER SURFACE

**C METAL SCREEN FENCE
SCALE: 1/4"=1'-0"**

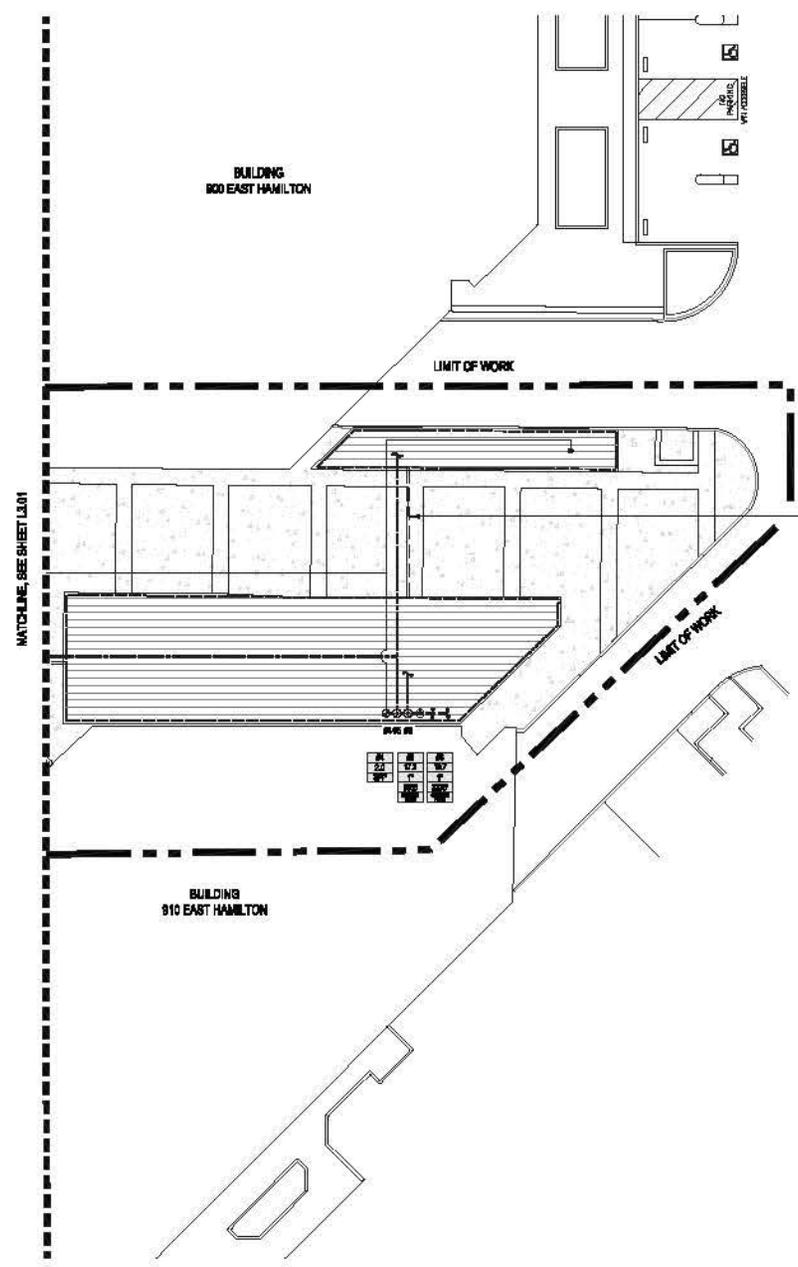
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11.25.20	002	REVISION
11.25.20	003	REVISION
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11.25.20	006	REVISION
11.25.20	007	REVISION
11.25.20	008	REVISION
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11.25.20	010	REVISION
11.25.20	011	REVISION
11.25.20	012	REVISION
11.25.20	013	REVISION
11.25.20	014	REVISION
11.25.20	015	REVISION
11.25.20	016	REVISION
11.25.20	017	REVISION
11.25.20	018	REVISION
11.25.20	019	REVISION
11.25.20	020	REVISION

CONSTRUCTION DETAILS



**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS
CAMPBELL, CALIFORNIA**

DATE	NO. 01	BY	DATE
NO. 02	NO. 02	DATE	NO. 03
NO. 04	NO. 03	DATE	NO. 04
NO. 05	NO. 04	DATE	NO. 05
NO. 06	NO. 05	DATE	NO. 06
NO. 07	NO. 06	DATE	NO. 07
NO. 08	NO. 07	DATE	NO. 08
NO. 09	NO. 08	DATE	NO. 09
NO. 10	NO. 09	DATE	NO. 10
NO. 11	NO. 10	DATE	NO. 11
NO. 12	NO. 11	DATE	NO. 12
NO. 13	NO. 12	DATE	NO. 13
NO. 14	NO. 13	DATE	NO. 14
NO. 15	NO. 14	DATE	NO. 15
NO. 16	NO. 15	DATE	NO. 16
NO. 17	NO. 16	DATE	NO. 17
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NO. 20	NO. 19	DATE	NO. 20

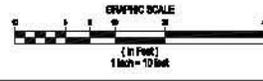


IRRIGATION LEGEND

DESCRIPTION	SYMBOL
REMOTE CONTROL VALVE	⊙
REMOTE CONTROL VALVE, PRESSURE REGULATOR & FILTER FOR DRIP SYSTEMS	⊙
QUICK COUPLER VALVE	⊙
TIRED SIGNALER	⊙
PVC BALL VALVE	⊙
EMERGENCY PIPING LATERAL CONNECTOR	---
NON PRESSURE LATERAL LINE	---
1" BLUE LINE AND OTHERS AS INDICATED	---
PRESSURE SUPPLY MAINLINE	---
DRIP IRRIGATION LINES 12" DRIPLINE SPACING	---

VALVE TAG	STATION #	SIZE
1	1+00	1/2"
2	1+10	1/2"
3	1+20	1/2"
4	1+30	1/2"
5	1+40	1/2"
6	1+50	1/2"
7	1+60	1/2"
8	1+70	1/2"
9	1+80	1/2"
10	1+90	1/2"
11	2+00	1/2"
12	2+10	1/2"
13	2+20	1/2"
14	2+30	1/2"
15	2+40	1/2"
16	2+50	1/2"
17	2+60	1/2"
18	2+70	1/2"
19	2+80	1/2"
20	2+90	1/2"
21	3+00	1/2"
22	3+10	1/2"
23	3+20	1/2"
24	3+30	1/2"
25	3+40	1/2"
26	3+50	1/2"
27	3+60	1/2"
28	3+70	1/2"
29	3+80	1/2"
30	3+90	1/2"
31	4+00	1/2"
32	4+10	1/2"
33	4+20	1/2"
34	4+30	1/2"
35	4+40	1/2"
36	4+50	1/2"
37	4+60	1/2"
38	4+70	1/2"
39	4+80	1/2"
40	4+90	1/2"
41	5+00	1/2"
42	5+10	1/2"
43	5+20	1/2"
44	5+30	1/2"
45	5+40	1/2"
46	5+50	1/2"
47	5+60	1/2"
48	5+70	1/2"
49	5+80	1/2"
50	5+90	1/2"
51	6+00	1/2"
52	6+10	1/2"
53	6+20	1/2"
54	6+30	1/2"
55	6+40	1/2"
56	6+50	1/2"
57	6+60	1/2"
58	6+70	1/2"
59	6+80	1/2"
60	6+90	1/2"
61	7+00	1/2"
62	7+10	1/2"
63	7+20	1/2"
64	7+30	1/2"
65	7+40	1/2"
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69	7+80	1/2"
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75	8+40	1/2"
76	8+50	1/2"
77	8+60	1/2"
78	8+70	1/2"
79	8+80	1/2"
80	8+90	1/2"
81	9+00	1/2"
82	9+10	1/2"
83	9+20	1/2"
84	9+30	1/2"
85	9+40	1/2"
86	9+50	1/2"
87	9+60	1/2"
88	9+70	1/2"
89	9+80	1/2"
90	9+90	1/2"
91	10+00	1/2"
92	10+10	1/2"
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94	10+30	1/2"
95	10+40	1/2"
96	10+50	1/2"
97	10+60	1/2"
98	10+70	1/2"
99	10+80	1/2"
100	10+90	1/2"

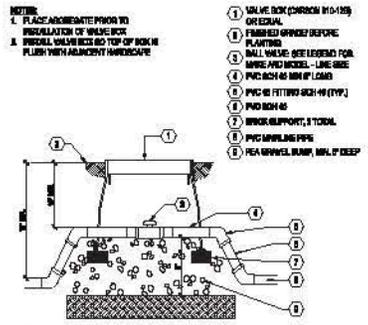
- NOTES**
- SEE SHEET L.3.01 FOR IRRIGATION LAYOUT AND NOTES.
 - SEE SHEET L.3.01 FOR IRRIGATION DETAILS.
 - PROVIDE PVC BRACKET VALVE FOR EACH VALVE.
 - SEE SHEET L.3.01 FOR IRRIGATION LEGEND.
 - ALL LATERALS AND MAINLINE BLASTING UNDER HANDICAP SHALL BE 1/2" BORE, TYPICAL.
 - LANDSCAPE CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR PRIOR TO DISCUSSION OR PROTECTION OF EXISTING MAINLINE AND CONTROL WIRE FOR FUTURE USE.
 - IF THE FUTURE IS TO REMAIN IRRIGATION EQUIPMENT IN THIS CONSTRUCTION AREA, LANDSCAPE CONTRACTOR SHALL SUPPLY ALL REMAINING AND CONTROL WIRE TO MAINLINE CONTROL VALVES AS INDICATED FOR THIS PLAN, TYPICAL.
 - ALL NEW IRRIGATION BORE, AND ADDITIONAL BORE, NECESSARY FOR PROTECTIVE SHALL BE 1/2" BORE AND 1/2" DIA. AND 1" DIA. FROM RELEASE POINTS AND 2" DIA. FROM IMMEDIATE BUILDING PERIMETER.
 - FOR ANY EXISTING VALVES NOT USED, REMOVE EXTRA CONTROL WIRE IN VALVE BOX FOR FUTURE USE.
 - FOR EXISTING GENERAL CONTRACTOR TO INSTALL AND RELIEF VALVE OPERATION, NECESSARY AND LINE VALVES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
 - CONTRACTOR TO REPLACE EXISTING CONTROL WIRE WITH PROTECTED CONTROL WIRE AND 1/2" BORE, 1/2" DIA. IRRIGATION LINES ON SHEET L.3.01 FOR PROPOSED MAINLINE.



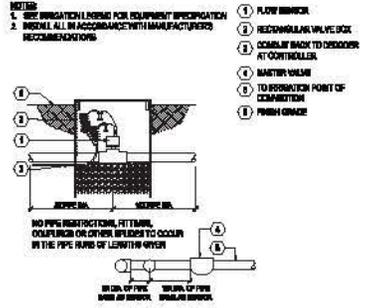
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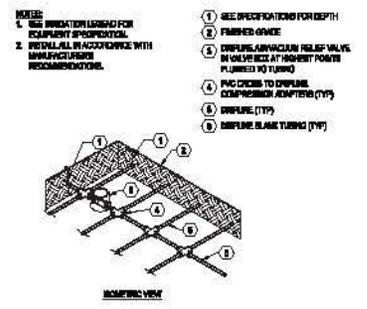
**HAMILTON PLAZA
LANDSCAPE IMPROVEMENTS
CAMPBELL, CALIFORNIA**



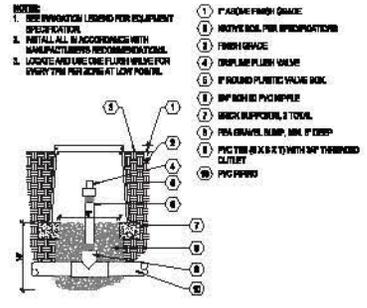
G BALL VALVE
N.T.A.



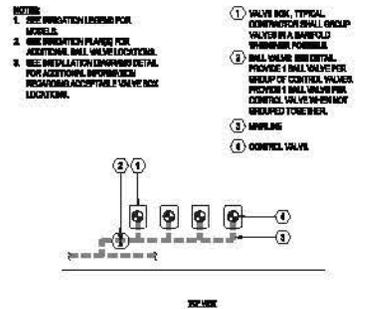
H FLOW SENSOR
N.T.A.



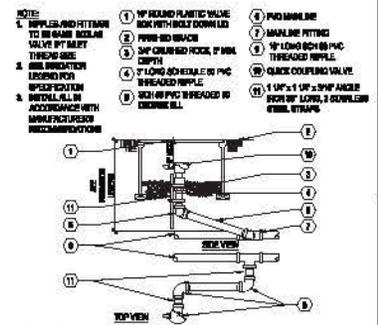
D DRIPLINE AIR/VACUUM RELIEF LATERAL
N.T.A.



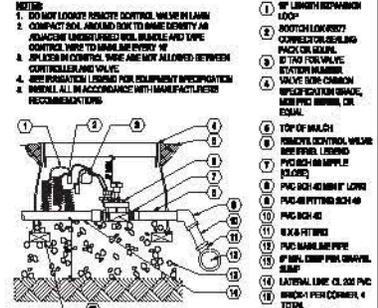
E DRIPLINE FLUSH VALVE ON PVC TEE
N.T.A.



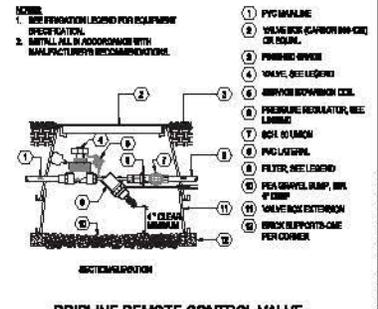
F VALVE LAYOUT
N.T.A.



A QUICK COUPLING VALVE
N.T.A.



B REMOTE CONTROL VALVE
N.T.A.



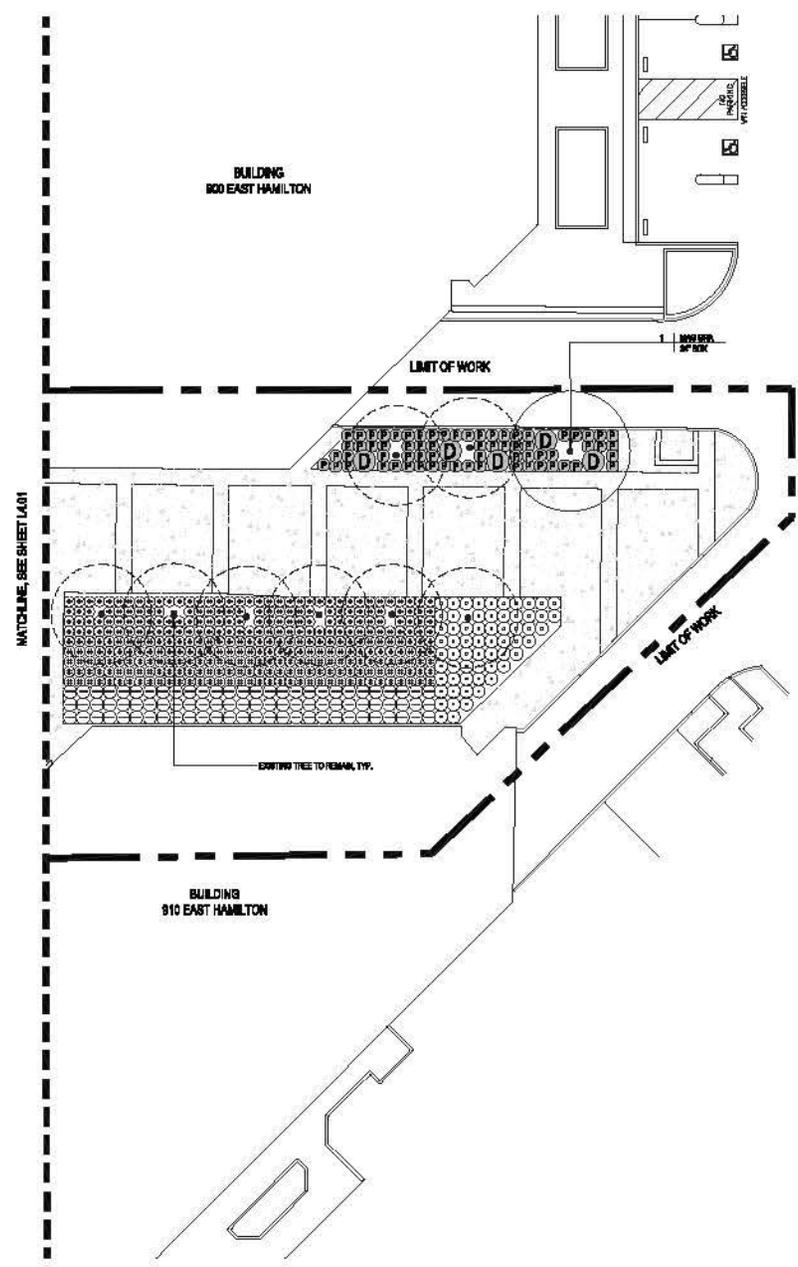
C DRIPLINE REMOTE CONTROL VALVE, PRESSURE REGULATOR AND FILTER
N.T.A.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1/2" DIA. ROUND HOLES, 1" DIA. DEPTH															

IRRIGATION DETAILS



**HAMILTON PLAZA
 LANDSCAPE IMPROVEMENTS
 CAMPBELL, CALIFORNIA**



PROPOSED PLANT PALETTE	
SYMBOL	SCIENTIFIC NAME
ACE PLB	ACER RUBRUM 'PARROTTEE'
CH 120	CHITRALPA TOBIASSENTERIS
MPV 004	MORICOLA SP. VIRENS/LAUREL LITTLE GEM
PLV 104	PERSEAECIA TENDRIL HANGING

SYMBOL	SCIENTIFIC NAME
⊕	ANEMONE 'CHERRY BLOSSOM'
⊕	DIPLAZYRON 'KALIPALOMA TALL FORMER'
⊕	CHROMOLA PETALUM 'TROPICAL'
⊕	COTYLIUM 'CORONILLA 'PINKO'
⊕	DANIELIANA 'REBECCA'
⊕	LEONARDA 'TROPICAL'
⊕	LEONARDA 'TROPICAL BELLE'
⊕	PERSEAECIA 'CHERRY LIL'
⊕	ROSE 'LUNA ALTAIR/VALIA'

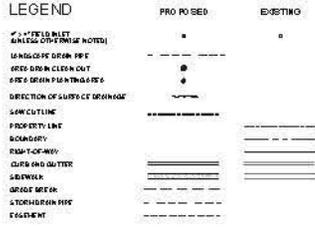
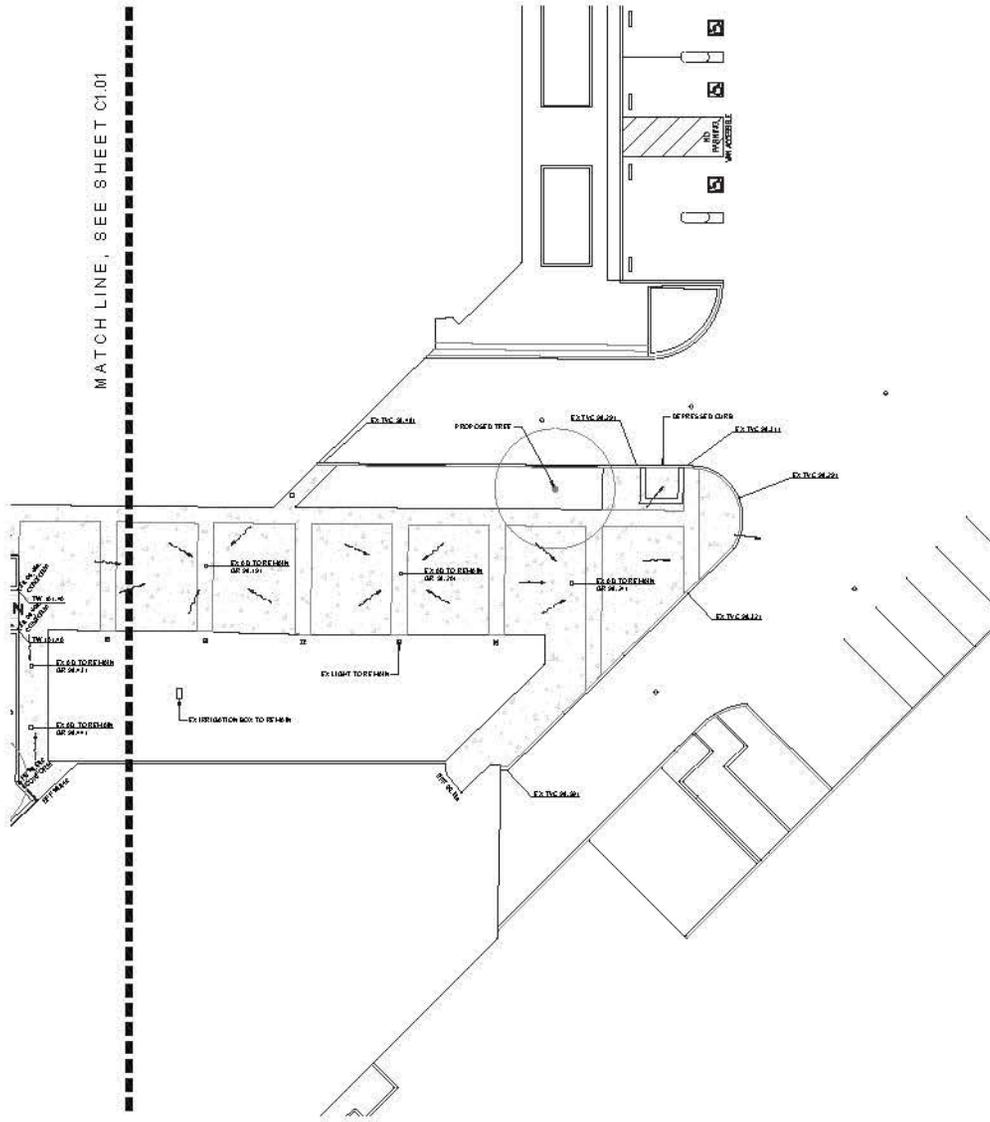
SHRUBS	
⊕	ANEMONE 'CHERRY BLOSSOM'
⊕	DIPLAZYRON 'KALIPALOMA TALL FORMER'
⊕	CHROMOLA PETALUM 'TROPICAL'
⊕	COTYLIUM 'CORONILLA 'PINKO'
⊕	DANIELIANA 'REBECCA'
⊕	LEONARDA 'TROPICAL'
⊕	LEONARDA 'TROPICAL BELLE'
⊕	PERSEAECIA 'CHERRY LIL'
⊕	ROSE 'LUNA ALTAIR/VALIA'

NOTES	
LARGE SHRUBS IN LAYOUT FOR PLANTING LOGS, NOTES, AND DETAILS	

PROJECT NUMBER: 17/2017-01-01
 DATE: 1/27/2017
 SCALE: 1/8" = 1'-0"
 SHEET: L.4.02 OF 02
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD THEM ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, SECTION 05110-0000, AND THE STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 05110-0000. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.

MATCH LINE, SEE SHEET C1.01



2. Project Size

a. Total Site Area:	0.58	acre	b. Total Site Area Disturbance:	0.15	acre
<i>(including clearing, grading, or excavation)</i>					
	Existing Area (ft ²)	Proposed Area (ft ²)	Replaced	New	Total Post-Project Area (ft ²)
Impervious Area					
Roof	0	0	0	0	0
Parking	0	0	0	0	0
Sidewalks and Stairs	14,329	2951	3115	17,106	17,106
c. Total Impervious Area	14,329	2951	3115	17,106	17,106
d. Total new and replaced impervious area			6066		
Permeable Area					
Landscaping	10942	46	338	8165	8165
Permeable Paving	0	0	0	0	0
Other (e.g. Green Roof)	0	0	0	0	0
e. Total Permeable Area	10942	46	338	8165	8165
f. Percent Replacement of Impervious Area in Redevelopment Projects (Replaced Total Impervious Area ÷ Existing Total Impervious Area) x 100% =					
			20.5%		

3. State Construction General Permit Applicability:

a. Is #2.b. equal to 1 acre or more?

Yes, applicant must obtain coverage under the State Construction General Permit (i.e., file a Notice of Intent and prepare a Stormwater Pollution Prevention Plan) (see www.water.ca.gov/water_issues/programs/stormwater/construction.html) for details.

No, applicant does not need coverage under the State Construction General Permit.

4. MRP Provision C.3 Applicability:

a. Is #2.a. equal to 10,000 sq. ft. or more, or 5,000 sq. ft. or more for restaurants, auto service facilities, retail gas outlets, and uncovered parking?

Yes, C.3, source control, site design and treatment requirements apply.

No, C.3, source control and site design requirements may apply – check with local agency.

b. Is #2.f. equal to 50% or more?

Yes, C.3, requirements (site design and source control, as appropriate, and stormwater treatment) apply to entire site.

No, C.3, requirements only apply to impervious area created and/or replaced.

5. Hydromodification Management (HM) Applicability:

a. Does project create and/or replace one acre or more of impervious surface AND is the total post-project impervious area greater than the pre-project (existing) impervious area?

Yes (continue) No – except from HM, go to page 3.

b. Is the project located in an area of HM applicability (green area) on the HM Applicability Map? (www.sccwrmp.org/hm-map.htm)

Yes, project must implement HM requirements.

No, project is exempt from HM requirements.

SCV000003.03 Date: 08/11/2011 Page 2 of 4 November 2011

CONSTRUCTION LEGEND

SYMBOL	DETAIL DESCRIPTION
N	UNIT PLUMB
PA	PLANTING AREA
1	METAL CORNER FENCE
2	WOOD FENCE
3	LANDSCAPE WALL / WOODEN SCREEN FENCE
4	LANDSCAPE WALL
5	BRITISH CONCRETE PAVING - TO FINISH
6	CURBED STONE
7	CONCRETE PAVING
8	SPRINKLER TAPP
9	PORCELAIN TILE (WOOD LOOK)
10	PORCELAIN TILE DECK

NOTES:

- SEE SHEET C1.01 FOR CONSTRUCTION DETAILS.
- SEE SHEET C1.02 FOR CONSTRUCTION NOTES, MATERIALS LIST, AND LIGHTING LAYOUT.
- LOCATE CONTROL JOISTS AS SHOWN AND DIMENSIONED ON PLANS AND DETAILS. LOCATE EXHAUST JOISTS ACCORDING TO ALL STRUCTURES INCLUDING WALLS AND STAIRS, AND AT BROWNSH SPACING PER DETAIL AND SPECIFICATIONS.
- SEE ONE PLAN FOR ADDITIONAL INFORMATION.
- LOCATE ALL PROPOSED UTILITY SCREENS IN LANDSCAPE.



NOT FOR CONSTRUCTION

STEELWAVE

HAMILTON PLAZA
900-910 EAST HAMILTON AVE
 CAMPBELL, CALIFORNIA

GRADING AND DRAINAGE PLAN

C1.02

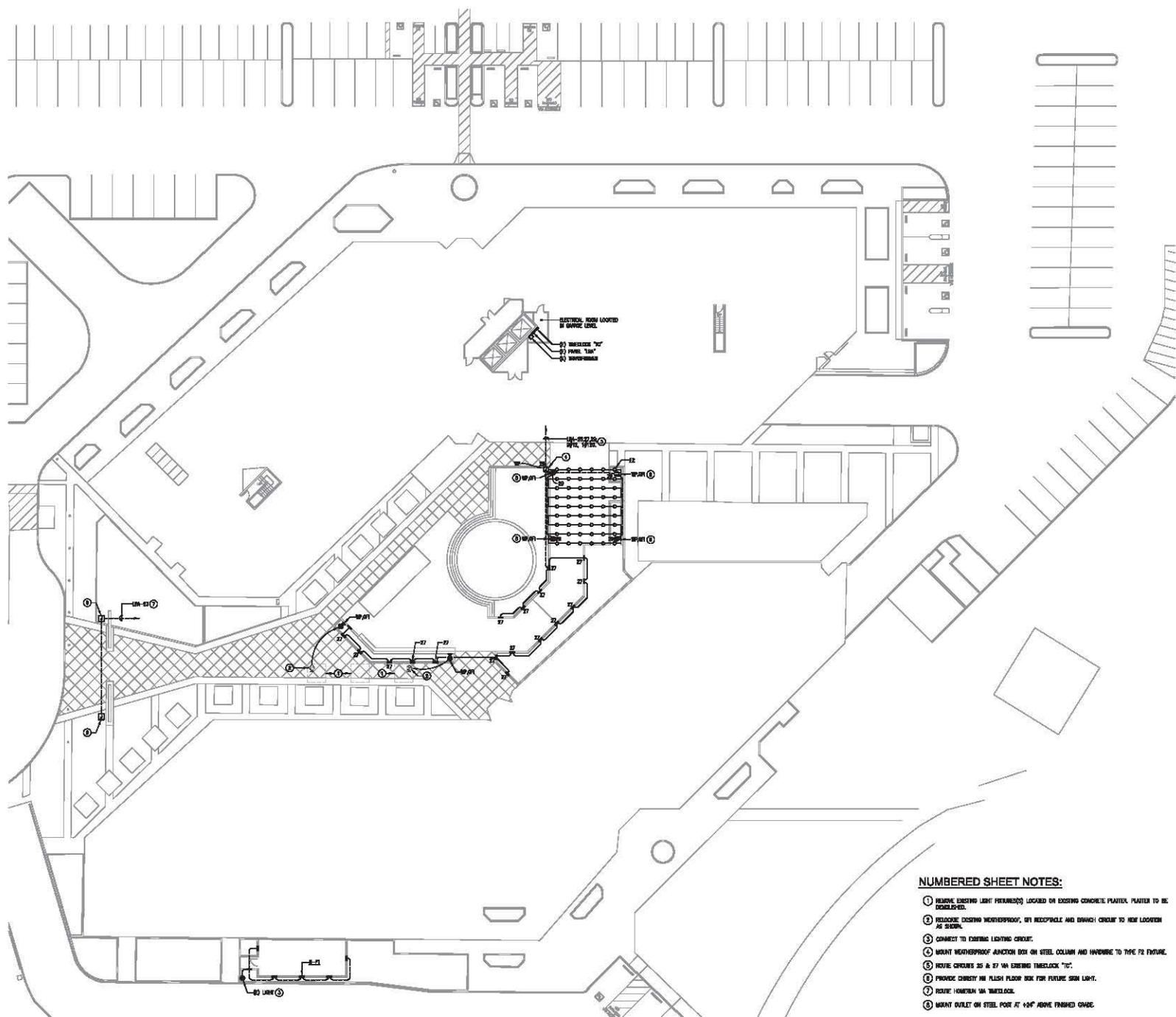
OWNER'S AGREEMENT:
 The client agrees that the final design is subject to a final review by the client. The client agrees to provide all necessary information and approvals in a timely manner. The client agrees to pay for all design fees and materials. The client agrees to hold the architect harmless for any errors or omissions in the design. The client agrees to hold the architect harmless for any damages or injuries resulting from the design. The client agrees to hold the architect harmless for any legal fees or costs incurred in the defense of the architect.

DATE: _____
 BY: _____
 TITLE: _____

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

B·R·K
 ARCHITECTURE INC.
 1000 B STREET, SUITE 200
 NEWPORT BEACH, CA 92660
 TEL: (949) 274-8888
 FAX: (949) 274-8888

No. Name or Rank Title



NUMBERED SHEET NOTES:

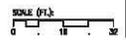
- ① REMOVE EXISTING LIGHT FIXTURE(S) LOCATED ON EXISTING CONCRETE PLASTER. PLASTER TO BE REFINISHED.
- ② RELOCATE EXISTING WEATHERPROOF, 8"X12" RECEPTACLE AND BRANCH CIRCUIT TO NEW LOCATION AS SHOWN.
- ③ CONNECT TO EXISTING LIGHTING CIRCUIT.
- ④ MOUNT WEATHERPROOF JUNCTION BOX ON STEEL COLUMN AND HARDWARE TO TYPE F2 FEATURE.
- ⑤ MOUNT CHANGES 25 & 27 1/4" EXISTING TIMECLOCK "TIC".
- ⑥ PROVIDE CHERRY W/ FLUSH FLOOR BOX FOR FUTURE SIGN LIGHT.
- ⑦ MOUNT 100WATT 1/4" TIMECLOCK.
- ⑧ MOUNT OUTLET ON STEEL POST AT 4'-0" ABOVE FINISHED GRADE.

Project: **HAMILTON PLAZA
 LANDSCAPE IMPROVEMENTS
 CAMPBELLRIA**



Date: 11/04/16
 Drawn: WD
 Checked: JP
 Drawing Title: Electrical Plan

Scale: As Noted
 Project No: C00000
 Drawing No: E-2



STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-01-E
CALIFORNIA ENERGY COMMISSION
Page 2 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

I. Outdoor Lighting Schedule and Field Inspection Check

Luminaire Schedule		Installed Watts			Location	Cutoff	Field Inspector		
A	B	C	D	E	F	G	H	I	
Name or Item No.	Complete Luminaire Description	Watts per Luminaire	CEC Default Item Watts (150 Watt)	Accounting for (150 Watt)	Number of Luminaires	Total Installed Watts (Watts) (C, D, E, F)	BUO Rating	Pass	Fail
F1	LED step light	10.5			24	252			
F2	Festoon light	106.7			1	107			
INSTALLED WATTS PAGE TOTAL:						359	Enter sum total of all pages (Sum Total INSTALLED Outdoor lighting wattage) into NRCC-LTO-01-E, Page 1		

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 05/15)
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Page 2 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

F. Schedule of luminaires exempt from the outdoor lighting power requirements in §146.7

Name or Symbol	Description of exempt luminaire in accordance with the exemptions

G. Schedule of luminaires exempt from the cutoff requirements in §130.2b

Name or Symbol	Description of exempt luminaire in accordance with the exemptions

H. Schedule of luminaires exempt from the outdoor lighting control requirements in §130.2c

Name or Symbol	Description of exempt luminaire in accordance with the exemptions
F1	Less than 30w. Exempt from occupancy sensor control
F2	Less than 30w. Exempt from occupancy sensor control

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-01-E
CALIFORNIA ENERGY COMMISSION
Page 1 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

A. General Information

Project Address: 900 Hamilton, Campbell
CEC Illustrated Historic Area:

Phase of Construction: New Construction Addition Alteration
Outdoor Lighting Zone (OLZ): OLZ-1 OLZ-2 OLZ-3 OLZ-4
I have confirmed with the AHJ which OLZ applies to this site. For outdoor lighting zone designations, see Title 24 Part 6, §10-114.

B. LIGHTING COMPLIANCE DOCUMENTS (check box for each document included)

For detailed instructions on the use of Title 24 and all Energy Efficiency Standards compliance documents, refer to the Nonresidential Manual published by the California Energy Commission.

NRCC-LTO-01-E Certificate of compliance
 NRCC-LTO-02-E Outdoor Lighting Controls Certificate of compliance
 NRCC-LTO-03-E Outdoor Lighting Power Allowances Certificate of compliance

C. Summary of Allowed Outdoor Lighting Power

1	Sum Total ALLOWED Outdoor Lighting Wattage from NRCC-LTO-03-E, Page 1 =	Watts
1	Condition ONLY if installed & Allowed	872
2	Sum Total INSTALLED Outdoor Lighting Wattage from NRCC-LTO-01-E, Page 3 =	359

D. Declaration of Required Installation Certificates

Declare by checking all required Certificates that will be submitted. (Retain copies and verify forms are completed and signed.)

NRCC-LTO-01-E: Must be submitted for all buildings Field Inspector
 NRCC-LTO-02-E: Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance. Field Inspector

E. Declaration of Required Certificates of Acceptance

Declare by checking all of the Certificates of Acceptance that will be submitted. (Retain copies and verify forms are completed and signed.)

NRCC-LTO-02-A: Must be submitted for outdoor lighting controls. Field Inspector

STEELWAVE
Architecture and Interior Design
ESTABLISHED 1982
4000 7th Avenue, Suite 300
Berkeley, CA 94704-6802
Tel: (415) 571-2220
www.steelwave.com

Steelwave is proud to be the first building designer to be awarded the LEED Platinum certification for the Hamilton Plaza Courtyard. The first building designer to be awarded the LEED Platinum certification for the Hamilton Plaza Courtyard. The first building designer to be awarded the LEED Platinum certification for the Hamilton Plaza Courtyard.

BRK ASSOCIATES, INC.
ARCHITECTS
1200 B Street, Suite 209
Hayward, CA 94541
Tel: (510) 889-7770
Fax: (510) 889-7791

Project Title: HAMILTON PLAZA LANDSCAPE IMPROVEMENTS CAMPPELLINA

Date: 11-04-16
Drawn: JD
Checked: JP
Drawing Title: TITLE 24
Scale: NOT TO SCALE
Project No: OUTDOOR
Drawing No: E-3

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
CEC-NRCC-LTO-02-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-02-E
CALIFORNIA ENERGY COMMISSION
Page 2 of 3
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

B. MANDATORY OUTDOOR LIGHTING CONTROL SCHEDULE and FIELD INSPECTION CHECKLIST

Outdoor Lighting Control Schedule		Standards Complying With (all that apply, or enter "E" if Exempted)										Field Inspector	
A	B	C	D	E	F	G	H	I	N	O	Pass	Fail	
Location and Application of Luminaires being controlled	Type/Description of Lighting Control (e.g. motion sensor, photocell, outdoor astronomical time-switch control, centralized time-based zone lighting control)	# of units	§130.2b(1)	§130.2b(1)	§130.2b(2)	§130.2b(3)	§130.2b(4)	§130.2b(5)					
Courtyard	Lighting control panel & photocell	1	X	X	X	X			X				

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
CEC-NRCC-LTO-02-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-02-E
CALIFORNIA ENERGY COMMISSION
Page 1 of 3
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

The NRCC-LTO-02-E shall be used to document all mandatory outdoor lighting controls that are applicable to the project.

A. Mandatory Outdoor Lighting Control Declaration Statements

Check all that apply.

- Lighting shall be controlled by self-contained lighting control devices which are certified to the Energy Commission according to the Title 24 Appliance Efficiency Regulations in accordance with §110.9(a).
- Lighting shall be controlled by a lighting control system or energy management control system in accordance with §110.5. An installation Certificate shall be submitted in accordance with §130.4(b).
- All lighting controls and equipment shall comply with the applicable requirements in §110.9 and shall be installed in accordance with the manufacturer's instructions in accordance with §130.1.
- Post-Night Outdoor Lighting Controls, as defined in Section 100.15(b), shall meet the requirements in Section 110.9(b).
- All outdoor incandescent luminaires rated over 100 watts, determined in accordance with Section 130.0(c), shall be controlled by a motion sensor.
- All outdoor luminaires rated for use with lamps greater than 150 lamp watts, determined in accordance with Section 130.0(c), shall comply with Backlight, Uplight, and Glare (collectively referred to as a "BUG") in accordance with Section 130.2(b).
- All installed outdoor lighting shall be controlled by a photocell or outdoor astronomical time-switch control in accordance with Section 130.2(c).
- All installed outdoor lighting shall be circled and independently controlled from other electrical loads by an automatic scheduling control in accordance with Section 130.2(c).
- All installed outdoor lighting where the bottom of the luminaire is mounted 24 feet or less above the ground, shall be controlled with automatic lighting controls in accordance with Section 130.2(c).
- For outdoor Sales Frontage, Outdoor Sales Lots, and Outdoor Sales Canopies lighting, an automatic lighting control in accordance with Section 130.2(c).
- For building facade, Ornamental Landscape and Outdoor Dining lighting, an automatic lighting control in accordance with Section 130.2(c).
- Before an occupancy permit is granted for a newly constructed building or area, or a new lighting system serving a building, area, or site is operated for normal use, indoor lighting controls serving the building, area, or site shall be certified as meeting the Acceptance Requirements for Code Compliance in accordance with §130.4(a). Outdoor lighting controls shall comply with the applicable requirements of Section 130.2(c) and Reference Nonresidential Appendix NA7.8.

STATE OF CALIFORNIA
OUTDOOR LIGHTING
CEC-NRCC-LTO-01-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-01-E
CALIFORNIA ENERGY COMMISSION
Page 4 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Joseph Pho
Signature Date: 11/4/2016
Company: BRK Associates, Inc.
Address: 1200 B Street, Suite 209
City/State/Zip: Hayward, CA 94541
Phone: (510) 889-7770

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer).
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Edwan Pho
Signature Date: 11/4/2016
Company: BRK Associates, Inc.
Address: 1200 B Street, Suite 209
City/State/Zip: Hayward, CA 94541
Phone: (510) 889-7770

STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CEC-NRCC-LTO-03-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-03-E
CALIFORNIA ENERGY COMMISSION
Page 4 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

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STATE OF CALIFORNIA
OUTDOOR LIGHTING POWER ALLOWANCES
CEC-NRCC-LTO-03-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-03-E
CALIFORNIA ENERGY COMMISSION
Page 1 of 4
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

A. OUTDOOR LIGHTING POWER ALLOWANCE SUMMARY

1	General Handicap Lighting Power Allowance (See Total from Section B of NRCC-LTO-03-E)	1	872
2	Additional Specific "use it or lose it" Lighting Power Allowances listed on each of these cells shall be identical to total allowed watts determined in Section C-1 to C-4 of NRCC-LTO-03-E.		
PER APPLICATION from Section C-1	PER UNIT LENGTH (SIZES IN FEET) from Section C-2	PER HANDICAP AREA (CONCRETE, COATING) from Section C-3	PER SPECIFIC AREA from Section C-4
0	0	0	0
3	Sum Total Allowed Outdoor Lighting Wattage (add rows 1 and 2)		872

B. GENERAL HANDICAP LIGHTING POWER ALLOWANCE FROM TABLE 14.7-A

Area	Area Wattage Allowance (AWA)				Linear Wattage Allowance (LWA)				Initial Wattage Allowance (IWA)	Total General Handicap Lighting Allowance
	A	B	C	D	E	F	G	H		
Name of Area	Illustrated Handicap Area	AWA Per Square Foot	AWA (B+C)	Perimeter Length of General Handicap	LWA Per Linear Foot	LWA (B+F)	AWA (IWA)	D = G + H		
Courtyard	4.156	0.09	374	496	0.6	296		672		
TOTAL									872	

STATE OF CALIFORNIA
OUTDOOR LIGHTING CONTROLS
CEC-NRCC-LTO-02-E (Revised 05/15)
CERTIFICATE OF COMPLIANCE
NRCCLTO-02-E
CALIFORNIA ENERGY COMMISSION
Page 3 of 3
Project Name: Hamilton Plaza Courtyard Date prepared: 11/4/2016

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LANDSCAPE CONCEPT

