Planning Commission
REGULAR MEETING AGENDA
Tuesday, May 12, 2026 | 7:00 PM
City Hall Council Chamber – 70 N. First Street

CALL TO ORDER / ROLL CALL

This Planning Commission meeting will be conducted in person and virtually via video teleconferencing (Zoom) in compliance with the provisions of the Brown Act. Commissioner Aquilina will be attending remotely at 4600 Castleside Circle, Williamsburg, VA 23188. Commissioner Alne will be joining remotely from Villa La Estancia (Villa 3203), Km 0.5 Camino Viejo a San Jose, Cabo San Lucas, Mexico. A quorum of the Planning Commission will be in attendance at the City of Campbell City Hall. Members of the public may attend this meeting in person at Campbell City Hall or virtually via Zoom at https://campbellca.gov/PCSignup. The meeting will also be live streamed on Channel 26, the City's website, and on YouTube at https://www.youtube.com/@CityofCampbell.

Written correspondence will be accepted via email at planning@campbellca.gov until 12:00 PM on the day of the meeting, and thereafter may be delivered in-person at the public hearing. Written correspondence will be posted to the City's website and distributed to the Planning Commission. If you choose to email your comments, please indicate in the subject line "FOR PUBLIC COMMENT" and indicate the item number.

Members of the public may be allotted up to two (2) minutes to comment on any public hearing or study session item. Applicants/Appellants and their representatives may be allotted up to a total of five (5) minutes for opening statements and up to a total of three (3) minutes maximum for closing statements. Items requested/recommended for continuance are subject to Planning Commission's consent at the meeting.

APPROVAL OF MINUTES

1. **Approval of Minutes of April 28, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of April 28, 2026.

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest

of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

PUBLIC HEARING

2. **2060 S Bascom Ave. – Site and Architectural Review Permit and Tree Removal Permit** (Resolution/Roll Call Vote)

   Public Hearing to consider the application of Colliers Engineering & Design to allow construction of an approximately 3,600 square-foot bank and financial services building (Chase Bank), along with associated site, lighting, parking, refuse management, and landscaping improvements, and the removal of one 23-inch (DBH) California fan palm tree, on property located at **2060 S. Bascom Avenue**. The applications under consideration include a Site and Architectural Review Permit and a Tree Removal Permit. File No.: PLN-2025-157. Staff recommends that this item be deemed categorically exempt from CEQA. Planning Commission action is final unless appealed in writing to the City Clerk within 10 calendar days. Project Planner: Daniel Fama, Senior Planner.

   Recommended Action: Adopt a Resolution, approving a Conditional Use Permit

NEW BUSINESS

3. **Planning Commissioner / Subcommittee Reports**

   Housing Permits Streamlining Ad Hoc Subcommittee – *Commissioners Buchbinder and Kamkar*

   - This subcommittee will interview developers and other stakeholders to identify production, bottlenecks and propose policies

   Permitting Process for Streamlining to Benefit Economic Development Ad Hoc Subcommittee – *Commissioners Zisser and Aquilina*

   - This Subcommittee is researching permit streamlining actions the City could enact to support economic and business development, focusing on Conditional Use Permits

4. **Report of the Community Development Director**

ADJOURNMENT

Adjourn to the Planning Commission meeting of **May 26, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact the City Clerk's Office at ClerksOffice@campbellca.gov or 408-866-2117 in advance of the meeting.

PLANNING COMMISSION
REGULAR MEETING MINUTES
Tuesday, April 28, 2026 I 7:00pm
City Hall Council Chamber

CALL TO ORDER

The Regular Planning Commission meeting of April 28, 2026, was called to order at 7:00 pm by Chair Fields, and the following proceedings were followed

ROLL CALL

Planning Commissioners Present:
Davis Fields, Chair
Gary Aquilina, Vice Chair
Matt Kamkar
Adam Buchbinder
Alan Zisser
Phil Alne

Planning Commissioners Absent:

Staff Present:
Bill Seligmann, City Attorney's Office
Rob Eastwood, Director
Daniel Fama, Senior Planner

COMMUNICATIONS

None.

AGENDA MODIFICATIONS OR POSTPONEMENTS

None.

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

APPROVAL OF MINUTES

1. **Approval of Minutes of April 14, 2026** *(Roll Call Vote)*

   Recommended Action: That the Planning Commission approve the regular meeting minutes of April 14, 2026.

   Motion: **Upon motion by Commissioner Zisser, seconded by Commissioner Kamkar, the Planning Commission motioned to approve the regular meeting minutes of April 14, 2026, by the following roll call**

   AYES: **Zisser, Buchbinder, Fields, Kamkar, Aquilina, Alne**
   NOES: **None**
   ABSTAIN: **None**
   ABSENT: **None**

COMMUNICATIONS

AGENDA MODIFICATIONS OR POSTPONEMENTS

ORAL COMMUNICATIONS

This portion of the meeting is reserved for individuals wishing to address the Planning Commission on matters of community concern that are not listed on the agenda. In the interest of time, the Chair may limit speakers to five minutes. Please be aware that State law prohibits the Commission from acting on non-agendized items, however, the Chair may refer matters to staff for follow-up.

PUBLIC HEARING

2. **Campbell Technology Park Project DEIR Public Hearing**

   Public Hearing to receive comments from the public on the focused Draft Environmental Impact Report (DEIR) prepared for the proposed Campbell Technology Park Project, on property located at **635, 655, 675, and 695 Campbell Technology Parkway**. The proposed project is a 290-unit residential development consisting of 27 two-story single-family detached homes, 149 three-story townhome-style condominium units across 28 buildings, and 114 four-story townhome-style condominium units across 15 buildings. The project would demolish four existing on-site structures totaling approximately 280,864 square-feet and redevelop the site with residential uses and associated improvements, including utility and infrastructure upgrades, landscaping, construction of a new stormwater drainage system, and off-site improvements. File No.: PLN-2023-165. Project Planner: Daniel Fama, Senior Planner.

   Recommended Action: (1) Open the public hearing and receive comments on the Draft Environmental Impact Report (DEIR); and (2) allow the Planning Commission to comment on the DEIR.

Anna Radonich, the City's CEQA consultant, and Senior Planner Fama presented on the Draft Environmental Impact Report prepared for the proposed Campbell Technology Park Project.

Commissioners asked questions regarding air quality measures and impacts to existing roadways surround the Campbell Technology Parkway Project.

Staff stated that the project itself does not modify any of the existing roadways to the site. Commissioners were informed that Stormwater was addressed in the hydrology section.

Chair Davis opened hearing for Public Comment

Mark Rodriguez, CFO of West Valley Construction stated that the Draft EIR does not adequately review impact of access and egress. Expressed concern about how this will impact operations of the business.

Chris Darman, employee with West Valley Construction, stated that impediments to emergency access can delay operations. Draft EIR does not demonstrate that emergency access was evaluated. Concerned whether an adequate noise analysis was conducted. Encourages the City to analyze issues and impacts properly.

Susan Landry, spoke and stated that the Draft EIR is missing concerns regarding traffic congestion around the surrounding streets. Specifically concerned about safety on Central Avenue, Curtner Avenue and McGlincy Lane.

Graciela Marquez, spoke and stated that she worked and fought for several years to address traffic issues in the neighborhood surrounding the Campbell Technology Parkway Development Project. Asked that the work not be forgotten by staff and consultant.

Tony Bodillo, spoke and stated how issues with parking will be addressed.

Natalie Strange, spoke and stated that the Draft EIR does not adequately address traffic congestion. No planned roadway improvements that increase capacity. No clear analysis of pedestrian safety. Traffic impacts are not being properly mitigated.

Trudy LaFranc, spoke and stated that there were traffic concerns within the neighborhood. Stated that she was concerned about traffic going throughout neighborhood and was not satisfied with the conducted traffic analysis.

Commissioners were reminded that they are only able to speak on the scope of the project.

Commissioners shared that traffic impact cannot be handled through the EIR. A Planning Commissioner suggested that this be included as part of Multimodal Transportation Plan and that this needs to be referred to the City Council for further consideration.

Public comment closed.

NEW BUSINESS

3. **Planning Commissioner / Subcommittee Reports**

Commissioner Buchbinder stated that the Subcommittee's scope has been revised considering work items and recent City Council actions. Proposal changing to have local and streamlining higher density options for developers. Lower density but higher streamlining.

Susan Landry, spoke and stated that she wanted more transparency from the Planning Commission's subcommittees and stated that having occupancy requirements are important. Strongly objects to getting rid of short-term rentals. Would like to see that subcommittees engage more with the public.

Commissioner Aquilina has received feedback from City's Economic Development Manager, will be preparing full report and presenting to Planning Commission in the Summer.

4. **Report of the Community Development Director**

Director Eastwood provided the following updates:

- City Council reviewed options to Urgency Ordinance – SB 1123.
- Working to adopt a Demolition Control Order and will receive guidance from HCD.
- Hiring an Associate and Assistance Planner.
- Recreation and Public Works Director will be speaking on impact of Park Fees at an upcoming Planning Commission meeting.
- City Attorney gave guidance on how to speak in a public hearing while holding an appointment in Planning Commission. You may be asked to recuse yourself from an item if when speaking you demonstrate to have bias.

ADJOURNMENT

Adjourned at 8:36pm to the Planning Commission meeting of **May 12, 2026**, at 7:00 PM, in the City Hall Council Chambers, 70 North First Street, Campbell, California and via telecommunication

Americans with Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, listening assistance devices are available for meetings held in the Council Chambers. If you require accommodation to participate in the meeting, please contact the City Clerk's Office at ClerksOffice@campbellca.gov or 408-866-2117 in advance of the meeting.

PREPARED BY: _____
Ken Ramirez, Administrative Analyst

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

ITEM NO. 2

CITY OF CAMPBELL · PLANNING COMMISSION
Staff Report · May 12, 2026

PLN-2025-157 **Colliers Engineering & Design**	Public Hearing to consider the application of Colliers Engineering & Design to allow construction of an approximately 3,600 square-foot bank and financial services building (Chase Bank), along with associated site, lighting, parking, refuse management, and landscaping improvements, and the removal of one 23-inch (DBH) California fan palm tree, on property located at **2060 S. Bascom Avenue.** The applications under consideration include a Site and Architectural Review Permit and a Tree Removal Permit. File No.: PLN-2025-157.

STAFF RECOMMENDATION

That the Planning Commission take the following actions:

1. **Adopt a Resolution** (reference **Attachment 1**), approving a Site and Architectural Review Permit and a Tree Removal Permit.

ENVIRONMENTAL (CEQA) DETERMINATION

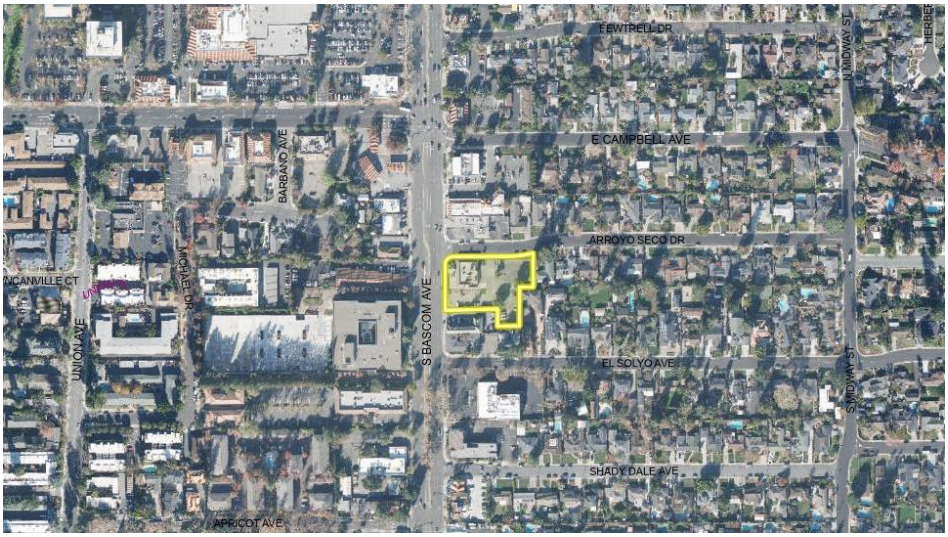
Staff recommends that the Planning Commission accept the determination that this project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, pertaining to construction of up to four (4) commercial buildings with a floor area not exceeding 10,000 square feet located within an urbanized area on sites zoned for such use if not involving significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

PROJECT DATA

Zoning Designation:	NC (Neighborhood Commercial)	
General Plan Designation:	*Neighborhood Commercial*	
Net Lot Area:	1.06 acres	
Building Square Footage :	3,609 square feet	
Building Height (New):	21 feet	35 feet (Max. Allowed)
Floor Area Ratio (FAR)	0.078	1.0 (Max. Allowed)
Parking:	31 stalls	0 stalls required (AB 2097)
Landscaping Area:	23,064 SF (50%)	5,540 SF (12%) Min.
Building Setbacks (New):	Proposed	Required
Front (west):	19 feet	15 feet
Side (north):	16 feet	15 feet
Side (south):	60 feet	5 feet
Rear (east):	160 feet	10 feet

DISCUSSION

Project Site: The project site is an approximately one-acre parcel located at the southeast corner of South Bascom Avenue and Arroyo Seco Drive, as depicted by the map, below, developed with a now vacant Denny's restaurant. The property abuts residences to the east and southeast, and borders commercial buildings to the south, north, and west. The property is designated by the General Plan Land Use Diagram and the Zoning Map as *Neighborhood Commercial* (NC).



Background: Six years ago, the City considered a proposal for construction of an approximately 4,550 square-foot drive-through Chick-fil-A restaurant on the project site. Following a 1 ½ year project and environmental review process, the Planning Commission approved the application. However, on appeal, the City Council overturned the Commission's decision and denied the proposal due to community concerns regarding traffic, parking, and drive-through lane queuing. A proposal for a non-drive through Chick-fil-A restaurant was considered at an October 8, 2024, Planning Commission study session, but subsequently withdrawn.

Proposed Project: The submitted application for a Site and Architectural Review Permit would allow construction of an approximately 3,600 square-foot bank and financial services building (Chase) on the property, with associated site, landscaping, parking, and refuse management improvements. A drive-up ATM is not proposed.

ANALYSIS

Consideration in Review of Applications: In review of a Site and Architectural Review Permit, the Zoning Code (CMC Sec. 21.42.040) directs the Planning Commission to consider certain design and layout aspects of the proposal prior to rendering a decision, referred to as "considerations". The following identifies these considerations and application consistency.

A. Considerations relating to traffic safety, traffic congestion, and site circulation:

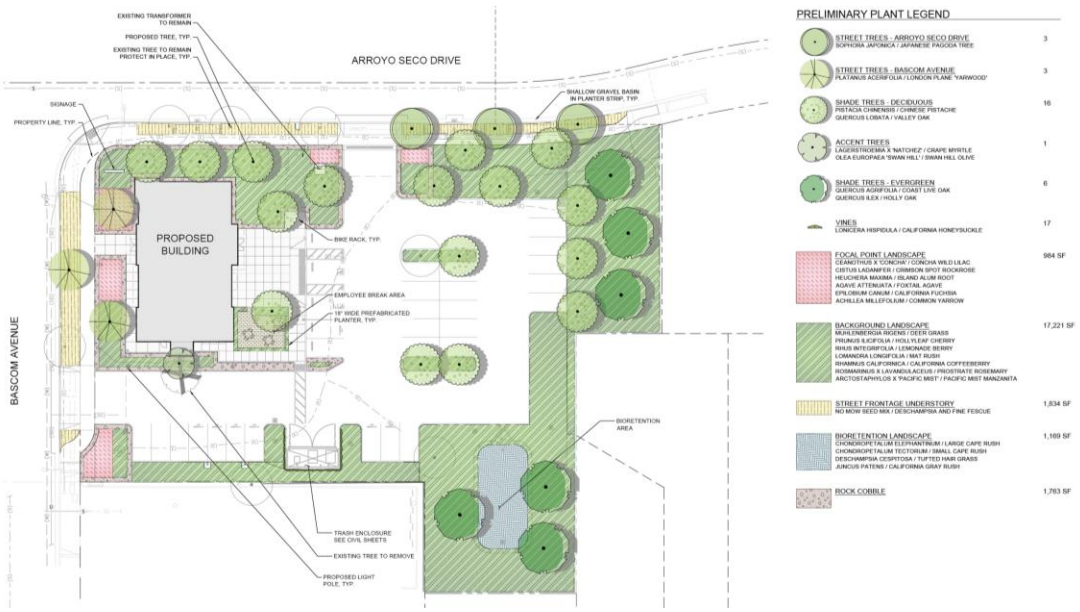
***Traffic Congestion**:* The proposed bank building did not require a traffic study under the VTA Congestion Management Program thresholds due to the limited trip generation of a bank and therefore would not result in a traffic impact. With respect to vehicle miles traveled (VMT), the project replaces a former restaurant and qualifies for screening based on a net VMT reduction under the City's VMT policy, and therefore, would have a less-than-significant VMT impact.

Traffic Safety and Site Circulation*:* Vehicular access would be provided by driveways along both Bascom Avenue and Arroyo Seco Drive, allowing for two-way circulation through the site. ADA-accessible parking spaces are located near the rear entrance to provide direct access to the building. The site layout has been designed to accommodate emergency vehicle access consistent with the requirements of the Santa Clara County Fire District, while also allowing maneuvering space for delivery and refuse collection vehicles.

B. Considerations relating to landscaping:

The project includes a comprehensive landscape plan with plantings distributed throughout the site, including along the South Bascom Avenue and Arroyo Seco Drive frontages, within parking lot planter areas, around the building perimeter, and within the on-site bioretention area at the southeastern portion of the site. The project would also remove one existing 23-inch California fan palm tree to accommodate the proposed improvements.

The planting plan, shown below, includes a mix of street trees, shade trees, accent trees, shrubs, vines, ornamental grasses, and groundcover intended to frame the building, soften the parking lot, and enhance the public street frontages. Trees are located along the street frontages, within parking lot planter islands, and around the building perimeter to provide shade, reinforce the streetscape, and visually break up paved areas. The proposed palette emphasizes drought-tolerant and climate-appropriate plant materials.



The landscape plan indicates approximately 23,000 square feet of landscaped area, or approximately 50 percent of the site, far exceeding the Zoning Code requirement that a minimum of 12 percent of the site be landscaped. Landscaping within the bioretention area is designed to support the site's stormwater treatment function.

C. Considerations relating to structures and site layout:

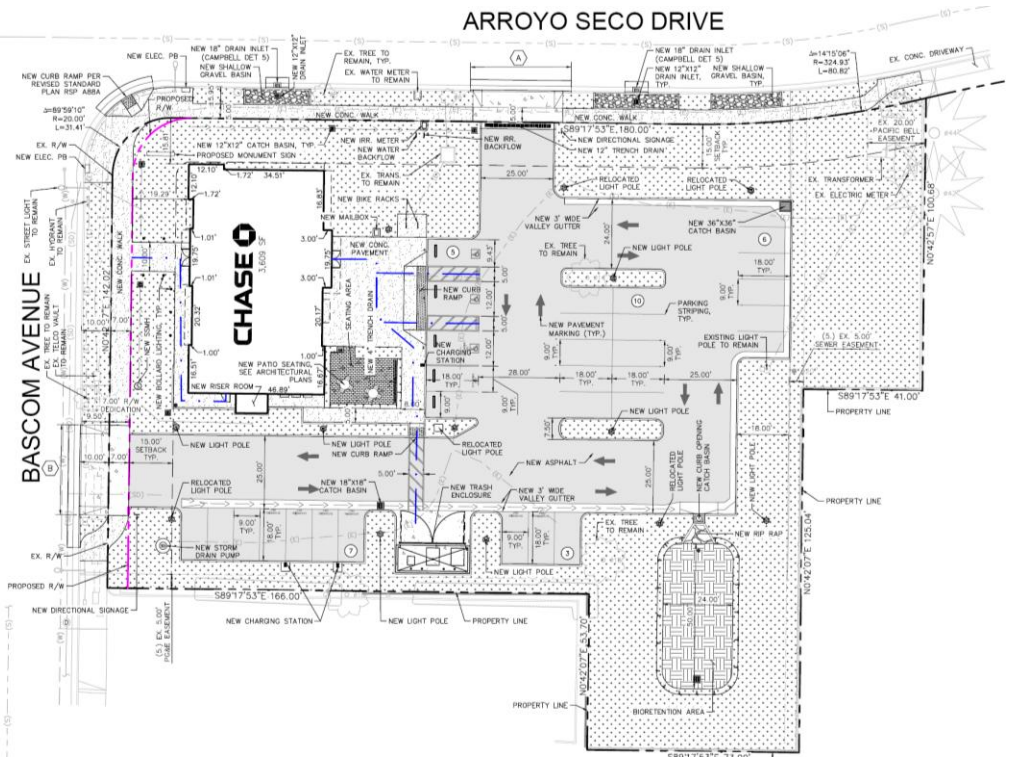
Structure Design: The proposed building incorporates a contemporary commercial design expressed through a combination of varied wall planes, parapet height changes, and a restrained palette of exterior materials. As shown in the architectural renderings and finish schedule, the

building would utilize manufactured stone veneer in a light beige color, dark and light fiber cement panel cladding with a wood-grain appearance, aluminum composite material accents, and black roof coping. These materials are arranged to distinguish the building entry and to break down the building mass into smaller components, creating a more articulated and visually interesting form.



The primary entrance is emphasized through a taller entry volume, storefront glazing, and contrasting material treatments that provide a clear focal point along the street-facing elevations. Additional expanses of glazing at the corner further activate the building frontage and contribute to a more transparent and pedestrian-oriented appearance.

Site Layout: The proposed site plan, provided below, shows the proposed bank building located at the southeast corner of South Bascom Avenue and Arroyo Seco Drive. The building observes an approximately 16-foot setback from Arroyo Seco Drive and an approximately 19-foot setback from South Bascom Avenue, exceeding the 15-foot minimums. The South Bascom Avenue frontage would be improved with public improvements consistent with the City's "Image Street" standards, including a widened public sidewalk and landscaped park strip.



The interior of the site would be improved with a surface parking lot providing 31 parking stalls arranged around the building. Additional site improvements include new lighting, landscaping, a trash enclosure, and EV charging spaces within the parking area. A small outdoor patio seating area is also proposed adjacent to the rear entrance along the south side of the building. The parking lot layout complies with the applicable parking stall and drive aisle dimensional standards and provides the required number of accessible and EV charging parking spaces.

Findings for Approval: To grant a land use approval, the decision-making body must affirmatively establish that the project meets codified findings for approval. Findings establish the evidentiary basis for a City's decision to grant or deny a land use approval and to impose conditions of approval as necessary to establish the findings. The applicable findings depend upon the type of land use approval under review. The following analysis identifies each of the applicable findings in *italics* and how the proposed project satisfies them.

Site and Architectural Review Permit Findings (CMC Sec. 21.42.060.B):

A. The project will be consistent with the general plan.

Yes. The General Plan land use designation for the site is *Neighborhood Commercial*, which is intended to accommodate small-scale, lower-intensity commercial and office uses compatible with surrounding neighborhoods. The proposed bank is consistent with this designation.

The project implements applicable General Plan policies and actions related to site design, circulation, and environmental performance, listed, below. The building is prominently located at the corner of South Bascom Avenue and Arroyo Seco Drive, with a clearly defined primary entrance, storefront glazing, and enhanced street frontage improvements, including a widened sidewalk and landscaping, supporting pedestrian orientation consistent with Actions T-4.c and T-4.e and Policies CD-1.5 and CD-3.5. Parking is located to the side and rear of the building, minimizing its visibility from the public right-of-way and reducing conflicts with pedestrian circulation.

Vehicular access from both Bascom Avenue and Arroyo Seco Drive allows for efficient on-site circulation while minimizing impacts to the surrounding street system, consistent with Action T-4.i. Fire Department access has been reviewed and confirmed to be adequate, ensuring safe emergency access throughout the site.

The project is also consistent with Policy CD-1.3, as the building and site design are subject to the City's design review process, which ensures a high-quality and cohesive architectural outcome. Landscaping and site improvements incorporate drought-tolerant plantings consistent with Policy COS-4.4, and the project will comply with applicable stormwater management requirements pursuant to Policy CSF-5.2 and the Municipal Regional NPDES Permit.

Action T-4.c:	Orient new development building entrances toward sidewalks and transit stops.
Action T-4.e:	Incorporate pedestrian amenities such as plazas, landscaped areas with seating, and pedestrian walkways into new developments.
Policy CD-1.3:	Through implementation of the city's design review process, encourage creative, high-quality, innovative, and distinctive architectural and site designs that help create unique, vibrant places.

Policy CSF-5.2:	Require all development projects to demonstrate how stormwater runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process and as required by the San Francisco Bay Region Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit.
Policy COS-4.4:	Require the use of primarily locally-sourced native and drought-tolerant plants and trees for landscaping on public projects, if feasible, and strongly encourage their use for landscaping on private projects.
Policy CD-1.5:	Orient building entrances toward the street and provide parking to the side of, in the rear of, or below buildings, wherever possible.
Policy CD-3.5:	Design commercial and office buildings city-wide to have minimal setbacks from the sidewalk except to allow for pedestrian oriented features such as plazas, recessed entryways, and wider sidewalks for outdoor cafes. Discourage parking areas between the public right-of-way and the front façade of the building.
Action T-4.i:	Design parking lots to minimize impacts on the street system by providing adequately sized driveways, sufficient queuing, and efficient circulation.
Action T-4.k:	Require all new developments to provide adequate emergency access.

B. The project conforms with the Zoning Code;

Yes. The project site is zoned Neighborhood Commercial (NC), which permits "banks and financial services" as an allowed use. The proposed building is designed for this use and is therefore consistent with the NC zoning district. The project does not include a drive-up ATM, which is not permitted in the NC district. In addition, the project complies with applicable development standards, including setbacks, parking, landscaping, and site design requirements, as demonstrated in the analysis above.

C. The project will aid in the harmonious development of the immediate area.

Yes. The project site is located at a prominent corner along South Bascom Avenue within an established commercial corridor characterized by one-story commercial buildings, varied architectural styles, and landscaped setbacks. The proposed building is consistent with this existing development pattern in terms of scale, massing, and placement, and does not introduce an intensity or form that would be incompatible with surrounding uses.

As shown in the submitted elevations and renderings, the building incorporates a contemporary design with articulated wall planes, varied materials, and a defined entry element, which provides visual interest while remaining compatible with the generally low-rise, horizontally oriented character of nearby commercial development. The building's setbacks and landscape treatment, including street trees and perimeter planting, are consistent with the existing pattern of landscaped frontages along South Bascom Avenue and Arroyo Seco Drive, contributing to a cohesive streetscape.

The project replaces a vacant restaurant building with a new commercial use that activates the site without introducing drive-through operations or other higher-intensity features that have previously raised compatibility concerns at this location. The site layout places the building at the corner with parking located to the side and rear, reinforcing the street edge and improving the visual relationship between the development and the public right-of-way.

D. The project is consistent with applicable adopted design guidelines, development agreement, overlay district, area plan, neighborhood plan, and specific plan(s).

Not Applicable. There are no design guidelines for commercial buildings applicable to this project, nor is the project site subject to any area, neighborhood or specific plan.

Tree Removal Permit Findings (CMC Sec. 21.32.080): The City's Tree Protection Regulations (CMC 21.32) provide five findings for consideration when reviewing a Tree Removal Permit. The permit may be granted when one or more of the findings are satisfied. In consideration of the project, the Finding No. 5 (Economic enjoyment and hardship) is satisfied:

5. *Economic enjoyment and hardship. The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s).*

Yes. As noted, the project includes the proposed removal of one existing 23-inch Fan Palm. As shown in the landscaping and site plan, the tree is located within the footprint of the proposed drive aisle. Retention of the tree would conflict with the required drive aisle width and maneuvering area and would compromise the backup distance for adjacent parking spaces. Accordingly, the location of the tree creates a constraint on the reasonable development and use of the property, and its removal is necessary to allow for a functional and code-compliant site layout.



Site and Architectural Review Committee: The Site and Architectural Review Committee (SARC) reviewed this application at its meeting of March 24, 2026. The following comments were provided:

- Expressed concern about informal pedestrian circulation through landscaped areas toward the adjacent Mr. Pickle's property and discussed the need for a clearer edge or barrier. The applicant indicated a willingness to incorporate denser planting to discourage cut-through activity.
- Raised concerns regarding the trash enclosure, including potential for after-hours dumping. Suggested installation of screening or mesh to contain debris and consideration of a security camera focused on the enclosure.
- Noted that any outdoor furniture should be secured (e.g., bolted down) to prevent displacement or misuse.
- Discussed whether the existing palm tree could be preserved and explored constraints related to its location.
- Identified the rear corner of the site as a potential attractive nuisance and suggested design strategies to discourage unintended use.
- Asked about grading, including the extent of soil export; the applicant indicated the project would likely result in a net export of soil, subject to review by the Department of Public Works.

- Overall, both Commissioners expressed support for the project, noting that the design is well-articulated, avoids a "cookie-cutter" appearance, and incorporates materials that are compatible with the surrounding area.

Public Comment: No public comment has been received on this application.

Attachments:
1. Draft Resolution
2. Project Plans

Prepared by: _____

Daniel Fama, Senior Planner

Approved by: _____

Rob Eastwood, Community Development Director

RESOLUTION NO. 2026-xx

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAMPBELL GRANTING APPROVAL OF A SITE AND ARCHITECTURAL REVIEW PERMIT AND TREE REMOVAL PERMIT TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 3,600 SQUARE-FOOT BANK AND FINANCIAL SERVICES BUILDING, ALONG WITH ASSOCIATED SITE, LIGHTING, PARKING, REFUSE MANAGEMENT, AND LANDSCAPING IMPROVEMENTS, AND THE REMOVAL OF ONE 23-INCH (DBH) CALIFORNIA PALM TREE, ON PROPERTY LOCATED AT **2060 S. BASCOM AVENUE**. FILE NO.: PLN-2025-157.

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

The Planning Commission finds as follows with regard to the approval of a Site and Architectural Review Permit and Tree Removal Permit:

1. The Project Site is an approximately one-acre parcel located at the southeast corner of South Bascom Avenue and Arroyo Seco Drive.

2. The Project Site is located within the NC (Neighborhood Commercial) Zoning District, as shown on the City of Campbell Zoning Map.

3. The Project Site is designated Neighborhood Commercial on the City of Campbell General Plan Land Use Diagram.

4. The Proposed Project is an application for a Site and Architectural Review Permit and Tree Removal Permit to allow construction of an approximately 3,600 square-foot bank and financial services building, along with associated site, lighting, parking, refuse management, and landscaping improvements, and the removal of one 23-inch (DBH) California palm tree,

5. The Proposed Project would be consistent with the following General Plan policies and strategies:

   Action T-4.c: Orient new development building entrances toward sidewalks and transit stops.

   Action T-4.e: Incorporate pedestrian amenities such as plazas, landscaped areas with seating, and pedestrian walkways into new developments.

   Policy CD-1.3: Through implementation of the city's design review process, encourage creative, high-quality, innovative, and distinctive architectural and site designs that help create unique, vibrant places.

   Policy CSF-5.2: Require all development projects to demonstrate how stormwater runoff will be detained or retained on-site and/or conveyed to the nearest drainage facility as part of the development review process and as required by the San Francisco Bay Region Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit.

   Policy COS-4.4: Require the use of primarily locally-sourced native and drought-tolerant plants and trees for landscaping on public projects, if feasible, and strongly encourage their use for landscaping on private projects.

Policy CD-1.5: Orient building entrances toward the street and provide parking to the side of, in the rear of, or below buildings, wherever possible.

Policy CD-3.5: Design commercial and office buildings city-wide to have minimal setbacks from the sidewalk except to allow for pedestrian oriented features such as plazas, recessed entryways, and wider sidewalks for outdoor cafes. Discourage parking areas between the public right-of-way and the front façade of the building.

Action T-4.i: Design parking lots to minimize impacts on the street system by providing adequately sized driveways, sufficient queuing, and efficient circulation.

Action T-4.k: Require all new developments to provide adequate emergency access.

6. The Proposed Project complies with all applicable development standards of the NC (Neighborhood Commercial) Zoning District, and the proposed building would be occupied by a “banks and financial services” use, which is principally permitted in the zoning district.

7. The Proposed Project is exempt from analysis under the City's amended Vehicle Miles Traveled (VMT) Policy, which presumes a development will have a less-than-significant transportation impact when resulting in a net reduction of VMT between the prior and proposed use.

8. Based on trip generation values provided by the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, the Proposed Project would result in less than 100 new AM or PM trips, therefore not requiring preparation of a traffic impact analysis pursuant to the Congestion Management Program, as specified by the VTA *Transportation Impact Analysis (TIA) Guidelines*.

9. In review of the Proposed Project, the Planning Commission considered traffic safety, traffic congestion, site circulation, adequacy of landscaping, and the appropriateness of proposed structures and site layout, pursuant to Campbell Municipal Code Section 21.42.040 (Considerations in review of applications).

10. There is a reasonable relationship and a rough proportionality between the Conditions of Approval and the impacts of the Proposed Project.

11. No substantial evidence has been presented which shows that the Proposed Project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

12. There is a reasonable relationship between the use of the fees imposed upon the project and the type of development project.

Based upon the foregoing findings of fact, the Planning Commission further finds and concludes that:

Site and Architectural Review Permit Findings (CMC Sec. 21.42.060.B):

1. The project will be consistent with the general plan;

2. The project conforms with the Zoning Code;

3. The project will aid in the harmonious development of the immediate area;

4. The project is consistent with applicable adopted design guidelines, development agreement, overlay district, area plan, neighborhood plan, and specific plan(s);

Site and Architectural Review Permit Findings (CMC Sec. 21.42.060.B):

5. The retention of the tree(s) restricts the economic enjoyment of the property or creates an unusual hardship for the property owner by severely limiting the use of the property in a manner not typically experienced by owners of similarly zoned and situated properties, and the applicant has demonstrated to the satisfaction of the approval authority that there are no reasonable alternatives to preserve the tree(s);

Environmental Findings (CMC Sec. 21.38.050):

6. The project is Categorically Exempt under Section 15303, Class 3 of the California Environmental Quality Act (CEQA) Guidelines, pertaining to construction of up to four (4) commercial buildings with a floor area not exceeding 10,000 square feet located within an urbanized area on sites zoned for such use if not involving significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive; and

7. No substantial evidence has been presented which shows that the project, as currently presented and subject to the required conditions of approval, will have a significant adverse impact on the environment.

THEREFORE, BE IT RESOLVED that the Planning Commission approves a Site and Architectural Review Permit and Tree Removal Permit to allow construction of an approximately 3,600 square-foot bank and financial services building, along with associated site, lighting, parking, refuse management, and landscaping improvements, and the removal of one 23-inch (DBH) California palm tree, on property located at **2060 S. Bascom Avenue**, subject to the attached Conditions of Approval (attached **Exhibit A**).

PASSED AND ADOPTED this 12th day of May, 2026, by the following roll call vote:

AYES: Commissioners:
NOES: Commissioners:
ABSENT: Commissioners:
ABSTAIN: Commissioners:

APPROVED: _____
Davis Fields, Chair

ATTEST: _____
Rob Eastwood, Secretary

CONDITIONS OF APPROVAL
PLN-2025-157

Where approval by the Director of Community Development, City Engineer, Public Works Director, City Attorney or Fire Department is required, that review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations and accepted engineering practices for the item under review. Additionally, the applicant is hereby notified that he/she is required to comply with all applicable Codes or Ordinances of the City of Campbell and the State of California that pertain to this development and are not herein specified.

PLANNING DIVISION

1. Approved Project: Approval is granted for a Site and Architectural Review Permit and Tree Removal Permit to allow construction of an approximately 3,600 square-foot bank and financial services building, along with associated site, lighting, parking, refuse management, and landscaping improvements, and the removal of one 23-inch (DBH) California palm tree, on property located at **2060 S. Bascom Avenue**. The project shall substantially conform to the Project Plans included as Attachment No. B in the May 12, 2026 Planning Commission Staff Report, except as may be modified by the conditions of approval contained herein.

2. Permit Expiration: Approval of the Site and Architectural Review Permit ("Approval") shall be valid for one (1) year from the effective date of the Planning Commission action. Within this one-year period an application for a building permit must be issued in accordance with CMC Section 21.56.030.B.1 (Issuance of building permit). If a building permit is not issued within this period, or if an issued permit expires after the one-year approval period, the Approval shall expire and be void without further action by the City.

3. Minor Changes: Minor changes to the Approved Project Plans may be administratively reviewed and approved by the Community Development Director in accordance with CMC Section 21.56.060.C (Minor changes).

4. Signage: All signage shall require separate approval of a Sign Permit in compliance with CMC Section 21.30.080 (Permanent signs).

5. Refuse Management: Refuse and recycling receptacles shall be kept within the solid waste enclosure at all times, except during collection, in compliance with CMC Chapter 6.04 (Garbage and Rubbish Disposal). The enclosure doors shall remain closed at all times, except when receptacles are being moved.

6. Lighting Design: Any new exterior lighting fixtures shall be designed in compliance with the City of Campbell Lighting Design Standards (CMC Section 21.18.090).

7. Property Maintenance: All exterior areas of the property shall be kept free of graffiti, trash, rubbish, and litter in compliance with CMC Section 21.16.110 (Site Maintenance).

8. Landscape Maintenance: All landscaping shall be maintained in compliance with CMC Section 21.26.040 (Landscaping Maintenance Requirements) and Section 21.16.110.C.2 (Landscape Maintenance). Dead or unhealthy plants shall be replaced with healthy plants of the same or similar type.

9. ATM Vestibule: Unless approved by a Conditional Use Permit, access to the ATM within the vestibule shall be limited to 6:00 AM to 11:00 PM, daily.

10. Parking and Driveways: All parking and driveway areas shall be maintained in compliance with the standards provided in CMC Chapter 21.28 (Parking and Loading)

11. Smoking: "No Smoking" signs shall be posted on the premises in compliance with CMC Section 6.11.060.

12. Interior Walls: No interior wall or partition shall be installed along or immediately behind any window or doorway in a manner that eliminates or substantially reduces visibility into the tenant space or blocks the transmission of natural light.

13. Windows and Doors: Windows and doors shall remain transparent and shall not be obscured. No tinting, film, coverings, or other treatments, including but not limited to blackout or opaque materials, shall be applied that obscure visibility into the building.

14. Bascom Avenue Entrance: The Bascom Avenue entrance shall be maintained in a functional and operable condition at all times and kept available for its intended use as an entry to the commercial space. The entrance shall not be obstructed, removed, or converted to a window system.

15. Security Plan: If deemed necessary by the Police Department, the business operator shall prepare a security plan to the satisfaction of the Police Chief, including, but not limited to, provision of private security and/or security cameras.

16. Patio Furniture: Patio seating shall conform to the applicable standards of CMC Section 21.36.150 (Outdoor seating).

17. Water Efficient Landscape Standards: This project is subject to the updated California Model Water Efficient Landscape Ordinance (MWELO). The building permit application for grading and on-site improvements shall demonstrate compliance with the applicable MWELO and landscaping requirements and shall include the following.

    a. A Landscape Documentation Package prepared by an authorized and licensed professional demonstrating compliance with the full MWELO requirements with the following required elements:

        1) Project Information per Section 492.3.

        2) Water Efficient Landscape Worksheet per Section 492.4 (Appendix B of the MWELO), include within the construction plans *and* as a separate PDF document.

        3) Landscape Design Plan per Section 492.6.

        4) Irrigation Design Plan per Section 492.7.

        5) Grading Design Plan per Section 492.8.

    b. Soil Management Report per Section 492.5 (unless significant mass grading is planned, in which case the report shall be submitted prior to permit final).

    c. Certificate of Completion (required prior to permit final).

Building Division

18. Permit Required: A building permit application shall be required for the proposed project. The building permit shall include Electrical/Plumbing/Mechanical fees when such work is part of the permit.

19. Conditions of Approval: The Conditions of Approval shall be stated in full on the cover sheet of construction plans submitted for building permit.

20. Construction Fencing: The property shall be properly enclosed with construction fencing to prevent unauthorized access to the site during construction. The construction site shall be secured to prevent vandalism and/or theft during hours when no work is being done. All protected trees shall be fenced to prevent damage to root systems in compliance with the *Standards for Tree Protection During Construction*.

PUBLIC WORKS DEPARTMENT

Note: This application is subject to the new stormwater requirements detailed in the most recent Municipal Regional Permit (MRP 3.0). Specifically, the construction / reconstruction of any impervious improvements within the public right-of-way will now require the associated stormwater runoff to be treated. The construction, operation & maintenance of said treatment in the right-of-way will be the applicant's sole responsibility. The building permit and grading permit will not be issued until all Public Works Conditions of Approval have been satisfied.

21. Construction Drawings: The applicant shall submit the following permit applications prior to, or concurrent with the main Building permit application:
    a. Encroachment Permit for Street Improvement Plans: The frontage improvements for the project shall be shown on a separate street improvement plan as detailed here: https://www.campbellca.gov/187/Street-Improvements
    b. Street / Easement Dedication: The street / easement dedication documents required for this project shall be submitted for review by the City Surveyor as detailed here: https://www.campbellca.gov/DocumentCenter/View/430

22. Preliminary Title Report: Upon submittal of the Street Dedication, the applicant shall provide a current (within the past 3 months) Preliminary Title Report.

23. Right-of-Way for Public Street Purposes: Prior to issuance of any building permits for the site, the applicant shall fully complete the process to cause additional right-of-way to be granted in fee for public street purposes along the South Bascom Avenue frontage to accommodate the required Image Street improvements. The applicant shall submit the necessary documents for approval by the City Engineer, process the submittal with City staff's comments and fully complete the right-of-way process. The applicant shall cause all documents to be prepared by a licensed land surveyor, as necessary, for the City's review and recordation.

24. Grading and Drainage Plan: Prior to issuance of any grading or building permits for the site, the applicant shall conduct hydrology studies based on a ten-year storm frequency, prepare an engineered grading and drainage plan, and pay fees required to obtain necessary grading permits. Prior to occupancy, the design engineer shall provide written

certification that the development has been built per the engineered grading and drainage plans. In addition, a plan review letter will be required of the Geotechnical Engineer and Structural Engineer that they have reviewed the bio-treatment areas to ensure that the non-compacted biotreatment material will not create subsurface and/or surface failures due to adjacent structural and vehicle loads.

25. State General Construction Activity Permit: Prior to issuance of any grading or building permits, the applicant shall comply with the State General Construction Activity Permit requirements including paying fees, filing a Notice of Intent and providing a Storm Water Pollution Prevention Plan (SWPPP). The applicant shall provide the City with a copy of the filed Notice of Intent and SWPPP.

26. Stormwater Pollution Prevention Measures: Prior to issuance of any grading or building permits, the applicant shall comply with the National Pollution Discharge Elimination System (NPDES) permit requirements, Santa Clara Valley Water District requirements, and the Campbell Municipal Code regarding stormwater pollution prevention. Specifically, the project must include source control, site design and treatment measures to achieve compliance with Provision C.3. of the NPDES Permit. Measures may include, but are not limited to, minimization of impervious surface area, vegetated swales, infiltration areas, and treatment devices. The primary objectives are to improve the quality and reduce the quantity of stormwater runoff to the bay.

    Upon submission of the building permit, the applicant shall calculate and submit to the City the amount of impervious surface created by the development including the types of stormwater controls to be used. The applicant shall submit preliminary sizing and design showing stormwater controls meet the City's requirements.

    Prior to issuance of any grading or building permits:

    a. The applicant's designer or engineer shall submit the required certification indicating that sizing, selection, and design of treatment BMP's for the project site has been completed to meet the requirements of the City of Campbell's NPDES permit.
    b. The applicant shall sign the "Covenants for the Operation and Maintenance of Stormwater Facilities" and submit a Stormwater Management Plan.

    Prior to occupancy:

    a. A qualified BMP certifier is required to inspect the stormwater management facilities, submit a complete set of as-built drawings to Public Works Engineering, and certify on these drawings that:
        i. The stormwater management facilities were constructed in compliance with the approved plans.
        ii. The as-built drawings show all pertinent constructed dimensions, elevations, shapes, and materials.
        iii. All variations in construction from the approved design plan have been identified, including omissions to and additions from the approved plan.
        iv. Any changes are in conformance with local, state, or federal regulations.

27. Maintenance of Stormwater Facilities: Owner(s), current and future, are required to maintain the stormwater treatment facilities proposed in the public right of way. A Maintenance Agreement will be included in the Stormwater Covenants referenced above.

28. Water Meter(s) and Sewer Cleanout(s): Existing and proposed water meter(s) and sewer cleanout(s) shall be relocated or installed on private property behind the public right-of-way line.

29. Utility Coordination Plan: Prior to issuance of building permits for the site, the applicant shall submit a utility coordination plan and schedule for approval by the City Engineer for installation and/or abandonment of all utilities. The plan shall clearly show the location and size of all existing utilities and the associated main lines; indicate which utilities and services are to remain; which utilities and services are to be abandoned, and where new utilities and services will be installed. Joint trenches for new utilities shall be used whenever possible.

30. Pavement Restoration: The applicant shall restore the pavement in compliance with City standard requirements. In the event that the roadway has recently received a pavement treatment or reconstruction, the project will be subject to the City's Street Cut Moratorium. The applicant will be required to perform enhanced pavement restoration consistent with the restoration requirements associated with the Street Cut Moratorium. The City's Pavement Maintenance Program website (https://www.ci.campbell.ca.us/219) has detailed information on the streets currently under moratorium and the enhanced restoration requirements.

31. Street Improvement Agreements / Plans / Encroachment Permit / Fees / Deposits: Prior to issuance of any grading or building permits for the site, the applicant shall execute a street improvement agreement, cause plans for public street improvements to be prepared by a registered civil engineer, pay various fees and deposits, post security and provide insurance necessary to obtain an encroachment permit for construction of the standard public street improvements, as required by the City Engineer. The plans shall include the following, unless otherwise approved by the City Engineer:

South Bascom Avenue

a. Show location of all existing utilities within the new and existing public right of way.
b. This project is subject to the City's Streetscape Standards for Bascom Avenue, which requires a 10-foot landscaped park strip with City approved street trees 40 feet on center, and a 7-foot sidewalk along S. Bascom Avenue.
c. Removal of existing driveway approach and all sidewalk, curb and gutter.
d. Installation of ADA compliant driveway using City Standard Detail C-20.
e. Installation of City standard curb, gutter and Image Street sidewalk.
f. Installation of new Accessible compliant curb ramp at the southeast corner of South Bascom Avenue and Arroyo Seco Drive. Ensure grades at gutter pan and AC landing area meet PROWAG requirements.
g. Install no mow (fine fescue and hair grass Deschampsia) turf and drip irrigation in the landscape strip.
h. Installation of asphalt concrete overlay per street pavement restoration plan for

utility installation and/or abandonment, as required by the City Engineer.

i. Installation of traffic control, stripes and signs.

j. Installation of City standard streetlight pullbox at the base of the existing streetlight(s) along the frontage. New pullboxes shall be installed downstream of adjacent vehicular traffic (i.e. north of the pole). Streetlight circuitry to be documented on the construction drawings, including the existing point-of-service. Point of service may need to be relocated to this project's frontage.

k. Relocate sanitary sewer "vault" behind new public sidewalk.

l. Construction of conforms to existing public and private improvements, as necessary.

Arroyo Seco Drive

m. Show location of all existing utilities within the existing public right of way.

n. Installation of ADA compliant driveway using City Standard Detail C-19.

o. Installation of City standard curb, gutter, and detached sidewalk.

p. Installation of stormwater treatment facilities needed to comply with MRP 3.0.

q. Installation of asphalt concrete overlay per street pavement restoration plan for utility installation and/or abandonment, as required by the City Engineer.

r. Installation of traffic control, stripes and signs.

s. Installation of City standard streetlight pullbox at the base of the existing streetlight(s) along the frontage. New pullboxes shall be installed downstream of adjacent vehicular traffic (i.e. east of the pole). Streetlight circuitry to be documented on the construction drawings, including the existing point-of-service. Point of service may need to be relocated to this project's frontage.

t. Construction of conforms to existing public and private improvements, as necessary.

u. Submit final plans in a digital format acceptable to the City.

32. Street Improvements Completed for Occupancy and Building Permit Final: Prior to allowing occupancy and/or final building permit signoff, the applicant shall have the required street improvements and pavement restoration installed and accepted by the City, and the design engineer shall submit as-built drawings to the City.

33. Maintenance of Landscaping: Owner(s), current and future, are required to maintain the landscaped park strip and tree wells in the public right of way. This includes, but is not limited to: trees, lawn, plantings, irrigation, etc. Trees shall not be pruned in a manner that would not allow the tree to grow to a mature height.

34. Utility Encroachment Permit: Separate encroachment permits for the installation of utilities to serve the development will be required (including water, sewer, gas, electric, etc.). Applicant shall apply for and pay all necessary fees for utility permits for sanitary sewer, gas, water, electric and all other utility work.

35. Additional Street Improvements: Should it be discovered after the approval process that new utility main lines, extra utility work or other work is required to service the

development, and should those facilities or other work affect any public improvements, the City may add conditions to the development/project/permit, at the discretion of the City Engineer, to restore pavement or other public improvements to the satisfaction of the City.

36. Trash Enclosure: The following trash enclosure requirements shall apply:

    a. NPDES Permit No. CAS612008 (CRWQCB): C.3.a.i. (7): For all new development and redevelopment projects that are subject to the Permittee's planning, building, development, or other comparable review, but not regulated by Provision C.3, encourage the inclusion of adequate source control measures to limit pollutant generation, discharge, and runoff. These source control measures should include covered trash, food waste, and compactor enclosures.

    b. CMC Section 14.02.030 "Stormwater Pollution Control /Requirements". The code states that no pollutants or water containing pollutants can be discharged into the City's storm drain system. Trash enclosures contain pollutants. During a rain event (or during general cleaning) water washes over and into roofless enclosures, collecting pollutants and discharging to the City's storm drain system. Applicants are required to show how new trash enclosures will not discharge pollutants into the storm drain system. One possible method is to provide a sanitary drain in the trash enclosure.

    c. West Valley Sanitation District (WVSD), the local sanitary sewer agency, will require a roof on the enclosure if the trash enclosure drain connects to their sanitary sewer system.

SANTA CLARA COUNTY FIRE DISTRICT

37. Fire Access: Provide conforming fire access turning radii in accordance with SCCFD A1 standard (50' outside / 30' inside), as shown on sheet C8. Provide red curb required along curb front on site.

38. Fire alarm: Fire alarm to be installed as deferred submittal.

39. Fire Sprinkler System: Fire sprinkler system to be installed as a deferred submittal.

40. Address identification: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 6 inches (101.6 mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Address numbers shall be maintained. CFC Sec. 505.1.

41. Construction Site Fire Safety: All construction sites must comply with applicable provisions of the CFC Chapter 33 and our Standard Detail and Specification S1-7. Provide appropriate notations on subsequent plan submittals, as appropriate to the project. CFC Chp. 33.

ARCH D 24x36

CHASE

2060 S Bascom Ave, Campbell, CA 95008-3207

DRAWING LIST

SHEET	NAME	DATE	REV #	DESCRIPTION
00 - GENERAL				
G0.1	COVER SHEET	2/20/2026	2	PLANNING REVISION 2
L6.1	LIFE SAFETY PLAN	2/20/2026	2	PLANNING REVISION 2
01 – CIVIL				
C1.0	EXISTING/DEMOLITION PLAN	2/20/2026	2	PLANNING REVISION 2
C2.0	DEVELOPMENT SITE PLAN	2/20/2026	2	PLANNING REVISION 2
C3.0	PRELIMINARY DRAINAGE & GRADING PLAN	2/20/2026	2	PLANNING REVISION 2
C4.0	PRELIMINARY EROSION CONTROL PLAN	2/20/2026	2	PLANNING REVISION 2
C4.1	PRELIMINARY EROSION CONTROL DETAILS	2/20/2026	2	PLANNING REVISION 2
C5.0	PRELIMINARY POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	2/20/2026	2	PLANNING REVISION 2
C6.0	PRELIMINARY UTILITY PLAN	2/20/2026	2	PLANNING REVISION 2
C7.0	PRELIMINARY CIRCULATION PLAN	2/20/2026	2	PLANNING REVISION 2
C8.0	EMERGENCY ACCESS PLAN	2/20/2026	2	PLANNING REVISION 2
C9.0	TRASH MANAGEMENT PLAN	2/20/2026	2	PLANNING REVISION 2
C10.0	CONSTRUCTION STAGING PLAN	2/20/2026	2	PLANNING REVISION 2
02 – LANDSCAPING				
L1.0	TREE DISPOSITION NOTES, SCHEDULE, & DETAILS	2/20/2026	2	PLANNING REVISION 2
L1.1	TREE DISPOSITION PLAN	2/20/2026	2	PLANNING REVISION 2
L2.0	PRELIMINARY LANDSCAPE SCHEDULE AND NOTES	2/20/2026	2	PLANNING REVISION 2
L2.1	PRELIMINARY LANDSCAPE PLAN	2/20/2026	2	PLANNING REVISION 2
L2.2	PRELIMINARY LANDSCAPE IMAGERY BOARD	2/20/2026	2	PLANNING REVISION 2
03 – IRRIGATION				
IR1.1	IRRIGATION PLAN	2/20/2026	2	PLANNING REVISION 2
IR1.2	IRRIGATION DETAILS	2/20/2026	2	PLANNING REVISION 2
IR1.3	IRRIGATION DETAILS	2/20/2026	2	PLANNING REVISION 2

DRAWING LIST

SHEET	NAME	DATE	REV #	DESCRIPTION
04 - ARCHITECTURAL				
A0.4	TRASH ENCLOSURE, PAVING DETAILS	2/20/2026	2	PLANNING REVISION 2
A1.1.0	CONSTRUCTION PLAN	2/20/2026	2	PLANNING REVISION 2
A1.1.1	ANNOTATED FLOOR PLAN	2/20/2026	2	PLANNING REVISION 2
A1.1.2	FURNITURE / EQUIPMENT PLAN	2/20/2026	2	PLANNING REVISION 2
A1.1.3	FINISH PLAN	2/20/2026	2	PLANNING REVISION 2
A1.2	REFLECTED CEILING PLAN	2/20/2026	2	PLANNING REVISION 2
A1.3	ROOF PLAN	2/20/2026	2	PLANNING REVISION 2
A2.1	EXTERIOR ELEVATIONS	2/20/2026	2	PLANNING REVISION 2
A2.2	EXTERIOR ELEVATIONS	2/20/2026	2	PLANNING REVISION 2
A4.3	BUILDING SECTIONS	2/20/2026	2	PLANNING REVISION 2
A7.1	SITE PHOTOS	2/20/2026	2	PLANNING REVISION 2
A7.2	COLORED FRONT ELEVATION	2/20/2026	2	PLANNING REVISION 2
A7.3	ISOMETRIC RENDERINGS	2/20/2026	2	PLANNING REVISION 2
A7.4	STREETSCAPE DRAWINGS	2/20/2026	2	PLANNING REVISION 2
07 - ELECTRICAL				
E1.1	SITE PLAN PHOTOMETRIC	2/20/2026	2	PLANNING REVISION 2
E1.2	LIGHT FIXTURE SPECIFICATION SHEETS	2/20/2026	2	PLANNING REVISION 2
E1.3	LIGHT FIXTURE SPECIFICATION SHEETS	2/20/2026	2	PLANNING REVISION 2
E1.4	LIGHT FIXTURE SPECIFICATION SHEETS	2/20/2026	2	PLANNING REVISION 2
E1.5	LIGHT FIXTURE SPECIFICATION SHEETS	2/20/2026	2	PLANNING REVISION 2
E1.6	LIGHT FIXTURE SPECIFICATION SHEETS	2/20/2026	2	PLANNING REVISION 2

CIVIL ABBREVIATIONS

AB	AGGREGATE BASE	GB	GRADE BREAK
AC	ASPHALT CONCRETE	GW	GREASE WASTE
		HP	HIGH POINT
AHJ	AUTHORITY HAVING JURISDICTION	INV	INVERT
BC	BACK OF CURB	IRR	IRRIGATION WATER
BS	BOTTOM OF STAIR	JS	JUNCTION STRUCTURE
BLDG	BUILDING	LP	LOW POINT
BW	BACK OF WALK	MH	MANHOLE
CAB	COMPACT AGGREGATE BASE	N	NORTH
CB	CATCH BASIN	NGAS	GAS
CF	CURB FACE	PCC	PORTLAND CEMENT CONCRETE
C/L	CENTERLINE	P / L	PROPERTY LINE
COM	DATA / PHONE	PUE	PUBLIC UTILITY EASEMENT
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST.	CONSTRUCT, CONSTRUCTION	R	RIDGE OF RADIUS
CSG	COMPACTED SUBGRADE	RD	ROOF DRAIN
CW	COLD WATER	RW	RECLAIMED WATER
DF	DEEPENED FOOTING	R / W	RIGHT - OF - WAY
DI	DRAIN INLET	S	SEWER OR SOUTH
DW	DOMESTIC WATER	SD	STORM DRAIN
E	ELECTRIC OR EAST	STA	STATION
EG	EDGE OF GUTTER	SS	SANITARY SEWER
ELECT	ELECTRIC	SPPWC	STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION
ESMT	EASEMENT		
EP	EDGE OF PAVEMENT	SW	SIDE WALK
FF	FINISHED FLOOR	T	TELEPHONE
FG	FINISHED GRADE	TC	TOP OF CURB
FL	FLOOR LINE	TS	TOP OF STAIR
FS	FINISHED SURFACE	VIF	VERIFY IN FIELD
FW	FIRE WATER	W	WATER OR WEST
G	GAS	XXX.XX	PROPOSED ELEVATION
		(XXX.XX)	EXISTING ELEVATION

ARCHITECTURAL ABBREVIATIONS

GENERAL ABBREVIATIONS

A	ANNEALED	PSF	POUNDS PER SQUARE FOOT
AC	AIR CONDITIONING	PT	PRESSURE TREATED
ACT	ACOUSTICAL CEILING TILE	PTD	PAINTED
AFF	ABOVE FINISHED FLOOR	QT	QUARRY TILE
AHJ	AUTHORITY HAVING JURISDICTION	R	RADIUS
AHU	AIR HANDLING UNIT	REBAR	REINFORCING BAR
ALUM	ALUMINUM	REF	REFER, REFERENCE
ASPH	ASPHALT	REQD	REQUIRED
BMS	BUILDING ENERGY MANAGEMENT SYSTEM	RO	ROUGH OPENING
CJ	CONTROL JOINT	SB	SPLASHBLOCK
CL	CENTERLINE	SIM	SIMILAR
CLG	CEILING	SPEC	SPECIFICATION
CMU	CONCRETE MASONRY UNIT	SS	STAINLESS STEEL
COL	COLUMN	STL	STEEL
CONC	CONCRETE	STOR	STORAGE
CONT	CONTINUOUS	SUSP	SUSPENDED
CPT	CARPET	T	TEMPERED
CT	CERAMIC TILE	TYP	TYPICAL
DBL	DOUBLE	UNO	UNLESS NOTED OTHERWISE
DF	DRINKING FOUNTAIN	VCT	VINYL COMPOSITION TILE
DIA, Ø	DIAMETER	VERT	VERTICAL
DIM	DIMENSION	WD	WOOD
DN	DOWN	WP	WATERPROOF
DS	DOWNSPOUT	WRB	WEATHER-RESISTIVE BARRIER
EA	EACH	WWF	WELDED WIRE FABRIC
EJ	EXPANSION JOINT		
ELEC	ELECTRIC, ELECTRICAL	ABCM	ASSISTANT BANKING CENTER MANAGER
ELEV	ELEVATION		
EQ	EQUAL	AHD	AFTER-HOUR DEPOSITORY
EXIST	EXISTING	ATM, eATM	AUTOMATED TELLER MACHINE
FD	FLOOR DRAIN		
FE	FIRE EXTINGUISHER	BCM	BANKING CENTER MANAGER
FEC	FIRE EXTINGUISHER CABINET	BRG	BULLET-RESISTANT GLASS
FF	FINISH FLOOR	CAT	CUSTOMER ACCESS TABLE
FR	FIRE RATED	CCS	CUSTOMER CONSULTATION SPACE
FRP	FIBER REINFORCED PLASTIC		
GALV	GALVANIZED	CMS	CASUAL MEETING SPACE
GYP BD	GYPSUM BOARD	CPC	CHASE PRIVATE CLIENT
H.D. GALV.	HOT-DIP GALVANIZED (STEEL)	CR	CASH RECYCLER
		DAB	DIGITAL ADVICE BAR
H.O.P.	HIGHEST OPERABLE PART	DRC	DESIGN REVIEW CALL
HC	HANDICAPPED	DRT	DINING ROOM TABLE
HM	HOLLOW METAL	DU, D/U	DRIVE-UP
HT	HEIGHT	EBDU	EXPRESS BANKING DRIVE-UP
HWD	HARDWARE	HUB	HOLD-UP BUTTON
INSUL	INSULATION	IWS	INDIVIDUAL WORK SPACE
JAN, JC	JANITOR, JANITOR'S CLOSET	LAO	LEAD ASSOCIATE OPERATIONS
MAX	MAXIMUM	LTOS	LEAD TELLER OPERATIONS SPECIALIST
MECH	MECHANICAL		
MFR	MANUFACTURER	MFD	MULTI-FUNCTIONAL DEVICE
MIN	MINIMUM	PB	PERSONAL BANKER
MO	MASONRY OPENING	PCA	PRIVATE CLIENT ADVISOR
MR	MOISTURE RESISTANT	PCB	PRIVATE CLIENT BANKER
MTL	METAL	PCIA	PRIVATE CLIENT INVESTMENT ADVISOR
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT	PCS	PRIVATE CONSULTATION SPACE
NOM	NOMINAL	PTB	POWER TRANSITION BOX
NTS	NOT TO SCALE	SDB	SAFE DEPOSIT BOX
OC	ON CENTER	TCC	TABLET CHARGING CABINET
OPP	OPPOSITE	TP	TELEPRESENCE
PF	PRE-FABRICATED	VAT	VACUUM AIR TUBE

PROJECT CONTACTS

CLIENT
CBRE TURNER AND TOWNSEND / J.P. MORGAN CHASE
CONTACT: PATRICK ONEILL
SR. PROJECT MANAGER
(209) 602-23351
SACRAMENTO, CA
patrick.oneill@cbre.com

PROJECT MANAGER
COLLIERS ENGINEERING & DESIGN
2 PENN CENTER, SUITE 700
1500 JOHN F. KENNEDY BLVD
PHILADELPHIA, PA 19102
HUNTER DECKER
(484) 567-7670
hunter.decker@collierseng.com

ARCHITECT
MGO
3333 MICHELSON DR.,
SUITE 100
IRVINE, CA 92612
MEGHANA JOSHI
(949) 705-0732
meghana.joshi@mg2.com

CIVIL
KIMLEY-HORN
1100 W TOWN AND COUNTY ROAD
SUITE 700
ORANGE, CA 92868
BARSIN BETGOVARGEZ
(657) 204-5037
barsin.betgovargez@kimley-horn.com

MECHANICAL/PLUMBING ENGINEER
COLLIERS ENGINEERING & DESIGN
41 CHURCH ROAD
BRUNSWICK, MAINE 04011

Evan Graves
(484) 567-7689
evan.graves@collierseng.com

ELECTRICAL ENGINEER
COLLIERS ENGINEERING & DESIGN
SIX TOWER BRIDGE, SUITE 430
181 WASHINGTON ST
CONSHOHOCKEN, PA 19428
ANGELA ROBINSON
(517) 827-8726
angela.robinson@collierseng.com

STRUCTURAL ENGINEER
KIMLEY HORN
11000 W TOWN AND COUNTRY RD.
SUITE 700
ORANGE, CA 92868
BARSIN BET GOVARGEZ
(657) 204-5037
barsin.betgovargez@kimley-horn.com

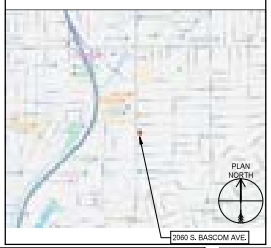
PROJECT NOTES

LEGAL DESCRIPTION
PARCEL A OF PARCEL MAP RECORDED 5/31/1976 IN BOOK 369, PAGE 24

SCOPE OF WORK
FULL SITE CIVIL, STRUCTURAL, ARCHITECTURAL, CONSTRUCTION, TRADES TO INCLUDE MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE ALARM. THE EXISTING STRUCTURE IS TO BE FULLY DEMOLISHED, FOLLOWED BY A NEW GROUND-UP BUILD OF A PROTOTYPICAL CHASE BANK.

DEFERRED SUBMITTALS
- FIRE ALARM SYSTEM
- AUTOMATIC FIRE SPRINKLER SYSTEM

LOCATION MAP



AERIAL IMAGE



APPLICABLE CODE

BUILDING CODE	2025 CALIFORNIA BUILDING STANDARDS CODE (CAL. CODE REGS., TITLE 24) W/ LOCAL AMENDMENT
EXISTING BUILDING CODE	2025 CALIFORNIA EXISTING BUILDING CODE (CEBC), TITLE 24, PART 10 W/ LOCAL AMENDMENT
ACCESSIBILITY CODE	2025 CALIFORNIA BUILDING CODE (CBC), PART 2, CHAPTER 11A & 11B
MECHANICAL CODE	2025 CALIFORNIA MECHANICAL CODE W/ LOCAL AMENDMENTS
PLUMBING CODE	2025 CALIFORNIA PLUMBING CODE W/ LOCAL AMENDMENTS
ELECTRICAL CODE	2025 CALIFORNIA ELECTRICAL CODE W/ LOCAL AMENDMENTS
ENERGY CONSERVATION CODE	2025 CALIFORNIA ENERGY CODE
FUEL GAS CODE	INCLUDED IN MECHANICAL AND PLUMBING CODES
FIRE PREVENTION CODE	2025 FIRE PREVENTION CODE
LIFE SAFETY CODE	2025 CALIFORNIA BUILDING CODE CH.10 & 2025 CALIFORNIA FIRE CODE

CODE SUMMARY

USE GROUP BUILDING HEIGHT	B BUSINESS 1 STORY ACTUAL < UNLIMITED	CBC 302.1 CBC TABLE 504.3
BUILDING AREA CONSTRUCTION TYPE FIRE RESISTANCE RATINGS EXTERIOR WALL OPENINGS	3,609 SF ACTUAL < UNLIMITED V-B EXT, FIRE SEP. > 30' NOT REQUIRED EXT, PROTECTED > 3 HR FIRE RATED INT, UNPROTECTED NOT REQUIRED	CBC TABLE 506.2 CBC TABLE 601 CBC TABLE 601, 705.5 CBC TABLE 705.8
FIRE PROTECTION INTERIOR FINISHES OCCUPANCY	NON-SPRINKLERED ROOMS AND ENCLOSED SPACES- CLASS C BUSINESS USE 150 GSF/PERSON	CBC CHAPTER 9 CBC TABLE 803.13 CBC TABLE 1005.1
EGRESS WIDTH	3,609 GSF/150 SF = 24 PERSONS MAXIMUM W/O SPRINKLER @ 0.2" PER PERSON 109" ACTUAL > 32" MINIMUM (0.2" X 23=4.6")	CBC TABLE 1005.1
ACCESSIBLE ENTRY/EXITS & 1009	2 ACTUAL > 1 REQUIRED	CBC SECTIONS 1104
SPACES WITH 1 EXIT	24 PERSONS ACTUAL < 49 MAXIMUM	CBC TABLE 1006.2.1
EXIT SEPARATION EXIT TRAVEL DISTANCE	61'-1" ACTUAL TRAVEL DISTANCE < 100' MAX 53-0"ACTUAL OF 95'-0"=47'-6" MIN.	CBC TABLE 1007.1.1 CBC TABLE 1007.2
ACCESSIBILITY	NON-SPRINKLERED 83-0" MAX < 200' MAX. ALLOWABLE SEE THIS SHEET FOR DETAILS	CBC CH.11B

GENERAL CONTRACTOR NOTES LEED / SUSTAINABILITY:

CONTRACTOR RESPONSIBILITIES:
- LEED SUBMITTALS AND DOCUMENTATION
- ON-SITE WASTE AND RECYCLING STORAGE AND SORTING AND DISPOSAL
- COORDINATE WITH COMMISSIONING AGENT AND FLUSH-OUT OR IAQ TESTING ACTIVITIES
- CONSTRUCTION FEASIBILITY AND PRICING OF ALTERNATIVE MATERIALS WHERE NECESSARY
- SPEC SECTIONS TO NOTE FOR SUSTAINABILITY: 017419, 018113, 018119, 019100, 019114
- FLUSH OUT: DOAS PROVIDES 600 CFM. WE WILL LIKELY DIRECT THE CONTRACTOR TO PURSUE AIR TESTING SUE TO THE TIME REQUIRED FOR FLUSH OUT,
- CONTRACTOR TO PROVIDE BREAK OUT LINE ITEMS IN BID PACKAGE FOR ALL MATERIALS / SCOPE OUTLINED IN SCHEDULE OF ALTERNATES SEE A3.0

GENERAL NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
2. THE ARCHITECT OF RECORD SHALL DESIGN, AND THE GENERAL CONTRACTOR SHALL CONSTRUCT, THE BUILDING TO CONFORM TO THE LEAST RESTRICTIVE AND MOST ECONOMICAL I.B.C. CONSTRUCTION TYPE PERMITTED BY AUTHORITIES HAVING JURISDICTION. FOR NEW-CONSTRUCTION "PROTOTYPICAL" PROJECTS, CONSTRUCTION TYPE V-B IS GENERALLY SUFFICIENT. CONSTRUCTION SHALL CONFORM TO I.B.C. 602.1.1 MINIMUM REQUIREMENTS.

   A BUILDING OR PORTION THEREOF SHALL NOT BE REQUIRED TO CONFORM TO THE DETAILS OF A TYPE OF CONSTRUCTION HIGHER THAN THAT TYPE WHICH MEETS THE MINIMUM REQUIREMENTS BASED ON OCCUPANCY EVEN THOUGH CERTAIN FEATURES OF SUCH A BUILDING ACTUALLY CONFORM TO A HIGHER TYPE OF CONSTRUCTION.
3. GEN. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S VENDORS REGARDING SCHEDULING AND SEQUENCING OF THE WORK.
4. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
5. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
6. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE- AND BELOW-GRADE UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. G.C. SHALL BE RESPONSIBLE FOR SET-UP AND COORDINATION OF ALL THE UTILITY SERVICES FOR THE PROJECT.
7. GENERAL CONTRACTOR SHALL ALSO OBTAIN FINAL SITE ADDRESS.
8. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
9. CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING IN WALLS FOR SUPPORT OF ALL EQUIPMENT, SHELVING, ACCESSORIES, SIGNAGE, AND OTHER DEVICES REQUIRED.
10. ALL PENETRATIONS SHALL RECEIVE CAULKING TO SEAL ANY TYPE OF ENERGY LOSS.
11. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL APPLICABLE DIMENSIONS OF FIXTURES AND EQUIPMENT SUPPLIED AND/OR INSTALLED BY OTHERS.
12. UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.
13. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE, AT THE TIME OF THE PRE-BID MEETING, IN BASE BID.
14. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF POWER COMPANY ELECTRICAL TRANSFORMER, PAD, PRIMARY & SECONDARY CONDUITS, AND SECONDARY CABLING IN BASE BID.
15. SIGNAGE:
   A. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL CODE-REQUIRED EXTERIOR DIRECTIONAL TRAFFIC SIGNAGE.
   B. OWNER'S SIGNAGE VENDOR SHALL PROVIDE AND INSTALL ALL NON-CODE-REQUIRED SITE DIRECTIONAL AND EQUIPMENT INSTRUCTIONAL SIGNAGE.
   C. UNLESS OTHERWISE DIRECTED BY THE OWNER, GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL BASE WORK FOR SITE MONUMENT AND/OR PYLON SIGN(S), INCLUDING EXCAVATION, CONCRETE FOUNDATION, SIGN BASE VENEER/FINISH AND CAP WHEN REQUIRED, ELECTRICAL ROUGH-IN AND WIRING TO BASE-MOUNTED SIGN JUNCTION BOX, FINISH GRADING AND LANDSCAPING.
   D. OWNER'S SIGN CONTRACTOR SHALL PROVIDE AND INSTALL BUILDING EXTERIOR AND SITE BRAND SIGNAGE, AND MAKE FINAL ELECTRICAL CONNECTIONS FROM SIGN JUNCTION BOXES.
   E. OWNER'S SIGN VENDOR SHALL PROVIDE AND INSTALL ALL INTERIOR BRAND, ROOM IDENTIFICATION, AND ACCESSIBILITY SIGNAGE. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL BLOCKING AS REQUIRED FOR SIGNAGE SUPPORT AND ELECTRICAL ROUGH-IN AND WIRING ALL POWERED SIGNS FOR FINAL CONNECTION BY THE OWNER'S SIGNAGE VENDOR.
16. GENERAL CONTRACTOR TO PROVIDE FOUR (4) 30 YARD DUMPSTERS DURING CHASE RETAIL MOVE-IN.
17. GENERAL CONTRACTOR SHALL PROVIDE ONE SKILLED LABORER FOR ONE WEEK DURING CHASE RETAIL MOVE-IN, (40 HOURS).
18. GENERAL CONTRACTOR SHALL PERFORM A TOPOGRAPHIC SURVEY PRIOR TO STARTING CONSTRUCTION AND REPORT ANY DISCREPANCIES IN GRADES AS COMPARED TO EXISTING GRADES INDICATED ON CIVIL DRAWINGS. SUBMIT A COPY OF TOPOGRAPHIC SURVEY TO ARCHITECT AND INDICATE ANY DISCREPANCIES ON SURVEY PRIOR TO COMMENCING EARTHWORK.
19. ALL EXTERIOR FLOOR PLAN DIMENSIONS ARE TO EXTERIOR FACE OF FINISH UNLESS OTHERWISE NOTED. ALL INTERIOR FLOOR PLAN DIMENSIONS ARE TO FACE OF FINISH UNLESS OTHERWISE NOTED.

DRAWING SYMBOLS LEGEND

VIEW TITLE: DETAIL # / VIEW NAME / SCALE : 1/8" = 1'-0"
SECTION MARKER: SECTION # / A101 / DRAWING #
DETAIL SECTION: DETAIL # / A101 / DRAWING #
DETAIL CALLOUT: DETAIL # / A101 / DRAWING #
ELEVATION MARKER: ELEVATION # / A100 / DRAWING #
NEW COLUMN ID: XXX
EXISTING COLUMN ID: XXX

BREAK MARKER
NORTH ARROW (SHOWN IN KEYPLAN)
WINDOW TYPE MARKER: XX
DOOR MARKER: 101
KEYNOTE: #
KEYNOTE (REMOVALS): #
ROOM TAG: Room name / 101
EQUIPMENT TAG: EF 21
ELEVATION NOTATION
CEILING HEIGHT: 8' - 0"
CONSTRUCTION TYPE: XXXXX

DRAWING SYMBOLS LEGEND - CIVIL

PROPERTY LINE
CENTER LINE
EASEMENT OR SETBACK LINE
APPROXIMATE CIVIL LIMIT OF WORK LINE
PROPOSED CONTOUR: XXX
EXISTING CONTOUR: XXX
PROPOSED ROOF DRAIN DOWNSPOUT LOCATION

XXX.XX TC / XXX.XX FS: PROPOSED SPOT GRADE
(XXX.XX TC) / (XXX.XX FS): EXISTING SPOT GRADE
X.X %: PROPOSED FLOW (DIRECTION AND SLOPE)
LANDSCAPE
CONCRETE SIDEWALK
HEAVY DUTY CONCRETE PAVEMENT
STANDARD DUTY ASPHALT CONCRETE PAVEMENT

SITE INFORMATION

SITE ADDRESS 2060 SOUTH BASCOM AVE. CAMPBELL, CA 95008	APN 288-08-073
TOTAL PROPERTY AREA 46,536 SF	TOTAL BUILDING AREA 3,609 SF (7.75% LOT COVERAGE)
FAR 0.104	ZONING CLASSIFICATION NC - NEIGHBORHOOD COMERCIAL

CITY APPROVAL

CITY APPROVAL

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved, This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified, This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

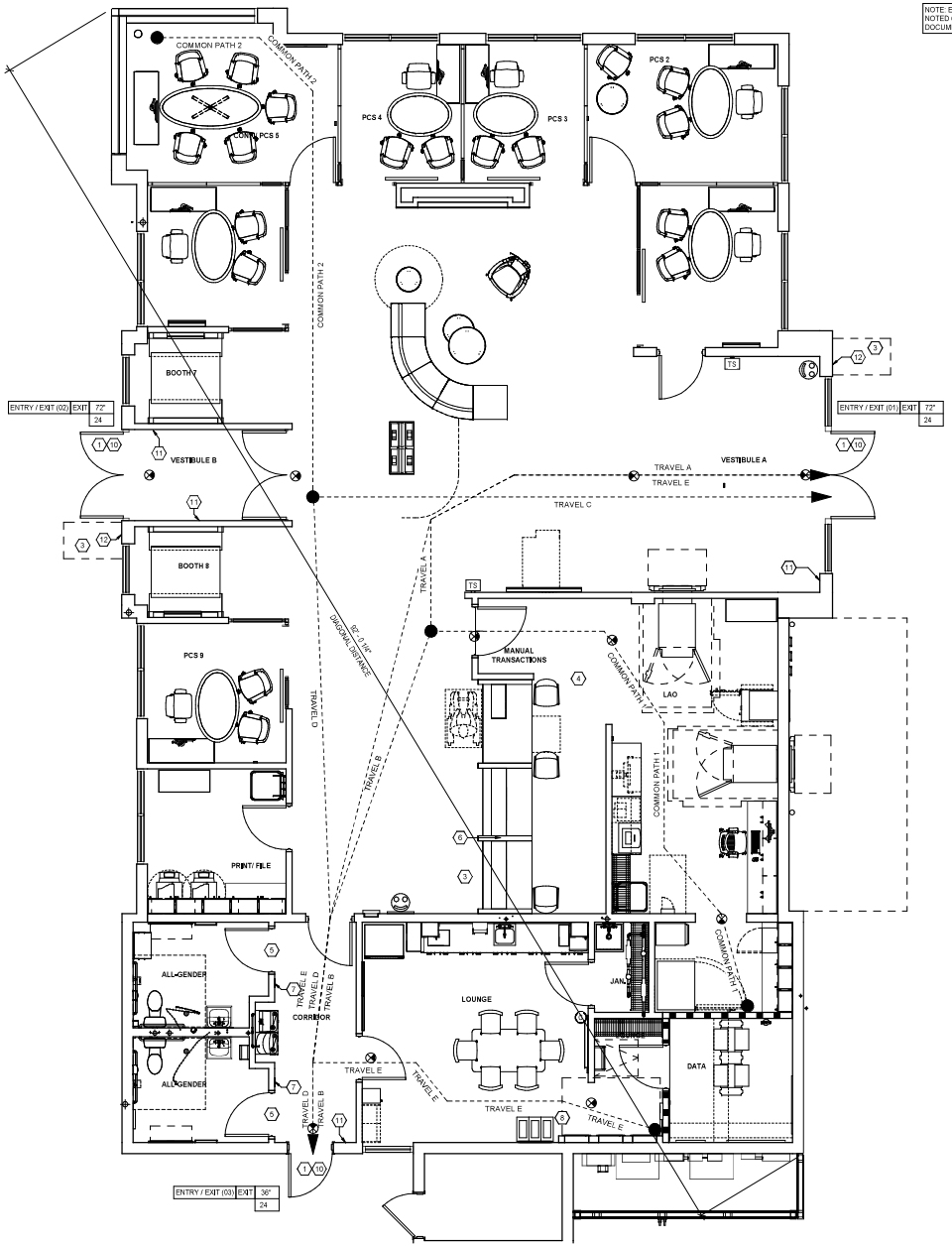
NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: COVER SHEET
DRAWING NUMBER: G0.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

2/20/2026 6:40:28 PM



1 LIFE SAFETY PLAN
SCALE : 1/4" = 1'-0"

NOTE: EMERGENCY LIGHTING IS NOTED ON E5 OF THE CONTRACT DOCUMENT SET

CODE SUMMARY

USE GROUP	B BUSINESS	CBC 302.1
BUILDING HEIGHT	1 STORY ACTUAL < UNLIMITED	CBC TABLE 504.3
BUILDING AREA	3,609 SF ACTUAL < UNLIMITED	CBC TABLE 506.2
CONSTRUCTION TYPE	V-B	CBC TABLE 601
FIRE RESISTANCE RATINGS	EXT. FIRE SEP. > 30' NOT REQUIRED	CBC TABLE 601, 705.5
EXTERIOR WALL OPENINGS	EXT. PROTECTED > 3 HR FIRE RATED INT. UNPROTECTED NOT REQUIRED	CBC TABLE 705.8
FIRE PROTECTION	NON-SPRINKLERED	CBC CHAPTER 9
INTERIOR FINISHES	ROOMS AND ENCLOSED SPACES - CLASS C	CBC TABLE 803.13
OCCUPANCY	BUSINESS USE 150 GSF/PERSON 3,609 GSF/150 SF = 24 PERSONS MAXIMUM	CBC TABLE 1005.1
EGRESS WIDTH	W/O SPRINKLER @ 0.2" PER PERSON 105" ACTUAL > 32" MINIMUM (0.2" X 23=4.6")	CBC TABLE 1005.1
ACCESSIBLE ENTRY/EXITS & 1009	2 ACTUAL > 1 REQUIRED	CBC SECTIONS 1104
SPACES WITH 1 EXIT	24 PERSONS ACTUAL < 49 MAXIMUM	CBC TABLE 1006.2.1
EXIT SEPARATION	61'-1" ACTUAL TRAVEL DISTANCE < 100' MAX	
EXIT TRAVEL DISTANCE	53-0"ACTUAL OF 85'-0"=47'-5" MIN.	CBC TABLE 1007.1.1
	NON-SPRINKLERED 83'-0" MAX < 200' MAX. ALLOWABLE	CBC TABLE 1007.2
ACCESSIBILITY	SEE THIS SHEET FOR DETAILS	CBC CH.11B

1	THRESHOLD TO BE BARRIER FREE COMPLIANT PER ALL APLICABLE CODES.
3	30" X 48" CLEAR FOR WHEELCHAIR ACCESS.
4	60" DIAMETER MINIMUM TURN RADIUS FOR WHEELCHAIR ACCESS.
5	32" MINIMUM CLEAR AT RESTROOM DOOR.
6	POS TRANSACTION PLANE TO BE 34" ABOVE FINISH FLOOR FOR WHEELCHAIR ACCESIBILITY.
7	PROVIDE BARRIER-FREE SIGNAGE ATA ADA RESTROOM PER ALL APPLICABLE CODES.
8	36" CLEAR FOR ELECTRICAL PANEL ACCESS.
10	PROVIDE TACTILE "EXIT" SIGNAGE WITH SYMBOL OF ACCESSIBILITY.
11	LOCATION OF INTERIOR MOUNTED ACTUATOR PUSH BOTTON AND PUSH KEY SWITCH.
12	LOCATION OF EXTERIOR MOUNTED ACTUATOR PUSH BUTTON.

LEGEND

DESCRIPTION
DIMENSION
OCCUPANTS

SIGN DIRECTION
FACE OF SIGN — EXIT SIGN

EXIT

CPET — COMMON PATH OF EGRESS DISTANCE

EATD — EXIT ACCESS TRAVEL DISTANCE (ALONG STAIRWAY NOSING AT OPEN STAIRWAYS)

FE — FIRE EXTINGUISHER ON WALL BRACKET

FE — FIRE EXTINGUISHER CABINET

DF — DRINKING FOUNTAIN

SS — SERVICE SINK

1-HR RATED WALL
2-HR RATED WALL
3-HR RATED WALL
4-HR RATED WALL

EGRESS PATH OF TRAVEL SCHEDULE

EXIT ROUTE	TRAVEL DISTANCE	MEETS CODE
COMMON PATH 1	40' - 7 1/2"	Yes
COMMON PATH 2	40' - 2"	Yes
TRAVEL A	35' - 11"	Yes
TRAVEL B	37' - 2 1/2"	Yes
TRAVEL C	35' - 8"	Yes
TRAVEL D	49' - 3 1/2"	Yes
TRAVEL E	91' - 7"	Yes

COMMON PATH 1 + TRAVEL A = 76' - 6 1/2"
COMMON PATH 1 + TRAVEL B = 77' - 10"
COMMON PATH 2 + TRAVEL C = 75' - 10"
COMMON PATH 2 + TRAVEL D = 89' - 5 1/2"

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved, This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified, This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

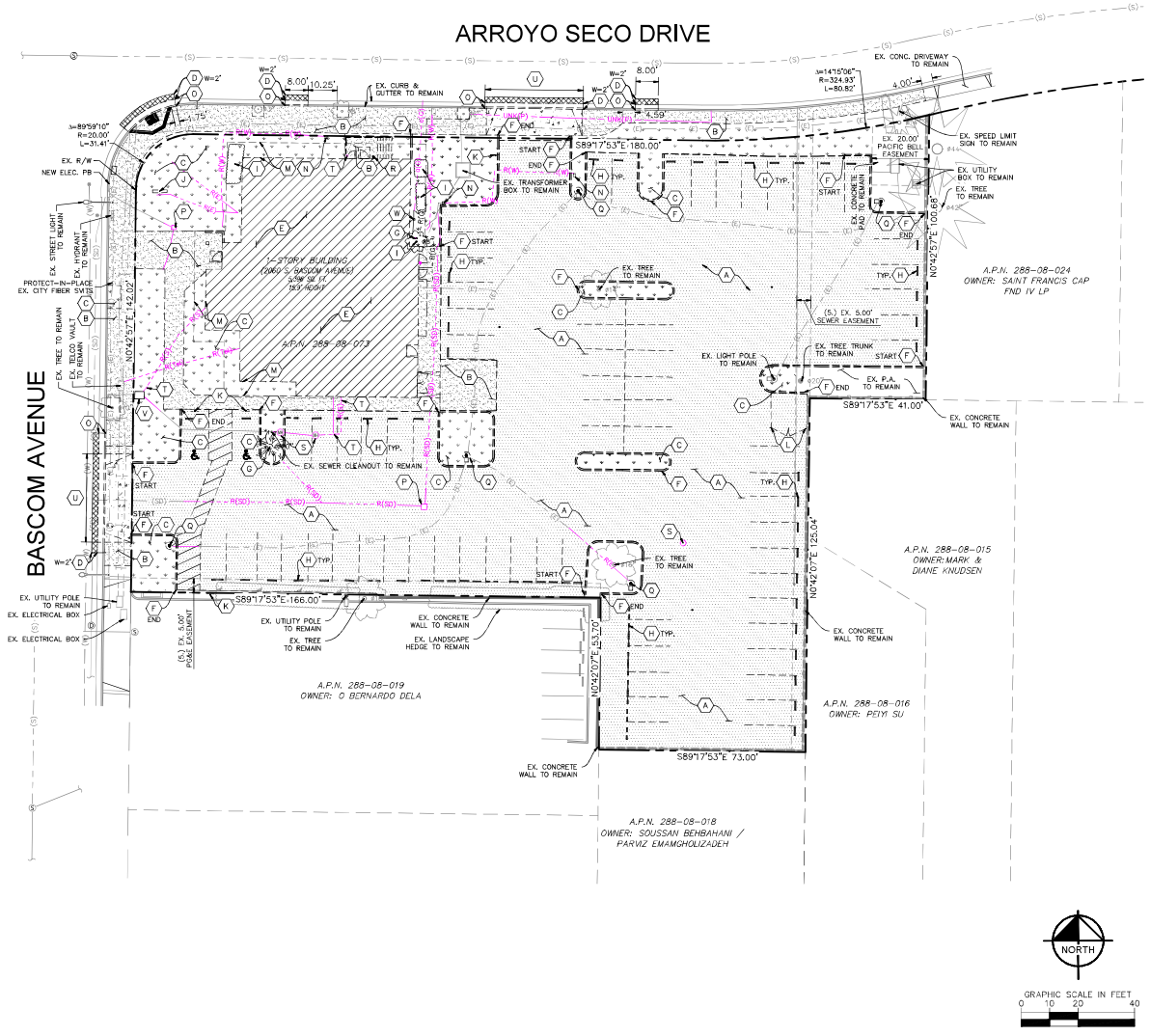
Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: LIFE SAFETY PLAN
DRAWING NUMBER: LS.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36
2/20/2026 6:40:30 PM

ARCH D 24x36



UTILITY DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING PROPERTY LINE
(S)	EXISTING SANITARY SEWER
(SD)	EXISTING STORM DRAIN
(E)	EXISTING ELECTRICAL LINE
(W)	EXISTING DOMESTIC WATER LINE
(G)	EXISTING GAS LINE
R(E)	EXISTING ELECTRICAL/COMM. LINE TO BE REMOVED
R(W)	EXISTING WATER LINE TO BE REMOVED
R(SD)	EXISTING STORM DRAIN LINE TO BE REMOVED
R(S)	EXISTING SANITARY SEWER LINE TO BE REMOVED
R(Tel)	EXISTING COMMUNICATIONS LINE TO BE REMOVED
d(G)	EXISTING GAS LINE TO BE CAPPED & ABANDONED
UNK(P)	EXISTING UTILITY LINE TO BE CAPPED & ABANDONED

EXISTING UTILITY NOTE:

1. ALL EXISTING UTILITY INFORMATION IS APPROXIMATE, AND BASED ON AVAILABLE RECORD DRAWINGS PROVIDED BY THE SURVEYOR.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING INFORMATION BEFORE CONSTRUCTION. NOTIFY ENGINEER AND CITY REPRESENTATIVE FOR ANY DISCREPANCIES.

DEMOLITION KEYNOTES

A	SAW-CUT AND REMOVE EXISTING A.C. PAVEMENT SECTION (ASPHALT, BASE, & SUB-GRADE) AS REQUIRED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.
B	SAWCUT, REMOVE, AND DISPOSE EXISTING CONCRETE PAVEMENT, BASE (IF ANY) AND SUB-GRADE AS NEEDED TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.
C	REMOVE AND DISPOSE EXISTING LANDSCAPE AND SHRUB PLANTINGS IN THESE AREAS. BACKFILL AS NEEDED TO ACCOMMODATE PROPOSED IMPROVEMENTS
D	SAW-CUT AND REMOVE EXISTING A.C. PAVEMENT SECTION TO THE TOP OF THE BASE LAYER.
E	REMOVE AND DEMOLISH EXISTING BUILDING, INCLUDING ALL FOUNDATION AND UTILITY STUBOUTS. BACKFILL AND RECOMPACT TO ACCOMMODATE PROPOSED IMPROVEMENTS. CAP AND ABANDON ALL UTILITY STUBOUTS WITHIN BUILDING ENVELOPE. BACKFILL AND COMPACTION PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
F	REMOVE AND DISPOSE EXISTING CONCRETE CURB.
G	REMOVE AND DISPOSE EXISTING BACKFLOW PREVENTOR.
H	REMOVE AND DISPOSE EXISTING CONRETE WHEEL STOPS.
I	REMOVE AND DISPOSE EXISTING TREE/SHRUB/BUSH, INCLUDING ROOTS.
J	REMOVE AND DISPOSE EXISTING MONUMENT SIGN.
K	REMOVE AND DISPOSE EXISTING ADA PARKING SIGNAGE.
L	REMOVE AND DISPOSE EXISTING WOODEN FENCE AND STRUCTURE.
M	EXISTING BUILDING OVERHANG TO BE REMOVED.
N	REMOVE AND DISPOSE EXISTING IRRIGATION CONTROL VALVE.
O	REMOVE AND DISPOSE EXISTING CONCRETE CURB AND GUTTER.
P	REMOVE AND DISPOSE EXISTING STORM DRAIN INLET. CONTRACTOR SHALL INFILL VOID WITH SOIL. SOIL TO BE MOISTURE CONDITIONED & COMPACTED @ 95% OF RELATIVE DENSITY.
Q	REMOVE & DEMOLISH EXISTING LIGHT POLE.
R	REMOVE AND DISPOSE EXISTING WATER FAUCET.
S	REMOVE AND DISPOSE EXISTING SEWER MANHOLE. CONTRACTOR SHALL INFILL VOID WITH SOIL. SOIL TO BE MOISTURE CONDITIONED & COMPACTED @ 95% OF RELATIVE DENSITY.
T	REMOVE AND DISPOSE EXISTING SEWER CLEANOUT.
U	REMOVE & DISPOSE EXISTING DRIVEWAY.
V	REMOVE & DISPOSE EXISTING SANITARY SEWER VAULT.
W	REMOVE & DISPOSE EXISTING GAS RISER.

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

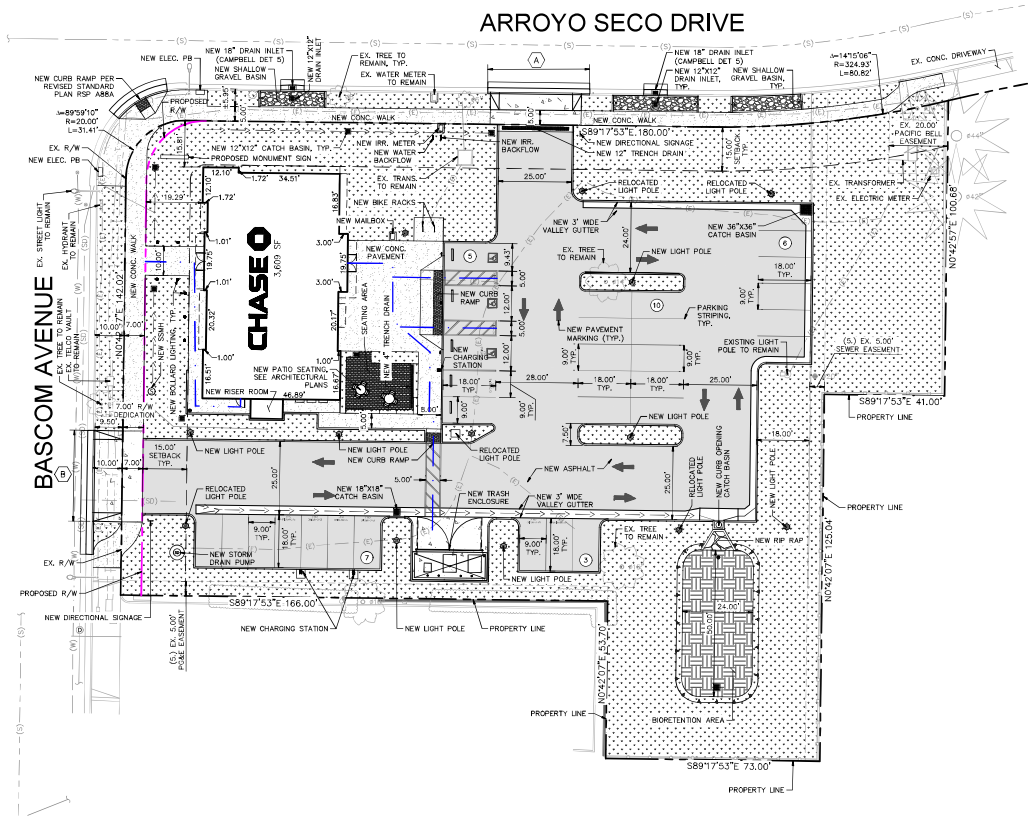
FOR REVIEW

Kimley»Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: MG
DISCIPLINE LEAD: BBG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME: EXISTING/DEMOLITION PLAN
DRAWING NUMBER: C1.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



LEGEND

SYMBOL	DESCRIPTION
	EX. PROPERTY LINE / RIGHT-OF-WAY
	BUILDING SETBACK
	PROPOSED PROPERTY LINE / RIGHT-OF-WAY
	ACCESSIBLE PATH OF TRAVEL (FOR REFERENCE ONLY, DO NOT PAINT)
	FLOWLINE
	LANDSCAPING PER LANDSCAPE PLANS (19,533 S.F. ONSITE & 1,709 S.F. OFF-SITE)
	ASPHALT CONCRETE (15,434 S.F.)
	CONCRETE PAVERS (368 S.F.)
	BIORETENTION AREA (1,170 S.F. ONSITE)
	STORM WATER QUALITY BMP (326 S.F.)
	HEAVY DUTY CONCRETE PAVEMENT (1,388 S.F.)
	PEDESTRIAN CONCRETE PAVEMENT (2,441 S.F. ONSITE & 2,312 OFF-SITE)

PARKING NOTES & LEGEND

31	PROPOSED PARKING SPACES
11	REQUIRED PARKING SPACES

1 PARKING SPOT REQUIRED PER 350 SF OF FLOOR AREA

3609 SF / 350 SF = 11 SPACES

EASEMENT NOTES

5. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 23, 1970 AS BOOK 8866, PAGE 622 OF OFFICIAL RECORDS.
   IN FAVOR OF: PACIFIC GAS AND ELECTRIC COMPANY, A CORPORATION
   AFFECTS: AS DESCRIBED THEREIN
6. AN EASEMENT FOR SANITARY SEWER AND INCIDENTAL PURPOSES, RECORDED MARCH 19, 1976 AS INSTRUMENT NO. 5243781 OF OFFICIAL RECORDS.
   IN FAVOR OF: LOUISE SOUZA
   AFFECTS: AS DESCRIBED THEREIN
7. AN EASEMENT FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 10, 1998 AS INSTRUMENT NO. 14496507 OF OFFICIAL RECORDS.
   IN FAVOR OF: PACIFIC BELL
   AFFECTS: AS DESCRIBED THEREIN

CONSTRUCTION KEYNOTES

(A) RECONSTRUCT EXISTING DRIVEWAY PER CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT STANDARD DETAIL NO. C-19

(B) RECONSTRUCT EXISTING DRIVEWAY PER CITY OF CAMPBELL PUBLIC WORKS DEPARTMENT STANDARD DETAIL NO. C-20

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

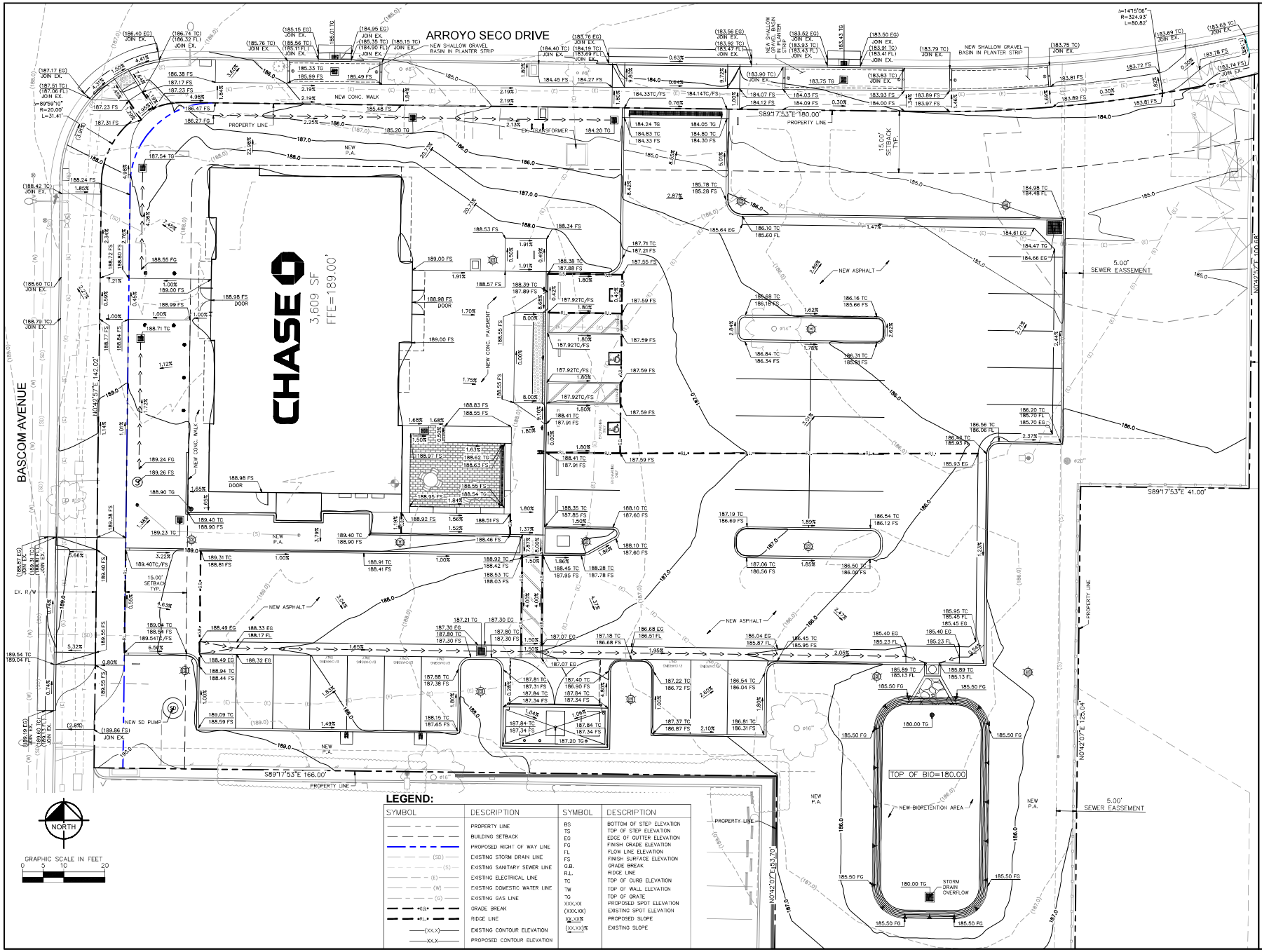
2060 S Bascom Ave, Campbell, CA 95008-3207

FOR REVIEW

Kimley»Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: MG
DESIGNER:
DISCIPLINE LEAD: BBG
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME: DEVELOPMENT SITE PLAN
DRAWING NUMBER: C2.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	PROPERTY LINE	BS	BOTTOM OF STEP ELEVATION
	BUILDING SETBACK	TS	TOP OF STEP ELEVATION
	PROPOSED RIGHT OF WAY LINE	EG	EDGE OF GUTTER ELEVATION
(SD)	EXISTING STORM DRAIN LINE	FG	FINISH GRADE ELEVATION
(S)	EXISTING SANITARY SEWER LINE	FL	FLOW LINE ELEVATION
(E)	EXISTING ELECTRICAL LINE	FS	FINISH SURFACE ELEVATION
(W)	EXISTING DOMESTIC WATER LINE	G.B.	GRADE BREAK
(G)	EXISTING GAS LINE	R.L.	RIDGE LINE
	GRADE BREAK	TC	TOP OF CURB ELEVATION
	RIDGE LINE	TW	TOP OF WALL ELEVATION
(XX.X)	EXISTING CONTOUR ELEVATION	TG	TOP OF GRATE
XX.X	PROPOSED CONTOUR ELEVATION	XXX.XX	PROPOSED SPOT ELEVATION
		(XXX.XX)	EXISTING SPOT ELEVATION
		XX.XX%	PROPOSED SLOPE
		(XX.XX)%	EXISTING SLOPE

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

FOR REVIEW ONLY

Kimley»Horn

1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER:	DISCIPLINE LEAD:
MG	BBG
DESIGNER:	REVIEWER:
DATE ISSUED:	PROJECT NUMBER:
10/31/2025	194751001

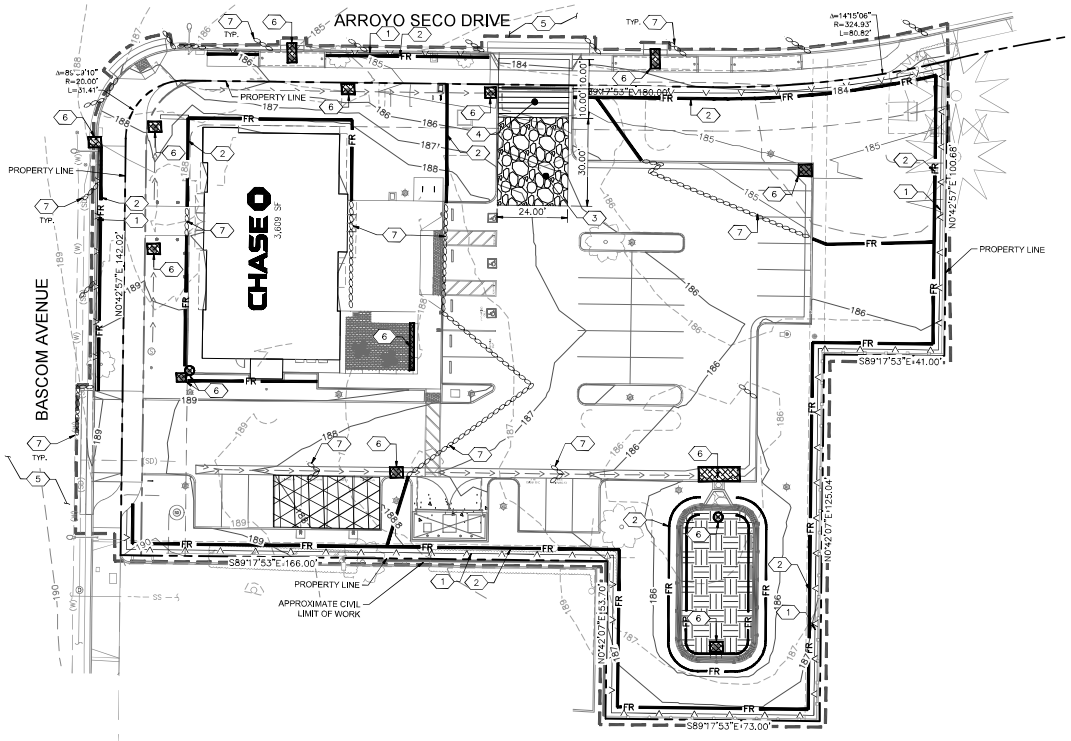
SHEET NAME:
PRELIMINARY DRAINAGE & GRADING PLAN

DRAWING NUMBER:
C4.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

ARCH D 24x36



LEGEND

- PROPERTY LINE
- EASEMENT OR SETBACK LINE
- SILT FENCE
- GRAVEL BAG
- FIBER ROLL
- DIRECTION OF EXISTING FLOW
- INLET PROTECTION
- CONSTRUCTION ENTRANCE
- MATERIAL STORAGE AND DELIVERY, SANITARY AREA, TRASH STORAGE, HAZARDOUS MATERIAL, CONCRETE MANAGEMENT, VEHICLE MAINTENANCE EQUIPMENT STORAGE AREA, AND STOCKPILE MANAGEMENT AREA. CONTRACTOR TO RESIZE AND RELOCATE AS NECESSARY WITH QSP APPROVAL.

EROSION CONTROL NOTES

1. SE-1, SILT FENCE PER DETAIL '1/C4.1'.
2. SE-5, FIBER ROLL PER DETAIL; '2/C4.1'.
3. TC-1, STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL '3/C4.1'.
4. TC-3, ENTRANCE/OUTLET TIRE WASH PER DETAIL '4/C4.1'.
5. SE-7, STREET SWEEPING AND VACUUMING.
6. SE-10, STORM DRAIN INLET PROTECTION PER DETAIL '5/C4.1'.
7. SE-6, GRAVEL BAG BERM

EROSION CONTROL NOTES

1. ALL REFERENCES TO CASQA BMPS ON THIS PLAN REFER TO BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) BMP HANDBOOK, LATEST EDITION.
2. ADDITIONAL BMP MEASURES BEYOND WHAT ARE SHOWN ON THIS PLAN MAY APPLY DURING THE CONSTRUCTION OF THE PROJECT INCLUDING BUT NOT LIMITED TO:
   - EC-1, SCHEDULING
   - EC-2, PRESERVATION OF EXISTING VEGETATION
   - EC-3, HYDRAULIC MULCH
   - WE-1, WIND EROSION CONTROL
   - NS-1, WATER CONSERVATION PRACTICES
   - NS-3, PAVING AND GRINDING OPERATIONS
   - NS-7, POTABLE WATER/IRRIGATION
   - NS-12, CONCRETE CURING
   - NS-13, CONCRETE FINISHING
   - SE-7, STREET SWEEPING AND VACUUMING
3. ALL BMPS ON THIS PLAN ARE SHOWN SCHEMATICALLY. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR AS CONDITIONS DICTATE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSPECTING, RELOCATING, AND MAINTAINING ALL BMPS AND MEASURES AS STATED ON THIS SITE MAP IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR AFTER FINAL STABILIZATION OF THE SITE.
5. INLET PROTECTION SHALL BE INSTALLED AT ALL INLETS THAT MAY BE SUSCEPTIBLE TO CONSTRUCTION INFLUENCE.

THE CONTRACTOR SHALL MAINTAIN A TEMPORARY CHAIN LINK FENCE WITH GREEN SCREEN AT PROJECT LIMITS DURING ALL CONSTRUCTION & MOBILIZATION ACTIVITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR TRAFFIC CONTROL AND PEDESTRIAN CONTROL AT PROJECT LIMITS AND WHILE PERFORMING WORK IN THE PUBLIC RIGHT-OF-WAY.

CONTRACTOR TO USE BEST MANAGEMENT PRACTICES TO ENSURE COMPLIANCE WITH NPDES AND WATER MANAGEMENT DISTRICT REGULATIONS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND DEWATERING OPERATIONS.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell,
CA 95008-3207

FOR REVIEW

Kimley»Horn
1100 W Town & Country Road,
Suite 700, Orange, CA 92868
714-939-1030

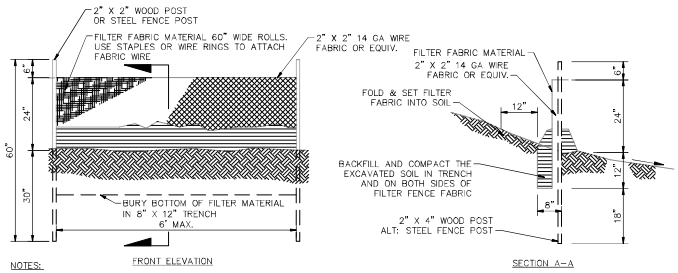
PROJECT MANAGER: MG
DISCIPLINE LEAD: BBG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME:

PRELIMINARY EROSION CONTROL PLAN

DRAWING NUMBER: C4.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

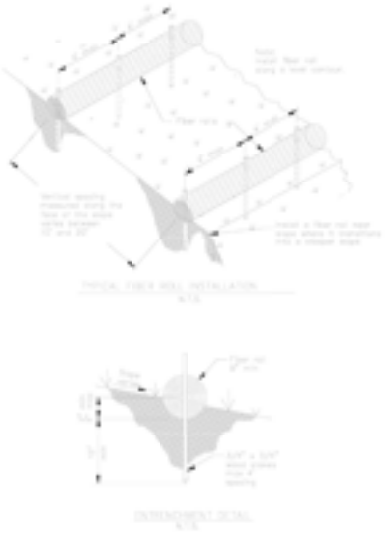
ARCH D 24x36



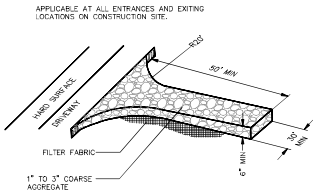
NOTES:

1. CONSTRUCT SILT FENCE ALONG A LEVEL CONTOUR.
2. WHEN STANDARD STRENGTH FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY– DUTY WIRE STAPLES AR LEAST 1" LONG TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 4".
3. STANDARD STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE AND 40" OF THE FABRIC SHALL EXTEND INTO THE TRENCH. WHEN EXTRA–STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED AND THE FILTER FABRIC STAPLED OR WIRED DIRECTLY TO THE POSTS.
4. FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL THEN CUT TO THE LENGTH OF THE BARRIER. WHEN JOINTS ARE NECESSARY FILTER CLOTH SHALL BE SPICED TOGETHER ONLY TO A SUPPORT POST WITH A MINIMUM 6" OVERLAP AND BOTH AND SECURELY FASTENED TO THE POST.
5. THE TRENCH SHALL BE BACKFILLED WITH IMPACTED NATIVE MATERIAL.
6. IF 85% OR MORE OF A SOIL BY WEIGHT PASSES THROUGH THE OPENINGS IN A NO. 200 SIEVE (U.S. STANDARD) FILTER FABRIC SHALL NOT BE USED.
7. FILTER FABRIC MATERIAL SHALL CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 6 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 DEGREES FAHRENHEIT TO 120 DEGREES FAHRENHEIT.
8. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE SLOPED AREA IS PERMANENTLY STABILIZED.
9. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.

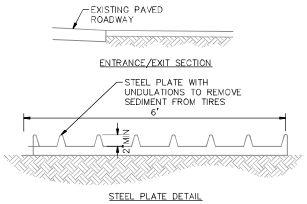
CONSTRUCTION SILT FENCE
N.T.S. 1



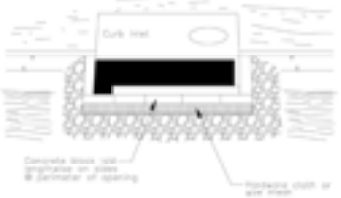
FIBER ROLL
N.T.S. 2

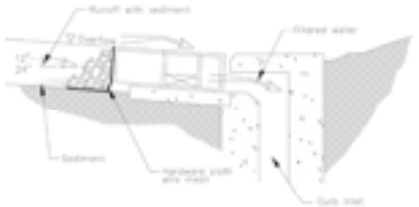


STABILIZED CONSTRUCTION ENTRANCE
N.T.S. 3

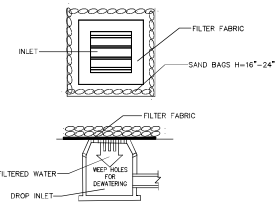


TIRE WASH RACK
N.T.S. 4





CURB INLET PROTECTION
N.T.S. 6



SPECIFIC APPLICATION REQUIRED

THIS METHOD OF INLET PROTECTION IS APPLICABLE WHERE HEAVY FLOWS ARE EXPECTED AND WHERE AN OVER FLOW CAPABILITY AND EASE OF MAINTENANCE ARE DESIRABLE.

DROP INLET PROTECTION
N.T.S. 5

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

FOR REVIEW

Kimley»Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: MG
DESIGNER:
DISCIPLINE LEAD: BBG
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME:

PRELIMINARY EROSION CONTROL DETAILS

DRAWING NUMBER:
C4.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

HYDROLOGY INFORMATION

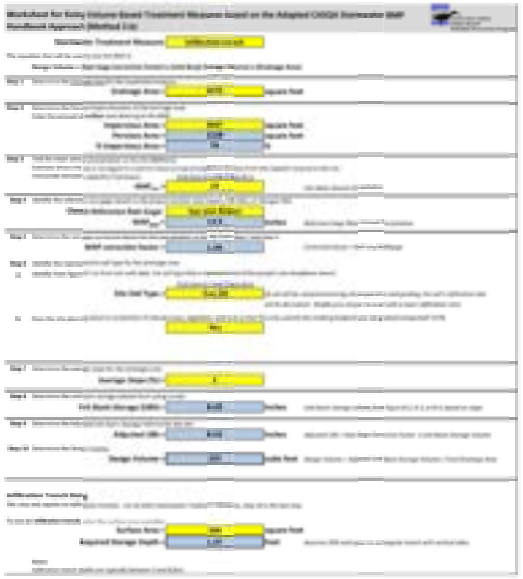
SITE AREA:	1.04 ACRES	(ONSITE)
SOIL TYPE:	D	(NRCS WEB SOIL SURVEY)
IMPERVIOUS:	53.6%	(PER CALCULATIONS)
FREQUENCY:	85TH PERCENTILE	(FOR STORMWATER QUALITY)
	100-YEAR	(FOR STORM DRAIN DESIGN)
METHOD:	C.3 STORMWATER HANDBOOK	

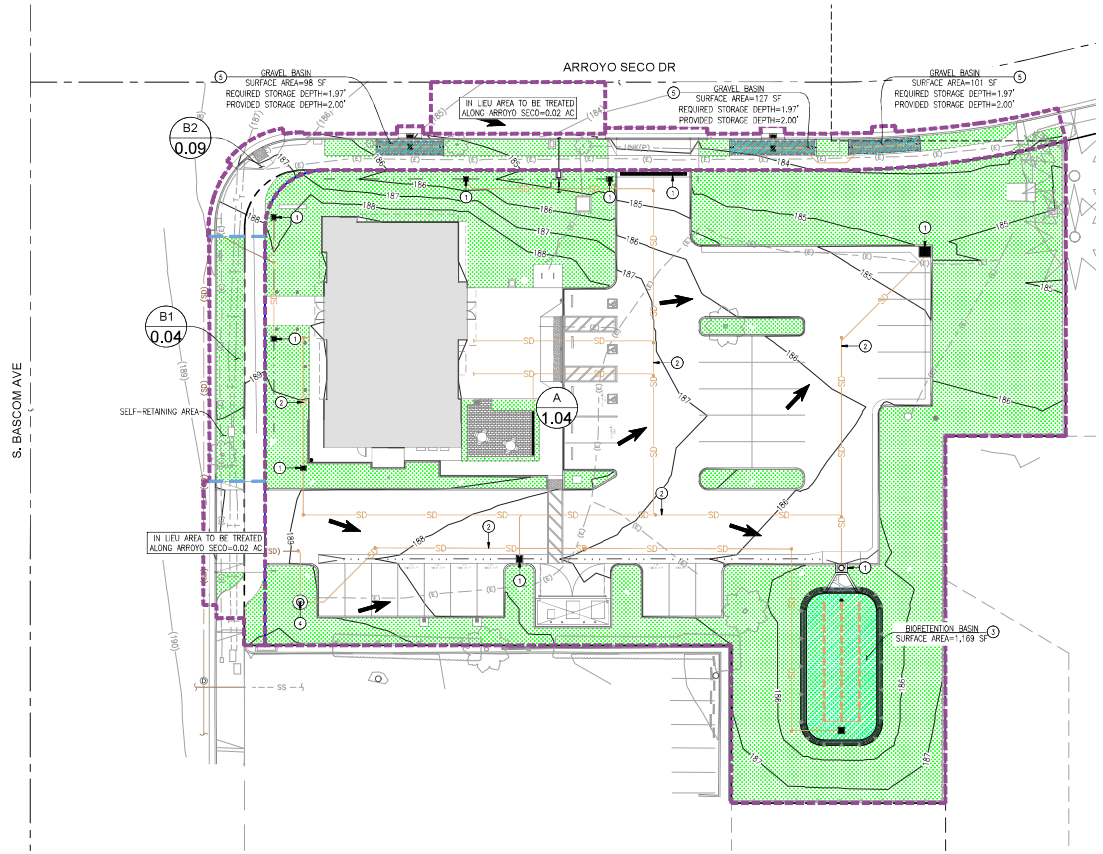
LEGEND:

- DRAINAGE AREA BOUNDARY
- SUB-DRAINAGE AREA BOUNDARY
- SD — PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED FLOW DIRECTION ARROW
- X — DRAINAGE AREA DESIGNATION
- X.XX — AREA (AC)

DRAINAGE NOTES:

1. PROPOSED CATCH BASIN WITH FILTER INSERT
2. PROPOSED STORM DRAIN PIPE PRIVATE MAINTAINED
3. PROPOSED BMP – BIORETENTION BASIN
4. PROPOSED BMP – SUMP PUMP
5. PROPOSED BMP – GRAVEL BASIN





SWCP SUMMARY

DRAINAGE AREA NO.	TRIBUTARY AREA (SF)	TRIBUTARY AREA (AC)	IMPERVIOUS AREA (SF)	IMPERVIOUS RATIO	BMP TYPE	REQUIRED TREATMENT VOLUME (CF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	PROVIDED TREATMENT DEPTH
A	45,400	1.04	24,349	0.54	BIORETENTION BASIN	1,686	973 (4% OF IMPERVIOUS AREA)	1,169	18" (SOIL MEDIA MIX)
B1	1,586	0.04	792	0.50	SELF-RETAINING AREA	–	–	–	–
B2	4,048	0.09	2,992	0.74	GRAVEL BASIN	225	–	326	2.0' (GRAVEL RESERVOIR)
IN LIEU AREA	1,028	0.02	854	0.83					
TOTAL	52,061	1.20	28,987	0.56	–	–	–	–	–

HYDROLOGY SUMMARY

DRAINAGE AREA NO.	TRIBUTARY AREA (SF)	TRIBUTARY AREA (AC)	RUNOFF COEFFICIENT	I_{10} (IN/HR)	I_{100} (IN/HR)	Q_{10} (CFS)	Q_{100} (CFS)
A	45,400	1.04	0.80	2.58	4.03	2.15	3.36

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

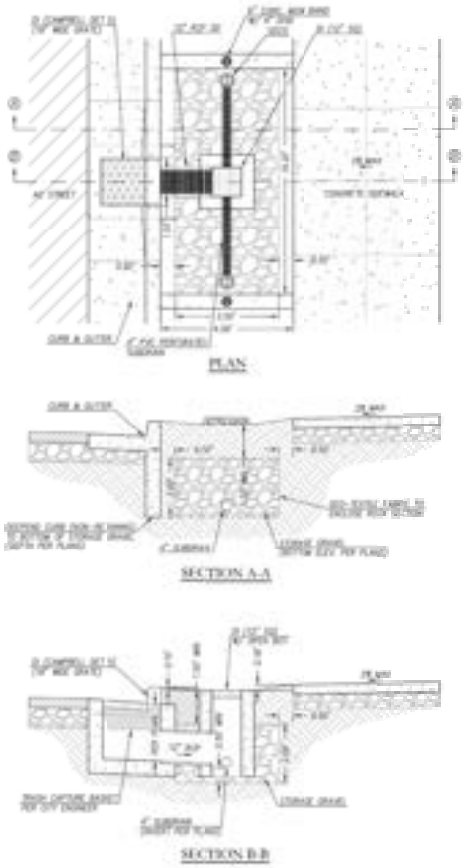
FOR REVIEW ONLY

Kimley»Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: MG
DISCIPLINE LEAD: BBG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME: PRELIMINARY POST CONSTRUCTION STORMWATER MANAGEMENT PLAN
DRAWING NUMBER: C5.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

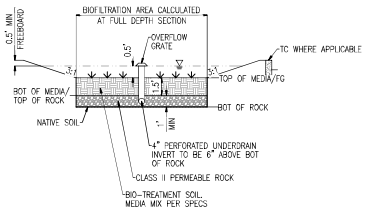
ARCH D 24x36



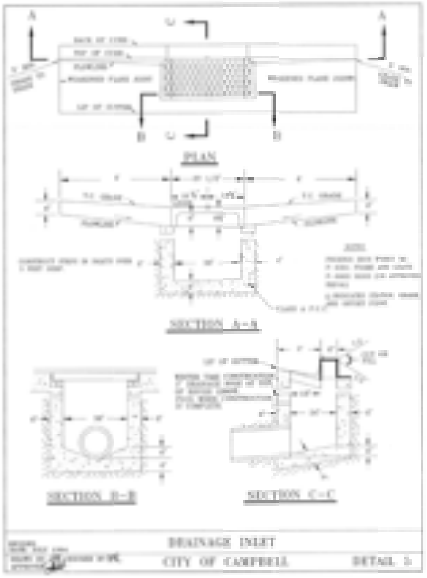
1 SHALLOW GRAVEL BASIN IN PLANTER STRIP N.T.S



2 DISK DETAIL N.T.S



3 BIORETENTION AREA SECTION N.T.S



4 DRAINAGE INLET N.T.S

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

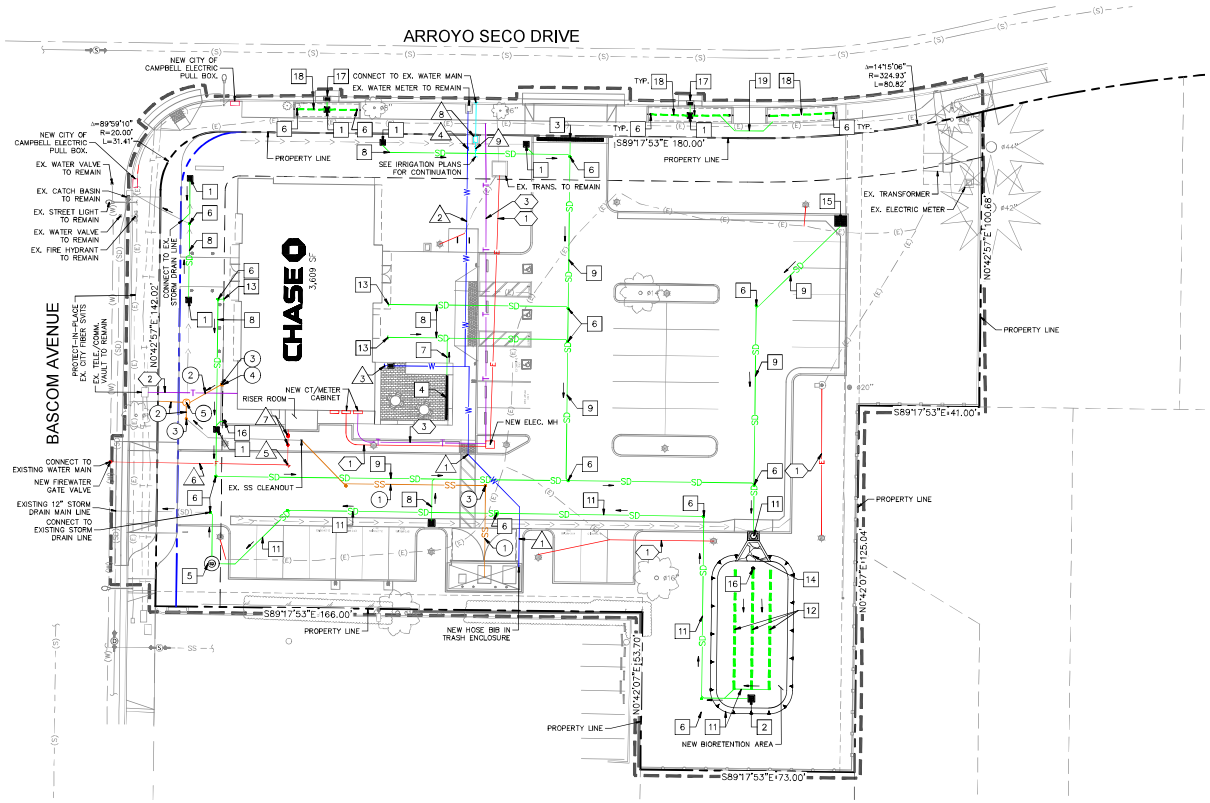
FOR REVIEW ONLY

Kimley»Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: MG
DISCIPLINE LEAD: BBG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME: PRELIMINARY POST CONSTRUCTION STORMWATER MANAGEMENT DETAILS
DRAWING NUMBER: C5.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



LEGEND

- PROPERTY LINE
- PROPOSED RIGHT OF WAY LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- EASEMENT OR SETBACK LINE
- (S) EXISTING SANITARY SEWER LINE
- (SD) EXISTING STORM DRAIN
- (E) EXISTING ELECTRICAL LINE
- (W) EXISTING DOMESTIC WATER LINE
- (G) EXISTING GAS LINE
- SD NEW STORM DRAIN LINE
- SS NEW SANITARY SEWER LINE
- W NEW WATER LINE
- E NEW ELECTRICAL LINE
- T NEW COMMUNICATIONS LINE
- F NEW FIREWATER LINE
- IRR NEW IRRIGATION LINE

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POTHOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

KEYNOTES : STORM DRAIN (FURNISH & INSTALL THE FOLLOWING:)

1. NEW 12" SQ. CONC. DRAIN INLET, BROOKS 12X12 WITH GALVANIZED STEEL, SCREWED DOWN, VANDAL-PROOF, H-10, ADA GRATE OR APPROVED EQUAL, WITH FLOGARD CATCH BASIN INSERT FILTER.
2. NEW 18" SQ. CONC. DRAIN INLET, BROOKS 18X18 WITH GALVANIZED STEEL, SCREWED DOWN, VANDAL-PROOF, H-10, ADA GRATE OR APPROVED EQUAL, WITH FLOGARD CATCH BASIN INSERT FILTER.
3. NEW 12" WIDE TRENCH DRAIN K300 GALVANIZED STEEL EDGE RAIL CHANNEL SYSTEM.
4. NEW 8" WIDE TRENCH DRAIN K200 GALVANIZED STEEL EDGE RAIL CHANNEL SYSTEM.
5. NEW STORM DRAIN PUMP
6. NEW STORM DRAIN CLEAN-OUT.
7. NEW 6" HDPE STORM DRAIN PIPE, ADS N-12 WITH WATER-TIGHT JOINTS OR APPROVED EQUAL.
8. NEW 8" HDPE STORM DRAIN PIPE, ADS N-12 WITH WATER-TIGHT JOINTS OR APPROVED EQUAL.
9. NEW 10" HDPE STORM DRAIN PIPE, ADS N-12 WITH WATER-TIGHT JOINTS OR APPROVED EQUAL.
10. NEW 12" HDPE STORM DRAIN PIPE, ADS N-12 WITH WATER-TIGHT JOINTS OR APPROVED EQUAL.
11. NEW 15" HDPE STORM DRAIN PIPE, ADS N-12 WITH WATER-TIGHT JOINTS OR APPROVED EQUAL.
12. NEW 8" SDR35 PERFORATED STORM DRAIN PIPE.
13. CONNECT TO BUILDING STORM DRAIN STUB-OUT. EXTEND THE PIPE AND PROVIDE FITTINGS AS REQUIRED FOR CONNECTION. REFER TO PLUMBING PLANS FOR LOCATION, SIZE, AND CONTINUATION INTO BUILDING.
14. DAYLIGHT PIPE INTO PROPOSED BIORETENTION AREA.
15. NEW 36" SQ. CONC. DRAIN INLET, BROOKS 12X12 WITH GALVANIZED STEEL, SCREWED DOWN, VANDAL-PROOF, H-10, ADA GRATE OR APPROVED EQUAL, WITH FLOGARD CATCH BASIN INSERT FILTER.
16. NEW 12" AREA DRAIN.
17. NEW 18" WIDE DRAINAGE INLET PER CITY OF CAMPBELL DETAIL 5.
18. NEW 4" PVC PERFORATED SUBDRAIN.
19. NEW 8" EQUALIZER PIPE.

KEYNOTES : SANITARY SEWER (FURNISH & INSTALL THE FOLLOWING:)

1. NEW 4" PVC SEWER PIPE PER ASTM D-3034, SDR35, WITH RUBBER GASKET JOINTS.
2. NEW 6" PVC SEWER PIPE PER ASTM D-3034, SDR35, WITH RUBBER GASKET JOINTS.
3. NEW SANITARY SEWER CLEAN-OUT.
4. CONNECT TO BUILDING SEWER STUB-OUT. EXTEND THE PIPE AND PROVIDE FITTINGS AS REQUIRED FOR CONNECTION. REFER TO PLUMBING PLANS FOR LOCATION, SIZE, AND CONTINUATION INTO BUILDING.
5. NEW SANITARY SEWER MANHOLE

KEYNOTES : ELECTRIC / COMMUNICATIONS (FURNISH & INSTALL THE FOLLOWING:)

1. NEW UNDERGROUND ELECTRIC LINE (208/120V).
2. NEW TELECOMMUNICATIONS LINE.
3. NEW SECONDARY FIBER SERVICE LINE.

KEYNOTES : WATER / FIREWATER / IRRIGATION (FURNISH & INSTALL THE FOLLOWING:)

1. NEW 3" PVC WATER PIPE, SCH 80, PER ASTM D-1785. PROVIDE MINIMUM 30" COVER OVER THE PIPE UNLESS OTHERWISE NOTED ON THE PLAN.
2. NEW 2" PVC WATER PIPE, SCH 80, PER ASTM D-1785. PROVIDE MINIMUM 30" COVER OVER THE PIPE UNLESS OTHERWISE NOTED ON THE PLAN.
3. CONNECT TO NEW BUILDING DOMESTIC WATER P.O.C. & VALVE BOX. REFER TO PLUMBING PLANS FOR LOCATION, SIZE, AND CONTINUATION INTO BUILDING.
4. NEW WATER BACKFLOW PREVENTOR.
5. NEW THRUST BLOCK.
6. NEW 4" AWWA C900 FIREWATER PIPE.
7. NEW FIRE DEPARTMENT CONNECTION AND 4" DOUBLE CHECK DETECTOR ASSEMBLY.
8. NEW IRRIGATION METER.
9. NEW IRRIGATION BACKFLOW PREVENTOR.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

REGISTERED PROFESSIONAL ENGINEER
MATTHEW J. GRAY
No. 81751
CIVIL
STATE OF CALIFORNIA

FOR REVIEW ONLY

Kimley»Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

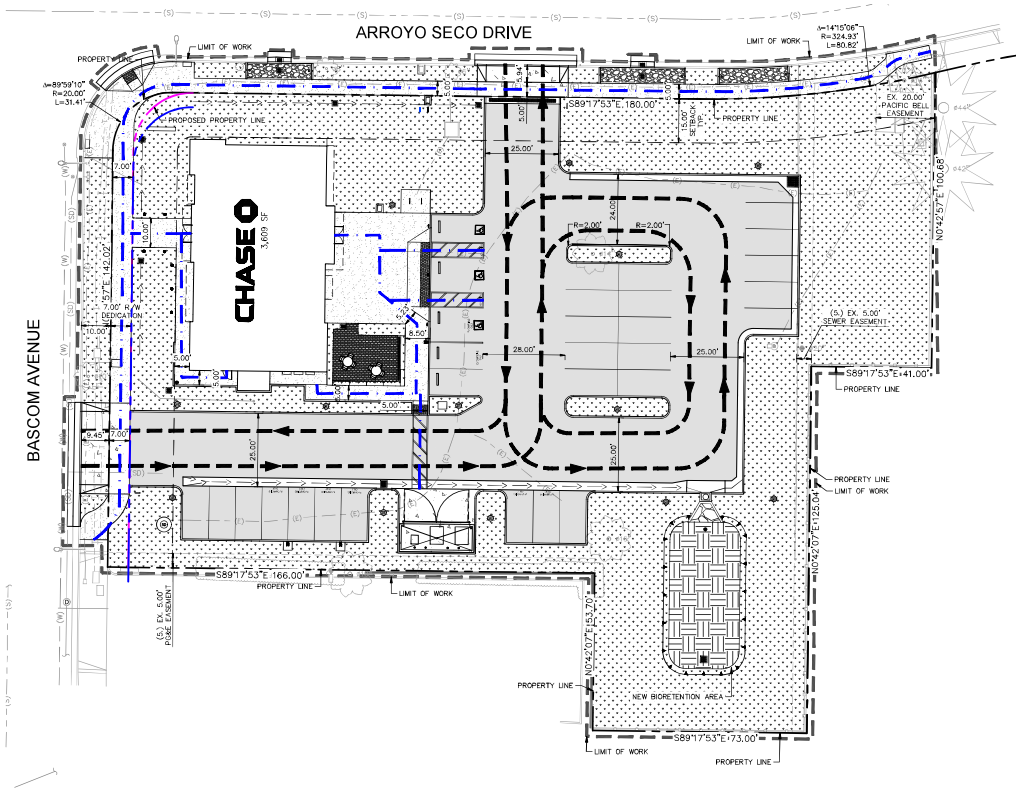
PROJECT MANAGER: MG
DISCIPLINE LEAD: BBG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME:

PRELIMINARY UTILITY PLAN

DRAWING NUMBER:
C6.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	SETBACK/EASEMENT/DEDICATION
	PROPOSED RIGHT-OF-WAY
	LIMIT OF WORK
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell,
CA 95008-3207

FOR REVIEW

Kimley»Horn
1100 W Town & Country Road,
Suite 700, Orange, CA 92868
714-939-1030

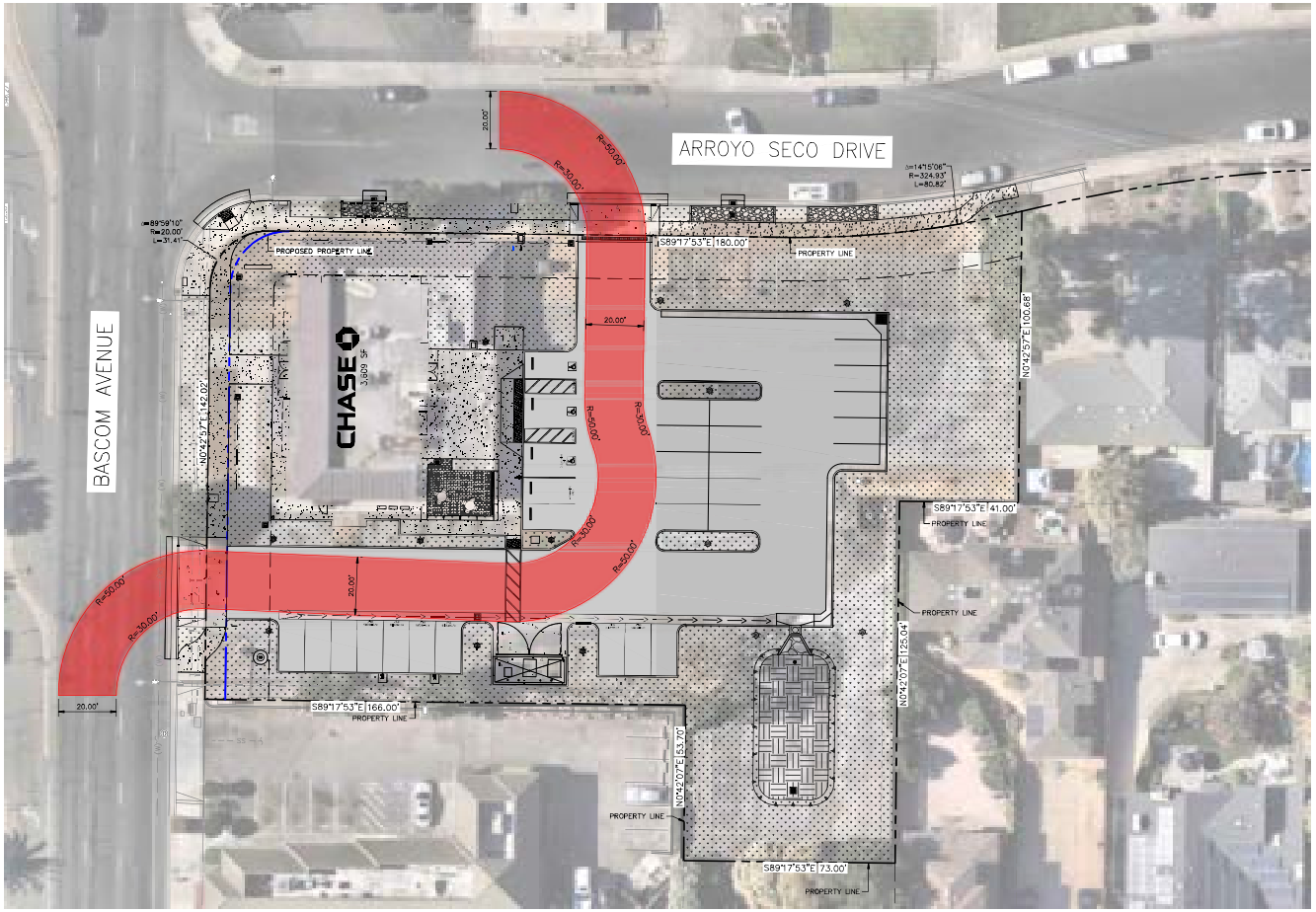
PROJECT MANAGER: MG
DESIGNER:
DISCIPLINE LEAD: BBG
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME:

PRELIMINARY
CIRCULATION PLAN

DRAWING NUMBER:
C7.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



LEGEND

PROPOSED FIRETRUCK ACCESS LANE.

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell,
CA 95008-3207

FOR REVIEW

Kimley»Horn
1100 W Town & Country Road,
Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: MG
DISCIPLINE LEAD: BBG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME:

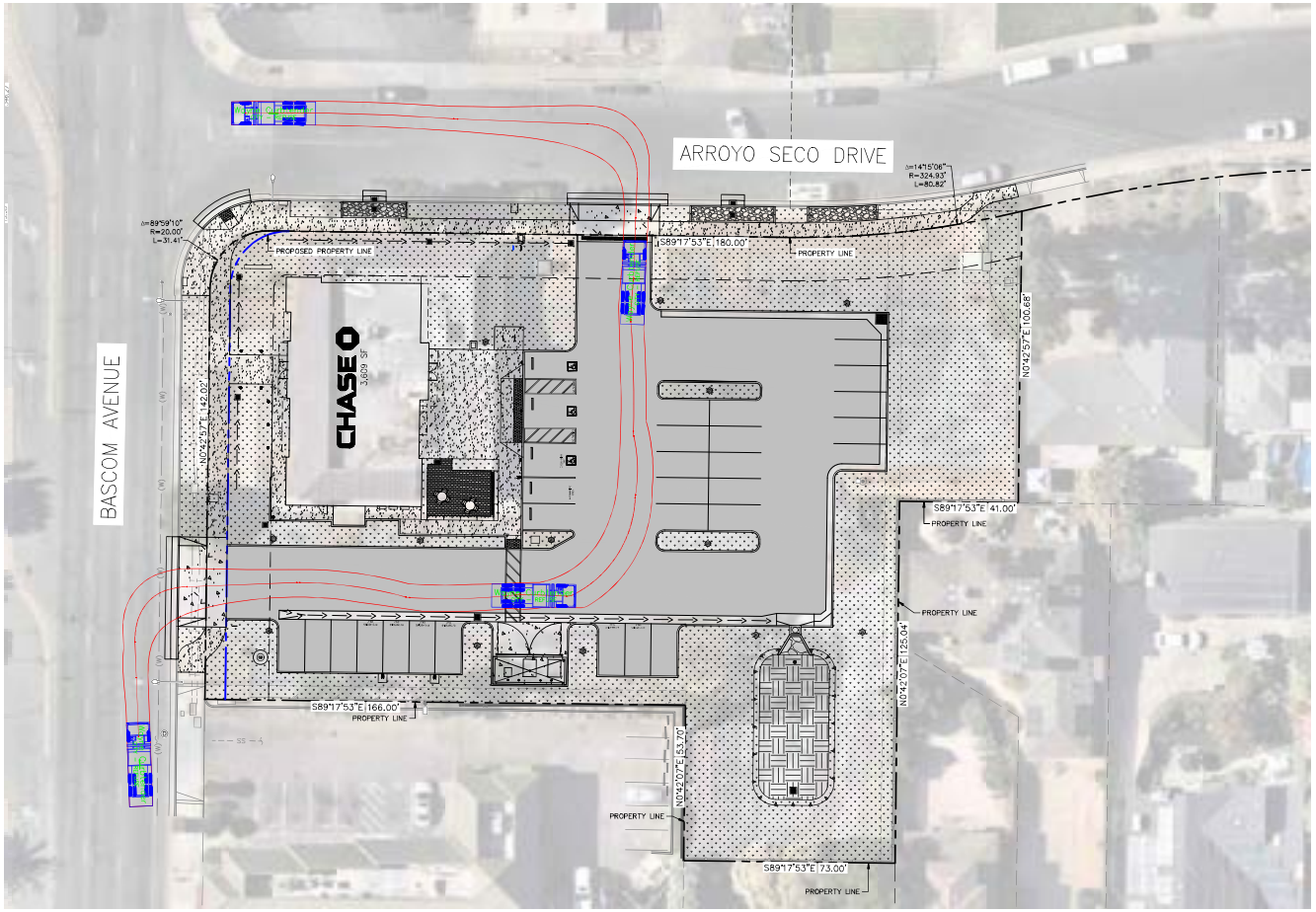
EMERGENCY ACCESS PLAN

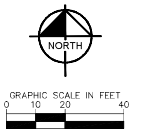
DRAWING NUMBER:

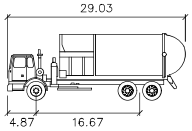
C8.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36







Wayne Curbtender

	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

TRUCK PROFILE

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell,
CA 95008-3207

FOR REVIEW

Kimley»Horn
1100 W Town & Country Road,
Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: MG
DISCIPLINE LEAD: BBG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME:

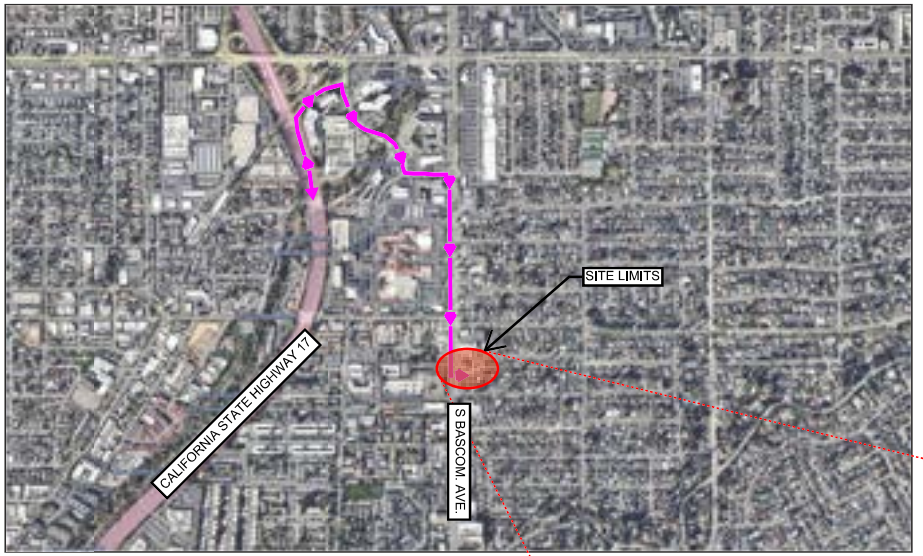
TRASH MANAGEMENT PLAN

DRAWING NUMBER:

C9.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



PROPOSED TRUCK ROUTE MAP

N.T.S.

LEGEND

- TEMPORARY CONSTRUCTION FENCE & GATES
- EQUIPMENT STORAGE AREA
- CONSTRUCTION PARKING AREA
- HAUL ROUTE



SITE PLAN

N.T.S.

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

FOR REVIEW

Kimley»Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: MG
DESIGNER:
DISCIPLINE LEAD: BBG
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME: CONSTRUCTION/STAGING PLAN
DRAWING NUMBER: C10.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

TREE REMOVAL NOTES

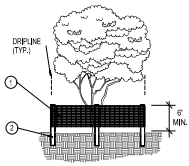
1. TREE REMOVAL - NO PERSON SHALL CUT, TRIM, PRUNE, PLANT, REMOVE, SPRAY, OR IN ANY OTHER MANNER INTERFERE WITH ANY STREET TREE WITHOUT FIRST HAVING OBTAINED THE PROPER PERMITS.
2. OBTAINING WRITTEN PERMISSION TO CUT, TRIM OR PRUNE A STREET TREE SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE. ANY PRIVATE BUSINESS PERFORMING CUTTING, TRIMMING OR PRUNING OPERATIONS ON STREET TREES SHALL EMPLOY AN ISA CERTIFIED ARBORIST ON STAFF AND SHALL PERFORM ALL WORK ON STREET TREES IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
3. ALL ATTEMPTS SHALL BE MADE TO PROTECT THE EXISTING TREES TO REMAIN ON SITE.
4. TREE PROTECTION FENCING SHALL BE USED TO PROTECT EXISTING TREES ON SITE SLATED TO REMAIN.
5. PRIOR TO AND DURING LAND CLEARING, INCLUDING GRUBBING, ALL TREES TO BE REMOVED SHALL BE CLEARLY MARKED WITH RED SURVEY RIBBONS AT 36 INCHES MINIMUM ABOVE GRADE.
6. CONTRACTOR SHALL REMOVE ALL TREES ONLY AFTER THE TREE PROTECTION FENCING IS INSTALLED.
7. ALL WOOD AND STUMPS FROM REMOVALS SHALL BE HAULED FROM THE SITE THE SAME DAY, EXCEPT FOR TOPS. ALL TOPS ARE TO BE MULCHED AND STOCKPILED OR HAULED DIRECTLY TO MULCHED AREAS FOR RELOCATED TREES IF SCHEDULING PERMITS. TOPS SHALL BE CHIPPED AND PLACED IN THE TREE PROTECTION ZONE TO A DEPTH OF THREE (3) INCHES. ALL EXCESS WOOD CHIPS SHOULD BE HAULED OFF SITE AFTER TRANSPLANTING IS COMPLETE.
8. BURN PITS ARE PROHIBITED.
9. TREES TO BE REMOVED THAT HAVE BRANCHES EXTENDING INTO THE CANOPY OF TREES TO REMAIN SHALL BE REMOVED BY THE CONSTRUCTION CONTRACTORS. THE CONTRACTOR SHALL REMOVE THE TREE IN A MANNER THAT CAUSES NO DAMAGE TO THE TREES AND UNDERSTORY VEGETATION TO REMAIN.

SITE PREPARATION NOTES

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET THE OWNER OR OWNER'S REPRESENTATIVE AND IDENTIFY TREES WHICH ARE TO BE PROTECTED AS WELL AS THOSE WHICH ARE TO BE REMOVED. DO NOT PROCEED WITHOUT A CLEAR UNDERSTANDING OF EXISTING CONDITIONS TO BE PRESERVED.
2. TREES TO REMAIN SHALL BE PROTECTED BY THE INSTALLATION OF FENCING AT THE DRIPLINE OF THE TREE CANOPY OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. FENCING SHALL BE INSTALLED PRIOR TO CONSTRUCTION. FENCING SHALL BE SUFFICIENT TO PREVENT CONSTRUCTION EQUIPMENT FROM COMPACTING SOIL AT THE ROOT ZONE AND DAMAGING TRUNKS AND/OR BRANCHES.
3. IF, IN ORDER TO PERFORM EXCAVATION WORK, IT BECOMES NECESSARY TO CUT ROOTS OF PLANTS TO BE SAVED, SUCH ROOTS SHOULD BE CUT NEATLY, COVERED WITH BURLAP AND KEPT MOIST UNTIL ROOTS ARE BACK FILLED.
4. TREE REMOVAL SHALL INCLUDE THE FILLING, CUTTING, GRUBBING OUT OF ENTIRE ROOTBALLS AND SATISFACTORY OFF-SITE DISPOSAL OF TREES, SHRUBS, STUMPS, VEGETATIVE AND EXTRANEOUS DEBRIS PRODUCED BY THE REMOVAL OPERATIONS.
5. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE INSIDE AND OUTSIDE THE PROPERTY LINE DUE TO HIS OR HER CONTRACT OPERATIONS.
6. ALL REFUSE, DEBRIS, UNSUITABLE MATERIALS AND MISCELLANEOUS MATERIALS TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR.
7. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD AND REPORT ANY DISCREPANCIES IN THE SITE SURVEY TO THE OWNER OR OWNER'S REPRESENTATIVE PRIOR TO STARTING WORK.

PRELIMINARY PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	1	EXISTING TREE TO BE REMOVED
	7	EXISTING TREE TO REMAIN / PROTECT IN PLACE



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

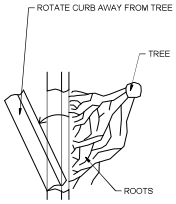
D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS); WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE:
IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

A

EXISTING TREE INVENTORY TABLE

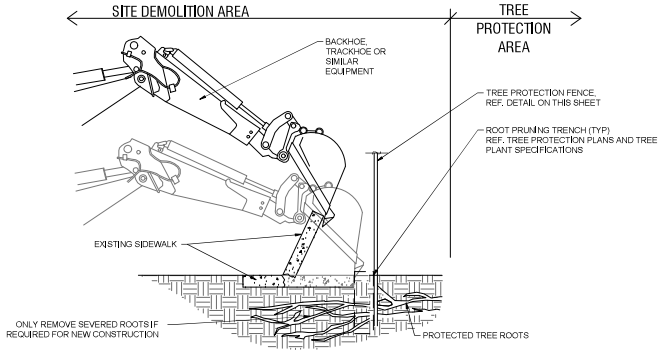
TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	REMOVE/RETAIN
1	*PYRUS CALLERYANA*	CALLERY PEAR	4,2	RETAIN
2	*PYRUS CALLERYANA*	CALLERY PEAR	8	RETAIN
3	*PYRUS CALLERYANA*	CALLERY PEAR	7,2	RETAIN
4	*CUPANIOPSIS ANACARDIOIDES*	CARROTWOOD	17,8	RETAIN
5	*JACARANDA MIMOSIFOLIA*	BLUE JACARANDA	19,6	RETAIN
6	*PYRUS CALLERYANA*	CALLERY PEAR	18	RETAIN
7	*WASHINGTONIA FILIFERA*	CALIFORNIA FAN PALM	23	REMOVE
8	*GEIJERA PARVIFLORA*	AUSTRALIAN WILLOW	9,9	RETAIN



DEMOLITION SEQUENCE:
1. PERFORM ANY ROOT PRUNING.
2. INSTALL TREE PROTECTION FENCING.
3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

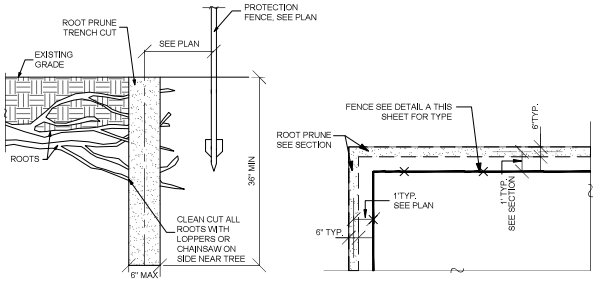
NOTES:
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

PLAN VIEW



B CURB AND SIDEWALK DEMOLITION W/ LANDSCAPE PROTECTION

NTS



C ROOT PRUNING

NTS

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

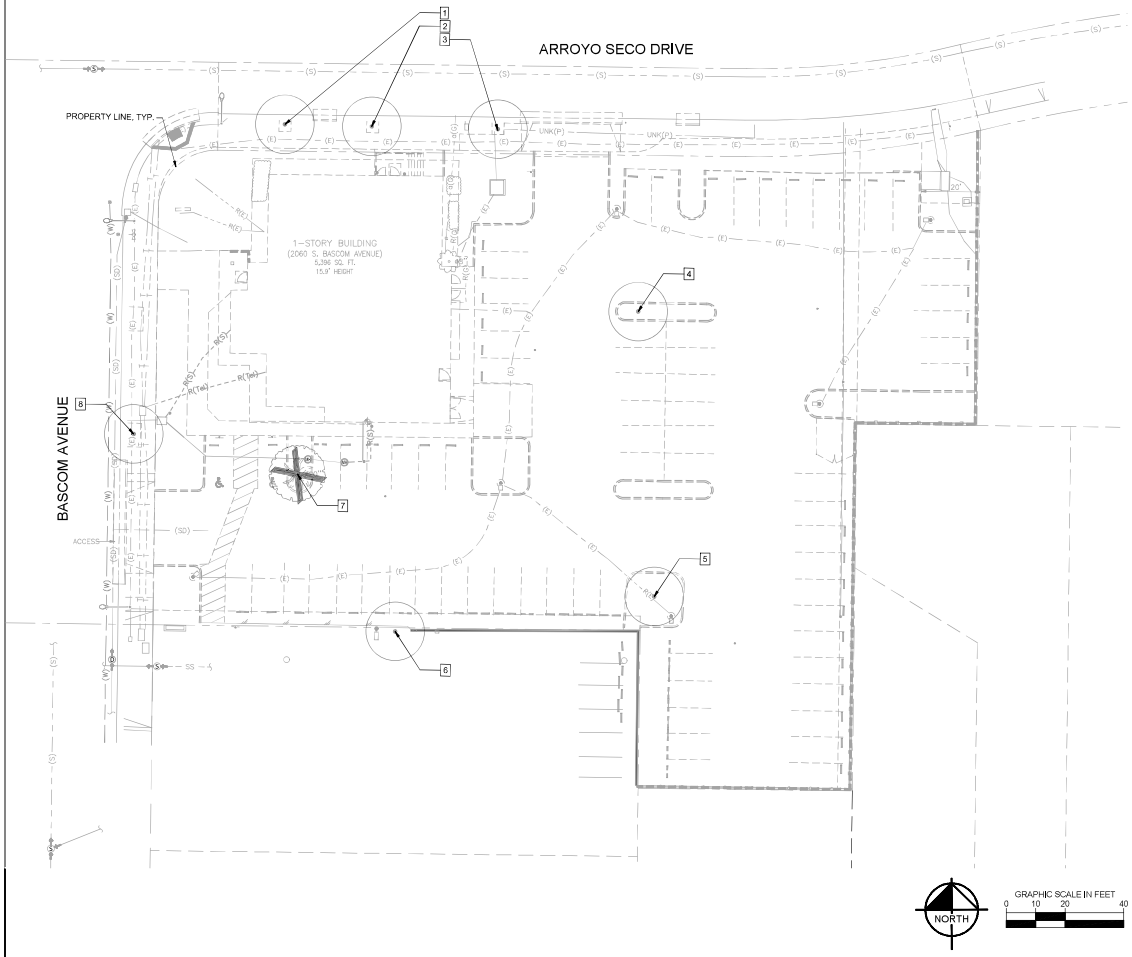
FOR REVIEW ONLY

Kimley»Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: TL
DISCIPLINE LEAD: CG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME: TREE DISPOSITION NOTES, SCHEDULE, & DETAILS
DRAWING NUMBER: L1.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



TREE DISPOSITION LEGEND

SYMBOL	QTY	BOTANICAL / COMMON NAME
TREES		
	1	EXISTING TREE TO BE REMOVED
	7	EXISTING TREE TO REMAIN / PROTECT IN PLACE

EXISTING TREE INVENTORY TABLE

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH (IN.)	REMOVE/RETAIN
1	*PYRUS CALLERYANA*	CALLERY PEAR	4.2	RETAIN
2	*PYRUS CALLERYANA*	CALLERY PEAR	8	RETAIN
3	*PYRUS CALLERYANA*	CALLERY PEAR	7.2	RETAIN
4	*CUPANIOPSIS ANACARDIOIDES*	CARROTWOOD	17.8	RETAIN
5	*JACARANDA MIMOSIFOLIA*	BLUE JACARANDA	19.6	RETAIN
6	*PYRUS CALLERYANA*	CALLERY PEAR	18	RETAIN
7	*WASHINGTONIA FILIFERA*	CALIFORNIA FAN PALM	23	REMOVE
8	*GEIJERA PARVIFLORA*	AUSTRALIAN WILLOW	9.9	RETAIN

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell,
CA 95008-3207

FOR REVIEW ONLY

Kimley»Horn
1100 W Town & Country Road,
Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: TL
DISCIPLINE LEAD: CG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME: TREE DISPOSITION PLAN
DRAWING NUMBER: L1.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

GENERAL LANDSCAPE NOTES

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND THE MOST CURRENT EDITION OF THE APPLICABLE CITY AND/OR REGIONAL STANDARDS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN COPIES OF THESE STANDARDS, SPECIFICATIONS AND DRAWINGS, AS WELL AS ALL OTHER STANDARDS AND SPECIFICATIONS WHICH MAY BE NECESSARY TO COMPLETE AND ACCURATELY INTERPRET THESE PLANS.
2. ALL QUANTITIES LISTED IN THE LANDSCAPE SCHEDULE ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN THE CASE OF ANY DISCREPANCIES, PLANS SHALL OVERRIDE THE LANDSCAPE AND BID SCHEDULE QUANTITIES. CONTRACTOR SHALL VERIFY QUANTITIES SHOWN ON THE PLANS AND BASE THEIR BID ACCORDINGLY.
3. RESPONSIBILITY FOR ESTABLISHING SUBGRADES IS NOT INCLUDED IN THIS WORK. INSPECT SUBGRADES PRIOR TO COMMENCING WORK TO CONFIRM SUBGRADE DEPTHS AND GRADES. ADVISE LANDSCAPE ARCHITECT OF DISCREPANCIES WITH DRAWINGS OR SPECIFICATIONS. ALL PLANTING AREAS SHALL BE LEFT FREE OF CONSTRUCTION DEBRIS AND/OR TOXIC MATERIAL AND GRADED TO A LEVEL TO PERMIT LANDSCAPE CONSTRUCTION. TRENCHES OR OTHER FILLED EXCAVATIONS SHALL BE COMPACTED PRIOR TO LANDSCAPE INSTALLATION.
4. SITE GRADING NECESSITATED BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS WILL BE CONSIDERED INCIDENTAL WORK.
5. ALL LANDSCAPE AREAS SHALL BE UNIFORMLY GRADED SO THAT FINISHED SURFACES CONFORM TO THE TYPICAL SECTIONS AND PROPOSED GRADES SHOWN, FINISHED SURFACES SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE FROM IRREGULAR SURFACE DRAINAGE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING THE FINISH GRADE AND SHALL BEAR FINAL RESPONSIBILITY FOR PROPER SURFACE DRAINAGE OF PLANTED AREAS.
6. AFTER ROUGH GRADING HAS OCCURRED, CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS REPORT AND SUBMIT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO AMENDMENTS AND/OR PLANTING. CONTRACTOR SHALL APPLY RECOMMENDATIONS UNLESS OTHERWISE NOTED BY LANDSCAPE ARCHITECT.
7. BACKFILL MIX SHALL BE PLACED IN 6" LIFTS AND TAMPED INTO PLACE AROUND THE PLANT. NO TRANSPLANTING SHALL BE DONE WHEN SOIL IS EXCESSIVELY WET. DO NOT COUNTERSINK AROUND CACTI OR SUCCULENTS. PROVIDE POSITIVE DRAINAGE AWAY FROM PLANT.
8. ALL TREES SHALL BE PLANTED A MINIMUM OF 5 FEET, ALL SHRUBS AND ACCENTS A MINIMUM OF 24", AND ALL GROUNDCOVERS 18" FROM EDGE OF CURBS, WALKS, WALLS, PADS, ETC., UNLESS DIRECTED OTHERWISE BY THE LANDSCAPE ARCHITECT.
9. EXCAVATE PITS, AS SHOWN ON DRAWINGS AND DETAILS. LOOSEN HARD SUBSOIL IN BOTTOM OF PIT. TEST DRAINAGE OF TREE, SHRUB AND PLANT PITS BY FILLING WITH WATER TWICE IN SUCCESSION. THE RETENTION OF WATER IN PLANTING PITS FOR MORE THAN TWENTY-FOUR (24) HOURS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. SUBMIT IN WRITING A PROPOSAL FOR THE CORRECTION TO THE OWNER'S REPRESENTATIVE FOR APPROVAL BEFORE PROCEEDING WITH WORK.
10. IF ROCK, UNDERGROUND CONSTRUCTION, ADVERSE DRAINAGE CONDITIONS, OR OTHER OBSTRUCTIONS ARE ENCOUNTERED IN EXCAVATION FOR PLANTING OF ANY PLANT MATERIAL, NOTIFY THE OWNER'S REPRESENTATIVE. NEW LOCATIONS MAY BE SELECTED BY THE OWNER'S REPRESENTATIVE, OR INSTRUCTIONS MAY BE ISSUED TO DIRECT REMOVAL OF OBSTRUCTION. PROCEED WITH WORK ONLY AFTER APPROVAL OF THE OWNER'S REPRESENTATIVE.
11. DO NOT MAKE SUBSTITUTIONS. IF SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY FROM AT LEAST FIVE SOURCES TO THE OWNER'S REPRESENTATIVE, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL FOR FINAL APPROVAL.
12. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK STANDARDS UNLESS OTHERWISE NOTED.
13. LAY OUT INDIVIDUAL TREE AND PLANT LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS, STAKE LOCATIONS AND OUTLINE AREAS AND SECURE THE OWNER'S REPRESENTATIVE'S ACCEPTANCE BEFORE START OF PLANTING WORK. MAKE MINOR ADJUSTMENTS AS DIRECTED.
14. ALL SHRUBS SHALL HAVE A FULL HEAD THAT COVERS THE CAN DIAMETER (CAN FULL) AND A MINIMUM OF THREE STEMS/BRANCHES.
15. FINISH GRADE FOR PLANTED AREAS SHALL BE 1" BELOW ALL CURBS, WALKS AND PAVING WITH SMOOTH EVEN LINES AT EDGES OF STRUCTURES.
16. FINISH LANDSCAPE GRADES SHALL SLOPE AT A 2% GRADE AWAY FROM CURBS, WALKS, AND WALLS.
17. ALL LANDSCAPE AREAS SHALL RECEIVE A 3" DEPTH OF MULCH, UNLESS OTHERWISE NOTED ON THESE PLANS. TREES TO HAVE A 6' DIAMETER RING AROUND TRUNK FREE OF MULCH. MULCH SHALL EXTEND UNDER ALL SHRUBS AND PLANTS. APPLY PRE-EMERGENT HERBICIDE PRIOR TO AND AFTER MULCH INSTALLATION.
18. PROVIDE SAMPLES OF PROPOSED MULCH SHOWING COLOR, GRADATION SIZE RANGE AND TEXTURE INCLUDING PROPOSED SOURCE. PROVIDE 1/2 CUBIC FOOT SAMPLE OF EACH.
19. ANY ROCK MULCH OR DECOMPOSED GRANITE SHALL NOT CONTAIN LUMPS OR BALLS OF CLAY, CALICHE, ORGANIC MATTER OR CALCAREOUS COATING. PROVIDE WEED BARRIER UNDER ALL DG AND/OR ROCK MULCH. THE CONTRACTOR SHALL ENSURE THAT SUFFICIENT QUANTITY IS AVAILABLE FROM A SINGLE SOURCE TO COMPLETE THE PROJECT. THE OWNER'S REPRESENTATIVE SHALL APPROVE SAMPLES PRIOR TO ORDERING.
20. NO JOB WILL BE CONSIDERED COMPLETE UNTIL ALL CURBS, PAVEMENT AND SIDEWALKS HAVE BEEN SWEPT CLEAN OF ALL DIRT AND DEBRIS ACCORDING TO PLANS.
21. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS REQUIRED. (SEE THE CITY GENERAL CONDITIONS)
22. ALL CONSTRUCTION ROADS AND COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION THAT ARE WITHIN THE LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING
23. PLANTINGS WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN THE SIGHT VISIBILITY TRIANGLE LINE SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
24. LANDSCAPING PLAN IS CONSISTENT WITH APPENDIX D OF THE C.3 STORMWATER HANDBOOK PUBLISHED BY THE SANTA CLARA VALLEY URBAN POLLUTION PREVENTION PROGRAM AND THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

LANDSCAPE ARCHITECT NOTES

1. THE TERM "LANDSCAPE ARCHITECT" USED HEREIN SHALL MEAN THE LANDSCAPE ARCHITECT WHO HAS SIGNED AND SEALED THESE PLANS AND IS IN RESPONSIBLE CHARGE OF THE LANDSCAPE ARCHITECTURE DESIGN. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS. ANY AGENCY SIGNATURE OR APPROVAL ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES.
2. THE LANDSCAPE ARCHITECT WILL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR SAME AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE LANDSCAPE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE LANDSCAPE ARCHITECT HAVE ANY AUTHORITY OR RESPONSIBILITY TO STOP OR DIRECT THE WORK OF ANY CONTRACTOR.
4. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE LANDSCAPE ARCHITECT AND OWNER, THEIR AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE LANDSCAPE ARCHITECT.
5. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE LANDSCAPE ARCHITECT AND THE OWNER, AN INTERPRETATION BEFORE DOING ANY RELATED OR IMPACTED WORK.
6. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO PROTECT THE PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS BY APPROPRIATE MEANS UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE WORK WITH UTILITY COMPANY REPRESENTATIVES.
8. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
9. THE LOCATION, ELEVATIONS, SIZE, TYPE AND CONDITION OF EXISTING IMPROVEMENTS ADJACENT TO THE PROPOSED WORK INDICATED ON THESE PLANS SHALL BE CONFIRMED BY THE CONTRACTOR BY FIELD MEASUREMENTS AND OBSERVATIONS PRIOR TO CONSTRUCTION OF NEW WORK. THE CONTRACTOR WILL IMMEDIATELY INFORM THE LANDSCAPE ARCHITECT IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER.
12. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK IN QUESTION.
13. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.

PRELIMINARY PLANT SCHEDULE

STREET TREES - ARROYO SECO DRIVE	SOPHORA JAPONICA / JAPANESE PAGODA TREE	3
STREET TREES - BASCOM AVENUE	PLATANUS ACERIFOLIA / LONDON PLANE 'YARWOOD'	3
SHADE TREES - DECIDUOUS	PISTACIA CHINENSIS / CHINESE PISTACHE QUERCUS LOBATA / VALLEY OAK	16
ACCENT TREES	LAGERSTROEMIA X 'NATCHEZ' / CRAPE MYRTLE OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE	1
SHADE TREES - EVERGREEN	QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS ILEX / HOLLY OAK	6
VINES	LONICERA HISPIDULA / CALIFORNIA HONEYSUCKLE	17
FOCAL POINT LANDSCAPE	CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC CISTUS LADANIFER / CRIMSON SPOT ROCKROSE HEUCHERA MAXIMA / ISLAND ALUM ROOT AGAVE ATTENUATA / FOXTAIL AGAVE EPILOBIUM CANUM / CALIFORNIA FUCHSIA ACHILLEA MILLEFOLIUM / COMMON YARROW	984 SF
BACKGROUND LANDSCAPE	MUHLENBERGIA RIGENS / DEER GRASS PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY RHUS INTEGRIFOLIA / LEMONADE BERRY LOMANDRA LONGIFOLIA / MAT RUSH RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY ROSMARINUS X LAVANDULACEUS / PROSTRATE ROSEMARY ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	17,221 SF
STREET FRONTAGE UNDERSTORY	NO MOW SEED MIX / DESCHAMPSIA AND FINE FESCUE	1,834 SF
BIORETENTION LANDSCAPE	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH CHONDROPETALUM TECTORUM / SMALL CAPE RUSH DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS JUNCUS PATENS / CALIFORNIA GRAY RUSH	1,169 SF
ROCK COBBLE		1,763 SF

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell,
CA 95008-3207

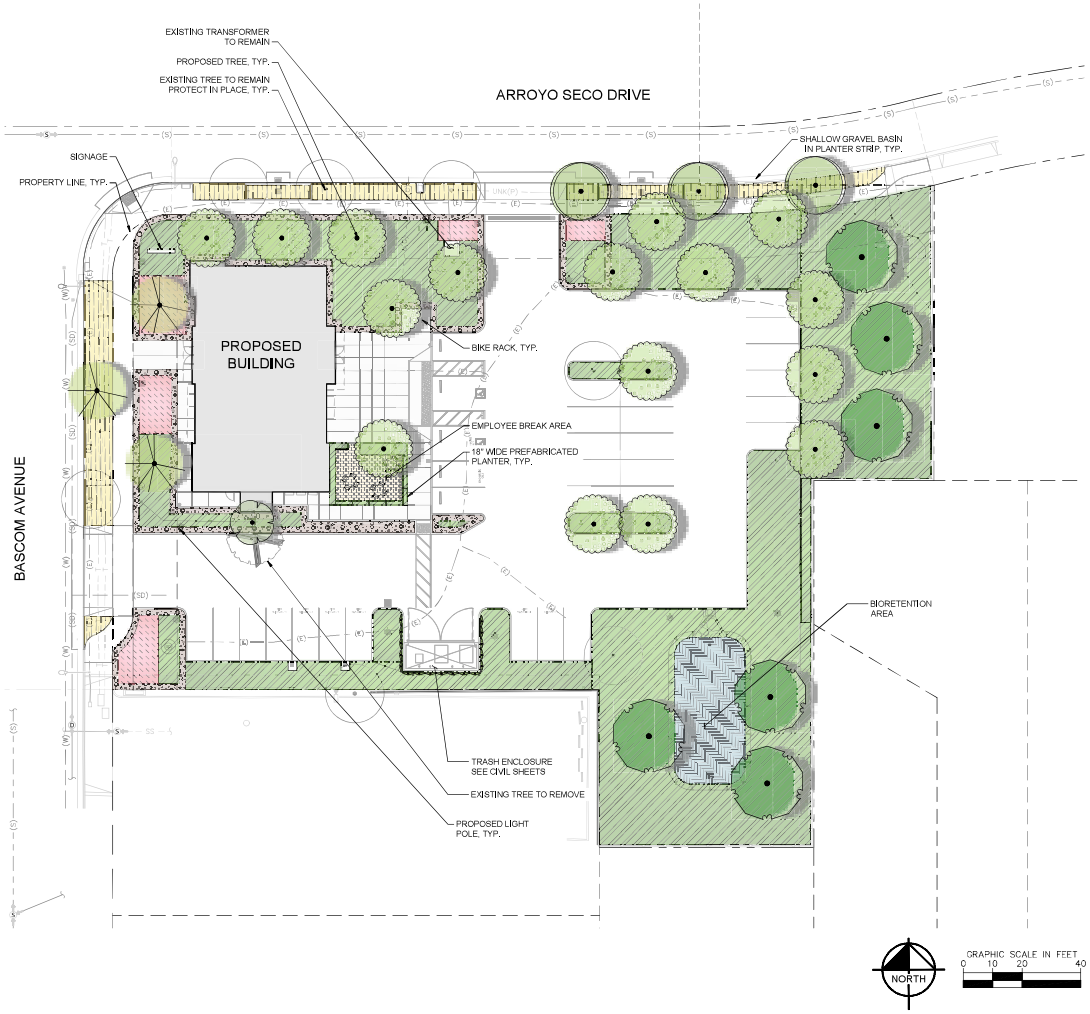
FOR REVIEW ONLY

Kimley»Horn
1100 W Town & Country Road,
Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: TL
DISCIPLINE LEAD: CG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME:
PRELIMINARY LANDSCAPE SCHEDULE AND NOTES
DRAWING NUMBER:
L2.0

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



PRELIMINARY PLANT LEGEND

STREET TREES - ARROYO SECO DRIVE	SOPHORA JAPONICA / JAPANESE PAGODA TREE	3
STREET TREES - BASCOM AVENUE	PLATANUS ACERIFOLIA / LONDON PLANE 'YARWOOD'	3
SHADE TREES - DECIDUOUS	PISTACIA CHINENSIS / CHINESE PISTACHE QUERCUS LOBATA / VALLEY OAK	16
ACCENT TREES	LAGERSTROEMIA X 'NATCHEZ / CRAPE MYRTLE OLEA EUROPAEA 'SWAN HILL' / SWAN HILL OLIVE	1
SHADE TREES - EVERGREEN	QUERCUS AGRIFOLIA / COAST LIVE OAK QUERCUS ILEX / HOLLY OAK	6
VINES	LONICERA HISPIDULA / CALIFORNIA HONEYSUCKLE	17
FOCAL POINT LANDSCAPE	CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC CISTUS LADANIFER / CRIMSON SPOT ROCKROSE HEUCHERA MAXIMA / ISLAND ALUM ROOT AGAVE ATTENUATA / FOXTAIL AGAVE EPILOBIUM CANUM / CALIFORNIA FUCHSIA ACHILLEA MILLEFOLIUM / COMMON YARROW	984 SF
BACKGROUND LANDSCAPE	MUHLENBERGIA RIGENS / DEER GRASS PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY RHUS INTEGRIFOLIA / LEMONADE BERRY LOMANDRA LONGIFOLIA / MAT RUSH RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY ROSMARINUS X LAVANDULACEUS / PROSTRATE ROSEMARY ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	17,221 SF
STREET FRONTAGE UNDERSTORY	NO MOW SEED MIX / DESCHAMPSIA AND FINE FESCUE	1,834 SF
BIORETENTION LANDSCAPE	CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH CHONDROPETALUM TECTORUM / SMALL CAPE RUSH DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS JUNCUS PATENS / CALIFORNIA GRAY RUSH	1,169 SF
ROCK COBBLE		1,763 SF

LANDSCAPE TABULATIONS

TOTAL SITE AREA:	46,555
TOTAL LANDSCAPE AREA:	23,064
% LANDSCAPE:	50%
REQUIRED PARKING LOT TREE TOTAL:	5
PROVIDED PARKING LOT TREE TOTAL:	6
% OF LANDSCAPE AREA COMPRISED OF ROCK COBBLE:	8.3%

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

FOR REVIEW ONLY

Kimley»Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: TL
DISCIPLINE LEAD: CG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME: PRELIMINARY LANDSCAPE PLAN
DRAWING NUMBER: L2.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

TREES



Lagerstroemia x 'Natchez' / Crape Myrtle
20-30' Tall, 15-20' Wide



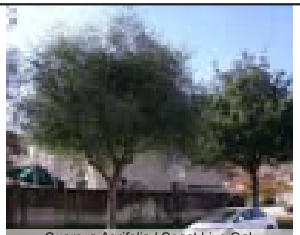
Olea europaea 'Swan Hill' / Swan Hill Olive
20-30' Tall, 20-30' Wide



Pistacia chinensis / Chinese Pistache
30-35' Tall, 25-35' Wide



Platanus Acerifolia / London Plane 'Yarwood'
40-50' Tall, 30-40' Wide



Quercus Agrifolia / Coast Live Oak
30-50' Tall, 40-70' Wide



Quercus ilex / Holly Oak
30-50' Tall, 30-60' Wide

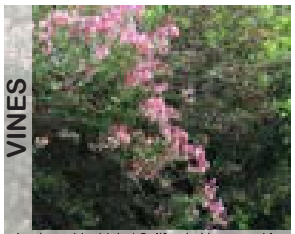


Quercus lobata / Valley Oak
40-60' Tall, 40-60' Wide



Sophora japonica / Japanese Pagoda Tree
40-50' Tall, 40-60' Wide

VINES



Lonicera hispidula / California Honeysuckle
4-12' Tall, 6-12' Wide

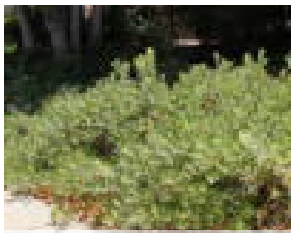
SHRUBS



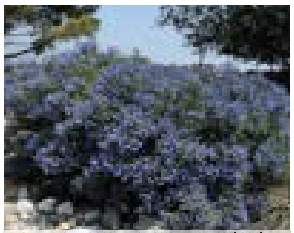
Achillea millefolium / Common Yarrow
1-3' Tall, 1-5' Wide



Agave attenuata / Foxtail Agave
4-6' Tall, 6-8' Wide



Arctostaphylos X 'Pacific Mist' / Pacific Mist Manzanita
1-3' Tall, 6-10' Wide



Ceanothus X 'Concha' / Concha Wild Lilac
4-8' Tall, 6-10' Wide



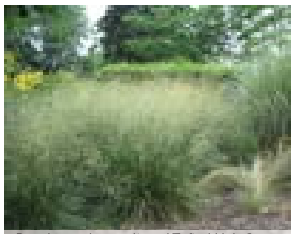
Chondropetalum elephantinum / Large Cape Rush
3-8' Tall, 4-6' Wide



Chondropetalum tectorum / Small Cape Rush
2-3' Tall, 3-4' Wide



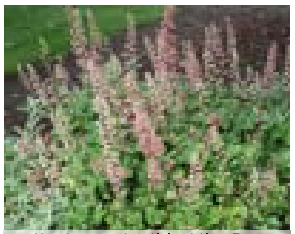
Cistus ladanifer / Crimson Spot Rockrose
3-6' Tall, 4-6' Wide



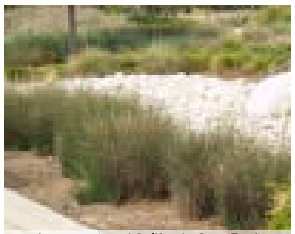
Deschampsia cespitosa / Tufted Hair Grass
2-4' Tall, 1-2' Wide



Epilobium canum / California Fuchsia
1-2' Tall, 2-4' Wide



Heuchera maxima / Island Alum Root
1-2' Tall, 2-3' Wide



Juncus patens / California Gray Rush
1-3' Tall, 2-3' Wide



Lomandra longifolia / Mat Rush
3-5' Tall, 4-6' Wide



Muhlenbergia rigens / Deer Grass
3-5' Tall, 3-4' Wide



Prunus ilicifolia / Hollyleaf Cherry
10-20' Tall, 10-25' Wide



Rhamnus californica / California Coffeeberry
6-10' Tall, 6-15' Wide



Rhus integrifolia / Lemonade Berry
8-10' Tall, 10-15' Wide



Rosmarinus X Lavandulaceus / Prostrate Rosemary
1-3' Tall, 4-8' Wide

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

NEW CHASE BANK
PRUNEYARD

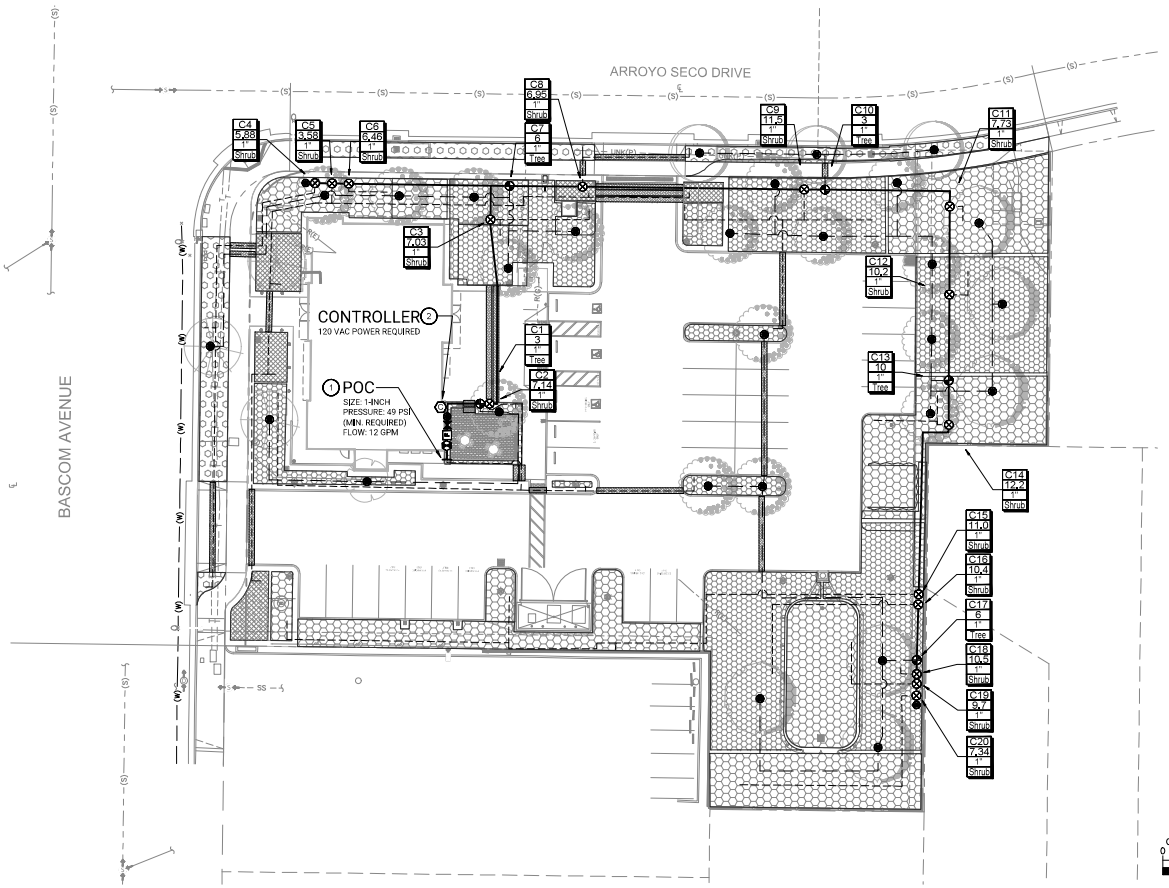
2060 S Bascom Ave, Campbell, CA 95008-3207

FOR REVIEW ONLY

Kimley»Horn
1100 W Town & Country Road, Suite 700, Orange, CA 92868
714-939-1030

PROJECT MANAGER: TL
DISCIPLINE LEAD: CG
DESIGNER:
REVIEWER:
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 194751001
SHEET NAME: PRELIMINARY LANDSCAPE IMAGERY BOARD
DRAWING NUMBER: L2.2

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.



IRRIGATION LEGEND

- SLEEVES: CLASS 200 PVC
- POINT-OF-CONNECTION ASSEMBLY
- MAINLINE PIPE: CLASS 200 PVC; 1 1/4-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO INLINE DRIP HEADER: CLASS 200 PVC; 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO TREE EMITTERS: CLASS 200 PVC; 1-INCH SIZE UNLESS OTHERWISE INDICATED
- LOW WATER USE INLINE DRIP TUBING BACKGROUND: NETAFIM TLCVD6-12 WITH RAINBIRD XQF DRIPLINE HEADER; 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING
- LOW WATER USE INLINE DRIP TUBING UNDERSTORY: NETAFIM TLCVD6-12 WITH RAINBIRD XQF DRIPLINE HEADER; 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING
- MEDIUM WATER USE INLINE DRIP TUBING FOCAL POINT: NETAFIM TLCVD6-12 WITH RAINBIRD XQF DRIPLINE HEADER; 0.6 GPH EMITTERS, 12" EMITTER SPACING, 12" ROW SPACING
- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS: WEATHERMATIC MAX-DW (SIZED PER PLAN)
- REMOTE CONTROL DRIP VALVE ASSEMBLY: WEATHERMATIC SCZ-MAX-DW-10
- MASTER VALVE ASSEMBLY: 1-INCH WEATHERMATIC MAX-DW
- FLOW SENSOR ASSEMBLY: WEATHERMATIC SLFSI-T10
- QUICK COUPLING VALVE ASSEMBLY: WEATHERMATIC 7642-QCVYEL
- ISOLATION GATE VALVE ASSEMBLY: MATCO 514
- UNCONNECTED PIPE CROSSING

A1 / 14 / 1" / 1gpf
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION

C
- IRRIGATION CONTROLLER UNIT BUNDLE WITH WEATHERSTATION: WEATHERMATIC SLWM-SS-1624-10YR-BDL-FLOW-CHASE

- TREE BUBBLER ASSEMBLY: TWO (2) RAINBIRD 1402 BUBBLER NOZZLES; PRESSURE:30 PSI; FLOW (GPM): 0.50 PER BUBBLER; 1.00 PER ASSEMBLY

THE WEATHERMATIC IRRIGATION CONTROLLER MEETS CHASE REQUIREMENTS AND WILL PROVIDE UNIQUE CONNECTION TO THE BANK BUILDING MONITORING SYSTEM, LONG-TERM COMMUNICATIONS, AND MANAGED SERVICES. GENERAL CONTRACTOR SHALL ORDER CONTROLLER, AIRCARD AND WEATHER STATION DIRECTLY FROM WEATHERMATIC. ALL OTHER IRRIGATION SYSTEM MATERIALS AND EQUIPMENT SHALL BE PROCURED SEPARATELY BY THE INSTALLING IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR TO VERIFY CONTROLLER HAS BEEN ORDERED WITH GC PRIOR TO CONSTRUCTION.

REQUIRED: AFTER INSTALLATION AND ONLINE SET UP OF THE SMARTLINK CONTROL SYSTEM USING THE PRODUCT INSTRUCTIONS INCLUDED, CONTACT WEATHERMATIC TO PROVIDE THE SITE NAME AND CONTROLLER NAME IN SMARTLINK FOR FINAL ACTIVATION. EMAIL: JPMCsupport@weathermatic.com

INSTALLATION GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 49 PSI (DOWNSTREAM OF THE IRRIGATION BACKFLOW PREVENTER) AT A MAXIMUM DISCHARGE OF 12 GPM AT THE 1-INCH IRRIGATION POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:
   A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHENEVER POSSIBLE.
   B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
   C. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF TEES IN THE BULLNOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
   A. TWO (2) OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
   B. TWO (2) OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR. PIPE SLEEVES SHALL BE SIZED TWICE THE NOMINAL SIZE OF THE PIPE PASSING THROUGH.
9. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
10. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
11. INSTALL TWO (2) #14 AWG CONTROL WIRES ON STANDARD WIRE SYSTEMS OR ONE (1) #14 AWG TWO-WIRE PAIR ON TWO-WIRE SYSTEMS, FOR USE AS SPARES. INSTALL SPARE WIRES FROM CONTROLLER LOCATION TO EACH DEADEND OR MAINLINE. COIL 3 FEET OF WIRE IN VALVE BOX.

CONSTRUCTION NOTES

1. THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE INSTALLED TO THIS APPROXIMATE LOCATION BY OTHERS. MAKE CONNECTION DOWNSTREAM OF THE IRRIGATION BACKFLOW PREVENTER (INSTALLED BY OTHERS) AND INSTALL IRRIGATION COMPONENTS AS SHOWN. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE.
2. WALL MOUNT THE IRRIGATION CONTROLLER AND CELLULAR AIRCARD AT THE APPROXIMATE LOCATION SHOWN ON EXTERIOR OF BUILDING AND ACCORDING TO CHASE BANK STANDARDS. COORDINATE ELECTRICAL POWER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE.

CHASE BANK DESIGN NOTE

THESE IRRIGATION PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH CHASE BANK PROTOCOL 20.7 AND THE CHASE BANK WATER CONSERVATION APPROACH. THE IRRIGATION SYSTEM SHALL BE CONSTRUCTED ACCORDING TO THE PLANS AND SPECIFICATIONS INCLUDED IN THIS CONSTRUCTION DOCUMENT PACKAGE WITH NO EXCEPTION. EQUIPMENT SUBSTITUTIONS OF ANY KIND ARE NOT PERMITTED.

CHASE 20.7 WATER SAVINGS INITIATIVES STATE THAT ALL CHASE IRRIGATION SYSTEMS BE INSTALLED WITH THE INTENT TO ESTABLISH HEALTHY PLANT MATERIAL DURING A 2-YEAR ESTABLISHMENT PERIOD, THEN BE DE-COMMISSIONED. THE IRRIGATION SYSTEM FOR THIS SITE HAS BEEN CUSTOMIZED TO PROVIDE ZONE-SPECIFIC IRRIGATION BASED ON PLANT MATERIAL AND WATERING NEEDS. THE LANDSCAPE CONTRACTOR SHALL FULLY PROGRAM AND UTILIZE THE WEATHERMATIC CONTROLLER AND WEATHER STATION TO ESTABLISH AND THEN GRADUALLY WEAN PLANTS OFF SUPPLEMENTAL IRRIGATION AS THE 2-YEAR ESTABLISHMENT PERIOD COMES TO AN END. CONTRACTOR SHALL THEN ADJUST ANY ONGOING WATERING WITH REAL-TIME CLIMATE CONDITIONS TO ENSURE THAT STRESS TO PLANT MATERIAL IS MINIMIZED AND THAT THE LANDSCAPE IS MAINTAINED TO CHASE STANDARDS.

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

Colliers Engineering & Design
www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

Colliers Engineering & Design
PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER: YP
REVIEWER: DM
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 25004465A

SHEET NAME: IRRIGATION PLAN

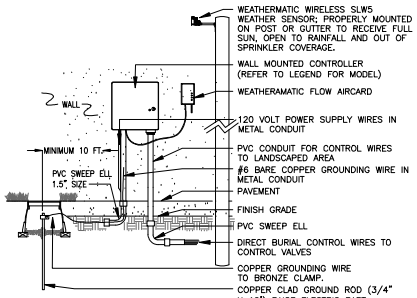
DRAWING NUMBER: IR1.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

9/24/2025 9:43:22 AM

ARCH D 24x36

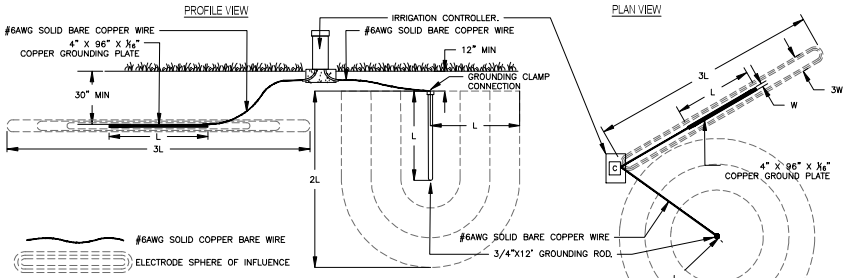


NOTES:
1. INSTALL ALL WIRING PER LOCAL ELECTRICAL CODES.
2. INSTALL GROUND ROD WITHIN IRRIGATED TURF AREA. IF IRRIGATED TURF AREA IS NOT IN CLOSE PROXIMITY TO CONTROLLER, INSTALL ONE (1) DRIP EMITTER FROM NEAREST DRIP VALVE IN VALVE BOX HOUSING GROUNDING ROD.

1 WALL MOUNT CONTROLLER ASSEMBLY

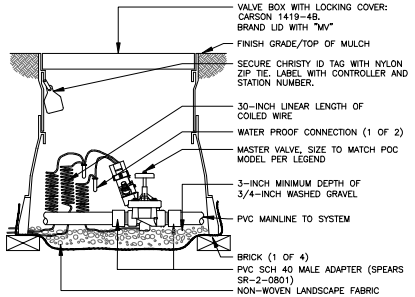
THE WEATHERMATIC IRRIGATION CONTROLLER MEETS CHASE REQUIREMENTS AND WILL PROVIDE UNIQUE CONNECTION TO THE BANK BUILDING MONITORING SYSTEM, LONG-TERM COMMUNICATIONS, AND MANAGED SERVICES. GENERAL CONTRACTOR SHALL ORDER CONTROLLER, AIRCARD AND WEATHER STATION DIRECTLY FROM WEATHERMATIC. ALL OTHER IRRIGATION SYSTEM MATERIALS AND EQUIPMENT SHALL BE PROCURED SEPARATELY BY THE INSTALLING IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR TO VERIFY CONTROLLER HAS BEEN ORDERED WITH GC PRIOR TO CONSTRUCTION.

REQUIRED: AFTER INSTALLATION AND ONLINE SET UP OF THE SMARTLINK CONTROL SYSTEM USING THE PRODUCT INSTRUCTIONS INCLUDED, CONTACT WEATHERMATIC TO PROVIDE THE SITE NAME AND CONTROLLER NAME IN SMARTLINK FOR FINAL ACTIVATION.
EMAIL: JPMCsupport@weathermatic.com

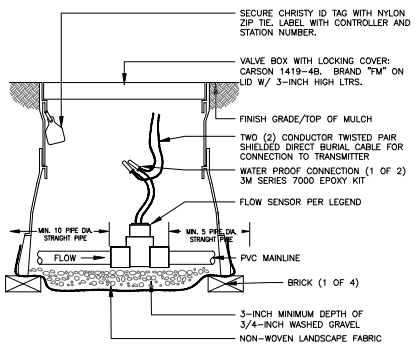


NOTES:
1. INSTALL GROUNDING ROD OR PLATE BASED ON SITE CONDITIONS. DO NOT INSTALL BOTH.
2. DO NOT INSTALL ANY OTHER WIRE OR CABLES INSIDE THE SPHERE OF INFLUENCE.
3. INSTALL GROUNDING PLATE AT A MINIMUM OF 30-INCHES BELOW GRADE OR BELOW FROST-LINE, WHICHEVER IS DEEPER.
4. TYPICAL INSTALLATION SHOWN FOR AN IRRIGATION CONTROLLER CAPACITY OF 64 STATIONS OR LESS, INSTALL AN ADDITIONAL GROUNDING ROD/PLATE PER 64 STATIONS.

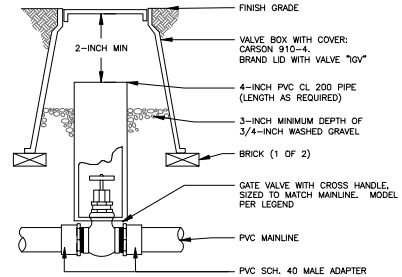
2 TYPICAL IRRIGATION CONTROLLER GROUNDING ROD OR PLATE INSTALLATION



3 MASTER VALVE ASSEMBLY

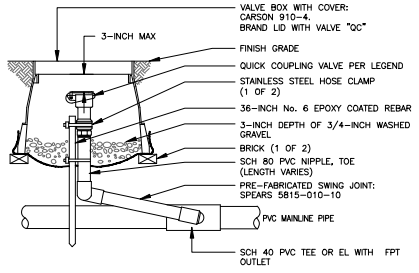


4 FLOW SENSOR ASSEMBLY

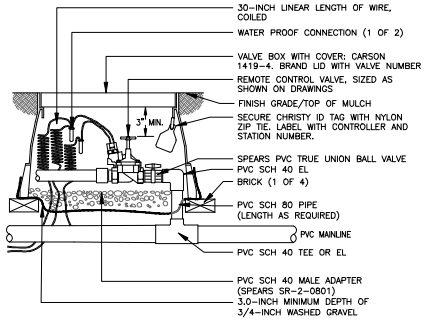


NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

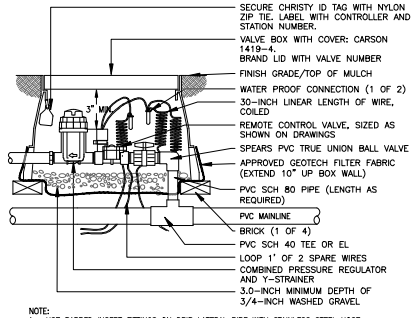
5 ISOLATION GATE VALVE ASSEMBLY



6 QUICK COUPLING VALVE ASSEMBLY

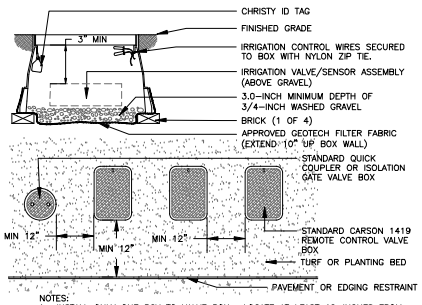


7 REMOTE CONTROL SPRINKLER VALVE ASSEMBLY



NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH STAINLESS STEEL HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.

8 REMOTE CONTROL DRIP VALVE ASSEMBLY



NOTES:
1. INSTALL ONLY ONE RCV TO VALVE BOX. LOCATE AT LEAST 12-INCHES FROM AND ALIGN WITH NEARBY WALLS OR EDGES OF PAVED AREAS. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL.
4. GROUP RCV ASSEMBLIES TOGETHER WHERE PRACTICAL, BUT AVOID GROUPING MORE THAN THREE (3) STANDARD VALVE BOXES TOGETHER IN A SERIES.
5. ARRANGE GROUPED VALVE BOXES IN RECTANGULAR PATTERNS.

9 TYPICAL VALVE BOX INSTALLATION

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

Colliers Engineering & Design
www.colliersengineering.com
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER	DISCIPLINE LEAD:
DESIGNER: YP	REVIEWER: DM
DATE ISSUED: 10/31/2025	PROJECT NUMBER: 25004465A

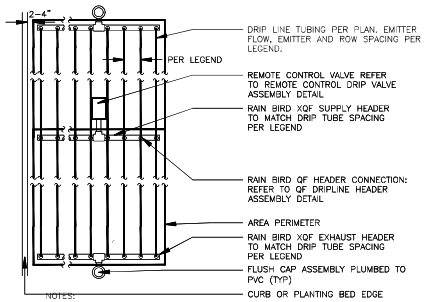
SHEET NAME: IRRIGATION DETAILS

DRAWING NUMBER: IR1.2

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

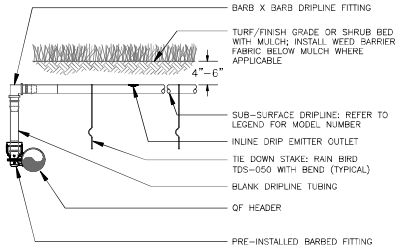
9/24/2025 9:43:22 AM

ARCH D 24x36



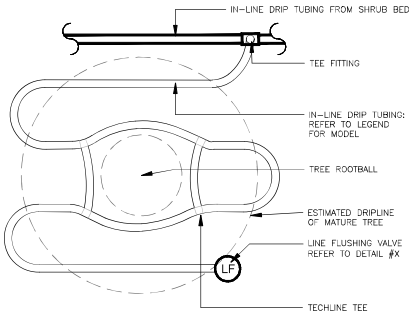
NOTES:
1. INSTALL SYSTEM PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR EQUIPMENT APPLICATION AND INSTALLATION.
2. MAXIMUM FLOW FOR 1-INCH REMOTE CONTROL VALVE ASSEMBLY IS 10 GPM.
3. INSTALL AT A DEPTH OF 4"-6" IN UNIFORM SOIL.
4. INSTALL WEED BARRIER FABRIC BELOW MULCH IN LANDSCAPE BEDS.

10 SUBSURFACE DRIP ASSEMBLY IN SHRUB BEDS

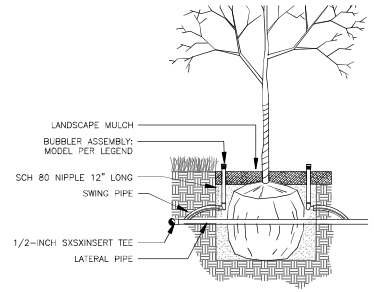


NOTES:
1. PLACE TIE-DOWN STAKES EVERY THREE FEED IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.
3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

11 QF DRIPLINE HEADER ASSEMBLY

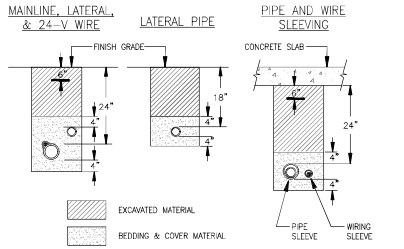


12 INLINE DRIP TREE RING FOR TREES IN SHRUB BED



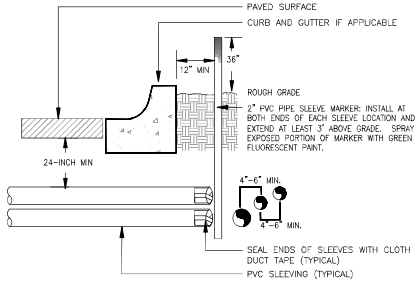
NOTES:
1. REFER TO LANDSCAPE PLANS FOR TREE GRATE INSTALLATION AND DETAILS.

13 BUBBLER ASSEMBLY FOR TREES IN SHRUB BEDS



NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS."SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

14 TYPICAL TRENCHING DETAIL



NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED.
2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

15 TYPICAL SLEEVING DETAIL

TOTAL MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

ETo = 49.70 inches/year
LA = 21,311 square feet
SLA = 0.0 square feet

MAWA = [(ETo-Eppt)x(0.62)]x[(0.55xLA)+((1.0-0.55)xSLA)]
MAWA = {(49.70-3.47)X(0.62)}x{(0.55x21311)+((0.45)x0)}
MAWA = 336,010.74 gallons per year

ESTIMATED TOTAL WATER USE (ETWU): ENTIRE SITE

ETo = 49.70 inches/year
PF = 0.2
HA = 20,327 square feet
SLA = 0.0 square feet
IE = 0.81
Eppt = 3.47 inches/year

ETWU = {ETo-Eppt)(0.62)}[{(PF*HA)/(IE)}+(SLA)]
ETWU = {49.70-3.47)(0.62)}[{0.3*20327)/(0.81)}+(0)}
ETWU = 215,800 gallons per year

ETo = 49.70 inches/year
PF = 0.5
HA = 984 square feet
SLA = 0.0 square feet
IE = 0.81
Eppt = 3.47 inches/year

ETWU = {ETo-Eppt)(0.62)}[{(PF*HA)/(IE)}+(SLA)]
ETWU = {49.70-3.47)(0.62)}[{0.5*984)/(0.81)}+(0)}
ETWU = 17,410 gallons per year

TOTAL ESTIMATED WATER USAGE(ETWU) = 233,210 gallons per year

DESIGNER STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

CERTIFIED IRRIGATION DESIGNER

10/31/2025
DATE

SUMMARY HYDROZONE TABLE

HYDROZONE	AREA (SQ. FT.)	% OF LANDSCAPE AREA
HIGH WATER USE	0	0.00%
MODERATE WATER USE	984	4.62%
LOW WATER USE	20327	95.38%
SLA(HIGH WATER USE)		
	TOTAL=	100.00%

Hines Inc
SITE WATER ENGINEERING SERVICES
1640 RIVERSIDE AVE., SUITE 200
FORT COLLINS, COLORADO 80524
Telephone: 970.282.1800
Web: www.hinesinc.com

Colliers Engineering & Design
www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
1	01/16/2026	PLANNING REVISION 1
2	02/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

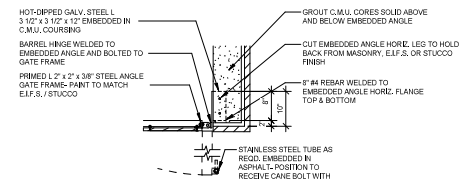
2060 S Bascom Ave, Campbell, CA 95008-3207

Colliers Engineering & Design

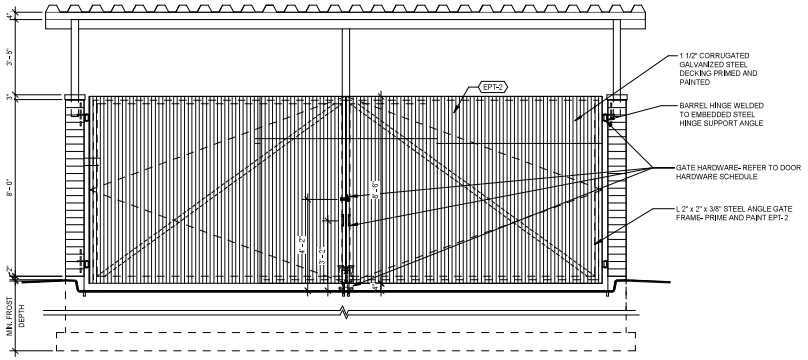
PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER: YP
REVIEWER: DM
DATE ISSUED: 10/31/2025
PROJECT NUMBER: 25004465A
SHEET NAME: IRRIGATION DETAILS
DRAWING NUMBER: IR1.3

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

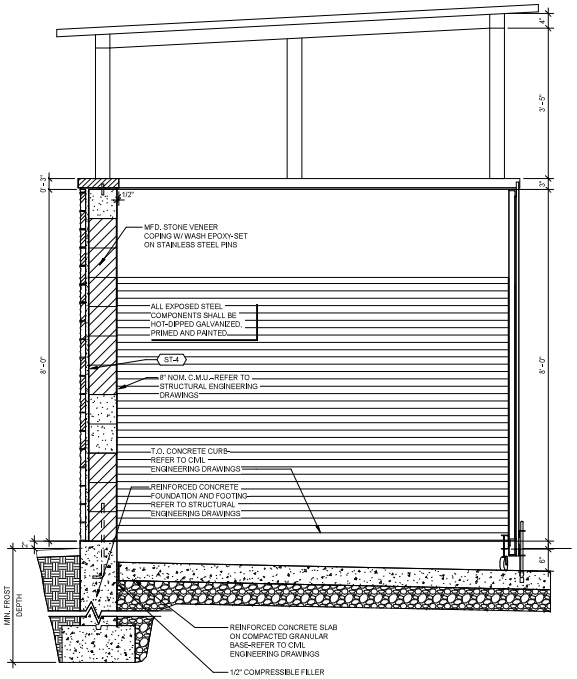
9/24/2025 9:43:22 AM



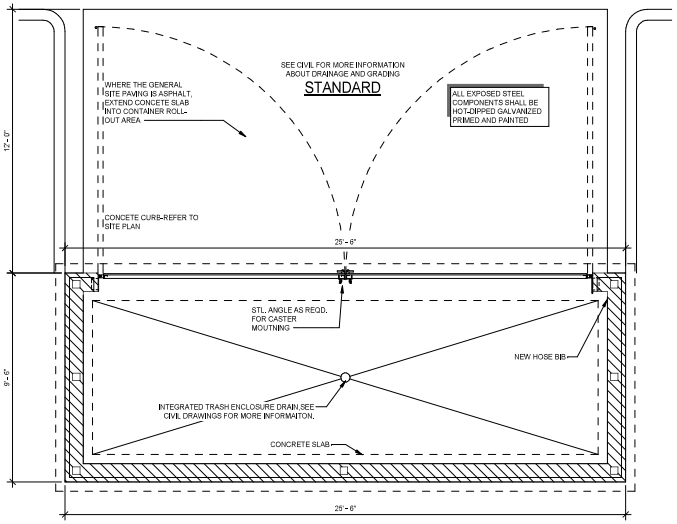
4 TRASH ENCLOSURE - CORNER DETAIL
SCALE : 3/4" = 1'-0"



2 TRASH ENCLOSURE - GATE ELEVATION
SCALE : 3/8" = 1'-0"



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



SIZE ENCLOSURE TO ACCOMMODATE DISPOSAL EQUIPMENT:
VERIFY REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION AND THE WASTE DISPOSAL SERVICE PROVIDER.
PROVIDE AT LEAST 35 SF COMBINED REFUSE/WASTE AND RECYCLING AREA FOR LEED COMPLIANCE.
PROVIDE SEPARATE RECEPTACLES TO ACCOMMODATE DISPOSAL SERVICE PROVIDER'S RECYCLING WASTE STREAM(S).

1 TRASH ENCLOSURE - PLAN
SCALE : 3/8" = 1'-0"

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

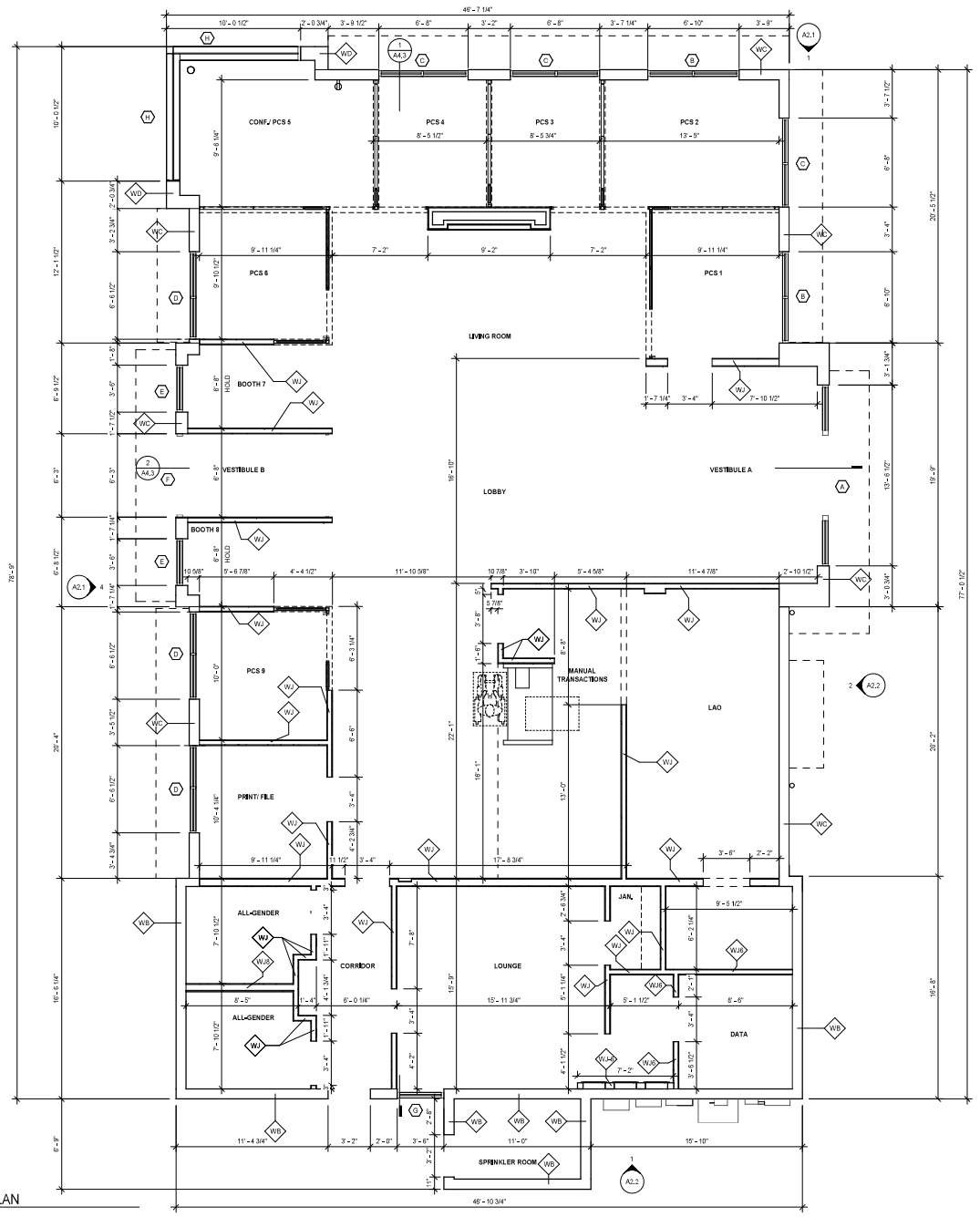
Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: TRASH ENCLOSURE, PAVING DETAILS
DRAWING NUMBER: A0.4

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

2/20/2026 6:40:30 PM



1 CONSTRUCTION PLAN
SCALE : 1/4" = 1'-0"

GENERAL NOTES

A. REFER TO A002 FOR WALL TYPES, DETAILS, AND ADDITIONAL INFORMATION.

B. REFER TO A120 SERIES DRAWINGS FOR REFLECTED CEILING PLANS AND DETAILS.

C. REFER TO A140 SERIES DRAWINGS FOR FINISH PLANS, SCHEDULES, AND DETAILS.

D. REFER TO A160 SERIES DRAWINGS FOR FURNITURE AND EQUIPMENT PLANS AND SCHEDULES.

E. REFER TO A600 SERIES DRAWINGS FOR DOOR SCHEDULE, WINDOW SCHEDULE, DETAILS, AND BASIS OF DESIGN.

F. ALL DOORS TO BE LOCATED 4" FROM DRYWALL ADJACENT WALL UNLESS OTHERWISE NOTED.

G. ALIGN FACES OF MASONRY AND STUD WALLS INDICATED IN THE SAME PLANE ON PLANS, U.O.N.

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved, This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified, This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

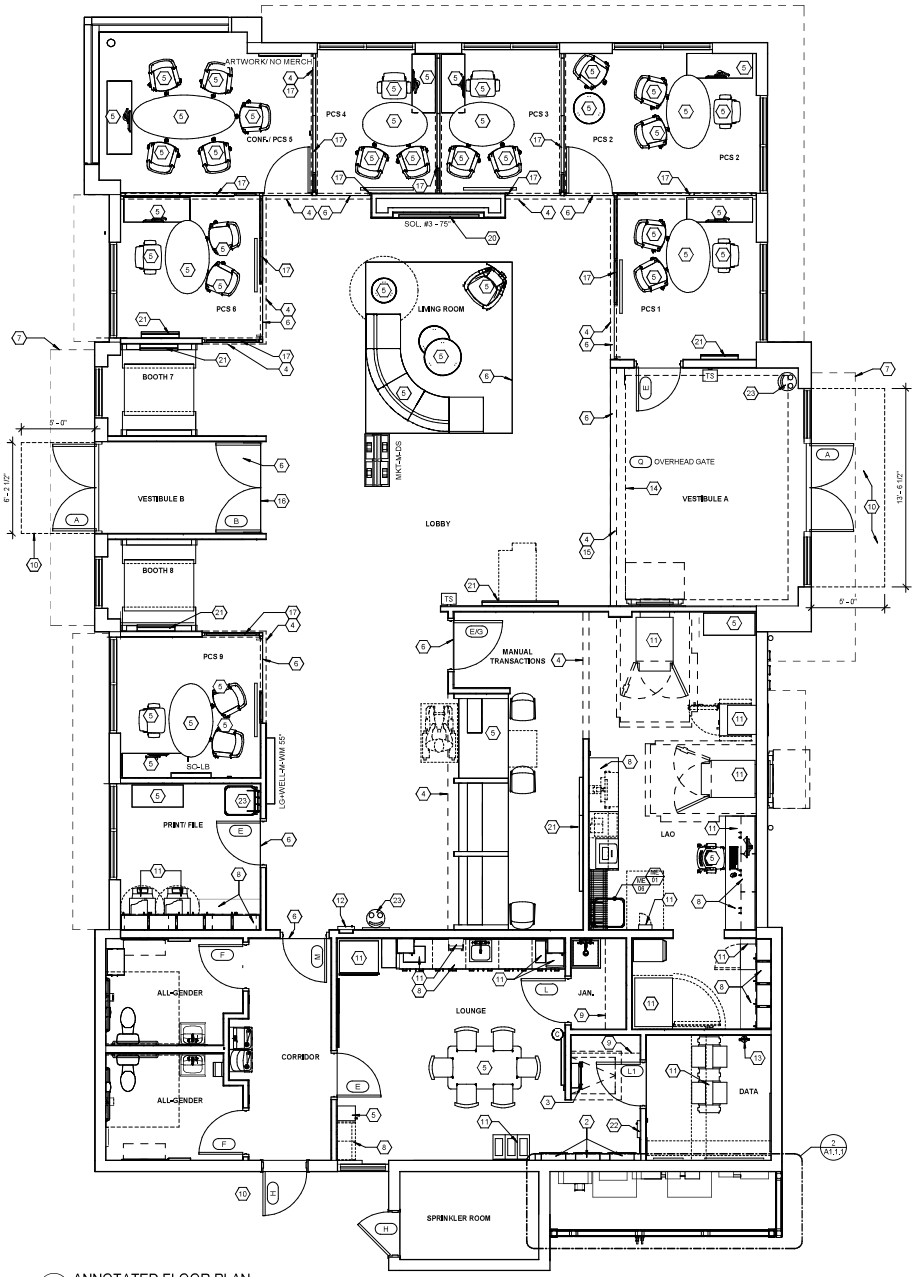
Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: CONSTRUCTION PLAN
DRAWING NUMBER: A1.1.0

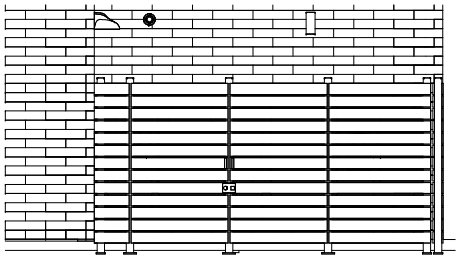
NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

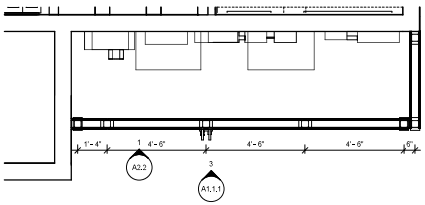
2/20/2026 6:40:31 PM



1 ANNOTATED FLOOR PLAN
SCALE : 1/4" = 1'-0"



3 ELEVATION - EXTERIOR UTILITIES ENCLOSURE
SCALE : 3/8" = 1'-0"



2 EXTERIOR UTILITIES ENCLOSURE
SCALE : 3/8" = 1'-0"

KEYNOTES

2 ELECTRICAL PANELS: LOCKING ENCLOSURES FOR ELECTRICAL MAIN SERVICE AND DISTRIBUTION

3 ROOF ACCESS LADDER & SCUTTLE: REFER TO ROOF PLAN AND DETAIL AS NOTED

4 SOFFIT / BULKHEAD ABOVE: REFER TO REFLECTED CEILING PLANS, SECTIONS, DETAILS AND INTERIOR ELEVATIONS. PROVIDE DEFLECTION TRACK AT UNDERSIDE OF ROOF / FLOOR STRUCTURE ABOVE TO ALLOW BULKHEAD TO REST ON DEMOUNTABLE PARTITION SYSTEM BELOW.

5 FURNITURE: REFER TO FURNITURE SCHEDULE- COORD. ELEC., DATA AND SECURITY CONNECTIONS AND TERMINATIONS

6 FLOOR MATERIAL TRANSITION: REFER TO DETAIL 1/A3.3.1

7 ENTRANCE CANOPY: SHOP FABRICATED PRE-FINISHED CUSTOM ALUMINUM CANOPY UNIT WITH INTEGRAL ELECTRICAL AND DRAINAGE SYSTEMS FASTENDED TO BUILDING STRUCTUREREFER TO ELEVATIONS AND WALL SECTIONS

8 CUSTOM SHOP-FABRICATED BUILT-IN MILLWORK: REFER TO INTERIOR ELEVATIONS- SUBMIT SHOP DRAWINGS AND FINISH SAMPLES TO ARCHITECT FOR APPROVAL

9 ADJUSTABLE SHELVES: REFER TO INTERIOR ELEVATIONS- PROVIDE BLOCKING IN WALL AS REQUIRED

10 CONCRETE STOOP: ACCESSIBILITY-COMPLIANT CONTINUOUS PAVING TO PUBLIC R.O.W. REQD. FROM ALL EXITS

11 EQUIPMENT / APPLIANCE: REFER TO EQUIPMENT INSTALLATION MANUAL- COORDINATE WITH EQUIPMENT INSTALLER- PROVIDE ELECTRICAL, DATA AND SECURITY ROUGHIN WORK AS REQUIREDFRAME WALL OPENING AND PREPARE FLOOR SUBSTRATE AS REQUIRED. PROVIDE BLOCKING IN WALL AS REQUIRED

12 FIRE EXTINGUISHER AND CABINET: PROVIDE THE MINIMUM NUMBER AS REQUIRED AND COORDINATE LOCATIONS WITH CODE REQUIREMENTS AND ADJACENT ACCESSIBILITY CLEARANCES

13 WALL-MOUNT FIRE EXTINGUISHER: CARBON DIOXIDE ONLY / WATER OR DRY CHEMICAL TYPES NOT PERMITTED, CLASS C OR B-C, 5 LB. OR SMALLER. SET WALL BRACKET TO KEEP HANDLE < 48" AFF

14 CEILING LIGHT FIXTURE COVE- REFER TO REFLECTED CEILING PLAN

15 EXTEND VESTIBULE A PARTITION AND BULKHEAD FRAME AND FINISH TO UNDERSIDE OF ROOF DECK

16 STOREFRONT GLAZING SYSTEM INTERIOR PARTITION- REFER TO INTERIOR ELEVATIONS

17 DEMOUNTABLE PARTITION SYSTEM WITH INTEGRAL DOORS AND POWER, DATA AND SECURITY CONDUIT SYSTEMS, ANCHORED TO BUILDING WALLS AND FLOOR. SOFFIT AND BULKHEAD FRAMING MUST FOLLOW THE FURNITURE VENDOR'S DEMOUNTABLE PARTITION SHOP DRAWINGS TO ENSURE ALIGNMENT. THE AOR'S DIMENSIONED PLAN DRAWING IS SUPERSEDED BY THE PARTITION SHOP DRAWINGS. REFER TO FURNITURE VENDOR'S RETAIL BRANCH – PRIVACY WALL ARCHITECTURAL WALL STANDARDS FOR PLANNING AND COORDINATION DETAILS

20 AUDIO/VIDEO EQUIPMENT: REFER TO INTERIOR ELEVATIONS

21 MERCHANDISING FIXTURE: PROVIDED AND INSTALLED BY OWNER'S VENDOR. PROVIDE BLOCKING IN WALLS AS REQD. FOR WALL-MOUNT FIXTURES- REFER TO MFRS. FIXTURE TECHNICAL DRAWINGS AND INTERIOR ELEVATIONS. REFER TO ELECTRICAL DRAWINGS FOR POWER AND DATA REQUIREMENTS

22 FIRE ALARM EQUIPMENT LOCATION: FIRE ALARM CONTROL PANEL, COMMUNICATOR, DOCUMENTATION ENCLOSURE, AND ASSOCIATED EQUIPMENT/DEVICES; NOT PERMITTED IN DATA ROOM OR AREAS VISIBLE TO CUSTOMERS

23 REFUSE BIN- REFER TO MISCELLANEOUS EQUIPMENT SCHEDULE

Colliers Engineering & Design
www.colliersengineering.com
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

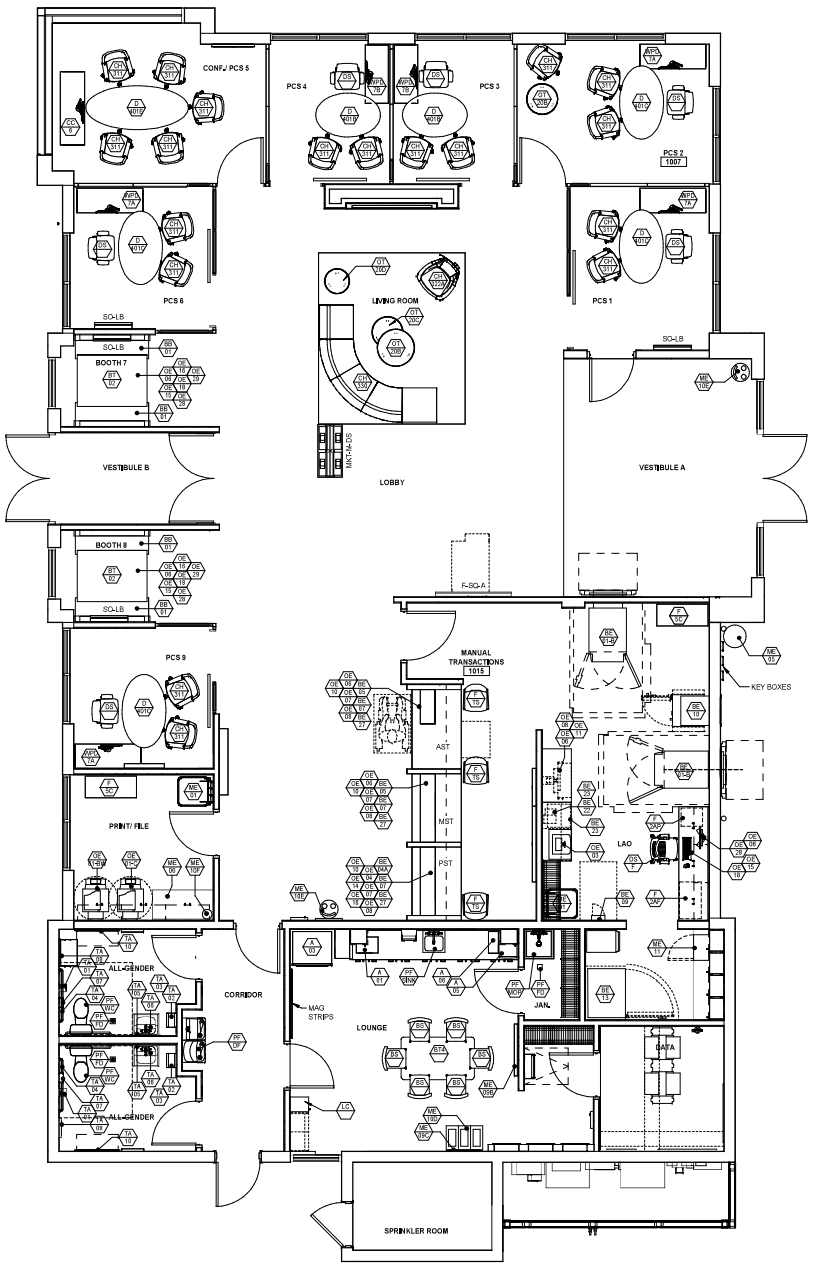
NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: ANNOTATED FLOOR PLAN
DRAWING NUMBER: A1.1.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36
2/20/2026 6:40:33 PM



1 FURNITURE/ EQUIPMENT PLAN
SCALE : 1/4" = 1'-0"

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL TAKE NOTE OF ALL GENERAL PROJECT REQUIREMENTS NOTED ON THE COVER SHEET OF THIS CONTRACT DOCUMENT SET.
2. ALL COMMUNICATION FOR THIS PROJECT MUST BE DIRECTED THROUGH THE BERGMANN PM DIRECT CONTACT OF BERGMANN CONSULTANTS IS PROHIBITED PRIOR TO RECEIVING APPROVAL FROM THE ARCHITECT OF RECORD.
3. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO BE REPORTED TO CHASE BANK PM AND AOR IMMEDIATELY.
4. ALL EXISTING CONDITIONS, DIMENSIONS, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY NEW CONSTRUCTION.
5. GC RESPONSIBLE TO MAINTAIN ONSITE THE MOST CURRENT CONSTRUCTION DRAWINGS AND SPECIFICATION MANUAL PRIOR TO AND DURING COURSE OF CONSTRUCTION ACTIVITIES.

FURNITURE / EQUIPMENT PLAN NOTES

1. GENERAL CONTRACTOR TO COORDINATE SCOPE WITH ALL APPLICABLE TRADES AND VENDORS.
2. REFER TO SCHEDULES LOCATED ON DRAWINGS A3.4.1, A3.4.2, A3.4.3, & A3.5 FOR PRODUCT INFORMATION.
3. COORDINATE ALL POWER, DATA REQUIREMENTS WITH ELECTRICAL AND TELCOM DRAWING PACKAGES.
4. A6.0 SERIES DRAWING PLANS, DETAILS AND ELEVATIONS SHOULD BE REFERENCED PRIOR TO INSTALLATION.

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved, This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified, This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

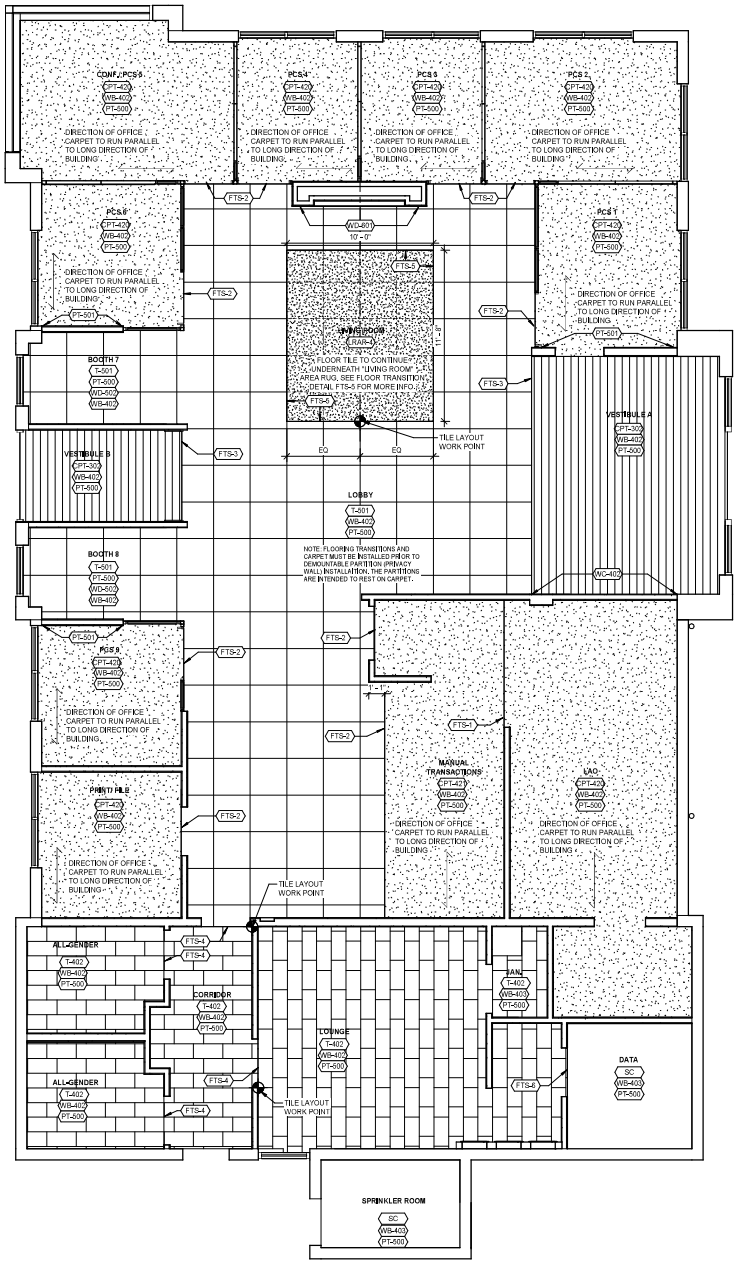
Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: FURNITURE / EQUIPMENT PLAN
DRAWING NUMBER: A1.1.2

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

2/20/2026 6:40:35 PM



1 FINISH PLAN
SCALE : 1/4" = 1'-0"

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL TAKE NOTE OF ALL GENERAL PROJECT REQUIREMENTS NOTED ON THE COVER SHEET OF THIS CONTRACT DOCUMENT SET.
2. ALL COMMUNICATION FOR THIS PROJECT MUST BE DIRECTED THROUGH THE BERGMANN PM. DIRECT CONTACT OF BERGMANN CONSULTANTS IS PROHIBITED PRIOR TO RECEIVING APPROVAL FROM THE ARCHITECT OF RECORD.
3. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO BE REPORTED TO CHASE BANK PM AND AOR IMMEDIATELY.
4. ALL EXISTING CONDITIONS, DIMENSIONS, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY NEW CONSTRUCTION.
5. GC RESPONSIBLE TO MAINTAIN ONSITE THE MOST CURRENT CONSTRUCTION DRAWINGS AND SPECIFICATION MANUAL PRIOR TO AND DURING COURSE OF CONSTRUCTION ACTIVITIES.

FINISH PLAN NOTES

1. GENERAL CONTRACTOR TO COORDINATE SCOPE WITH ALL APPLICABLE TRADES AND VENDORS.
2. REFER TO SCHEDULES LOCATED ON DRAWINGS A3.3.1, A3.3.2 FOR PRODUCT INFORMATION AND SPECIFICATIONS.
3. A6.0 SERIES DRAWING PLANS, DETAILS AND ELEVATIONS SHOULD BE REFERENCED PRIOR TO INSTALLATION.

Colliers Engineering & Design
www.colliersengineering.com
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

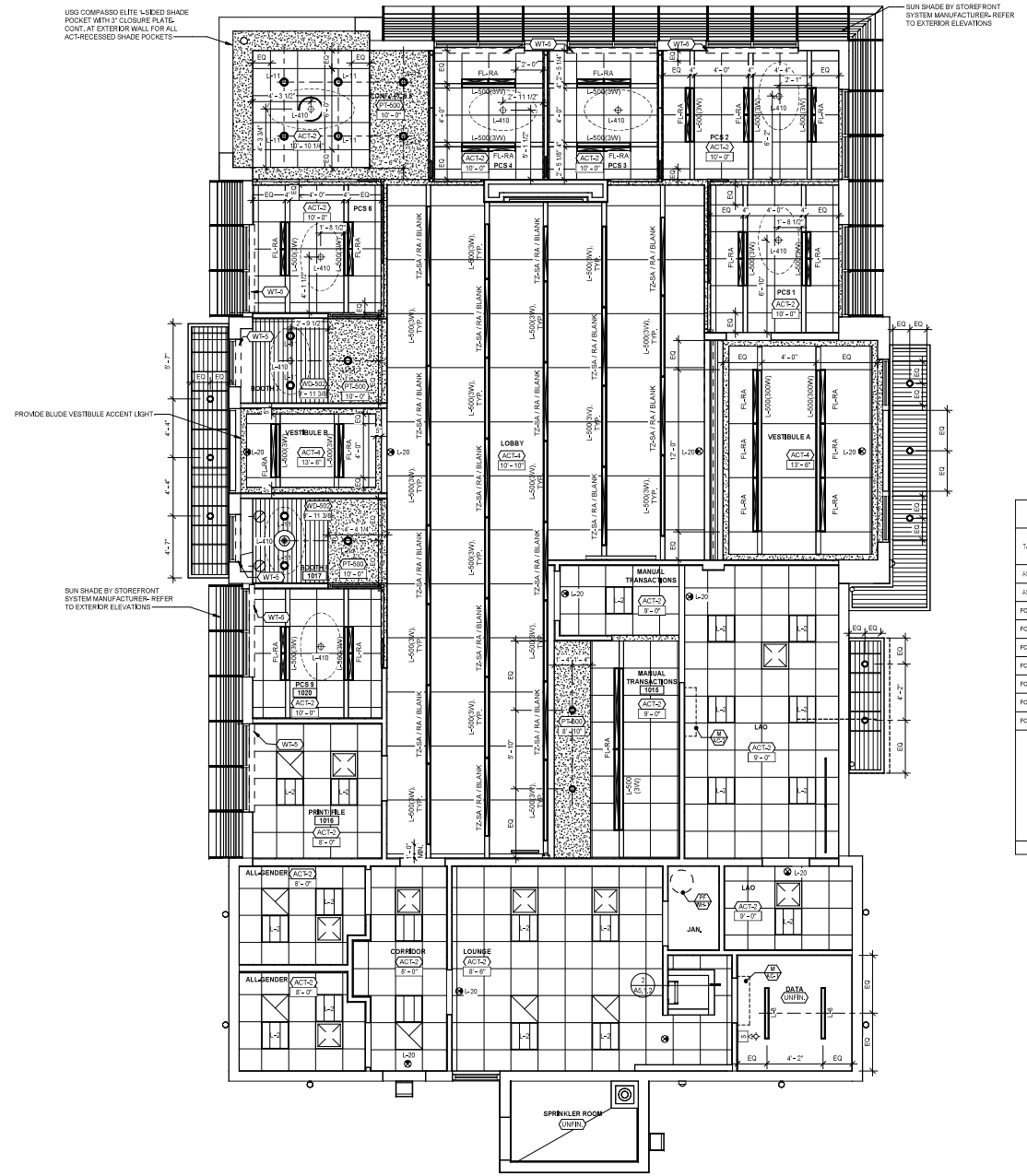
NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: FINISH PLAN
DRAWING NUMBER: A1.1.3

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36
2/20/2026 6:40:36 PM



1 REFLECTED CEILING PLAN
SCALE : 1/4" = 1'-0"

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL TAKE NOTE OF ALL GENERAL PROJECT REQUIREMENTS NOTED ON THE COVER SHEET OF THIS CONTRACT DOCUMENT SET.
2. ALL COMMUNICATION FOR THIS PROJECT MUST BE DIRECTED THROUGH THE BERGMANN PM. DIRECT CONTACT OF BERGMANN CONSULTANTS IS PROHIBITED PRIOR TO RECEIVING APPROVAL FROM THE ARCHITECT OF RECORD.
3. ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO BE REPORTED TO CHASE BANK PM AND AOR IMMEDIATELY.
4. ALL EXISTING CONDITIONS, DIMENSIONS, AND ARE TO BE VERIFIED IN THE FIELD PRIOR TO ANY NEW CONSTRUCTION.
5. GC RESPONSIBLE TO MAINTAIN ONSITE THE MOST CURRENT CONSTRUCTION DRAWINGS AND SPECIFICATION MANUAL PRIOR TO AND DURING COURSE OF CONSTRUCTION ACTIVITIES.

RCP NOTES

1. GENERAL CONTRACTOR TO COORDINATE SCOPE WITH ALL APPLICABLE TRADES AND VENDORS.
2. REFER TO SCHEDULES LOCATED ON DRAWINGS A3.3.1 & A3.5 FOR PRODUCT INFORMATION.
3. COORDINATE ALL POWER, DATA REQUIREMENTS WITH ELECTRICAL AND TELCOM DRAWING PACKAGES.
4. A6.0 SERIES DRAWING PLANS, DETAILS AND ELEVATIONS SHOULD BE REFERENCED PRIOR TO INSTALLATION.

WATER HEATER

TAG	BASIS OF DESIGN MANUFACTURER	MODEL	TANK SIZE (GAL)	POWER (KW)	RECOVERY CAPACITY (GPH)	TANK DIAMETER INCH	TANK HEIGHT INCH	POWER SUPPLY (V/PH/HZ)
WH-1	A.O. SMITH	EJG-10	10	6.0	17 @ 70 F RISE	18	18	208/1/60

GENERAL NOTES:
A. 120 F OUTLET TEMPERATURE
B. PROVIDE 2" DEEP DRAIN PAN
C. PROVIDE HOLDRITE #40-SWHP SUSPENDED PLATFORM, ROUTE DRAIN TO SERVICE SINK
D. PROVIDE EXPANSION TANK (ET-1): B&G PT-5, MOUNT ABOVE WATER HEATER
E. EC SHALL PROVIDE WITH NEMA 1 STARTER AND DISCONNECT SWITCH

AIR HANDLER

TAG	SERVES	TYPE	BASIS OF DESIGN MANUFACTURER	MODEL	CAPACITY (BTU/HR) COOLING	CAPACITY (BTU/HR) HEATING	AIRFLOW (CFM) SUPPLY	AIRFLOW (CFM) VENTILATION	ESP (IWG)	EER / SEER	ELECTRICAL MCA (A)	ELECTRICAL MOCP (A)	ELECTRICAL POWER SUPPLY (V/PH/HZ)	NOTES
AC-1	IT ROOM	SPLIT HEAT PUMP	DAIKIN	FTKF18BVJU9	18,000	21,600	600	0	0	21.0	NOTE 10	NOTE 10	208/1/60	5,8,10
AC-2	ATM EQUIPMENT	SPLIT HEAT PUMP	DAIKIN	FTXF24AXVJU	22,400	23,600	600	0	0	21.0	NOTE 10	NOTE 10	208/1/60	5,8,10
FCU-1	LOBBY	DUCTED VRF	DAIKIN	FXMQ30TBVJU	26,028	36,844	1095		0.8	21.4	3.0	15.0	208/1/60	1-9
FCU-2	BOS OFFICES	DUCTED VRF	DAIKIN	FXMQ48TBVJU	41,811	55,863	1377		0.8	21.4	3.8	15.0	208/1/60	1-9
FCU-3	BOS OFFICES	DUCTED VRF	DAIKIN	FXMQ36TBVJU	30,918	40,792	1130		0.8	21.4	3.1	15.0	208/1/60	1-9
FCU-4	BOS OFFICES	DUCTED VRF	DAIKIN	FXMQ24TBVJU	20,609	27,746	742		0.8	21.4	1.9	15.0	208/1/60	1-9
FCU-5	BOS OFFICES	DUCTED VRF	DAIKIN	FXMQ15TBVJU	12,282	18,018	556		0.8	21.4	1.9	15.0	208/1/60	1-9
FCU-6	VESTIBULE	DUCTED VRF	DAIKIN	FXMQ15TBVJU	12,139	17,591	556		0.8	21.4	1.9	15.0	208/1/60	1-9
FCU-7	LOUNGE	DUCTED VRF	DAIKIN	FXMQ24TBVJU	20,786	28,126	742		0.8	21.4	1.9	15.0	208/1/60	1-9

GENERAL NOTES:
1. PROVIDE THERMAL OVERLOAD PROTECTION.
2. PROVIDE WATER-LEVEL MONITORING DEVICE (FLOAT SWITCH). DEVICE SHALL BE INSTALLED INSIDE THE PRIMARY DRAIN PAN AND SHALL BE INTERLOCKED TO SHUT DOWN UNIT. EXTERNALLY...
3. PROVIDE LIQUID LINE SPECIALTIES INCLUDING FILTER DRIER, SIGHT GLASS, T.X.V. SOLENOID VALVE, 24V ISH CONTROL WIRE BY CONTROLS CONTRACTOR.
4. PROVIDE DAI INTERFACE ACCESSORY FOR USE WITH DAINTREE BMS THERMOSTATS.
5. PROVIDE WITH INTEGRAL CONDENSATE PUMP.
6. PROVIDE REFRIGERANT PIPING SIZED AS PER MANUFACTURER'S RECOMMENDATIONS. "ACR" COPPER ONLY.
7. EC SHALL PROVIDE WITH NEMA 1 STARTER AND DISCONNECT SWITCH.
8. SEE SCHEMATIC PIPING/CONTROL DIAGRAM FOR INDICATION OF REQUIRED INDOOR UNIT REMOTE CONTROLLERS, SYSTEM CONTROLLERS, AND INTEGRATION DEVICES.
9. PROVIDE MERV 13 FILTER UNIT INCLUDING FILTER BOX.
10. PROVIDE POWER TO INDOOR AIR HANDLER FROM CONDENSING UNIT.

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

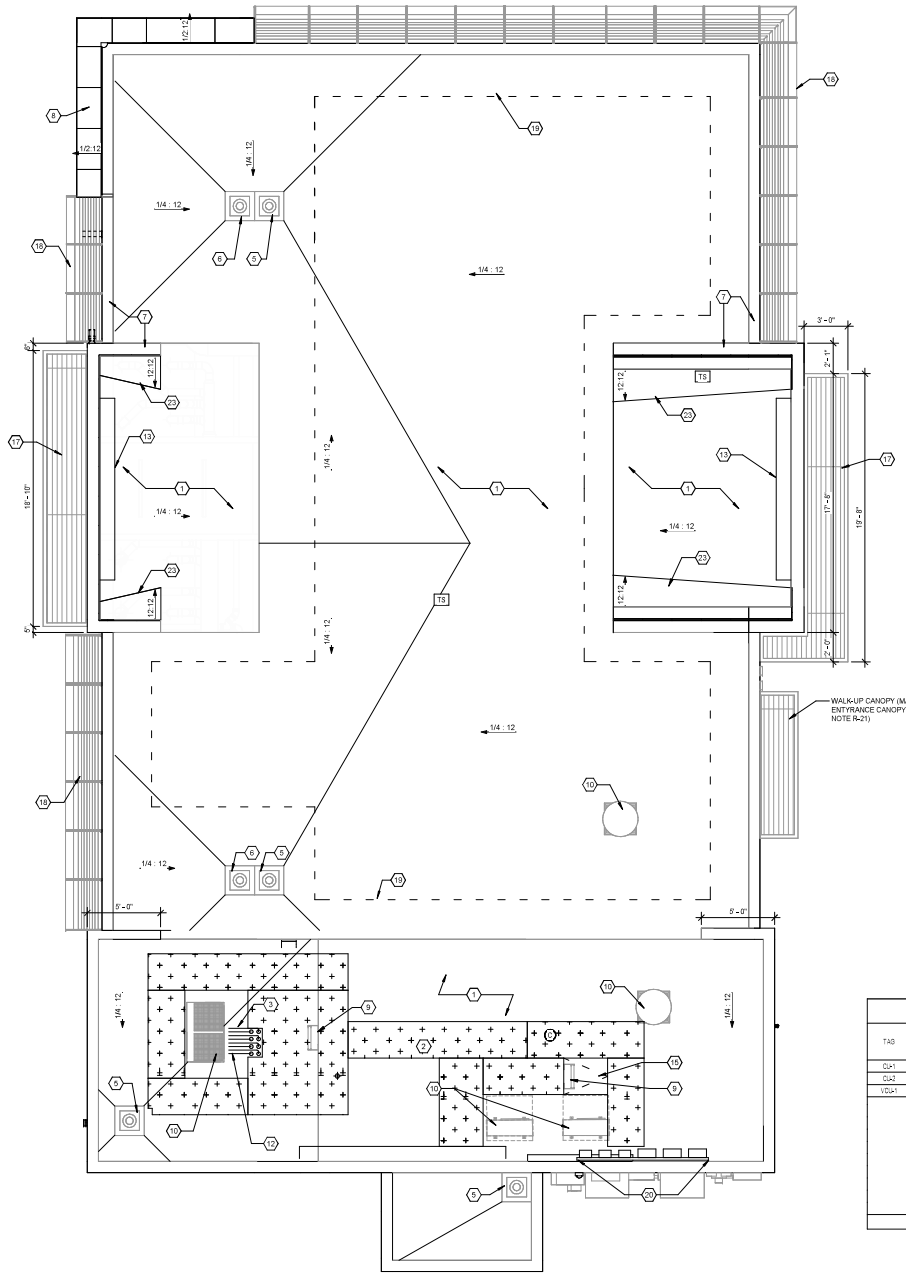
Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: REFLECTED CEILING PLAN
DRAWING NUMBER: A1.2

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

2/20/2026 6:40:38 PM



1 ROOF PLAN
SCALE : 1/4" = 1'-0"

KEYNOTES (#)

1 LOW-SLOPE ROOFING:
THERMOPLASTIC SHEET MEMBRANE ROOFING (INITIAL SRI = 82 & 3-YEAR-AGED SRI = 64) INSTALLED OVER TAPERED INSULATION AS REQUIRED TO FORM RIDGES, VALLEYS, CRICKETS AND SADDLES AS REQUIRED TO ACHIEVE MINIMUM 1/4" PER FOOT PITCH OR MANUFACTURER'S MINIMUM PITCH REQUIREMENTS FOR THE APPLICATION, WHICHEVER IS GREATER - FORM SLOPES TO ELIMINATE THE POSSIBILITY OF PONDING; REFER TO WALL SECTIONS AND CONSTRUCTION TYPES

2 ROOFING TRAFFIC PADS:
SURFACE-ADHERED TEXTURED WALKWAY MATERIAL PER ROOFING MANUFACTURER SPECIFICATIONS TO ALL MECHANICAL EQUIPMENT

3 PIPE PENETRATION:
PREFABRICATED WATER-TIGHT SURFACE-ADHERED ROOFING PORTAL COMPATIBLE WITH ROOFING MATERIAL- REFER TO MECH. ENG. DRAWINGS

5 ROOF DRAIN:
METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE- REFER TO PLUMBING FIXTURE SCHEDULE. ALL ROOF DRAINS TO BE CONNECTED UNDERGROUND TO STORM SYSTEM

6 OVERFLOW DRAIN:
METAL DRAIN PAN AND BASKET ASSEMBLY WITH CLAMP RING SECURED WATER-TIGHT TO ROOFING MEMBRANE- REFER TO PLUMBING FIXTURE SCHEDULE

7 PARAPET COPING SYSTEM:
SHOP-FABRICATED PRE-FINISHED ALUMINUM- REFER TO WALL SECTIONS FOR DETAILS AND EXTERIOR ELEVATIONS FOR COLOR

8 BAY ROOF:
SEALED-JOINT ACM COPING / CLADDING SYSTEM OVER LOW-SLOPE ROOFING AND RAIN SCREEN WATERPROOFING SYSTEM; REFER TO EXTERIOR ELEVATIONS AND WALL SECTIONS

9 ROOF LADDER:
PREFERRED LADDER LOCATION WHEN REQUIRED. OSHA REQUIRES LADDERS ONLY FOR ELEVATION CHANGES GREATER THAN 18", LADDERS ARE TO BE PROVIDED ONLY WHERE REQUIRED BY CODE OR AS OTHERWISE REQUIRED BY AN AUTHORITY HAVING JURISDICTION. REFER TO DETAILS AS NOTED.

10 MECHANICAL EQUIPMENT:
VENTILATION UNIT, PACKAGED ROOFTOP HEATING AND COOLING UNIT OR SPLIT-SYSTEM A/C UNIT MOUNTED TO SHOP-FAB. VIBRATION-ISOLATING RAIL OR INSULATED CURB UNIT- LAP FLASH WATER-TIGHT TO ROOFING MEMBRANE. REFER TO DETAILS 1AM2 AND 1BM2

12 SURFACE-MOUNT MECHANICAL PIPING:
GAS AND REFRIGERANT PIPING SUPPORTED ON ROOFING BY 84-LINE DURA-BLOK PREFAB. RUBBER-BASE GALVANIZED STEEL UNISTRUT PIPE SUPPORTS AT 8'-0" O.C. MAX

13 SURFACE-MOUNT SIGNAGE EQUIPMENT ENCLOSURE:
WATER-TIGHT SHOP-FABRICATED METAL SIGNAGE ENCLOSURE BY SIGN VENDOR- SECURE TO BACKSIDE OF PARAPET WALL WITH MINIMAL PENETRATIONS OF ROOFING MEMBRANE- PROVIDE PERIMETER WATER-TIGHT SEALANT COMPATIBLE WITH ROOF MEMBRANE

15 SCUTTLE:
PREFAB. INSULATED ROOF SCUTTLE WITH RETRACTABLE SAFETY POSTFLASH WATER-TIGHT TO ROOFING MEMBRANE- PROVIDE CARABINER THROUGH LATCH

17 ENTRANCE CANOPY:
SHOP FABRICATED PRE-FINISHED CUSTOM ALUMINUM CANOPY UNIT WITH INTEGRAL ELECTRICAL AND DRAINAGE SYSTEMS FASTENDED TO BUILDING STRUCTURE- REFER TO ELEVATIONS AND WALL SECTIONS, ALL ROOF DRAINS TO BE CONNECTED UNDERGROUND TO STORM SYSTEM

18 SUNSHADE:
BY STOREFRONT SYSTEM MANUFACTURER- REFER TO EXTERIOR ELEVATION NOTES

19 FUTURE PHOTOVOLTAIC PANEL ARRAY AREA:
FOR DETAILS OF FUTURE PV SYSTEM, REFER TO "ROOFTOP SOLAR PROGRAM STANDARD BUILDING PACKAGE" DRAWINGS POSTED TO OVP/SPOTLIGHT. ADDITIONAL STRUCTURAL LOADING IS 5PSF AT SLOPED ROOFS AND 10PSF AT FLAT ROOFS. AREA FOR FUTURE PV PANELS SHALL BE CLEAR OF ALL SURFACE-MOUNTED CONDUITS, CONDENSATE DRAINS AND OTHER INFRASTRUCTURE (WHICH SHOULD ALL BE LOCATED AS CLOSE TO THE PERIMETER OF THE ROOF INASMUCH AS POSSIBLE)

20 FUTURE PHOTOVOLTAIC EQUIPMENT AREA:
REFER TO ELEC. RISER DIAGRAM, SHEET E3

23 PARAPET BRACING:
REFER TO ROOF DETAILS AND STRUCTURAL DRAWINGS; APPLY CONTIN. ROOFING INSULATION UNDER FRAMING; COVERBRACING WITH CHEATING AND SINGLE-PLY ROOFING.

AIR CONDITIONER CONDENSING UNIT

TAG	SERVES	TYPE	BASIS OF DESIGN MANUFACTURER	MODEL	COOLING CAPACITY (BTU/HR)	HEATING CAPACITY (BTU/HR)	EER / SEER	WEIGHT (LB)	MCA (A)	MOCP (A)	POWER SUPPLY (V/PH/HZ)	NOTES
CU-1	IT ROOM	MINI SPLIT HEAT PUMP	DAIKIN	RVF18BVJUB	18000	0	21	113	21.4	25	208/1/60	1,2,4-7
CU-2	ATM EQUIPMENT ROOM	MINI SPLIT HEAT PUMP	DAIKIN	RVP24AVJUU	24000	23000	21	101	16	20	208/1/60	1-7
VCU-1	VRF INDOOR UNITS	HEAT RECOVERY VRF	DAIKIN	REYQ144AAT.JB	144,000	162,000	21.5	785	47.8	50	208/3/60	1,2,4-6

GENERAL NOTES:
1 PROVIDE THERMAL OVERLOAD PROTECTION.
2 PROVIDE LIQUID LINE SPECIALTIES INCLUDING FILTER DRIER, SIGHT GLASS, TXV, 24V 1ph CONTROL WIRE BY CONTROLS CONTRACTOR.
3 PROVIDE LOW AMBIENT COOLING KIT.
4 PROVIDE REFRIGERANT PIPING SIZED AS PER MANUFACTURER'S RECOMMENDATIONS. "ACR" COPPER ONLY.
5 EC SHALL PROVIDE WITH NEMA 3R STARTER AND DISCONNECT SWITCH.
6 SEE SCHEMATIC PIPING/CONTROL DIAGRAM FOR INDICATION OF REQUIRED INDOOR UNIT REMOTE CONTROLLERS, SYSTEM CONTROLLERS, AND INTEGRATION DEVICES.
7 PROVIDE POWER TO INDOOR AIR HANDLER FROM CONDENSING UNIT.

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

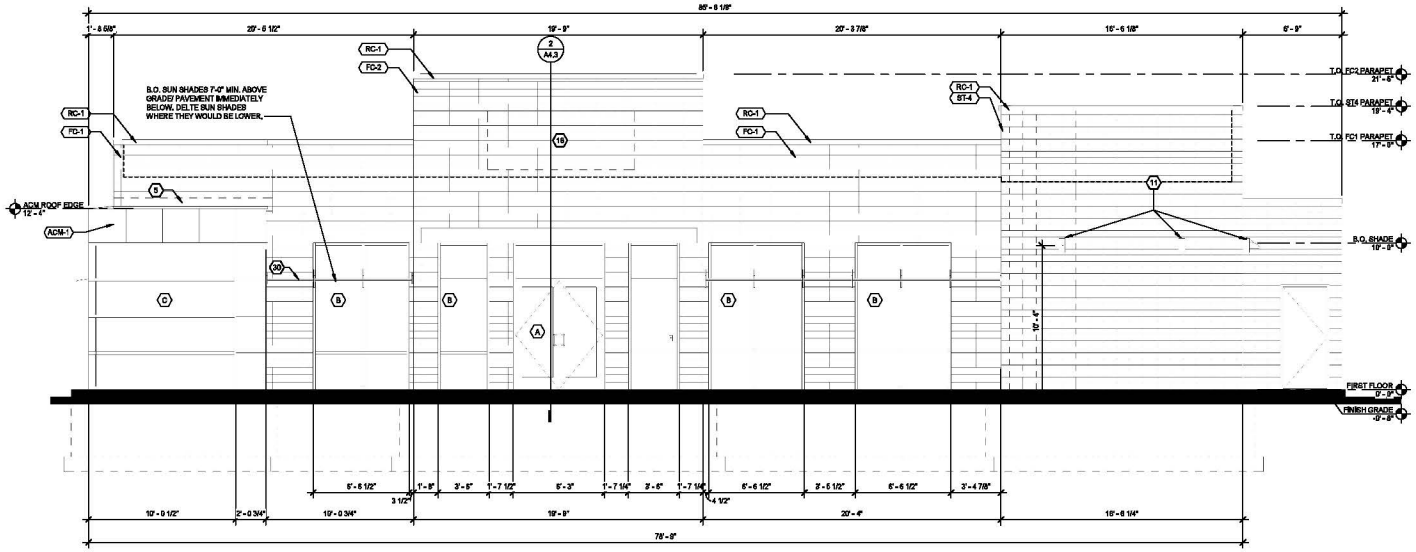
NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER: Dooseup Kim
REVIEWER: Hunter Decker
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: ROOF PLAN
DRAWING NUMBER: A1.3

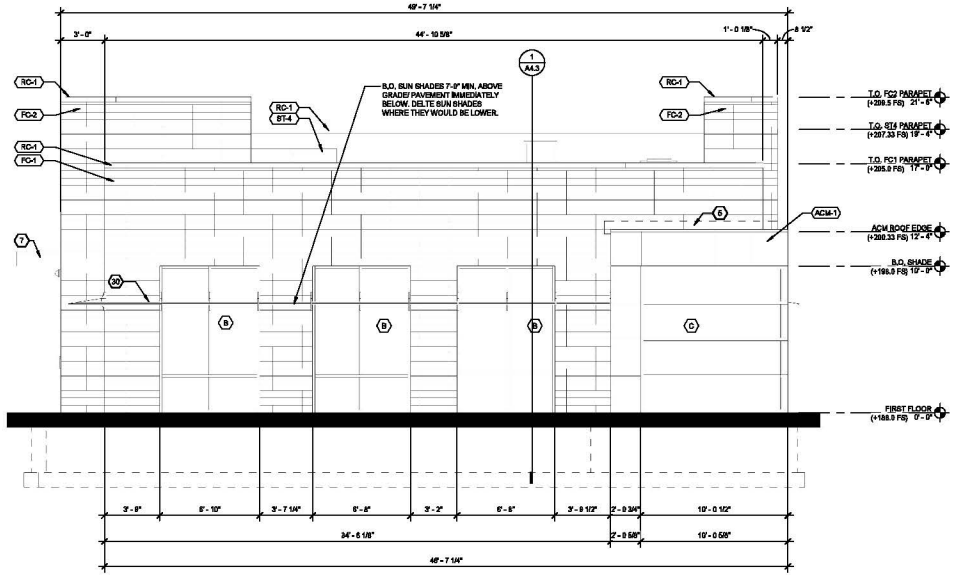
NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36
2/20/2026 6:40:40 PM



4 EXTERIOR ELEVATION - WEST

SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - NORTH

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH MATERIALS

ST-4	MANUFACTURED THIN STONE VENEER	
	MANUFACTU...	WESTLAKE ROYAL STONE, LLC.
	PRODUCT	CULTURED STONE HEWN STONE
	COLOR	FOUNDATION
	SIZE	22" WIDE x 5" HIGH x 1.5" THICK
	GROUT	1/4" NOMINAL JOINTS WITH FULL SMOOTH TOOLED COLOR-MATCHED PORTLAND CEMENT GROUT
	NOTES	1/4-OFFSET RUNNING BOND MANUFACTURED THIN STONE FIELD-CUT TO MAX. LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE CORNERS AND MANUFACTURER'S FABRICATED RETURN CORNER PIECES. MITERED CORNERS ARE NOT ACCEPTABLE. PLACE CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER. REFER TO WALL SECTIONS AND DETAILS
FC-1	FIBER CEMENT PANEL - DARK	
	MANUFACTU...	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD AWP 1819 (AVAILABLE AS ANP 3039 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	BARK
	SIZE	9" NOMINAL x 72" NOMINAL AND 120" NOMINAL
	NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S 'ESSENTIAL' FLASHING SYSTEM.
FC-2	FIBER CEMENT PANEL - LIGHT	
	MANUFACTU...	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD AWP 1819 (AVAILABLE AS ANP 3039 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	ASH
	SIZE	9" NOMINAL x 72" NOMINAL AND 120" NOMINAL
	NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S 'ESSENTIAL' FLASHING SYSTEM.
RC-1	ROOF COPING	
	MANUFACTU...	PETERSEN ALUMINUM / PAC-CLAD
	PRODUCT	PAC-CONTINUOUS
	COLOR	MATTE BLACK STEEL / BLACK ALUMINUM
ACM-1	ALUMINUM COMPOSITE MATERIAL	
	MANUFACTU...	ARCONIC ARCHITECTURAL PRODUCTS
	PRODUCT	REYNOBOND
	COLOR	COLORWELD 500 SERIES TWO SILVERSMITH

STOREFRONT SPECIFICATION

DESCRIPTION: THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING
MANUFACTURER: KAWNEER
SYSTEM: 451T
FINISH: BLACK ANODIZED
SIZE: 4 1/2" DEEP X 2" WIDE
TYPE: CENTER SET
GLASS: SEALED, INSULATED 1" ARGON FILLED LAMINATED GLAZING PANELS
EXTERIOR: SOLARBAN 70 ON #2 SURFACE
INTERIOR: 1/4" CLEAR (SAFETY GLAZING AS INDICATED ON DRAWINGS)
SHGC: 0.27
WINTER U-VALUE: 0.28
VT: 64

* PROVIDE TEMPERED GLASS WHERE INDICATED ON DRAWINGS

KEYNOTES

5 METAL FLASHING AND COUNTER FLASHING CONCEALED BEHIND WALL FINISH AND FINISH OF EXPOSED FLASHING TO MATCH ADJACENT ROOFING/COPING

7 ENTRANCE / ATM CANOPY:
SHOP FABRICATED SITE-ASSEMBLED PRE-FINISHED BLACK CUSTOM ALUMINUM CANOPY UNIT WITH PREPPED ELECTRICAL OPENINGS AND INTERNAL DRAINAGE SYSTEM FASTENED TO BUILDING STRUCTURE- MAPES ARCHITECTURAL CANOPIES SUPER LUMIDECK WITH FLAT SOFFIT AND 12" FASCIA, OR APPROVED EQUAL- REFER TO ROOF PLAN AND WALL SECTIONS- INSTALLED BY GC. MAPES CANOPIES CAN EITHER PREFAB THE UNITS AND SHIP READY-TO-INSTALL, OR SHIP AS KIT OF PARTS FOR GC TO ASSEMBLE ON-SITE; GC SELECTS OPTION WHEN THEY ORDER

11 SURFACE-MOUNT DECORATIVE LIGHT FIXTURE:
REFER TO REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS

16 SIGNAGE:
BY OWNER'S SIGN VENDOR- N.I.C.- PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS REQD. FOR VENDOR INSTALLATION

30 SUNSHADE:
GLAZING SYSTEM MANUFACTURER'S STANDARD INTEGRAL SHADE ACCESSORY- REFER TO WALL SECTIONS; MATCH GLAZING SYSTEM FINISH; BASIS OF DESIGN IS KAWNEER VERSOLEIL 30° WEDGE WITH ANGULAR FASCIA AND CIRCULAR BLADES

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

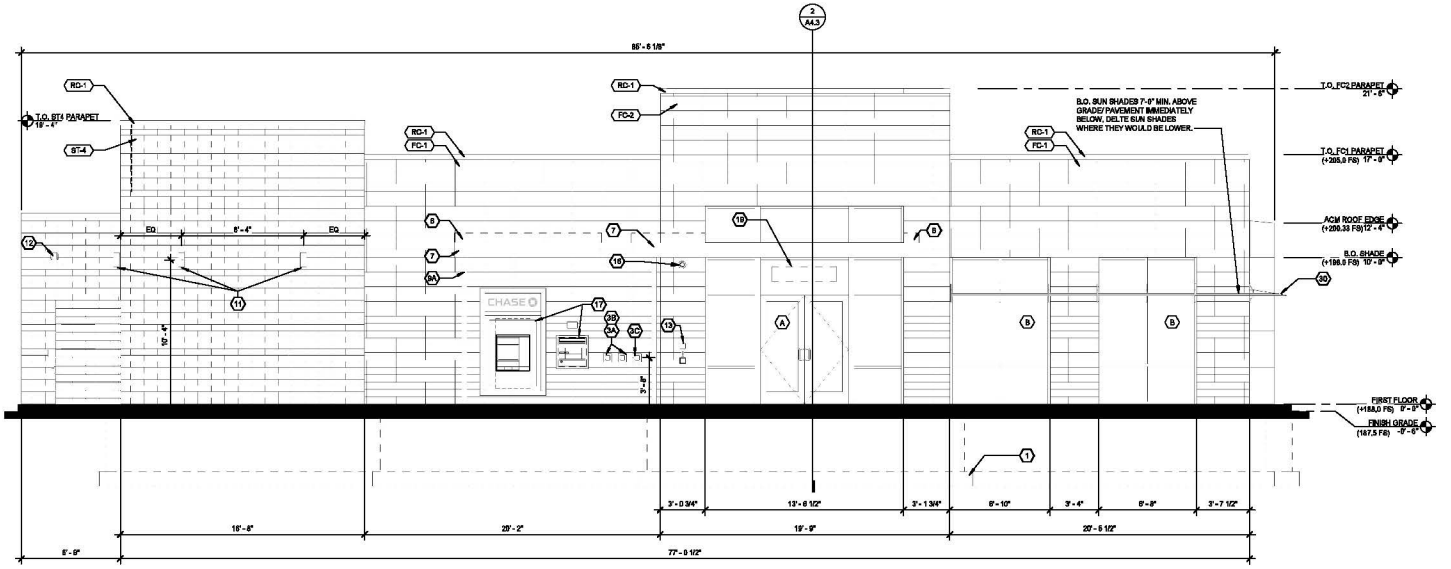
Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DESIGNER:
DISCIPLINE LEAD:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: EXTERIOR ELEVATIONS
DRAWING NUMBER: A2.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

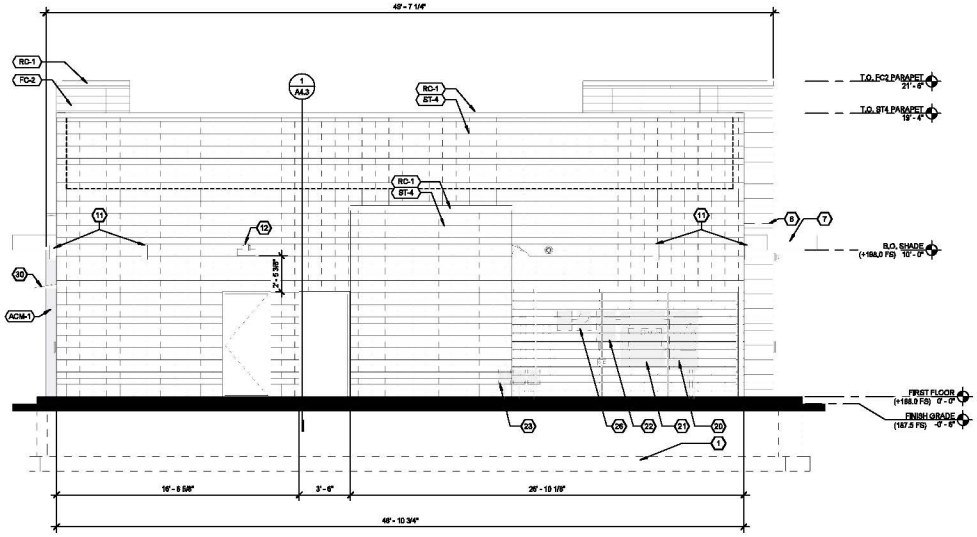
ARCH D 24x36

2/20/2026 6:40:43 PM



2 EXTERIOR ELEVATION - EAST

SCALE : 1/4" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH

SCALE : 1/4" = 1'-0"

EXTERIOR FINISH MATERIALS

ST-4	MANUFACTURED THIN STONE VENEER	
	MANUFACTU...	WESTLAKE ROYAL STONE, L.L.C.
	PRODUCT	CULTURED STONE HEWN STONE
	COLOR	FOUNDATION
	SIZE	22" WIDE x 5" HIGH x 1.5" THICK
	GROUT	1/4" NOMINAL JOINTS WITH FULL SMOOTH TOOLED COLOR-MATCHED PORTLAND CEMENT GROUT
	NOTES	1/3-OFFSET RUNNING BOND MANUFACTURED THIN STONE FIELD-CUT TO MAX. LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE CORNERS AND MANUFACTURER'S FABRICATED RETURN CORNER PIECES. MITERED CORNERS ARE NOT ACCEPTABLE. PLACE CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER. REFER TO WALL SECTIONS AND DETAILS
FC-1	FIBER CEMENT PANEL - DARK	
	MANUFACTU...	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD ARP 1918 (AVAILABLE AS ARP 3030 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	BARK
	SIZE	8" NOMINAL x 72" NOMINAL AND 120" NOMINAL
	NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
FC-2	FIBER CEMENT PANEL - LIGHT	
	MANUFACTU...	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD ARP 1918 (AVAILABLE AS ARP 3030 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	ASH
	SIZE	8" NOMINAL x 72" NOMINAL AND 120" NOMINAL
	NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ESSENTIAL" FLASHING SYSTEM.
RC-1	ROOF COPING	
	MANUFACTU...	PETERSEN ALUMINUM / PAC-CLAD
	PRODUCT	PAC-CONTINUOUS
	COLOR	MATTE BLACK STEEL / BLACK ALUMINUM
ACM-1	ALUMINUM COMPOSITE MATERIAL	
	MANUFACTU...	ARCONIC ARCHITECTURAL PRODUCTS
	PRODUCT	REYNOBOND
	COLOR	COLORWELD 500 SERIES TWO SILVERSMITH

STOREFRONT SPECIFICATION

DESCRIPTION: THERMALLY BROKEN ALUMINUM STOREFRONT FRAMING
MANUFACTURER: KAWNEER
SYSTEM: VG-451T
FINISH: BLACK ANODIZED
SIZE: 4 1/2" DEEP X 2" WIDE
TYPE: CENTER SET
GLASS: SEALED, INSULATED 1" ARGON FILLED LAMINATED GLAZING PANELS
EXTERIOR: SOLARBAN 70 ON #2 SURFACE
INTERIOR: 1/4" CLEAR (SAFETY GLAZING AS INDICATED ON DRAWINGS)
SHGC: 0.37
WINTER U-VALUE: 0.28
VT: 64

* PROVIDE TEMPERED GLASS WHERE INDICATED ON DRAWINGS

KEYNOTES

5 METAL FLASHING AND COUNTER FLASHING CONCEALED BEHIND WALL FINISH AND FINISH OF EXPOSED FLASHING TO MATCH ADJACENT ROOFING/COPING

7 ENTRANCE / ATM CANOPY:
SHOP FABRICATED SITE-ASSEMBLED PRE-FINISHED BLACK CUSTOM ALUMINUM CANOPY UNIT WITH PREPPED ELECTRICAL OPENINGS AND INTEGRAL DRAINAGE SYSTEM FASTENED TO BUILDING STRUCTURE. MAPES ARCHITECTURAL CANOPIES SUPER LUMIDECK WITH FLAT SOFFIT AND 12" FASCIA, OR APPROVED EQUAL- REFER TO ROOF PLAN AND WALL SECTIONS- INSTALLED BY GC, MAPES CANOPIES CAN EITHER PREFAB THE UNITS AND SHIP READY-TO-INSTALL, OR SHIP AS KIT OF PARTS FOR GC TO ASSEMBLE ON-SITE; GC SELECTS OPTION WHEN THEY ORDER

11 SURFACE-MOUNT DECORATIVE LIGHT FIXTURE:
REFER TO REFLECTED CEILING PLAN AND ELECTRICAL DRAWINGS

18 SIGNAGE:
BY OWNER'S SIGN VENDOR- N.I.C.- PROVIDE ROUGH ELEC. WORK AND BLOCKING IN WALL AS REQD. FOR VENDOR INSTALLATION

30 SUNSHADE:
GLAZING SYSTEM MANUFACTURER'S STANDARD INTEGRAL SHADE ACCESSORY- REFER TO WALL SECTIONS; MATCH GLAZING SYSTEM FINISH; BASIS OF DESIGN IS KAWNEER VERSOLITE, 30" WEDGE WITH ANGULAR FASCIA AND CIRCULAR BLADES

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

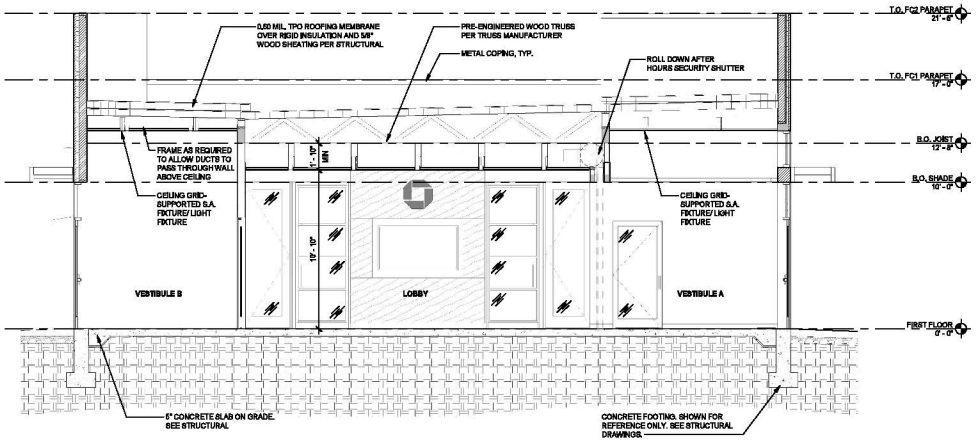
Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: EXTERIOR ELEVATIONS
DRAWING NUMBER: A2.2

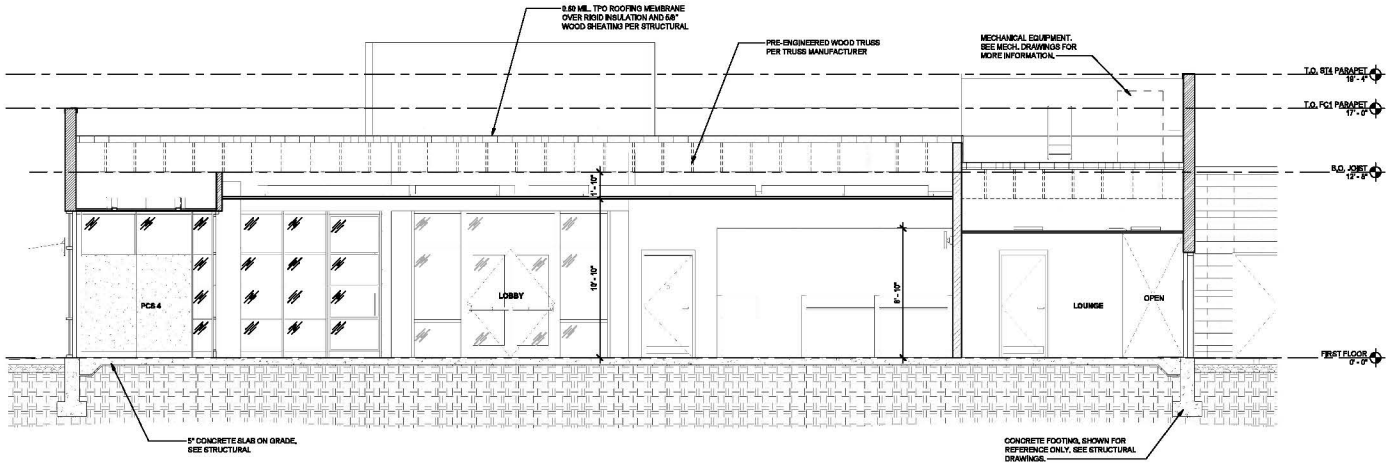
NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

2/20/2026 6:40:46 PM



2 EAST - WEST SECTION
SCALE : 1/4" = 1'-0"



1 NORTH-SOUTH SECTION
SCALE : 1/4" = 1'-0"

ARCH D 24x36

2/20/2026 6:40:47 PM

Colliers Engineering & Design

www.collierseng.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

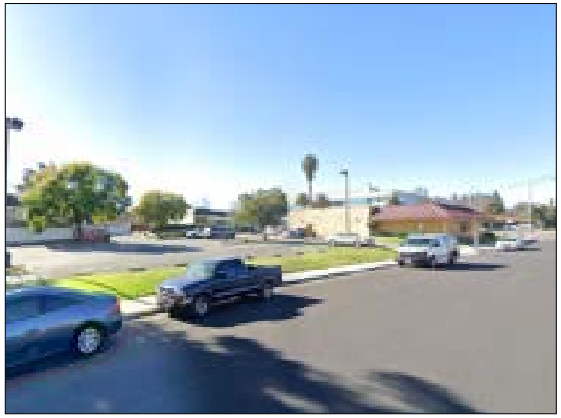
NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: BUILDING SECTIONS
DRAWING NUMBER: A4.3

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36



VIEW 1



VIEW 2



VIEW 3



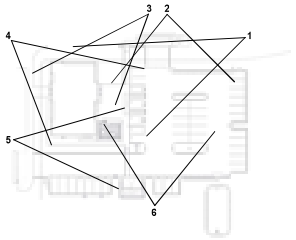
VIEW 4



VIEW 5



VIEW 6



Key Plan

Colliers Engineering & Design

www.colliersengineering.com
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: SITE PHOTOS
DRAWING NUMBER: A7.1

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

2/20/2026 6:40:47 PM

ARCH D 24x36

EXTERIOR FINISH MATERIALS

ST-1	**MANUFACTURED THIN STONE VENEER**	
	MANUFACTU...	WESTLAKE ROYAL STONE, LLC.
	PRODUCT	CULTURED STONE-HENN STONE
	COLOR	FOUNDATION
	SIZE	22" WIDE x 6" HIGH x 1.5" THICK
	GROUT	3/8" NOMINAL JOINTS WITH FULL SMOOTH TOOLED COLOR-MATCHED PORTLAND CEMENT GROUT
	NOTES	1/2-OFFSET RUNNING BOND MANUFACTURED THIN STONE FIELD-CUT TO MAX. LENGTHS POSSIBLE WITH BUTTED AND LAPPED INSIDE CORNERS AND MANUFACTURER'S FABRICATED RETURN CORNER PIECES. MITERED CORNERS ARE NOT ACCEPTABLE. PLACE CONTROL JOINTS AS RECOMMENDED BY THE MANUFACTURER- REFER TO WALL SECTIONS AND DETAILS
FC-1	**FIBER CEMENT PANEL- DARK**	
	MANUFACTU...	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD AWP 1916 (AVAILABLE AS AWP 3636 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	BARK
	SIZE	16" NOMINAL x 72" NOMINAL AND 120" NOMINAL
	NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ORIENTAL" FLASHING SYSTEM.
FC-2	**FIBER CEMENT PANEL- LIGHT**	
	MANUFACTU...	NICHIHA FIBER CEMENT
	PRODUCT	VINTAGEWOOD AWP 1916 (AVAILABLE AS AWP 3636 FOR NON-PROTOTYPICAL PROJECTS)
	COLOR	ASH
	SIZE	16" NOMINAL x 72" NOMINAL AND 120" NOMINAL
	NOTES	INCLUDE 3.5" MANUFACTURED CORNERS AND MANUFACTURER'S "ORIENTAL" FLASHING SYSTEM.
RC-1	**ROOF COPING**	
	MANUFACTU...	PETERSEN ALUMINUM / PAC-CLAD
	PRODUCT	PAC-CONTINUOUS
	COLOR	MATTE BLACK STEEL / BLACK ALUMINUM
ACM-1	**ALUMINUM COMPOSITE MATERIAL**	
	MANUFACTU...	ARCONIC ARCHITECTURAL PRODUCTS
	PRODUCT	REYNOBOND
	COLOR	COLORWELD 500 SERIES TWO SILVERSMITH



1 COLORED FRONT ELEVATION

Colliers Engineering & Design

www.collierseangineering.com
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION SUBMISSION

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: COLORED FRONT ELEVATION
DRAWING NUMBER: A7.2

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

2/20/2026 6:40:48 PM

ARCH D 24x36



RENDER VIEW 1



RENDER VIEW 2



RENDER VIEW 3



RENDER VIEW 4

Colliers Engineering & Design

www.collierseangineering.com
Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DESIGNER:
DISCIPLINE LEAD:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME: ISOMETRIC RENDERINGS
DRAWING NUMBER: A7.3

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

2/20/2026 6:40:48 PM



1 S BASCOM AVENUE
SCALE: 3/32" = 1'-0"



2 ARROYO SECO DRIVE
SCALE: 1/16" = 1'-0"

Colliers Engineering & Design

www.collierseng.com

Copyright © 2025, Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

REV	DATE	DESCRIPTION
0	11/6/25	ISSUE FOR PLANNING REVIEW
1	01/16/2026	PLANNING REVISION 1
2	2/20/2026	PLANNING REVISION 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

NOT FOR CONSTRUCTION
90% SUBMISSION
SUBMISSION

Colliers Engineering & Design

PROJECT MANAGER: HUNTER DECKER
DISCIPLINE LEAD:
DESIGNER:
REVIEWER:
DATE ISSUED: 01/27/2026
PROJECT NUMBER: 25004465A
SHEET NAME:

STREETSCAPE DRAWINGS

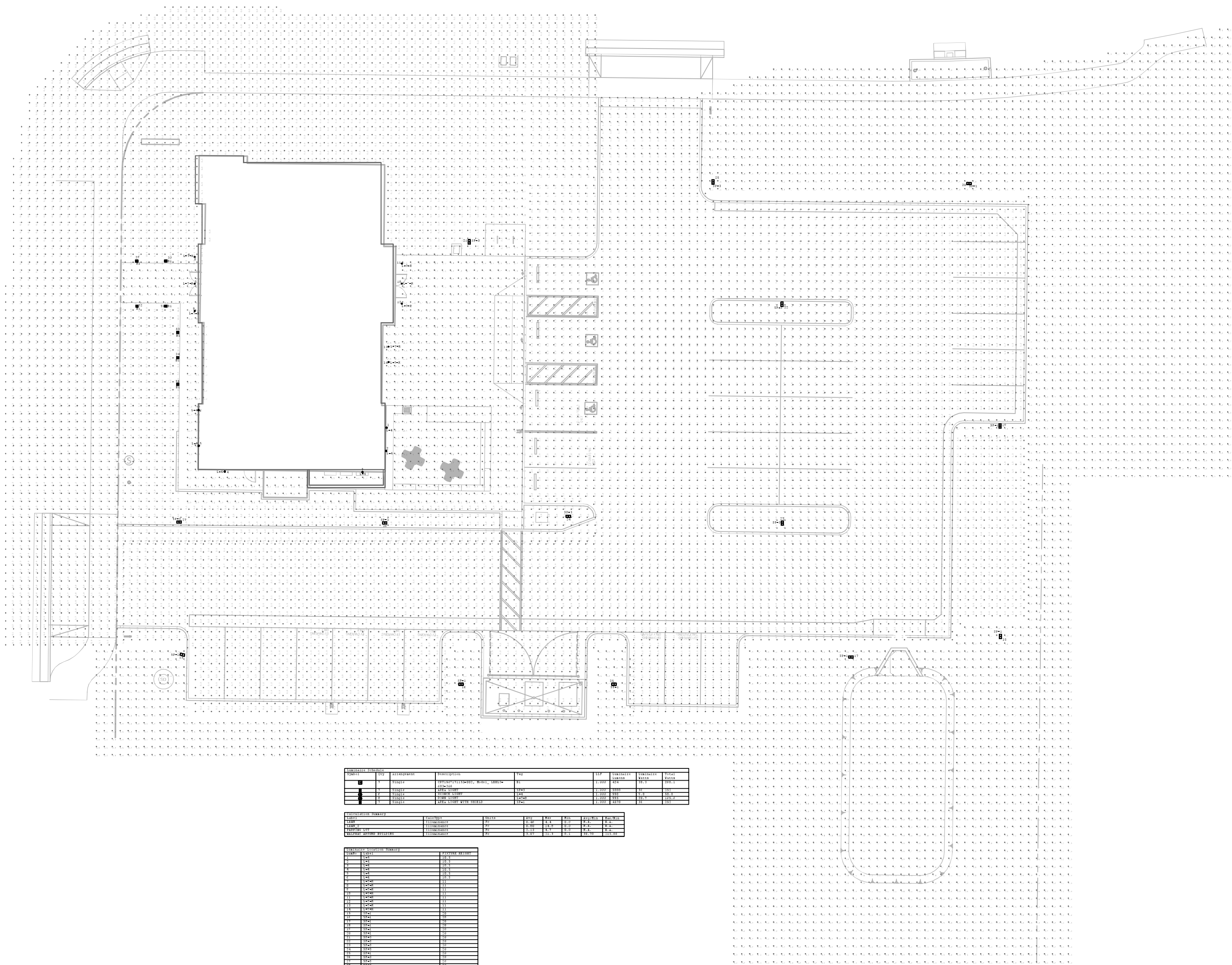
DRAWING NUMBER:

A7.4

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

ARCH D 24x36

2/20/2026 6:40:48 PM



Luminaire Schedule								
Symbol	Qty	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	7	Single	CRT1907171152-002, Model_ LBHLD-603-360	B1	1.000	424	38.3	268.1
	7	Single	AREA LIGHT	SP-3	1.000	5000	36	252
	6	Single	SCONCE LIGHT	L-4	1.000	998	9.8	58.8
	8	Single	DOWN LIGHT	L-7-R	1.000	995	20.7	165.6
	7	Single	AREA LIGHT WITH SHIELD	SP-1	1.000	4570	36	252

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LAWN	Illuminance	Fc	0.46	4.4	0.0	N.A.	N.A.
LAWN_2	Illuminance	Fc	0.80	14.8	0.0	N.A.	N.A.
PARKING LOT	Illuminance	Fc	2.13	4.7	0.0	N.A.	N.A.
WALKWAY AROUND BUILDING	Illuminance	Fc	3.87	21.3	0.1	38.70	213.00

Luminaire Location Summary		
LumNo	Label	FIXTURE HEIGHT
1	L-4	10.5
2	L-4	10.5
3	L-4	10.5
4	L-4	10.5
5	L-4	10.5
6	L-4	10.5
7	L-7-R	11
8	L-7-R	11
9	L-7-R	11
10	L-7-R	11
11	L-7-R	11
12	L-7-R	11
13	L-7-R	11
14	L-7-R	11
15	SP-1	20
16	SP-1	20
17	SP-1	20
18	SP-1	20
19	SP-1	20
20	SP-1	20
21	SP-3	20
22	SP-3	20
23	SP-3	20
24	SP-3	20
25	SP-1	20
26	SP-3	20
27	SP-3	20
28	SP-3	20
29	B1	3
30	B1	3
31	B1	3
32	B1	3
33	B1	3
34	B1	3
35	B1	3

1 SITE PLAN PHOTOMETRIC

SCALE : NTS

ARCH D 24x36

2/16/2026 1:15:47 PM

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025. Colliers Engineering & Design All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Formerly Known as [illegible]

REV	DATE	DESCRIPTION
1	1/16/2026	Planning Revision 1
2	2/20/2026	Planning Revision 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

CA ENGINEERING

NOT FOR CONSTRUCTION ENTITLEMENTS SUBMISSION

Colliers Engineering & Design

LANSING
7050 West Saginaw Hwy
Suite 200
Lansing, MI 48917
Phone: 517.272.9835

Colliers Engineering & Design, Inc.

PROJECT MANAGER: H DECKER

DISCIPLINE LEAD: A LAURICELLA

DESIGNER: Z MOSHER

REVIEWER: B GARNER

DATE ISSUED: 10/31/2025

PROJECT NUMBER: 25004465A

SHEET NAME: SITE PLAN PHOTOMETRIC

DRAWING NUMBER: E1.1

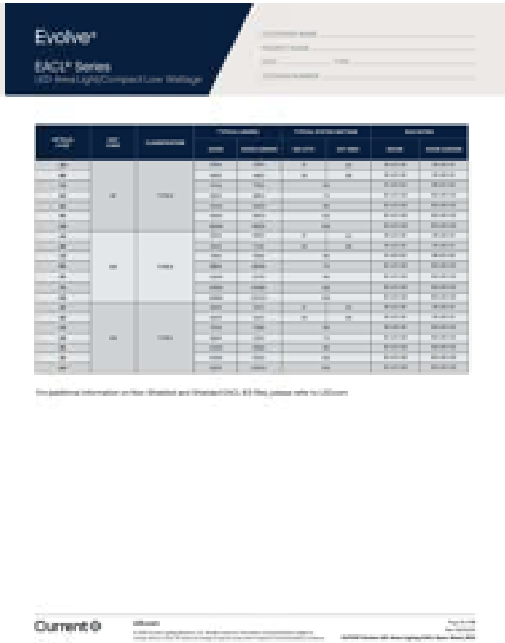
NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

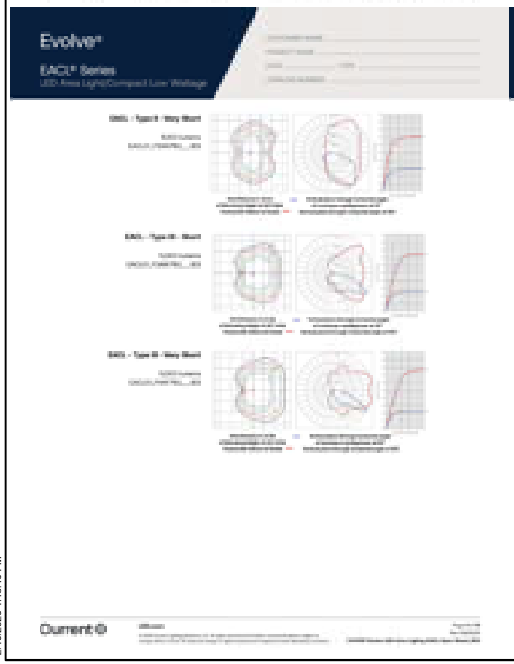
ARCH D 24x36

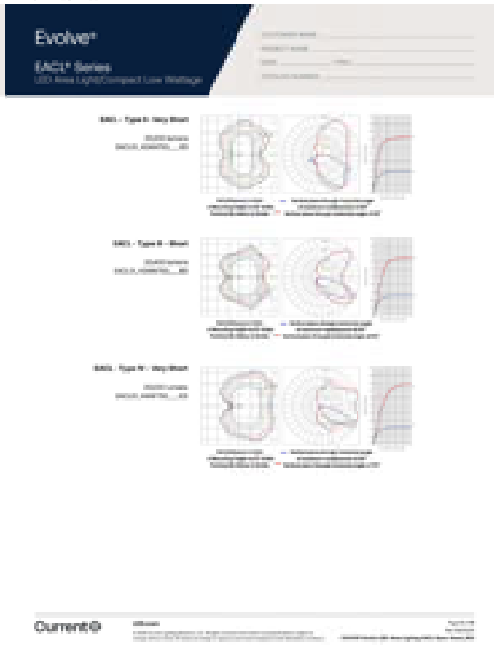
TYPES SP-1 AND SP-3:

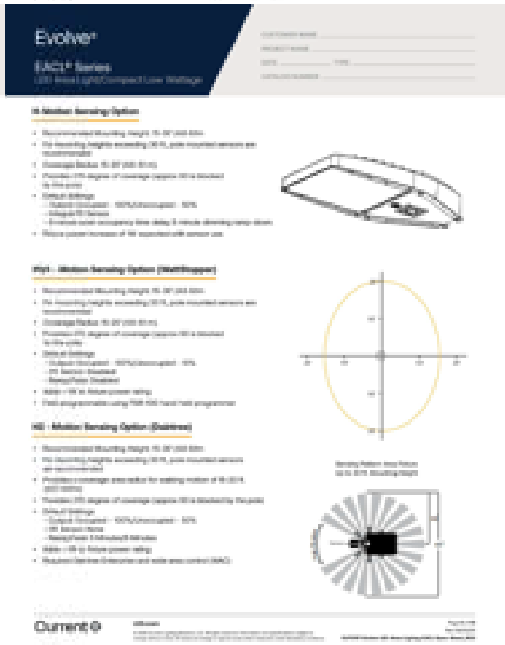












Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Formerly Known as [redacted]

REV	DATE	DESCRIPTION
1	1/16/2026	Planning Revision 1
2	2/20/2026	Planning Revision 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

CA ENGINEERING

NOT FOR CONSTRUCTION ENTITLEMENTS SUBMISSION

Colliers Engineering & Design

LANSING
7050 West Saginaw Hwy
Suite 200
Lansing, MI 48917
Phone: 517.272.9835

Colliers Engineering & Design, Inc.

PROJECT MANAGER:	DISCIPLINE LEAD:
H DECKER	A LAURICELLA
DESIGNER:	REVIEWER:
Z MOSHER	B GARNER
DATE ISSUED:	PROJECT NUMBER:
10/31/2025	25004465A

SHEET NAME:

LIGHT FIXTURE SPECIFICATION SHEETS

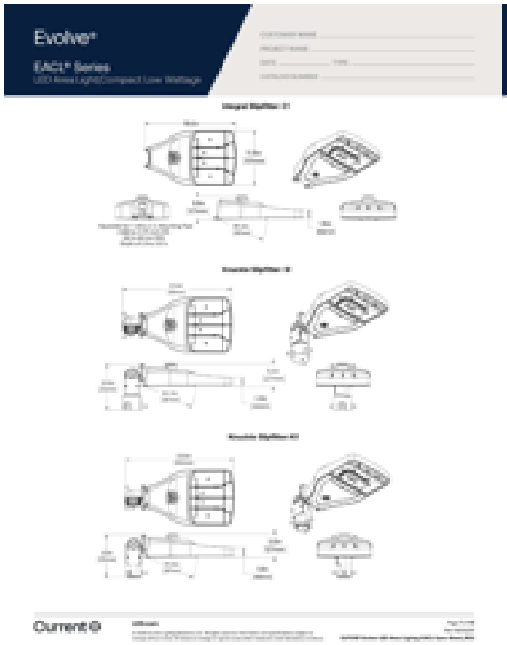
DRAWING NUMBER:

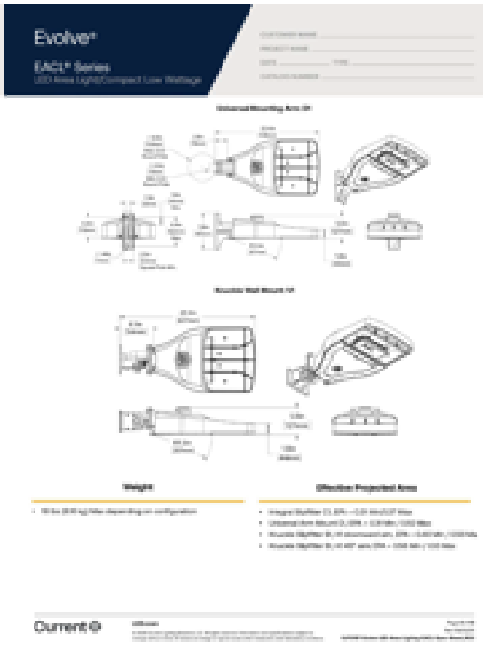
E1.2

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

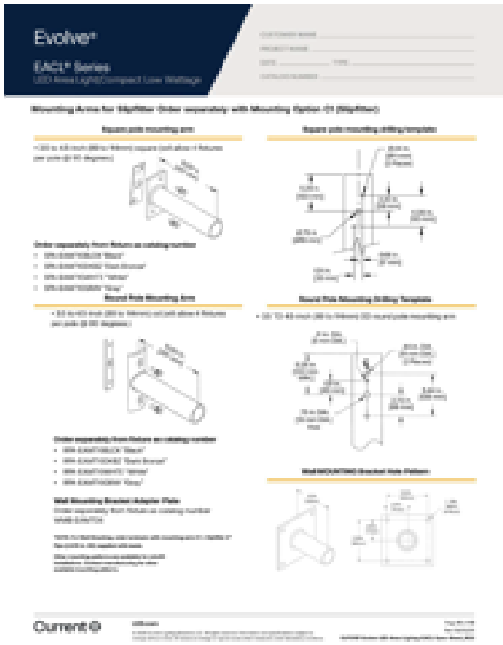
2/16/2026 1:15:49 PM

TYPES SP-1 AND SP-3:













ARCH D 24x36

2/16/2026 1:15:51 PM

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Formerly Known as [redacted]

REV	DATE	DESCRIPTION
1	1/16/2026	Planning Revision 1
2	2/20/2026	Planning Revision 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

CA ENGINEERING

NOT FOR CONSTRUCTION ENTITLEMENTS SUBMISSION

Colliers Engineering & Design

LANSING
7050 West Saginaw Hwy
Suite 200
Lansing, MI 48917
Phone: 517.272.9835

Colliers Engineering & Design, Inc.

PROJECT MANAGER: H DECKER	DISCIPLINE LEAD: A LAURICELLA
DESIGNER: Z MOSHER	REVIEWER: B GARNER
DATE ISSUED: 10/31/2025	PROJECT NUMBER: 25004465A

SHEET NAME:

LIGHT FIXTURE SPECIFICATION SHEETS

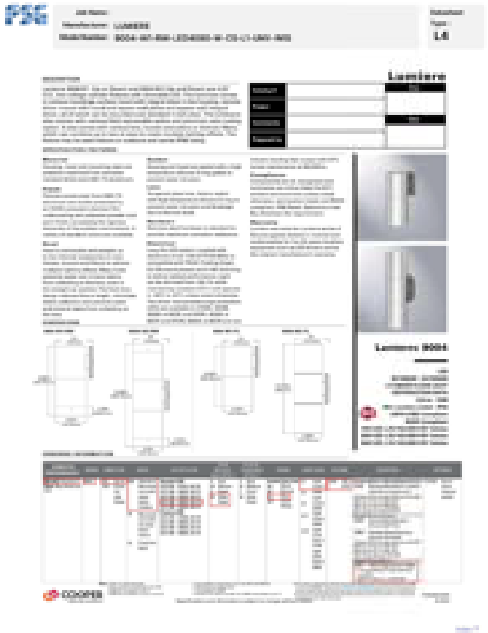
DRAWING NUMBER:

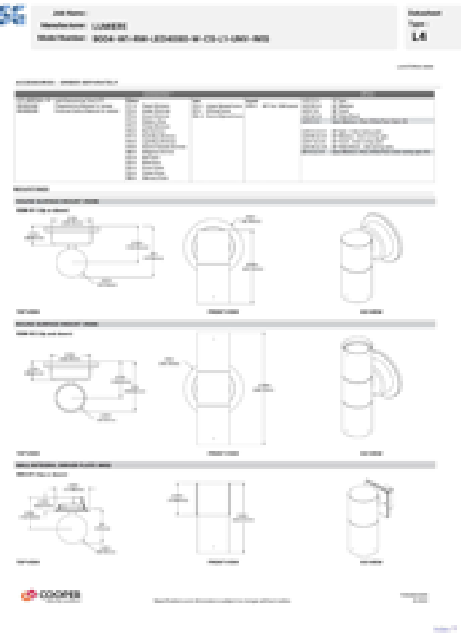
E1.3

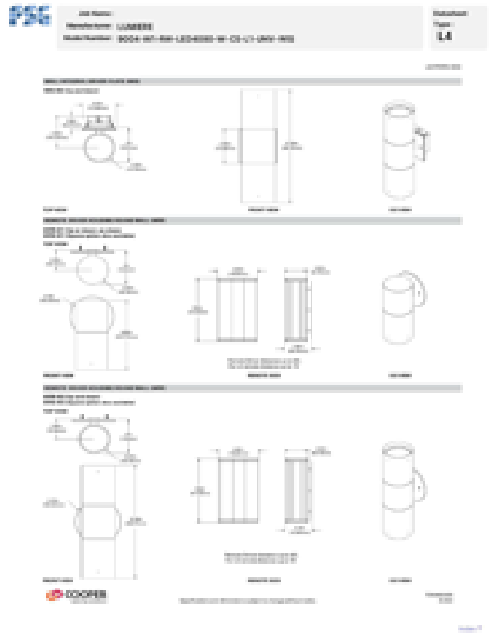
NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

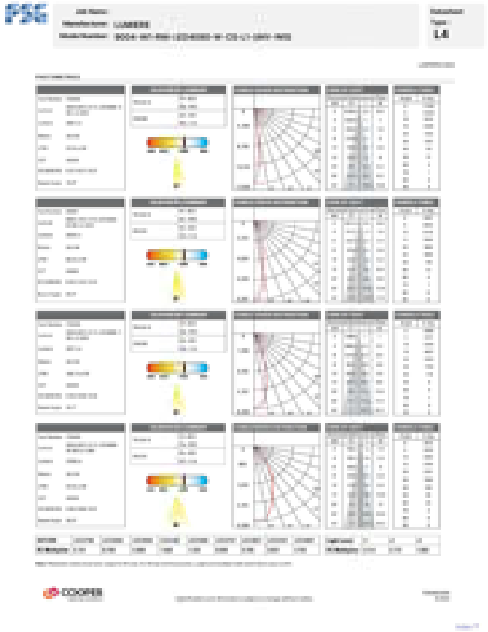
ARCH D 24x36

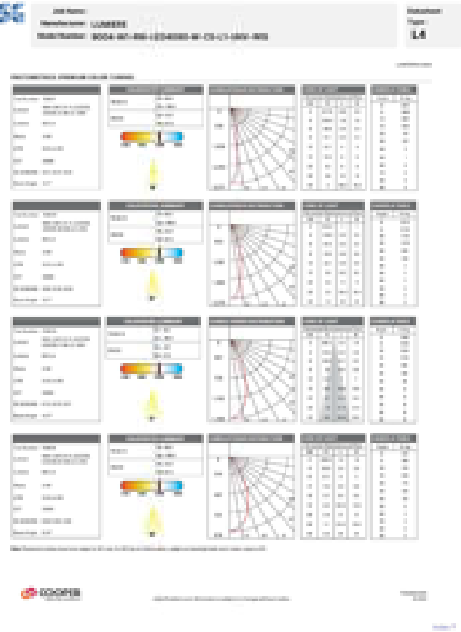
TYPE L-4:

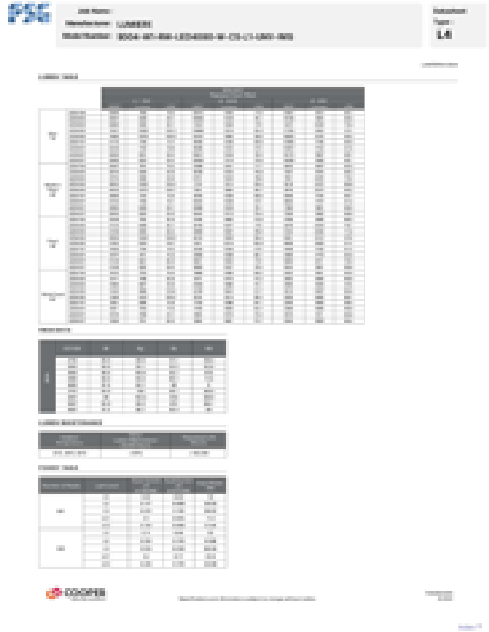












2/16/2026 1:15:53 PM

Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Formerly Known as [redacted]

REV	DATE	DESCRIPTION
1	1/16/2026	Planning Revision 1
2	2/20/2026	Planning Revision 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

CA ENGINEERING

NOT FOR CONSTRUCTION ENTITLEMENTS SUBMISSION

Colliers Engineering & Design

LANSING
7050 West Saginaw Hwy
Suite 200
Lansing, MI 48917
Phone: 517.272.9835

Colliers Engineering & Design, Inc.

PROJECT MANAGER:	DISCIPLINE LEAD:
H DECKER	A LAURICELLA
DESIGNER:	REVIEWER:
Z MOSHER	B GARNER
DATE ISSUED:	PROJECT NUMBER:
10/31/2025	25004465A

SHEET NAME:

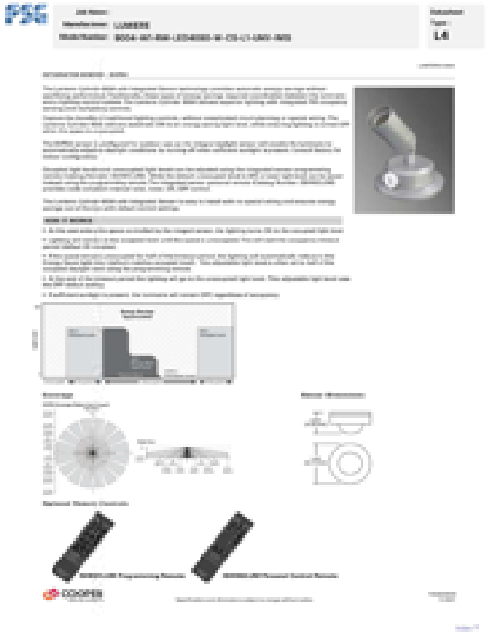
LIGHT FIXTURE SPECIFICATION SHEETS

DRAWING NUMBER:

E1.4

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

TYPE L-4:



TYPE L-7-R:





Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Formerly Known as [redacted]

REV	DATE	DESCRIPTION
1	1/16/2026	Planning Revision 1
2	2/20/2026	Planning Revision 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

CA ENGINEERING

NOT FOR CONSTRUCTION ENTITLEMENTS SUBMISSION

Colliers Engineering & Design

LANSING
7050 West Saginaw Hwy
Suite 200
Lansing, MI 48917
Phone: 517.272.9835

Colliers Engineering & Design, Inc.

PROJECT MANAGER:	DISCIPLINE LEAD:
H DECKER	A LAURICELLA
DESIGNER:	REVIEWER:
Z MOSHER	B GARNER
DATE ISSUED:	PROJECT NUMBER:
10/31/2025	25004465A

SHEET NAME:

LIGHT FIXTURE SPECIFICATION SHEETS

DRAWING NUMBER:

E1.5

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

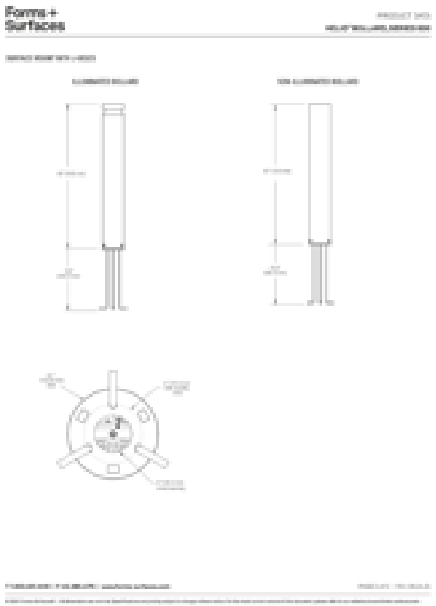
ARCH D 24x36

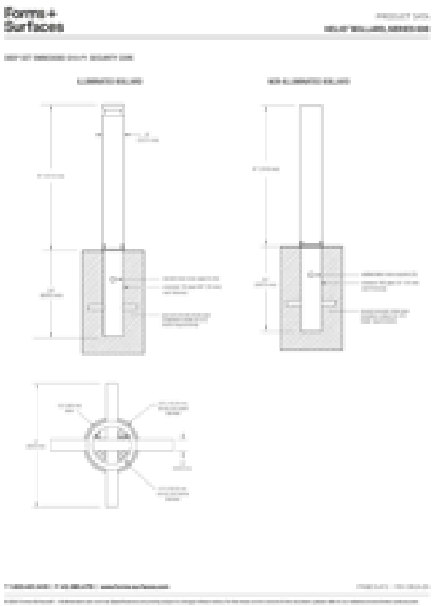
2/16/2026 1:15:54 PM

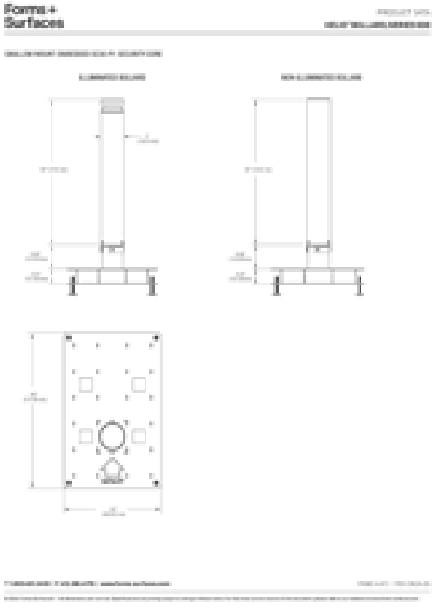
ARCH D 24x36

TYPE B1:











Colliers Engineering & Design

www.colliersengineering.com

Copyright © 2025, Colliers Engineering & Design. All Rights Reserved. This drawing and all the information contained herein is authorized for use only by the party for whom the services were contracted or to whom it is certified. This drawing may not be copied, reused, disclosed, distributed or relied upon for any other purpose without the express written consent of Colliers Engineering & Design.

Formerly Known as [redacted]

REV	DATE	DESCRIPTION
1	1/16/2026	Planning Revision 1
2	2/20/2026	Planning Revision 2

CHASE

PRUNEYARD

2060 S Bascom Ave, Campbell, CA 95008-3207

CA ENGINEERING

NOT FOR CONSTRUCTION
ENTITLEMENTS
SUBMISSION

Colliers Engineering & Design

LANSING
7050 West Saginaw Hwy
Suite 200
Lansing, MI 48917
Phone: 517.272.9835

Colliers Engineering & Design, Inc.

PROJECT MANAGER:	DISCIPLINE LEAD:
H DECKER	A LAURICELLA
DESIGNER:	REVIEWER:
Z MOSHER	B GARNER
DATE ISSUED:	PROJECT NUMBER:
10/31/2025	25004465A

SHEET NAME:

LIGHT FIXTURE SPECIFICATION SHEETS

DRAWING NUMBER:

E1.6

NOTE: DO NOT SCALE DRAWING FOR CONSTRUCTION.

2/16/2026 1:15:56 PM